



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: June 18, 2025

TIME: 7:30pm

MEETING LOCATION: [REMOTE](#)

REQUESTED BY: Bryan Thorp, Chair

AGENDA

Pursuant to Chapter 2 of the Acts of 2025, 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. 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. Interested persons may provide comments to the Board during the hearing or by email to 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 781-979-4195 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

25 010 – 554-556 Franklin Street

The application of Melrose Highlands Development LLC for a Comprehensive Permit pursuant to M.G.L. c.40B, s. 21 for an approx. 82,204 sf, 5-story residential building with 60 residential units, of which 15 will be affordable as is required and regulated under the law, and 45 parking spaces at 554-556 Franklin Street, Melrose, MA, on a lot of land containing 25,468 sf and shown on Assessor's Map B12 0 61-63. Exemptions per statute are claimed for Melrose Zoning Ordinance §235-6.2 & 6.3 for dimensional regulations including front yard setback, side yard setback, rear yard setback, maximum height/stories, maximum building coverage, minimum open space requirements, and projections into required setbacks, §235-11.1, -11.2, -11.5, & -11.6 for off-street parking spaces, bicycle parking spaces, parking space dimensions and regulations, loading zone dimensions, parking in the front yard setback, pervious pavement requirements, §235-3.2.6, & -3.2.8 for site plan review and revision to approved plans requirements, & §235-5.1, & -5.2 for applicability of use regulations and permitted principal use in the UR-A zoning district. Exemptions per statute are also claimed for Street & Sidewalks Code c. 202 and the Melrose Board of Appeals Comp Permit Rules.

25 002 – 199-201 Essex Street (continued public hearing) –

The application of Carroll Essex LLC for a Comprehensive Permit pursuant to M.G.L. c.40B, s. 21 for an approx. 44,060 sf, 5-story mixed-use building with approx. 1,400 sf of commercial space, 50 residential units, of which 13 will be affordable as is required and regulated under the law, and 22 parking spaces at 199-201 Essex Street, Melrose, MA, on a lot of land containing 16,136 sf and shown on Assessor's Map C8 0 12 & C8 0 14.

Exemptions per statute are claimed for: Melrose Zoning Ordinance §235-6.2 & -6.3 for dimensional regulations including floor area ratio, maximum height/stories, front yard setback, maximum building coverage, and projections into required setbacks, §235-11.1, -11.2 & -11.5 for off-street parking spaces, bicycle parking spaces, parking space dimensions, aisle width, and driveway width, §235-9.3 for landscaping and screening requirements, & §235-5.2 for permitted principal use in the BB-1 zoning district.

Other Business

Set next meeting date for July 9, 2025



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals

MEETING DATE: 6/18/2025

TIME: 7:30pm

MEETING LOCATION: Remote

REQUESTED BY: Bryan Thorp, Chair

PUBLIC HEARING NOTICE

Cases

25 002 – 199-201 Essex Street (continued public hearing) –

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25 010 – 554-556 Franklin Street

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principal use in the UR-A zoning district. Exemptions per statute are also claimed for Street & Sidewalks Code c. 202 and the Melrose Board of Appeals Comp Permit Rules.

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