



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: February 24, 2021

TIME: 7:30pm

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 781-979-4196 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

20 031 – 47 Orient Avenue

The appeal of Thomas & Elizabeth Hanover for Variances from §235-18 & -19 of the Zoning Ordinance for side yard setback for a deck on the single-family house at 47 Orient Ave, Melrose, MA, on a lot of land containing 6,100 sf and shown on Assessor's Map E9 0 42.

21 003 – 12-16 Essex Street

The application of Carroll Essex LLC for a Comprehensive Permit pursuant to M.G.L. c.40B, s. 21 for an approx. 17,900 nsf, 4-story mixed-use building with approx. 1,600 sf of commercial

space, 24 residential units, of which six will be affordable as is required and regulated under the law, and 10 parking spaces at 12-16 Essex Street, Melrose, MA, on a lot of land containing 5,777 sf and shown on Assessor's Map C7 0 72. Exemptions per statute are claimed for: Melrose Zoning Ordinance §235-18 & -19 for lot frontage/width, floor area ratio, and open space, §235-32 for off-street parking spaces & §235-16.1 site plan review; Charter and Administrative Code of the City of Melrose §131-3 Historic District Commission.

Other Business

Approval of meeting minutes from January 27, 2021

Set next meeting date – March 10, 2021