

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, October 14, 2020
7:45 p.m.
Remote Meeting

Present:

Rita Mercado, *Chair*
Curtis Dooling, II
Julianna Hanlon, *Associate*
Katherine Moore
David Roache

Absent:

Bryan Thorp

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

20 013 – 272 Tremont Street (continued from August 12, 2020)

The appeal of 495, LLC c/o Eric B. Kenworthy for Variances from §235-41.O of the Zoning Ordinance for the proposed driveway width and §235-32 for the required number of parking spaces at 272 Tremont Street, Melrose, MA, on a lot of land containing 10,490 sf and shown on Assessor's Map C12 0 9 for the redevelopment of the parcel to construct a mixed-use building with commercial space, 15 residential units and 14 parking spaces.

The Chair opened the case. Attorney Lucas and the development team were present remotely to explain the case. 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, 5-0, to grant the requested Variance under Section 235-41.O and voted, 4-1, to grant the requested Variance under Section 235-32 with Curtis Dooling, II opposed.

Documents: ZBA Application 20-013

20 014 – 133 Mt Vernon Avenue (continued from August 12 & September 9, 2020)

The appeal of Greg Lang 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. The Board by roll call voted, 5-0, to grant the continuance request to the November 18, 2020 hearing.

Document: Letter from Attorney McAvoy dated October 13, 2020

20 019 – 50 Burrell Street

The appeal of Chris O'Reilly for Variances from §235-18, -19 & -44.G of the Zoning Ordinance to construct an addition to the single-family house in the nonconforming side yard at 50 Burrell Street, Melrose, MA, on a lot of land containing 8,136 sf and shown on Assessor's Map E10 0 116.

The Chair opened the case. Chris and Kristin O'Reilly were present remotely to explain the case. 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, 5-0, to grant the requested Variance.

Documents: ZBA Application 20-019

20 020 – 25 Bratley Street

The appeal of Ian Moriarty for Variances from §235-18, -19, & -44.G of the Zoning Ordinance to construct a rear deck on the single-family house in the nonconforming side yard at 25 Bratley Street, Melrose, MA, on a lot of land containing 8,329 sf and shown on Assessor's Map F3 0 20.

The Chair opened the case. Ian Moriarty and Elaina Rivais were present remotely to explain the case. 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, 5-0, to grant the requested Variance.

Documents: ZBA Application 20-020

20 022 – 3 Wildwood Road

The appeal of Alfred and Diane Porcaro for Variances from §235-24.A of the Zoning Ordinance for the required front yard setback for an in-ground pool at 3 Wildwood Road, Melrose, MA, on a lot of land containing 8,258 sf and shown on Assessor's Map H9 0 43.

The Agent submitted a written request to continue the application. The Board by roll call voted, 5-0, to grant the continuance request to the November 18, 2020 hearing.

Document: Letter from Attorney Robert Bell dated October 14, 2020

20 024 – 647 Main Street

The appeal of Follow Your Art Community Studios for a Variance from §235-31 of the Zoning Ordinance for a free-standing sign at 647 Main St, Melrose, MA, on a lot of land containing 38,341 sf and shown on Assessor's Map D8 0 2-3.

The Chair opened the case. Kris Rodolico was present remotely to explain the case. 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, 5-0, to grant the requested Variance.

Documents: ZBA Application 20-024

OTHER BUSINESS

Approval of meeting minutes

Mr. Dooling made a motion to approve the meeting minutes from September 9, 2020. Mr. Roache seconded the motion. All members, except for Ms. Hanlon who was not present for the September 9, 2020 meeting, voted by roll call in favor. None were opposed.

The next meeting is set for October 28, 2020.

The meeting adjourned at 10:25 pm.