



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: July 9, 2025

TIME: 7:30pm

MEETING LOCATION: [REMOTE](#)

REQUESTED BY: Bryan Thorp, Chair

AGENDA (AMENDED)

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

25 011 – 160 West Wyoming Ave

The appeal of Finn McSweeney for a Variance from §235-6.2 of the Zoning Ordinance for the front yard setback requirement to enclose an open porch on the single-family dwelling at 160 West Wyoming Ave in Melrose owned by Finn McSweeney & Heather Caouette on a lot consisting of 8,298 sf and shown on Assessor's Map A6 0 3+1213.

25 012 – 482 Swains Pond Ave

The appeal of James & Hanna Prudente for a Variance from §235-6.2 of the Zoning Ordinance for number of stories & 6.3.d for dormer length requirement to add a full shed dormer onto rear of the single-family dwelling at 482 Swains Pond Ave in Melrose on a lot consisting of 10,977 sf and shown on Assessor's Map F7 0 14.

25 002 – 199-201 Essex Street (continued case) –

The application of Carroll Essex LLC for a Comprehensive Permit pursuant to M.G.L. c.40B, s. 21 for an approx. 44,060 sf, 5-story mixed-use building with approx. 1,400 sf of commercial space, 50 residential units, of which 13 will be affordable as is required and regulated under the law, and 22 parking spaces at 199-201 Essex Street, Melrose, MA, on a lot of land containing 16,136 sf and shown on Assessor's Map C8 0 12 & C8 0 14.

Exemptions per statute are claimed for: Melrose Zoning Ordinance §235-6.2 & -6.3 for dimensional regulations including floor area ratio, maximum height/stories, front yard setback, maximum building coverage, and projections into required setbacks, §235-11.1, -11.2 & -11.5 for off-street parking spaces, bicycle parking spaces, parking space dimensions, aisle width, and driveway width, §235-9.3 for landscaping and screening requirements, & §235-5.2 for permitted principal use in the BB-1 zoning district.

Other Business

- **21 003 - 12-16 Essex Street** – review of exterior building materials and colors related to condition of Comprehensive Permit approval.
- Approve meeting minutes from May, 28, 2025
- Set next meeting dates for July 16, 2025 and August 13, 2025



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The application of Carroll Essex LLC for a Comprehensive Permit pursuant to M.G.L. c.40B, s. 21 for an approx. 44,060 sf, 5-story mixed-use building with approx. 1,400 sf of commercial space, 50 residential units, of which 13 will be affordable as is required and regulated under the law, and 22 parking spaces at 199-201 Essex Street, Melrose, MA, on a lot of land containing 16,136 sf and shown on Assessor's Map C8 0 12 & C8 0 14. Exemptions per statute are claimed for: Melrose Zoning Ordinance §235-6.2 & -6.3 for dimensional regulations including floor area ratio, maximum height/stories, front yard setback, maximum building coverage, and projections into required setbacks, §235-11.1, -11.2 & -11.5 for off-street parking spaces, bicycle parking spaces, parking space dimensions, aisle width, and driveway width, §235-9.3 for landscaping and screening requirements, & §235-5.2 for permitted principal use in the BB-1 zoning district.

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Other Business

Approve meeting minutes from May, 28, 2025

Set next meeting dates for July 16, 2025 and August 13, 2025

RECEIVED

By Posted at 12:01 pm, Jun 24, 2025



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PUBLIC HEARING NOTICE

Cases

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