

MELROSE PLANNING BOARD
Regular Meeting & Public Hearing
Monday, October 27, 2008
7:45 p.m.
Mayor's Conference Room

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

ABSENT: Bob Mercado

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) Regular Meeting & Public Hearing, September 22, 2008

Mr. Pawlina MADE a MOTION to accept the minutes of September 22, 2008. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

BOARD OF APPEALS

Case 08-025, 44-48 Grove Street, Anmata Group

Mr. Connolly MADE a MOTION to move up item 5A on the agenda so that it may be discussed following the Board of Appeals case. Ms. Marcus SECONDED the MOTION. All voted in favor. None opposed.

Tara Philbin, the Applicant, and Bob Bell, the Applicant's representative, were present. Mr. Bell explained that the Building Commissioner conducted his zoning review and determined that several dimensional variances are required. Mr. Bell also shared that test pits have been dug, which revealed a slightly different location of the Ell Pond Brook culvert than originally expected. Mr. Bell indicated that this new information requires the Applicant to slightly compress the building by 2' in width and 18" in length. As a result, the Building Commissioner instructed the Applicant to go back to the Planning Board to determine whether the foundation modification necessitated a new public hearing. Mr. Cassavoy inquired whether there were any additional changes to the building. Mr. Bell stated that the west façade has changed due to the need to enlarge the trash storage area, which resulted in an alteration in the door plan on this side of the building. Mr. Connolly MADE a MOTION to send a standard letter to the Board of Appeals. Mr. Cassidy SECONDED the MOTION. All voted in favor. None opposed.

The members moved on to discuss whether the design modification would require a new public hearing. Mr. Sadowski pointed out that the building is contracting, not expanding. Mr. Connolly stated that the change appears to be *di minimis*. Mr. Pawlina inquired whether the new foundation plan has been reviewed by the City Engineer. Ms. Gaffey indicated that City Engineer reviewed the proposed modification with the Planning Office and is satisfied with the new foundation plan. Mr. Connolly observed that the space between Applicant's building and the adjacent building (406 Main Street) will increase. Mr. Cassavoy reminded the Applicant of the threshold for structural peer review. Mr. Cassidy MADE a MOTION to send a letter to the Applicant stating that in response to the Building Commissioner's referral to the Planning Board for determination concerning modifications to approved plans for Site Plan Review Case No. SP 08-002, 42-44 Grove Street, the Planning Board finds the alterations to the foundation and the west facade to be *di minimis* in nature and not of consequence. As such, these modifications do not require a new public hearing or further appearance before the Planning Board. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

SUBDIVISION – SLOPE PROTECTION SPECIAL PERMIT

SP 08-001, Boardman Avenue, Green Morningside Nominee Trust (continued public hearing)

A letter was received by the Planning Office from the Applicant requesting a continuance until January 26, 2009. The Applicant has agreed to the extension of all statute of limitations to April 26, 2009. Mr. Cassavoy requested that the Planning Office communicate to the Applicant that the Planning Board will request that the Applicant withdraw their application if they are unable to present before the Board in January. Ms. Gaffey indicated that she has been in touch with the Applicant's representative regarding this issue. Mr. Connolly MADE a MOTION to continue the public hearing until January 26, 2009. Ms. Marcus SECONDED the MOTION. All voted in favor. None opposed.

SLOPE PROTECTION SPECIAL PERMIT

Case SP 08-005, Forest Street (Lot 2 & Lot 3), Delta Fairfield Corporation (continued public hearing)

The Representative for the Applicant, Patrick McAvoy, was present along with the members of the Applicant's family, Bill and Carol Gianquitto. Mr. McAvoy briefly summarized the background related to the application and reviewed with the Planning Board the materials provided for the public hearing. Mr. Pawlina pointed out that the labels are wrong on the Lot Profiles on sheet 3, but the scale is correct. Mr. Pawlina stated that it appears that the Engineer captured the entire drainage basin. Mr. Pawlina indicated he sees lots of references to grass slope on the Applicant's revised drawings and expressed uncertainty as to whether grass would be able to grow on a 1:1 slope. Mr. Pawlina explained that the drainage analysis presumes grass to be grown in several areas where he is uncertain as to whether grass is able to grow due to the slope. Mr. Pawlina suggested that the Applicant's Engineer might be able to come up with a more innovative alternative than grass. Ms. Marcus questioned how the flooding problem in the area is proposed to be resolved. Mr. Cassidy pointed out that the relocation of the catch basin on Forest Street is included in the Applicant's proposal. Mr. Cassidy suggested the possibility of directing drainage from the property directly to the City drainage system. Mr. McAvoy stated the Applicant has no objection to the relocation of the catch basin and the concrete sidewalks/granite curbing that was previously requested. Mr. Cassavoy agreed with Mr. Pawlina's comments concerning the viability of growing grass on a 1:1 slope. Mr. Pawlina stated the drainage on the lots could be better managed by more aggressive methods that could include swaling where flows are proposed to be directed with rip-rap toward the bottom. Mr. Sadowski referenced the proposed retaining walls and reminded the Applicant that the retaining walls must be designed by a structural engineer. The members discussed whether a terracing system similar to that of the adjacent property would be appropriate and concluded that terracing would not be keeping with the natural character of the property. Ms. Francazio stated that while it appears that the Applicant has made a reasonable attempt to solve the drainage issues on the site, she has heard numerous comments from members of the Board concerning the infeasibility of maintaining grass in many of the areas proposed by the Applicant. Ms. Francazio indicated she is not comfortable with the proposal as presented and would request that the Applicant come back with additional information. Mr. Connolly inquired what the impact would be on the drainage calculations if none of the proposed grass takes. Mr. Pawlina explained that grass accounts for approximately 25% of the surface area, which would throw off the pre/post calculations for run-off. Discussion followed regarding continuing the case. The members reviewed with the Applicant items to be provided for the next public hearing. These items included the following:

- further information on the proposed grass/alternative plantings conducive to steep slopes
- revised drainage calculations
- architectural details

Ms. DeSouza-Ward MADE a MOTION to continue the public hearing to November 24, 2008. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

OTHER

Signage Modification at 786 Main Street – Case No. SP 08- 004

Ms. Gaffey explained to the members the minor change to the signage at 786 Main Street. Ms. Gaffey also indicated that the location of the sign is proposed to be relocated to conform with zoning. Mr. Cassidy MADE a MOTION to accept the minor modifications as presented without requiring a new public hearing or further action. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

Storefront Detail at 532-546 Main Street – Case No. SP 07-002

Ms. Gaffey explained that the storefront detail was submitted by Mr. Carroll to satisfy a condition in the Site Plan Review decision for 532-546 Main Street. The members discussed how pleased they are with the way the building is taking shape and determined no action is necessary. Ms. Marcus MADE a MOTION to send a letter to the Applicant stating that the Planning Board accepts the storefront detail provided. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

Stone Place Site Visit – Case No. SP 08- 007

The members scheduled the Stone Place site visit for Saturday, November 15, 2008 at 9 AM.

Proposed Zoning Amendments

Ms. Gaffey discussed with members the two orders submitted by the Board of Aldermen initiating amendments to the Zoning Ordinance in connection with the ballot questions to permit up to three beer and wine establishments in the City. Ms. Gaffey indicated that the orders were initiated by Aldermen Wright who indicated that these orders would be withdrawn if the ballot question does not pass on November 4th. The members of the Zoning Subcommittee scheduled a meeting for Wednesday, November 12, 2008 at 7:30 PM to discuss the proposed zoning amendments should the ballot questions be approved by the voters.

Meeting adjourned at 9:30 p.m.