MELROSE PLANNING BOARD
Regular Meeting & Public Hearing
Monday, February 23, 2009
7:45 p.m.
Mayor's Conference Room

PRESENT: Mike Cassavoy, Richard Connolly, Ed Cassidy, Gerry Marcus, John Sadowski, Anne DeSouza-Ward, Tom Pawlina, Bob Mercado, and Carla Francazio

ABSENT:

Denise Gaffey, Planner, and Matt Hennigan, Assistant Planner, were present.

The meeting was called to order at 7:50 p.m. by Mr. Cassavoy.

MINUTES
a) Special Meeting & Public Hearing, January 7, 2009
Mr. Connolly MADE a MOTION to accept the minutes of January 7, 2009. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

b) Regular Meeting & Public Hearing, January 26, 2009
Mr. Cassavoy and Mr. Cassidy offered minor revisions. Mr. Mercado MADE a MOTION to accept the minutes as revised. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

BOARD OF APPEALS
Case 09-002, 743 Main Street, Golden Living
The Applicant's Representative, Richard Gutowski, was present to review the application with the Board. Mr. Gutowski explained that the application involves the installation of a back-up generator (14' x 4' x 11') within the front setback on the north side of the senior living facility. Mr. Gutowski indicated that the Applicant is open to feedback from the Board and that the Applicant is conscious of the location and noise concerns associated with the application. Mr. Gutowski explained that the fuel tank is situated beneath the generator which holds 48 hours worth of back-up fuel. Mr. Gutowski stated that the generator includes substantial soundproofing and compared the sound of the generator to a diesel truck when idling. Mr. Gutowski stated that the generator is tested once a week. Mr. Gutowski explained that there are no emissions concerns for tenants because the proposed location is not in proximity to any windows. Mr. Gutowski explained that the possibility of locating the generator on the roof, but pointed out that the fuel storage would need to be located underground which would result in a greater expense. Ms. DeSouza-Ward inquired regarding screening for the generator. Mr. Gutowski indicated that the existing bushes will block the view of the generator. Mr. Gutowski added that Applicant plans to stone off the windows above the generator and could construct a brick enclosure if necessary. Mr. Pawlina suggested locating the generator to the south in the parking area. Mr. Gutowski responded that they have reviewed all the options and were opposed to positioning the generator in the parking area, which would also be in violation of the setback requirements. Mr. Gutowski added that the available parking on site is already very poor. Mr. Pawlina suggested an alternative location on Lebanon Street away from the proposed patio location. Mr. Cassidy recommended that the Applicant's Representative come back to the Board's next meeting with a sketch and photographs that would support an alternative location. Mr. Cassidy to MADE a MOTION to send a letter to the Board of Appeals stating that the Planning Board discussed alternative locations for the generator which might be less obtrusive than the location currently proposed. The Applicant's Representative indicated flexibility in respect to the location of the generator and interest in the Planning Board's feedback on this and on an appropriate enclosure for screening purposes. The Planning Board suggested that the Applicant's Representative present an alternative design

at our next regular meeting on March 23, 2009. This course of action would require a continuance of the respective Board of Appeals public hearing, which Planning Board would encourage in this situation. Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor with the exception of Ms. Marcus who abstained. None opposed.

SITE PLAN REVIEW

560 Lebanon Street: Request for Extension

Patrick McAvoy was present on behalf of the Applicant. Mr. McAvoy explained that the Applicant received Site Plan Review and Affordable Housing Special Permit approval from the Planning Board three years ago for 10 units to be built on 560 Lebanon Street. Mr. McAvoy indicated he is before the Planning Board on behalf of the Applicant to request a one-year extension. Mr. McAvoy explained that the Applicant is in the process of marketing the units and is looking for a commitment for more than half of the units before commencing construction. Mr. Pawlina asked how long a developer can obtain an extension for Site Plan Review approval. Ms. Gaffey stated that there is no limit in the Ordinance and added that the City would prefer action on the site within a year. Ms. Gaffey expressed concern regarding the use of the site for parking and for advertising the property owner's storage business. Mr. Pawlina suggested fencing might be appropriate. Members of the Board expressed displeasure with the fact that vehicles are parked on the vacant parcel. Mr. Cassidy MADE a MOTION to extend the Site Pan Review and Affordable Housing Special Permit approval for one year and send a letter that informs the Applicant that parking on the lot shall be prohibited and eliminated, administratively or otherwise, without delay. The Applicant's Representative is asked to report to the Planning Office actions taken to eliminate on site parking in advance of the Board's regular meeting on August 24, 2009. Mr. Pawlina SECONDED the MOTION. All voted in favor. None opposed.

SUBDIVISION

482 Swains Pond Avenue, Toomey/Maneiro/Greene (continued public hearing)

Patrick McAvoy was present on behalf of the Applicants. Mr. McAvoy explained that the Applicants had previously requested a continuance of the public hearing while the appeal of the variance granted by the Board of Appeals was resolved. Mr. McAvoy stated that unfortunately a settlement could not be reached and that the Applicants request to withdraw the subdivision application. Ms. DeSouza-Ward MADE a MOTION to accept the request for withdrawal of the subdivision application. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

SITE PLAN REVIEW-AFFORDABLE HOUSING SPECIAL PERMIT

SP 08-007, Stone Place, Stone Place Limited Partnership (continued public hearing)

Robert Bell, the Applicant's representative, was present with Rob Del Savio from the Architect (Bargmann, Hendrie, Archetype, Inc), Bob Clarke, Ryan Bianchetto, and Carlton Quinn from the Engineer (Allen & Major Associates, Inc.), and the Applicant, Tani Halperin (Mercer Properties, Inc.). Also in attendance Kathy Schaeffer (AECOM), the peer review engineer for the Infrastructure design. Mr. Del Savio started the presentation with a brief architectural update and distributed two sketches. Mr. Del Savio stated that a curved pathway was added around the large willow tree at the Stone Place driveway. Mr. Del Savio indicated that the entrance signage is still in design. Mr. Del Savio shared that the signage is proposed to be installed on a stone wall that will also feature historic plaques highlighting the historical significance of the site. Mr. Del Savio briefly reviewed with the members proposed streetscape improvements in front of Building A which include the low shrubs, trees, and lighting. Mr. Cassavoy asked for any comments from the public.

With no comments from the public, Mr. Cassavoy asked for comments from members of the Board. Mr. Cassidy emphasized the importance of extending the semi-public space in front of Building A through the creation of courtyards to develop a neighborhood-friendly and welcoming feeling to make the development seem accessible to the public. Mr. Cassidy suggested that the same measures could also be taken in front of the residential portion of Building A. He is not satisfied with shrubs and feels the building needs to open more to the street and feel more pedestrian in scale. Mr. Cassavoy inquired regarding the parking for the amenities in Building A. Mr. Del Savio stated that "sales" parking would be available for this use. Mr. Del Savio pointed out the interior clubhouse space will consist of a fitness room, a media/game room, a business suite for the management company, and a 1500 square foot living room space. The rest of the first floor is residential. There is not a lot of "public" space. Mr. Bell added that it has not been determined whether the parking spaces will be assigned to individual units. Mr. Mercado asked for more information regarding the signage for the development. Mr. Del Savio stated that the sign will be four feet high on granite/brick with benches positioned behind. Mr. Cassidy stated a meeting of the Design Review Subcommittee could be useful. Mr. Connolly advised that a letter be sent to Architect outlining the areas of discussion for the subcommittee meeting.

Bob Clarke from the Engineer presented the Infrastructure update. Mr. Clarke indicated that the major change to the design includes the two-way access behind Building C and the addition of the swale for infiltration purposes on the north end of the site. Mr. Clarke indicated that the water and sewer peer review comments have been addressed and that the swale was added in response to the drainage comment related to the Site Plan Review requirement for the implementation of Low Impact Development (LID) methodologies. Mr. Clarke indicated that the swale will provide for 1800 cubic feet of infiltration. Kathy Schaeffer from AECOM stated that there is a small percentage increase in volume of runoff on site. Ms. Schaeffer explained that the runoff onto Washington Street is decreasing, while there is an increase of runoff at the south end along the railroad tracks. Ms. Schaeffer recapped the Applicant's use of LIDs which include the use of porous pavement and the addition of the swale. Mr. Clarke addressed the increase in runoff and stated that the increase in flow at the southeastern end of the site is negligible and insisted that overall the same amount of runoff is produced; however more runoff is directed to the Ell Pond Brook Canal than in the past. Mr. Pawlina inquired why no infiltration is proposed for the south side of the site. Mr. Clarke stated that the water table is high on the south side. Mr. Clarke indicated that he would be providing Ms. Schaeffer with the calculations associated with the proposed swale. Mr. Cassavoy inquired about the new stormwater regulations. Ms. Schaeffer indicated that she needs to review this issue. Mr. Clarke explained that the proposed design does not change anything on Washington Street.

The sewer line along Stone Place will be upgraded from a 10" to 12". Ms. Schaeffer indicated that all the wastewater comments have been addressed. Ms. Schaeffer explained that the flow monitoring of the sewer on Washington Street is no longer necessary because all of the flow is going to the MWRA line. Mr. Bell stated that directing a portion of the wastewater flow to Washington Street was a backup plan while they waited for approval from the MWRA. Regarding water distribution, Ms. Schaeffer stated that we are waiting on the results of the CDM model.

Ms. Gaffey and Mr. Cassavoy surveyed the members regarding their availability for the next meeting. Ms. Gaffey indicated there are still some traffic issues that need to be followed up with in connection with the intersections of Washington/Fellsway East and Washington/Pleasant and expressed that a meeting of the Design Review Subcommittee would be a good idea. Ms. Gaffey indicated that the written comments from AECOM on the responses from the Engineer regarding the infrastructure peer review will be available at the next meeting. Mr. Cassidy shared a list of items for discussion at the Design Review Subcommittee meeting. Mr. Cassidy stated the streetscape along Washington/Pleasant Streets including the Marty's Furniture Building should be a continuous safe and well lit experience that should include a coordinated landscaping, lighting, and new sidewalks if necessary. Mr. Bell expressed reservations concerning his client spending money on something that will get resolved when the future of Marty's Furniture Building gets resolved. Mr. Bell added that he would hate for his client to spend money on improvements that do not fit into the concept for what the "new Marty's" might be. Mr. Cassidy emphasized the need potentially for only lighting and basic landscaping. Mr. Bell asked about the possibility of a public-private partnership to accomplish the necessary improvements. Mr. Cassidy MADE a MOTION to continue the public hearing to April 13, 2009 and assemble a meeting of the Design Review Subcommittee on March 9, 2009. Ms. Marcus SECONDED the MOTION. All voted in favor. None opposed.

OTHER

Schedule Boardman Subdivision Site Visit

The members scheduled the site visit for the Boardman subdivision application for Friday, March 20, 2009 at 8 AM.

Meeting adjourned at 10:00 p.m.