

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
Monday, November 9, 2009
7:30 p.m.
Mayor's Conference Room**

PRESENT: Mike Cassavoy, Ed Cassidy, Bob Mercado, John Sadowski, and Richard Connolly

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

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

SP 08-007, Stone Place, Stone Place Limited Partnership

Members of the Development Team present included the Applicant's Representative, Bob Bell, Rob Del Savio from the Architect (Bargmann, Hendrie, Archetype, Inc), Victor Sheen, and Doug Manz. Mr. Cassidy explained that this meeting was scheduled to review Phase I only. Mr. Del Savio described the updated design for Building A. Mr. Del Savio explained that the use of brick on Building A has been decreased to reduce the massing of the building along Pleasant Street. Mr. Del Savio added that the corner of Building A at Stone Place and Pleasant Street shall maintain the level of brick as planned to compliment Building C. Mr. Del Savio indicated that the Applicant will try to match the brick from Building C and will attempt to salvage brick from the rear buildings that are not included in the project. Mr. Del Savio stated that vinyl windows (Quaker or Harvey) will be installed at Building A. Mr. Del Savio pointed out that the tower element will be open and likely be utilized to house small condensing units. The members expressed interest in seeing additional detail regarding the gutters and downspouts. Mr. Del Savio described the landscaping and the proposed fencing for the ground level units at Building A and stated that the fencing for the private terraces will likely be hidden by the two types of shrubs that will be planted along the west side of the building. Mr. Cassidy requested that the Landscape Architect provide a narrative of the coloration from early spring to fall.

Mr. Cassidy commented regarding the exterior façade treatment on the south side of Building A. Mr. Cassidy suggested a different material than the panels or a lighter color to demonstrate the contrast between the brick and the terracotta colored Cement Fiberboard Panels (CFP). Mr. Cassidy also urged the Applicant to consider implementing an alternative window configuration on Building A and suggested potentially drawing from the use of punched out openings employed on Building C.

Mr. Del Savio focused the discussion onto Buildings B & D. Mr. Del Savio shared that the Applicant is exploring the use of modular building components, which would result in a minor realignment of the floor plans. Mr. Del Savio highlighted the "slot" window pattern that draws from Building C. Mr. Del Savio indicated that the design for the fourth floor has evolved to resemble a mansard roof. Mr. Del Savio stated that the tower theme is introduced through the use of brick at the corners of the buildings in closest proximity to Building C. Mr. Del Savio emphasized the use of brick in these areas assists to blend the new and old buildings.

Mr. Del Savio reviewed the plan for the rooftop condensing units on Buildings B & D. Mr. Cassavoy pointed out that the access to the rooftop condensing units would appear to be difficult. Mr. Del Savio informed the members that the Applicant no longer plans to reconfigure the dormers on Building C. Mr. Del Savio stated the smokestack seems to be in good condition. (The smokestack study will be available in 2-3 weeks.) Mr. Manz indicated that the smokestack is able to accommodate five wireless communication carriers and explained that the associated equipment will be housed in Building D. Mr. Del Savio stated that the Applicant will return before the Design Review Subcommittee to present the signage for the project at a later date and stated that a mock-up will be available closer to construction.

Mr. Sheen notified the members that Dellbrook Construction has been hired for the pre-construction phase.

Mr. Del Savio stated that the Applicant's intent is to keep the slate roof on Building C. Mr. Del Savio explained that they will not have a final answer until they start performing penetrations and added a possible alternative would be architectural shingles. The members suggested the Architect explore harvesting the slate this is in good condition and reusing it in the visible locations. Mr. Del Savio shared that a soil analysis revealed that geothermal heating would not be an option.

Mr. Cassidy stated that rooftop screening plan presented does not require any additional information and noted that the signage will be reviewed closer to the start of construction. Mr. Cassidy added that the proposed building materials are generally approved with exception the use of terracotta CFP next to brick. The members determined that the Design Review Subcommittee will meet next on November 23, 2009 to discuss the any outstanding issues, which include the following:

- Brief landscape coloration narrative;
- Response to the comments concerning alternative window configurations at Building A;
- Proposed alternative to the use of terracotta CFP next to brick on Building A;
- Detail regarding the gutters and downspouts on the new buildings;
- An alternative plan should the slate roof on Building C be unsalvageable;
- Provision of sections throughout the development to show the relationship between the proposed building materials.