

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, July 13, 2022
7:30p.m.
Remote Meeting**

Present:

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

Absent:

None

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

22 011 – 1139 Franklin St.

The appeal of Thomas Harvey for Variances from §235- 25.B of the Zoning Ordinance for two principal structures on one lot, §235-18, -19, and 25.J for the nonconforming front yard, left side yard, and lot frontage/width for the existing dwelling, §235-18, -19, and 25.J for lot area, right and rear yard, and lot frontage/width for the garage conversion, and a Special Permit under §235-17 for parking for more than four cars, to convert the existing two-family dwelling to a single-family dwelling and convert the garage to a single-family dwelling on a lot of land containing 7,693 sf and shown on the Assessor's Map A13 0 30.

Attorney Roberto Di Marco and Thomas Harvey 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 deny the requested variances and special permit.

Documents: ZBA Application 22-011

22 013 – 148 Myrtle St.

The appeal of Brown Dog Properties, LLC for Variances from §235- 41.L for two-way driveway width, and §235 -18 and -19 for frontage and width, and front yard setback, of the Zoning Ordinance. The application includes an administrative appeal for §235 -18 and -19 lot area for 5-units, and depending on the outcome of the appeal, includes a request for Variances from §235-18 and-19 for lot area.

This appeal is all to demolish the existing structure and construct a 5 unit Multi-Family building with 5 parking spaces at 148 Myrtle St., Melrose, owned by Bradley Hutchinson, on a lot of land containing 10,977 sf and shown on Assessor's Map C8 0 31.

Matt and Joe Roman, and Attorney Bob Bell 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 deny the administrative appeal and grant the requested variances.

Documents: ZBA Application 22-013

22 015 – 194 Melrose St.

The appeal of Olja Radic for a Special Permit under §235-5 and §235-17 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling owned by Olja Radic at 194 Melrose St, Melrose, MA, on a lot of land containing 14,000 sf and shown on Assessor's Map B12 0 99.

Attorney David Lucas and Olja Radic 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 special permit.

Documents: ZBA Application 22-015

OTHER BUSINESS

Meeting Minutes

Mr. Thorpe made a motion to approve the meeting minutes from June 8, 2022. Ms. Carriere seconded the motion. By roll call members voted, 5-0, to approve the minutes with Mr. Thorpe, Ms. Moore, Mr. Dooling, Ms. Mercado, and Mr. Roache voting.

Next Meeting

The next meeting is scheduled for September 14, 2022.

The meeting adjourned at 9:50 pm.