

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
May 18, 2020**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: October 14, 2021  
TIME: 2:33 PM

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

Absent: Craig White

Staff: Ara Yogurtian, Assistant Director, Community Development

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

Mr. 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. PUBLIC HEARINGS:**

- a. CASE NO. 20-16 – TWO (2) SPECIAL PERMITS  
182-184 Lexington Street (GR) – Michelle Liu

Mr. Iannuzzi read the public notice.

Mr. Noone, Attorney, Applicant's Representative, described the design of the proposed dormer and expansion of the detached garage. He noted that the new dormer and expanded garage would enhance the property and would not be a detriment to the neighborhood. Many of the abutting neighbors had been contacted and the Applicant's had received positive support. They had six signatures in support of the project. There was an error in the zoning compliance checklist and after discussion, the Board was satisfied with the numbers as they turned out to be more advantageous setbacks. The names of the supporters were read out loud by Mr. Noone as the Board members did not receive the letters of support in their package.

Mr. Iannuzzi opened the hearing to the public.

Mr. Pazzanese, 177 Lexington Street, wanted to see what the plans look like. He asked if it was going to be a condominium or rentals and Mr. Iannuzzi noted that they

do not deal with that at the Zoning Board. Mr. Noone offered to send the plans to Mr. Pazzanese.

No one else spoke.

Mr. Iannuzzi closed the public portion of the meeting.

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

- b. CASE NO. 20-17 – THREE (3) SPECIAL PERMITS  
43 Old Middlesex Road (SRC) – Robert and Alif Ciamarra

Mr. Iannuzzi read the public notice.

Mr. Miller, Architect, presented the proposal to create a dormer (1/2 story addition) and two new decks. He described the project and the proposed setbacks. He noted that the Applicant's had received signatures of support from fourteen neighbors. They will add a bedroom plus a bathroom and the plan utilized the existing footprint. Mr. Miller noted that the new renovation would enhance the character of the house and neighborhood. It is within keeping of the character of the neighborhood and was not detrimental to the character of the neighborhood.

Linda Tucker, 37 Old Middlesex Road, noted that she was concerned about her view to Boston. The dormer would obstruct her view to downtown Boston and the deck would block the view of Back Bay Boston. If they want to get any of the view back, they would have to raise their roof.

Mr. Zarkadas pointed out that the roof at 43 Old Middlesex Rd. could be raised by right without even having to come before the Zoning Board. The special permit was for the setbacks and not for the height. He added that what they were seeking was not something that was going to be detrimental to the neighborhood.

Tina Mosca, 54 Old Middlesex Road, lives across the street. She noted that the project was fine and she was in support of the project.

Mr. Iannuzzi closed the public portion of the meeting.

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

- c. CASE NO. 20-18 – TWO (2) SPECIAL PERMITS

24 Branchaud Road (GR) – Laura Burns and Aaron Pikcilingis

Mr. Iannuzzi read the public notice.

The Applicants represented themselves and presented their proposal for two special permits to construct a dormer. This addition would allow them to add a bathroom to their single bath home. They spoke to the abutting neighbor and noted that he was in support of the plan and all of the direct abutters were in support and they received four emails of support.

No public comments.

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

- 3. MOTION to approve Board of Appeals meeting minutes dated February 3, 2020 and March 2, 2020 was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.**

Mr. Kelley asked to have the number of units and dimensions in the conditions of the gas station-mixed use case on Blanchard Rd. revisited for the April 6, 2020 meeting minutes.

- 4. Other business:**

As there were no cases on the agenda for the June 15, 2020 meeting the Board decided to cancel this meeting date.

**MOTION to cancel the June 15, 2020 Zoning Board of Appeal's meeting was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.**

The Zoning Board of Appeal's next regularly scheduled hearing will be on July 13, 2020.

Mr. Iannuzzi noted that Mr. White was planning to reside and a formal letter was needed. Mr. Iammuzzi nominated Ms. Williams to take his spot as a full member and would like to ask the Board of Selectman if this could be approved.

- 5. Adjourn 9:05 PM**

