

**MELROSE PLANNING BOARD
DESIGN REVIEW SUBCOMMITTEE
Thursday, November 3, 2011
7:30 p.m.
Aldermanic Chamber**

PRESENT: Ed Cassidy, Mike Cassavoy, Bob Mercado, John Sadowski, and Jack Welch.

Matt Hennigan, Assistant Planner, was present.

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

SP-11-002, 185 Essex Street, Tom McGrath-McGrath Enterprises

The Applicant's Architect, Dan DiLullo, was in attendance to present the additional information requested in the Board's decision. Mr. DiLullo stated that the curbing along the east side of the parking area was pulled back 3' to protect the fencing. The members noted that the curbing along the north side parking area remained unchanged and requested that it also be pulled back 3'. Mr. DiLullo agreed to submit revised engineering drawings that reflect the change in curbing location. Mr. DiLullo stated that the Applicant has proposed a 4' black chain link fence along the northern and eastern property lines. Mr. DiLullo explained that the fence shall be covered with Boston Ivy in order to screen vehicle headlights. Mr. DiLullo expressed concern regarding the use of a board fence along the northern perimeter given that snow will likely be collected up against it on both sides in the winter. The members supported the proposed chain link and ivy screening solution. The Subcommittee deferred to the Applicant's Landscape Architect regarding how far apart the ivy should be planted in order to provide adequate screening and requested that a letter be submitted to the Planning Office documenting the Landscape Architect's recommendation with an updated plant list. Mr. DiLullo stated the patio and walkway at the Vine Street and Essex Street corner of the property have been rounded off in response to earlier comments from the Planning Board. Mr. DiLullo presented the revised grading plan for the front walkway that eliminates the need for a ramp. The members appreciated that the ramp is no longer necessary. The members noted that the revised grading plan includes an especially sloped grass strip between the sidewalk and the curb, which Mr. DiLullo agreed to mitigate by lowering the finished grade of the foundation by approximately 6".

Mr. DiLullo presented the revised rendering and modified front entry treatment. Mr. Cassidy stated that the use of brick above the entry way in the rendering appears odd and noted that he agrees with the use of siding shown on the elevation. Mr. DiLullo acknowledged the inconsistency and agreed to the use of siding above the entry way. The members discussed the proposed entry way columns. Mr. DiLullo expressed that he is attempting to achieve a "chunky" appearance and suggested increasing the width of columns. The members were in agreement with increasing the size of the columns to 16 1/2". Mr. DiLullo presented the proposed head trim for the window and proposed brackets. Mr. Cassidy requested that head trim be extended out approximately 1 1/2"-2". Mr. Cassidy confirmed that hardiplank siding shall be installed with composite trim. The members noted that use of shutters is appropriate on the 3rd and 4th floors. Mr. Cassidy inquired regarding the material selection for the windows and roof singles. Mr. DiLullo stated that a 6 over 6 fiberglass double hung Pella windows (white outside, half screen) are proposed. Mr. DiLullo stated that an architectural shingle shall be used for the roof and noted that a specific shingle has yet to be selected. The members requested that Mr. DiLullo submit window and roof shingle samples to the Planning Office and designated Mr. Cassidy to finalize the materials with the Applicant. Mr. DiLullo presented a revised signage sketch consisting of a carved wood sign, 8 square feet in size and 4' 6" in height.

Mr. Cassavoy MADE a MOTION to approve the items as submitted and as discussed at the Design Review Subcommittee meeting on November 3, 2011 including the following modifications and conditions:

- Pull back the curbing 3' along the north side of the parking area;
- Submit letter from the Landscape Architect that recommends how far apart the ivy should be planted on the chain link fence in order to provide adequate screening and updated plant list;
- Lower the finished grade of the foundation approximately 6" to minimize the grading of the grass strip on Essex Street;
- Submit updated and coordinated renderings and elevations including, but not limited to the specified window head trim (extended out approximately 1 ½"-2"), brackets, hardiplank siding, and wider columns (16 ½"), in addition to the use of siding above the entry way in place of brick and shutters on the 3rd and 4th floors;
- Submit window and roof shingle samples to be finalized with designated member of the Subcommittee.

Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Documents: Revised site development plans dated September 15, 2011
Architectural rendering
Plant List
Essex Street Front Elevation
Signage Sketch
Cut Sheets for proposed brackets, columns, and Window Head Trim

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

The Applicant's Architect, Rob Del Savio, was in attendance to discuss the Subcommittee's feedback regarding the roof mock-up that has been installed on Building C. The Subcommittee was in agreement that CertainTeed Hatteras Wind Swept Grey option appears to be the best color match and noted that the G.A.F. Grand Slate Welch Grey most resembled the texture of the existing roof. The members expressed that the two 3-tab products were not workable options. Mr. Del Savio confirmed that the shingle that is selected will also be installed on Building A. Mr. Cassidy welcomed Jose Rotger and Conor McGuire from the Melrose Historical Commission to comment. Mr. Rotger and Mr. McGuire individually noted that they found the CertainTeed Hatteras Wind Swept Grey to be the closest in color and G.A.F. Grand Slate Welch Grey to be closest in texture. Mr. Rotger expressed that he favored the closer texture option even though it is a darker color. Mr. McGuire stated that he felt that mimicking the texture is more important than matching the color. Mr. Del Savio noted that the Grand Slate product is the substantially more expensive option. The Subcommittee members indicated that they are not in position to make a selection at this time and expressed an interest in seeing a closer color match in a textured product. Mr. Del Savio stated that additional deliberation by the Subcommittee would not have a negative impact on the Applicant's construction schedule. Mr. Del Savio volunteered to install a mock-up on the roof for the new option. Mr. Del Savio stated that he would contact the Planning Office when the new mock-up is ready for viewing. Mr. Hennigan reviewed the outstanding items that remain for the Applicant to address. Mr. Del Savio stated that he would follow-up with the Applicant regarding the status of the modification to the stormwater management system proposed between Buildings A and B. Mr. Cassavoy MADE a MOTION to request that the Applicant provide an additional option in a textured product that is appropriate in color. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Meeting adjourned at 9:15 p.m.