



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: October 28, 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. **Information for remote participation can be found at the following link as soon as it is available:** www.cityofmelrose.org/remote-meetings. A video recording or other record of proceedings will be posted to the City's website as soon as possible.

Complete applications can be reviewed at www.cityofmelrose.org/board-appeals. Interested persons may provide comments to the Board during the hearing or by email to appeals@cityofmelrose.org, or mail to OPCD, 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

20 018 – 28 Belmont Street

Continued from September 9, 2020

The appeal of Maria V. Daddieco 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.

20 017 – 52 West Emerson Street

Continued from September 9, 2020

The appeal of 52 West Emerson Street LLC 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.

20 021 – 138 Main Street

Metro Credit Union's request to amend ZBA Decision 90-16 that allowed for the bank use with 5 parking spaces, parking in the front yard and dimensional relief and their appeal for Variances from §235-41.H for parking in the front yard & §235-19 for open space provided all required to redevelop the lots with a new building with a drive through and associated parking lot at 138 Main Street and expansion into the Sylvan Street lot, Melrose, MA, owned by Gas & Electric Employees Credit Union n/k/a Metro Credit Union and Janet & Edward Higgins. The properties are on lots of land containing 10,022 & 3,972 sf and shown on Assessor's Map C3 0 8-9 & C3 0 6-7

Other Business

Review of changes to 299 Beech Avenue plans

Approval of meeting minutes from October 14, 2020

Set next meeting date – November 18, 2020



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PUBLIC HEARING NOTICES

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Development, City Hall, 2nd floor, 562 Main Street, Melrose, MA or by voicemail at 781-979-4190 with your name, address, and comment (deadline 5 p.m. the night of the meeting) to be read by the Clerk during the public comment portion of the meeting.

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