

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, October 13, 2021
7:30 p.m.
Remote Meeting

Present:

Rita Mercado, *Chair*
Megan Carriere, *Associate*
Curtis Dooling, II
David Roache

Absent:

Katherine Moore
Julianna Hanlon, *Associate*
Bryan Thorp

Staff Present: Lori Massa, Clerk

The meeting was called to order at 7:30 pm.

Pursuant to An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed by Governor Baker on June 16, 2021, this meeting was be conducted via remote participation. 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

21 022 – 33 Goss Avenue

The appeal of John M Doucette for Variances from §235-18, -19 of the Zoning Ordinance for lot area, frontage and side yard setbacks, §235-25.J for lot width, and §235-21 to create two lots with insufficient dimensions all to retain the existing single-family house at 33 Goss Ave, Melrose, MA, and construct a new single-family house on a separate lot. The property contains 13,200 sf of land, is shown on Assessor's Map F6 0 25, and is owned by John M Doucette, Mary A Doucette and Anne C Lenehan.

Attorney Lucas sent a written request for a continuance until November 10, 2021 because there were only four members present at the meeting and the revised plans were not yet complete.

By roll call the Board voted, 4-0, to grant the requested continuance to November 10, 2021.

Documents: Email dated October 4, 2021

21 024 – 307 Porter Street

The appeal of John Markham for Variances from §235-24.A of the Zoning Ordinance for side yard setback to construct a detached garage at 307 Porter St, Melrose, MA, on a lot of land containing 8,630 sf and shown on Assessor's Map G10 0 10.

John Markham appeared remotely to explain the proposal. 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, 4-0, to grant the requested Variance.

Documents: ZBA Application 21-024

21 026 – 6 Prospect Street

The appeal of Adam Gillis for Variances from §235- 18 & -19 of the Zoning Ordinance for rear yard to construct a rear deck on the single-family house on a corner lot at 6 Prospect St, Melrose, MA, on a lot of land containing 7,762 sf and shown on Assessor's Map A8 0 30.

John Markham appeared remotely to explain the proposal. 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, 4-0, to grant the requested Variance.

Documents: ZBA Application 21-026

21 027 – 373 Pleasant Street

The appeal of Boghos Properties, LLC for Variances from §235-18 & -19 of the Zoning Ordinance for lot area for 7 residential units, lot width & frontage, front yard, and if needed, §235-38.C for parking in the required front yard area at 373 Pleasant St, Melrose, MA, on a lot of land containing 13.286 sf and shown on Assessor's Map B5 0 122. The variances are requested for the redevelopment of the property to construct a 7-residential unit building with one affordable unit and 14 parking spaces.

Ray Boghos appeared remotely to explain the proposal. 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, 4-0, to grant the requested Variances.

Documents: ZBA Application 21-027

OTHER BUSINESS

Mr. Dooling made a motion to approve the **meeting minutes** from September 22, 2021. Mr. Roache seconded the motion. By roll call members voted, 4-0, to approve the minutes.

The next meeting is set for November 10, 2021.

The meeting adjourned at 9:15 pm.