

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, January 9, 2019
7:45p.m.
Aldermanic Chamber, Melrose City Hall, 562 Main Street**

Present:

James Bradley
Curtis Dooling, II
Rita Mercado, *Chair*
Bryan Thorp

Absent:

Krista Lillis, *Associate*
David Roache

Staff Present: Lori Massa

The meeting was called to order at 7:50 pm.

CASES BEFORE THE BOARD

**CASE 18 024: The appeal of Fredrick L. Solomon
84 Myrtle Street**

As advertised, case 18-024, was for Special Permits under §235-17 of the Zoning Ordinance for the use of the dental office under a new operator & §235-40.A for the reduction of required parking spaces for a site within 1,000 feet of a municipal parking lot, and Variances from §235-41.H for parking in the front yard, §235-31 to legalize an existing ground sign and §235-31.2 to alter the sign at 84 Myrtle Street, Melrose, MA, on a lot of land containing 4,389 sf and shown on Assessor's Map C7 0 58.

The Board of Appeals opened the case. The Chair swore in the Applicants and those choosing to speak at the hearing. Attorney Judith Clark appeared to explain the proposal. One person appeared at the hearing to speak in support of the application.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 4-0, to approve the requested Special Permits with conditions and Variances.

Documents: ZBA Application 18-024

**CASE 18 025: The appeal of Gregory & Page Sampson
30 Morgan Street**

As advertised, case 18-025, was for a Variance from Sections 235-18, 235-19 & 235-44.G of the Zoning Ordinance to construct two approximately 77 sf second floor additions on the single-family house within the nonconforming front yard at 30 Morgan Street, Melrose, MA, on a lot of land containing 9,200 sf and shown on Assessor's Map D13 0 10. The Application, depending on the outcome of the Variance request, includes a request for Special Permit pursuant to MGL c. 40A §6 to alter the preexisting nonconforming single-family structure in order to construct the additions.

The Board of Appeals opened the case. The Chair swore in the Applicants and those choosing to speak at the hearing. Gregory and Page Sampson appeared to explain the proposal. No one appeared to speak in support of or in opposition to this application. The Applicant submitted a letter of support from an abutter.

Information regarding the hearing and the Board's discussion regarding the proposal and findings are documented in the decision for the case.

The Board voted, 4-0, to approve the requested Variances.

Documents: ZBA Application 18-025

OTHER BUSINESS

Mr. Thorp made a motion to approve the meeting minutes from December 12, 2018. Mr. Bradley seconded the motion. All members present voted in favor. None were opposed.

The meeting adjourned at 8:50 pm.