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By Posted at 10:09 am, Aug 18, 2023

NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, August 28, 2023

TIME: 7:30 PM

MEETING LOCATION: Remote Meeting

www.cityofmelrose.org/remote-meetings

REQUESTED BY: Gregory Sampson, Chair

AGENDA

1. APPROVAL OF MINUTES

- a. Planning Board Regular Meeting, August 2, 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) - *Public hearing closed – deliberation and vote*
- b. Case 23-002, 272 Tremont Street, OnPoint Capital – *Public hearing*

3. PROPOSED ZONING AMENDMENT

- a. Recommendation to City Council regarding Establishing a Brewery Use

4. RECOMMENDATIONS TO THE BOARD OF APPEALS

Board of Appeals public hearing on September 20, 2023:

- a. Case 23-020, 4 Vinton Street

5. OTHER

- a. Open Space and Recreation Plan
- b. Next Planning Board meeting: Monday, September 18, 2023

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted via remote participation. Information for remote participation can be found 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 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 cityofmelrose.org. Complete applications can be reviewed at www.cityofmelrose.org/planning-board. Interested persons may provide comments to the Board during the hearing or by email to



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planningboard@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.



RECEIVED

By Posted at 4:53 pm, Aug 14, 2023

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ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, August 28, 2023

TIME: 7:30 PM

MEETING LOCATION: Remote

www.cityofmelrose.org/remote-meetings

REQUESTED BY: Greg Sampson, Chairman

PUBLIC MEETING NOTICES

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

CASE 22-009 • 14-24 TREMONT STREET (Public hearing was closed on August 2 – Board will deliberate)

The Planning Board of the City of Melrose will hold a public hearing 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 87 residential units and 90 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.



NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

CASE 23-002 • 272 TREMONT STREET (Public hearing continued from August 2)

The Planning Board of the City of Melrose will hold a public hearing 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.