

**MELROSE PLANNING BOARD
MEETING MINUTES**

Design Review Subcommittee

Monday, May 15, 2023

7:30 PM

Cassidy Conference Room, City Hall, 562 Main Street, Melrose

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

ABSENT: None

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

The meeting was called to order at 7:35 PM by Carla Morelli Chair of the Design Review Subcommittee.

Case 21-004, 8 Crystal Street

Owner and builder Richard Arnone appeared to present four different paint combinations for the 4-family structure. He presented the project to the DRSC on March 20, 2023 and at the meeting members requested a rendering with color options to determine the best color scheme for the building with the desire to have the color reduce the perceived massing of the dormer. Two schemes included earth tones; one had a creamy beige base with light brown dormers and the other had a darker beige base with tan dormers that had an orange hue. The other two had gray tones; one had a bluish base with light grey dormers and the other had the colors reversed. Subcommittee Members preferred the earth tone colors and recommended the creamy beige base with brown dormers with the darker tone making them recede into the earth tone roof shingles. Mr. Arnone confirmed that the building will be stucco.

Mr. Arnone is revising the landscape plan and will come back to the Subcommittee for approval once it is complete.

Documents: Renderings with paint options

Case 22-006, 681-697 Main Street

Ken Feyl, Architect, and Kyle Russo, Applicant and Developer, appeared to present materials that were conditioned for the Design Review Subcommittee to review and approve as part of the Site Plan Approval for this project.

Mr. Feyl explained that the building's base will be limestone. Two colors and textures were presented in tan and gray and members did not have any issues with the final gray color proposed. The material above the stone will be a smooth, Hardie cementitious grey and Arctic White panels with half inch wide brushed stainless steel reveals. Members preferred for the reveals to not be painted for ease of maintenance and the brushed finish would make it so the

reveals were not prominent. The staircase enclosure and other sections of the building proposed with cementitious lap siding will be light grey James Hardie siding with square channels. . Mr. Feyl explained that the wood siding will either be James Hardie board siding painted brown or Norwood Harrywood Artisan metal panels with a printed wood grain color and square channels . He explained that they would prefer the metal siding but are figuring out costs and if it is possible within the budget. The James Hardie would need to be painted because it does not come in a wood grain color which would result in a monotone finish.

The window frames will be black aluminum from ATAS International, Inc. and the canopies on the storefront will be wrapped in SterraCore black composite metal. The canopy will be cantilevered out over the front door to the corner commercial space and on the sides there will be shallow depth, eyebrow canopies. The DesignRail black balcony railings will have a rectangular metal cap with posts every four feet and cables in between the top and bottom rails. There will also be metal posts in front of the building. Mr. Feyl explained that the first floor is intended to look like it could be a restaurant and the building is outfitted with vents to allow for a potential restaurant use.

Subcommittee Members questioned how the outside corners for the wood grain metal panels would be treated and how the different materials with disparate fastenings and thicknesses would come together. They cautioned against using caulking as it does not hold up over time. Mr. Feyl explained that they have figured out how all of the pieces will fit together.

Subcommittee Members commented that the white color of portions of the building on Main Street, primarily at the northwest corner, make it look more prominent than it should be and the white may look worn over time. The white color should be broken up and toned down. Mr. Feyl said that an off-white or grey would work instead. One Subcommittee Member noted that the windows on the sides of the buildings looked small and asked if the windows will be operable, which they will be.

Subcommittee Members were also curious about the Norwood Harrywood siding and liked the different color variations within and between each piece. They preferred this over a painted cementitious panel because of the color variation and lack of a need to maintain paint. Mr. Feyl explained that the Harrywood material is printed on stainless steel that comes in 12 ft long panels. One Member noted that the metal may be easily dented or be negatively impacted from inclement weather. Mr. Feyl said that it is a durable product and the color does not crack if the material is bent, which members tried out by bending the sample.

Subcommittee Members asked about the projected timeframe for the project. Mr. Russo noted that finishing the architectural plans and moving the culvert are the next steps. Howard Stein Hudson is currently doing borings and test pits to finalize the culvert plans and Mr. Russo would like to demolish the building in August.

Based on the information presented, the Subcommittee determined that Condition 2 of the Site Plan Review Decision was fulfilled with the following condition:

1. The Applicant shall propose a different façade color to break up the monolithic white sections facing Main St and the parking lot and replace the Arctic White with a grey color. Renderings and color samples shall be submitted to the DRSC for review and approval with all of the material colors shown together prior to making purchases related to these items.

Additionally, condition 26 requires that a mockup of typical building materials and colors are presented to the Design Review Subcommittee for review and approval before the building permit is issued for vertical construction.

Documents: Fond du Lac Natural Stone Samples
 SterraCore Metal Canopy Materials Specification
 Reveal and Drip Edge Specification
 Alternative Reveals Specifications
 James Hardie Square Channel Siding Specification and Sample
 Harrywood Norwood Square Channel Siding Specification and Sample
 DesignRail Aluminum Railing System Specification
 Metal Coping Specification and Sample
 Architectural Plan dated 5.10.2023
 Building Renderings dated 10.19.2022

The meeting adjourned at 8:35 pm.