

2019 JUN 19 PM 2: 28

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES**

April 8, 2019

Present: Nick Iannuzzi, Chair; Casey Williams; Andrew Plunkett; Phil Ruggiero; Blake Currier; Craig White
Absent: Jim Zarkadas, Vice Chair
Staff: Ara Yogurtian, Liaison to the Office of Community Development

1. CALL TO ORDER 7:00 PM

Mr. Iannuzzi called the meeting to order and introduced the Board members. He noted the order of the meeting and asked the audience members to please sign-in if they were planning to make a statement. He also noted that all of the letters and petitions had been reviewed by the Board.

2. CONTINUED CASE:

a. CASE NO.19-12 – NINE (9) VARIANCES

7-11 Sunnyside Place – Owens Real Estate Trust, Christopher Owens, Trustee

Mr. Joseph Noone, Attorney, Representing Mr. Owens, came before the Board to present the application for the variance. He provided a bullet point of notes for to the Board and submitted a petition with 7 signatures of support. Mr. Noone noted that there were two houses on one parcel and the variance would allow the Applicant to separate the parcel into two, one for each home. Mr. Owens was the owner of Lots D & E under one deed. He would like to separate the property and allow for two owners of each of the two homes on the parcel. Mr. Noone described the hardships as; the oddly shaped parcel, the topography [there was a significant slope] and the two houses were designated as historical. He also noted that the homes had been taxed by the Town as two separate homes but they did not have the value of two separate homes. The property could only be purchased by someone who wants to buy two homes on one parcel and this reduces the marketability of the lot. The size of the two lots would be 5,800 square feet and 6,400 square feet. Mr. Noone stated that this would not create a detriment to the neighborhood and there was not a derogation to the zoning code by granting these variances to the existing structure.

The Board discussed the application materials and asked the Applicant for clarification on the previous 1980 variance.

Mr. Iannuzzi asked the Applicant to come back with an analysis of the document, a summary of the hardships and a draft of the language of the approval.

No one spoke in opposition or support.

MOTION to continue to the Mary Zoning board of Appeals meeting was made by Mr. Iannuzzi and seconded by Mr. White. Motion Passed, vote 5-0.

3. PUBLIC HEARINGS:

- a. CASE NO.19-13 – TWO (2) SPECIAL PERMITS
101 Baker Street (GR) – Alex and Emma Thurston

Mr. Iannuzzi read the public notice.

Alex Thurston, Applicant, 101 Baker Street, came before the Board to present the plans for the special permit application. Mr. Thurston noted that the entryway of his home needed to be repaired, needed an extra 18 inches to better accommodate the door swing and to accommodate for mechanical issues. There were two letters of support.

No one spoke in opposition. No one spoke in support.

Jeremy Gotsch, Homeowner, 99 Baker Street, also came before the Board to present the special permit request.

MOTION to approve was made by Mr. White and seconded by Mr. Carrier. Motion Passed, vote 5-0.

- b. CASE NO.19-14 – TWO (2) SPECIAL PERMITS
4 Edward Street (SRC) – Justin Bakule

[Mr. White recused himself as he was an acquaintance of the Applicants.]

Mr. Iannuzzi read the public notice.

Mr. and Mrs. Bakule, Homewoners/Applicants, came before the Board to present their special permit request to expand and enclose a side porch. Mr. Bakule noted that there was support from many of the neighbors and provided a signed affidavit. He noted that the enclosure would have minimal impact on the look and feel of the neighborhood and would allow for a space for shoes and jackets at the entry of their home. Mrs. Bakule noted that there were no closets on the first floor of the home.

No one spoke in support or opposition.

**MOTION to approve was made by Mr. Iannuzzi and seconded by Mr. Ruggerio.
Motion Passed, vote 5-0.**

[Mr. White returned to the meeting.]

c. CASE NO.19-15 – ONE (1) SPECIAL PERMITS
78 Walnut Street (GR) – Renjian Huang

Mr. Iannuzzi read the public notice.

Mr. Huang, Applicant, noted that the front porch of his home was falling apart and in need of repair. He would like to enclose the porch so that his family could change muddy shoes. He had signatures of support from the neighbors. There were no objections from any of the neighbors. He submitted many pictures of other homes in the neighborhood with this same arrangement.

No one spoke in support or opposition.

**MOTION to approve was made by Mr. Plunkett and seconded by Mr. Ruggerio.
Motion Passed, vote 5-0.**

4. REVIEW ZBA MEETING MINUTES FOR APPROVAL

MOTION to approve meeting minutes for was January 7, 2019 was made by Mr. Iannuzzi and seconded by Mr. White. Motion Passed, vote 5-0.

MOTION to approve meeting minutes for was February 4, 2019 was made by Mr. Iannuzzi and seconded by Mr. White. Motion Passed, vote 5-0.

MOTION to approve meeting minutes for was March 4, 2019 was made by Mr. Iannuzzi and seconded by Mr. Currier. Motion Passed, vote 5-0.

5. Adjourn 8:03 PM