

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, June 12, 2019
7:45p.m.
Aldermanic Chamber, Melrose City Hall, 562 Main Street**

Present:

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

Absent:

David Roache
Krista Lillis, *Associate*

Staff Present: Lori Massa

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

CASES BEFORE THE BOARD

**CASE 18 026: The appeal of 80 Laurel Street, LLC
78 & 80 Laurel Street (continued from 2/13 & 3/13)**

As advertised, case 18-026, was to amend Case 17-011 to allow for revisions to the Board of Appeals approved plans under Section 235-60.e. for the two single-family houses at 78 & 80 Laurel Street, Melrose, MA, on lots of land both containing 8,579 sf and shown on Assessor's Map E7 0 67-1 & E7 0 67.

The Board of Appeals opened the case at the February 13, 2019 meeting and after discussion continued the case to the March 13, 2019. On March 13, 2019 the Board continued the case to June 12, 2019. Due to a lack of a quorum for this case, the Board continued the case to the July 10, 2019 hearing since the attorney was not available for the next meeting on June 26, 2019.

The Board voted, 3-0, to continue the case to the July 10, 2019 hearing.

Documents: ZBA Application 18-026
Memo from Denise Gaffey, Director OPCD & City Planner, dated March 6, 2019
Response to the March 6, 2019 Memo from Attorney Patrick McAvoy submitted
June 11, 2019

**CASE 19 011: The appeal of Janine Venuti
39 Altamont Ave**

As advertised, case 19-011, was for Variances from Sections 235-44.G, 235-18 & 235-19 of the Zoning Ordinance for front and left side yards to construct a 2 ½ story addition onto the front of the nonconforming single-family house at 39 Altamont Avenue, Melrose, MA, on a lot of land containing 7,302 sf and shown on Assessor's Map G8 0 93.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Owner Janine Venuti appeared to explain the proposal. No one appeared to speak in support of or in opposition to this 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 Variances.

Documents: ZBA Application 19-011
Revised Plot Plan dated June 4, 2019
Pictures of the house & pictures of potential garage door designs, vinyl siding colors and manufactured stone

**CASE 19 012: The appeal of Jonathan D. & Judith H. Rick
159 Laurel St**

As advertised, case 19-012, was for a Special Permit under Section 235-17 of the Zoning Ordinance to establish a two-family dwelling and Variances from Sections 235-18 & 235-19 for minimum lot area for a two-family and lot frontage/width at 159 Laurel Street, Melrose, MA, on a lot of land containing 8,510 sf and shown on Assessor's Map F7 0 96.

Attorney Mitchell appeared to request a continuance to a future meeting because the applicants were unable to make it to the meeting due to a medical procedure.

The Board voted, 4-0, to approve the request to continue the case to the June 26, 2019 hearing.

Documents: ZBA Application 19-012

**CASE 19 013: The appeal of Boghos Properties
8 Greenleaf Pl**

As advertised, case 19-013, was for Variances from Sections 235- 18 & 235-19 of the Zoning Ordinance for minimum lot area to construct a 6th unit in a proposed multi-family residential building. The 6th unit would be allowed if it was an Affordable Unit per Section 235-73.1. The application includes a request for a Variance from Section 235-41.O for aisle/driveway width. The proposed development is at 8 Greenleaf Place, Melrose, MA, on a lot of land containing 11,120 sf and shown on Assessor's Map D11 0 4.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Attorney Patrick McAvoy and Applicant Raymond Boghos appeared to explain the proposal. Four people appeared to speak in opposition to this 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, 3-1, denying the requested lot area variance.

The Board voted, 4-0, approving the driveway width variance.

Documents: ZBA Application 19-013

OTHER BUSINESS

Approval of meeting minutes from May 8, 2019

Mr. Thorp made a motion to approve the meeting minutes from May 8, 2019. Mr. Bradley seconded the motion. All members present voted in favor. None were opposed.

The next meeting is set for June 26, 2019 in the Aldermanic Chamber.

The meeting adjourned at 9:20 pm.