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By Posted at 11:14 am, Jul 31, 2023

NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Wednesday, August 2, 2023

TIME: 7:45 PM

**MEETING LOCATION: City Hall, City Council Chamber
562 Main Street**

REQUESTED BY: Gregory Sampson, Chair

AGENDA

1. **APPROVAL OF MINUTES**
 - a. Planning Board Regular Meeting, June 21, 2023
2. **SITE PLAN REVIEW & SPECIAL PERMITS**
 - a. Case 22-009, 14-24 Tremont Street, Eli Pechthold, Greg Young – K&K Developers Inc (c/o Garden Homes Development) - *Continued public hearing*
 - b. Case 23-002, 272 Tremont Street, OnPoint Capital - *Public hearing*
3. **RECOMMENDATIONS TO THE BOARD OF APPEALS**

Board of Appeals public hearing on August 9, 2023:

 - a. Case 23-014, 121 Florence Street
 - b. Case 23-015, 71 Sheffield Road
 - c. Case 23-017, 10 Beacon Place
 - d. Case 23-019, 15 Green Street
4. **OTHER**
 - a. Upcoming meetings:
 - Joint Public Hearing with the City Council: Monday, August 14, 2023
 - Next Planning Board meeting: Monday, August 28, 2023



RECEIVED

By Posted at 9:45 am, Jul 19, 2023

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MEETING DATE: Wednesday, August 2, 2023

TIME: 7:45 PM

**MEETING LOCATION: City Hall, City Council Chamber, 1st floor
562 Main Street**

REQUESTED BY: Greg Sampson, Chair

PUBLIC HEARING NOTICE

CASE 22-009 • 14-24 TREMONT STREET

The Planning Board of the City of Melrose will hold a public hearing in the City Council Chamber, 1st floor of City Hall, 562 Main St, Melrose MA on Wednesday, August 2, 2023 at 7:45PM on the amended application of Eli Pechthold, Greg Young – K&K Developers Inc (c/o Garden Homes Development) to include a Special Permit for the number of compact parking spaces under §235-41 of the Melrose Zoning Ordinance. The application includes Site Plan Approval under §235-16.1, a Special Permit under §235-65 for the multi-family residential use in a non-residentially zoned area, and a Special Permit under §235-40.C for a reduced number of required parking spaces. The latest proposal involves demolishing the existing structures and constructing a five-story building with 89 residential units and 92 parking spaces on the property located at 14-24 Tremont Street in Melrose, on a lot consisting of 42,102 sf and shown on Assessor's Map D9 0 105.

CASE 23-002 • 272 TREMONT STREET

The Planning Board of the City of Melrose will hold a public hearing in the City Council Chamber, 1st floor of City Hall, 562 Main St, Melrose MA on Wednesday, August 2, 2023 at 7:45 PM on the application of OnPoint Capital for a Site Plan Review in accordance with §235-16.1 of the Melrose Zoning Ordinance and Special Permits under §235-66 for density incentives and §235-40.C for a reduced number of required parking spaces. The proposal involves demolishing the existing structure and constructing a 5-story mixed-use building with ground floor commercial space and 21 residential units located at 272 Tremont St in Melrose, on a lot consisting of 10,476 sf and shown on Assessor's Map C12 0 9.

Complete applications 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 during the hearing, by email to planningboard@cityofmelrose.org or mail to OPCD, 562 Main St, Melrose, MA.



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