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NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals
MEETING DATE: June 10, 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

25 029 – 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 (Request to withdraw) –

The appeal of Renus Suntareja for a Variance from §235-9.1.A.3 of the Zoning Ordinance for accessory building side yard 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.

26 010 – 120 Bay State Road –

The appeal of Isaac Westfield for a Special Permit from §235-6.2 & -12.5 of the Zoning Ordinance for construction a single-story addition in the nonconforming front and side yards on the single-family dwelling on the lot at 120 Bay State Road in Melrose on a lot consisting of 3,999 sf and shown on Assessor's Map E14 0 38.

26 012 – 40 Hancock Street –

The appeal of Ginger Lazarus for a Special Permit under §235-6.2 & -12.5 of the Zoning Ordinance to construct a deck with storage underneath and stairs in the nonconforming side and rear yards on the single-family dwelling on the lot at 40 Hancock Street in Melrose on a lot consisting of 3,997 sf and shown on Assessor's Map F3 0 100

26 013 – 11 Waverly Place –

The appeal of Cambridge Lands, LLC for a Special Permit under §235-5.2 of the Zoning Ordinance to establish a multifamily use, and Variances from §235-6.2 for minimum lot area, and -11.1 for parking requirements to convert a two-family structure into four residential units on the lot at 11 Waverly Place in Melrose on a lot consisting of 6,891 sf and shown on Assessor's Map C5 0 11.

26 014 – 645 Main Street –

The appeal of Adam Principato for a Variance from §235-10.7.D.1 of the Zoning Ordinance for standing sign setback requirements to install a standing sign on the lot at 645 Main Street in Melrose on a lot shown on Assessor's Map D8 0 2-2.

26 015 – 50 Lincoln Street

The appeal of Katy Finkenzeller for a Variance from §235-6.3.d.4 for dormer length requirement to add a full shed dormer onto rear of the single-family dwelling owned by Jeffry Bonica & Casey B. Judge at 50 Lincoln Street in Melrose on a lot consisting of 8,873 sf and shown on Assessor's Map E9 0 110.

Other Business

- Time Extension request- Case #25-001- 540 Lynn Fells Parkway
- Items not reasonably anticipated at the time of posting
- Approve meeting minutes from April 8, 2026 and May 13, 2026
- Set next meeting date for July 8, 2026