

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
July 13, 2020**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

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

Present: Nick Iannuzzi, Chair; Andrew Plunkett; Andrew Kelley; Teresa MacNutt  
Absent: Casey Williams, Jim Zarkadas; Vice Chair; Phil Ruggiero  
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. 20-19 – TWO (2) VARIANCES  
30 Alma Ave. GR – Steven Brown

Mr. Iannuzzi explained the process for a variance review and how a variance item makes it onto the agenda. He noted that variances have a tough standard and the Board is very conservative when it comes to granting them.

Ms. Miller, Architect noted that she was well aware that this would be a tough case and her clients were also well aware.

Mr. Iannuzzi asked the Board to give their preliminary feelings for whether this was a hardship or not. Mr. Plunkett noted that this was not his understanding of a hardship, Mr. Kelley noted that the requirements were pretty stringent and he was concerned about whether they were being met here. Ms. McNutt noted that she would like to hear more information and learn more about the background.

Mr. Iannuzzi asked Ms. Miller if she would like to withdraw the application and come back at another time with something different or something smaller. Ms. Miller was not aware of the letters of opposition that had been received by the Zoning Board of Appeals.

Ms. Miller advised her clients to continue the hearing until the next meeting in September, 2020.

**MOTION to continue to September, 2020 was made by Mr. Iannuzzi and seconded by Ms. McNutt. Motion passed.**

- b. CASE NO. 20-20 – FOUR (4) SPECIAL PERMITS  
146 Watson Road (SRC) – Matthew Henn and Birgit Claus Henn

Mr. Iannuzzi read the public notice.

Matthew Henn, Applicant, noted that the proposed renovations were modest in scope and would improve the functionality of the house. He added that it would not have a detrimental impact to the neighborhood.

Allison Tanguay, Architect, gave a quick summary of the project and spoke about the four special permits that they were asking for. She shared her screen with everyone and walked the Board through the site plan. Ms. Tanguay presented the plans and described that the garage would be replaced and a storage area would be included to the overhead and there would be a new side car area. She presented the new egress and deck design. She described the kitchen updates that were being proposed and plans for a new patio.

Mr. Yogurtian explained that the special permit requests were for the increase of the lot coverage and due to the extension of the proposed addition of the garage. The existing garage had less than five feet setback from the side and rear property line. The other two special permits were for the proposed addition of the building, replacing it from where they used to have the deck. The side entrance and location of the stairs were not part of the special permit.

The members of the ZBA agreed the it was a well thought out plan and it was a nice presentation.

No one spoke in opposition or in favor of the project. The Board had received written letters of support prior to the meeting.

Mr. Iannuzzi closed the public portion of the meeting.

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

- c. CASE NO. 20-21 – TWO (2) SPECIAL PERMITS

38 Cowdin Street (SRC) – Abhay & Aparna Mujumdar

Mr. Iannuzzi read the public notice.

Mr. Mujumdar presented the application materials and explained that his family needed more space. He noted that all of the neighbors were in support of the project.

Mr. Plunkett noted that this lot was a corner lot with generous square footage.

Sun Hong and Andrew Osborn, 6 Cumberland Road, spoke in support of the project and noted that the renovation would be beautiful.

Mr. Iannuzzi closed the public portion of the meeting.

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

- d. CASE NO. 20-22 – ONE (1) SPECIAL PERMIT  
99 Gilbert Road (GR) – Rebecca M. McCarthy

Mr. Iannuzzi read the public notice.

Ms. Rebecca McCarthy and her sister, Nora McCarthy presented the plans to build up on the second floor over the existing bump out.

Dennis Roca, Contractor for the project was on the phone to field questions.

Ms. McCarthy received signatures in support from her neighbors.

Mr. Yogurtian noted that this is in front of the board just for review because it was in the GR district, everything complies but all expansions and renovations have to come in front of the Board.

No public comments.

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

- e. CASE NO. 20-23 – ONE (1) SPECIAL PERMIT  
239 Beech Street (GR) – Amy M. Brown

Mr. Iannuzzi read the public notice.

Ms. Brown noted that she was seeking a special permit for lot coverage for an aboveground therapy pool, she has support from her neighbors. She noted that this was a 12' x 9' hot water pool with a current so that you can swim in it. The pool is 49" deep and has a locking cover and it will also be fenced in. The pool will be surrounded by a four-foot fence.

No public comments.

Mr. Iannuzzi closed the public portion of the meeting.

**MOTION to approve with recommendations made by Mr. Iannuzzi and seconded by Ms. McNutt. Motion passed.**

Board members recommended putting automatic flood lights and maybe a camera in the backyard.

- f. CASE NO. 20-24 – ONE (1) SPECIAL PERMIT  
240-242 White Street (GR) – Ara Barsoumian

Mr. Iannuzzi read the public notice.

Mr. Barsoumian noted that they were doing extensive renovations, removing the garage and would like relief to be able to extend the back porch just a little back.

Mr. Yogurtian noted that this property was in the GR district and anything they do has to come in front of the Board.

Jason Redi and Karen Redi, Neighbor, noted that they were in support of the project and it was nice to see them turning it into a nicer home.

No one spoke in favor or in opposition.

No public comments.

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

### **3. Adjourn 8:37 PM**