



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: September 10, 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

25 013 – 42-44 Hurd Street – (Request to withdraw)

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.

25 016 – 187 East Emerson Street –

The appeal of Orlando Jaquez & Danielle Farinato for a Special Permit under §235-9.4.a of the Zoning Ordinance for the installation of a hot tub and cold plunge tub in the side yard setback of the single-family dwelling at 187 East Emerson Street in Melrose on a lot consisting of 13,085 sf and shown on Assessor's Map E8 0 70.

Staff Update

Ch. 40B Comprehensive Permit Information

Comprehensive Permit Case

25 014 – 34 & 55 Summit Avenue – (Continued case)

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.

Other Business

- 12-16 Essex St.- Minor Modification
- Items not reasonably anticipated at the time of posting
- Approve meeting minutes from July 9, 2025
- Set next meeting date for September 24, 2025