

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, October 26, 2022
7:30 p.m.
Remote Meeting

Present:

Megan Carriere, *Associate*
Bryan Thorp
Benjamin Rosenberg
Curtis B. Dooling II

Absent:

Rita Mercado and Katherine Moore

Staff Present: Maya Noviski, Clerk

The meeting was called to order at 7:31 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

22 018 – 89 School St.

The appeal of Matthew Wozniak for Variances from §235-18 and-19 of the Zoning Ordinance for lot frontage & width to raze the existing house and build a new single-family house with a detached garage at 89 School Street, Melrose, MA, on a lot of land containing 7,989 sf and shown on Assessor's Map F9 0 16.

Matthew Wozniak and Jay Bradley 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 conditionally grant the requested variances. The approved condition is for a 2-car garage.

Documents: ZBA Application 22-018

22 019 – 31-39 West Wyoming Ave.

The appeal of Navem Partners for Variances from §235-18 and- 19 of the Zoning Ordinance for maximum front yard setback to construct a five story, mixed use structure with a commercial space on the first floor and 26 residential units above at 31-39 West Wyoming Avenue, Melrose, MA, on a lot of land containing 17,270 sf and shown on Assessor's Map C6 0 8 & C6 0 9.

James Heffernan, Ken Feyl, and Katie Enright 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 22-019

22 020 – 19 Herbert St.

The appeal of Matthew and Elektra Sperling for Variances from §235-18, -19 & 44.G of the Zoning Ordinance for the front and right-side yard setback to enclose a portion of the front porch in the nonconforming right side yard on the single-family house at 19 Herbert St., Melrose, MA, on a lot of land containing 3,105 sf and shown on Assessor's Map C7 0 36.

Matthew and Elektra 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 22-020

OTHER BUSINESS

Case 21-026—6 Prospect St. Request for Variance Extension

Adam Gillis appeared remotely to request that the Board of Appeals grant a six month time extension for the Variances approved for 6 Prospect St., as allowed under Melrose Zoning Ordinance §235-60.C.4.c.

By roll call the Board voted, 4-0, to grant the requested time extension.

Meeting Minutes

Mr. Thorpe made a motion to approve the meeting minutes from September 14, 2022. Ms. Carriere seconded the motion. By roll call members voted, 4-0, to approve the minutes with Mr. Thorp, Mr. Dooling, Mr. Rosenberg, and Ms. Carriere voting.

Next Meeting

The next meeting is scheduled for November 30, 2022.
The meeting adjourned at 9:00 pm.