

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, September 9, 2020
7:45 p.m.
Remote Meeting**

Present:

Rita Mercado, *Chair*
Katherine Moore
David Roache
Bryan Thorp

Absent:

Curtis Dooling, II
Julianna Hanlon, *Associate*

Staff Present: Lori Massa, Clerk

The meeting was called to order at 7:45 pm.

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 was 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 were found on the City of Melrose's website, at www.cityofmelrose.org/remote-meetings. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public could adequately access the proceedings in real time, or in the event that we are unable to do so, on the mmtv3.org website an audio or video recording, transcript, or other comprehensive record of proceedings was posted as soon as possible after the meeting. A link was also available on www.cityofmelrose.org.

Application materials were posted to the City's website: www.cityofmelrose.org/board-appeals.

CASES BEFORE THE BOARD

**CASE 20 014: The appeal of Greg Lang
133 Mt Vernon Avenue**

As advertised, case 20-014 was for Variances from §235-18 & -19 of the Zoning Ordinance for front and left side yards to reconstruct the roof, construct front & rear additions, dormers, & 2-story deck & stairs on the 3-family dwelling with nonconforming lot area, frontage/width & yards at 133 Mt Vernon Ave, Melrose, MA, owned by Greg Lang, Sarah Lang, Elliott Feedore, on a lot of land containing 4,657 sf and shown on Assessor's Map C5 0 89.

The Agent submitted a written request to continue the application to a meeting in October, 2020. The Board by roll call voted, 4-0, to grant the continuance request to the October 14, 2020 hearing.

Document: Letter from Sarah Lang dated August 24, 2020

**CASE 20 017: The appeal of 52 West Emerson Street LLC
52 West Emerson Street**

As advertised, case 20-017 was for a Special Permit under §235-17 of the Zoning Ordinance to establish a 6-unit dwelling and Variances from §235-18 & -19 for lot area, frontage/lot width, and number of stories for the proposed building and from §235-41.O for driveway width at 52 West Emerson Street, Melrose, MA, on a lot of land containing 11,079sf and shown on Assessor's Map C8 0 115.

Attorney Clark appeared to request to continue the application to a future meeting. The Board by roll call voted, 4-0, to grant the continuance request to the October 28, 2020 hearing.

**CASE 20 015: The appeal of Robert Krasco
366 Lebanon Street**

As advertised, case 20-015 was for a Variance from §235-18 & -19 of the Zoning Ordinance to construct a rear deck in the nonconforming side yard of the single-family house at 366 Lebanon Street, Melrose, MA, on a lot of land containing 5,000sf and shown on Assessor's Map D6 0 112.

The Chair opened the case. Mr. Krasco was present remotely to explain the case. The Board received five letters from neighbors that were either in support of or not opposed 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.

By roll call the Board voted, 4-0, to grant the requested Variance.

Documents: ZBA Application 20-015

**CASE 20 016: The appeal of Kristoffer Lange
46 Mt Hood Terrace**

As advertised, case 20-016 was for Variances from §235-18 & -19 of the Zoning Ordinance to construct a deck in the side and rear yard of the single-family house at 46 Mt Hood Terrace, Melrose, MA, on a lot of land containing 6,200sf and shown on Assessor's Map G7 0 58.

The Chair opened the case. Mr. Lange was present remotely to explain the case. 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.

By roll call the Board voted, 4-0, to grant the requested Variance for rear yard and the requested withdrawal of the Variance for side yard.

Documents: ZBA Application 20-016

**CASE 20 018: The appeal of Maria V. Daddieco
28 Belmont Street**

The appeal of for a Special Permit under §235-17 of the Zoning Ordinance to establish a two-family dwelling and Variances from §235-18, -19 & - 44.G to construct a 2nd floor addition & two-story rear addition to the house in the nonconforming front & rear yards of the corner lot with insufficient lot area and from §235-41.H for parking in the front yard and §235-41.O for a parking space with no direct access to a driveway at 28 Belmont Street, Melrose, MA, on a lot of land containing 6,708sf and shown on Assessor's Map B12 0 117.

The Chair opened the case. Attorney Izzi and Ms. Daddieco were present remotely to explain the case. When the family bought the house in 2009 it was converted back to a single-family house. It has been assessed as a two-family house since 1993. They submitted a new set of architectural plans that respond to the Planning Board's comments. They also submitted a plot plan that shows the existing hedge and fence, which they do not want to move. They already installed a 29-foot curb cut in April 2020 to fit three cars side-by-side to preserve rear yard space. They understand the Planning Board's comments about the parking and are willing to comply with tandem parking spaces if the ZBA requests them. Fifteen neighbors signed a statement stating that they are not opposed to the application.

The Board of Appeals was asking for the massing of the building to be visually broken up and for the character to be more consistent with the neighborhood. The revised plans do not address these concerns. Members suggested and discussed the following:

- Add windows to break up long walls and line up the windows where they exist.
 - o Ms. Daddieco said that the stairwell limits the ability to place windows.
- Create a steeper slope of the roof closest to Belmont Street by reducing the eave height.
- The front mass could be the primary element and then a second, subordinate addition in the rear. Lift the height of the front massing and lower the height of the rear massing below the front massing taking care to keep the pitch of the roof to a typical pitch (not shallow).

Members felt that a two-family was an appropriate use in this location considering the surrounding land uses and transit station. A variance for setbacks is warranted because you would only be able to build a ten foot wide house otherwise; however, the house as designed looks too big and imposing for this small lot.

Members were not opposed to the parking as presented considering that the Applicant stated that there was a permit issued for the curb cut. They prefer for there to be less impervious pavement. Attorney Izzi said that they could commit to installing pervious materials for the driveway.

By roll call the Board voted, 4-0, to grant Attorney Izzi's request to continue the case to October 28, 2020.

Documents: ZBA Application 20-018

OTHER BUSINESS

Approval of meeting minutes

Mr. Thorp made a motion to approve the meeting minutes from August 12, 2020. Ms. Moore seconded the motion. All members present voted by roll call in favor. None were opposed.

The next meeting is set for October 14, 2020.

The meeting adjourned at 9:20 pm.