

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, February 12, 2025
7:30 p.m.
Remote Meeting**

Present:

David Roache
Jeffery Ugino
Bryan Thorp
Chris Coughlin
Daniel Gelormini

Absent: Benjamin Rosenberg, Raj Singh

Staff Present: Adam Forrester, Assistant Planner

The meeting was called to order at 7:30 pm.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be 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 www.cityofmelrose.org/remote-meetings. 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: www.cityofmelrose.org/board-appeals.

CASES BEFORE THE BOARD

24 023 – 22 Howard Street (Applicant has submitted request to withdraw)

The appeal of Stephen P. Tedesco for Variances from §235-11.5.3.A and -11.5.3.D of the Zoning Ordinance for the distance between the entrance to the driveway and the curblin of the intersection and maximum driveway width, and §235-11.5.2.A to permit backing out onto the street, to expand the width of the driveway and add one additional parking space in the side yard of the multifamily dwelling at 22 Howard St. in Melrose on a lot consisting of 8,575 sf and shown on Assessor's Map D11 0 59.

The Applicant's Attorney, David Lucas, submitted a written request prior to the hearing to withdraw the case without prejudice.

The Board, by the unanimous votes of Chair David Roache, and Members Bryan Thorp, Chris Coughlin, Jeffrey Ugino, and Daniel Gelormini approved the Applicant's request to withdraw the appeal without prejudice, 5-0.

Documents: ZBA Application Case 24-023, Withdrawal Letter dated 1.28.25

24 025 – 22 York Terrace (Applicant has submitted request to withdraw)

The appeal of John Michael Candeias and Sarah Elizabeth Nelson for a Variance from §235-6.3.6.c for maximum impervious surface in the front yard and a Special Permit under §235-6.2 of the Zoning Ordinance for front yard setback to construct a two car garage in the front yard on the nonconforming single-family dwelling at 22 York Terrace in Melrose on a lot consisting of 6,708 sf and shown on Assessor's Map A13 0 74.

The Applicant, John Michael Candeias, submitted a written request prior to the hearing to withdraw the case without prejudice.

The Board, by the unanimous votes of Chair David Roache, and Members Bryan Thorp, Chris Coughlin, Jeffrey Ugino, and Daniel Gelormini approved the Applicant's request to withdraw the appeal without prejudice, 5-0.

Documents: ZBA Application Case 24-025, Withdrawal Letter dated 1.13.25

OTHER BUSINESS

Review Zoning Board of Appeals Draft Rules and Regulations & Updated Application Forms

Members agreed to review the updated draft documents, and either suggest additional edits or vote to accept the updated documents at the next hearing.

Meeting Minutes

Mr. Ugino made a motion to approve the meeting minutes from January 8, 2025. Mr. Thorp seconded the motion. By roll call the Board voted, 5-0, to approve the minutes. Voting Members included David Roache, Jeffery Ugino, Chris Coughlin, Bryan Thorp, and Daniel Gelormini.

Next Meeting

The next meeting is scheduled for March 12, 2025.

The meeting adjourned at 7:42 pm