

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

2019 JUL 30 AM 10:16

June 17, 2019

Present: Nick Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Casey Williams; Andrew Plunkett;
Absent: Craig White, Phil Ruggiero, Blake Currier
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 Zoning 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 they would have only four Board members present and Applicants could choose to continue their case if they felt that they might need the extra votes.

2. PUBLIC HEARINGS:

a. CASE NO. 19-21 – TWO (2) VARIANCES

307 Pleasant Street (SR-B) – Iris Ponte and John Hugg

Jess Oyr, Attorney, representing Applicants, requested continuance of this case until the September meeting. He noted that they would like more time to contact the surrounding neighbors and to gain more support for the proposed garage.

MOTION to continue in September was made by Mr. Zarkadas and seconded by Ms. Williams. Motion approved, vote 4-0.

b. CASE NO. 19-22 – TWO (2) SPECIAL PERMITS

101 Alexander Avenue (SR-C) Jun Luo

Mr. Iannuzzi read the public notice.

Jun Luo, Homeowner/Applicant, came before the Board and noted that he would like to enclose and existing open porch and was seeking a special permit to reduce the

front setback. He would also like to construct front yard parking and was seeking a special permit to be allowed to construct the front yard parking.

Mary Barton, 101 Alexander Avenue, spoke in opposition to the front yard parking.

Yong Yao Xu, 98 Alexander Avenue, spoke in support of the front yard parking and noted that there was already front yard parking on Alexander Avenue.

Alex Corbett, 114 Alexander Avenue, was not in support of the front yard parking as it would be a detriment to the neighborhood.

Mr. Plunkett noted that the choke point was the width of the driveway as his car was too wide to get back to the larger portion of his driveway.

MOTION to approve for the setback and enclosed front porch was made by Ms. Williams and seconded by Mr. Zarkadas. Motion approved, vote 4-0.

MOTION to deny the relief sought for the front yard parking was made by Mr. Zarkadas and seconded by Mr. Iannuzzi. Motion passed, vote to deny this special permit was 4-0.

c. CASE NO.19-23 – ONE (1) SPECIAL PERMIT
6 Spinney Terrace (SR-C) Paul Peng

Mr. Miller, Miller Architects, came before the Board to present the plans for a three-story addition. He noted that the Applicants had received several letters of support. He noted that there had been a complaint regarding construction noise for a project that was underway as a by-right project at this home. The Applicant was seeking a special permit to construct a three-story addition. The By-Law allows a 2 ½ story structure, the existing structure was three and half stories. The lowest level of the dwelling was a basement (63.2% of the foundation walls are exposed) and was considered a story. He noted that the proposed home would fit within the natural weave of the neighborhood and was not detrimental to the neighborhood. Mr. Miller noted that the petition of support had 15 signatures.

Blanca Lain, 23 Myrtle Street, spoke in opposition of the proposed addition. She noted that she was concerned about how they would access the site for construction. She discussed many concerns about the dimensions of the project.

Jeanne and Jeremiah McCarthy, 16 Cottage Street, spoke in opposition of the project. They noted that they had previously met with the Applicants but that they had some questions about the driveway. Mr. Iannuzzi noted that there was no proposal for a

driveway. She asked for clarification regarding the size of the rear entrance deck. Mr. Iannuzzi noted that the deck was allowed to be built by-right and did not need a special permit. They would like to have their names removed from the petition of support until they have a better understanding of the project.

There was a copy of a letter of opposition that was presented to the Applicant. Mr. Iannuzzi noted that this letter arrived very late.

17 Myrtle Street (could not hear the name of the speaker and they did not sign the sign-in sheet), noted that she had signed the petition in support but was concerned about how far out the addition would go. Mr. Plunkett noted that the addition would come out 15.5 feet.

Mr. Miller noted that he had not heard any opposition to the project until then, the driveway was not part of the project, there was dirt and noise complaints and the Builder has been made aware of this and to be very conscientious of this complaint. He noted that the relief for a half-story and the complaints were not relevant.

MOTION to approve with a condition was made by Mr. Zarkadas and seconded by Ms. Williams. Motion approved, vote 4-0.

Condition: An updated deed was to be submitted prior to the issuance of the special permit.

3. Review and Approve ZBA Meeting Minutes for:

April 8 and May 13, 2019

MOTION to approve the meeting minutes was made by Mr. Iannuzzi and seconded by Ms. Williams.

4. Adjourn 8:15 PM.