

**MELROSE PLANNING BOARD
MEETING MINUTES**

Design Review Subcommittee

Monday, September 16, 2024

7:30 PM

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

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

ABSENT: None

STAFF PRESENT: Lori Massa, Senior Planner

The meeting was called to order at 7:30 PM by Carla Morelli Chair of the Design Review Subcommittee.

Case 23-003, 12-14 Sylvan Street

Yael Getz, Architect, appeared before the Board and explained that as the framing of the buildings on the property progressed it became evident that dormers are needed in the stairwells in the two back units to have code compliant head height. Ms. Getz was proposing dormers that raise the edge of the roof by approximately 2.5-3 feet. There is no change proposed to the rest of the roof, and this will not change the square footage of the building. She was not initially proposing to have windows on the dormers to request the least amount of change from the original plan.

The DRSC members did not find that the inclusion of the two proposed dormers with the height, size and location within the stairwell would be a substantial change. They did request that a low height window be added to the dormers, because dormers are intended to add light and head height in half stories. Without windows the dormers appear to be added as an afterthought. Ms. Getz agreed and said that she would prefer to have a narrow window for the stairs to have light in the stairwell and for the appearance outside. An 18" high window could fit with the dormer being about 24 inches tall.

The Members found the addition of two small approximately 24' tall dormers with 18" tall windows are reasonable and approved of them.

Documents: Renderings of proposed dormers with and without windows

Case 23-001, 32-34 Linwood Avenue

Will Chalfant, Architect, and Eric Kenworthy, Owner, appeared to provide the materials to the DRSC that were required as a condition of approval. Mr. Chalfant explained the revised trash enclosure. He was able to slide the parking spaces northward and get an 8th barrel in the enclosure. The barrels would have an easily accessible path with the revised plan. The tree in the front would continue to be preserved. He presented an alternative option of the façade materials of clapboard and board and batten in grey and white colors. The building will be modular

construction and is proposed to be 3 inches narrower to work with this type of construction. A small closet was added to the back left corner of the building to serve as the sprinkler closet. It complies with the required setbacks. Lighting will be black farmhouse fixtures at the front and back doors. No lighting is proposed in the parking area or yard. The low retaining walls proposed will be gray Versa-Lock.

The Members discussed the proposed minor changes and materials. They found that the trash storage would be functional but asked that it be made bigger, if needed, to accommodate the size of 8 bins which the City now issues. They decided that the preferred façade materials and colors would be gray clapboard for the body of the building with only the area under the porch being white board and batten. The corner boards and trim should be white and the dormers should be white hardy panels. The dormer dimension will be made slightly smaller to comply with the requirement that it be less than 50% of the length of the roof. The Board preferred pavers for the back parking lot as opposed to porous asphalt, which needs maintenance to remain porous. For the landscaping, the four arborvitae closest to the sidewalk will not be installed to keep the front yard visibility.

The Board approved of these items and asked that the following be submitted for their review and the record: cut sheet of the retaining wall, light fixture specifications, and plant species in the front yard.

Documents: Architectural Plans, 9.9.2024
Civil Plans, 9.6.2024

Case 22-002, 453-463 Franklin Street

Robert Johnson, Applicant, appeared to follow-up on an item that the DRSC requested. He received samples of the EIFS colors and wanted to know which the members preferred as the building cladding is moving along. Members felt that the Sto Corp Metallic EIFS previously presented was too bright. Mr. Johnson offered Colombian Copper and Keweenaw Bronze color samples. They preferred the Keweenaw Bronze, which is product number 32242.

Members did not have any issues with the brick being installed on the building. Mr. Johnson will be returning to the DRSC with updated rendering with the storefront panels adjusted and rooftop screening proposals.

Case 23-005, 521-529 Franklin Street

Robert Johnson, Applicant, recently purchased the property and came to the last DRSC meeting with an updated design that the Board found was more contextually cohesive than the original and were enthusiastic about the proposed design.

Mr. Johnson was having discussions recently with National Grid and determined that the transformer cannot be located in the originally planned location in a vault along Greenwood Street. He wanted to get the Members opinions about other possible locations. One scenario would eliminate one parking space, which the Members did not find would be a concern; however, they did request that Mr. Johnson return to the full Board to request a minor revision to the plans since they are above the scope of the DRSC's review.

The meeting adjourned at 9:00 pm.