

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, June 14, 2023
7:30 p.m.
Remote Meeting**

Present:

Bryan Thorp
Benjamin Rosenberg
Megan Carriere
Curtis B. Dooling, II
Daniel Gelormini

Absent:

Rita Mercado
Katherine Moore

Staff Present: Maya Noviski, Assistant Planner

The meeting was called to order at 7:37 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

23 005 – 12-14 Sylvan Street (continued public hearing)

The appeal of Treetop Investments, LLC for a Special Permit under §235-17 of the Zoning Ordinance to establish the townhouse use to demolish the existing, single family structure and construct four townhouses with attached two-car garages at 12-14 Sylvan Street, Melrose, MA on a lot of land containing 17,593 sf and shown on Assessor's Map C3 0 16 & C3 0 16A.

Robert Bell, Attorney, Sid Gehlot, Applicant, Eric Bradanese, Engineer, and Yael Getz-Schoen, architect, 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 23-005

23 006 – 1 Washington Street (continued public hearing)

Robert Bell, Attorney, submitted a written request to the Board of Appeals to withdraw without prejudice.

By roll call the Board voted, 5-0, to grant the request for the Applicant to withdraw without prejudice.

Documents: Request to Withdraw ZBA Case 23 006

23 011 – Sylvan St.

The appeal of Edward and Janet Higgins for Variances from §235-18, -19, & -41.L of the Zoning Ordinance for lot area, frontage, depth and maximum driveway width to construct a new two-story single family house and driveway on a vacant lot of land containing 3,971 sq. ft. on Sylvan Street, Melrose, MA and shown on Assessor's Map C3 0 6-7.

Patrick McAvoy, Attorney, and Janet Higgins, 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 withdrawal of the request for maximum driveway width and grant the requested variances for lot area, frontage, and depth.

Documents: ZBA Application Case 23-011

OTHER BUSINESS

Case 22-017—14 Chipman Ave. Request for Variance Extension

David Lucas, Attorney, appeared before the Board to request that the Board of Appeals grant a six month time extension for the Variances approved for 14 Chipman Ave., as allowed under Melrose Zoning Ordinance §235-60.C.4.c.

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

Meeting Minutes

Mr. Thorp made a motion to approve the meeting minutes from May 10, 2023. Ms. Carriere seconded the motion. By roll call members voted, 5-0, to approve the minutes.

Next Meeting

The next meeting is scheduled for June 28, 2023.
The meeting adjourned at 10:00 pm.