

**TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
January 8, 2024**

**RECEIVED
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BELMONT, MA**

DATE: February 9, 2024
TIME: 8:34 AM

Present: In person: Daniel Barry, Associate Member; Casey Williams, Chair, Full Member; Teresa MacNutt, Full Member; Andrew Kelley, Vice Chair, Full Member; David Stiff, Full Member; Alexandra Danahy, Associate Member

Resident: In person: Mr. Zhi Xiang Lu
Online: Mrs. Lu

Staff: In person: Ara Yogurtian, Inspector of Buildings, Planning and Building Department
Online: Michelle Blanchette, Recording Secretary, Office of Community Development

1. 7:00 PM CALL MEETING TO ORDER

Ms. Williams called the meeting to order promptly at 7pm. Quorum was established.

2. PUBLIC HEARINGS

a) CASE 24-01 One Special Permit
96 Chilton Street – Zhi Xiang Lu

Applicant, requests One Special Permit under section 1.5 of the By-Law to construct a third story addition at 96 Chilton Street, located in Single Residence C (SRC) zoning district. Special Permit: §4.2 of the By-Law allow 2.5 story structures. The existing structure is 3.5 stories and the proposed is a third story addition. The lower level of the structure is 65.2% exposed and is considered a basement, not a cellar.

File Date:

December 4, 2023

DELIBERATE AND VOTE ON THE FOLLOWING CASES:

ZBA Case #:
24-01

Street Address:
96 Chilton Street

Due Date:
April 8, 2024

After the application for special permit was introduced, Mr. Lu shared that he moved to Belmont three years ago during the pandemic. He and his family, including his wife and two children, enjoy the neighborhood and anticipate needing more living space in their home. For this reason, Mr. Lu consulted with an architect whose plans were shared with the Board and presented during the meeting. Upon being asked, Mr. Lu expressed that his basement is not currently finished. Mr. Kelley posed a few questions about the purpose of certain spaces to ascertain whether or not they would be used as a bedroom(s). Mr. Lu explained that the plans include a den/office and one walk-in-closet connected to the Master Bedroom and no other bedrooms were intended other than those specifically indicated.

Ms. Williams opened the meeting for public comment from those in person and online. No other comments were received.

Mr. Lu expressed that he had consulted with all of his neighbors to obtain their buy-in and none had any objections.

It was said that Mr. Barry would sit out of the vote on this matter as he had arrived a few minutes into the meeting and had missed the full introduction.

MOTION to accept Mr. Lu's application for a special permit as herein specified was made by Ms. MacNutt and seconded by Ms. Williams. Motion passed with a unanimous vote.

Mr. Lu then exited the meeting.

3. MINUTES: Review and approve December 18, 2023 public hearing meeting minutes.

There were no edits to the December 18, 2023 public hearing meeting minutes.

MOTION to approve the December 18, 2023 public hearing meeting minutes by Ms. Williams seconded by Ms. Danahy. Motion passed with a unanimous vote.

It was said that the next meeting will be busy with four cases expected for review.

4. Adjourn

MOTION was made to adjourn the meeting at 7:13pm. With all in favor, the meeting was then prompted adjourned.

The Zoning Board of Appeal's next meeting will be held on Monday, February 5, 2024.