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NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals
MEETING DATE: March 11, 2026
TIME: 7:30pm
MEETING LOCATION: [REMOTE](#)
REQUESTED BY: Bryan Thorp, Chair

AGENDA

Pursuant to Chapter 2 of the Acts of 2025, this meeting will be conducted via remote participation. **Information for remote participation can be found at the following link as soon as it is available:** www.cityofmelrose.org/remote-meetings. A video recording or other record of proceedings will be posted to the City's website as soon as possible.

Complete applications can be reviewed at www.cityofmelrose.org/board-appeals. Interested persons may provide comments to the Board during the hearing or by email to appeals@cityofmelrose.org, or mail to OPCD, 562 Main Street, Melrose, MA. If email or web access are not available to you, please leave a voicemail at 781-979-4195 with your name, address, and comment in advance of the meeting (deadline 5 p.m. the night of the meeting) to be read during the public comment portion of the meeting.

Cases

25 026 – 174 Green Street (Continued Case) -

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.

25 029 – 51 West Highland Ave (Continued Case) –

The appeal of Brendan Kent for a Variance from §235-9.2.D of the Zoning Ordinance for a fence exceeding three feet in height and §235-11.5.C for driveway width regulations on the lot with a two-family dwelling at 51 West Highland Ave in Melrose on a lot consisting of 5,380 sf and shown on Assessor's Map C12 0 111.

26 003 – 309 West Foster Street –

The appeal of Jon Peros for a Special Permit under §235-12.5.D.2.b.1.d of the Zoning Ordinance to construct an addition in the non-conforming rear yard setback on the single-family dwelling on the lot at 309 West Foster Street in Melrose on a lot consisting of 3,367 sf and shown on Assessor's Map B8 0 88.

26 004 – 140 Howard Street –

The appeal of Zachary Horgan for a Special Permit under §235-12.5.D.4.d of the Zoning Ordinance to demolish the existing single-family dwelling and to construct a new single-family dwelling within the nonconforming front and side yard setbacks at 140 Howard Street in Melrose on a lot consisting of 4,709 sf and shown on Assessor's Map E12 0 47.

26 005 – 41 Holland Road –

The appeal of Seamus & Candace Kelley for a Variance from §235-6.3.C.4.b of the Zoning Ordinance for the addition of a deck onto the back of the single-family dwelling at 41 Holland Street in Melrose on a lot consisting of 6,743 sf and shown on Assessor's Map A9 0 19.

25 019-R2 – 585 Lebanon Street –

The appeal of FASTSIGNS of Woburn for the approval of a major revision to the variance granted to install signage on the Hospital at 585 Lebanon Street in Melrose owned by the Melrose Wakefield Hospital Association on a lot consisting of 193,088 sf and shown on Assessor's Map D9 0 19.

26 006 – 171 Perkins Street –

The appeal of Charles & Erika Forsyth for a Variance from §235-6.2 of the Zoning Ordinance for side yard setback to construct an addition onto the side of the single-family dwelling at 171 Perkins Street in Melrose on a lot consisting of 9,731 sf and shown on Assessor's Map A10 0 69.

Other Business

- Items not reasonably anticipated at the time of posting
- Approve meeting minutes from February 11, 2026
- Set next meeting date for April, 8, 2026