

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, August 21, 2024
7:30 p.m.
Remote Meeting

Present:

Benjamin Rosenberg
David Roache
Bryan Thorp
Chris Coughlin

Absent:

Megan Carriere
Daniel Gelormini

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

24 014 – 36 Waverly Place (continued public hearing)

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 Snitovsky, Applicant & Owner, submitted a written request to continue the case to September 11, 2024, because there were not enough Members present at the hearing who could vote on the case.

By roll call the Board voted 4-0, to grant a continuance to the hearing on September 11, 2024. Voting Members included David Roache, Benjamin Rosenberg, Chris Coughlin, and Bryan Thorp.

Documents: Request for continuance

24 016 – 189 Warwick Avenue

The appeal of Bill and Susan Hurley for Variances from §235-18 and -19 of the Zoning Ordinance for a two-story rear addition in the left side yard setback on the nonconforming single-family house at 189 Warwick Road, Melrose, MA, on a lot of land containing 5,261 sf and shown on Assessor's Map A10 0 32.

Jay Bradley, Architect, appeared before the Board to request a continuance to September 11, 2024. Members requested that Mr. Bradley submit a plot plan showing the property's existing conditions to better understand what is being proposed.

By roll call the Board voted 5-0, to grant a continuance to the hearing on September 11, 2024. Voting Members included David Roache, Benjamin Rosenberg, Chris Coughlin, and Bryan Thorp.

Documents: ZBA Application Case 24-016

OTHER BUSINESS

Meeting Minutes

Mr. Thorp made a motion to approve the meeting minutes from July 10, 2024. Mr. Rosenberg seconded the motion. By roll call the Board voted, 3-0, to approve the minutes. Voting Members included David Roache, Benjamin Rosenberg, and Bryan Thorp. Chris Coughlin abstained because he was not present at that hearing.

Next Meeting

The next meeting is scheduled for September 4, 2024.
The meeting adjourned at 8:00 pm