

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

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
February 6, 2023**

Present: Nick Iannuzzi, Chair; Andrew Kelley; Casey Williams; David Stiff; Teresa MacNutt; Elliot Daniels

Absent: Jim Zarkadas, Vice Chair

Staff: Gabriel Distler, Staff Planner, Offices of Community Development

The Belmont Zoning Board of Appeals held this hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through Zoom as permitted by the Massachusetts Act Relative to Extending Certain State of Emergency Accommodations, that became effective July 16, 2022.

**1. CALL TO ORDER 7:00 PM**

**2. PUBLIC HEARINGS**

**a) CASE NO 23-03 TWO SPECIAL PERMITS 87 Rutledge Road – Jonathan Boutin and Dana Lombardi**

Mr. Iannuzzi read the public notice.

The applicant requests Two Special Permit under section 1.5 of the By-Law to replace the existing rear addition, rear deck, and rear enclosed patio and construct a new rear addition and enlarged rear deck at 87 Rutledge Road located in a Single Residence B (SR-B) Zoning District. Special Permit: 1.-§4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 8.5'. 2.-§4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0', the existing and proposed front setback is 9.0'.

Jonathan Boutin, Applicant, came before the Board to present the proposal. He described the existing conditions and walked the Board through the proposed setbacks. He noted that they had written letters and provided copies of the plans for the adjacent neighbors and there were no negative responses. The Board received letters of support from some of the neighbors. Mr. Boutin's Architect was available to answer questions.

There were no public comments.

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

**YES votes-**  
**Nick Iannuzzi**  
**Andrew Kelley**  
**Casey Williams**  
**Teresa MacNutt**  
**Elliot Daniels**

**b) CASE NO 23-04 TWO SPECIAL PERMITS 16 Holt Street – Lisa Zeidenberg and Samuel Record**

Mr. Iannuzzi read the public notice.

The applicant requests Two Special Permits under section 1.5 of the By-Law to construct a deck at 16 Holt Street located in a General Residence (GR) Zoning District. Special Permit: 1.- §1.5.4 of the By-Law allows extensions and alterations of non-confirming structures in the GR zoning district by a Special Permit from the Zoning Board of Appels. 2.-§4.2.2 of the Zoning By-law requires a minimum side setback of 10.0', the existing side setback is 6.1' and proposed side setback is 8.1'.

Tom Fernandez, Contractor, came before the Board to present the proposed plans for the addition. They needed only one special permit to make a change in the GR district under section 1.5.4 of the By-Law. Mr. Fernandez noted that the small entryway would be demolished and replaced with a new entry, landing and stairs.

Carl Oldenberg, Architect, explained that there was a glitch in the earlier version of a plot plan. The corrected version had been submitted and it was determined that the special permit for the setbacks was no longer necessary.

Mr. Record said that he had contacted his neighbors and he did not receive any negative feedback.

There were no public comments.

**MOTION to approve one special permit under section 1.5.4 of the By-Law to construct an extension and alteration of a nonconforming structure in the GR district was made by Mr. Iannuzzi and seconded by Ms. Williams. Motion passed.**

**YES votes-**  
**Nick Iannuzzi**  
**Andrew Kelley**  
**Casey Williams**  
**David Stiff**  
**Teresa MacNutt**

**3. MINUTES: Review and approve the December 5, 2022 and January 9, 2023 public hearing meeting minutes.**

**MOTION to approve with a minor change to the December 5, 2022 meeting minutes was made by Iannuzzi and seconded by Mr. Stiff. Motion passed.**

**YES votes-**

**Nick Iannuzzi**

**David Stiff**

**Teresa MacNutt**

**Andrew Kelley**

**Casey Williams**

**MOTION to approve the January 9, 2023 meeting minutes was made by Mr. Iannuzzi and seconded by Mr. Daniels. Motion passed.**

**YES votes-**

**David Stiff**

**Nick Iannuzzi**

**Teresa MacNutt**

**Andrew Kelley**

**Elliot Daniels**

**4. Adjourn 7:37 PM**

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, March 6, 2023.