



City of Medford Zoning Board of Appeals

Agenda for October 29, 2026

Public Hearings: Thursday, October 29, 2026, after 6:30 p.m. the Board of Appeals will hold a Public Hearing, remotely via Zoom, on the following cases;

B. Continued Hearings

- 1. 1-3 Vassar Street, Case#(NZN-000007&NZN-000008) – Continued from September 24, 2026** - Applicant Christian Austin to construct two (2) shed dormers and expand the existing attic space to create a full third story for purposes of a protected ADU at 1-3 Vassar Street which is in a General Residence (GR) Zoning District requiring a Variance and/or Finding pursuant to M.G.L.c 40A§3.
- 2. 12 Wellesley Street, Case#(NZN-000009) – Continued from September 24, 2026** - Applicant Christian Austin to construct two (2) shed dormers and expand the existing attic space to create a full third story at 12 Wellesley Street for purposes of a protected ADU which is in a General Residence (GR) Zoning District requiring a Variance and/or a Finding pursuant to M.G.L.c 40A§3.

C. New Hearings

- 3. 11 Albion Street, Case # (NZN-000020&21)** - Applicant Sam Collins to increase the third-floor area at 11 Albion Street beyond the maximum allowed 50% (362 sf) of the story below per Section 94-5.4 in reference to the dimensional requirements in Table B of Section 94 and the term "story-half" as defined in Section 94-12.0 Definitions requiring a Variance and Special Permit.
- 4. 75 South Street, Case # (NZN-000022)** - Applicant Kelly Morrissey to demolish a nonconforming 3-family dwelling and reconstruct a 3-family dwelling at 75 South Street which is in a General Residence (GR) Zoning District requiring a Special Permit.
- 5. 226 Main Street, Case#(NZN-000024)** - Applicant 226 Main Street LLC to construct a proposed three-story, three-unit townhouse-style multiple dwelling at 226 Main Street requiring variances for insufficient lot area, insufficient lot width, reduced left and right side-yard setbacks, and insufficient usable open space requiring a Variance.
- 6. 590 Boston Avenue (Case #A-2020-07-Amended)** - Applicant and Owner, Analetto Brothers, Inc. are requesting a six-month extension on a variance and Special Permit granted by the Board of Appeals with the decision expiring on January 30, 2027 for the demolition of an existing gasoline station/car wash and construction of a five (5) story multiple dwelling consisting of forty (40) units and 1,343 square feet of retail space.

D. Items not reasonably Anticipated by the Chair 48 hours in advance of Meeting



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E. **Administrative Updates including Approval of Meeting Minutes and Discussion of Rules**

F. **Adjournment**

Next Scheduled Public Hearing; December 5, 2026.

How to View Public Hearing; For information on how to view plans for this project please go to the following link on the City's website at: https://drive.google.com/drive/u/0/folders/1rQUdwFQy_KRi-dHhtlIcQ0dTKuw_gXuY

This meeting of the City of Medford Zoning Board of Appeals is being conducted via remote participation. 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 as provided for in the Order. A reminder that persons who would like to listen or view this meeting while in progress may do so by accessing the link that was included on the meeting agenda posted on the City of Medford website. If, despite our best efforts, we are not able to provide for real-time access, we will post a record of this meeting on the city/town's website as soon as we are able.

Access this meeting via Zoom; Join Zoom Meeting: <https://zoom.us/j/91222064272>

Access livestream; The meeting will also be live streamed at <https://medford.vod.castus.tv/vod/index.php/@live:ch3>. To participate while watching the livestream, questions and comments may be emailed during the hearing to dmacdougall@medford-ma.gov

Please call 781-393-2480 with any questions. If you need a reasonable accommodation to attend/participate in this meeting, please contact the ADA Coordinator: Frances N. Nwajei at 781-393-2439 or via email at fnwajei@medford-ma.gov. Please note that while the City will make every effort to fulfill the request, some requests may not be fulfilled due to the hiring and availability of outside contractors.

CC:	Mayors Office	City Council
	Building Commissioner	Assessor
	DPW/Engineering	Medford City Clerk
	Office of Community Development	Law Department
	Fire Dept.	Environmental Agent
	Health Dept.	

Date: 10/22/2026