

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
MEETING MINUTES
Thursday, February 6, 2014
7:30 PM**

Basement Conference Room, Basement Level, City Hall, 562 Main Street

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

ABSENT: None

Adam Duchesneau, Assistant Planning Director, was present.

The meeting was called to order at 7:35 PM by Mr. Cassidy

Case # 13-003, 2 Washington Street, WP East Development Enterprises

Mr. Duchesneau began by identifying the materials that had been distributed to the Subcommittee members. Carolyn Zern was present on behalf of WP East Development Enterprises along with the other members of the project team which included Robert Del Savio from Bargmann Hendrie + Archetype, Inc. and David Walsh from Hammer & Walsh Design. Mr. Walsh started by describing the landscaping aspects and details of the project. He began by noting that the project's transformer would be located behind a screen of ivy and that Linden trees would be used along Washington Street. He continued on to note that stamped concrete would be used in the entry plaza which would contain wooden benches on either side of the main entrance door. Bicycle racks will be located in the garage and near the retail component of the development. A raised granite planter will be situated at the northernmost edge of the courtyard area and will contain substantial plantings. Flowering Clematis will be planted to grow up the screening on the parking garage and river stone mulch will be used along the base of the building.

Mr. Walsh noted that they typically use wood mulch along the base of a building but the State Fire Marshall will not allow this for a wood framed building. Mr. Cassavoy noted, however, that this was a podium construction building. Mr. Sadowski stated that he thought the river stone mulch was a higher quality landscape treatment than the standard wood mulch and therefore he was in favor of using the river stone. Mr. Walsh continued to describe the landscaping amenities and noted that they would be using the same palette of plantings they had originally presented which should provide some color during all four seasons. He also noted that a wood board fence would be used along the length of the southern property boundary.

Mr. Mercado asked if the fence along the southern site boundary would be 6 feet in height and made of pressure treated wood. Mr. Walsh stated that the fence would be 6 feet high and that the posts of the fence would be pressure treated wood. Mr. Mercado inquired if there would be an opening at the bottom of the fence and Mr. Walsh indicated there would be about a 4 inch gap. Mr. Cassavoy noted that the building on the property to the south tapers toward the property line, which could make plowing against the wooden fence somewhat of an issue. Mr. Del Savio pointed out there is already a chain link fence along the southern property line and their fence would be directly in front of it. Mr. Cassidy asked if the grade of the project site was equal to that of the property to the south and Mr. Del Savio indicated that was correct.

Mr. Walsh then stated that some of the boulders on site would be reused in the landscaping for the property. Mr. Mercado asked how far the trees would be located from the fence along the southern property boundary. Mr. Walsh indicated that they would be 6 feet away and would be Magnolias that would grow to approximately 30 feet in height. He continued on to note that an outdoor kitchen and a gas

burning fire pit will be located in the courtyard. Mr. Del Savio added that the fire pit will be tied into the project's fire system. Mr. Walsh indicated that the stone in the courtyard area would match the building. Mr. Mercado asked if the walkways in the courtyard would be brick or a stamped concrete and Mr. Walsh indicated they would be stamped concrete. Mr. Cassidy asked if there would be any seating in the courtyard and Mr. Walsh indicated that movable chairs and tables would be located there.

Mr. Cassidy asked what the installation size of the landscape elements would be and Mr. Walsh indicated that all new trees would be a 3½ inch caliper. Mr. Cassidy asked if there was an installation guarantee and Mr. Walsh stated that there was a one year installation guarantee with a one year replacement guarantee. Mr. Walsh continued on to note that the parking islands will have ground cover over them and the back wall will be covered with a Virginia Creeper that will hang over the top.

Mr. Cassavoy asked what color the stamped concrete in the courtyard would be and Mr. Del Savio indicated it would be a darker gray. Mr. Sadowski asked if the fence along the rear property line would be visible and Mr. Walsh stated that it would not be easily seen. Mr. Walsh noted that the fence would be a black galvanized metal PVC with arborvitae screening, which should make it not readily visible. Mr. Cassidy asked what vegetation would be used in the parking islands and Mr. Walsh indicated that a Winter Creeper ground cover, which does well in sunny conditions and is hardy to New England, would be planted. Mr. Sadowski asked if granite curbing would be used around the raised landscape bed in the courtyard and Mr. Walsh indicated that was correct but that all other curbing on site would be poured concrete.

Mr. Mercado asked if the south side lawn would be irrigated and Mr. Walsh indicated that it would not be needed as that area is mostly turf. Mr. Cassavoy confirmed that there were no issues with the handicap parking spaces and Mr. Del Savio indicated there were not as there was plenty of space and height for allocated for them. Mr. Cassidy inquired about the construction of the pergola in the courtyard and Mr. Walsh indicated it would consist of stained, pressure treated wood and cedar joists. Mr. Mercado noted that the light poles are only 12 feet in height and questioned if that was tall enough. Mr. Del Savio stated that shoebox light fixtures would be used along the rear property line and decorative lighting along Washington Street, the same as at the Alta Stone Place project.

Mr. Del Savio then began to describe the architectural details on the façade of the building. He noted that brick would be used along the ground level as well as vertically through the areas between the façade bays. Corrugated metal will be used on the corner façade elements and repeating bays will be used along Washington Street. Mr. Del Savio stated that the brickwork will have varying colors because when all of the bricks are monotone it would make the façade look false. A precast stone will be used for the window sills. Mr. Del Savio noted that the corrugated metal façade material will be a dove gray color and metal railings will be used for the Juliet balconies. A fiber cement reveal trim with a shallow line recessed in it will be used on the siding instead of a board and batten system. Mr. Cassavoy asked how the reveal trim achieve water tightness and Mr. Del Savio indicated that a piece of trim is sealed directly to the fiber cement. Mr. Cassavoy then asked if the snap-in piece was aluminum and Mr. Del Savio stated that was the case as the whole system would consist of aluminum.

Mr. Cassavoy asked how ice would be handled with regard to the trellis element that is located at the southeastern corner of the building. Mr. Del Savio noted that the trellis bars are spaced approximately 6 inches apart and therefore ice should not be an issue. Mr. Cassidy noted that having the trellis bars so close together gives the element a lacy feel instead of a strong, architecturally sound, presence on the façade. Mr. Del Savio indicated they could take another look at the design details of this element.

Mr. Del Savio then stated that brick would be used at the base of the protruding bays just above the windows and the awnings will project approximately 3 feet off of the facade of the building. Mr. Cassidy asked the project team to please consider widening the canopies so that there is approximately 1.5 feet of overhang on either side of the doorway. Mr. Cassidy asked if vinyl windows would be used with glass that is a clear low E and Mr. Del Savio indicated that both of these items would be installed. Mr. Cassavoy asked if the doors behind the Juliet balconies would be sliders and Mr. Del Savio indicated that was correct and therefore only half the opening would have exposure to the outside.

Alderman Gail Infurna stated that she wanted to better understand the architectural feature on the southeast corner of the building. Mr. Del Savio explained that the element is an aluminum system with a series of slats that run horizontally. Alderman Infurna noted that it seemed a bit odd and asked if this was an architectural element that is normally seen on buildings. Mr. Sadowski pointed out that the element gives the building some character and detailing as opposed to the structure simply having a flat roof. Mr. Cassidy asked Mr. Del Savio to take another look at the spacing of the aluminum bars as they may be a bit too close together with only 6 inches of separation. He suggested that perhaps 1 foot of separation might be more appropriate.

Mr. Sadowski noted that the overall design of the building was contemporary. Alderman Infurna stated that this is a former mill building area where the structures have a lot of brickwork in them. Mr. Cassavoy commented that pedestrians and vehicle passengers tend not to focus on the upper parts of buildings as they are passing through an area and there is substantial brickwork along the base of the structure. Mr. Cassidy indicated that he thought the building was respectful of the context around it and while it has a somewhat modern architectural element on one corner, this is a fairly minor component of the overall building. Mr. Sadowski stated that he thought the detail and coloring of the structure give it richness. Mr. Cassidy indicated that he would favor a stronger, thicker emphasis to the architectural element at the southeast corner of the building and asked the project team to look to revise the current design. Alderman Infurna indicated that she too preferred to see a heavier or thicker cornice element on the corner.

Mr. Cassidy asked if the sliding door for the Juliet balcony would be inside the unit and Mr. Del Savio indicated this was correct. Mr. Del Savio also added that there would be 6 inches between the immobile glass door and the metal railing of the Juliet balcony. He then described the material and color of the siding, which would be fiber cement clapboard with a 4 inch exposure. Mr. Cassavoy asked when the mock-up would be constructed and Mr. Del Savio indicated that it would be completed approximately around the end of May. Mr. Cassidy stated that he thought the sandstone colors would work well. Mr. Del Savio also noted that Arriscraft had been considered at one time for part of the façade bays but that is now out of the proposal.

Mr. Cassidy then recapped the items that the project team should work on for the next Design Review Subcommittee meeting which included the spacing of the trellis bars on the cornice element as well as making the element stronger, extending the width of the canopies on either side of the doorways, flesh out the site lighting details, and develop details for the location and materials of the acoustic screening. Mr. Del Savio noted that the makeup air units on the roof of the building are going to be much smaller than what they had used in their acoustic modeling.

Lastly, Mr. Del Savio pointed out how the pervious paver area had been relocated to the drive isle at the rear of the site to ensure that the project will be in compliance with the Zoning Ordinance. The Subcommittee members all felt that this revised location of the pervious pavers made sense.

The Subcommittee then set their next meeting date for Thursday, February 13, 2014 at 7:30 PM.

- Documents:
- Memo from Bargmann Hendrie + Archetype, Inc. dated February 6, 2014 regarding the Design Review Subcommittee Presentation
 - Landscape Improvements Plan and Details dated February 7, 2014 (Sheets L-1, L-2, and L-3)
 - Plant Palette dated November 4, 2013 (Sheet A-0)
 - Site Features Detail Sheet
 - Partial Elevations, Wall Profiles, and Exterior Details dated February 7, 2014 (Sheets A-13 and A-14)
 - Perspective of Southeastern Trellis dated February 7, 2014 (Sheet A-15)

The meeting adjourned at 8:55 PM.