

DRAFT
MELROSE PLANNING BOARD
Regular Meeting & Public Hearing
Monday, June 23, 2008
7:50 p.m.
Mayor's Conference Room

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

ABSENT: Mike Cassavoy, Ed Cassidy

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

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

MINUTES

a) Regular Meeting & Public Hearing, June 2, 2008

Mr. Mercado MADE a MOTION to accept the minutes of June 2, 2008. Ms. Marcus SECONDED the MOTION. All voted in favor. None opposed.

BOARD OF APPEALS

Case 08-015, 340 Main Street, Sprint

The Applicant's representative, Ann Malone of Prince, Lobel, Glovsky & Tye, was present as well as the engineer for the Applicant. The Applicant had previously requested an extension to tonight's hearing. Ms. Malone reviewed Sprint's application with the Board. Sprint proposes to add WiMAX technology to its existing network facilities on a nationwide basis. Ms. Malone described the Applicant's need to modify their existing wireless communications facility located of 340 Main Street. The application involves the replacement of three of the six existing roof-mounted antennas with three new WiMAX antennas and the installation of one GPS antenna and two new supporting equipment cabinets to the Applicant's existing rooftop wireless communications system. Ms. Malone explained that the associated additional lines of cable will be routed to the rooftop and concealed inside the existing cable tray. Ms. Malone pointed out in 2000 Sprint originally received approval to install nine (9) antennas; only six (6) antennas were installed. Ms. Malone stated that the application incorrectly shows the three new antennas as three additional antennas rather than a replacement. Ms. Desouza-Ward asked Ms. Malone to clarify regarding the GPS antenna. The engineer for Sprint described the GPS antenna as two inches long. The Planning Board members discussed concerns that were brought up in a previous meeting regarding a similar case in which Mr. Cassidy felt it was important for the new antennas to blend with the existing equipment and building. Ms. Malone assured the Planning Board that this action will be taken by Sprint. Ms. Francazio speculated whether the Planning Board should require the Applicant to amend their application. The Planning Board members felt the Applicant should clarify this inconsistency prior to their hearing before the Board of Appeals. Mr. Sadowski stated replacing the three antennas has, in essence, no feasible difference from what exists there now – it is *de minimis*. He added that the antennas on buildings are starting to become more noticeable and pointed out the potential for unattractive, over-crowded rooftops. Mr. Connolly speculated how the Planning Board could handle future proposals of this nature. Mr. Sadowski suggested the Zoning Subcommittee consider looking into this issue as this is something that will be increasingly prevalent in the future. Mr. Pawlina MADE a MOTION to send standard letter to the Board of Appeals noting that the Applicant is replacing three existing antennas and adding a GPS antenna that is less than six inches in height. The Applicant agrees to

paint the new antennas to blend with the background color and texture of the existing host structure. Ms. Desouza-Ward stated it appears that the Applicant is aware of the City's requirements for Wireless Communications Service Facilities and has met all necessary criteria. Ms. Marcus SECONDED. All voted in favor. None opposed.

Case 08-018, 20 Beverly Street, Balas

The Applicant, Natalie Balas, described the proposal. The Applicant would like to remove the existing deck that is attached to the rear of their dwelling and construct a new deck that makes better use of their yard. Mr. Connolly asked if there were any questions from the members. The Applicant stated they have discussed their proposal with the neighbors who sent a letter in favor of this proposal to the ZBA. Mr. Sadowski MADE a MOTION to send standard letter leaving the decision to the Board of Appeals with input from the abutters that notes that the proposed deck attached to the rear of the dwelling is consistent with previous Zoning Board of Appeals applications that involve the extension of a nonconforming building that follows the line of the existing structure. The Board pointed out that the 4.2' between the lot line and the proposed deck is a reasonable distance from a maintenance perspective. Mr. Mercado 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 July 28, 2008. The Applicant has agreed to the extension of all statutes of limitation to October 28, 2008. Ms. Marcus MADE a MOTION to continue the public hearing until July 28, 2008. Ms. Desouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

SITE PLAN REVIEW-AFFORDABLE HOUSING SPECIAL PERMIT

SP 08-002, 42-44 Grove Street, 42-44 Grove Street Realty Trust (continued public hearing)

Mr. Connolly explained that the Applicant has requested a continuance to July 28, 2008. Ms. Gaffey explained that with both Messrs. Cassavoy and Cassidy absent tonight, the Applicant did not want to lose additional voting members. Ms. Gaffey shared that the Design Review Subcommittee plans to meet on Monday, July 14, 2008 to get into more detail regarding this proposal. She invited all to attend. Mr. Pawlina MADE a MOTION to continue the public hearing. Ms. Desouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

OTHER

Affordable Housing Zoning Amendment

Ms. Desouza-Ward informed the Planning Board members that the Zoning Subcommittee met prior to tonight's meeting to finalize the proposed amendment to the Affordable Housing Ordinance

Oak Grove Village/Pembroke Real Estate Special Permit Modification

Ms. Gaffey shared with the Planning Board members that work will start on the Traffic Signal Improvement Project in the next couple of weeks at the corner of Main Street and West Wyoming. Ms. Gaffey reviewed the scope of the project. Ms. Gaffey referenced the Applicant's request to modify the requirement to relocate the southbound bus stop at Main and Wyoming and the corresponding study. The members agreed to yield to the study and deemed that this minor modification to the special permit did not require a public hearing. Ms. Desouza-Ward MADE a MOTION to partially rescind Condition 18(d) of the Special Permit issued on July 8, 2002 to

allow the southbound bus stop at Main Street and Wyoming Avenue to remain in its original approach side location based on the study and public comments. Ms. Marcus SECONDED the MOTION. All voted in favor. None opposed.

Ms. Marcus MADE a MOTION to adjourn. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

Meeting adjourned at 8:30 p.m.