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By Posted at 2:10 pm, Jan 18, 2024

NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, January 22, 2024

TIME: 7:00 PM

**MEETING LOCATION: Cassidy Conference Room, 2nd Fl City Hall
562 Main Street**

REQUESTED BY: Gregory Sampson, Chair

AGENDA

1. APPROVAL OF MINUTES

- a. Planning Board Regular Meeting, December 18, 2023

2. SITE PLAN REVIEW & SPECIAL PERMITS – *public hearing*

- a. Case 23-005, 521-529 Franklin Street, 521 Franklin St, LLC Matthew Roman, Manager

3. SLOPE PROTECTION SPECIAL PERMIT – *public hearings*

- a. Case 23-004, Dexter Road Lot H3 0 12, Szecon Development, Inc
- b. Case 22-007, Montvale Street Lot D5 0 40A, Armando Plata

4. RECOMMENDATIONS TO THE BOARD OF APPEALS

Board of Appeals public hearings on February 7, 2024:

- a. Case 23-031, 365 Porter Street
- b. Case 23-034, 83 Lincoln Street
- c. Case 24-001, 34 Longfellow Road
- d. Case 24-002, 1047 Main Street

5. OTHER

- a. Next Planning Board meeting: Monday, February 26, 2024



RECEIVED

By Posted at 10:27 am, Jan 04, 2024

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ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, January 22, 2024

TIME: 7:00 PM

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562 Main Street**

REQUESTED BY: Greg Sampson, Chair

PUBLIC MEETING NOTICES

CASE 23-005 • 521-529 FRANKLIN STREET

The Planning Board of the City of Melrose will hold a public hearing on the application of 521 Franklin Street, LLC 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, §235-40.C for a reduced number of required parking spaces, and §235-41 for a the number of compact parking spaces. The proposal involves constructing a 5-story building attached to the existing commercial structure, including small modifications to the structure, for ground floor commercial space, 34 residential units, and 21 parking spaces located at 521-529 Franklin Street in Melrose, on a lot containing 13,855 sf and shown on Assessor's Map B12 0 58.

CASE 22-007 • MONTVALE STREET LOT D5 0 40A

The Planning Board of the City of Melrose will hold a public hearing on the application of Armando Plata for a Slope Protection Special Permit under Chapter 235, Section 73.2 of the Melrose Zoning Ordinance. The proposal involves the construction of a single-family residence on the property located on Montvale Street on lot D5 0 40A which contains 7,750 sf.

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.