

**MELROSE PLANNING BOARD
MEETING MINUTES**

Design Review Subcommittee

Monday, February 26, 2024

8:30 PM

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

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

ABSENT: Tim Bailey

STAFF PRESENT: Denise Gaffey, City Planner & Maya Noviski, Assistant Planner

The meeting was called to order at 8:30 PM by Carla Morelli Chair of the Design Review Subcommittee.

Case 22-002, 453-463 Franklin Street

Ryan Chess, Project Manager, and Robert Johnson, Applicant, appeared before the Board to present the project materials. Mr. Johnson explained that the Belden Velour brick that was originally approved by the Design Review Subcommittee has a 40-week wait time and he is requesting to replace it with Berkshire Blend. This brick is a 70-30 mix with earthy tones that was selected to match the Stotherm Metallic EIFS. These bricks have an expected delivery date in June. Mr. Johnson presented a second brick option, Belden 470-479 Light Range Smooth, but he stated that he prefers the Berkshire Blend.

Mr. Johnson explained that the building materials include Iron Ore colored hardy board paneling on the first floor with Iron Ore colored EIFS banding at the top of the paneling. This will transition into brick with a Metallic EIFS band and cornice. The top of the building will be Iron Ore colored EIFS, as well. The EIFS on the building will have a smooth texture and the details at the top of the building will be hot knifed into the EIFS. Mr. Johnson explained that the back of the basket weave will be Shadow Ridge colored brick. The “Ella” sign will be precast in stone.

Some Board Members preferred the Light Range Smooth brick, but others agreed that the Berkshire Blend would help mute the Metallic EIFS. Board Members preferred a lighter grout color for the brick and requested that Mr. Johnson use the SM100 Standard grey grout. The Board clarified that the full mockup should include the basketweave, the EIFS detail, and the brick façade. Mr. Johnson stated that the mockup should be ready in June.

Documents: Sto Corp Metallic EIFS
Sto Corp Iron Ore EIFS
Belden Iron Ore Brick
Berkshire Blend Brick
Belden 470-479 Light Range Smooth
SPEC Mix Grout Colors
Window Frame Cutout

The meeting adjourned at 8:45 pm.