

RECEIVED

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**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, February 11, 2026
7:30 p.m.
Remote Meeting**

Present:

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

Absent: Daniel Gelormini

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

25 028 – 454 Lebanon Street –

The appeal of Benjamin Hagberg and Laura Nasuti 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 at 454 Lebanon Street in Melrose on a lot consisting of 4,395 sf and shown on Assessor's Map D7 0 84.

Ben Hagberg, Applicant, and Doug Brown, Architect, appeared before the Board to present the case. They provided an overview of the project explaining that the request involves demolishing the existing mudroom on the first floor and constructing an addition. The addition involves extending the kitchen on the first floor and adding a bathroom to the second floor. The proposed addition will encroach approximately two feet farther into the rear yard setback.

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

Members were generally supportive of the request. Members discussed conditions of approval related to the design of the exterior of the addition. They agreed that the exterior should have a trim board that matches the existing condition to maintain visual balance.

Additional details on the Board's discussion 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 Raj Singh, David Roache, Jeffery Ugino and Chris Coughlin.

Documents: ZBA Application materials, case 25- 028

25 029 – 51 West Highland Ave –

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.

Brendan Kent, Applicant, appeared before the Board to present the case. He presented an overview of the project explaining that the request involves relief for a fence exceeding 3' in height and for driveway width regulations. He added that he received a building permit for the installation of the fence and to widen the driveway area on the property. Due to a contractor error, the fence was installed at 4' in height which exceeds the 3' height limit for corner lots. He also shared photos showing the fence in context compared to previous conditions, such as hedges that were taller than 4'.

Members discussed how the fence could cause safety issues due to impacted sight lines. They asked the applicant for clarification on the dimensions of the driveway area. The Applicant explained the current parking layout for the two-family and the issues that arise due to limited space.

Members discussed that there is not enough information on the plans. They asked the Applicant to update their plans to show dimensions for the driveway that would meet requirements and accommodate four parking spaces. Also, they requested the Applicant explore dropping the fence in height at the corner of the property to lessen the potential safety issues.

The Applicant requested a continuance to the meeting on 3/11, so that they can update their plans. By roll call vote, the Board voted 5-0, to continue the case to March 11, 2026.

Documents: ZBA Application materials, case 25- 029

26 001 – 35 Elcrest Circle –

The appeal of John & Susan Nadworny for a Variance from §235-2.2 for the definition of an accessory building to construct a cabana that contains a shower and bathroom on the lot with a single-family dwelling at 35 Elcrest Circle in Melrose on a lot consisting of 28,545 sf and shown on Assessor's Map G10 0 63.

John and Susan Nadworny, Applicants, appeared before the Board to present the case. They explained that they are seeking approval to construct a 7' by 7' cabana that contains a shower and bathroom in the side yard. They added that the cabana would be located near the existing pool and allow for their adult son who has disabilities to safely change and have access to the pool compared to the existing set up.

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 as it would be beneficial and convenient to the Applicant's family. Members discussed placing a condition of approval that would allow the Applicants ability to expand the size of the cabana slightly if they decided that the extra space was beneficial.

Additional details on the Board's discussion 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 Raj Singh, David Roache, Jeffery Ugino and Chris Coughlin.

Documents: ZBA Application materials, case 26- 001

26 002 – 424 Grove Street –

The appeal of Matt Anderton & Allyson Livingstone for a Special Permit under §235-12.5.D.2.a.4 for increasing the height of a structure within 75% of the required setback to construct a second-level addition on the existing single-family dwelling on the lot at 424 Grove Street in Melrose on a lot consisting of 21,780 sf and shown on Assessor's Map F7 0 62.

Matt Anderton and Allyson Livingstone, Applicants, appeared before the Board to present the case. They explained that they are seeking approval to construct a second level addition over their existing structure. The addition would allow for the construction of a new bedroom and bathroom. They explained that their house is located all the way to the rear of the property and is almost entirely within the required 30' setback. They added that the abutters to the rear are all over 100' away from their house, so the addition should have minimal impact on them.

The Board received one letter from the public in support of the project which was read into the record.

Board Members were generally supportive of the request to add a modest addition within the existing footprint of the house. They also added that the plan is carefully designed, unique, aesthetically pleasing and will not impact the neighborhood negatively.

Additional details on the Board's discussion and conditions of approval 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 Raj Singh, David Roache, Jeffery Ugino and Chris Coughlin.

Documents: ZBA Application materials, case 26- 002

OTHER BUSINESS

Meeting Minutes

The Board voted, 5-0, to approve the minutes from January 14, 2026.

Next Meeting

The next meeting is scheduled for February 11, 2026.

The meeting adjourned at 9 pm.