

**Brown Dog Properties LLC
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December 10th, 2021

Executive Summary for;
148 Myrtle St. Melrose Ma 02176

The proposal is to raze the existing two family structure and replace with a new fire unit townhouse building. The existing 2 unit structure is in major disrepair, the porches, siding and trim are all rotting and there are structural failures observed. In its current state the house and lot are an eyesore. The proposed five unit townhouse building is architect designed with a traditional façade and general look that fits in well in Melrose.

Each unit will have 4 bedrooms and one parking spot in the rear of the building. We are working with a landscape architect whose plan will help add to the overall appeal of the proposed project. We plan to plant over 80 new trees, shrubs and plants, we have spoken with all the abutting neighbors at a neighborhood meetings as well as in individual calls and have taken their specific requests in to account. The neighborhood response to the project has been very favorable.

We are showing minimal exterior lighting, one light at the front and rear of each unit as well as two spot lights in the side center of the property to light the parking area.

As the proposed drive aisle location will stay the same, we do not expect there to be any noticeable change in traffic flow. We expect people will want to purchase here because of the great walkability score, access to public transportation as well as proximity to downtown Melrose.

We will be installing all the utilities to the new building. We will bring in a new sewer line as well new water lines for domestic use as well as fire sprinkler. Electrical lines will be brought in underground if possible.

Drainage will be collected in underground Cultec systems, one in the front of the property and one in the rear. A more detailed plan will be presented to the City engineer prior to the Site Plan Review meeting.

There is adequate space on site to plow snow and store onsite. In the event that more than 18 inches of snow falls a bobcat may be needed to clean up the drive aisle and stock pile in the rear.

Trash storage will take place on the back left side of the building. There will be a total of three trash bins and three recycle bins. All will be 50 Gallon rolling bins and have lids.

The heat pump/air conditioning condensers will comply with the Melrose noise ordinance. The units are high efficiency Fujitsu Halycon, the DB level from 10 feet is 63.

We feel this project will add to the overall fabric of the immediate neighborhood. The neighbors are excited for something more positive to be happening rather than a delapidated building which has had pest infiltration and has been sitting vacant. In summary we are looking forward to contributing some nice spaces to a great neighborhood of Melrose.

The following wavers are being requested:

- 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 way: The height of the proposed building is conforming and fits well in scale with the neighborhood.
- Handicapped access provisions: This building is not required to be handicap accessible and would be cost prohibitive to do so.
- Location, material and size of all signs: There will be no signage.
- Sign Renderings: There will be no signage
- Estimated average daily traffic and peak hour traffic to be generated by the proposal and means taken to mitigate impact, if any: We are going from an existing 2 unit to 5 unit building with the same number of parking spaces. We don't think there will be any noticeable change to traffic.
- Level of service analysis for nearby intersections: There should be little to no impact on traffic.
- Traffic management plan: There will be such minimal change going from a 2 unit to 5 unit building.

We appreciate the consideration for this project and look forward to working with the City of Melrose on this project.

Prepared by:

Joe Roman
Brown Dog Properties