

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
MEETING MINUTES**

Tuesday, September 15, 2015

7:00 PM

Mayor's Conference Room, Second Floor, City Hall, 562 Main Street

PRESENT: Michael Cassavoy, Robert Mercado, John Sadowski, and Jack Welch

ABSENT: Ed Cassidy

Erin Zwirko, Assistant Planning Director, was present.

The meeting was called to order at 7:05 PM by Mr. Cassavoy.

Case 15-003, 116-158 Essex Street (LCB Senior Living)

Ms. Zwirko noted that Mr. Cassidy is not in attendance as he has recused himself from the discussion on the assisted living facility.

Ed SanClemente, representing LCB Senior Living, and Anthony Vivirito, architect, met with the Design Review Subcommittee to review the project. Mr. Vivirito provided an updated rendering of the proposed assisted living facility, but noted that the color is very bright as presented. The goal was to move away from the yellow colors that were presented during the Planning Board public hearing and what was shown on the cover page of the submitted elevations for design review. Mr. Vivirito brought samples to the meeting. He also suggested that a mock up would be developed at the appropriate time.

Mr. Vivirito explained that brick will be used on the majority of the building. Mr. Vivirito provided a sample of a Bowerston blend brick, which has blue flecks in it. Mr. Vivirito noted that he proposes to use a Norman-sized brick, which is a 12-inch brick. The masonry used on the building is Arriscraft in sandrift.

Mr. Vivirito discussed the Willow Street elevation. The banding between the first and second floor will be the Arriscraft product. The Arriscraft has a blue utility brick in the reveal. Mr. Vivirito explained that the flecks in the stone will pick up the color of the Arriscraft blue utility brick. Mr. Vivirito noted that the building foundation is dolomite, a natural stone, which runs the entire length of the building. A flat Hardie Board cement panel will be used as will a metal panel. Jack arches will be installed above the windows, and a rowlock brick sill will be used rather than a pre-cast sill. On the fifth floor, standing seam metal roofing will be used on the modified mansard roof.

Mr. Welch notes that the materials show two different renderings. He asked which is proposed. Mr. Vivirito indicated that it is somewhere between. The rendering on the plan set is too yellow and the color rendering is too bright.

Mr. Vivirito explained the other materials to be used include a 4 by 8 Hardie Board panel and a Colorweld metal panel in pewter. Mr. Vivirito explained that the window bays in the brick are inset 2 inches.

Mr. Cassavoy stated that the Norman brick appears commercial, and he would lean to the standard size brick.

Mr. Sadowski asked if the fifth floor will really be invisible as shown on the rendering. Mr. Vivirito stated that it would not be seen from the ground.

Mr. Mercado asked what color the standing seam metal roof would be. Mr. Vivirito explained that the preference is to use a blue-gray.

Mr. Sadowski noted that the building has a lot of detail. He appreciates the reliefs and reveals. Mr. Sadowski did question at what point is too many colors. Mr. Vivirito suggested that three primary colors are appropriate, but in addition the windows will likely have a bronze frame and the foundation stone is another color. Mr. Cassavoy indicated that the foundation color did not bother him and it would be obscured by plantings.

Mr. Cassavoy stated that the corner element should still be toned down with more muted colors.

Mr. Mercado asked if there will be glare from sun hitting the metal roof. Mr. Vivirito did not think so.

Mr. Vivirito suggested that matching the standing seam metal with the metal panel would be appropriate as neither is intended to be an accent color.

Mr. Cassavoy suggested that the plans could be revised to reflect actual product and color choices. Specifically, Mr. Cassavoy also requested a detail on the cornice.

Mr. Vivirito noted that the front entry of the building is more private as it does not front on the street. Mr. Vivirito explained that above the front entrance is the memory care courtyard, which creates an overhang over the entry. The entry will be a storefront system and metal panels.

Mr. Sadowski asked about screening for mechanical units on the roof. The chiller is located on the fourth floor about will be screening by the standing seam metal to be used on the fifth floor. On the Willow Street elevation, another screen will be used with standing seam.

Mr. Sadowski pointed out a few roof railings. He asked what the material would be. Mr. Vivirito explained that it would be a decorative metal railing that is "off the shelf." These railings would not be seen from the street.

Mr. SanClemente also pointed out that there is a screen around the memory care courtyard. As mandated by their licensing for memory care services, the roof deck needs to be contained by an 8-foot fence. The metal panels would be used, and planters would be installed in front of the screen to soften the appearance.

Mr. Sadowski agreed with Mr. Cassavoy that the plans should be resubmitted with more specific material information and colors, but he did not think another meeting would be necessary. Ms. Zwirko noted that the condition requires that approval is granted by the Subcommittee prior to the issuance of a Building Permit. The Subcommittee agreed that the further review should not hold up the issuance of a Building Permit.

The Subcommittee discussed the other elements that were listed as needing review and determined that no further review was necessary.

Mr. Sadowski MADE a MOTION to accept the design as presented with the condition to provide a final submittal with clarification of materials and colors understanding that the intent is to be more subdued and the presentation of a mock up at the appropriate time. Mr. Welch SECONDED the MOTION. All members voted in favor. None were opposed.

Documents: Architectural Plan Set, Sheets T0.01, A4.01, A4.02, and A4.03, Prepared by The Architectural Team, dated August 28, 2015

Photograph of Bowerston 49R Blend Brick
Photograph of Arriscraft Sandrift Stone
Rendering Received at Meeting, September 15, 2015

Case 15-008, 407-413 Pleasant Street (Matthew Roman)

Matthew Roman, the applicant, presented the proposed materials and design to the Design Review Subcommittee.

Mr. Roman indicated that a flat Hardie Board siding in Navajo Beige would be used. The siding would have a four inch reveal. The doors, shutters, corbels, and brackets would be black accents.

Mr. Cassavoy asked if the entire exterior would be replaced. It would be.

Mr. Roman noted that the decking would be an Azak composite material and pine trim would be used.

Mr. Cassavoy asked about the bracket material. Mr. Roman noted that he would use a composite to construct the brackets.

Mr. Cassavoy asked about the windows. They will be Harvey vinyl windows.

Mr. Mercado asked about the shutters. Mr. Cassavoy thought they would appear fake. Mr. Roman stated that the front elevation would appear sparse without the shutters.

Mr. Cassavoy stated he liked the box bays below the windows. He asked what about the foundation. Mr. Roman stated that the existing foundation which would be reused is fieldstone.

Mr. Mercado noted that box bays are shown on the middle windows in the rendering but not on the drawings. Mr. Roman indicated that it is discrepancy but it is unlikely that box bays could be used on the lower middle windows due to the roof of the porch.

Mr. Mercado noted that another Planning Board member recommended moving the exterior lights to the second floor. Mr. Roman explained that he would do that.

Mr. Mercado asked if there is a roof overhang. It will be about 14 inches. Mr. Cassavoy did not think that the moulding would be seen below the overhang.

Mr. Sadowski suggested that Mr. Roman purchase higher quality shutters that have a panel style to give the appearance of them actually working by being offset from the building. Mr. Cassavoy suggested adding brackets to the shutters as well.

Mr. Mercado noted that the drawings show a wrought iron fence at the front porch. Mr. Roman noted that it would be a wood fence actually and the porch railing would be composite.

Mr. Mercado MADE a MOTION to accept the design as presented and revised at the meeting. Mr. Welch SECONDED the MOTION. All members voted in favor. None were opposed.

The meeting adjourned at 8:40 PM.