

MELROSE BOARD OF APPEALS
MEETING MINUTES
Public Hearing
Wednesday, January 8, 2025
7:30 p.m.
Remote Meeting

Present:

David Roache
Jeffery Ugino
Benjamin Rosenberg
Bryan Thorp
Chris Coughlin
Daniel Gelormini
Raj Singh

Absent:

Staff Present: Maya Noviski, Senior Planner & Adam Forrester, 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

24 022 – 111 Youle Street (Continued Case)

The appeal of Danielle Champoux Bohnke for a Variance from §235-6.2 of the Zoning Ordinance to construct an enclosed entryway in the front yard setback on the single family house at 111 Youle Street in Melrose on a lot consisting of 8,668 sf and shown on Assessor's Map A10 0 61.

Danielle Champoux Bohnke, Applicant, appeared before the Board to present the updated plans. The updated plans included reducing the size of the addition, as well as reducing the encroachment into the front yard setback. The plot plan was also updated with the information the Board had requested at the previous hearing.

Board Members were supportive of the revised plans. Members agreed that although the addition encroaches into the front yard setback, the updated plans provide for an improved entryway design that is smaller in size and more in line with the character of the neighborhood and complement the existing structure. Members noted that the proposed setback is similar to the other front yard setbacks along the street and will not negatively impact the streetscape.

The Board, by the unanimous votes of Acting Chair Bryan Thorp, and Members Chris Coughlin, Jeffrey Ugino, Benjamin Rosenberg, and Daniel Gelormini approved the Applicant's request for a Variance from §235-6.2 of the Zoning Ordinance for front yard setback, 5-0.

Documents: ZBA Application Case 24-021, Updated Plot Plans dated 12.30.24, Updated Plans 12.26.24

24 024 – 35 Elmcrest Circle

The appeal of John and Susan Nadworny for a Special Permit under §235-5.3.6 of the Zoning Ordinance to establish an in-law apartment in the single-family dwelling at 35 Elmcrest Circle in Melrose on a lot consisting of 28,545 sf and shown on Assessor's Map G10 0 63.

John and Susan Nadworny, Applicants, and their son, James Nadworny, appeared before the Board to present the case. Ms. Nadworny provided an overview of the project explaining that the request includes converting a portion of the walk-out basement into an in-law apartment for their adult son who has disabilities and is dependent on them for his care. The apartment will consist of two bedrooms, two bathrooms, a living room, and a kitchen, and a separate entrance from the rear of the house. No exterior changes are being proposed. Ms. Nadworny explained that up until the family's recent move to their current residence, James was living in an in-law apartment at their previous residence that was granted a special permit by the Board of Appeals in 2013.

The Board did not receive any public comments about this case.

Board Members were supportive of the request. Members agreed that the in-law apartment will support the family's needs and will not negatively impact the neighborhood or abutters.

The Board, by the unanimous votes of Chair David Roache and Members Bryan Thorp, Chris Coughlin, Jeffrey Ugino, and Benjamin Rosenberg in favor, granted the request, 5-0.

Documents: ZBA Application Case 24-024, Plans dated 9.25.24

24 025 – 22 York Terrace

The appeal of John Michael Candeias and Sarah Elizabeth Nelson for a Variance from §235-6.3.6.c for maximum impervious surface in the front yard and a Special Permit under §235-6.2 of the Zoning Ordinance for front yard setback to construct a two car garage in the front yard on the nonconforming single-family dwelling at 22 York Terrace in Melrose on a lot consisting of 6,708 sf and shown on Assessor's Map A13 0 74.

John Michael Candeias and Sarah Elizabeth Nelson, Applicants, appeared before the Board to present their case. Mr. Candeias provided an overview of the project explaining that the request is to construct a two-car garage in the front yard setback due to the specific landscape of their property that would make it difficult to construct a garage in the back yard. He also provided an overview of how they would maintain pervious surface and open space by removing a portion of the existing driveway.

Board Members noted concern with the following:

- A new substantial curb cut is required due to the existing driveway remaining and the addition of the two-car garage.
- If the garage is addressing a hardship that the Applicants are facing.
- The size of the proposed deck above the garage.
- The excess of parking that would be available for a single-family home.
- The size of the garage.
- How close the garage entrance is to the sidewalk and the potential impact on pedestrians and street traffic.
- The impact on the neighborhood and streetscape.
- If the design could be altered to have the garage under the house and not in its proposed location.
- The plans submitted should be more thorough and show the proposed curb cut, length of the remaining driveway, and more details on open space.

The Board received several public comments addressing concerns with the size of the project and impact on the neighborhood before the hearing. One written question from the public was received during the hearing. An abutter asked if blasting would be conducted for this project. Mr. Candeias answered that he was not sure.

The Applicant requested a continuance to the hearing on March 12, 2025, to consider design alternatives.

By roll call the Board voted 5-0, to grant a continuance to the hearing on March 12, 2025. Voting included Chair David Roache and Members Benjamin Rosenberg, Jeffery Ugino, Chris Coughlin, and Bryan Thorp.

OTHER BUSINESS

Review Zoning Board of Appeals Draft Rules and Regulations & Updated Application Forms

Members provided comments on the ZBA Application form. Planning Staff will edit the form based on the feedback from the Board. Members agreed to review the updated draft documents and provide comments to staff before the next hearing.

Meeting Minutes

Mr. Ugino made a motion to approve the meeting minutes from December 11, 2024. Mr. Thorp seconded the motion. By roll call the Board voted, 5-0, to approve the minutes. Voting Members included Benjamin Rosenberg, Jeffery Ugino, Chris Coughlin, Bryan Thorp, and Daniel Gelormini.

Next Meeting

The next meeting is scheduled for February 12, 2025.

The meeting adjourned at 8:50 pm