

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

Present:

Megan Carriere, *Associate*
Bryan Thorp
Benjamin Rosenberg
Rita Mercado
Katherine Moore

Absent:

Curtis Dooling, II

Staff Present: Maya Noviski, Clerk

The meeting was called to order at 7:32 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

22 021 – 681-697 Main St.

The appeal of Green Rise Homes, LLC for Variances from §235-18 & -19 of the Zoning Ordinance for lot depth, lot area, rear and front yard setbacks, and minimum open space. This relief is required to raze the existing building and construct a new mixed-used building with 18 residential units and ground-level retail with no onsite parking approved by the Planning Board at 681-697 Main St., Melrose, MA on a lot of land containing 8,561 sf and shown on Assessor's Map D8-0-12 and D9-0-14.

David Lucas, Kyle Russo, Kenneth 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, 5-0, to conditionally grant the requested variances. The approved condition is to include at least 3% open space on the lot.

Documents: ZBA Application 22-021

22 022 – 516 Lebanon St.

The appeal of Adam Principato & Kimberly Hayes Principato for Variances from §235-18 & -19 of the Zoning Ordinance for front and right side yard setbacks to construct an enclosed front porch, and second story rear addition and deck on a single-family home at 516 Lebanon St., Melrose, MA on a lot of land containing 6,504 sf and shown on the Assessor's Map as D8 0 28.

Robert Bell, Adam Principato, and Kimberly Hayes Principato 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 22-022

22 023 – 23 Prescott St.

The appeal of Peter A. Hickey for Variances from §235-18, -19, and 44.G of the Zoning Ordinance to build a roof over the existing front porch and steps on a single-family home at 23 Prescott St., Melrose, MA on a lot of land containing 6,000 sf and shown on the Assessor's Map as F3 0 68.

Peter Hickey 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 22-023

OTHER BUSINESS

12-16 Essex St., Case 21-003, Request for Amendment

Robert Bell and Lynne Sweet appeared remotely to request that the Board of Appeals grant an amendment to the decision previously granted for 12-16 Essex St. as last amended on May 26, 2021. The Attorney had submitted a letter with this request dated October 11, 2022. The original applicant, Mark Carroll, sold the property to Joseph Roberto who used a different type of financing to purchase the property and is applying to permit the project through DHCD's Local Initiative Program. Attorney Bell requested that the permit be updated to reflect the change in ownership and subsidizing agency for the property. The project will have all the same benefits as set forth in the Comprehensive Permit and will comply with all of the same conditions. No changes to the building, its future use, or the tenant selection process for the affordable units are requested.

In response to questions raised by Planning Staff, the representatives confirmed that:

1. All of the 24 residential units will count on the Subsidized Housing Inventory and the affordable units will be affordable in perpetuity.
2. In response to questions involving financing, Attorney Bell and Ms. Sweet confirmed that the project has been financed and the Applicants are aware and agree to the value of the market rate residential units.
3. Profit limitation is being enforced through a regulatory agreement that has long term affordability restrictions. To ensure accountability, the Developer must submit a letter of credit that the State holds on to until the Applicants receive a cost certification. Ms. Sweet explained that the Applicant's bank has issued a letter of credit for the cost certification and the bank has consented to the regulatory agreement.

By roll call the Board voted, 5-0, to grant the requested amendments.

Meeting Minutes

Ms. Carriere made a motion to approve the meeting minutes from October 26, 2022. Mr. Thorp seconded the motion. By roll call members voted, 5-0, to approve the minutes with Mr. Thorp, Mr. Rosenberg, Ms. Mercado, Ms. Moore and Ms. Carriere voting.

Next Meeting

The next meeting is scheduled for December 14, 2022.

The meeting adjourned at 10:30 pm.