



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: July 8, 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. **Meeting access information can be found at the following link as soon as it is available: www.cityofmelrose.org/remote-meetings.** 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.

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 by email to appeals@cityofmelrose.org or by submitting written comments by mail to the Office of Planning and Community Development, City Hall, 2nd floor, 562 Main Street, Melrose, MA. If email or web access are not available to you, please leave a voicemail at 781-979-4190 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

19 035 - 272 Tremont Street

**** Applicant submitted a request to continue to August 2020****

The appeal of 495, LLC c/o Eric B. Kenworthy 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.

20 009 – 238 Lynn Fells Parkway

The appeal of Ranjan Dahal under Section 235-60.C of the Zoning Ordinance regarding the determination of the Building Commissioner as to the use of the property as a two family house. The application includes a Special Permit under §235-17 of the Zoning Ordinance to establish a two-family dwelling within the existing structure and for Variances from §235-18 & -19 for minimum lot area for a two-family and front & rear yard setbacks and §235-41.H to park in the front yard of the corner lot at 238 Lynn Fells Parkway, Melrose, MA, on a lot of land containing 7,775sf and shown on Assessor's Map B10 0 38.

20 010 – 423 Pleasant Street

The appeal of MPower Energy, LLC for a Special Permit under §235-40.A of the Zoning Ordinance for a reduction of required parking spaces for a site within 1,000 feet of a municipal parking lot or, in the alternative §235-41.M for a reduction in the number of parking spaces to 80% of that required & §235-38.A for required off-street parking to be on a separate lot. The application also includes requests for Variances from §235-17 to establish a miscellaneous professional/business office and services, §235-32.G for the number of parking spaces provided, and §235-41.O for the existing driveway width. The proposal is to establish administrative offices in approx. 5,900sf of the existing building at 423 Pleasant Street, Melrose, MA, owned by the Sidell Family Realty, LLC, on a lot of land containing 15,065sf and shown on Assessor's Map B5 0 117A & B5 0 117C.

20 011 – 31-39 W Wyoming Avenue

The appeal of James Heffernan for Variances from §235-18 & -19 of the Zoning Ordinance for maximum front yard setback for a proposed redevelopment of the site to construct a mixed-use building at 31-39 W Wyoming Avenue, Melrose, MA, owned by Janine Hassat & Robert Hassett, on a lot of land containing 17,270 sf and shown on Assessor's Map C6 0 8 & C6 0 9.

Other Business

Approval of meeting minutes from May 13, 2020 & June 10, 2020

Set next meeting date



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PUBLIC HEARING NOTICE

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The complete applications can be reviewed at <https://www.cityofmelrose.org/board-appeals> or requested by emailing appeals@cityofmelrose.org or by leaving a voicemail message at 781-979-4190.

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