



CITY OF MELROSE

PLANNING BOARD

GREGORY SAMPSON
Chairman

City Hall, 562 Main Street
Melrose, Massachusetts 02176
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February 26, 2024

Board of Appeals
City of Melrose
Massachusetts

Re: Case 24-004, 9 Park Street

To the Members of the Board:

The Planning Board reviewed the above referenced case at its regular meeting held on Monday, February 26, 2024, to make a recommendation to you based on the application materials provided. Information regarding the proposal and zoning data is in the attached table.

The Planning Board does not support granting the requested variances. The Board felt that adding more impervious surface to the front yard would be detrimental to the streetscape and will increase the amount of runoff down Park Street. Members noted that there is an abundance of parking at the back of the lot and creating an additional driveway is unnecessary. The Board requests that the Applicant return the front yard to its original condition and replant the vegetation that was removed.

We request that the Board take this recommendation into consideration in addition to the application materials and the information provided by the applicant and abutters at the public hearing.

Sincerely,

Gregory Sampson
Chairman

cc: Stephen Longmuir, Applicant
Patrick McAvoy, Esq.

CASE INFORMATION

ZBA CASE NUMBER 24-004 **PROPERTY ADDRESS/LOCATION** 9 Park Street **APPLICANT/PROPERTY OWNER** Stephen Longmuir

PLANNING BOARD MEETING DATE February 26, 2024 **ZONING BOARD OF APPEAL PUBLIC HEARING DATE** March 13, 2023

ZONING DISTRICT URB **EXISTING LAND USE** Single-family structure **LAND AREA** 4,015 sf **PERMIT/RELIEF SOUGHT** Variances: §235-5 maximum impervious surface in the front yard §235-41.I entry/exit to driveway less than 50 ft. from an intersection

PROPERTY INFORMATION/HISTORY
This is a nonconforming corner lot as it relates to frontage/width, lot depth, and lot area. The structure is a nonconforming single-family house as it relates to front yard setback.

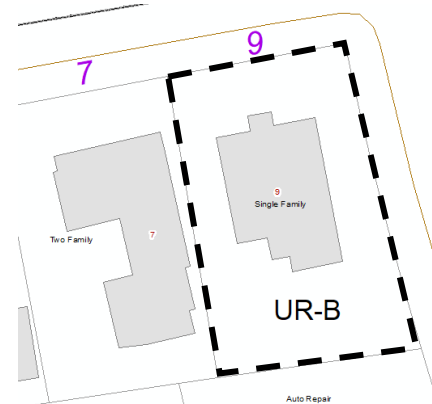
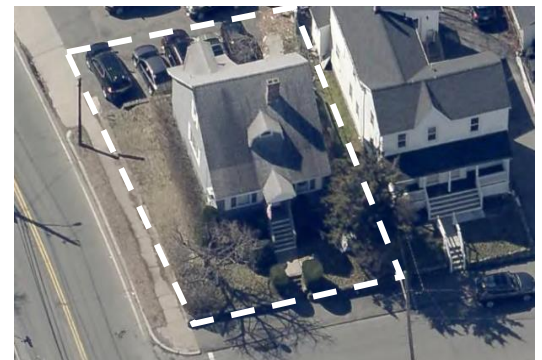
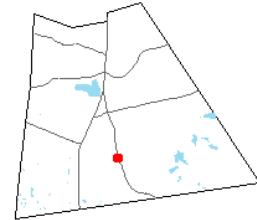
SUMMARY OF REQUEST
The Applicant is requesting variances to construct a driveway in the front yard that is less than 50 ft. from the intersection of Park St. and Lebanon St. The proposal also exceeds the maximum allowable percentage of impervious surface in the front yard.

COMPATIBILITY with the Master Plan &/or Zoning Ordinance Standards

Relevant Zoning Dimensions	Required	Existing	Proposed
Entry/exit to driveway from intersection	>50 ft.	-	39.3 ft
Maximum amount of impervious surface in the front yard	>20% of front yard (169.2 sf)	94 sf	417 sf

PLANNING BOARD RECOMMENDATION based upon a technical analysis prior to the public hearing
Not in support – see letter for details

STAFF REVIEW based upon a technical analysis prior to the public hearing
The Applicant began construction on the proposed driveway and has removed the stone retaining wall along the front yard on the right and the existing vegetation, including a mature tree, as shown in the photograph below. Allowing the construction of a driveway in the front yard will be detrimental to the streetscape and is unnecessary given the abundance of parking on the property off Lebanon Street. Additionally, Park Street pitches down towards Linwood Avenue and adding more impervious surface to the front yard will increase the amount of runoff. Staff does not support the variances needed to construct an additional driveway on this property and recommends that the Applicant return the front yard to its original condition and replant the vegetation that was removed.





ATTACHMENTS

APPLICATION
FORM

DENIAL
LETTER

LEGAL NOTICE

SUPPLEMENTAL
MATERIALS

PLOT PLAN
2.3.2023

ARCHITECTURAL PLANS