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NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: July 8, 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

Public Hearings:

26 014 – 645 Main Street (Continued Case) –

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.

26 013 – 11 Waverly Place (Continued Case) –

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.

26 016 – 287 West Emerson Street –

The appeal of Jessica Drench for a Special Permit under §235-5.3.C of the Zoning Ordinance for accessory home occupation use in the basement of the single-family dwelling owned by Jessica Drench at 287 West Emerson Street in Melrose on a lot consisting of 9,400 sf and shown on Assessor's Map A9 0 28.

26 017 – 3 East Foster Street (Request to continue to 8.12.26) –

The appeal of Diana de Fatima Paiva for DLuxe Dog Spa for a Variance from §235-10.7 of the Zoning Ordinance for the installation of a wall sign on the side of the building owned by KJB Investments, LLC at 3 East Foster Street in Melrose on a lot consisting of 2,039 sf and shown on Assessor's Map C7 0 133.

Other Business

- Case 25 002- 201 Essex Street- Review conditions of approval
- Case 24 009- 164 Essex Street- Review conditions of approval
- Items not reasonably anticipated at the time of posting
- Set next meeting date for August 12, 2026