

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, September 14, 2022
7:30 p.m.
Remote Meeting**

Present:

Rita Mercado, *Chair*
Megan Carriere, *Associate*
Bryan Thorp
Katherine Moore
Benjamin Rosenberg
Curtis B. Dooling II

Absent:

None

Staff Present: 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 July 16, 2022, 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

22 016 – 25 Ashland St.

The appeal of David and Ellen Rice for a Variance from §235-5 to add a rear addition to the structure and a Special Permit under §235-17 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling owned by David and Ellen Rice at 25 Ashland St., Melrose, MA, on a lot of land containing 9,820 sf and shown on Assessor's Map C11 0 29.

David, Ellen, and Doug Rice 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 variance and special permit.

Documents: ZBA Application 22-016

22 017 – 14 Chipman Ave.

The appeal of Waypoint Development, LLC for Variances from §235-41 Parking Standards of the Zoning Ordinance including driveway width and direct access to an aisle in a 3-level lift stacking parking system. This relief is required for the mixed-use building with commercial space, the VFW, and 40 residential units that the Planning Board approved at 14 Chipman Ave, Melrose, MA, on a lot of land containing 23,597 sf and shown on Assessor's Map C12 0 23.

Attorney David Lucas, Ed Champy, and William Lee 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 22-017

OTHER BUSINESS

Meeting Minutes

Mr. Thorp made a motion to approve the meeting minutes from July 13, 2022. Ms. Carriere seconded the motion. By roll call members voted, 5-0, to approve the minutes with Mr. Thorp, Ms. Moore, Mr. Dooling, Ms. Mercado, and Ms. Carriere voting.

Next Meeting

The next meeting is scheduled for October 26, 2022.
The meeting adjourned at 9:00 pm.