



## NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

**ORGANIZATION:** Zoning Board of Appeals

**MEETING DATE:** June 5, 2024

**TIME:** 7:30pm

**MEETING LOCATION:** [REMOTE](#)

**REQUESTED BY:** David Roache, Chair

### AGENDA

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote participation. **Information for remote participation can be found at the following link as soon as it is available:** [www.cityofmelrose.org/remote-meetings](http://www.cityofmelrose.org/remote-meetings). A video recording or other record of proceedings will be posted to the City's website as soon as possible.

Complete applications can be reviewed at [www.cityofmelrose.org/board-appeals](http://www.cityofmelrose.org/board-appeals). Interested persons may provide comments to the Board during the hearing or by email to [appeals@cityofmelrose.org](mailto:appeals@cityofmelrose.org), or mail to OPCD, 562 Main Street, Melrose, MA. If email or web access are not available to you, please leave a voicemail at 781-979-4196 with your name, address, and comment in advance of the meeting (deadline 5 p.m. the night of the meeting) to be read during the public comment portion of the meeting.

### **Cases**

#### **24 009 – 164 Essex Street (continued public hearing)**

The application of Cedar Park Development LLC for a Comprehensive Permit pursuant to M.G.L. c.40B, s. 21 to construct an approximately 23,309 sq. ft., 5-story building with 76 residential units and 54 parking spaces at 164 Essex Street in Melrose on a lot containing 32,148 sf and shown on Assessor's Map C8 0 4. Nineteen of the project's units will be affordable as is required and regulated under the law.

Exemptions per statute are claimed for: Melrose Zoning Ordinance §235-10 for interpretation of the MZO to the extent it differs from or exceeds the requirements of MGL c.40B and 760 CMR 56.00 ; §235-11, -14 and -16 to allow a 76-unit multifamily residential development with accessory uses; §235-15 and -17 for permitted principal use in the BB-1 and use of an accessory utility cabinet; §235-16.1 site plan review; §235-18 and -19 for front, side and rear yard setbacks, height, number of stories, building coverage, FAR, and open space; §235-22 for landscaping requirements in industrial or business districts; §235-25.A, -25.B, -25.E(1), -25.E(2) and -25.E(3) for residential use in a nonresidential district subject to regulations in the URC district, minimum lot area, and projections of balconies and porches into the front yard; §235-27, 28, -29.C, -29.G and -31.1(B) for signs; §235.32 for 54 parking spaces; §235-38.B for location of parking spaces within the required open space on the lot; §235-41 for parking, driveway and aisle design and layout; §235-53.A and -57 for a separate, local permit and permit time limits; §235-58 and -59 for zoning enforcement; §235-60 for Board of Appeals powers and procedures; §235-65.A, -65.B, and -65.C(1) for

procedures, regulations, and approvals of special permit and/or variances that would otherwise be required for a multifamily residential use in a nonresidentially zoned area; §235-71.2(B) through -71.2(H), for procedures, regulations, and approvals of special permit and/or variances that would otherwise be required in the RCOD; and §235-73.1 for housing affordability.

Exemptions for approvals by any Board, Commission, or City Department other than the Zoning Board of Appeals are also claimed for: Poles and Wires Code §182-1 for location of utility poles; Melrose Sewage Disposal Code §194-3 for sewer connection; Melrose Solid Waste Code §198-6 for proposed dumpster location; Melrose Streets & Sidewalks Code §202-1, -1.1, -9, -25.1, -26, and -28 for work within the right of way and time restrictions for street opening; Melrose Water & Sewer Code §228-6, -33, -62, -63, and -89 for water and sewer connections and stormwater management system; and all section of the Melrose Board of Appeals Comprehensive Permit Rules to the extent they differ from or exceed the requirements of MGL c.40B and 760 CMR 56.00.

### **Other Business**

Approve meeting minutes from May 15, 2024

Set next meeting date for June 12, 2024