

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, May 10, 2023
7:30 p.m.
Remote Meeting**

Present:

Bryan Thorp
Benjamin Rosenberg
Megan Carriere
Katherine Moore
Daniel Gelormini

Absent:

Rita Mercado
Curtis Dooling, II

Staff Present: Maya Noviski, Assistant Planner

The meeting was called to order at 7:30 pm.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will 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

23 007 – 42 Boston Rock Rd.

The appeal of Timothy Donovan for Variances from §235-18 and -19 of the Zoning Ordinance to demolish the existing rear deck and construct an addition within the rear yard setback on the nonconforming single-family home at 42 Boston Rock Road, Melrose, MA on a lot of land containing 7,187 sf and shown on Assessor's Map C5 0 72.

Timothy Donovan, Applicant, and Mario Moniz, Contractor, 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 Case 23-007

23 008 – 106 West Foster St.

The appeal of Nicholas Riccio for Variances from §235-18 and -19 of the Zoning Ordinance for lot width, lot area and rear yard setback and §235-41.L for maximum driveway width to convert the existing office building into a two-family dwelling on the corner lot at 106 West Foster Street, Melrose, MA on a lot of land containing 6,729 sf and shown on Assessor's Map C7 0 19.

David Lucas, Attorney, and Nicholas Riccio, Applicant, 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 Case 23-008

23 009 – 32-34 Linwood St.

The appeal of Middlesex Development LLC for a Special Permit under §235-17 of the Zoning Ordinance for townhouse use to demolish the existing two-family dwelling and detached garage and establish the townhouse use at 32-34 Linwood Ave, Melrose, MA on a lot of land containing 19,618 sf and shown on Assessor's Map D5 0 94.

Patrick McAvoy, Attorney, and Eric Kenworthy, Developer, 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 special permit.

Documents: ZBA Application Case 23-009

23 010 – 17 Philip Circle

The appeal of Jonathan Pietrantonio for Variances from §235-18 and -19 of the Zoning Ordinance to construct one- and two-story additions to the single-family dwelling in the nonconforming side yard at 17 Philip Circle, Melrose, MA on a lot of land containing 11,130 sf and shown on Assessor's Map G6 0 64.

Jonathan Pietrantonio, Applicant, and Paul Catalano, Contractor, 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 variance.

Documents: ZBA Application Case 23-010

OTHER BUSINESS

Meeting Minutes

Ms. Moore made a motion to approve the meeting minutes from April 12, 2023. Ms. Carriere seconded the motion. By roll call members voted, 4-0, to approve the minutes except for Mr. Gelormini who abstained.

Next Meeting

The next meeting is scheduled for June 14, 2023.

The meeting adjourned at 9:45 pm.