

AGENDA

**TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, July 2, 2012, AT 7:00 P.M.**

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

RECEIVED
TOWN CLERK
BELMONT, MA.
JUN 21 9 18 AM '12

I. CALL TO ORDER

II. NEW PUBLIC HEARINGS

A. CASE NO. 12-13 - SPECIAL PERMIT

86 Alexander Avenue, Steven Saar and Andrea Prestwich

The applicants seek **TWO SPECIAL PERMITS** both under Section 1.5 of the Zoning By-Laws (1) **TO MAINTAIN THE NON-CONFORMING SIDE SETBACK** (10' allowed, 8.0' existing and proposed) and (2) **TO MAINTAIN THE NON-CONFORMING FRONT SETBACK** (25' allowed, 24.1' existing and proposed) **IN ORDER TO CONSTRUCT A SECOND-STORY ADDITION ABOVE AN EXISTING ENCLOSED PORCH** at 86 Alexander Avenue, located in a Single Residence C Zoning District.

NOTE:	FILE DATE	June 8, 2012
	DECISION DUE DATE	October 1, 2012

B. CASE NO. 12-14 - SPECIAL PERMIT

460 Concord Avenue, Sprint Spectrum, Brian Grossman, Agent

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law **MODIFYING AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY TO INSTALL THREE PANEL ANTENNAS AND REPLACE OR ADD ASSOCIATED EQUIPMENT** located at 460 Concord Avenue in a Local Business I Zoning District.

NOTE:	FILE DATE	June 8, 2012
	DECISION DUE DATE	October 1, 2012

C. CASE NO. 12-15 - SPECIAL PERMIT

125 Trapelo Road, Sprint Spectrum, Brian Grossman, Agent

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Law **MODIFYING AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY TO INSTALL THREE PANEL ANTENNAS AND REPLACE OR ADD ASSOCIATED EQUIPMENT** 125 Trapelo Road in a Local Business I Zoning District.

NOTE:	FILE DATE	June 8, 2012
	DECISION DUE DATE	October 1, 2012

D. CASE NO. 12-16 - SPECIAL PERMIT
271 Belmont Street, Sotirios P. Giannakakis

The applicant seeks **A SPECIAL PERMIT** under Section 3.3 of the Zoning By-Laws for a change of ownership to continue the operation of a **FAST FOOD RESTAURANT** (no table service) at 271 Belmont Street, located in a Local Business III Zoning District.

NOTE:	FILE DATE	June 8, 2012
	DECISION DUE DATE	October 1, 2012

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
12-13	86 Alexander Avenue	October 1, 2012
12-13	460 Concord Avenue	October 1, 2012
12-13	125 Trapelo Road	October 1, 2012
12-14	271 Belmont Street	October 1, 2012

IV. DISCUSSION

Residences at Acorn Park – Approval of Tree Cutting Plan

Condition 35 of the Comprehensive Permit stipulates that “the Applicant shall provide a tree cutting plan to the Board prior to commencing site work. The Applicant shall use all reasonable efforts to preserve trees. The Applicant shall, after consultation with the Tree Warden, identify all trees that are healthy and greater than 9” dbh in or within 10 feet of the work area and determine whether slight modifications in the site plan are practicable to preserve those trees. If the Applicant determines that slight site plan modifications cannot be practicably accomplished, the Board may request that additional trees (including but not limited to silver maples) be planted outside the Project area, but on the Property.”

V. APPROVAL OF MINUTES

May 7, 2012 and June 4, 2012

VI. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be **MONDAY, SEPTEMBER 10, 2012**, in the Art Gallery, 3rd Floor Homer Municipal Building.

NO MEETING IN AUGUST.