

CITY OF MELROSE
Application Form for Site Plan Review

INSTRUCTIONS: Applications must be typed or printed. Refer to the Application Guidelines for a complete description of the Site Plan Review filing requirements.

PROJECT ADDRESS AND SITE INFORMATION:

NUMBER & STREET: 148 MYRTLE STREET
ASSESSOR'S MAP & PARCEL: _____ ZONING DISTRICT: UR-D
TOTAL SITE AREA: 11,004 SQ. FT.
LOT/S FRONTAGE: 86.69'

APPLICANT'S CONTACT INFORMATION:

NAME: BROWN DOG PROPERTIES, LLC
ADDRESS: 90 REDINGTON ST, SWAMPSCOTT, MA 01907
PHONE: 617-308-4489
EMAIL: joe@brownndogprop.com

APPLICANT'S REPRESENTATIVE (If applicable):

NAME: N/A
ADDRESS: _____
PHONE: _____
EMAIL: _____

OWNER'S CONTACT INFORMATION (If different from Applicant):

NAME: BRADLEY HUTCHINSON
ADDRESS: 193 GREEN ST, MELROSE, MA 02176
PHONE: 781-665-2222
EMAIL: linda@bradhutchinson.com

SIZE OF EXISTING BUILDING:

SQUARE FEET 1,907 SQ. FT. FRONTAGE 86.69'
HEIGHT (FEET) 29' 6 1/2" NUMBER OF STORIES 2.5

Present occupancy or use of each floor: RESIDENTIAL

SIZE OF PROPOSED BUILDING:

SQUARE FEET 10,388 SQ. FT. FRONTAGE 86.69'
HEIGHT (FEET) 34' 9" NUMBER OF STORIES 3

PROJECT DESCRIPTION: (Briefly describe the proposed project. Please note an executive summary is also required).

DEMOLITION OF EXISTING 2 UNIT BUILDING AND BUILD
FIVE NEW TOWNHOUSE UNITS

Complete the chart below indicating the unit breakdown by bedroom count for residential developments:

Bedroom Configuration	# of Market Rate Units	# of Affordable Units	# of Bathrooms	Livable Square Feet
Studio	0	0		
1 Bedroom	0	0		
2 Bedroom	0	0		
3 Bedroom	0	0	3.5	10,308 TOTAL
Other 4 BEORUM	5	0	3.5	

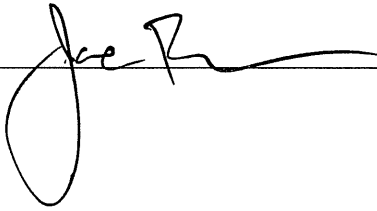
Indicate Special Permits sought from the Planning Board in addition to the Site Plan Review request:

- Shared or Reduced Parking Spaces, MZO §235-40.C
- Increase in number of compact parking spaces, MZO §235-41
- Affordable Housing Incentives, MZO §235-73.1 (*separate application form required*)
- Density Incentives in the BA-1 & BA-2 Districts, MZO §235-66 (*separate application form required*)
- Slope Protection, MZO §235-73.2 (*separate application form required*)
- Multifamily residential use in non-residentially zoned area, MZO §235-65
- Cluster development, MZO §235-67
- Planned unit developments and planned business developments, MZO §235-68-71

Is the applicant seeking zoning relief from the Zoning Board of Appeals? YES

If YES, please list zoning relief sought.

THE PROJECT AT 148 MYRTLE ST IS SEEKING RELIEF FOR LOT FRONTAGE, PARKING REQUIREMENTS, MIN FRONT & SIDE YARD & MIN LOT AREA.

Signature of Applicant:  Date: 1-3-22

CITY OF MELROSE

Checklist of Site Plan Review Application Materials

<p>The following is the list of required materials for Site Plan Review. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Plans and renderings should be full size, not reduced, and prepared on a scale adequate for interpretation, which for site plans is usually not less than 1 inch equals 40 feet. Any of the requirements of a Site Plan Review application may be waived by a majority vote of the SPRC. Waiver requests must be in writing. Please see application guidelines for additional application requirements.</p>	Applicant (Check applicable column)	
	Included with Appl.	Waiver requested
EXECUTIVE SUMMARY generally describing the nature and location of the project, including: parking and loading, traffic flow and circulation, projected traffic volumes and impact, external lighting, landscaping and screening, utilities and protection and/or enhancement of existing natural areas.	✓	
SITE PLAN (information may appear on separate drawings at a scale of no less than 1 inch equals 40 feet) including:	✓	
Parcel lot lines for the proposed project and surrounding parcels.	✓	
Height and use of all buildings abutting the proposed project, including a building or buildings directly across from the proposed project but separated by a public or private right of way.	✓	
Proposed parking plan including location of access and egress.	✓	
Location of existing and proposed buildings on the project site.	✓	
Handicapped access provisions.		✓
Foundation lines of the proposed buildings, gross floor area, and building height.	✓	
Location of solid waste containers and the nature of any required screening.	✓	
Existing and proposed topography and the location of all natural features such as wetlands, streams, water bodies, and exposed bedrock to be removed, if any.	✓	
Areas subject to a 100-year flood, if any.	✓	
Provisions for drainage and sewage.	✓	
Proposed landscaping, including all screening and buffering of adjacent residential areas.	✓	
Provision for fencing and walls.	✓	
Location, material, and size of all signs.		✓
Location, materials and dimensions of loading areas, walkways and driveways.	✓	
Location of all site lighting, style of light pole and fixtures, and description of method for mitigating light spillage onto adjacent properties.	✓	
FLOOR PLANS for the proposed building, with the location of any affordable units labeled.	✓	
INFRASTRUCTURE ANALYSIS, demonstrating that adequate water supply and pressure are available, adequate sewerage capacity is available, and adequate storm water management is provided as shown by a drainage analysis and calculations.	✓	
FAÇADE RENDERING of the front, side and rear of proposed buildings, including roof appurtenances.	✓	
SIGN RENDERINGS describing the dimensions and style of all proposed signage.		✓
CONSTRUCTION MANAGEMENT PLAN, describing provisions for the protection of abutting properties during construction, and site excavation, demolition, blasting, and site reclamation plans.	✓	

Checklist of Site Plan Review Application Materials (continued)	Applicant (Check applicable column)	
	Included with Appl.	Waiver requested
TRAFFIC IMPACT REPORT:		
Estimated average daily traffic and peak hour traffic to be generated by the proposal and means taken to mitigate impact, if any;		✓
Level of Service Analysis for nearby intersections;		✓
Transportation Management Plan (TMP) including policies for parking management, transit promotion, bicycle storage, pedestrian safety and car sharing. The TMP shall explain the long term management and enforcement of the TMP components.		✓