



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: August 12, 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:

26 013 – 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.

26 017 – 3 East Foster Street (Continue Case) –

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.

26 018 – 35 Linwood Ave –

The appeal of David M. Griffin for Variances from §235-6.2 of the Zoning Ordinance for minimum lot area and lot frontage, and §235-11.5.C.2 for two driveways within less than 30 feet of each other, all to construct an addition onto the existing single-family dwelling to

convert the structure to a two-family dwelling at 35 Linwood Ave in Melrose on a lot consisting of 7,963 sf and shown on Assessor's Map D5 0 96.

26 019 – 29 Leonard Road –

The appeal of Matthew Wallace for a Special Permit under §235-12.5 of the Zoning Ordinance to construct a mudroom, with a conforming deck, in the nonconforming front yard onto the single-family dwelling at 29 Leonard Road in Melrose on a lot consisting of 5,207 sf and shown on Assessor's Map C7 0 126.

26 020 – 24 Ellsworth Ave –

The appeal of Red Spade Development LLC for a Special Permit under §235-6.2 & -12.5 of the Zoning Ordinance to construct an addition in the nonconforming front + side yard setback on the single-family dwelling at 24 Ellsworth Ave in Melrose on a lot consisting of 3,781 sf and shown on Assessor's Map C12 0 55.

23 003-R2 – 28 Greenwood Street –

To determine whether proposed changes to a Comprehensive Permit previously granted to Greenwood Development LLC constitute a substantial or insubstantial modification pursuant to M.G.L. c.40B, s. 21 and if substantial hold a public hearing on the proposed changes. The project is on three adjacent parcels of land at 0, 28, and 54 Greenwood Street, Melrose, MA with a lot area containing 39,780 sf and shown on Assessor's Maps B13 0 81, B13 0 82, and B13 0 83. The revised project proposal consists of 12 residential units including 3 affordable (10 townhouses and 2 in Weston Wyman House), with 33 parking spaces, and changing the tenure to homeownership.

Other Business

- Case 25 002- 201 Essex Street- Review conditions of approval
- Case 24 009- 164 Essex Street- Review conditions of approval
- Approve meeting minutes from June 10, June 24, and July 8, 2026
- Items not reasonably anticipated at the time of posting
- Set next meeting date for September 9, 2026