



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
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Homer Municipal Building
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MONDAY, SEPTEMBER 12, 2016 AT 7:00 P.M.

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. PUBLIC HEARINGS:

a. CASE NO. 16-16 – A SPECIAL PERMIT
58 Hoitt Road – Sonja Plesset

The applicant seeks A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct A One Story Rear Deck, minimum required rear setback is 27.0', existing is 25.9' and proposed is 14.4' at 58 Hoitt Road, located in a Single Residence C Zoning District.

NOTE: FILE DATE: August 19, 2016
DECISION DUE DATE: December 04, 2016

b. Case NO. 16-17 – AMEND TWO SPEACIAL PERMITS AND REQUEST A VARIANCE
620-622 Trapelo Road – Panagiotis Mamounas

The applicant seeks to AMEND TWO previously granted SPECIAL PERMITS (Case No. 14-01) to allow 4.4' side setback instead of 4.6' and to change the grade of the driveway and eliminate the retaining wall; and, REQUEST ONE VARIANCE from the side setback requirement (10.0' allowed, 9.87' Constructed) in order to LEGALIZE the CONSTRUCTION of a TWO-FAMILY at 620-622 TRAPELO ROAD located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: August 19, 2016
DECISION DUE DATE: December 04, 2016

c. Case NO. 16-18 – A SPECIAL PERMIT
121 Trapelo Road – Vahe Vehapetian

The applicant seeks A SPECIAL PERMIT under Section 3.3 of the Zoning By-Law To Change The Ownership of the existing restaurant to the applicant at 121 Trapelo Road located in a Local Business I (LBI) Zoning District.

NOTE: FILE DATE: August 19, 2016
DECISION DUE DATE: December 04, 2016

d. Case NO. 16-19 – A SPECIAL PERMIT
10 Ivy Road – John and Kathleen Marcos

The applicant seeks a SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to construct a Covered Rear Porch. Maximum allowed lot coverage is 25%, the existing lot coverage is 26.9% and the proposed is 28.2% at 10 Ivy Road located in a Single Residence B (SRB) Zoning District.

NOTE: FILE DATE: August 19, 2016
DECISION DUE DATE: December 04, 2016

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
16-16	58 Hoitt Road	December 04, 2016
16-17	620-622 Trapelo Road	December 04, 2016
16-18	121 Trapelo Road	December 04, 2016
16-19	10 Ivy Road	December 04, 2016

4. APPROVAL OF PREVIOUS MEETING MINUTES.

5. DISCUSSION REGARDING PROCEDURES AND SUBMITALS

6. ELECTION OF CHAIR

7. ADJOURNMENT

The Zoning Board of Appeals' next regularly scheduled hearing will be held on October 3, 2016.