

**TOWN OF BELMONT**  
**ZONING BOARD OF APPEALS**  
**MEETING MINUTES**  
**February 3, 2020**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: June 9, 2020  
TIME: 9:24 AM

Present: Nick Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Andrew Kelley; Casey Williams;  
Andrew Plunkett; Teresa MacNutt

Absent: Craig White; Phil Ruggiero

Staff: Ara Yogurtian, Assistant Director, Community Development

**1. CALL TO ORDER 7:00 PM**

Mr. Iannuzzi called the meeting to order and introduced the Zoning Board members. He noted the order of the meeting and asked the audience members to sign-in if they were planning to make a statement.

**2. PUBLIC HEARINGS:**

- a. CASE NO. 20-01 – ONE (1) SPECIAL PERMIT  
24 Broad Street (SRC) Matias Infante

Mr. Iannuzzi read the public notice.

Mr. Infante, Applicant, came before the Board to ask for a special permit to build a dormer on his home in order to have additional space for his kids who are about to become teenagers. They would need an additional bathroom and bedroom and these would be included in the new space. He noted that the existing structure was three and a half stories, the lowest level of the dwelling was a basement, fifty-two percent of the walls were exposed and therefore considered a story. The proposed dormer was at three and a half stories. There are already five dormers on his street and he had signatures of approval from all of his neighbors.

No one spoke in favor or opposition of the proposed dormer.

**MOTION to approve was made by Mr. Zarkadas and seconded by Mr. Plunkett.**  
**Motion passed.**

b. CASE NO. 20-02 – ONE (1) SPECIAL PERMIT

125 Trapelo Road (LBI) – 125 Trapelo Road LLC, Edward Burke, manager

Mr. Iannuzzi read the public notice.

Mr. James Murphy, Attorney representing the Owner of 125 Trapelo Road LLC, came before the Board and described the history of the property. He noted that 125 Trapelo Road, LLC had purchased many of the condominiums in this building in 2015. There was a fire in one of the units and the Belmont Fire Department deemed the unit as unsafe due to insufficient second egress. They had applied for a building permit to make this unit safe and during the review process, the Town noticed that the building's Certificate of Occupancy was for 40 dwelling units, not 41. Mr. Murphy noted that his intention was to establish this extra unit as a lawful unit.

Mr. Yogurtian noted that this extra unit was originally used as an office/storage space and then it was later converted to an apartment/condominium including a kitchen and bathroom.

Mr. Murphy also noted that the Owner would like to improve the second egress [increase the size of a rear window] after they receive the special permit. He also said that taxes had been paid on the condominium unit since 2007.

Mr. Yogurtian noted that the Belmont Assessor's Office would not have reported the unit count discrepancy to the Planning Department.

Mr. Murphy added that the window size increase would not change or be a detriment to the neighborhood.

No one spoke in opposition or in favor of the case.

**MOTION to approve was made by Ms. Williams and seconded by Mr. Iannuzzi. Motion passed.**

c. CASE NO. 20-03 – SIX SPECIAL PERMITS

15-17 Moraine Street (GR) – Derek Tommy

Mr. Iannuzzi read the public notice.

Mr. Tommy, Applicant, came before the Board to present his application to construct a second story porch. He noted that he would like to rebuild a first-floor deck with a cover and then the new deck/porch would include stairs down to the egress. He

handed out letters of support from his neighbors. He added that this would solve the problem of the very steep stairs that are currently there.

The Board reviewed the numbers of the Zoning Requirement's Checklist and there was a small discrepancy that was noted. Mr. Yogurtian said that he would help with the writing of the Decision to make sure that all of the numbers were accurate.

No one spoke in opposition or in favor of the case.

**MOTION to approve was made by Mr. Plunkett and seconded by Mr. Iannuzzi. Motion passed.**

- d. CASE NO. 20-04 – TWO (2) SPECIAL PERMITS  
160 Claflin Street (SRC) – Daniel P. Veo

Mr. Iannuzzi read the public notice.

Mr. Daniel Veo, Applicant, came before the Board seeking two special permits. He noted that he would like to increase the square footage of the house without impacting open space of the lot. He wanted to expand the existing dormer to include a bedroom and a bathroom. He has spoken with his neighbors and they were in support of the project.

Mary Ries, 156 Claflin Street, lives directly next door and she spoke in support of the project.

**MOTION to approve was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.**

- e. CASE NO. 20-05 – ONE (1) SPECIAL PERMIT  
55 Trapelo Road (SRC) – Alexander Athanasio

Mr. Zarkadas read the public notice.

The Applicant requested that this case be continued.

**MOTION to continue to March 2, 2020 was made by Mr. Zarkadas and seconded by Mr. Plunkett. Motion passed.**

- f. CASE NO. 20-06 – ONE (1) SPECIAL PERMIT  
34-36 Frederick Street (GR) – John Newton

Mr. Iannuzzi read the public notice.

Mr. Newton, Applicant, came before the Board and described his need to expand the size of his driveway, he noted that a midsize car overhangs out on the sidewalk when parked. He would like to extend the existing wall back to make room for the car that extends over the sidewalk and to add an extra space at another location. This would increase the number of cars that could park in this driveway from 1.5 cars to 4 cars. It is a two-family house. He noted that he had previously received numerous parking tickets from the Town for parking on the sidewalk. He would need to build a retaining wall in order to make the driveway extension work. He stated that his neighbor was worried about blasting during excavation but was otherwise not concerned about the driveway extension. Mr. Newton also noted that he was not aware that there would be any water runoff issues.

Mr. Yogurtian described a letter from a Town resident that was distributed to the Board regarding concern of blasting to remove a large rock. The resident was not present at the meeting. The same resident was also concerned about the hanging over of the car onto the sidewalk.

No one spoke in favor or opposition of the case.

The Board deliberated and generally agreed that this would be an improvement to the property.

**MOTION to approve was made by Mr. Iannuzzi and seconded by Ms. Williams.  
Motion passed.**

**3. Adjourn 8:15 PM**