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By Posted at 12:12 pm, Jan 23, 2025

NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, January 27, 2025

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 16, 2024

2. SLOPE PROTECTION SPECIAL PERMIT

- a. Case 24-002, Beech Avenue (G6 0 44 & 53), Szecon Development Inc. (continued public hearing)
- b. Case 24-003, 40 Vine Street, 140 Tremont Street, LLC
- c. Case 24-004, 186 Tremont Street, Ronen and Nir Drory

3. ZONING ORDINANCE AMENDMENT PROPOSALS

- a. Referral of zoning ordinance amendments related to Accessory Dwelling Units and Basement Height from City Council
- b. Schedule public hearing

4. OTHER

- a. Schedule:
 - i. Joint Public Hearing with City Council-- Monday, February 10, 2025
 - ii. Regular Meeting- Monday, February 24, 2025



RECEIVED

By Posted at 12:28 pm, Jan 07, 2025

NOTICE OF MEETING CITY OF MELROSE, MASSACHUSETTS

ORGANIZATION: Melrose Planning Board

MEETING DATE: Monday, January 27, 2025

TIME: 7:00 PM

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

REQUESTED BY: Greg Sampson, Chair

PUBLIC MEETING NOTICES

CASE 24-003 • 40 VINE STREET

The Planning Board of the City of Melrose will hold a public hearing in the Cassidy Conference Room, 2nd fl of City Hall, 562 Main St, Melrose MA on Monday, January 27, 2025 at 7:00 PM on the application of 140 Tremont Street, LLC for Site Plan Review in accordance with §235-3.2.6 of the Melrose Zoning Ordinance, to demolish the existing two-family dwelling and construct a nine unit multifamily building with nine off-street parking spaces on the property located at 40 Vine Street in Melrose, on a lot consisting of 11,299 sf and shown on Assessor's Map C8 0 40.

CASE 24-004 • 186 TREMONT STREET

The Planning Board of the City of Melrose will hold a public hearing in the Cassidy Conference Room, 2nd fl of City Hall, 562 Main St, Melrose MA on Monday, January 27, 2025 at 7:00 PM on the application of Ronen & Nir Drory for Site Plan Review and an Affordable Housing Incentive Program Special Permit in accordance with §235-3.2.6 and §235-5.4 of the Melrose Zoning Ordinance. The proposal involves demolishing the existing car wash and constructing a five-story mixed-use building with commercial on the ground floor and 52 residential units above, including eight affordable units, and 61 parking spaces on the property located at 186 Tremont Street in Melrose, on a lot consisting of 35,338 sf and shown on Assessor's Map B11 0 76.

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.