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January 3, 2022

Denise Gafney
Director and City Planner
City of Melrose, City Hall
562 Main St
Melrose, MA 02176

Dear Mrs. Gafney,

Thank you for your letter in response to our application for preliminary site plan review for the property at 148 Myrtle St in Melrose. Our response below contains responses to the 9 questions outlined in your response dated December 22, 2021.

1. It is unfortunate that the existing building cannot be incorporated into the project. Please provide more information on this issue and pictures of existing conditions.

The proposal does not include incorporating the existing building for the following reasons; A) Existing conditions show the following deficiencies;

- Multiple foundation sections of varying materials and adequacy
- Primary structural framing of carrying beams, sills and lally columns is undersized, failing or otherwise compromised.
- Secondary framing of floor systems and walls is almost completely out of level and plumb and does not provide a good base for rebuilding.
- Front porch is without adequate footings, posts and surface materials are all rotted or missing.

B) Brown Dog Properties is focused on providing environmentally responsible, net-zero ready properties that offer low-energy demand housing that will be close to Passive House standards. We have been closely monitoring the state's response and guidelines to the climate crisis, in particular the MA Decarbonization: Roadmap to 2050 and the recent realignment of Mass Save programs to focus on electrification of homes for the next 3 years.

We believe these Mass State goals are consistent with Melrose's own Net Zero Action Plan. Everything from the framing approach, air sealing of the building, wall depth and foundation walls is different on a build of this nature.

2. Provide the number of stories and use of all buildings abutting the proposed project to provide context for the project. It is not onerous to produce this graphic as the Assessor's Map on the City's website includes this information.

The abutting properties are residential single and multi-family in nature. We are updating our submission documents to better reflect this. Page 9 of the submitted documents shows silhouetting of the abutting structures and indicates their size and height. Heights of the proposed structure at 148 Myrtle St are in line with the surrounding homes at 2.5 stories and ~ 35' as opposed to the 50' height provide for in URD zoning.

3. Expand how trash and recycling totes will be managed since the units will be sharing totes.

The units at 148 Myrtle St will be professionally managed and part of that management will be managing the trash and recycling bins on a weekly basis for trash collection.

4. Where would the snow be stored for small and large events? It does not seem possible that a bobcat could access the backyard.

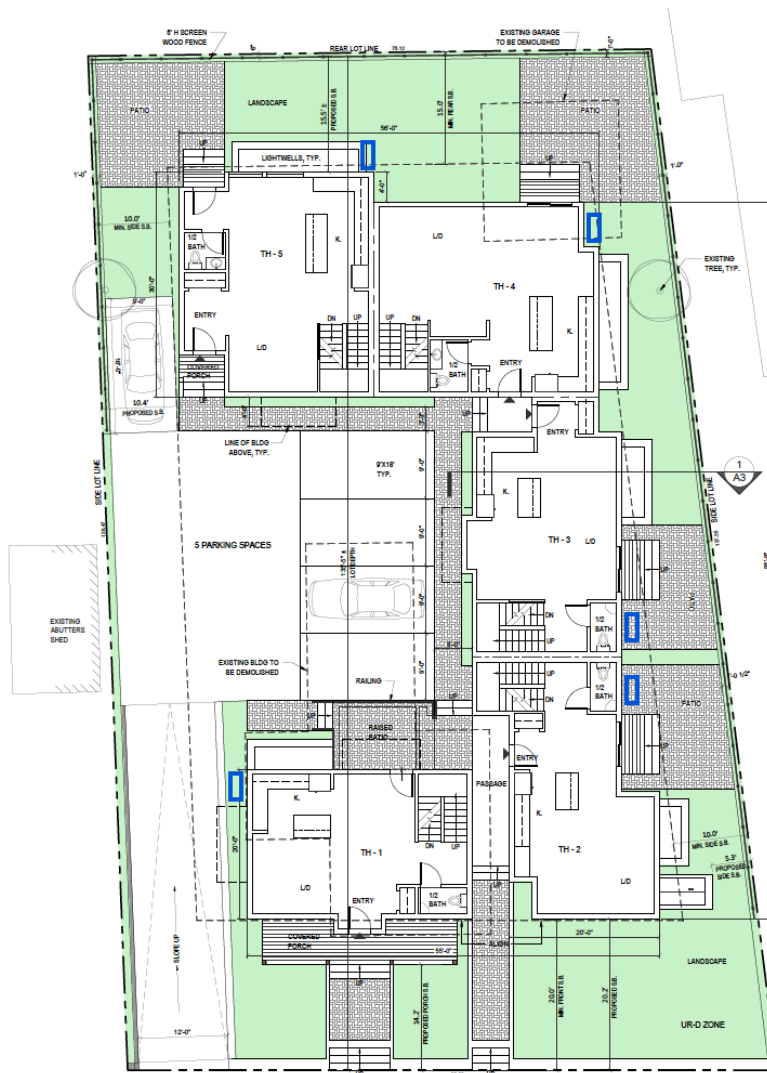
Snow management for storms will be addressed by plowing smaller snow event storms to the back of parking spaces resulting in smaller snow banks on property.

Larger snow events will be stored at the back left of the property beyond the parking space for unit # 5. That unit owner will be required to move their car during larger snow events for snow removal. A bobcat can easily access this portion of the property which carries in width from 10 - 12.5'

In order to better accommodate storage for large snow events, we plan to relocate the trash and recycling bin storage to the side of Unit 1 along the drive aisle. This change will be indicated in a plan update which we will provide before the meeting.

5. Where will the units for the heat pumps be located?

The heat pumps will be located directly abutting each unit. Plans will be updated shortly to reflect this. The diagram below indicates heat pump locations with blue squares.



6. Bicycle storage should be considered especially where reduced parking is being requested.

We had provide for several bicycle locking stations on the right side of the drive aisle against the building. Those are illustrated in the submitted landscaping plan. We will update the architecture plans to reflect this as well.

7. The Engineering will likely need more information that is required as part of the infrastructure analysis.

We understand this plan is subject to review by the individual departments of the City of Melrose. We welcome further input and questions regarding the infrastructure.

8. Will there be payment in lieu of providing an affordable unit onsite?

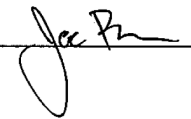
Yes we would do a payment-in-lieu for the project at 148 Myrtle St.

9. Provide the plans electronically.

Plans emailed in conjunction with this submission. Thank you!

If there are other questions, please let me know, we would be happy to answer.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joe Roman", written over a horizontal line.

Joe Roman

Brown Dog Properties

Appendix - existing condition photos



Exterior porch conditions





