

RECEIVED

By City Clerks Office at 10:50 am, May 11, 2026



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals
MEETING DATE: May 13, 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 (Request to withdraw) -

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.

26 008 – 6 Chester Street –

The appeal of Renus Suntareja for a Variance from §235-9.1.A.3 of the Zoning Ordinance for accessory building side setback requirements to install a carport in the right-side yard at 6 Chester Street in Melrose on a lot consisting of 3,785 sf and shown on Assessor's Map A6 0 10.

26 009 – 226 Beech Ave –

The appeal of Joel Tomchik for a Variance from §235-9.1.A.1 of the Zoning Ordinance for maximum cumulative coverage for all accessory buildings to build an Accessory Dwelling Unit at 226 Beech Ave in Melrose on a lot owned by James Caccese and Katie Dolbec consisting of 12,628 sf and shown on Assessor's Map F6 0 122-23.

25 014 – 34 & 55 Summit Avenue (Continued Case) –

The application of Summit Development LLC for a Comprehensive Permit pursuant to M.G.L. c. 40B, s. 21 to develop 28 for-sale townhouses and 39 parking spaces (combined garage and outdoor) on two adjacent parcels of land at 34 & 55 Summit Avenue in Melrose containing 115,774 sf and shown on Assessor's Map B13 0, Lots 21-27 and B14 0, Lots 1-2. Seven of the project's units will be affordable as is required and regulated under the law.

Other Business

- Items not reasonably anticipated at the time of posting
- Approve meeting minutes from March 18, 2026 and April 8, 2026
- Set next meeting date for June 10, 2026