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**By Posted at 11:58 am, Sep 09, 2025**



## **NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS**

**ORGANIZATION: Zoning Board of Appeals**

**MEETING DATE: 9/24/2025**

**TIME: 7:30pm**

**MEETING LOCATION: Remote**

**REQUESTED BY: Bryan Thorp, Chair**

### **PUBLIC HEARING NOTICE**

#### **Cases**

##### **25 017 – 59-61 Crystal Street –**

The appeal of 59-61 Crystal Street CBC, LLC for Variances from §235-6.2 of the Zoning Ordinance for lot area and maximum floor area ratio, §235-11.2 bicycle parking & §235-11.5.B for backing of vehicles onto the street, and a Special Permit under §235-6.2 & -12.5.E for increasing the building height within the existing nonconforming front, side & rear yard setbacks, lot depth, all to convert the two-family structure into three dwelling units at 59-61 Crystal Street in Melrose on a lot consisting of 6,403 sf and shown on Assessor's Map D10 0 6.

##### **23 003-R – 28 Greenwood Street –**

To determine whether proposed changes to a Comprehensive Permit previously granted to Greenwood Development LLC constitute a substantial or insubstantial modification pursuant to M.G.L. c.40B, s. 21 and if substantial hold a public hearing on the proposed changes. The project is on three adjacent parcels of land at 0, 28, and 54 Greenwood Street, Melrose, MA with a lot area containing 39,780 sf and shown on Assessor's Maps B13 0 81, B13 0 82, and B13 0 83. The revised project proposal consists of an approx. 44,705 sf, 4-story residential building with 24 residential units and 26 parking spaces.

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

<https://www.cityofmelrose.org/195/Meetings-of-Boards-Commissions-Committee>.

Complete applications can be reviewed at <https://www.cityofmelrose.org/170/Board-of-Appeals>.

Interested persons may provide comments to the Board during the hearing or by email to

[appeals@cityofmelrose.org](mailto:appeals@cityofmelrose.org), mail to OPCD, 562 Main Street, Melrose, MA, or voicemail at 781-979-4195.

A video recording or other record of proceedings will be posted to the City's website as soon as possible.