

MELROSE PLANNING BOARD
MEETING MINUTES
Design Review Subcommittee
Wednesday, May 18, 2022
4:30 PM
Site Visit – 52 West Emerson Street

PRESENT: Carla Morelli, Paul King, Jack Welch & Tim Bailey

ABSENT: None

STAFF PRESENT: Denise Gaffey, Director, Lori Massa, Senior Planner & Maya Noviski, Assistant Planner

Case 21-001, 52 West Emerson Street

The Design Review Subcommittee met at site to review the mockup of the materials related to conditions of the site plan approval. Applicant Frank Barbosa was present to explain the mockup and answer questions.

The façade materials and colors presented at the last meeting were acceptable to the Subcommittee and the same materials and colors were in the mockup. There was a mockup of the lap siding LP Smartside 7-inch smooth finish in a quarry gray color. The LP Smartside cedar shakes in a tundra gray color is proposed for the mansard siding. Since there was a backorder for this product the color was shown on the lap siding on the mockup. The Marvin Essentials fiberglass in the color ebony window, and trim and fascia, both composite material in white were part of the mockup. There was also a light fixture that is black in color and projects light downward.

There was also a mockup of the balcony decking that is a composite material in slate gray and the railings that are a composite material in white and have a traditional style.

The front door was not specified. It may be painted a color to add a touch of vibrancy to the building that otherwise has neutral colors.

The Design Review Subcommittee approved of the materials and how they fit together in the mockups with the following changes. They required that more depth is added to the trim on the bays below the windows. The mockup looks flat and the architectural drawing show that more detail than was presented. The plan also show more detail around the windows than was on the mockup. Members asked to take a closer look at the detailing around the windows once the project was constructed to determine at that point if another trim piece should be added or if it sufficient without within the context of the whole project.

Documents: Façade and Lighting Materials, Sheet A-0.2 dated September 21, 2021.

The meeting ended at 5:00 pm.