

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

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES **Revised**  
June 6, 2023**

Present: Nicholas Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Andrew Kelley; Casey Williams; 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. ELECTIONS OF OFFICERS (EFFECTIVE 7/1/23)**

**MOTION to elect Casey Williams as the Zoning Board of Appeals Chairperson was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. MOTION passed.**

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

**MOTION to elect Andrew Kelley as the Zoning Board of Appeals Vice Chairperson was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. MOTION passed.**

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

**3. CONTINUED CASES**

**a) CASE NO 23-09 TWO SPECIAL PERMIT**

**147-151 Belmont Street – Nune Khachatrian**

**The applicant requests to withdraw the application, without prejudice for Two Special Permits under §3.3 and §1.5 of the Zoning By-Law to construct a mixed-use building at 147-151 Belmont Street located in a Local Business III (LBIII) Zoning District. Special Permits: 1.- §3.3 of the By-Law allows the proposed use by a Special Permit granted by the Board of Appeals. 2.- §4.2 of the By-Law requires a maximum lot coverage of 35%. The existing lot coverage is 39.5% and the proposed lot coverage is 39.3%.**

**MOTION to withdraw the application without prejudice was made by Mr. Iannuzzi and seconded by Ms. Williams. Motion passed. The vote was unanimous.**

**4. NEW PUBLIC HEARINGS**

**a) CASE NO 23-16 ONE SPECIAL PERMIT  
47 Hawthorne Street – Peng Liu**

**The applicant requests One Special Permit under section 1.5.4 A of the By-Law to remove the existing rear deck and replace it with a new enlarged rear deck at 47 Hawthorne Street located in a General Residence (GR) Zoning District. Special Permit: 1.- §1.5.4A of the By-Law allows extensions and alterations of nonconforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.**

Mr. Liu, Applicant, noted that he would like to remove the existing rear deck and replace it with a new enlarged rear deck. He believes this will add value to his home and the neighborhood. A letter of support was received from 43 Hawthorne Street.

There were no public comments.

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

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

**b) CASE NO 23-17 ONE SPECIAL PERMIT  
11 Brighton Street – John P. Comella**

**The applicant requests One Special Permit under section 3.3 of the By-Law to add additional seating outdoors on Mr. Comella's property at a fast-food restaurant at 11 Brighton Street located in a General Business Zoning District. 1.-§3.3 of the By-Law allows for additional seating outdoors at a fast-food restaurant located in a General Business Zoning District by a Special Permit granted by the Zoning Board of Appeals.**

Mr. Rosales, Attorney representing the Applicant, noted that the Applicant was seeking approval for 40 seats on his private outdoor patio. The total number of seats would be 60 seats, including the interior seats. They were not seeking additional capacity; the number of allowed seats would remain at 60 (up to 40 outdoors). Mr. Rosales noted that the interior will be roped off according to the number of seats that are in use outside, never to exceed the 60-seats allowed. He also noted that there would be landscaping and screening provided and maintained by Cambridge Landscaping.

Mr. Iannuzzi noted that all the parking conditions from the previous special permit still apply.

There was a letter of support from Mr. Noone who owns one of the spaces in the condominium complex.

Mr. Comella has arranged for the trash to be picked up on a daily basis.

There were no public comments.

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

**YES votes-**  
**Mr. Daniels**  
**Mr. Stiff**  
**Ms. Williams**  
**Mr. Zarkadas**  
**Mr. Kelley**

## **5. MINUTES:**

**MOTION to approve the May 5, 2022 meeting minutes was made by Mr. Iannuzzi. Motion passed.**

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

**Mr. Kelley**  
**Mr. Iannuzzi**

**MOTION to approve the February 6, 2023 meeting minutes was made by Mr. Iannuzzi. Motion passed.**

**YES Votes-**  
**Mr. Stiff**  
**Ms. MacNutt**  
**Ms. Williams**  
**Mr. Kelley**  
**Mr. Iannuzzi**

**MOTION to approve the March 6, 2023 meeting minutes was made by Mr. Iannuzzi.**

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

**MOTION to approve the April 3, 2023 meeting minutes was made by Mr. Iannuzzi. Motion passed.**

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

**MOTION to approve the May 2, 2023 meeting minutes was made by Mr. Iannuzzi. Motion passed.**

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

**6. Mr. Distler read a letter from Joanne Tzouvelis. It was a thank you letter for the Board Member's service.**

## **7. Adjourn 7:39 PM**

**The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, July 10, 2023.**