

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
APRIL 3, 2017**

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BELMONT, MA

2017 NOV -7 AM 11: 04

Present: Eric Smith, Chair; Jim Zarkadas; Tino Lichauco; Andrew Plunkett;  
Phil Ruggerio; Nick Iannuzzi

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

**Meeting called to order 7:00 PM**

Chair Eric Smith welcomed everyone to the April 3, 2017 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 public participation before the Board's deliberation at the end of the meeting, as well as submission of relevant documents and other materials necessary to support each case. He also stated that the Board had reviewed all submitted materials and urged there was no need to repeat that information. He mentioned that the second part of the meeting would be for deliberations and voting and that Applicants could stay until the end of the meeting or call Mr. Yogurtian tomorrow for the results.

**Public Hearing:**

CASE NO. 17-11 – ONE (1) SPECIAL PERMIT  
79 Leonard Street – Kathy Crowley and Chris Abouzeid

Mr. Abouzeid, Applicant came before the Board to explain the reasons why the bookstore café was important to the bookstore business. He noted that the café would be for book club meeting and a place for people to come together to share a cup of coffee, etc. He noted that all of the food that would be served would be ready made and brought in. He stated that the bookstore was 5,000 square feet and the café was 1,000 square feet.

Mr. Yogurtian noted that the Restaurant Review Committee had already reviewed and approved the application. He also noted that the parking calculation was accurate and was reviewed by the Offices of Community Development.

The daily delivery schedule was discussed and reviewed by the Board.

No one spoke in opposition or support.

The Board took the matter under advisement.

**Deliberate and vote:**

Case No. 17-11, 79 Leonard Street

Mr. Ruggerio asked about the schedule for trash pick-up. Mr. Yogurtian stated that the landlord was providing the dumpster and it would be cleaned two times per week as part of the special permit.

Mr. Plunkett asked about the parking calculation and the number of bathrooms. Mr. Abouzeid stated that there was more than one bathroom and there were more bathrooms upstairs.

**MOTION** to approve subject to the conditions of the delivery schedule was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion Passed, vote 5-0.

### **Review and Approve Meeting Minutes**

**MOTION** to approve meeting minutes for January 9, 2017, February 6, 2017 and March 6, 2017 was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed, vote 5-0.

**MOTION** to approve meeting minutes for April 4, 2016, June 20, 2016, July 11, 2016 and December 5, 2016 was made by Mr. Iannuzzi and seconded by Mr. Lichauco. Motion passed, vote 5-0.

### **Adjourn: 7:12 PM**