



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: August 13, 2025

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

25 011 – 160 West Wyoming Ave (continued case)

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.

25 013 – 42-44 Hurd Street –

The appeal of Carol A. Nadeau under §235-3.2.C of the Zoning Ordinance to overturn the issuance of a building permit to construct a back deck in the side yard of the two-family dwelling at 42-44 Hurd Street in Melrose on a lot consisting of 1,951 sf owned by Don Q Real Estate Development, LLC and shown on Assessor's Map B6 0 49.

25 014 – 34 & 55 Summit Avenue –

The application of Summit Development LLC for a Comprehensive Permit pursuant to M.G.L. c. 40B, s. 21 to develop 28 for-sale townhouses and 39 parking spaces (combined garage and outdoor) on two adjacent parcels of land at 34 & 55 Summit Avenue in Melrose containing 115,774 sf and shown on Assessor's Map B13 0, Lots 21-27 and B14 0, Lots 1-2. Seven of the project's units will be affordable as is required and regulated under the law.

25 015 – 681-687 & 689-697 Main Street –

The appeal of 59-61 Crystal Street, LLC, c/o Theodore Lantzakis for a Variance from §235-6.2 of the Zoning Ordinance for minimum open space, front and rear yard setbacks, maximum floor area ratio, lot area, and lot depth; & §235-10.7.5.a for signage above the first floor of a building. The proposal involves demolishing the existing structure and constructing a four-story mixed-use building with commercial space on the first and second floors and 16 residential units above, located at 681-687 & 689-697 Main Street in Melrose, on a lot consisting of 8,561 sf and shown on Assessor's Map D8 0 12 & D9 0 14.

Other Business

Approve meeting minutes from June 18, 2025

Set next meeting date for August 20, 2025 & September 10, 2025

RECEIVED

By Posted at 9:47 am, Jul 30, 2025



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PUBLIC HEARING NOTICE

Cases

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