

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, February 9, 2022
7:30 p.m.
Remote Meeting

Present:

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

Absent:

Julianna Hanlon, *Associate*

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

21 035 – 19 Sharon Road

The appeal of Eric Nyland for Variances from §235-5 of the Zoning Ordinance to construct a dormer that does not comply with the definition of half story on the single-family house at 19 Sharon Road, Melrose, MA, on a lot of land containing 9,143 sf and shown on Assessor's Map G9 0 84.

This case was continued from the January 12, 2022 hearing. Eric Nyland appeared remotely to explain the revised 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 variance for the revised plans. Mr. Roache did not vote on this case because he was not present for the January hearing.

Documents: ZBA Application 21-035

21 037 – 1023 Main Street

The appeal of Cara Drew for Variances from §235-18, -19 & -44.G of the Zoning Ordinance for the dimensions of height and yards to construct a 3-story addition on the single-family in the nonconforming front and rear yards on the corner lot at 1023 Main St, Melrose, MA, on a lot of land containing 4,857 sf and shown on Assessor's Map D13 0 72.

This case was continued from the January 12, 2022 hearing. Cara and Justin Drew, and Jay Bradley, Architect, appeared remotely to explain the revised 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 a condition of approval. Mr. Roache did not vote on this case because he was not present for the January hearing.

Documents: ZBA Application 21-037

22 001 – 23 Linwood Avenue

The appeal of Jeremy Garczynski for Variances from §235-18, -19 & -44.G of the Zoning Ordinance for front and side yard and §235-5 for dormer length to construct a dormer on the two-family house at 21-23 Linwood Ave, Melrose, MA, on a lot of land containing 4,427 sf and shown on Assessor's Map D4 0 70.

Jeremy Garczynski and Leah Ofsevit 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 a condition of approval. Ms. Carriere recused herself for this case.

Documents: ZBA Application 22-001

OTHER BUSINESS

Time extension request for 3 Wildwood Road – Case 20-022

TJ Knapp submitted a written request on January 12 for a time extension due to a death in the family for the variance that was granted for a pool setback at 3 Wildwood Road on January 13, 2021. By roll call the Board voted, 5-0, to approve a six month time extension.

Meeting Minutes

Mr. Thorp made a motion to approve the meeting minutes from January 12, 2022. Ms. Moore seconded the motion. By roll call members voted, 4-0, to approve the minutes with Mr. Thorp, Ms. Moore, Mr. Dooling and Ms. Mercado voting.

The next meeting is set for March 9, 2022.

The meeting adjourned at 8:25 pm.