

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY, MARCH 2, 2015, AT 7:00 P.M.

2015 FEB 25 AM 9:28

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC MEETING:

1) BELMONT UPLANDS COMPREHENSIVE PERMIT –

1. CONDITION 32 - Approval of the specifications for the pump and force main.
2. CONDITION 4 – Approval of types and numbers of vehicles and vehicle trips and a construction parking plan.

Both of the Comprehensive Permit issued on February 16, 2007.

3. PUBLIC HEARINGS:

2) CASE NO. 15-02 – TWO SPECIAL PERMITS

5 Scott Road – Scott Witonsky

The applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law TO MAINTAIN EXISTING FRONT AND SIDE SETBACKS (allowed front setback 25.0', sides 10.0', existing and proposed front setback 23.3', existing and proposed side setback 7.1') in order TO CONSTRUCT A SECOND STORY ADDITION OVER THE SUNROOM at 5 Scott Road located in a Single Residence C Zoning District.

NOTE:FILE DATE: February 12, 2015

DECISION DUE DATE: June 2, 2015

3) CASE NO. 15-03 – TWO SPECIAL PERMITS

54 Waterhouse Road – Steven Bauer

The applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law TO MAINTAIN TWO EXISTING FRONT SETBACKS (allowed front setback on Waterhouse 21.5', existing and proposed 20.3'. Allowed front setback on Hoitt Road 22.5', existing and proposed 21.5') in order TO CONSTRUCT A SECOND STORY ADDITION at 54 Waterhouse Road located in a Single Residence C Zoning District.

NOTE:FILE DATE: February 12, 2015

DECISION DUE DATE: June 2, 2015

4) CASE NO. 15-04 – TWO SPECIAL PERMITS

3 Clairemont Road – Julie Broude

The applicant seeks a SPECIAL PERMIT under Section 3.3 of the Zoning By-Law to operate a FAMILY DAY CARE HOME at 3 Clairemont Road located in a Single Residence B Zoning District.

NOTE:FILE DATE: February 12, 2015
DECISION DUE DATE: June 2, 2015

DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
Belmont Upland Comprehensive Permit -- Condition 32		June 2, 2015
15-02	5 Scott Road	June 2, 2015
15-03	54 Waterhouse Road	June 2, 2015
15-04	3 Clairemont Road	June 2, 2015

4. DISCUSS UPDATES TO RULES AND REGULATIONS

5. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on April 6, 2015.