

**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2020 MAR -4 PM 3:12

MEETING MINUTES

December 2, 2019

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

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. REMANDED CASE:

- a. CASE NO. 19-02 – ONE (1) SPECIAL PERMIT
5 Regent Road (SRC) – Stephen Umans

Mr. Iannuzzi read the public notice and he noted that the Massachusetts Land Court had remanded this case back to the ZBA for reconsideration of one special permit under Section 3.3 of the Zoning Bylaw for open lot parking of a motor home.

Mr. Iannuzzi asked if anyone in the audience had changed their position. No one spoke. An audience member handed the Board a copy of a few pictures of the motor home. Mr. Iannuzzi noted that based on the fact that all of the abutters were at the last meeting on this case and they were there again, that he would keep closed the public portion of the meeting except to accept the pictures.

MOTION to have all regular members vote was made by Mr. Iannuzzi and seconded by Mr. White. Motion passed.

Mr. Parnagian, Attorney, noted that he took issue with the Board accepting the photographs as the Board had indeed accepted public comment. He described the property, the driveway location and the extra-long length of the driveway (approx. 90 feet). He noted that the motor home was parked in the rear and it was in a place that

did not block anything and it could not be seen when looking down the road, it was not a permanent structure and it should be allowed to stay there by Special Permit.

Mr. Umans, Applicant, came before the Board to describe the pictures that were presented.

Mr. Iannuzzi reviewed the zoning code section 7.4.3c, Visual Concerns, views from public ways and developed property should be considerably treated in the site arrangement and the visual impact of parking should be minimized and screened from abutting premises. The Applicant noted that he would consider placing a fence to block the mobile home and he had a cover that would cover the entire motor home. Mr. Iannuzzi noted that what needed to be considered was the fit of the mobile home within the existing character and scale of the neighborhood and that the mobile home would not protrude.

Mr. Zarkadas noted that it did not compliment the neighborhood.

Mr. White did not feel that the mobile home was a detriment to the neighborhood.

A neighbor from the audience had noted that he had a boat the he was storing in the driveway, he was asked to remove it and he now pays \$2,500.00 per year and he would like to consider a special permit application to bring the boat back to his driveway.

MOTION to deny the special permit was made by Mr. White and seconded by Mr. Zarkadas. Vote 3:2, Motion passed. (Special Permit was denied.)

3. CONTINUED HEARING:

a. CASE NO. 19-36 – TWO (2) SPECIAL PERMITS

5 Edward Street (SRC) – Mr. Manoukian and Ms. Aroushanian

Mr. Iannuzzi read the public notice.

Mr. Manoukian and Ms. Aroushanian, noted that their deck needed to be replaced and they wanted to build a four-season deck in its place, a simple one-story sunroom. He noted that they also wanted to add a small landing area to the existing footprint. He presented his plans to the Board.

Rich Hartley, 11 Edward Street, came before the Board to note that he was in favor of the project.

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

4. PUBLIC HEARINGS:

- a. CASE NO.19-39 – ONE (1) SPECIAL PERMIT
79 Hoitt Road (SRC) – Yue Chen and Kelly Liu

Mr. Iannuzzi read the public notice.

Earl Connor, Architect, came before the Board to present the project. He noted that the Applicant would like to construct a sunroom.

The Board reviewed the plans and asked questions about the plans. Mr. Connor clarified the questions that we asked by the Board.

No one spoke in support or opposition of the proposed project.

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

- b. CASE NO.19-40 – ONE (1) SPECIAL PERMIT
81 Oliver Road (SRC) Nadja Linden

Mr. Iannuzzi read the public notice.

Mr. Miller, Miller Architects, came before the Board to present the special permit request and the plans for the second-story addition to include a bedroom, bathroom, laundry room and walk-in closet. The added space was needed to accommodate their extended family. He noted that the proposed addition would fit within the character of the neighborhood and would not be a detriment to the neighborhood.

Laura Caputo, 75 Oliver Rd., spoke in support of the project.

No one spoke in opposition of the project.

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

- c. CASE NO.19-41– TWO (2) SPECIAL PERMITS
102 Gilbert Road (GR) – Travis Franck

Mr. Iannuzzi read the public notice.

Mr. Franck noted that he was seeking two special permits in order to construct a dormer. He would like to have more space for his growing family. The dormers would allow more useable space.

The Board deliberated over the plans.

No one spoke in support or opposition of the project.

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

- d. CASE NO.19-42 – TWO (2) VARIANCES AND ONE (1) SPECIAL PERMIT
774A (portion), 778, 782, 790 Pleasant Street (LBII) – Empire Management Corporation, Brian Lafferty, President

Mr. Iannuzzi read the public notice.

The Applicant requested a continuance until January 6, 2020.

MOTION to continue to January 6, 2020 was made by Mr. Iannuzzi and seconded by Mr. White. Motion passed.

- e. CASE NO.19-43 – ONE (1) VARIANCE
510 Pleasant Street (SRC) – Anthony Mastrangelo

Mr. Iannuzzi read the public notice.

Applicant had requested a continuance until the January 6, 2020 meeting.

MOTION to continue to January 6, 2020 was made by Mr. Iannuzzi and seconded by Mr. White. Motion passed.

- f. CASE NO.19-44 – ONE (1) SPECIAL PERMIT
89 Hammond Road (SRC) – Adrienne Kelly and Shawn Avery

Mr. Iannuzzi read the public notice.

Mr. Avery came before the Board to explain the necessity for the expanded driveway and the desperate need to be able to park a second car in their driveway.

The Board deliberated over the plans.

Mr. White noted that he was concerned about approving this as it would set a precedent that it would be okay to allow front yard parking.

Mr. Yogurtian noted that there were not any other parking alternatives on this site.

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

- g. CASE NO.19-45 – THREE (3) SPECIAL PERMITS
24 Middlecot Street (SRC) – Mr. James Connelly

Mr. Iannuzzi read the public notice.

Ms. Miller, Miller Architects, came before the Board and presented the plans for the 3.5 story addition. She noted that they would like to remove a large deck from the back and add a more comfortable size kitchen and improve on the size of the upstairs bedroom. Ms. Miller described the need for each of the three special permits that were being requested. She explained the location of the front, rear and side setbacks as this was a corner lot. She noted that the addition was not detrimental to the neighborhood and it fit quite nicely with the scale and style of the neighborhood. She presented signatures of support from the abutting neighbors.

The Board deliberated over the plans.

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

5. Adjourn 8:54 PM