

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
MEETING MINUTES
Thursday, June 25, 2015
7:30 PM**

Engineering Department, Lower Level, City Hall, 562 Main Street

PRESENT: Ed Cassidy, Robert Mercado, John Sadowski, and Jack Welch

ABSENT: Michael Cassavoy

Erin Zwirko, Assistant Planning Director, was present.

The meeting was called to order at 7:30 PM by Mr. Cassidy.

Case 15-002, 37 Washington Street (WP East Acquisitions, LLC)

Rob Del Savio, the project architect, and Carolyn Zern, representing the developer, discussed the project at 37 Washington Street with the members of the Design Review Subcommittee. Condition 7 of the Decision indicated that the developer shall meet with the Subcommittee to review and approve the arrangement of building materials and sample colors including brick, siding, canopies, windows and doors, roofing, landscaping, site and building lighting, acoustic screening location and materials, and architectural concrete.

Mr. Del Savio noted that there have been very minor refinements of the proposed building design from what was presented at the public hearing on May 18, 2015. Mr. Del Savio explained that Building E, which fronts Washington Street, will have a lot of brick, similar to Building A. The coloration of the brick is the same that was used at 2 Washington Street, whereas the brick used at Building A was a traditional brick to be consistent with the mill building (Building C). The siding will be a Hardie fiber cement product in two colors, Cobble Stone and Evening Blue. The siding will have a 6 inch reveal. Mr. Del Savio indicated that an accent material will be used at the building entrances. The product is also a fiber cement and wood aggregate panel made by Nichiha. The panel has a wood grain finish and a score line every 6 inches to appear as siding. Mr. Del Savio noted that unfortunately the chosen product color was not consistent with the representation on the elevations. The product sample has a walnut color rather than the amber color presented on the elevations and shown in the product catalogue.

Mr. Sadowski asked what affect the wood aggregate has on the Nichiha product. Mr. Del Savio did not believe that there was an affect other than it being used as a binder.

Mr. Cassidy confirmed that the Nichiha product would have the wood grain rather than a smooth finish. Mr. Del Savio confirmed the wood grain finish. Mr. Cassidy also asked about installation. Mr. Del Savio noted that the Nichiha product comes in 18 inch panels. The score line is every 6 inches. It is installed in a similar manner to other fiber cement panels.

Mr. Del Savio provided a handout that detailed the various cornice lines on the buildings. Mr. Welch asked if the cornices would be white as appearing on the elevations. Mr. Del Savio indicated that the cornices would use the same Cobble Stone color as the siding.

Mr. Sadowski asked about the windows. Mr. Del Savio noted that the windows are vinyl. The windows will not be white, but rather a gray color matching the windows at 2 Washington Street.

Mr. Del Savio also noted that the pre-cast concrete accent pieces at the base of the building are gray as well. Mr. Mercado asked about the size. They will be 2 feet tall.

Mr. Del Savio discussed Building F. It will have the same materials as Building E. On the fifth floor, to break the height of the building, a board and batten system will be used without the batten. The color is Aged Pewter with a smooth finish. There is a ½ inch reveal between panels. Similarly the panels used around some banks of windows will be in the Cobble Stone color with the same style reveal.

Mr. Del Savio noted that the canopy around the street facing entrance for Building E will have a trellis at the corner but will be solid over the entrance to provide cover. Mr. Cassidy asked about the finish and color. It will be a powder finish in a dark gray.

Mr. Del Savio pointed out that concrete blocks will be used in some areas along the ground floor of Building F. The concrete block is a dark gray and plays off the blue siding nicely. Mr. Del Savio also discussed the metal screen used to shield the parking on the ground floor of Building F. Facing the courtyard, a picket fence will be used; facing the railroad tracks, a chain link fence will be used. Both will be a finished black metal similar to 2 Washington Street.

Mr. Cassidy asked about the locations of the gas meters. On Building F, the gas meters face the railroad tracks. On Building E, the meters are located on the north and east elevations, interspersed between the at-grade patios and will be screened by vegetation.

Mr. Cassidy asked about the Juliet balconies. The railing will be a picket tube steel.

Mr. Cassidy suggested that the Nichiha panel used for the entrance accent may not pop in the way that Mr. Del Savio would like as the sample is dark. Mr. Cassidy suggested that Mr. Del Savio look into other options. Mr. Del Savio noted that a smooth finish could be available in any color. Mr. Cassidy did not think that his concern was a threshold issue, but rather a question of whether the product is different enough to create the desired accent and a smooth product may be fine. Mr. Del Savio pointed out that the entrances are recessed, and with the wood grain finish the product is different from the rest of the materials on the building.

Ms. Zwirko indicated that a mock up will be presented by the applicant during construction. She reviewed the condition in the Decision, and suggested that there were not any lingering issues related to landscaping or lighting, but that the Subcommittee may want additional information about the doors and acoustical screening. Ms. Zern indicated that a signage package will be presented at a later date.

Mr. Cassidy asked about the acoustical screening. Mr. Del Savio indicated that the units on Building E will be screened. The screening will be installed one foot off the roof to allow for drainage and will extend one foot above the top of the units. The screen will be constructed of cement panels in a gray color.

Mr. Del Savio indicated that the entrances will be a storefront system in a color to match the windows.

Mr. Welch MADE a MOTION to accept the design as presented with the condition to reexamine the entrance accent material and to provide a mock up during construction. Mr. Mercado SECONDED the MOTION. All members voted in favor. None were opposed.

Document: Sheet P200, Building E, Elevations, prepared by EMARC Studio, dated June 25, 2015
 Sheet P201, Building F, Elevations, prepared by EMARC Studio, dated June 25, 2015
 Sheet P202, Building F, Elevations, prepared by EMARC Studio, dated June 25, 2015
 Building E, Entry Views, prepared by EMARC Studio, dated June 25, 2015
 Building F, Entry Views, prepared by EMARC Studio, dated June 25, 2015

Building F, Entry Options, prepared by EMARC Studio, dated June 25, 2015
Section Details, prepared by EMARC Studio, dated June 25, 2015

Case 12-004, 160 Green Street (Eric Kenworthy)

Eric Kenworthy, the developer of 160 Green Street, met with the Design Review Subcommittee to report on the progress being made at the project site. The siding has been installed as well as other features.

Mr. Kenworthy provided a sketch of the front door and overhang. He indicated that he would like to add some trim pieces to bring out some detail around the door and overhang.

Mr. Welch noted that Mr. Kenworthy would like to change the steps. Mr. Kenworthy explained that he would like to use granite rather than the composite material originally approved. Mr. Sadowski asked for more details about the steps. Mr. Kenworthy noted that the top step would be a granite slab, as well as on the other steps. The sides would be filled in with granite as well as an overlay.

Mr. Kenworthy explained that the window color has changed. Rather than white sashes, he chose a dark gray trim. Mr. Welch stated that the color change is preferable as the white would stand out.

Mr. Kenworthy also noted that he would like to change the color of the front doors to a steel blue color instead of the dark red previously approved.

Mr. Sadowski suggested that the Subcommittee and Mr. Kenworthy address each item that was discussed in the August 19 2014 letter to the Building Commissioner documenting the last conversation between the Subcommittee and Mr. Kenworthy:

1. The siding and trim has been installed as Heathered Moss and Sail Cloth. Some pieces of trim need to be painted.
2. The doors will be painted a dark red accent color. Mr. Kenworthy requested that the color be changed to a steel blue. The members agreed that the blue was satisfactory.
3. The front door overhang and the bay window roof will be a dark bronze color. The standing seam roof has not yet been installed, but Mr. Kenworthy will be using a dark bronze color.
4. The garage door will be painted to match the siding color and the trim will match the main building as well. This has not yet been completed.
5. The metal rails at the front door will be painted brown to match the overhang color. The railing has not yet been installed.
6. The light at the front door will be recessed into the overhang. This will be done at a later date.
7. The condensing units will be located at the back half of the roof away from Green Street and edges. This will be done at a later date.
8. The front door overhang will be consistent with the color rendering. The overhang is consistent.
9. The clapboard will be stepped down on the side elevations. This has been completed.
10. The iron brackets supporting the front door overhang will be composite materials. Mr. Kenworthy confirmed that composite materials are being used for the brackets.

Mr. Kenworthy indicated that he is considering adding a railing along the landscaping at the back of the sidewalk. It would be approximately 36 inches tall. Mr. Mercado thought the railing would make it difficult to maintain the landscaping. Mr. Cassidy suggested using a much shorter railing, similar to the short picket fences that are using in front of the buildings in the Back Bay. Mr. Sadowski noted that the granite curb retaining the landscaping would do better with snow removal than a fence that could be damaged.

Finally, Mr. Kenworthy noted that the decks at the rear of the building are wood rather than white plastic. To hide the pressure treated deck floor, composite was used.

Mr. Mercado MADE a MOTION to accept the design as presented with the change to a blue door and the additional trim at the door and overhang. Mr. Welch SECONDED the MOTION. All members voted in favor. None were opposed.

The meeting adjourned at 8:50 PM.