

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, December 11, 2019
7:45 p.m.
City Council Chamber, Melrose City Hall, 562 Main Street**

Present:

Julianna Hanlon, *Associate*
Rita Mercado, *Chair*
David Roache
Bryan Thorp

Absent:

Curtis Dooling, II

Staff Present: Lori Massa

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

CASES BEFORE THE BOARD

**CASE 19 032: The appeal of Cynthia Benea
17 Adams Street**

As advertised, case 19-032, was for Variances from Sections 235-18, -19 & -44D of the Zoning Ordinance to alter the structure in the nonconforming side yard by constructing a second floor addition into the single-family dwelling at 17 Adams Street, Melrose, MA, on a lot of land containing 4,922 sf and shown on Assessor's Map A6 0 27.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Cynthia and Jeff Benea, Owners, appeared to present the proposal. No one appeared to speak in support of or in opposition to 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 Variances.

Documents: ZBA Application 19-032

**CASE 19 033: The appeal of Emily Alonzo
1 Sewall Street**

As advertised, case 19-033, was for Variances from Sections 235-5, -18, -19, & -44.D of the Zoning Ordinance from the definition of a half story and to alter the structure in the

nonconforming rear yard on a corner lot by constructing a 19' dormer on the single-family house at 1 Sewall St, Melrose, MA, on a lot of land containing 3,600 sf and shown on Assessor's Map E8 0 93.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Emily Alonzo, Owner, appeared to present the proposal. She is seeking to construct a dormer because her family has a lot of out of town guests that stay and she would like for them to have their own space. She explained the proposed size of the dormer, setbacks and interior layout. The dormer needs to cover the bathroom and bedroom. There would only be two feet to walk around the end of the bed if the dormer did not extend back as proposed. She presented a revised plot plan dated December 5, 2019 that showed a dormer that as not flush with the gable end.

A member asked what percentage the smaller dormer would be of the roofline. They tried to determine the existing roof length to do the calculation. The Board was concerned with the lack of detail on the plans and that no elevations were submitted. They voiced that getting the details correct is important so that the dormer fits the character of the house.

The Chair read the Planning Board's recommendation letter, dated December 2, 2019, into the record and noted that the memorandum from the Department of Public Works dated December 11, 2019, is also part of the record.

No one appeared to speak in support of or in opposition to the application. Ms. Alonzo submitted a letter of support that five households, who would be able to see the dormer from their house, signed.

The Board requested that the Ms. Alonzo submit elevations. Members also stated that the two foot setback from the gable end is important for dormers to read properly on the roof.

Ms. Alonzo requested a continuance to a future meeting. The Board voted, 4-0, to continue the case to February 12, 2020.

Documents: ZBA Application 19-033 & Plot Plan dated December 5, 2019

CASE 19 034: The appeal of Marcia L. Walsh 76 Sheffield Road

As advertised, case 19-034, was for Variances from Sections 235-18, -19 & -44.D of the Zoning Ordinance for rear yards on this corner lot to construct a three season porch in the location of the existing deck at 76 Sheffield Road, Melrose, MA, on a lot of land containing 8,829 sf and shown on Assessor's Map G10 0 3.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Edward Walsh, Owner, appeared to present the proposal. No one appeared to speak in support of or in opposition to the application. Neighbors at 77 Sheffield Road, Tom Pawlina and Cecelia Clemente, submitted a letter stating that they take no exception to the location of the three-season porch.

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 Variance.

Documents: ZBA Application 19-034

**CASE 19 035: The appeal of 495, LLC c/o Eric B. Kenworthy
272 Tremont Street**

As advertised, case 19-035, was for an appeal under §235-60.c of the Zoning Ordinance regarding the determination of the Building Commissioner as to the need for a Variance from §235-41.O for the proposed driveway width at 272 Tremont Street, Melrose, MA, on a lot of land containing 10,490 sf and shown on Assessor's Map C12 0 9. The Application, depending on the outcome of the appeal, includes a request for a Variance from §235-41.O for the required driveway width. The driveway would be part of a redevelopment of the parcel to construct a mixed-use building with retail/office space, 12 residential units and 14 parking spaces.

Attorney Lucas submitted a letter requesting a continuance to the hearing on April 8, 2020 in order to have time to apply for site plan review prior to appearing before the Board of Appeals. Ms. Mercado noted that the case would be re-advertised because of the large gap in time requested. The Board voted, 4-0, to approve the requested continuance to April 8, 2020.

Documents: ZBA Application 19-035 & Continuance letter dated December 11, 2019

**CASE 19 036: The appeal of DoVale's Enterprise LLC dba Certified Automotive Solutions
17 Upham Street**

As advertised, case 19-036, was for a Special Permit under Section 235-15 & -17 of the Zoning Ordinance to establish an automotive repair use in the existing building at 17 Upham Street, Melrose, MA, on a lot of land containing 10,458 sf and shown on Assessor's Map C7 0 113.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Attorney Paul Seyffert and Applicant Jamie DoVale appeared to present the proposal. Three people appeared to speak about the proposal: one in support, one in opposition, and one with questions and comments.

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 Permit.

Documents: ZBA Application 19-036

**CASE 19 037: The appeal of Kimberley Kaufman
6 Berwick Place**

As advertised, case 19-037, was for an amendment to Special Permit, Case 97-13, under Section 235-60.E of the Zoning Ordinance to add a second floor addition onto the single-family house at 6 Berwick Place, Melrose, MA, on a lot of land containing 5,924 sf and shown on Assessor's Map C7 0 30.

The Board of Appeals opened the case. The Chair swore in the applicants and those choosing to speak at the hearing. Kimberley Kaufman, Owner, appeared to present the proposal. No one appeared to speak in support of or in opposition to 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 amendment to Special Permit, Case 97-13.

Documents: ZBA Application 19-037

OTHER BUSINESS

Approval of meeting minutes from November 13, 2019

Ms. Hanlon made a motion to approve the meeting minutes from November 13, 2019. Mr. Thorp seconded the motion. All members present voted in favor. None were opposed.

The next meeting is set for January 8, 2020 in the City Council Chamber.

The meeting adjourned at 10:00 pm.