

MELROSE PLANNING BOARD
Regular Meeting & Public Hearing
Monday, August 25, 2008
7:50 p.m.
Mayor's Conference Room

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

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, July 28, 2008

Mr. Connolly MADE a MOTION to accept the minutes of July 28, 2008. Mr. Mercado 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 Applicant's son and his representative, Patrick McAvoy, were present. Mr. Cassavoy shared with the Board the results of the site visit that was held on August 6, 2008. Mr. Cassavoy noted three important items that resulted from the site visit. First, the Planning Board found the slope on the property to the immediate left to be terraced fairly well with a gradual step-up which the members found attractive. This single-family dwelling was also developed by the Applicant. Secondly, Mr. Cassavoy noted that the stone terracing in the rear of the specified property was placed carefully unlike the proposed rip-rap. Mr. Cassavoy indicated that the members found this terracing solution to be acceptable. Third, Mr. Cassavoy explained that more landscaping information is needed for the rear of the property. Unfortunately, the Applicant failed to convey these points to the Engineer and the revised plans do not reflect the field observations.

Mr. McAvoy asked for the Planning Board's reaction to the plans that had been delivered. Mr. Sadowski stated he would like to see more terracing of the slope. Ms. Desouza-Ward agreed and added that the terracing on the adjacent lot would be a strong model for this project. Mr. Cassidy expressed that he had difficulty reading the section drawings due to the scale that was used. Mr. Cassavoy shared that he was pleased to see that the top of the slope is so well vegetated. Mr. McAvoy commented that the terracing suggested by the Board is likely to disturb more of the sloped area. Mr. Cassidy agreed, but pointed out that the least amount of disturbance would be a forty foot wall which no one would like to see. Mr. Cassidy asked what the plans are for the last lot on the east side of the development. Mr. McAvoy replied a single-family house lot which is part of the subdivision proposal.

Mr. Cassidy stated he is not thrilled with the architectural drawings for the proposed single-family dwellings. Mr. Cassidy commented on the dormers and whether the drawings indicate that each floor is set back. Mr. Cassidy asked what materials will be used in the construction of the houses. Mr. McAvoy acknowledged the developer has not gotten that far in the process.

Mr. Cassavoy asked for any comments from the public.

Ralph Moore, Dexter Road. Mr. Moore stated he is not in favor of the project. He has concerns with the drainage problems in that area. He expressed that he believed that the Slope Protection Ordinance was adopted to prevent development on heavily sloped areas such as this.

Mr. Pawlina stated that the new drawings show that the watershed extends beyond the two lots, and broader analysis of the drainage is needed. Mr. Pawlina indicated that there is 15,000 square feet between the two lots which will add volume to the flow rate/the City's system. He added that the site is very steep, not just on the lot but behind the proposed development. Mr. Pawlina shared with the members his belief that the flow rate calculated is low. Mr. Pawlina explained that the contributing area is larger than what was used for the flow rate calculation and the time of concentration is shorter than what was used for the flow rate calculation.

Mr. Pawlina stated he believes the flow rates will be higher and pointed out that there needs to be some type of management of the flow shown, i.e., swales or rip-rap rather than only gentle contours. Mr. Pawlina emphasized the need to manage the flow coming off the two dwellings in a more formal way.

Mr. Cassidy shared his discontent with this proposal and feels the Board has been misled by this application which was submitted after the same Applicant's adjacent subdivision was approved and after the Slope Protection Ordinance was passed. Mr. Cassavoy inquired as to the status of the subdivision. Mr. McAvoy responded that the engineer is in the process of putting plans together. Mr. McAvoy explained that the project has become more complicated since blasting is no longer allowed during the day due to the proximity to the Ripley School.

Mr. McAvoy reviewed with the Planning Board the items to be provided for the next meeting. These items included that following:

- Drawing showing terrace system similar to adjacent lot
- Section drawings with correct scale
- Detail of landscaping in the rear
- Additional architectural information, including building materials
- Revised drainage study with updated flow rates

Discussion followed about continuing this case. Mr. Connolly MADE a MOTION to continue the public hearing to October 27, 2008. Ms. Marcus SECONDED the MOTION. All voted in favor. None opposed.

OTHER

Ms. Gaffey informed the Board that the Stone Place developer has filed a Site Plan Review – Affordable Housing Special Permit application and would like to get on the agenda for a public hearing when all members are present.

Ms. Gaffey distributed updated copies of the Zoning Ordinance to the members.

Ms. Gaffey shared that the Mayor is looking into developing a Green Ordinance. Ms. Gaffey distributed notes from a recent discussion with the Energy Commission suggesting possible ideas about encouraging sustainable development through zoning. The Smart Growth District is a possible model.

Mr. Cassavoy stated that on September 1st the State is releasing a new edition of the building code, which will include energy section. Mr. Cassavoy emphasized the need to evaluate the new

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code to determine whether it needs to be supplemented at the local level. Mr. Connolly speculated about the availability of any articles/abstracts concerning the new edition of the Building Code. Ms. Gaffey stated that the energy specifications and/or any analysis of the new code could be included in an upcoming packet to members. The Energy Commission would like to meet with the Planning Board or zoning subcommittee, but the Board agreed to wait until the new edition of the building code is released first.

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

Meeting adjourned at 8:40 p.m.