

RECEIVED

By City Clerks Office at 12:45 pm, Feb 05, 2026

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, December 10, 2025
7:30 p.m.
Remote Meeting**

Present:

Bryan Thorp, Chair
Daniel Gelormini
Jeffery Ugino
Raj Singh
Chris Coughlin
David Roache

Staff Present: Adam Forrester, Assistant Planner

The meeting was called to order at 7:35 pm.

Pursuant to Chapter 2 of the Acts of 2025, this meeting was conducted via remote participation. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting were found on the City of Melrose's website, at <https://www.cityofmelrose.org/195/Meetings-of-Boards-Commissions-Committee>. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public could adequately access the proceedings in real time, or in the event that we are unable to do so, on the mmtv3.org website an audio or video recording, transcript, or other comprehensive record of proceedings was posted as soon as possible after the meeting. A link was also available on www.cityofmelrose.org.

Application materials were posted to the City's website:
<https://www.cityofmelrose.org/170/Board-of-Appeals>.

CASES BEFORE THE BOARD

Case 25 018 – 1114 Main Street (Continued Case) –

The appeal of Rangadoure Ramachandirane for a Special Permit under §235-12.5.D of the Zoning Ordinance to enclose an existing front porch with a nonconforming front yard on the single-family dwelling at 1114 Main Street in Melrose owned by Rangadoure Ramachandirane & Poongulali Rangadoure on a lot consisting of 4,866 sf and shown on Assessor's Map D14 0 12.

Rangadoure Ramachandirane & Poongulali Rangadoure, Applicants, appeared before the Board to present the case. Mr. Ramachandirane provided an overview of the project explaining that the request includes enclosing the existing front porch. He explained that the enclosed porch would not be used as a living space and no utilities or HVAC will be installed. He added that they desire to have a space that is more protected from the weather and the noise/pollution caused by

vehicles traveling on Main Street. He updated his plan from the original submitted with the application to include elevations with façade materials that retain the porch appearance.

The Board did not receive any public comments, and no one appeared to speak during the hearing.

Board Members were supportive of the request and overall design of the enclosed porch. They agreed that enclosing the porch for this house with the proposed design will not be detrimental to the streetscape and is reasonable.

Additional details on the Board's discussion can be found in the Decision.

The Board granted the Applicant's request for a Special Permit, 5-0, by the unanimous votes of Chair Bryan Thorp and Members Daniel Gelormini, David Roache, Jeffery Ugino and Chris Coughlin.

Documents: ZBA Application materials, case 25- 018
Updated Architectural Plans dated 12.07.25

25 021 – 16 Whitwell Street (Continued Case) –

The appeal of Todd Weaver for Variances from §235-6.2 of the Zoning Ordinance for front yard setback, §235-6.3.F for impervious surface requirements, & §235-11.5.c.2 for driveways being within 30 feet of each other, and a Special Permit under §235-6.2 & §235-12.5.a.3 for demolishing a structure and constructing a new conforming structure on a lot with nonconforming area, all to demolish an existing two-family dwelling and to construct a new two-family at 16 Whitwell Street in Melrose on a lot consisting of 7,815 sf and shown on Assessor's Map D4 0 38.

Todd Weaver, Applicant, and Jay Bradley, Architect, appeared before the Board to present the case. They presented updated plans that incorporated feedback they received from the Board at the first hearing. The updated plans included the structure repositioned on the lot so that it meets the front yard setback requirement, pervious materials for the driveways and walkway, more details on the where the lot line and street meet, details on landscaping and open space, and an updated rendering showing structures on abutting properties.

Two members of the public, Marissa Milbury, 11 Whitwell Street, and Oskar Senft, 20 Edgemere Street, appeared to speak during the hearing. They voiced concern about the following:

- Structure is too large for lot size
- Structure does not fit density and visual appeal of the neighborhood
- Stormwater issues
- Potential damage to retaining walls during construction
- Privacy concerns

Details on the Board's discussion and conditions of approval can be found in the Decision.

The Board, by the votes of Chair Bryan Thorp and Members Daniel Gelormini, David Roache, and Jeffery Ugino in favor, and Chris Coughlin in opposition, granted the request for a Variance, 4-1.

The Board, by the votes of Chair Bryan Thorp and Members Daniel Gelormini, David Roache, and Jeffery Ugino in favor, and Chris Coughlin in opposition, granted the request for a Special Permit, 4-1

Documents: ZBA Application materials, case 25- 021
Architectural Plans dated 11.21.25

OTHER BUSINESS

Change in ownership of 199-201 Essex Street

Dana Lopez, of 199-201 Essex St. Melrose LLC, appeared before the Board to notify them of a change in ownership for the approved comprehensive permit project at 199-201 Essex Street. He explained that there are no proposed changes to the approved plans and the same conditions of approval will apply. He also noted that he will submit a letter that will be filed with the City Clerk's office.

Demolition Review Ordinance

Planning Staff distributed copies of the Demolition Review Ordinance for the Board to review. They had no comments.

2026 ZBA Meeting Dates

Planning Staff shared the tentative 2026 ZBA meeting date schedule with the Board.

Meeting Minutes

The Board voted, 5-0, to approve the minutes from October 8, 2025 and November 12, 2025.

Next Meeting

The next meeting is scheduled for January 14, 2026.
The meeting adjourned at 9:30 pm.