



CITY OF MELROSE

Inspection Services

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November 27, 2019

Oak Grove Mill LLC
C/O Attorney David R. Lucas
One Nelson Terrace
Melrose, MA 02176

Re: 99 Washington St.

Dear Applicant,

I have reviewed your building permit application and plans to add additional floors and convert the existing building to a 141 unit residential building with amenities. The plans submitted with your application are a site plan (issued for review) C-102A and C-102B by Alan and Major Associates Inc. dated November 21, 2019, Architectural Plans G – 001, A-100 through A-103, A-201, A- 301, and A-501 through A-503 by Icon Architecture (not dated).

In accordance with Chapter 235 §235-12 of the Melrose Zoning Ordinance (Ordinance), having a “change of use” to a pre-existing building triggers (full) compliance with the Ordinance for the new use.

As I understand it, the project is being proposed as a Smart Growth District (SGD) project within the underlying I- A District. Therefore Chapter 235 §235-71.1 of the Ordinance applies. It is noted that any section of the Ordinance which is not modified by §235-71.1 remains in effect.

Use: In accordance with Chapter 235 §235 –71.1 of the Ordinance the proposed residential use is permitted as of right. Therefore no relief is required.

§235- 18, §235-19 and §235 –71.1 Dimensional and Density Regulations:

New Multifamily 141 units	Required	Proposed	Violation of the Ordinance	Relief Required prior to issuing a Building Permit
Lot area	0.5 acre	3.1 acres	No	No
Frontage & width	100’	569.4’	No	No

Lot depth	100'	155' ±	No	No
Front yard	15' minimum 20' maximum (new buildings)	15.3' (existing) N/A	No No	No No
R. side setback	12' minimum	45' ±	No	No
L. side setback	12' minimum	12.5'	No	No
Rear setback	15' minimum	20.9'	No	No
Max Height	50' §235-71.1.E(6)(a)[1]	56.3'	Yes	Yes §235-71.1.E(6)(a)[1]
Max Stories	4	4	No	No
*Maximum Density 35 Units per Acre:	*3.18 acres x 35 = (111.3) 111 allowed units + 17 incentive units = 128 total units allowed	141	Yes	Yes §235-71.1.E(4)(a)
Max coverage	50% §235-71.1.E(7)	36.6%	No	No
Min open space %	25% 235-71.E.(5)(a)[2]	25%	No	No
Maximum floor area ratio (there are no commercial spaces)	1.25 235-71.E.(4)(b)	1.06	No	No

*As per §235-73.1.C (2) of the Ordinance, the applicant is required to provide 17 affordable units, therefore is allowed to construct 17 incentive units for a total of (111 allowed units +17 incentive units = 128) 128 allowed units.

Your proposal shows 141 units; the difference between 141 units and the 128 allowed units is 13 units. If you are successful in obtaining a variance for the 13 units then the 13 will be added to the 111 allowed units equaling 124 allowed units. As such 15% (affordable) of the 124 allowed units = (18.6) 19 required affordable units.

§235-16.1 Site Plan Review:

This proposal falls within Site Plan Review §235 – 16.1 of the Ordinance. You will need to obtain Site Plan Review approval prior to this office issuing a permit for this proposal.

§235-73.1.H Affordable Housing: You will need to obtain Affordable Housing approval prior to this office issuing a permit for this proposal.

§ 235-71.1.F and §235 – 32 through §235 – 42 Off-Street Parking and Loading:

As per § 235-71.1.F(1) the Ordinance, a SGD project requires 1 parking space for a studio or one-bedroom and 1.5 spaces for a two-bedroom. As per § 235-71.1.F(2) the total parking spaces divided by units shall not be less than 1.25 per unit. As per § 235-71.1.F(5) surface parking shall be a minimum of 30' from the public street, a minimum of 10' from the structure, a minimum of 5' from a side or rear

lot line, a minimum of 5' from our lot line abutting a railroad right-of-way and minimum 10 feet from any other side or rear lot line. As per § 235-71.1.F(5)(c) no surface parking area shall be closer to a public street than the closest principle building. As per § 235-71.1.F(6) you are required to provide 1 bicycle space per 20 dwelling units.

141 units	Required	Proposed	Violation of the Ordinance	Relief Required prior to issuing a Building Permit
Minimum size of parking space	9' x 18' for angle 9' x 22' for parallel	8.5' x 18' 9' x 22'	Yes No	Yes §235 – 41. N
One/studio-bedroom unit & Two-bedroom unit	1 space per unit 2 spaces per unit Total 167.5 spaces	169 (undersize spaces) 3 (parallel spaces) Total 172 spaces	Yes; spaces do not meet the minimum size therefore are not considered spaces; except 3 parallel spaces	Yes §235 – 71.1.F(1) Please note if the applicant is successful in obtaining a variance for size of space then the number of spaces provided complies.
Minimum aisle for 1 way traffic	20' minimum	15' Spaces along rear of building	Yes	Yes §235 – 41.O
Minimum aisle for 2 way traffic	24' minimum	24'	No	No
Surface parking setback from public street	30' minimum	15.4'	Yes	Yes §235 – 71.1.F(5)(a)[1]
Surface parking from a structure	10' minimum	1'	Yes	Yes §235- 71.1.F(5)(a)[3]
Surface parking from a railroad right-of-way	5' minimum	5.1'	No	No
Surface parking from a side yard or rear yard line abutting an SG D property	5' minimum	3'± 5 spaces located at the rear right corner of the building are located closer to the rear yard line than the minimum allows.	Yes	Yes 235 – 71.1. 5(a)[4]
Surface parking no closer to the Street than the principle building	Building is 15.3'	15'.4	No	No

It is noted that although the applicant may have reciprocal easements to allow the flow of traffic, all requirements the Ordinance (unless otherwise noted) are to be located within the applicant's lot.

§235 – 71. 1. F(6) Bicycle Parking: 141 units ÷ 20 (1 space per unit)= (7.05) 7 required spaces. The plan shows 2 bike racks (with no #of spaces) at back of sidewalk. However the proposed off-street parking summary chart shows 44+. Therefore the bike parking complies with the ordinance.

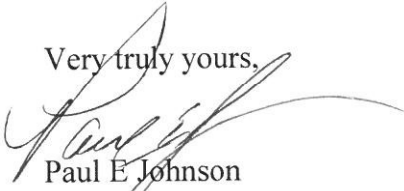
§235-71.1.G (8) Signs: There were no signs submitted with this application.

§235-71.1.G (4) through §235-71.1.G (7) will be determined by the planning board during site plan review/affordable housing process.

As an aside, M.G.L 40 §54A, in part, requires Mass D.O.T approval for building permits on land formerly used as a rail road right-of -way or property appurtenant thereto formerly used by any rail road company in the Commonwealth. In this instance I am not aware of the title history for this property, however in the event it is needed. I am attaching a D.O.T letter for your convenience.

To the extent you are aggrieved by this determination you may appeal as outlined in Chapter 235 §235 – 60.C of the Melrose Zoning Ordinance.

Very truly yours,



Paul E Johnson
Director of Inspectional Services
Building Commissioner

Cc: Denise Gaffey, Director of Planning and Community Development
Lori Massa, Board of Appeals Clerk