

MELROSE PLANNING BOARD
Regular Meeting & Public Hearing
Monday, September 22, 2008
7:45 p.m.
Mayor's Conference Room

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

ABSENT: Carla Francazio

Matt Hennigan, Assistant Planner, was present.

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

MINUTES

Regular Meeting & Public Hearing, August 25, 2008

Mr. Connolly MADE a MOTION to accept the minutes of August 25, 2008. Ms. Marcus 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 October 27, 2008. The Applicant has agreed to the extension of all statutes of limitation to January 22, 2009. Mr. Connolly MADE a MOTION to continue the public hearing until October 27, 2008. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed.

SUBDIVISION

482 Swains Pond Avenue, Toomey/Maneiro/Greene

A letter was received by the Planning Office from the Applicant requesting a continuance to the Planning Board's meeting in January, 2009. The Applicant also agreed to waive all statutory deadlines for plan approval. Mr. Cassidy MADE a MOTION to continue the public hearing until January 26, 2009 at the request of the Applicant who agrees to waive any statutory deadlines. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

SITE PLAN REVIEW

SP 08-006, 162 Tremont Street, Kris Giles

Kris Giles, the Applicant, and Jennifer Mecca, Applicant's consultant, were present. Ms. Giles described the nature of her business. Ms. Giles explained that her dog day care establishment offers dog grooming and training classes from 7 AM to 6:30 PM, Monday through Friday. Ms. Giles noted that her business does not operate on weekends and does not offer boarding services. Ms. Giles stated that her business accommodates between 25 to 39 dogs per day. The dogs occupy the play yard at 9 AM, 11 AM, 1 PM, 2:30 PM, 4 PM. Mr. Cassavoy inquired regarding the type of light fixtures included in the proposal. Ms. Mecca indicated that halogen lights will be installed and noted that the sign will not be lit. Ms. Giles explained that the existing garage will be removed to make room for the pea stone play yard and the 9 required parking spaces. Mr. Cassavoy asked how long her clients park when they visit her business. Ms. Giles replied that clients generally park for 15 minutes at pick-up time and expressed the proposed site is a significant improvement from a parking perspective as her current location has no on-site parking. Mr. Pawlina asked how the pea stone play yard would be constructed. Ms. Giles indicated that the existing asphalt would be removed and the pea stone for the play yard would be spread over a pervious liner. From a maintenance perspective, Ms. Giles explained that the play yard will be hosed

down after each use. Ms. Giles explained that the parking area will be paved and match the existing grading for drainage purposes. Mr. Pawlina suggested the installation of a pervious material at the low point on the site to facilitate the drainage. Mr. Mercado expressed that the designated handicap parking space does not appear to meet the specified size requirements. Mr. Cassavoy suggested that the handicap spot be relocated to space #9 should an issue arise. Ms. Giles shared that the 12' right-of-way along the north side of the building was dissolved and is no longer on the deed for the property. Mr. Cassavoy requested that the Applicant submit a corrected Site Plan to the Planning Office. The members discussed the adequacy of the snow storage area. Mr. Sadowski expressed that the size of the snow storage area appeared to be comparable with other Site Plan Review proposals. Mr. Mercado pointed out that MBTA fencing encroaches into the proposed snow storage area, which would likely impact the storage capacity. Ms. Giles stated her intention to work with the MBTA to install a new fence that appropriately follows the property line. Ms. Giles specified that the fencing system for the play yard would include a self latching gate as recommended by the City Health Department. The members discussed whether screening would be necessary for the Applicant's dumpster. Ms. Giles explained that she intended to position a two yard dumpster in the northeast corner of the lot. Given the small size of the proposed solid waste container, the Planning Board indicated that screening would not be required. Mr. Connolly MADE a MOTION to grant waivers of the application requirements on the following:

- Existing and proposed topography and location of all natural features
- Areas subject to a 100-year flood
- Traffic Impact Report

Ms. DeSouza-Ward SECONDED the MOTION. All voted in favor. None opposed.

Mr. Sadowski MADE a MOTION to open the public hearing. Mr. Pawlina SECONDED the MOTION. All voted in favor. None opposed. Mr. Camponesecki, the Owner, 162 Tremont Street, was present and expressed to the Planning Board that the existing drainage works effectively. Mr. Camponesecki explained that stormwater flows to the swale into a 3' percolation area located at the rear of the property. Mr. Pawlina MADE a MOTION to close the public hearing. Mr. Connolly SECONDED the MOTION. All voted in favor. None opposed.

Mr. Connolly MADE a MOTION to approve the Site Plan Review as shown on the August 25, 2008 plan submitted for SP 08-006, 162 Tremont Street subject to the following conditions:

1. If snow from the storage area encroaches on adjacent parking spaces, then it shall be removed off site. No snow shall be pushed out onto Tremont Street.
2. The required parking spaces shall be configured in conformance with the Zoning Ordinance. Should the proposed handicap parking space not conform, the handicap parking space shall be relocated to parking space #9 and striped accordingly.
3. The drainage for the new pavement overlay shall mimic the existing drainage and flow east to west to a 3' percolation area in rear of the property.
4. The Petitioner shall submit a corrected Site Plan that reflects the absence of the right-of-way presently shown along the north side of the building.

Mr. Mercado SECONDED the MOTION. A roll call was taken. There were eight affirmative, one absent. Mr. Cassavoy – Yes; Mr. Connolly – Yes; Mr. Mercado – Yes; Mr. Sadowski – Yes; Mr. Pawlina – Yes; Ms. DeSouza-Ward – Yes; Mr. Cassidy – Yes, Ms. Marcus – Yes. Ms. Francazio – absent.

Mr. Pawlina MADE a MOTION to adjourn. Mr. Mercado SECONDED the MOTION. All voted in favor. None opposed. Meeting adjourned at 8:45 p.m.