

DATE: September 12, 2023
TIME: 9:09 AM

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
July 10, 2023**

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

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. Update 3/30/23: The State has extended authorization for virtual public meetings through March 31, 2025.

1. CALL TO ORDER

2. NEW PUBLIC HEARINGS

**a) CASE NO 23-18 ONE SPECIAL PERMIT
211 Slade Street – Jacqueline MacCallum**

Ms. Williams read the public notice.

The applicant requests One Special Permit under Section 1.5 of the By-Law to reconstruct a rear deck at 211 Slade Street located in a Single Residence C (SR-C) Zoning District. Special Permit: 1.- §4.2 of the By-Law allows a maximum lot coverage of 25.0%, the existing lot coverage is 26.4% and the proposed lot coverage is 27.8%.

Virginia Blake and Jacqueline MacCallum, Applicants, came before the Board to present their project to reconstruct a rear deck. Ms. Blake noted that they had support from all their abutting neighbors.

Public comments-

No one spoke in support or in opposition to this proposal.

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

YES votes-

Mr. Stiff

Mr. Kelley

Mr. Daniels

Ms. MacNutt
Ms. Williams

**b) CASE NO 23-19 THREE SPECIAL PERMITS 505 Belmont Street –
Alina Ainbinder**

Ms. Williams read the public notice.

The applicant requests Three Special Permits under Section 1.5.4A of the By-Law to construct dormers at 505 Belmont Street located in General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the By-Law allows alteration and expansion in the GR district by a Special Permits granted by the Board of Appeals. 2.- §4.2 of the By-Law allows for a maximum building height of two and a half (2-1/2) stories. The existing structure is three and a half (3-1/2) stories since the lowest level of the dwelling is a basement (58.95% of the foundation walls are below grade) and is considered a story. The proposed dormers would be located at a three-and-a-half (3-1/2) story level. 3.- requires a minimum side setback of 10.0', the existing left side setback is 6.1' and the proposed left side setback is 6.2'.

Ms. Diane Miller with Miller Design came before the Board to present the plans for the proposed dormers. She noted that this project has support from the neighbors. The support letters were received late and were not included as part of the record, but Ms. Williams said that they would take it into consideration.

Public comments-

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

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

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

**c) CASE NO 23-20 FOUR SPECIAL PERMITS 62 Carleton Road –
Takara Stanley**

Ms. Williams read the public notice.

The applicant requests Four Special Permits under Section 1.5.4A of the By-Law to construct a new porch and rebuilding a non-conforming third story deck at 62 Carleton Road located in General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the By-Law allows alteration and expansion in the GR district by a Special Permits granted by the Board of Appeals. 2.- §4.2 of the By-Law allows for a maximum lot coverage of 30%, the existing lot coverage is 38.5% and the proposed lot coverage is 39.0%. 3.- requires a minimum open space of 40%, the existing open space is 35.8% and the proposed open space is 33.9%. 4.- allows for a maximum building height of two and a half (2-1/2) stories. The existing structure is three and a half (3-1/2) stories since the lowest level of the dwelling is a basement (59.25% of the foundation walls are below grade) and is considered a story. The reconstructed deck would be located at a three-and-a-half (3-1/2) story level.

MOTION to accept the request to withdraw the application without prejudice was made by Ms. Williams and seconded by Mr. Kelley. Motion passed.

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

- 3. MINUTES: Review and approve the June 6, 2023 public hearing meeting minutes.**

MOTION to approve the June 6, 2023 public hearing meeting minutes was made by Ms. Williams and seconded by Mr. Kelley.

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

- 4. Schedule a Special August Meeting for an Appeal filed on June 26, 2023 for Belmont Planning Board Case 23-04, the Belmont Hill School, on file in the Town Clerk's Office.**

Ms. Williams called for a five-minute recess at 7:30 PM.

The meeting resumed at 7:35 PM.

The date for the special August meeting was set for Monday, August 21, 2023.

5. Adjourn 7:36 PM

The Zoning Board of Appeal's next meeting will be held on Monday, August 21, 2023