

RECEIVED

By City Clerks Office at 10:06 am, May 26, 2026

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, April 8, 2026
7:30 p.m.
Remote Meeting**

Present:

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

Staff Present: Lori Massa, Director and City Planner, Maya Noviski, Senior Planner, & 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

26 006 – 171 Perkins Street (Continued Case) –

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.

Charles and Erika Forsyth, Applicants, and James Costello, Contractor, appeared before the Board to present updated plans that incorporated feedback they received from the Board at the first hearing.

Board received nine letters from the public in support of the project which were read into the record.

Board Members were generally supportive of the updated design of the addition. Members asked for clarification on the parking plan and discussed conditions of approval regarding the driveway width and use of pervious pavers.

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

The Board, by the unanimous votes of Chair Bryan Thorp and members David Roache, Chris Coughlin, Jeffery Ugino, and Daniel Gelormini in favor, granted the request for a Variance, 5-0.

Documents: ZBA Application materials, case 26- 006

26 007 – 49 Vinton Street –

The appeal of Michael & Kelsey Mukai for a Special Permit under §235-12.5.D of the Zoning Ordinance to construct an addition in the non-conforming side yard setback on the single-family dwelling on the lot at 49 Vinton Street in Melrose on a lot consisting of 5,728 sf and shown on Assessor's Map B8 0 51.

Michael Mukai, Applicant, and Jay Bradley, Architect, appeared before the Board to present the case.

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

Board Members were supportive of the request to add a modest addition onto the rear of the house. Additional details on the Board's discussion can be found in the Decision.

Documents: ZBA Application materials, case 26- 007

COMPREHENSIVE PERMIT CASE

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.

Ron Lopez of Summit Development, LLC, Christopher Agostino, Attorney, Jack Sullivan, and Michael Malynowski, Engineer, appeared before the Board to present the case.

Attorney Agostino showed images of the Blueberry Hill development in Melrose to provide an example of another project that blasted ledge in order to be constructed. Michael Malynowski, Engineer, provided additional details on the proposed stormwater system. He provided an

example of a stepped retention stormwater system installed in the town of Westport and details provided in the manufacturer's brochure.

The Board had the following questions and comments. Answers are indicated underneath the question:

- Members disagreed that the example of the stormwater water system provided was comparable to the proposed system. They had asked for an example of this stormwater system being installed on a site of comparable steepness. Example provided seemed to be relatively flat grade compared to the grade of the Summit Ave site.
- Have the acoustical study peer review comments been included in the recommended conditions?
 - Lori Massa, City Planner, provided an overview of the review. Four comments have been added to the recommended conditions related to ensuring that what is installed is the same equipment that was modeled, and that a sound study after the equipment is installed and operational.
- Has the comment letter from the City Councilors and abutters been shared with the Applicant?
 - Yes

Lori Massa provided an overview of the draft conditions of approval. Conditions were separated by categories that focused on: Traffic & Roadway Conditions, Site Design & Impacts on Abutters, Construction Plans, Long Term Management & Maintenance Plans, and Engineering & Stormwater System.

The Board received several written comments before the hearing and heard several public comments during the meeting. Councilor Karamcheti, Dan Ferguson, 54 Woodland Ave, Sean Malkus, 60 Woodland Ave, Charles Gill, 160 Main St, and Chris Spendley, 28 Summit Ave voiced concern over:

- Not a safe project for neighborhood
- Negative impact on abutting properties
- Stormwater issues
- Site disturbance
- Impact of blasting especially property damage
- Stormwater management system is concerning as it is a new system that works based on models
- The length of blasting work
- Construction vehicle traffic removing material from the site
- Impact on quality of life for neighbors
- Long term environmental issues caused by project

Lori Massa presented the recommended conditions of approval and waivers. The full list of conditions and waivers is available on the City's website for review.

The Board had the following questions and comments. Answers are indicated underneath the question:

- The Board will consider if on-site rock crushing should be allowed or not
- Will the crushed material be used on site?
 - Attorney Agostino explained that some retaining walls could be constructed with some of the crushed material plus additional on-site uses, which would limit construction vehicle trips.
- How long would the rock crushing process take?
 - The Applicant would not know the specific length of time without additional information.
- Members discussed concerns with the project including the proposed stormwater system, grading of the road, emergency vehicle access, maintenance during winter conditions, and potential impact on abutters.
- Members discussed the grade of the road and lowering it for the majority of the site.
- Attorney Agostino asked if the Board would be ok with a transition grade from the existing road to the new road?
 - Members wanted to review if that would be acceptable.
- The Board will review the draft conditions and waivers in more detail and respond at the next meeting.

The Board closed the public hearing.

The Board voted 5-0, to continue the case to the meeting on Wednesday, May 13, 2026.

Documents:

ZBA Application materials, case 25-014

Memo with draft conditions from Staff dated April 8, 2026

OTHER BUSINESS

Meeting Minutes

The Board voted, 5-0, to approve the minutes from March 11, 2026.

Next Meeting

The next meeting is scheduled for May 13, 2026.

The meeting adjourned at 10:25 pm.