



RECEIVED

By Posted at 5:17 pm, May 19, 2022

NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, May 23, 2022

TIME: 7:30 PM

MEETING LOCATION: Remote

REQUESTED BY: Gregory Sampson, Chair

AGENDA

1. MINUTES

- a) Planning Board Regular Meeting, April 25, 2022

2. SITE PLAN REVIEW & SPECIAL PERMIT – Public Hearings

- a) Case 22-002, 453-463 Franklin Street, Franklin Development LLC
- b) Case 22-003, 14 Chipman Avenue, Waypoint Development

3. RECOMMENDATIONS TO THE BOARD OF APPEALS

Board of Appeals Public Hearing on June 8, 2022:

- a) Case 22-010, 32 North Avenue

4. NEXT MEETING

- a) Planning Board Meeting, Monday, June 27, 2022

Pursuant to An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed by Governor Baker on June 16, 2021, this meeting will be conducted via remote participation. Meeting access 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 can be found on the City of Melrose's website, at www.cityofmelrose.org/remote-meetings as soon as it is available. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

proceedings in real time, or in the event that we are unable to do so, we will post on the mmtv3.org website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting. A link will also be available on www.cityofmelrose.org.



RECEIVED

By Posted at 12:52 pm, May 09, 2022

NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, May 23, 2022

TIME: 7:30 PM

MEETING LOCATION: Remote

REQUESTED BY: Greg Sampson, Chairman

PUBLIC HEARING NOTICES

453-463 Franklin Street, Case 22-002

The Planning Board of the City of Melrose will hold a remote public hearing on the application of Robert Johnson for Site Plan Review in accordance with §235-16.1 of the Zoning Ordinance, a Special Permit for the density incentives under §235-66, a Special Permit for a reduced parking requirement under §235-40.C and Special Permit for an increased number of compact parking spaces under §235-41. The proposal involves demolishing the existing structure and constructing an approx 27,376 sf mixed-use building with 21 residential units (15% affordable) and a retail space on the first floor with 13 parking spaces and 30 bicycle parking spaces at 453-463 Franklin St, Melrose, on a lot of land containing 7,476 sf and shown on Assessor's Map C12 0 16 & C12 0 17.

14 Chipman Avenue, Case 22-003

The Planning Board of the City of Melrose will hold a remote public hearing on the application of Waypoint Development for Site Plan Review in accordance with §235-16.1 of the Zoning Ordinance, a Special Permit for the density incentives under §235-66 and Special Permit for a reduced parking requirement under §235-40.C. The proposal involves preserving portions of the existing structure and constructing an approx 52,372 sf mixed-use building with 40 residential units (15% affordable), a retail space on the first floor and space for the existing VFW use, with 38 parking spaces at 14 Chipman Ave, Melrose, on a lot of land containing 23,597



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

sf, owned by the Melrose Veterans Building Association, Inc, and shown on Assessor's Map C12 0 18, C12 0 19, C12 0 20, C12 0 22, C12 0 23.

Pursuant to An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency signed by Governor Baker on June 16, 2021, this meeting will be conducted via remote participation. Information for remote participation can be found at www.cityofmelrose.org/remote-meetings. The complete application can be reviewed at www.cityofmelrose.org/planning-board or by visiting the Office of Planning & Community Development, City Hall, 562 Main St. Interested persons may provide comments to the Board during the hearing or by email to Imassa@cityofmelrose.org, mail to OPCD, 562 Main Street, Melrose, MA, or voicemail at 781-979-4193. A video recording or other record of proceedings will be posted to the City's website as soon as possible.