

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES**

April 6, 2020

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: October 14, 2021

TIME: 2:32 PM

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

Absent: Craig White

Staff: Jeffrey Wheeler, Senior Staff Planner; Ara Yogurtian, Assistant Director, Community Development

1. CALL TO ORDER 7:00 PM (MEETING WAS HELD VIA VIDEO CONFERENCE)

Nick Iannuzzi called the meeting to order and introduced the Zoning Board members. He noted the order of the meeting and explained the video conference process.

2. CONTINUED PUBLIC HEARING:

- a. CASE NO. 20-05 – ONE (1) SPECIAL PERMIT
55 Trapelo Road (SRC) – Alexander Athanasiou

Andrew Kelley and Andrew Plunkett recused themselves from the meeting at 7:05 PM.

MOTION to continue to June 1, 2020 was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.

3. PUBLIC HEARINGS:

- a. CASE NO. 20-11 – (2) SPECIAL PERMITS
113 White Street (GR) – Silverdec Properties, LLC; Julius Perl, partner

Mr. Iannuzzi read the public notice.

Mr. Kelley and Mr. Plunkett rejoined meeting at 7:06 pm.

Mr. Perl, Partner, joined the meeting via video conference and noted that he was requesting a special permit for front yard parking. He stated that there were safety issues in front of the house with snow removal and there was pick-up and drop-off locations for the school across the street. He noted that there would be less clutter and it would be safer to have the additional parking. He spoke with the neighbor to the left of the building and they noted that there were too many cars parked in the parking lot. He noted that Mr. Yogurtian (direct abutter) did not object of the proposed driveway.

Mark Olowinski, 117 White Street, joined the meeting via video conference and noted that the additional curb cut would decrease safety because more cars would be able to come in and out. This was an area where many children were walking to and from school. He noted that he believed that the current driveway would already fit five cars. The proposed driveway may have more than one car in it in the future if it were to be allowed.

Mr. Dillon, 137 White Street, joined the meeting via video conference and noted that the existing driveway was already 30 feet by 72 feet. Taking away the right-hand side would further reduce the size of the yard. With a parking spot this big, they should be able to fit five cars without any problem. The additional driveway would reduce the property values to the houses in this neighborhood.

Sheila Fluelli, White Street, joined the video conference meeting via phone call and noted that she was very much opposed to the proposed driveway as it would cause a dangerous situation for the kids going to and from school.

MOTION to approve the special permit to expand the parking associated with the nonconforming four family use was made by Mr. Iannuzzi and seconded by Ms. Williams. Motion denied.

MOTION to approve the installation of front yard parking (under section 5.1.3) was made by Mr. Iannuzzi and seconded by Ms. Williams. Motion denied.

Mr. Wheeler left the video conference at 7:42PM

Mr. Yogurtian joined the video conference at 7:42 PM

- b. CASE NO. 20-12 – TWO (2) SPECIAL PERMITS
37 Pilgrim Road (SRC) – Andrew and Libby Mica

Mr. Iannuzzi read the public notice.

Mr. Gilmore, Gilmore Landscape Architects, joined the meeting via video conference and presented the plans for the proposed rear deck.

No one spoke in favor or opposition of the request.

MOTION to approve two special permits to construct a rear deck was made by Mr. Zarkadas and seconded by Mr. Kelley. Motion passed.

c. CASE NO. 20-13 – ONE SPECIAL PERMIT

129 Belmont Street (LBIII) – Vintage Tea and Cake Company, Adel Donegan, Owner

Mr. Iannuzzi read the public notice.

Ms. Donegan, Owner of the Vintage Tea and Cake Company, 129 Belmont Street, joined the meeting via video conference and described her tea party catering business. She stated that she would like to convert to “fast food restaurant” status in order to be allowed to have some seats with tables inside. She would like to serve mini sandwiches, scones and coffee to the public. She would also like to host tea parties as well. She noted that the proposed hours would remain the same. She added that parking was plentiful and there was two-hour parking.

Mr. Iannuzzi noted that there were businesses in this location that were having a hard time managing parking.

Ms. Donegan noted that she would advise people to find legal parking in the neighborhood. Ms. Donegan noted that they could have room to seat four tables of four for a total of 16 seats plus two employees.

Mr. Zarkadas noted that this area was already very over congested and he did not see this working here and it could be a potential nightmare.

Mr. Yogurtian noted that based on the existing square foot area of her store, she already had five public parking spaces grandfathered in. This could count towards parking for at least 10 of the people, one parking space per each two seats.

No one spoke in favor of the proposal.

Jackie and Stephen Hardy, 3 Exeter Street, joined the meeting via video conference and noted that they were concerned about the parking issues. The restaurants that were in the neighborhood had so many people on the weekends that were already parking on the streets. There were also houses that were expanding in this

neighborhood. They felt that once the store's sign stated "Come on in for a cup of coffee", this would become more of a destination place, more employees, people coming for parties, etc.

Mr. Yogurtian noted that the special permit was not transferable as a fast-food use. The new tenant would need to come back for a special permit.

Mr. Ruggiero noted that Ms. Donegan wanted to invest in the neighborhood and that she was a good operator. If people go there and they can't find a spot they will sort it out and either keep on going on just find a parking spot. He noted that there were many people who would walk there to her location.

Ms. MacNutt noted that this would be a nice business for this neighborhood and it has potential.

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

- d. CASE NO. 20-14 – TWO (2) SPECIAL PERMITS
27 Poplar Street – (GR) – Edward J. O'Brien

Mr. Iannuzzi read the public notice.

Mr. and Mrs. O'Brien, joined the meeting via video conference and presented their request for two special permits. They noted that the lot was a sloping lot and the basement was partially exposed. They would like to make the kitchen larger and to add a table and have some more counter space. They would also like to add a coat closet and improve a half-bath. They have spoken with their neighbors and they were supportive of the application. They did not get any signatures because of social distancing.

No one spoke in opposition or support of the application.

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

- e. CASE NO. 20-15 – ONE SPECIAL PERMIT
55 Brighton Street (LBIII)-Vale Realty Service Company, Anthony Digiovanni, President

Mr. Iannuzzi read the public notice.

Ms. MacNutt recused herself from the meeting at 8:56 PM.

Mr. Digiovanni, joined the meeting via video conference to present a proposal to construct a mixed-use commercial and residential building. He noted that he was not able to contact neighbors because of the Coronavirus stay-at-home advisory.

Mr. Iannuzzi noted that he was aware that there were many neighbors who were in support of this project.

Mr. Digiovanni described the parking plans and the main entrance location.

MOTION to approve a special permit (with a condition) for a mixed-use development with five single bedroom units and two commercial units was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.

Condition: The residential units could not be increased in size without a special permit.

4. Adjourn 9:18 PM