

MELROSE PLANNING BOARD
MEETING MINUTES
Design Review Subcommittee
Thursday, August 11, 2022
7:30 PM
Cassidy Conference Room, City Hall, 562 Main Street

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

ABSENT: None

STAFF PRESENT: Lori Massa, Senior Planner

Case 21-002, 735 Newburyport Turnpike

AJ Bowman from Pugh Management and Architect Ben Anderson were present to show the Design Review Subcommittee the items that were required as a condition of the Site Plan Approval for the final details of the façade materials and colors, windows, lighting, landscaping, and screening. Applicant John Pugh and Gerard Nelligan from CHA Companies joined by phone.

They do not have a tenant for the building yet. With the proposed façade system if the future tenant wants more windows they can knock out panels and install windows. Also, a mezzanine could be added to the interior. There will be office space behind the storefront system on the first floor.

The façade will be concrete blocks poured onsite and lifted onto the building. The panels' paint colors will be Thin Ice – PPG, and Westchester Gray – Sherwin Williams. The painted strip will be Black Magic – Sherwin Williams. The canopy and storefront/windows will be aluminum in gray and clear anodized.

There will be a board-on-board fence around the dumpster at grade. A portion of the dumpster area will be screened by a retaining wall. If a second dumpster is needed a location is shown on the plan and it will be screened with the same type of fencing. There will be a fence along the southern property line.

The light fixtures in the parking lot will be black in color and will be dark sky compliant. There will be two monument signs along the two streets and one on the façade on Broadway; however, the tenant may not want the wall sign.

There was an acknowledgement of the improvements that will happen to the bus stop. The rain garden is still in the plan for the landscaped area along the street and there will be pervious pavement where indicated on the plan. The deceleration markings were approved by MassDOT.

They are not sure if they will use irrigation for the lawn. An idea was to collect the rainwater from the roof into a chamber and pump it out for irrigation. They will mow the grass even though there are only small areas of grass.

They are expecting one year of construction. It is difficult to work with the concrete siding in the winter.

They cannot get a sample of the tilt up concrete panels because they are constructed in the field and do not come in small sections. The Subcommittee members agreed that a mock-up of the concrete panel is not necessary. Instead, when one panel is up on the building, the Applicant should notify Planning Staff to inform the members to go to the site to look at the panel and provide comments.

The Subcommittee approved of the proposed materials and colors. They appreciated how the colors break down the scale of the building.

Documents: Elevations with materials & colors, 7/19/2022
Site Lighting Plan, 7/11/2022
Lighting Details, 7/11/2022
Planting Plan, Details & Notes, 7/11/2022
Glazed Aluminum Curtain Wall

The meeting ended at 8:20 pm.