



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Zoning Board of Appeals
MEETING DATE: July 16, 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 (continued public hearing) –

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.

Other Business

Approve meeting minutes from June 11, 2025
Set next meeting date for August 13, 2025

RECEIVED

By Posted at 10:03 am, Jul 02, 2025



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PUBLIC HEARING NOTICE

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