



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: June 9, 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

21 010 – 34 & 45-55 Summit Avenue *(continued from April 14 & requesting to withdraw application)*

The appeal of North Shore Residential Development for a Special Permit under §235-17 of the Zoning Ordinance to establish four two-family dwellings at 34 & 45-55 Summit Avenue, Melrose, MA. This request is part of a proposal to demolish single-family homes and construct two new single-family homes and four new two-family homes on six lots of varying sizes that currently encompass lots on Assessor's Map B13 0 21-27 & B14 0 1-2.

21 014 – 14 Hawes Avenue / Ells Avenue

The appeal of M. Razvan Teodorescu & Tina Teodorescu for Variances from §235-21 of the Zoning Ordinance to separate the lot into two, for Lot 1 Variances from §235-18 & -19 for lot area, lot depth, front yard, rear yard, and §235-41.O for tandem parking and for Lot 2 Variances from §235-18, & -19 for lot area and lot depth, §235-25.J for lot width at the rear building line, and §235-41.O for tandem parking, all required to retain the existing single-family house at 14 Hawes Ave and construct a new single-family house on Ells Ave, Melrose, MA, on a lot of land containing 13,114 sf and shown on Assessor's Map D13 0 154 & D14 0 16.

21 015 – 27 Temple Street

The appeal of Joseph H. Higgins and Robin L. Higgins, Trustees for Variances from §235-18 & -19 of the Zoning Ordinance for lot area and front yard setback, and §235-73.C.1 & §235-73.C.2 from the Slope Protection Ordinance all to retain the existing single-family house 27 Temple Street Melrose, MA and construct a new single-family house on a separate lot. The property contains 23,126 sf of land and is shown on Assessor's Map F4 0 63 & F4 0 64.

21 016 – 735 Newburyport Turnpike

The appeal of Pugh Management, LLC for Variances from §235-18 & -19 of the Zoning Ordinance for building height and open space, and §235-41.L for the entrance/exit driveway width. The relief is sought to construct a 94,000 sf warehouse at 735 Newburyport Turnpike, Melrose, MA, on a lot of land containing 218,324 sf, of which 100,251 sf is in Melrose, and shown on Assessor's Map J3 0 9.

Other Business

Approval of meeting minutes from May 12, 2021

Set next meeting date for July 2021

RECEIVED

By Posted at 10:49 am, May 25, 2021



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REQUESTED BY: Rita C. Mercado, Chair

PUBLIC HEARING NOTICE

New Cases

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