

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, December 8, 2021
7:30 p.m.
Remote Meeting

Present:

Rita Mercado, *Chair*
Megan Carriere, *Associate*
Curtis Dooling, II
Katherine Moore
Bryan Thorp

Absent:

Julianna Hanlon, *Associate*
David Roache

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

21 028 – 8 Church Street

The appeal of Amlan Biswas for Variances from §235- 18 & -19 of the Zoning Ordinance for rear yard to construct a deck on the single-family house at 8 Church St, Melrose, MA, on a lot of land containing 12,387 sf and shown on Assessor's Map E5 0 81.

This case was advertised and heard on November 10, 2021 and continued to December 8, 2021. Applicant Amlan Biswas appeared remotely for both hearings. 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, 3-2, with the Chair Rita C. Mercado, and Members Curtis B. Dooling II, and Megan Carriere, in favor, and Katherine Moore and Bryan E. Thorp, in opposition, denying the request.

Documents: ZBA Application 21-028

21 033 – 30 Hancock Street

The appeal of Edward Darisse for Variances from §235-18, -19 & -44.G of the Zoning Ordinance to construct a deck onto the single-family house in the nonconforming side yard and rear yard at 30 Hancock Street, Melrose, MA, on a lot of land containing 5,700 sf and shown on Assessor's Map F3 0 99.

Edward and Caitlin Darisse and Christopher Hodges, Contractor, 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, 5-0, to grant the requested Variances.

Documents: ZBA Application 21-033

21 034 – 61 Heywood Avenue

The appeal of Brett LeClaire for Variances from §235- 18, -19 & 44.G of the Zoning Ordinance for front and rear yards and number of stories to construct a 3-story addition and deck onto the single-family house in the nonconforming yards on the corner lot at 61 Heywood Ave, Melrose, MA, on a lot of land containing 5,750 sf and shown on Assessor's Map D14 0 71.

Brett and Yvonne LeClaire 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, 5-0, to grant the requested Variances with two conditions of approval.

Documents: ZBA Application 21-034

OTHER BUSINESS

Request for approval of time extension for Case 20-030, 8 Crystal Street

Neal Ryan, Applicant, requested that the Board of Appeals grant a six month time extension for the Variances approved for 8 Crystal Street, Case 20-030, as allowed under Melrose Zoning Ordinance §235-60.C.4.c. The request was received on November 18, 2021 via an email from Neal Ryan, which is prior to the one-year expiration date of the variances of January 13, 2022. The email explains the cause of the delay and a progress update.

By roll call the Board voted, 5-0, to grant the six-month time extension.

Meeting Minutes

Mr. Thorp made a motion to approve the meeting minutes from November 10, 2021. Mr. Dooling seconded the motion. By roll call members voted, 5-0, to approve the minutes.

The next meeting is set for January 12, 2022.

The meeting adjourned at 9:10 pm.