

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
November 4, 2019**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: October 14, 2021
TIME: 2:34 PM

Present: Nick Iannuzzi, Chair; Jim Zarkadas, Vice Chair; Andrew Kelley; Casey Williams; Andrew Plunkett; Phil Ruggiero; Teresa MacNutt

Absent: Craig White

Staff: Ara Yogurtian, Assistant Director, Community Development

1. CALL TO ORDER 7:00 PM

Mr. Iannuzzi called the meeting to order and introduced the Zoning Board members. He noted the order of the meeting and asked the audience members to sign-in if they were planning to make a statement.

He noted that 307 Pleasant Street requested the application to be withdrawn.

MOTION to allow the withdrawal of the applicant's application was made by Mr. Iannuzzi and seconded by Mr. Ruggiero. Motion passed.

2. PUBLIC HEARINGS:

- a. CASE NO. 19-36 – TWO (2) SPECIAL PERMITS**
5 Edward Street (SRC) – Mr. Manoukian and Ms. Aroushanian

Mr. Iannuzzi read the public notice.

Mr. Manoukian and Ms. Aroushanian, noted that their deck needed to be replaced and they wanted to build a four-season deck in its place, a simple one-story sunroom. He noted that they also wanted to add a small landing area to the existing footprint.

The Zoning Board members noted that they were not satisfied with the plans as they were submitted. The plans were missing information that the Board wanted to see before they could make a decision on the project. They requested that the Applicant have the plans drawn up by a professional architect and then come back to the Board for review at the next meeting.

MOTION to continue the case to December 2019 or January 2020 was made by Mr. Iannuzzi and seconded by Mr. Ruggiero. Motion passed.

b. CASE NO.19-37 – THREE (3) SPECIAL PERMITS

71 Waverly Street (GR) Shauna Bernard

Mr. Iannuzzi read the public notice.

Ms. Miller, Miller Design, came before the Board to present the proposed project. She introduced her clients, Mrs. and Mr. Bernard. Ms. Miller noted that their second-floor unit had two bedrooms and their two sons were sharing one of the bedrooms and it was very small. She explained that they would like to expand the attic and put two bedrooms and a bathroom up there. The plan would require that they alter the roof structure and add two dormers. Ms. Miller noted that the proposed alterations were very reasonably sized and in line with the rest of the homes in the neighborhood. She submitted a petition of support signed by the neighbors.

No one spoke in support or opposition of the project.

Mr. Iannuzzi closed the public portion of the hearing.

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

c. CASE NO.19-38 – ONE (1) SPECIAL PERMIT

11 Beatrice Circle (SRA) – Ryan and Portia Thompson

Mr. Iannuzzi read the public notice.

Mr. and Mrs. Thompson, Applicants, came before the Board to present the plans for their home addition. Mrs. Thompson noted that the addition would be built on top of the existing garage. She noted that they have six kids and they have three bedrooms and they needed more space for the family to be comfortable.

Mrs. Thompson submitted a map of those in support and a petition with signatures.

Three people from the audience raised their hands in support of the project.

Beatrice Kleppner, 19 Beatrice Circle, spoke in support of the project.

Sam Alexander, 43 Beatrice Circle, spoke in support of the project.

No one spoke in opposition.

Mr. Iannuzzi closed the public portion of the meeting.

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

3. Discussion and vote to approve Zoning Board of Appeals public hearing dates for calendar year 2020.

January 6, 2020, February 3, 2020, March 2, 2020, April 6, 2020, May 18, 2020, June 15, 2020, July 13, 2020, September 14, 2020, October 5, 2020, November 2, 2020, December 7, 2020

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

4. Discussion and vote to approve Zoning Board of Appeals September 9, 2019 and October 7, 2019 meeting minutes.

MOTION to approve meeting minutes was made by Mr. Iannuzzi and seconded by Mr. Plunkett. Motion passed.

5. **Adjourn 7:42 PM**