

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

2019 NOV -7 PM 2:48

September, 9 2019

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

Absent: Craig White; Phil Ruggiero

Staff: Ara Yogurtian, Liaison to the Office of Community Development
Kevin Pickering, Building Inspector

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.

2. CONTINUED PUBLIC HEARINGS:

- a. CASE NO. 19-21 – TWO (2) Variances
307 Pleasant Street (SRB) – Iris Ponte and John Hugg

Mr. Michael Brangwynne, Attorney, requested continuance to the next meeting on October, 7, 2019.

MOTION to continue the request to construct a detached garage was made by Mr. Zarkadas and seconded by Mr. Zarkadas. Motion approved, vote 5-0.

- b. CASE NO. 19-28 – ONE (1) SPECIAL PERMIT
113 White Street – Silverdec Properties, LLC Julius Perl, partner

Mr. Yogurtian recused himself from the meeting at 7:03 PM as he was an abutter to the subject property.

Mr. Iannuzzi read the public notice and summarized the issue of the exposed rear staircase. He asked the Applicant if the staircase was enclosed as per the Board's requests. The Applicant presented the drawings of the enclosed staircase.

Paul Apkarian, Architect, came before the Board to present the application to add four dormers and a rear set of exterior stairs. He noted that he was proposing to remove internal stairs and add the stairs to the back of the exterior of the house.

No one spoke in opposition or support of the project.

The Board deliberated and voted.

MOTION to approve was made by Mr. Zarkadas and seconded by Mr. Iannuzzi. Motion approved, vote 5-0.

Mr. Yogurtian returned to the meeting at 7:10 PM.

3. PUBLIC HEARINGS:

- a. CASE NO.19-29 – TWO (2) SPECIAL PERMITS
40 Hammond Road (SRC) – Richard and Patricia Dioro

Ms. Miller with Miller Design, came before the Board and introduced the Applicant, Patricia Dioro. Ms. Dioro was seeking two special permits in order to construct a three and a half-story addition. Ms. Miller presented the proposed addition for the home. She noted that this would not be detrimental to the neighborhood. A petition of support was submitted to the Board and was signed by eighteen of the surrounding neighbors.

No one spoke in opposition.

Ul Klingbeil, 32 Hammond Rd., noted that the proposed plans were acceptable and fit well within the neighborhood.

MOTION to approve was made by Mr. Zarkadas and seconded by Mr. Iannuzzi. Motion approved, vote 6-0.

- b. CASE NO.19-30 – ONE (1) Variance
29 Longmeadow Road (SRA) – Jun Wei

Jun Wei, Applicant/Homeowner, came before the Board to ask permission to keep an existing tool shed on his property. His house was on a sloping lot and the front of the lot was on the downside. Mr. Wei noted that the toolshed was placed in the most convenient area of the lot.

Mr. Pinkering, Town of Belmont Building Inspector, noted that he believed that the Applicant was bound by the topography of the lot.

No one spoke in opposition.

The Board deliberated and concluded that the Variance is a higher standard and the Applicant should not be allowed to keep the shed as it was located on the property.

Larry Chin, 42 Longmeadow Road, said that he was in support of the project and he agrees that it was the only placement that will work. He noted that the other neighbors were in support of the project.

MOTION to deny the applicant's request for a Variance was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion approved, vote 5-0.

- c. CASE NO.19-31 – TWO (2) Special Permits
523 School Street (GR) – Vasiliki Ployhronopolous

Mr. Iannuzzi read the public notice.

Mr. Noone, Attorney, representing Mr. and Mrs. Ployhronopolous, came before the Board to present the design for two proposed dormers. One special permit would be needed because on the right side of the property, the dormer would encroach on the ten-foot setback requirement and the other special permit was needed to allow preexisting non-conforming structures to be altered. Mr. Noone noted that the dormers would not be detrimental to the neighborhood.

Mr. Scott Treneer, Architect, explained the need for the location of the dormers as they are placed according to an interior staircase.

No one spoke in support or opposition of the project.

Mr. Iannuzzi closed the public hearing, then the Board deliberated and voted on the case.

MOTION to approve was made by Mr. Zarkadas and seconded by Mr. Iannuzzi. Motion approved, vote 5-0.

4. Review and Approve ZBA Meeting Minutes:

MOTION to approve the July 15, 2019 meeting minutes was made by Mr. Iannuzzi and seconded by Ms. Williams.

5. Adjourn 7:55 PM.