

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Meeting
Wednesday, September 4, 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 7:30 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

24 017 – 34 & 55 Summit Avenue (request to withdraw)

The application of Summit Development LLC for a Comprehensive Permit pursuant to M.G.L. c. 40B, ss. 20-23 (Chapter 40B) to develop 28 for-sale townhouses and 51 parking spaces (combined garage and outdoor) on two adjacent parcels of land at 34 & 55 Summit Avenue in Melrose containing 115,774 sf and shown on Assessor's Map B13 0, Lots 21-27 and B14 0, Lots 1-2. Seven of the project's units will be affordable as is required and regulated under the law.

Christopher Agostino, Attorney, submitted a written request to withdraw the application for a Comprehensive Permit given EOHLC's certification that Melrose has satisfied its affordable housing production goal for calendar year 2024 and thus qualifies for "safe harbor" status under 760 C.M.R. § 56.03(1)(b) until July 10, 2025.

By roll call the Board voted 4-0, to grant the applicant's request to withdraw the application for a Comprehensive Permit at 34 & 55 Summit Avenue, without prejudice. Voting Members included David Roache, Benjamin Rosenberg, Chris Coughlin, and Bryan Thorp.

Documents: Request to Withdraw Case 24 017

OTHER BUSINESS

Next Meeting

The next meeting is scheduled for September 11, 2024.

The meeting adjourned at 7:35 pm