

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, April 10, 2024
7:30 p.m.
Remote Meeting**

Present:

Curtis B. Dooling, II
Daniel Gelormini
Benjamin Rosenberg
Megan Carriere
Chris Coughlin
David Roache

Absent:

Bryan Thorp

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

24 006 – 28 Cumner Avenue

The appeal of Christopher Gregg for Variances from §235-24.A, and §235-18 and -19 of the Zoning Ordinance to install a hot tub and construct a deck in the left side and rear yard setbacks of the nonconforming single-family house at 28 Cumner Avenue in Melrose on a lot consisting of 7,200 sf and shown on Assessor's Map F7 0 29.

Christopher and Nicole Gregg, Applicants and Owners, 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 left side and rear yard setbacks. Voting Members included Curt Dooling, Benjamin Rosenberg, Chris Coughlin, David Roache, and Megan Carriere.

Documents: ZBA Application Case 24-006

OTHER BUSINESS

Request for Minor Modification of Case 22-019 31-39 West Wyoming Avenue

David Lucas, Attorney, and Kyle Russo, Developer, appeared before the Board to request a minor modification to the Board's decision dated November 7, 2022. Attorney Lucas explained that the project received approval from the Planning Board and the Zoning Board of Appeals, but the decisions were appealed by an abutter. After more than a year of litigation, the parties have reached a full settlement with modified plans which include design changes, a reduced building height, and an additional unit. The proposed changes do not impact the building's footprint or the approved variance for maximum front yard setback. Attorney Lucas requested that the Board's decision be amended to reference the modified proposal and plan set dated December 20, 2023.

By roll call the Board voted 5-0, to grant the request for a minor modification. Voting Members included Curt Dooling, Benjamin Rosenberg, Chris Coughlin, David Roache, and Megan Carriere.

Documents: Request for Minor Modification for Case 22-019 31-39 West Wyoming Avenue
Revised Architectural Plans dated December 20, 2023

Election of Officers

Mr. Dooling nominated Mr. Roache as Board of Appeals Chair. Mr. Coughlin seconded the motion. All voted in favor. None were opposed.

Zoning Recodification Project

Ms. Noviski informed the Board that the City is in the process of recodifying the zoning ordinance and the Zoning Subcommittee will be reviewing a first draft of the changes on April 23, 2024. Board Members are welcome to attend or provide feedback on subsequent drafts of the code.

Meeting Minutes

Mr. Dooling made a motion to approve the meeting minutes from March 13, 2024. Ms. Carriere seconded the motion. By roll call the Board voted, 5-0, to approve the minutes. Voting Members included Curtis Dooling, Benjamin Rosenberg, Megan Carriere, Daniel Gelormini, and Chris Coughlin. David Roache abstained because this was his first meeting as a Board Member, and he was not present at the previous meeting.

Next Meeting

The next meeting is scheduled for May 8, 2024.
The meeting adjourned at 8:30 pm.