

Prior Permitting History with the City of Melrose

1. 8/26/20 - Filed with the Melrose Planning Board for 14 unit smaller Townhouse cluster development - Denied
2. 6/16/21 – File with the Melrose Planning Board for 10-unit Duplex subdivision that is allowed by a Special Permit - Denied
3. 4/12/22 - Filed with the Melrose Planning Board for 7 lot by right single-family home subdivision - heading toward a denial so modifications were made including revision to 6 single family lot proposal.
4. 1/17/23 - Filed with the Melrose Planning Board for a 6 lot by right single family home subdivision. The Applicant withdrew is application for six single family homes on April 24, 2003, due to the Planning Board dislike of the architecture and questions concerning road length.

During this three-year period, the Applicant:

- Revised their plans at least 10 times to accommodate comments from the Planning Board and other City departments
- Had to abandon smaller unit design in the form of duplex townhomes which are allowed by special permit
- Were denied a seven home Single Family lot subdivision even though all lots met 100% of the zoning dimensional requirements and then reduced the application to 6 lots
- Offered to donate Lot 1 for conservation to eliminate conflict with the city's slope protection bylaw.
- Provided a full turn around on site for emergency vehicles guaranteeing safety for vehicles on Summit Avenue (currently vehicles need to back down a dead end street).
- Offered to repave ALL of Summit Ave (including the existing portion) and install new berms and sidewalks as part of its subdivision.
- Offered to install an underground water booster station at its cost, which was rejected due to concerns about noise
- Met 100% of the engineering requirements of their peer review team at Weston-Sampson for all utilities and stormwater
- Provided consulting recommendations from its sound consultants at Acentech Engineering and geotechnical reports from GEI Engineering to support our project management plans.