

MELROSE PLANNING BOARD
MEETING MINUTES
Design Review Subcommittee
Wednesday, November 16, 2022
7:30 PM
Cassidy Conference Room, City Hall, 562 Main Street

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

ABSENT: None

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

Case 22-001, 148 Myrtle St.

Joe Roman from Brown Dog Properties was 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.

Mr. Roman reviewed the components of the building including that it will be all electric with no combustible fuels and a thicker wall assembly than is required. It will be a sustainable building that conforms to many of the passive house principles and will follow the “A Pretty Good House” standard. The overall palette will be white with gray accents. He explained that the windows are triple paned and very energy efficient. He will request bids from two companies and he submitted a cutsheet for one of the companies.

The roofing will be charcoal black, architectural shingles from CertainTeed. This color was chosen due to its availability. The fascia boards are a dark grey and the siding will be iron gray (appears as charcoal) on the first floor and arctic white on the second and third floors. James Hardie will supply the fiber cement siding. The clapboard will have seven inches of exposure. Mr. Roman presented a mockup of the board and batt with 12 in. spacing.

Members were curious about what the side of the porch roof will look like. Mr. Roman explained that it will be hardie board and trim, with a triangular detail with fascia trim board. Members were also curious about the gutters. Mr. Roman noted that they are proposing white gutters but were open to feedback and Members preferred black gutters with black downspouts. Members wondered about the windows and if they were fixed or operable. Mr. Roman explained that there is a mix and they do not have a window schedule yet. The windows that open are tilt and turn. Members questioned where the windows were manufactured to which Mr. Roman explained that they will request bids from Logic and Shuco. Both are European but Logic is assembled in the United States. Mr. Roman noted that they are planning accordingly for delays for all of the materials considering the long lead times within the last few years. He explained that these windows have a longer shelf life and perform better than many of the windows that are more commonly used here.

Members wondered about the proposed material for the trash enclosure. Mr. Roman noted that it will be made out of pine or a light-colored wood and painted white to match the siding. Members

recommended leaving a gap underneath the fence so that the wood would not rot. This is the only material proposed that will need maintenance. Mr. Roman also noted that the perimeter fencing will be a six-inch white vinyl to match the existing fence. Members were also curious about the retaining wall in the front of the property. Mr. Roman explained that the intent is to retain the look of the wall, but some modifications will be needed, and the same materials will be used to rebuild it where needed and repoint the stones. He went on to discuss the lighting which will be simple, black accent lighting. There will not be any up lighting around the building beyond the open-topped cylindrical fixtures which cast light about 2-3 ft. above the fixture. The internal walkway will be lit with wall mounted fixtures.

Mr. Roman noted that techo bloc pavers are proposed in a shale gray with a miscellaneous pattern. He brought a sample to the meeting. These pavers are good for snow removal and are readily available and durable. This would be in lieu of the brick as shown in the renderings and placed on the pathways and in the patio. The decking and overhead element in the courtyard will be made of mahogany.

Members were curious about when Mr. Roman wanted to begin construction. He explained that he wants to file quickly, begin construction in the Spring, and with the units ready for occupancy within 8-9 months of construction.

The Subcommittee approved of the proposed materials and colors with the request to change the gutters and downspouts to black. They appreciated the durability and sustainability of the proposed materials. As conditioned, an onsite mockup of materials is required before vertical construction of the building.

Documents: Landscape Plan, 11/30/2021
Presentation to Subcommittee, 11/8/2022
Techo Bloc Pavers, Clapboard, Batt and Board

Case 22-002, 453-463 Franklin St.

Robert Johnson, Developer and Owner, Eric Zachrison, Architect, Ryan Chess, Project Manager, and Matt Hadley, Construction Manager, were all 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.

Mr. Zachrison presented the renderings for the building explaining that the proposed façade materials are full-sized brick for the middle portion of the building and EIFS for the first and fourth floors. The accents around the top of the building and beneath the fourth floor are proposed to be EIFS and will have a metallic color. He explained that the building's corner was flattened to limit the number of corners to minimize the chance of damage to the materials. The façade no longer has concaved sections.

The doors will be flat and angled, and the clock will be flat, as well. The windows will be made of fiberglass and have a curved lintel. The Juliette railings will be cast iron – an upgrade from the aluminum shown on the submitted plan. The only landscaping for the project will be the planter on Franklin St., which Mr. Johnson agreed to construct and maintain. He will install seasonal

plantings and the planter will be made of brick to keep with the existing materials. Mr. Johnson agreed to inform the Subcommittee if he chooses to use a different material for the planter. The Subcommittee suggested that the planter be at least a littler taller to increase the plants chance for survival.

The team provided several samples of different colored brick from which the Design Review Subcommittee could choose. Members liked the Valour colored brick with light grout. Members were wary of how the proposed color of the metallic accent pieces will look with the chosen color of brick. Members disliked the use of EIFS on the bottom of the building. They cautioned against using it for the top of the building but understood the reasoning and there is less concern about durability at the top of the building. There were concerns that it could be easily damaged at the base and that it will not be durable. They requested a different material, such as cement fiber board, be used.

Members asked about the texture of the proposed EIFS to which Mr. Zachrison explained that it will be smooth. The renderings did not show the placement of the retail sign and Members requested that it be put in the sign bands bordering the retail entrance. The residential sign will be made from sheet metal such as aluminum and Mr. Zachrison will submit more detailed plans for the signage. The name of the building is to honor a friend who lost a leg in the Marathon Bombing. Her name will be inset in the corner of the building.

Members also asked about the detailing on the windowpanes on the corner of the building and noted that it appeared as though there were a mixing of architectural eras. Mr. Zachrison explained that he wanted to break down the big window in the living room and agreed that it looked different than the rest of the building.

Mr. Zachrison explained that the lighting fixtures will be supplied by Bega Wall Luminaire and mounted underneath the second floor of the building. The canopy in front of the retail entrance will not be illuminated. He also explained that the EV charging station will be located in the parking space at the far end of the parking garage that borders the building.

Mr. Johnson noted that the team is ready to file for a building permit and would like to start construction in the spring and have the project complete by summer 2024. One Member requested that once Mr. Johnson hires the HVAC contractor that he provide a statement that the vapors coming from the existing vent at the abutting Faulkner's Dry Cleaners are at or below a safe level of contaminants for the abutting residential use.

The Subcommittee requested that the following elements be reviewed as conditions of approval:

- The color of the proposed metallic accents around the top of the building
- The use of EIFS on the building – particularly at the base
- The location of the retail sign
- A statement confirming vapors from Faulkner's Dry Cleaners are at or below a safe level of contaminants for the abutting residential use

-Documents: Presentation to Subcommittee, 11/8/2022

Brick samples and grout color palette

The meeting ended at 9:30 pm.