

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
May 14, 2018**

2018 NOV 27 PM 12: 54

**Present:** Nick Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Andrew Plunkett; Phil Ruggiero; Craig White

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

**1. MEETING CALLED TO ORDER 7:00 PM**

Mr. Zarkadas introduced the Board members and noted the order of the meeting.

**A. CASE NO. 17-30 – ONE (1) SPECIAL PERMIT**  
344 Pleasant Street – Nicolas Leo, d/b/a Patriot Donuts

Mr. Zarkadas read the public notice.

Mr. Noone, Applicant's representative, explained that the Board had requested three items; a peer review of the traffic analysis, a confirmation that the pass by rate was in conformity and a gap analysis to assess the friction generated by this site. Mr. Noone reviewed these reports and noted how all of the Board's concerns had been addressed.

Deliberate and vote.

The Board discussed conditions for the dumpster, delivery truck times and the hours of operation. Mr. Leo noted that there would be one small delivery truck daily (between midnight and 4 AM) and it would park at the front door. There would also be a larger delivery truck to arrive weekly between 10 AM – 2PM and it would have a staging area as shown on the plans. Hours of operation being requested were 6 AM – 10 PM and were listed on the original application. The dumpster pickup would be 2-3 times per week and will take place around lunchtime.

**MOTION to approve was made by Mr. Plunkett and seconded by Mr. Ruggiero.  
Motion Passed, vote 4-0.**

[Chairman Iannuzzi joined the meeting at 7:29 PM.]

**B. CASE NO. 18-09 – ONE (1) SPECIAL PERMIT**  
87 Leonard Street – Foodies, Michael Stameris, agent

Mr. Iannuzzi read the public notice.

**MOTION to approve the withdrawal of case no. 18-09 without prejudice was made by Mr. Zarkadas and seconded by Mr. Iannuzzi. Motion Passed, vote 5-0.**

## **2. PUBLIC HEARINGS:**

### **A. CASE NO. 18-11 – TWO SPECIAL PERMITS**

63 Kilburn Road – Michael and Rhianna Macrae

Ms. Macrae, Applicant, came before the Board and noted that she would like to add a modest addition of 130 square feet in order to have an extra bedroom. The cantilever included in the design was the reason the permit was denied and why the Applicant was seeking a special permit. She noted that she had the support of many of her neighbors. The new materials would be siding to match the existing siding.

Arlene Davis, 18 Blake Street, came before the Board and noted that she was in support of the project. She was impressed with the proposed architecture and she felt that this addition would benefit the neighborhood.

Mike Egan, 55 Kilburn Road, came before the Board and noted that he was in support of the project.

No one spoke in opposition.

**MOTION to approve was made by Mr. Iannuzzi and seconded by Mr. Zarkadas.  
Motion Passed, vote 4-1.**

### **B. CASE NO. 18-12 – ONE (1) SPECIAL PERMIT**

50-52 Grove Street – Gad and Jaka Saarony

Mr. and Mrs. Saarony came before the Board to ask for front yard parking in the GR Zoning District. Ms. Saarony explained that there was a fire and the existing parking space became unusable. The current space would be filled in by grass and the new space would be relocated to an area where a deck was currently existing. They were proposing to remove the deck and replace it with the new driveway. The Board reviewed the plans and asked the Applicant to explain some of the details of the proposed plan. The Belmont Fire Department told the Applicants that they could not park in the space any longer because it hindered fire access. Mr. Yogurtian noted that he will seek a letter from the Fire Department to confirm their request. No one spoke in favor or opposition.

During deliberations, Board members were concerned about allowing 2 parking spaces in the front yard perpendicular to the building façade, as this may cause blocking part of the sidewalk and creating an unsafe condition for pedestrians.

**MOTION to approve with a condition for one parking space parallel to the building façade was made by Mr. White and seconded by Mr. Iannuzzi. Motion Passed, vote 5-0.**

**Condition: restricted to one parking space.**

C. CASE NO. 18-13 – TWO (2) SPECIAL PERMITS  
17 Stearns Road – Jeffrey and Carolyn Gaffey

Carolyn and Jeffrey Gaffey came before the Board to present their proposed plans for a second story addition. Mr. Gaffey noted that they would like to renovate their kitchen and add a study space on the second-floor for their children. The Applicants have gathered signatures from many of the neighbors.

Sandy Reinhold, 23 Oliver Road, came before the Board and spoke in support of the project. She noted that the Applicants were good neighbors and she was in favor of the change.

No one spoke in opposition.

**MOTION to approve two specials permits was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion Passed, vote 4-1.**

D. CASE NO. 18-14 ONE (1) VARIANCE  
70 Hoitt Road – Yael Getz Schoen

Mr. Yogurtian explained that the Planning Board would also review this application because of the 30% increase of the existing house. The Zoning Board of Appeals would review the application for the variance for the lot coverage. The Planning Board would hear the special permits for the project if the variance is approved. He explained that the ZBA hearing was only for the Applicant's variance request.

Ms. Getz Schoen, Applicant, Architect, came before the Board to present the proposed addition. She noted that the existing home was 1,700 square feet. She spoke with her neighbors and received much support for the project. She noted that her family was in need of more space and they have been making offers on larger homes in Belmont without success. The reason for the variance request was financial hardship. Ms. Getz noted that their needs were a master suite and an extra bedroom to fit their family of five.

Mr. White noted that the expansion exceeds the level that he was typically comfortable with.

Mr. Iannuzzi noted that “financial hardship” was not an acceptable hardship in this case and that the plans would need to be revised and made smaller in order to be reconsidered. The opportunity to continue the case would allow the Applicant to come back before the Board without being denied or withdrawing the Application.

**MOTION to continue to September, 2018 was made by Mr. Iannuzzi and seconded by Mr. White. Motion Passed, vote 5-0.**

3. The Board members agreed on the date of June 25, 2018 for a possible special meeting. Vote, 5-0.
4. Adjourn: 8:35 PM