



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: March 10, 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

20 021 – 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 §235-15 to establish a 'Miscellaneous professional and business offices and services' for the bank use, §235-41 for Parking Standards, and §235-18 & -19 for the building's front yard setback all required to redevelop the lots with a new building with an ATM, drive through for a pneumatic tube 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.

20 032 – Blueberry Hill Lane

The appeal of Forest Street, LLC (William A. Bruce, Manager), s/i/i to Brookstone Realty Trust under Zoning Ordinance §235-60.C to overturn the order regarding fence height for the approved 19-unit townhouse development on Blueberry Hill Lane, Melrose, MA, on a lot of land containing 3.2 acres and shown on Assessor's Map E2 0 1A1, 1A2, 1A3 & 1A4.

21 002 – 40-40A Chestnut Street

The appeal of Magalie Valcin for Variances from §235-25.B of the Zoning Ordinance to have two principal structures on one lot, §235-18 & -19 for lot area, rear yard, left side yard, and §235-17 & -32 for the number of parking spaces to renovate and convert the existing detached garage into a detached single-family dwelling at 40-40A Chestnut St, Melrose, MA, owned by Robinson Vilmont, on a lot of land containing 9,390 sf and shown on Assessor's Map C6 0 67. The Applicant also seeks Variances from §235-18 & -19 for lot area, lot frontage and width, right side yard and front side yard to legalize the violations for the existing two-family.

21 004 – 4 Wentworth Road

The appeal of Marina Winkler for Variance from §235-18, -19 and -44.G of the Zoning Ordinance for rear yard to construct a one-story addition on the single-family house on the corner lot at 4 Wentworth Road, Melrose, MA, on a lot of land containing 6,411 sf and shown on Assessor's Map A9 0 69.

20 010R – 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.

Other Business

Approval of meeting minutes from February 10, 2021

Set next meeting date – March 24, 2021

RECEIVED

By Posted at 10:17 am, Feb 24, 2021



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PUBLIC HEARING NOTICE

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