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NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

**ORGANIZATION: Melrose Planning Board
Melrose City Council**

MEETING DATE: Thursday, April 29, 2021

TIME: 7:30 PM

MEETING LOCATION: Remote

**REQUESTED BY: Gregory Sampson, Chair, Planning Board
Christopher Cinella, President, City Council**

PUBLIC HEARING NOTICE

Notice is hereby given that the Melrose City Council and the Melrose Planning Board will hold a joint public hearing on April 29, 2021 at 7:30 PM on a proposal from the Planning Board to amend the Melrose Zoning Ordinance to delete the existing Section 235-66 entitled Design review permits authorized by Planning Board and replace it with a new Section 235-66 entitled Density Incentives allowed in the BA-1 and BA-2 Districts authorized by the Planning Board. The amendment would allow, by Special Permit, building height to be increased up to 62 feet and 5 stories in the BA-2 District, floor area ratio to be increased to a maximum of 3.5 in the BA-1 and BA-2 Districts, and flexibility regarding the open space requirement in the BA-1 and BA-2 Districts, in exchange for community benefits of equal value. The proposal also includes making additional zoning amendments as follows:

Amend, Section 235-8, Changes to Zoning Map, by adding the following parcels currently in the BA-1 District and identified by the Assessors Map as Map C6 lot numbers 12, 13, 14, 16, 17A, 17B, 18, 21, 22, 23, 24, 25, 54-55, 56, 57, 58 and 59 to the BA-2 District.

Amend, Section 235-8, Changes to Zoning Map, by adding the following parcels currently in the BD District and identified by the Assessors Map as Map C8 lot



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numbers 101, 102-105, 106, 107, 108 and Map D8 lot numbers 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15-16, 17, 18, 19, 20, 21, 22, 23 and Map D9 lot numbers 14 and 15 to the BA-1 District.

Amend Section 235-17, Table of Use and Parking Regulations, by deleting the references to the UR-D District and Section 235-66.

Amend Section 235-19, Table of Dimensional and Density Regulations, by inserting a footnote referencing the dimensional incentives.

Amend Section 235-33, Off-street loading requirements, by clarifying that the number of required loading spaces for retail trade, manufacturing and hospital establishments with over 5,000 square feet of gross floor area is per use/establishment.

Amend Section 235-38, Location of parking spaces, by clarifying language and specifying that the Board of Appeals may grant a Special Permit to allow required off-street spaces to be located up to 300 feet from the premises.

Amend Section 235-40, Parking reduction provisions, by adding that the Planning Board by Special Permit may allow shared or reduced parking requirements in conjunction with any project requiring Site Plan Review, and adding proximity to public transit and provisions for bicycle storage to the factors the Planning Board may consider.

Amend Section 235-41, Parking and loading space standards, by deleting redundant language, adding provisions around compact spaces, adding tables with driveway width regulations for one- and two-families, multifamily residential or mixed-use, and all other uses, and clarifying the minimum aisle widths required for vehicles backing out of parking spaces.

Amend Section 235-61, Special permit granting authorities, to identify the Planning Board as the Special Permit Granting Authority for the density incentives allowed in Section 235-66.



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Amend Section 235-65, Multifamily residential use in non-residentially zoned areas authorized by Planning Board, by removing the UR-D District from the list of applicable zoning districts and adding clarifying language about open space preservation and the dimensional and density regulations.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this joint public hearing will be conducted via remote participation. Meeting access information can be found at the following link as soon as it is available: www.cityofmelrose.org/remote-meetings.

Copies of the full text of the proposed zoning amendments are available in the City Clerk's Office and Planning Board Office during regular business hours and online at www.cityofmelrose.org/office-planning-and-community-development/pages/zoning.

Gregory Sampson, Chair, Melrose Planning Board
Christopher Cinella, President, Melrose City Council