

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, June 8, 2022
7:30p.m.
Remote Meeting**

Present:

Rita Mercado, *Chair*
Megan Carriere, *Associate*
Bryan Thorpe
Katherine Moore

Absent:

Curtis Dooling, II
David Roache

Staff Present: Maya Noviski, Clerk

The meeting was called to order at 7:34 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

22 007 – 25 Rockland Street

The appeal of Katherine Roberts for Variances from §235- 18, -19, & 44.G of the Zoning Ordinance for the left side yard to construct a 2 ½ story addition, and a rear deck in the nonconforming right side yard on the single-family house at 25 Rockland Street, Melrose, MA, on a lot of land containing 4,930 sf and shown on Assessor's Map A12 0 35.

Katherine Roberts 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 22-007

22 008 – 69 Gooch St.

The appeal of Matthew Galvin for Variances from §235- 18, -19, & 44.G of the Zoning Ordinance for the right side yard to construct an attached two story addition and garage at 69 Gooch Street, Melrose, MA, on a lot of land containing 7,385 sf and shown on Assessor's Map E8 0 33.

Matthew and Elizabeth Galvin 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 22-008

22 010 – 32 North Ave

The appeal of Thatcher Freeborn for Variances from §235- 44.G, -18 and -19 of the Zoning Ordinance to construct second floor and rear addition and a portico on the single-family house in the nonconforming right side yard at 32 North Avenue, Melrose, MA, on a lot of land containing 6,302 sf and shown on Assessor's Map A12 0 13.

Thatcher and Erin Freeborn 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 with a condition.

Documents: ZBA Application 22-010

OTHER BUSINESS

Meeting Minutes

Mr. Thorpe made a motion to approve the meeting minutes from May 11, 2022. Ms. Carriere seconded the motion. By roll call members voted, 4-0, to approve the minutes with Mr. Thorpe, Ms. Moore, Ms. Carriere, and Ms. Mercado voting.

Next Meeting

The next meeting is scheduled for July 13, 2022.
The meeting adjourned at 8:30 pm.