

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
November 9, 2020**

**RECEIVED
TOWN CLERK
BELMONT, MA**

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

Present: Nick Iannuzzi, Chair; James Zarkadas, Vice Chair; Andrew Kelley; Teresa MacNutt; Casey Williams; William Fick

Absent: Elliot Daniels

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 of Appeal's members. He noted the order of the meeting and explained the video conference process.

2. CONTINUED CASES:

- a. CASE NO. 20-26 – ONE (1) SPECIAL PERMIT
55 Trapelo Road (SRC) – Alexander Athanasiou

Mr. Iannuzzi mentioned to Ms. Kramer that this application would be strongly considered as they are trying keep businesses in Town especially during Covid.

Ms. Kramer, Attorney, representing the opposing neighbors, noted that her clients not opposed to the business but the proposal has serious implication on their rights. The Zoning By-Law is going to be interpreted in SRC across town and they are entitled to make sure that the By-Law is correctly interpreted. They have not heard from the Applicant's Attorney since February.

MOTION to continue to December 7, 2020 was made by Mr. Zarkadas and seconded by Mr. Iannuzzi. Motion passed.

3. PUBLIC HEARINGS:

- a. CASE NO. 20-31 – TWO (2) SPECIAL PERMITS
9 Pinehurst Road (SRA) – Diane Malcomson

Mr. Iannuzzi read the public notice.

Julieta Ohri, Architect, noted that the Applicants would like to relocate the garage to the rear of the property and the existing garage would be converted to a mudroom and laundry room. She reviewed the detail plans for the new addition. She described a two-story addition to include a sunroom on the first floor and a master bedroom suite on the second floor. They were also proposing to add a canopy to the front door.

Mr. Yogurtian noted that the plot plan would need to be updated and revised as there was an error in the red line placement.

There were seven letters of support provided by the neighbors.

Diane Malcomson, Applicant, explained the need for the improvements to the home.

Ms. MacNutt stated that she thought the project fit within harmony of the neighborhood.

Mr. Iannuzzi noted that the addition looked big.

No one spoke in support or in favor of the proposal.

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

b. CASE NO. 20-32 – TWO (2) SPECIAL PERMITS
28-30 Francis Street (GR) – Lixin Wang

Mr. Iannuzzi read the public notice.

Jack Sy, Applicant, came before the Board and noted that he would like to add two dormers to his property to create more space for his family, one dormer for a bathroom and one dormer for the bedroom.

No one spoke in support or in favor of the proposal.

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

c. CASE NO. 20-33 – TWO (2) SPECIAL PERMITS

73 Channing Road (GR) – Yordanos Tilahun

Mr. Iannuzzi read the public notice.

Mr. and Mrs. Tilahun, Applicants, came before the board to present the plans for a dormer to a two-family, they would like to add a bathroom for her growing family. They have spoken with the neighbors.

The Board discussed the project and the meeting was opened to the public. No one spoke in support or in opposition of the proposal.

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

d. CASE NO. 20-34 – ONE (1) SPECIAL PERMIT
4 Dunbarton Road – Mark Messanotte

Mr. Iannuzzi read the public notice.

Mark and Krista Messanotte, Applicants, came before the Board to note that they would like to improve their home. They would like to replace the sunroom on the house and eliminate the two steps down to the sunroom to make it safer. They would like to change the roof from a shed to a gable and increase the peak of the roof.

They received six letters of support from neighbors for the improvements to the home.

No one spoke in support or in opposition of the project.

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

e. CASE NO. 20-35 – ONE (1) SPECIAL PERMIT
66 Leonard Street (LBI) Alejandro Barrientos

Mr. Barrientos, Applicant, came before the Board to ask for a special permit to operate a fast-food restaurant at 66 Leonard Street. The restaurant would be a pick-up fast-food restaurant, order at a counter and sit at tables to stop to eat. The previous restaurant was operating with 60 seats. He would like to have less than 40 seats. Hours would be 11 AM – 9 PM daily, seven days per week. Mr. Iannuzzi noted that daily deliveries would take place between 6:00 am – 7:15 am in the morning or after 8:45 am. The delivery times would be adopted in the written decision for the special permit. Mr. Barrientos noted that garbage pick-up would be picked up daily. The

basic requirements of the special permit would be taken from the previous agreement with El Centro Restaurant.

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

4. Approval of meeting minutes for October 5, 2020

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

5. Discussion and vote to approve Zoning Board of Appeals public hearing dates for calendar year 2021.

January 11, 2021
February 8, 2021
March 1, 2021
April 5, 2021
May 3, 2021
June 7, 2021
July 12, 2021
September 13, 2021
October 4, 2021
November 1, 2021
December 6, 2021

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

6. Adjourn 7:20 PM