

**MELROSE BOARD OF APPEALS**  
**MEETING MINUTES**  
**Public Hearing**  
**Wednesday, January 14, 2026**  
**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](http://www.cityofmelrose.org).

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

**CASES BEFORE THE BOARD**

**25 024 – 116 Washington Street –**

The appeal of Amy L. Mark and Joey Chun Cheung for a Variance from §235-6.2 of the Zoning Ordinance for lot area & a Special Permit under §235-5.2 for two-family permitted use to convert the existing single-family dwelling with an in-law apartment to a two-family dwelling at 116 Washington Street in Melrose on a lot consisting of 9,901 sf and shown on Assessor's Map B3 0 5.

David Lucas, Attorney, appeared before the Board to present the case. Attorney Lucas provided an overview of the project explaining that the request involves converting the existing single-family dwelling with an in-law apartment to a two-family dwelling. He noted that this property had an in-law apartment use approved by the Board of Appeals in 2003. He explained that there are no proposed exterior changes, besides the addition of a staircase which is conforming.

He added that the Applicants have had trouble renting out the existing single-family with an in-law apartment due to the small size of the in-law unit and the familiar relationship requirement.

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

Members were generally supportive of the change in use to a two-family dwelling and would rather this property be a permitted two-family over a single-family with an in-law as it offers the housing opportunity with less restrictions.

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

The Board granted the Applicant's request for a Variance and 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- 024

### **25 025 – 401 Upham Street –**

The appeal of Carol and George Saleh for a Variance from §235-5.2 of the Zoning Ordinance for permitted use to allow the sale of food items in a retail establishment at 401 Upham Street in Melrose on a lot consisting of 7,802 sf and shown on Assessor's Map G9 0 45.

George and Carol Saleh, Applicants, appeared before the Board to present the case. They explained that they are seeking approval to sell pre-packaged food items in the small retail space of their gas station business. They added that no food preparation will take place on site and all items for sale will be pre-packaged food and beverages.

The Board received three letters from the public which were read into the record. The letters raised concerns over the potential negative impact of allowing this use including: food items could attract rats, traffic and parking issues, pedestrian safety, as well causing noise disturbances late at night. Two members of the public, Katie Cintolo, 2 Ards Moor Road, and Karen Ciaramitaro, 14 Simonds Road, appeared to speak during the hearing. They voiced concern about the following:

- Traffic issues
- Parking issues
- Pedestrian safety

Board Members were generally supportive of the request as the convenience of this use would be a public benefit. Members discussed placing conditions that would limit the types of retail items that could be sold. They discussed that conditions should be placed to ensure that additional food items and products could not be sold in the future

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

The Board conditionally granted the Applicant's request for a Variance, 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- 025

### **25 026 – 174 Green Street –**

The appeal of Nick Riccio and Samantha Riccio for a Variance from §235-5.2 of the Zoning Ordinance to allow for townhouse use and §235-6.3.B for two principal structures on a lot, all to construct 6 townhouses on the lot owned by Robert D. Glendon, Trustee of ROG Realty Trust II at 174 Green Street in Melrose on a lot consisting of 10,476 sf and shown on Assessor's Map D11 0 64A.

Nick and Samantha Riccio, Applicants, Robert Bell, Attorney, Talia Cannistra, Architect, and Oscar Yubi, Engineer, appeared before the Board to present the case. They provided an overview of the project that involves demolishing the existing office building and constructing two, three-unit townhouses with a shared driveway between them. The project team provided additional details on the architectural design, floor layout, parking plan, patios/landscaped area, and stormwater management system.

Board Members had the following questions/comments for the Applicant and the rest of the development team. Answers are indicated underneath the question:

- Site plan needs to be updated with all relevant zoning information.
- Civil set needs to be updated to show grade change on site.
- Overall, the plans presented were incomplete and need to be updated. These need to be updated before the next hearing and before site plan review by the Planning Board.
  
- How big are the units?
  - About 3000 sf each.
- How deep are the patios expected to be?
  - About 5 feet deep by 10 feet wide.
- Is there a need for two separate structures? Can the project be redesigned to be oriented towards the street?
  - The site is challenging with access and grading. Front loading the building would make parking challenging. The building's orientation was planned this way to try to work with the site's challenges and keep parking off the street.
- Units are too large and building is too large for the site, specifically the 9-foot ceilings.
- Structure is out of character for neighborhood when all abutting properties are taken into consideration, not just compared to 180 Green St. building.
- Can the height be reduced to follow the grading of the site?
  - That wasn't considered in the project design.
- The overflow of the stormwater system will go through the retaining wall onto an abutter's property?
  - Yes, that is true

- Will runoff flowing off of the property be increasing? Proposed stormwater management system needs to be redesigned so that stormwater is captured on site.
  - No, it will be not
- Treatment plan for stormwater is insufficient.
- .

The Board received twenty-five letters and five phone calls from the public prior to the hearing. The letters raised concerns over the potential negative impact of allowing this use including: the size of the proposed project, traffic and parking issues, pedestrian safety, stormwater management issues, privacy concerns, and impact on the quality of life for area residents. Six members of the public, Paula Renzullo, Irma Feizic, John McQuaid, and Jean Tai, all of 180 Green Street, as well as Geard Cantin, 164 Green Street, and City Councilor John Obremski, appeared to speak during the hearing. They voiced concern about the following:

- Traffic issues
- Parking issues
- Pedestrian safety
- Project will negatively impact value of abutting properties
- Construction traffic in the area
- Construction management issues/ noise issues
- Pollution caused by demolition of existing building
- Stormwater issues/ flooding
- Plowing and snow management issues
- Use should stay commercial.
- Smaller scale residential project should be considered to limit negative impacts
- Privacy issues due to patios and balconies facing abutting properties
- Safety concerns due to the proximity to the elementary school
- Impact of delivery and trash trucks on local traffic
- Lot is too small for this proposed project
- Scale of project- too many units and stories
- Structure is too large/tall and will block abutters' sunlight
- Developers should hold a neighborhood meeting to address abutters' concerns

The Board's discussion focused on issues involving the size of the proposed buildings and units, as well as the stormwater management system.

Board Members requested that a letter detailing their comments on this project be sent to the Planning Board prior to the Applicant's site plan review hearing if the Applicant applies for this approval before the next ZBA hearing date. Planning Staff will draft and send the letter.

The Applicant requested to continue the case to March 11, 2026. By roll call vote, the Board voted 5-0, to continue the case to March 11, 2026.

Documents: ZBA Application materials, case 25- 026

## **25 027 – 177 Bellevue Ave –**

The appeal of Lisa & Alex Payne for a Special Permit under §235-5.3.F.8.b of the Zoning Ordinance to convert a pre-existing non-conforming carriage house into an accessory dwelling unit on the lot at 177 Bellevue Ave in Melrose on a lot consisting of 12,345 sf and shown on Assessor's Map D10 0 102.

Lisa and Alex Payne, Applicants, appeared before the Board to present the case. They provided an overview of the project explaining that the request involves converting their carriage house into an ADU. The existing curb cut will be shifted a few feet over to the side of the structure to allow space to park a car. There are no proposed changes to the structure's height or footprint except for the addition of a bulkhead to access the basement. The basement would be excavated to increase storage for the ADU and the principal structure. There will be significant work done to the interior of the structure to make it safe and habitable.

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

Board Members were generally supportive of the request and that the proposal to convert the carriage house into an ADU should not negatively impact abutters. They discussed if the basement area could be converted to habitable space in the future. They discussed placing conditions on this special permit that would specify that the basement area would not be habitable space.

Additional details on the Board's discussion and conditions of approval can be found in the Decision

The Board conditionally 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- 027

## **OTHER BUSINESS**

### **Meeting Minutes**

The Board voted, 5-0, to approve the minutes from December 10, 2025.

### **Next Meeting**

The next meeting is scheduled for February 11, 2026.

The meeting adjourned at 10 pm.