

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

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: February 9, 2023
TIME: 3:13 PM

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

Absent: James 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 22-31 ONE SPECIAL PERMIT 98 Winn Street – Clay Siegert

Mr. Iannuzzi read the public notice.

The applicant requested One Special Permit under section 1.5 of the By-Law to construct a dormer at 98 Winn Street located in Single Residence C (SRC) Zoning District. Special Permit: 1.-§4.2.2 of the By-Law allows for the maximum height of a structure to be two and a half (2- 1/2) stories. The existing structure is three and a half stores (3-1/2) since the lowest level of the dwelling is a basement (62% of the foundation walls are exposed) and is considered a story. The existing and proposed dormers are at a three and a half (3-1/2) story level.

Mr. Siegert came before the Board to present his project. He noted that they will build a bedroom and bathroom in their existing unfinished attic. The height of the attic will increase from 6'3" to 7'2". They will do many other minor improvements to the home including upgrading windows, improving siding and renovating the existing bathroom. There was a petition of support signed by the neighbors.

No one spoke in opposition.

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

YES votes-

Ms. MacNutt
Mr. Stiff
Mr. Kelley
Mr. Daniels
Ms. Williams

b) CASE NO 22-32 ONE SPECIAL PERMIT 49-51 Leonard Street – Suzana Samad

Mr. Iannuzzi read the public notice.

The Applicant requested Two (2) Special Permits under section 1.5 to Operate a Fast-Food Restaurant at 49-51 Leonard Street located in Local Business I (LBI) Zoning District. Special Permit: §3.3 of the Zoning By-Law allows fast-food restaurants in the LBI district by special permit in compliance with §5.1.2(d) (one parking space per 2 persons seating capacity). The proposed restaurant will have 41 seats which will require 21 parking spaces. Per §5.1.2(g), 6 parking spaces are grandfathered. The remaining 15 parking spaces (equivalent to 30 seats) are allowed by a Special Permit granted by the Board of Appeals.

Ms. Samad came before the Board to review the details of her application. She explained that she is the Owner of Butternut Bakery. They specialize in handcrafted baked goods and some sandwiches and pizza. The hours of operation would be Tuesday through Sunday 7 AM – 5 PM and no hours on Monday. There will be two ADA restrooms. She anticipates opening in April or May 2023. The Board members asked Ms. Samad to be aware of deliveries that could block traffic on Leonard Street. Ms. Samad noted that they would use the shared dumpster in the rear of the building. The Board felt that there would be plenty of parking for the 41 seats, especially in the rear of the building.

Katherine Venzke, Economic Development Committee, Co-Chair, Owner of Helena's, spoke in support of the bakery-café.

Paul Joy, Economic Development Committee, Co-Chair, spoke in support of the project.

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

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

- 3. MINUTES: Review and approve the July 11, 2022, September 12, 2022, October 3, 2022, and November 7, 2022 public hearing meeting minutes.**

Meeting minutes to be reviewed at the next hearing.

4. Review and approve calendar year 2023 meeting dates, as follows:

January 9, 2023
February 6, 2023
March 6, 2023
April 3, 2023
May 1, 2023
June 5, 2023
July 10, 2023
September 11, 2023
October 2, 2023
November 6, 2023
December 4, 2023

MOTION to accept the meeting dates for future Zoning Board of Appeal's meetings was made by Mr. Iannuzzi and seconded by Mr. Kelley. Motion passed.

YES votes-
Ms. MacNutt
Mr. Stiff
Mr. Kelley
Mr. Daniels
Ms. Williams
Mr. Iannuzzi

6. Adjourn 7:42 PM

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, January 9, 2023.