

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, February 7, 2024
7:30 p.m.
Remote Meeting

Present:

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

Absent:

None

Staff Present: Maya Noviski, Assistant Planner

The meeting was called to order at 7:31 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

23 024 –73 Boardman Avenue (continued public hearing)

The appeal of Lori Mabardi Connor and Thomas Connor for Variances under §235-5 of the Zoning Ordinance for half-story definition to construct a shed dormer on the rear on the nonconforming single-family house at 73 Boardman Avenue in Melrose on a lot consisting of 8,243 sf and shown on Assessor's Map E13 0 46.

Lori Mabardi Connor and Thomas Connor, Applicants, and David de Celis, 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 request for a half-story definition. Voting Members included Curt Dooling, Bryan Thorp, Benjamin Rosenberg, Daniel Gelormini, and Megan Carrier, in favor.

Documents: ZBA Application Case 23-024

23 027 – 14 Martin Street (continued public hearing)

The appeal of Nick Hall for Variances from §235-24 of the Zoning Ordinance for front and side yard setback to demolish the existing garage and construct a larger one in the same location at 14 Martin Street in Melrose, owned by Catherine Cezeaux & Maryellen Fitzgibbon, on a lot consisting of 6,348 sf and shown on Assessor's Map A8 0 107-08.

Nick Hall, Applicant, and Catherine Cezeaux & Maryellen Fitzgibbon, Homeowners, 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 request for front and side yard setback. Voting Members included Curt Dooling, Bryan Thorp, Benjamin Rosenberg, Daniel Gelormini, and Megan Carrier, in favor.

Documents: ZBA Application Case 23-027

23 028 – 25 Herbert Street (continued public hearing)

The appeal of Jin Qing Gao for Variances from §235-41.I of the Zoning Ordinance for the distance between the entrance to the driveway and the curb-line of the intersection, §235-41.M for the minimum aisle width, and §235-18 and -19 for reducing the amount of open space, to construct a driveway in the side yard of the two-family dwelling at 25 Herbert Street in Melrose on a lot consisting of 3,193 sf and shown on Assessor's Map C7 0 35.

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, 0-5, to deny the request for variances for the distance between the entrance to the driveway and the curb-line of the intersection, minimum aisle width, and reducing the amount of open space. Voting Members included Curt Dooling, Bryan Thorp, Benjamin Rosenberg, Megan Carriere, and Dan Gelormini.

Documents: ZBA Application Case 23-028

23 031 – 365 Porter Street (request for continuance)

The appeal of George D. Lynch, Jr., Trustee for a Variance from §235-18 and -19 of the Zoning Ordinance for frontage to remove the tennis court and construct a single family house at 365 Porter Street in Melrose on a lot consisting of 37,060 sf and shown on Assessor's Map G10 0 57. The proposal includes constructing a driveway from Porter Street to access the lot.

Patrick McAvoy, Attorney, submitted a request in writing to continue the case to the March 13, 2024, hearing to communicate with some of the neighbors and address the issues raised in the Planning Board's recommendation to the Board of Appeals.

By roll call the Board voted, 4-0, to grant the continuance to March 13, 2024. Voting Members included Bryan Thorp, Benjamin Rosenberg, Megan Carriere, and Dan Gelormini. Curtis Dooling was not yet present for the vote.

Documents: Request for continuance

23 034 – 83 Lincoln Street

The appeal of Russell Ingersoll & Janine Morales for Variances from §235-5 of the Zoning Ordinance for half-story definition to construct two shed dormers on the rear of the nonconforming single-family house at 83 Lincoln Street in Melrose on a lot consisting of 8,370 sf and shown on Assessor's Map E9 0 127.

Russell Ingersoll & Janine Morales, Applicants, and Veronica Hobson, 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, 4-1, to grant the request for a variance for half story definition. Voting Members included Curt Dooling, in opposition, and Bryan Thorp, Benjamin Rosenberg, Megan Carriere, and Dan Gelormini, in favor.

Documents: ZBA Application Case 23-034

24 001 – 34 Longfellow Road

The appeal of Elizabeth Rosato for Variances from §235-18 and -19 of the Zoning Ordinance for side yard setbacks to construct a bulkhead and single-story rear addition on the nonconforming single-family house at 34 Longfellow Road in Melrose on a lot consisting of 5,042 sf and shown on Assessor's Map A7x 0 3.

Jay Bradley, Architect, submitted a written request to withdraw the case without prejudice.

By roll call the Board voted, 4-0, to grant the request to withdraw without prejudice. Voting Members included Bryan Thorp, Benjamin Rosenberg, Megan Carriere, and Dan Gelormini. Curtis Dooling was not yet present for the vote.

Documents: Request to withdraw

24 002 – 1047 Main Street

The appeal of Kevin Carrigan for Variances from §235-24 of the Zoning Ordinance for maximum coverage of an accessory structure to construct a detached, two-story garage in the rear yard of the single-family house at 1047 Main Street in Melrose on a lot consisting of 10,335 sf and shown on Assessor's Map D13 0 107.

Kevin Carrigan, Applicant, and Jay Bradley, Architect, appeared before the Board to present the case. Mr. Carrigan explained that the proposal includes covering the entrance way of the detached garage. He noted that the design carries the cascading roofline in an aesthetically pleasing way and will not impact abutters. He added that he has spoken with abutters who have not voiced any concerns. Mr. Bradley explained that the area of the accessory structure meets the dimensional requirements but because of the roof extension, the design exceeds the maximum allowable building coverage.

Board Members discussed the proposal and asked for more information about the Building Commissioner's determination. Members questioned if the Applicant considered constructing an awning over the doorway rather than a covered walkway and Mr. Bradley explained that that would be aesthetically detrimental.

Mr. Bradley requested a continuance to the hearing on February 28, 2024.

By roll call the Board voted, 5-0, to grant the continuance to February 28, 2024. Voting Members included Curt Dooling, Bryan Thorp, Benjamin Rosenberg, Megan Carriere, and Dan Gelormini.

Documents: ZBA Application Case 24-002

OTHER BUSINESS

Meeting Minutes

Mr. Rosenberg made a motion to approve the meeting minutes from January 10, 2024. Ms. Carriere seconded the motion. By roll call the Board voted, 4-0, to approve the minutes. Voting Members included Bryan Thorp, Benjamin Rosenberg, Megan Carriere, and Daniel Gelormini. Curtis Dooling was not present for the vote.

Meeting Dates

The Board confirmed the scheduled dates and times for regular meetings in 2024, listed below:

- February 28 at 7:30 PM
- March 13 at 7:30 PM
- April 10 at 7:30 PM
- May 8 at 7:30 PM
- June 12 at 7:30 PM
- July 10 at 7:30 PM
- August 14 at 7:30 PM
- September 11 at 7:30 PM
- October 9 at 7:30 PM
- November 13 at 7:30 PM
- December 11 at 7:30 PM

Next Meeting

The next meeting is scheduled for February 28, 2024.
The meeting adjourned at 11:30 pm.