



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: April 15, 2020

TIME: 7:45pm

MEETING LOCATION: Remote Meeting

REQUESTED BY: Rita C. Mercado, Chair

AGENDA

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Melrose Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the City of Melrose's website, at www.cityofmelrose.org. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, or in the event that we are unable to do so, we will post on the mmtv3.org website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting. A link will also be available on www.cityofmelrose.org.

Meeting access information can be found at the following link as soon as it is available:
www.cityofmelrose.org/remote-meetings

The application materials are available on the Board of Appeals website at www.cityofmelrose.org/board-appeals. Interested persons may provide comments to the Board during the hearing or by submitting written comments by mail to the Office of Planning and Community Development, City Hall, 2nd floor, 562 Main Street, Melrose, MA or by email to appeals@cityofmelrose.org.

Cases

19 043 – 360 Main Street

(Continued from February 12 & March 11, 2020)

The appeal of Matthew Roman for Variances from Sections 235-18 & -19 of the Zoning Ordinance for building height, number of stories and floor area ratio, 235-41.N for parking space size, 235-41.O for driveway widths and 235-33 for not providing a loading dock all required in order to construct a mixed use building including 42 residential units, approx. 3,400 sf of retail and/or restaurant space and approx. 3,500 sf of community facility space with 43 parking spaces at 360 Main Street, Melrose, MA, owned by PBA Associates, Inc., on a lot of land containing 17,257 sf and shown on Assessor's Map C6 0 56. The application includes Special Permits under Sections 235-41.M for a 20% reduction in the number of parking spaces required and 235-40.A for a reduction of required parking spaces for a site within 1,000 feet of a municipal parking lot. Depending on the outcome of the Special Permit requests, the application includes a Variance from Section 235-17.Q & -32 for the number of parking spaces for 2 residential units, 6 spaces for the community facility space and the parking for the retail and/or restaurant use.

20 006 – 26 N Cedar Park

The appeal of Ky Phan for Variances from §235-5 of the Zoning Ordinance to construct two dormers that do not comply with the definition of half story on the two-family house, and §235-18, -19, & -44.G to construct a stair, landing and dormer in the nonconforming side yard and to add a third story to the house at 26 N Cedar Park, Melrose, MA, owned by Ty Phan, on a lot of land containing 11,775 sf and shown on Assessor's Map B8 0 58.

20 007 – 99 Washington Street

The appeal of Oak Grove Mill, LLC for Variances from §235-71.1.F.5.a.1 of the Zoning Ordinance for parking within 30 feet of a public street, §235-71.1.F.5.a.3 for parking within 10 feet of a structure, & §235-71.1.F.5.a.4 for parking within 5 feet of a rear or side yard setback, §235-38.A for parking within the front yard, §235-41.O for aisle width for 1-way and 2-way traffic, §235-41.N for parking space width, §235-71.1.G.8.b.3 for signage setback in the front yard, and §235.71.1.E.4.a for the number of residential units all required in order to alter and convert existing buildings into a mixed use development with 141 residential units, commercial and community spaces with approx. 174 parking spaces at 99 Washington Street, Melrose, MA, owned by Joseph J. Tozza, as Trustee of Furniture Realty Trust, on a lot of land containing 138,447 sf and shown on Assessor's Map B2 0 16-18.

20 008 – 101 Stratford Road

The appeal of Amanda Waterman & John Doody for Variances from §235-24.A of the Zoning Ordinance for front and rear setbacks for an in-ground pool & §235-25.K for fence distance from an intersection in order to install a pool and fence at the corner lot at 101 Stratford Road, Melrose, MA, on a lot of land containing 8,512 sf and shown on Assessor's Map E9 0 73.

Other Business

Approval of meeting minutes from March 11, 2020

Set next meeting date – May 13, 2020



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***UPDATED* PUBLIC HEARING NOTICE**

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Continued Case

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New Cases

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PUBLIC HEARING NOTICE

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