

**MELROSE PLANNING BOARD**  
**Special Meeting**  
**Thursday, June 4, 2009**  
**7:45 p.m.**  
**Basement Conference Room**

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

**ABSENT:** Ed Cassidy and 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. Connolly.

**MINUTES**

a) Special Meeting & Public Hearing, May 18, 2009

Mr. Pawlina MADE a MOTION to accept the minutes of May 18, 2009. Mr. Cassavoy SECONDED the MOTION. All voted in favor. None opposed.

**SITE PLAN REVIEW-AFFORDABLE HOUSING SPECIAL PERMIT**

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

Ms. Gaffey explained that a draft version of the Site Plan Review decision has been distributed to the members to facilitate discussion during the meeting. The members reviewed the Findings and Conditions sections of the draft decision and made several modifications. Discussion took place concerning the smokestack and the measures that should be taken if the smokestack is found to be structurally unstable. The members discussed the streetscape lighting along Washington/Pleasant Streets and accepted the Applicant's Lighting Plan as proposed. The members reviewed the traffic elements of the Project included in the Conditions section. Mr. Pawlina recommended the addition of a new condition that would require the Applicant to return to the Design Review Subcommittee with a design for a hybrid stormwater management system that would provide greater infiltration than the subsurface system currently proposed. Ms. Gaffey reviewed with the members the draft conditions for the Affordable Housing Special Permit.

Ms. DeSouza-Ward MADE a MOTION to approve the Site Plan Review application for SP 08-007, Stone Place with the conditions discussed. Ms. Marcus SECONDED the MOTION. A roll call was taken. There were seven affirmative votes and two members were absent from the vote. Mr. Cassavoy – Yes; Mr. Connolly – Yes; Mr. Sadowski – Yes; Mr. Pawlina – Yes; Ms. DeSouza-Ward – Yes; Ms. Francazio – Yes; Ms. Marcus – Yes.

Mr. Cassavoy MADE a MOTION to approve the Special Permit for the Affordable Housing Incentive Program for SP 08-007, Stone Place with the conditions discussed. Ms. DeSouza-Ward SECONDED the MOTION. A roll call was taken. There were seven affirmative votes and two members were absent from the vote. Mr. Cassavoy – Yes; Mr. Connolly – Yes; Mr. Sadowski – Yes; Mr. Pawlina – Yes; Ms. DeSouza-Ward – Yes; Ms. Francazio – Yes; Ms. Marcus – Yes.

Meeting adjourned at 10:10 p.m.