

AGENDA

**TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, January 9, 2012, AT 7:00 P.M.**

ART GALLERY, 3rd FLOOR, HOMER MUNICIPAL BUILDING
19 Moore Street

RECEIVED
TOWN CLERK
BELMONT, MA.
Dec 30 9 28 AM '11

I. CALL TO ORDER

II. CONTINUED PUBLIC HEARING

A. CASE NO. 11-31 –VARIANCE

82 South Cottage Road, Northland Residential Corporation, John Dawley, CEO
President

The applicant seeks **A VARIANCE** from the dimensional regulation limiting the total number of allowed residential units to 56. The applicant seeks to construct 60 units with the additional units all to be constructed within the historical Upham House building. The number of units within the Upham House would be increased from 7 to 11 thereby making the historical renovation economically feasible located within Zone 2 of the McLean Zoning District

NOTE:	FILE DATE:	October 7, 2011
	CONTINUED HEARING DATE	January 9, 2012
	DECISION DUE DATE:	March 9, 2012

III. NEW PUBLIC HEARINGS

A. CASE NO. 12-01 - SPECIAL PERMIT

307 Pleasant Street, Iris C. Ponte (d/b/a Henry Frost Children's Program)

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws for an expansion of the existing **FAMILY HOME DAY CARE** to a **LARGE FAMILY CHILD CARE** and to expand the hours of operation to 8 am to 3 pm from her home located in a Single Residence B Zoning District.

NOTE:	FILE DATE	December 14, 2011
	DECISION DUE DATE	April 6, 2012

IV. DELIBERATE AND VOTE ON THE FOLLOWING CASES (time permitting):

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
11-31	82 South Cottage Road	March 9, 2012
12-01	307 Pleasant Street	April 6, 2012

V. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, FEBRUARY 6, 2012**, in the Art Gallery, 3rd Floor Homer Municipal Building