

**ZONING BOARD OF APPEALS
MEETING MINUTES
March 7, 2016**

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Present: Eric Smith, Chair; Craig White; Jim Zarkadas; John McManus (Associate Member);
Gang Zhao (Associate Member), Phil Ruggerio (Associate Member).

Staff: Ara Yogurtian, Liaison to the Office of Community Development

7:05 p.m. Meeting called to order

Chair Eric Smith welcomed everyone to the **March 7, 2016** meeting of the Zoning Board of Appeals, introduced all the members of the Board, and then proceeded to give a brief outline of the process. He encouraged audience participation before the committee's deliberations at the end of the meeting, as well as encouraging the submission of relevant documents and other materials necessary to support each case. Associate Members are encouraged to sit in on the cases, as they may be called in to substitute for regular members in a vote. He stated that whenever possible, the Board tries to deliberate and present a decision the same evening that the case is heard, and invited audience members to stay until the end of the Open Hearing. He also stated that the Board has reviewed all submitted materials and reminded the audience that there was no need to repeat information already given.

He also asked all those who'd like to speak tonight to sign in and to speak at the podium, before announcing that the applicants of Case 15-45, asked to be withdrawn without prejudice.

Case 15-45, 2 Special Permits, Dean Stanley And Beverly Bucker, 96 Country Club Lane

MOTION to withdraw without prejudice is made by Craig White and seconded by Jim Zarkadas. Motion passed 5-0.

Case 15-44, 4 Special Permits, Michael Colomba, 334 Pleasant Street

Andy Rojas, Rojas Design, stated they had new materials to present, and introduced Attorney Rob Levy and Project Manager, Tanya McKenzie. Mr. Levy explained that these new plans showed more precisely what was being proposed to be demolished.

Jennifer Conley, Traffic Consultant reported that there will be eighteen units in the boutique hotel. She reported that they are seeking relief for use, they will not be altering the exterior use of the property. She added that Mr. Colomba has a similar hotel in Waltham. She further added:

- All the current dimensional requirements have been met, and that lot coverage has gone down.
- There will be a small addition which does not impinge on the setbacks.
- They are proposing 19 parking spaces. Most of the guests will not have vehicles, and there has never been an occasion where every guest has a vehicle at the same time.
- Guest parking will not compete with staff parking.

Andy Rojas stated that the height of the hotel will be 27 feet and 7 inches to the middle of the upper slope.

Mr. Levy commented that the hotel will not negatively impact the neighborhood, and he believes it will have less impact than the pre-existing use. He added that the food service is only for guests and will be prepared off-site at a commissary and brought in. Most guests will not be out terribly late, and there will not be many late night arrivals. The Front office will be staffed until midnight and then will have someone on call.

Gang Zhao inquired if they anticipated guests who would normally stay in Boston might stay there instead?

Mr. Colomba responded that there were peak times throughout the year when they might get some of the overflow from Boston.

Andy Rojas went through a presentation and reported the following:

The first floor would be 4,700 feet.

The buildings would be designed with the agrarian history of Belmont in mind.

The trash room will be inside, not outside. The Building Department was contacted about this and they are fine with it.

The rooftop unit will be screened and it meets the decibel levels of the By-Laws. He will give the report from the Engineer regarding noise to the Board.

The use will be fairly high-end. The hotel will be very respectful of neighbors, very clean and very well run.

Jennifer Conley, Traffic Consultant reported the following trip generation impacts:

Using industry standards, the reported number of trips would be 160 total, 80 in and 80 out during peak hours.

They conclude that less traffic is generated than the previous use as a convenience store.

Timothy McCarthy, 18 Simmons Ave. expressed concerns about the traffic impact in the neighborhood.

Russell Mann spoke in support of the project.

Anthony Ferrarti, Westin Road felt it would be good financially for the town.

AnnMarie Lambert, Precinct 8 felt it would be good for the town but had concerns if adequate water management systems were in place.

MaryAnn Scali, Precinct 2 had concerns regarding delivery times and panhandlers coming from Route 2. She also felt that the lighting was too bright, and suggested the use of canister lighting.

Bill Dillon, Precinct 4 spoke in support of the project. He felt the tax base and financial impact would be beneficial for the town.

Ed Bavanti spoke in opposition and felt that the Zoning did not allow for a hotel in that neighborhood. He felt the noise levels would be high, and that this was not needed, as there are already four hotels within a mile and a half of Belmont.

Brian Kennenber, Fitzmaurice Circle asked about the location of the HVAC units and the laundry vents.

Andy Rojas reported that the HVAC unit will be located on the middle of the roof and screened. He will report back with the decibel levels. He further added that the expected construction start time will begin this summer and last 6-8 months.

MOTION to continue the Public Hearing of Case 15-44 to the next meeting of April 4, 2016 with the submission of materials 10 days before the meeting is made by Craig White and seconded by Jim Zarkadas. The motion passed 5-0.

Case 16-01, 66 Richardson Road, Special Permit

Nick Burke, applicant reported that the neighbors and abutters have no objections to this project, He added that this addition will fit right in to the neighborhood.

Christine Burke, the applicant, added that it will remain a four bedroom home.

No one else spoke. The Board took the matter under advisement.

Case 16-02, Jie Li and Yili Hong, 39 Sharpe Road, Special Permit

The applicants report that they would like to add a walk in closet to their home. They reported that this addition would not change the lot coverage.

Ernie Faye, 16 Sharpe Road, speaks in support of the project.

No one else spoke. The Board took the matter under advisement.

Case 16-03, Joia Ramchandani, 74 Goden Street, 3 Special Permits

Diane Miller, Architect for the project, submitted letters of support from the neighbors. She reported that the basement counted as a full story. The height of the home is 24 feet, 1 inch, and is significantly lower than the allowable height of 36 feet. She added that the deck will be of composite materials.

John Juris, 82 Goden St. spoke in support of the project and stated that it will fit in well with the neighborhood.

No one else spoke. The Board took the matter under advisement.

Deliberations and Vote:

Case 16-01, 66 Richardson Road, Special Permit

MOTION to grant 2 Special permits was made by Jim Zarkadas and seconded by John McManus.

Special Permits granted 5-0.

Case 16-02, Jie Li and Yili Hong, 39 Sharpe Road, Special Permit

MOTION to grant one Special was made by Jim Zarkadas and seconded by Craig White. Special Permit granted 5-0.

Case 16-03, Joia Ramchandani, 74 Goden Street, 3 Special Permits

The Board discussed the increase in lot coverage and whether this would set a bad precedent. It was suggested to continue the case to the next meeting so the applicants could present alternate plans at that time.

MOTION to continue the Public Hearing of Case 16-03 to the next meeting of April 4, 2016 is made by John McManus and seconded by Craig White. The motion passed, 5-0.

MOTION to approve the January 2016 minutes is made by Craig White and seconded by Jim Zakardis. Motion passed, 5-0.

MOTION to adjourn is made by Jim Zakardas and seconded by Nicholas Iannuzzi. Motion passed.

ADJOURN: 9:00 pm

The next meeting of the Zoning Board of Appeals will be April 4, 2016, at 7:00 pm in the Art Gallery.