

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, January 11, 2023
7:30 p.m.
Remote Meeting**

Present:

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

Absent: None

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

22 026 – 1019 Main Street

The appeal of David Arrowsmith for Variances from §235-18, -19, and 44.D of the Zoning Ordinance for front and right-side yard setbacks to build a porch on the second story of the nonconforming single-family home at 1019 Main St., Melrose, MA on a lot of land containing 5,284 sf and shown on Assessor's Map D13 0 71.

Eric Dybeck, Patrick Foster, and Ryan DePalma appeared before the Board to present the case. Mr. Dybeck explained that the front porch is dilapidated and that they would like to replace it and add a second level balcony to improve their quality of life. He explained that he's an amateur astronomer and the backyard has a thick tree canopy so he would like to use his telescopes on the proposed balcony. He also noted that he and his wife would like to have more outdoor accommodations and that the balcony will keep within the existing footprint of the building.

Board Members felt that the plans and materials submitted were incomplete. Members did not understand how the second-floor deck would be assembled and found that the drawings were not a fair representation of how the deck would appear when complete. The Board also found inconsistencies between the plans and the Applicant's description of the project. Members were skeptical about the design of the door leading to the deck and posited that as proposed, it would take up most of the deck when open. The Board also commented that a second story deck on Main Street is very atypical and is incongruous with the neighborhood aesthetic. Members noted that more details were needed to understand the project.

The Board requested that the Applicant submit plans for the deck assembly and provide more details about the second story door. The Board clarified that the plans must show dimensions to understand how everything will fit. Mr. Dybeck requested a continuance to the February 8, 2023 meeting.

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

Documents: ZBA Application 22-026

22 027 – 112 Lynde Street

The appeal of Tana Qoqi for Variances from §235-18 &-19 of the Zoning Ordinance for lot size to convert the nonconforming single-family dwelling to a two-family dwelling, and front and rear yards to construct an addition that increases the height to 2 ½ stories, and add a rear staircase at 112 Lynde St., Melrose, MA on a lot of land containing 4,672 sf and shown on Assessor's Map D6 0 67. Also, the Applicant requests a Special Permit under §235-40.D for a reduced parking requirement to provide three parking spaces.

Tana Qoqi 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, 5-0, to grant the requested variances and special permit.

Documents: ZBA Application 22-027

22 028 – 42-44 West Emerson Street

The Board of Appeals of the City of Melrose, MA will hold a public hearing remotely on Wednesday, January 11, at 7:30 p.m. for all interested parties in the appeal of Kesak Group, Inc. for Variances from §235-46.A, -18 &-19 of the Zoning Ordinance for lot area to sell an approx. 4,434 sf portion of the 34,974 sf nonconforming lot at 42-44 West Emerson St., Melrose, MA to the abutting owner at 52 West Emerson St. The parcels are shown on Assessor's Map C8 0 114 and C8 0 116.

Josephine Ovalle requested a continuance to the February 8, 2023 meeting. She explained that the ownership of the parcel is in question and that her legal team requires additional time to investigate the parcel's deed and communicate with the buyer's legal team.

By roll call the Board voted, 5-0, to grant the continuance to February 8, 2023.

Documents: Request for continuance

OTHER BUSINESS

Meeting Minutes

Mr. Dooling made a motion to approve the meeting minutes from December 14, 2022. Mr. Thorpe seconded the motion. By roll call members voted, 5-0, to approve the minutes.

Next Meeting

The next meeting is scheduled for February 8, 2023.

The meeting adjourned at 8:38 pm.