

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

Present:

Daniel Gelormini
Benjamin Rosenberg
Megan Carriere
David Roache
Bryan Thorp

Absent:

Chris Coughlin

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

24 011 – 83 Bellevue Avenue (continued public hearing)

The modified appeal of Paul and Mary Cunningham to include a Special Permit under §235-17 of the Zoning Ordinance to establish an in-law apartment and a Variance from §235-5 Definition of In-Law Apartment for gross floor area. This is in addition to the original appeal to overturn the ruling that the property is being used as a two-family dwelling under §235-60.C of the Zoning Ordinance and, depending on the outcome of the appeal, a request for a Variance from §235-18 & -19 for lot width/frontage and a Special Permit under §235-17 to convert the single-family dwelling to a two-family dwelling with no exterior changes at 83 Bellevue Ave, Melrose, MA, on a lot of land containing 22,416 sf and shown on Assessor's Map E9 0 7.

Lou Izzi, Attorney, and Paul and Mary Cunningham, Application, 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 to overturn the Building Commissioners ruling that the property is a two-family dwelling. Voting Members included Benjamin Rosenberg, Megan Carriere, Dan Gelormini, David Roache, and Bryan Thorp.

By roll call the Board voted 5-0, to grant the request to establish an in-law unit. Voting Members included Benjamin Rosenberg, Megan Carriere, Dan Gelormini, David Roache, and Bryan Thorp.

By roll call the Board voted 5-0, to grant the withdrawal of the request to convert the single-family dwelling to a two-family dwelling, without prejudice. Voting Members included Benjamin Rosenberg, Megan Carriere, Dan Gelormini, David Roache, and Bryan Thorp.

Documents: ZBA Application Case 24-011

24 012 – 264 Upham Street

The appeal of Molly Pidgeon for Variances under §235-18 and -19 of the Zoning Ordinance for left yard setback to construct a second story addition in the rear of the single-family dwelling at 264 Upham Street, Melrose, MA, owned by Jill Ruso & Joe Goodwin, on a lot of land containing 7,068 sf and shown on Assessor's Map F8 0 140.

Molly Pidgeon, Applicant, and Jill Russo, Owner, 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 to construct a second story addition in the rear yard. Voting Members included Benjamin Rosenberg, Megan Carriere, Dan Gelormini, David Roache, and Bryan Thorp.

Documents: ZBA Application Case 24-012

24 013 – 112 Lynde Street (continued public hearing)

The appeal of Tana Qoqi for Variances from §235-18 & -19 of the Zoning Ordinance for lot size to convert the nonconforming single-family dwelling to a two-family dwelling, and front and rear yards to construct an addition that increases the height to 2 ½ stories, and add a rear staircase at 112 Lynde St., Melrose, MA on a lot of land containing 4,672 sf and shown on Assessor's Map D6 0 67. The Applicant also requests a Variance from §235-5, definition of a half story for dormer length.

Tana Qoqi, Applicant, and Jay Bradley, 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 to convert the nonconforming single-family dwelling to a two-family dwelling with nonconforming dormers. Voting Members included Benjamin Rosenberg, Megan Carriere, Dan Gelormini, David Roache, and Bryan Thorp.

Documents: ZBA Application Case 24-013

24 014 – 36 Waverly Place

The appeal of Faina Snitkovsky for Variances under §235-18 and -19 of the Zoning Ordinance for minimum lot area, side yard setback, and frontage to expand the existing structure and construct an attached two-story dwelling unit in the left side yard converting the structure to a two-family dwelling at 36 Waverly Place, Melrose, MA, owned by 36 Waverly Place LLC, on a lot of land containing 8,820 sf and shown on Assessor's Map B5 0 145.

Faina and Michael Snitovsky, Applicant & Owner, Peter Tummino, Engineer, and Carlos Medina, Contractor, appeared before the Board to present the case. Mr. Tummino explained that there is an existing single-family house on the property and the proposal includes gutting it, replacing the roof, constructing a rear addition and constructing an addition in the left side yard and converting the structure to a two-family dwelling. He noted that the addition on the left will be setback from the existing structure to reduce the massing. The parking layout for the existing structure will remain the same, which consists of two tandem parking spaces in the right-side yard. There is an existing curb cut on the left side of the property and a driveway will be installed in the left-side yard to allow for two tandem parking spaces for the second unit.

Mr. Tummino reviewed the proposed design. He explained that the existing single-family structure has a mansard roof, which will be maintained, but the rear and left side addition will have gable roofs. The overall floor to ceiling height of the two additions and the existing structure will be the same. He noted that from the rear of the building, only the gable roof will be visible.

Board Members wondered why a gable roof was proposed for the rear and left side additions. Mr. Tummino explained that the gable roof will allow for additional attic space and storage for the mechanical equipment. One Member asked if the mechanical equipment will be visible from the street. Mr. Tummino explained that the equipment will be concealed within the building and will not be visible. One Member asked if the pitch of the gable can be reduced. Mr. Tummino responded that that would increase the snow load on the mansard roof. One Member asked if there will be roof vents and Mr. Tummino confirmed that there will be.

Board Members appreciated the attempt to preserve the existing structure but agreed that the contrast between the gable and mansard roofs was unattractive. Members felt that the addition on the left was too large for the lot and overwhelmed the existing structure. Members agreed that the scale of the proposed two-family dwelling did not fit within the neighborhood context and that the size of the addition should be reduced.

The Board received seven signatures from neighbors who support the proposal and one letter from an abutter with concerns about the design and the scale. Additionally, Chris Minton at 33 Waverly Pl., appeared before the Board with concerns about the size and scale, and the installation of the second driveway in the left side yard.

The Applicant agreed to revise the design and scale of the proposal and requested to continue the case to the next hearing.

By roll call the Board voted 5-0, to grant a continuance to the hearing on August 21, 2024. Voting Members included Benjamin Rosenberg, Megan Carriere, Dan Gelormini, David Roache, and Bryan Thorp.

24 015 – 645 Main Street

The appeal of Adam Principato for a Special Permit under §235-17 for membership club use to establish a Brazilian Jiu-Jitsu studio in the basement of the First United Methodist Church at 645 Main Street, Melrose, MA, on a lot of land containing 36,417 sf and shown on Assessor's Map D8 0 2-2.

Bob Bell, Attorney, and Adam Principato, 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 request to establish a Brazilian Jiu Jitsu studio. Voting Members included Benjamin Rosenberg, Megan Carriere, Dan Gelormini, David Roache, and Bryan Thorp.

Documents: ZBA Application Case 24-015

OTHER BUSINESS

Meeting Minutes

Mr. Thorp made a motion to approve the meeting minutes from June 12, 2024. Ms. Carriere seconded the motion. By roll call the Board voted, 5-0, to approve the minutes. Voting Members included David Roache, Benjamin Rosenberg, Megan Carriere, Bryan Thorp and Dan Gelormini.

Mr. Roache made a motion to approve the meeting minutes from June 26, 2024. Mr. Thorp seconded the motion. By roll call the Board voted, 4-0, to approve the minutes. Voting Members included David Roache, Benjamin Rosenberg, Megan Carriere, and Bryan Thorp. Dan Gelormini abstained because he did not attend the meeting.

Next Meeting

The next meeting is scheduled for August 21, 2024.

The meeting adjourned at 10:00 pm