

DATE: October 4, 2023
TIME: 8:41 AM

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
September 11, 2023**

Present: Casey Williams, Chair; Andrew Kelley, Vice Chair; Teresa MacNutt; Elliot Daniels; Daniel Barry, Associate Member; Alexandra Danahy, Associate Member

Absent: 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.

This meeting recording has been posted to the Belmont Media Center webpage.

1. 7:00 PM: RECONVENING MEETING AFTER EXECUTIVE SESSION

2. MOMENT OF SILENCE MOMENT OF SILENCE To honor the victims of the September 11, 2001 attacks, we ask those in attendance at this hearing, and those watching at home, to observe a moment of silence so we can pay our respects.

3. INTRODUCE NEW ZONING BOARD OF APPEALS ASSOCIATE MEMBERS

Ms. Williams introduced two new Board Members: Alexandra Danahy and Daniel Barry.

4. NEW PUBLIC HEARINGS

a) CASE NO 23-22 ONE SPECIAL PERMIT 31-33 Hull Street – Reja Amatya & Sudeep Prajapati

The applicant requests One Special Permit under Section 1.5.4A of the By-Law to construct a one-story addition at 31-33 Hull Street located in a General Residential (GR) Zoning District. Special Permit: 1.- §1.5.4A of the By-Law allows alteration and expansion in the GR district by Special Permits granted by the Board of Appeals.

Reja Amatya & Sudeep Prajapati, Applicants, came before the Board and noted they would like to add a second-story addition over the first floor to include a half bath on the first floor as well as a master bathroom on the second floor as an extension of the room.

There were no public comments.

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

YES Votes-
Casey Williams
Andrew Kelley
Teresa MacNutt
Elliot Daniels
Alexandra Danehy

b) CASE NO 23-23 ONE SPECIAL PERMIT 18 Blake Street – Rodrigo Martinez & Kristin Hamann.

The applicant requests One Special Permit under Section 1.5 of the By-Law to construct a one-story addition, reconfigure the roofline, and renovate the first and second stories at 18 Blake Street located in a Single Residence C (SR-C) Zoning District. Special Permits: 1.- §4.2.2 of the By-Law requires a minimum front setback of 24.1’, the existing and proposed front setback is 22.8’. File Date: August 16, 2023

Diane Miller, Architect, came before the Board to present the proposed one-story addition. They would change the massing of the second-story roofline and the setback would maintain the same at 22.8 feet. This will add a more functional second floor to the home and will change within the existing footprint. They have received 17 signatures of support from their neighbors. Ms. Miller said that the project will improve the house and be within character and scale of other homes in the neighborhood.

Public Comments-

Suzanne Greenberg, 14 Blake Street, said she was concerned about what would happen during construction, it is a very narrow street. She is especially concerned about contractor parking. Ms. Williams said that the parking condition was not within the Board’s purview. Mr. Distler noted to call the Town if there was a parking problem.

Jeff Moriarty, the neighbor across the street, said he is in support of the project.

Kristin Hamann, Applicant, noted that she lives in the house on the corner, and she thinks there will be plenty of room for the contractor parking.

Rodrigo Martinez, Applicant. noted that he would help to find friendly solutions for parking.

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

YES Votes-

Casey Williams

Andrew Kelley

Teresa MacNutt

Elliot Daniels

Daniel Barry

c) CASE NO 23-24 TWO SPECIAL PERMITS 37-39 Chestnut Street – Venkata Sabbiseti

The applicant requests Two Special Permits under Section 1.5.4A of the By-Law to construct a one-story addition and a new third-story deck located at 37-39 Chestnut Street located in a 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.- §4.2.2 of the ByLaw 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 (45.1% of the foundation walls are below grade) and is considered a story. The proposed deck would be located at a three (3) story level.

Diane Miller, Architect, came before the Board to present the proposed one-story addition. On the front of the house, they would like to add 59 square feet to expand the living room forward to align with the front porch, this meets the setback regulations. On the first-floor unit, they would like to increase the rear of that unit to add 108 square feet, this change meets the zoning regulations. On the second unit, they would like to add 15 square feet, and this is part of the special permit on the third-floor level. Also proposing two decks, one on the first floor and one on the second-floor unit. The decks were conforming with setback requirements. They did share the plan with neighbors, ~~and they have six letters of support.~~

Venkata Sabbiseti, the Applicant, came before the Board and noted that he was able to get many signatures from his neighbors but that one of the adjacent neighbors was not available.

Mr. Kelley asked to have a solution to enclose and make the exterior stairs safer. Ms. Miller noted that there could be a roof added. Mr. Distler will check to see if the roof enclosure would count toward gross floor area.

Ms. Williams noted that she saw several rear porches in the neighborhood that had a half flight of stairs that were uncovered and that was what was consistent with the neighborhood, but she did not see an exterior stair going to the second floor. Ms. MacNutt said that point of egress was a concern.

MOTION to continue to October 2, 2023 was made by Ms. Williams and seconded by Mr. Kelley. Motion passed.

YES Votes-
Casey Williams
Andrew Kelley
Teresa MacNutt
Elliot Daniels
Alexandra Danahey

- 5. MINUTES: Review and approve the June 6, 2023, July 10, 2023 and August 21st, 2023 public hearing meeting minutes.**

MOTION to approve June 6, 2023 public hearing meeting minutes (as edited) and the July 10, 2023 public hearing meeting minutes was made by Ms. Williams and seconded by Mr. Kelley. Motion passed.

YES Votes-
Casey Williams
Andrew Kelley
Teresa MacNutt
Elliot Daniels

August 21, 2023 meeting minutes to be approved at a later date.

- 6. Adjourn 7:49 PM**

The Zoning Board of Appeal's next meeting will be held on Monday, October 2, 2023.