

DATE: January 11, 2023  
TIME: 10:46 AM

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
October 3, 2022**

Present: Nick Iannuzzi, Chair; James Zarkadas, Vice Chair; Andrew Kelley; Teresa MacNutt; Elliot Daniels; Casey Williams

Absent: David Stiff

Staff: Gabriel Distler, Staff Planner, 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. PUBLIC HEARINGS:**

**a) CASE NO. 22-23 ONE SPECIAL PERMIT 50 Cross Street (SRC) – Rebecca and Amanda Forsythe**

Mr. Iannuzzi read the public notice.

Rebecca and Amanda Forsythe, Applicants were in attendance on Zoom.

Kevin Keeler, Brady Built Sunrooms, Builder, described that the Applicant would like to build a sunporch addition to replace an old worn-out deck. They were seeking a special permit for side setbacks, front setbacks and lot coverage ratio. The proposed structure was smaller than what was there and it would reduce the lot coverage to 25.8 percent. He noted that it would be a beautiful addition to the house and there were three letters of support.

Mr. McDonald raised his hand in support of the project.

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

**YES votes-  
Ms. MacNutt**

**Ms. Williams**  
**Mr. Kelley**  
**Mr. Iannuzzi**  
**Mr. Zarkadas**

**b) CASE NO 22-24 THREE SPECIAL PERMITS 1-3 Chester Road (GR) Audrey Miller and Robert Kuehn**

Mr. Iannuzzi read the public notice.

Mr. Distler explained that the Applicant's entrance porch was covered and they would like to add a long roof plus add a railing and make it a deck. He explained that the special permits were for the railing.

Ms. Miller and Mr. Kuehn noted that there was a door to nowhere and they would like to put decking down and to install a railing. There were eight letters of support.

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

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

**c) CASE NO 22-26 TWO SPECIAL PERMITS 25-27 Payson Road (GR) – Amir R. Anbardar**

Mr. Iannuzzi read the public notice.

Tom Timko, Designer, explained that they would like to construct a second story rear deck and exterior staircase. The exterior staircase would provide a second means of egress.

Mr. Iannuzzi noted that the exterior stairs could be dangerous, they could ice up and there could be a problem in an emergency. He explained that they would need to come back to the Board with plans with the stairs being completely enclosed.

Mr. Timko would look at the previous cases on White Street and Beech Street. He would like to come back with revised plans including an enclosed stairway.

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

**Yes votes-**  
**Mr. Kelley**  
**Ms. MacNutt**  
**Ms. Williams**  
**Mr. Zarkadas**  
**Mr. Daniels**

**d) CASE NO 22-27 ONE SPECIAL PERMIT 334-336 Trapelo Road (LBIII) – David G. Vail**

Mr. Iannuzzi read the public notice.

Mr. Vail, Applicant, came before the Board to state his case. He noted that he would like to convert an existing office space to a residential unit.

The Board reviewed the application materials. There were no concerns regarding the conversion.

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

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

**e) CASE NO. 22-25 ONE SPECIAL PERMIT 60 Rockmont Road (SRB) – David and Christine Pomer**

Ms. MacNutt and Mr. Kelley recused themselves at 7:49 PM.

Mr. Iannuzzi read the public notice.

Mr. Pomer, Applicant, came before the Board to introduce himself.

Scott Hills, Hill's Brother's Construction, Contractor, noted that they would like to add three dormers to the front of the home. The project was nonconforming due to the three and half stories. There were many letters of support from the neighbors.

There were no comments in support or opposition of the project.

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

**YES votes-**  
**Ms. Williams**  
**Mr. Zarkadas**  
**Mr. Iannuzzi**  
**Mr. Daniels**

**3. Review and approve the July 11, 2022 and September 12, 2022 public hearing meeting minutes.**

Meeting minutes to be reviewed at a future meeting.

**4. Adjourn 7:57 PM**

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, November 7, 2022.