

**MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, May 8, 2024
7:30 p.m.
Remote Meeting**

Present:

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

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

24 004 – 9 Park Street (continued public hearing)

The appeal of Stephen Longmuir for Variances from §235-41.1 of the Zoning Ordinance for the distance between the entrance to the driveway and the curblin of the intersection and §235-5 for maximum impervious surface in the front yard to construct a driveway in the front yard of the single-family house at 9 Park Street in Melrose on a lot consisting of 4,015 sf and shown on Assessor's Map D5 0 114.

Patrick McAvoy, Attorney, provided a written request to continue the hearing to June 12th because he is unavailable to present during the May hearing. The Board discussed the request and asked the Clerk if any additional information was submitted to answer the outstanding

questions posed during the March hearing. It was confirmed that no new materials have been submitted. The Board agreed that they would grant a continuance to June but would not grant another continuance if the Applicant was unable to present at that hearing and requested that the Clerk communicate with the Applicant and clarify what additional information must be submitted prior to the next hearing.

By roll call the Board voted 5-0, to grant a continuance to June 12th, 2024. Voting Members included Curt Dooling, Benjamin Rosenberg, Chris Coughlin, Daniel Gelormini and Megan Carriere.

Documents: Request for continuance

24 005 – 130 Penney Road

The appeal of William C. Quinlan for Variances from §235-18 and -19 of the Zoning Ordinance to construct a deck on the single-family house in the nonconforming rear yard at 130 Penney Road in Melrose on a lot consisting of 8,862 sf and shown on Assessor's Map H4 0 13.

William and Katie Quinlan, 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 for rear yard setback. Voting Members included Curt Dooling, Benjamin Rosenberg, Chris Coughlin, David Roache, and Bryan Thorp.

Documents: ZBA Application Case 24-005

24 007 – 59 Ridgewood Lane

The appeal of Doug White for Variances from §235-18 and -19 of the Zoning Ordinance for minimum open space and §235-24 for right side yard setback to construct a shed in the yard of the single-family house at 59 Ridgewood Lane in Melrose, owned by Neil R. Burke, on a lot consisting of 7,998 sf and shown on Assessor's Map H9 0 16.

Neil Burke, Owner, appeared before the Board to present the case. He explained that several years ago he installed a pool and patio in the backyard and now he would like to build a shed for the patio furniture, pool equipment, and garden tools. It is proposed to be in the right-side yard and will be about 2 ft. from the side property line. One Board Member asked about the distance between the shed and the house. Mr. Burke noted that it will be 4 ft. Members commented that the landscaping between the fence and the shed and the shed and the house will not survive and wondered if there will be enough room to open the shed doors. It was clarified that the doors will be facing the rear property line so the house will not interfere.

Board Members asked about the height of the fence along the side property line and the height of the shed. Mr. Burke explained that it is a 6 ft. fence and the height of the shed before the edge of the gable is 8 ft. Board Members asked about the purpose of the propane tank identified on the plot plan behind the proposed shed and how it is serviced. Mr. Burke explained that it is for the fireplace and for the pool heater, and that it is serviced from the front of the house. One Board

Member wondered about the enclosure on the left rear corner of the house. Mr. Burke explained that there is a doghouse and pool filter behind a small fence. One Board Member wondered if the shed could be in the left side yard. Mr. Buke explained that the ground is not level, and it would still require a variance because it is not wide enough to accommodate the proposed shed. He added that he uses the left side yard more than the right so locating the shed there would be more of an interference.

Board Members agreed that the plot plan is difficult to understand and requested that the Applicant provide an updated one that shows the distances from the shed to the side and rear property line, and the house. One Member also requested that the Applicant provide the full height of the shed.

Mr. Coughlin made a motion to continue the case to June 12, 2024. Mr. Thorp seconded the motion. All voted in favor. None were opposed.

OTHER BUSINESS

Meeting Minutes

Mr. Rosenberg made a motion to approve the meeting minutes from April 10, 2024. Mr. Coughlin seconded the motion. By roll call the Board voted, 5-0, to approve the minutes. Voting Members included David Roache, Curtis Dooling, Benjamin Rosenberg, Megan Carriere, and Chris Coughlin. Bryan Thorp abstained because he was not present at the previous meeting.

Next Meeting

The next meeting is scheduled for May 8, 2024.

The meeting adjourned at 9:30 pm.