

DATE: June 7, 2023
TIME: 10:28 AM

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
May 5, 2022**

Present: Nicholas Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Andrew Kelley; Teresa MacNutt; David Stiff; Elliot Daniels; Casey Williams

Absent: Jeff Birenbaum

Staff: Ara Yogurtian, Assistant Director, Community Development

In keeping with the extension of the remote participation portion of Governor Baker's Executive Order of March 12, 2020: "Order Suspending Certain Provisions of the Open Meeting Law" – All Participation for Town Residents, Boards and Committees will be by Remote Access.

1. CALL TO ORDER AT 7:00 PM

Mr. Iannuzzi called the meeting to order and introduced the Zoning Board of Appeal's members. He noted that the meeting was live and being recorded. Draft meeting minutes were recorded by Kim Beer.

2. CONTINUED PUBLIC HEARING:

**a) CASE NO. 22-06 THREE SPECIAL PERMITS
64 Douglas Road – SRC Zoning, John Joannopoulos**

The Applicant requested three Special Permits under §1.5 of the Zoning By-Law to construct a detached garage at 64 Douglas Road located in Single Residence C (SRC) Zoning.

Mr. Barbato joined the meeting and walked the Board through the plans. He noted that all the numbers added up now and they have all the proper documents. The zoning checklist was updated and corrected.

Mr. Iannuzzi opened the meeting to public comment. No one spoke in favor or opposition of the project.

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

**YES votes-
Mr. Kelley
Ms. MacNutt
Mr. Zarkadas**

Mr. Iannuzzi
Mr. Daniels

3. PUBLIC HEARINGS:

a) CASE NO. 22-08 ONE SPECIAL PERMIT 11 Sunnyside Place (SRA) Julia Yates

Mr. Iannuzzi read the public notice.

Diane Miller, Architect, explained that her client would like to expand the kitchen by 39 square feet, the addition would be beneath existing second floor cross gable and would blend in seamlessly with the house. The proposed addition was already approved by the Historic District Commission. The neighbors were in support of the addition and a letter of support was signed by 16 abutters including the immediate abutter. It was a small addition and posed no substantial detriment to the neighborhood.

The Planning Board reviewed the proposed plans. The consensus was that the addition balanced out the house and improved the overall appearance.

Mr. Iannuzzi opened the meeting to public comment. No one spoke in favor or opposition.

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

YES Votes-
Ms. MacNutt
Mr. Kelley
Mr. Zarkadas
Mr. Iannuzzi
Ms. Williams

b) CASE NO. 22-09 ONE SPECIAL PERMIT 16 Garfield Road (SRB) – John and Elisa Perry

Mr. Iannuzzi read the public notice.

Diane Miller, Architect, introduced the Applicants. She presented the plans and noted that they would like to remove an existing garage and build a rear addition. She noted that the lot coverage would be improved from 28.8% to 28.1%. Existing and proposed renderings were included in the packet. There would be a lot more openness and greenspace in the yard. The new space would help to improve the floorplan so that the children do not have to enter their bedrooms through a bedroom, they will now have a proper hallway. Ms. Miller added that the scale of the project was consistent with the neighborhood. They had a letter of support signed by 11 neighbors. The open space

would be improved and there would be no impact as seen from the street as the addition was on the rear. There would be no substantial detriment to the neighborhood.

Mr. Iannuzzi opened the meeting to public comment. No one spoke in favor or opposition.

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

YES Votes-
Ms. MacNutt
Mr. Kelley
Mr. Zarkadas
Mr. Iannuzzi
Ms. Williams

c) CASE NO. 22-10 TWO SPECIAL PERMITS
3 Westlund Road – Hua Ye

Mr. Iannuzzi read the public notice.

Mr. Ye noted that he would like to build a second-story dormer on the front of his home. The existing structure was not compliant and he would need a special permit for setback on the east side.

The Board was pleased with the project. Ms. Williams noted that it was modest compared to the neighborhood and the front elevation would be improved.

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

YES votes-
Mr. Zarkadas
Mr. Kelley
Ms. MacNutt
Ms. Williams
Mr. Stiff

4. Review and approve the April 4, 2022 public hearing meeting minutes.

MOTION to approve the April 4, 2022 public hearing meeting minutes was made by Mr. Iannuzzi. Motion passed.

YES votes-
Ms. MacNutt
Mr. Iannuzzi
Mr. Daniels
Mr. Kelley
Mr. Zarkadas

5. Vote on whether to have a June meeting or not.

MOTION to cancel the June 9, 2022 Zoning Board of Appeals meeting was made by Mr. Iannuzzi. Motion passed.

Ms. MacNutt
Mr. Iannuzzi
Mr. Daniels
Mr. Kelley
Mr. Zarkadas
Ms. Williams

6. ADJOURN 7:53 PM

The Zoning Board of Appeals next regularly scheduled meeting will be held on July 11, 2022.