

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, March 8, 2023
7:30 p.m.
Remote Meeting**

Present:

Bryan Thorp
Benjamin Rosenberg
Rita Mercado
Katherine Moore
Curtis Dooling, II

Absent:

Megan Carriere, *Associate*

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

22 028 – 42-44 West Emerson Street

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 appeared before the Board to present the case. 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 22-028

22 029 – 27 Temple Street

The appeal of Joseph H. Higgins and Robin L. Higgins, Trustees under §235-60.C of the Zoning Ordinance to overturn the ruling that the Variances granted for this project in 2021 have expired due to non-use. Depending on the outcome of the appeal, the application includes a request for Variances from §235-18 & -19 for lot area, lot width/frontage, and front and left side yard setback for the single family home at 27 Temple Street, Melrose, MA and from §235-18 & -19 &-41.L for front yard setback and driveway width to divide the property into two lots, retain the existing home, and construct a single-family house on the newly created lot, as approved by the Planning Board. The lots of land contain 8,368 sf & 14,758 sf and are shown on Assessor's Map F4 0 63 & F4 0 64.

Patrick McAvoy, Robin Higgins, and Tara Higgins appeared before the Board to present the case. 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 22-029

23 002 – 4-6 Howard Street

The appeal of DS Ventures Inc. for Variances from §235-18 and -19 of the Zoning Ordinance for lot area to convert the single family dwelling to a two family dwelling at 4-6 Howard Street, Melrose, MA, owned by DS Ventures Inc., on a lot of land containing 10,285 sf and shown on Assessor's Map D11 0 62.

Jill Mann appeared before the Board to present the case. 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 23-002

OTHER BUSINESS

Meeting Minutes

Mr. Thorp made a motion to approve the meeting minutes from February 8, 2023. Mr. Dooling seconded the motion. By roll call members voted, 5-0, to approve the minutes.

Next Meeting

The next meeting is scheduled for March 22, 2023.

The meeting adjourned at 9:00 pm.