

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

Present:

Rita Mercado, *Chair*
Megan Carriere, *Associate*
Curtis Dooling, II
Julianna Hanlon, *Associate*

Absent:

Katherine Moore
David Roache
Bryan Thorp

Staff Present: Lori Massa, Clerk & Maya Noviski, 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

22 003 – 66 Beech Street

The appeal of Johanna and Kevin Cohan for Variances from §235-18, -19 & -44.G of the Zoning Ordinance to construct an addition on the single-family house in the nonconforming side yard at 66 Beech Ave, Melrose, MA, on a lot of land containing 5,168 sf and shown on Assessor's Map E6 0 133.

Johanna and Kevin Cohan 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 22-003

21 016-R – 735 Newburyport Turnpike

The appeal of Pugh Management Company to revise variances previously granted for §235-18, -19 & -41.L of the Zoning Ordinance for the open space requirements and the entrance/exit driveway width for the construction of a 94,000 sf warehouse at 735 Newburyport Turnpike, Melrose, MA, on a lot of land containing 218,339 sf and shown on Assessor's Map J3 0 9.

Managing Partners John Pugh and Bonnie Burgett appeared remotely, along with Site Engineers Doug Landry, Jordan Loffredo and Attorney Michael Rosen, 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, 4-0, to grant the requested revisions to the variances.

Documents: ZBA Application 21-016-R
 Pugh Management, LLC presentation

OTHER BUSINESS

Meeting Minutes

Mr. Dooling made a motion to approve the meeting minutes from February 9, 2022. Ms. Carriere seconded the motion. By roll call members voted, 4-0, to approve the minutes with Mr. Dooling, Ms. Carriere, Ms. Hanlon and Ms. Mercado voting.

The next meeting is set for April 13, 2022.

The meeting adjourned at 8:22 pm.