

**TOWN OF BELMONT**  
**ZONING BOARD OF APPEALS**  
**MEETING MINUTES**  
**April 26, 2021**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: October 14, 2021  
TIME: 2:31 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 AT 7:00 PM**

Mr. Iannuzzi called the meeting to order and introduced the Zoning Board of Appeals members. He noted that every meeting that was the first meeting of the month will be devoted to the Chapter 40B topic. Tonights meeting would be devoted to continued cases and new public hearings. He noted the order of the meeting and explained the video conference process.

**2. CONTINUED CASES:**

- a. CASE NO. 20-37 – TWO SPECIAL PERMITS  
90 Hull Street (GR) – Meng Lin

Mr. Iannuzzi read the public notice.

Ms. Lin, applicant, Helen Zhang (interpreter), joined the meeting via video conference.

A new plot plan was requested to show where the curb cut and the proposed parking would go. She had been parking at 88 Hull Street. They had been parking there and the seller told her that she could have her own parking space if she applied to the Town after she bought the house. Ms. Lin is concerned that when the owner of 88 Hull Street sells the house, 90 Hull Street will lose its parking space.

Mr. Zarkadas noted that this parking space proposal was not in harmony with the neighborhood, it was a detriment to the neighborhood as it was inconsistent with the direction that parking spots run in the neighborhood. He noted that the house was built on the lot and there was no parking on the lot when the house was built. He would not support this front yard driveway proposal.

Ms. Williams noted that she was concerned about how she would be able to park the car into this spot. It was a very tight turn. Mr. Yogurtian explained the proportions of the parking spot.

Mr. Iannuzzi had technical problems with the Zoom Webinar. Mr. Zarkadas took over the meeting at 7:26 PM.

Ms. Lin noted that the only place she could park was in the front yard, the other areas were too narrow.

Mr. Iannuzzi returned to the meeting at 7:31 PM.

**MOTION to deny the request for two special permits was made by Mr. Zarkadas and seconded by Mr. Kelley. Motion passed.**

**Roll call:**

**T. Mac Nutt – no to deny**

**C. Williams – yes to deny**

**A. Kelley – yes to deny**

**E. Fick – yes to deny**

**J. Zarkadas – yes to deny**

- b. CASE NO. 21-02 – ONE SPECIAL PERMIT  
4 Pine Street (SRC) – Siobhan O’Neil, MD

Mr. Iannuzzi read the public notice.

Ms. O’Neil, Applicant, joined the Zoom Webinar.

Mr. Iannuzzi noted that the Board received a petition and letters of support from the neighbors, a floor plan with the percentage of the living space and an aerial view.

Mr. Kelley noted that he had a quandary in that all parking was to be off-property and patients are asked to park in spaces on Trapelo Road.

Dr. O’Neil noted that the parking on Trapelo Road was deemed sufficient parking spaces by Mr. Yogurtian. Dr. O’Neil confirmed that there were at least two parking spots in her driveway. She has only one patient at her home office at a time.

Mr. Yogurtian suggested conditions to be included in the decision – one patient to visit at a time and parking to be in the driveway and the regular hours (Monday – Friday 9-5, and some patients would need to be seen outside of this time for

emergencies) would be included in the decision. One patient at a time and not more than four patients in any day and no parking on the streets.

Mark Haley, 8 Pine Street, joined the webinar and noted that he had no problem with the patients parking on the street. Other Doctors and Dentists are not required to park on their private driveways.

Mr. Kelley noted that the Zoning Bylaws would not allow street parking.

Mr. Iannuzzi noted that the public portion of the meeting was closed.

Mr. Yogurtian suggested conditions to be included in the decision – one patient to visit at a time and parking to be in the driveway and the regular hours (Monday – Friday 9-5, and some patients would need to be seen outside of this time for emergencies) would be included in the decision. One patient at a time and not more than four patients in any day and no parking on the streets.

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

**Roll call:**

**J. Zarkadas – yes**

**T. MacNutt - yes**

**C. Williams - yes**

**A. Kelley - yes**

c. CASE NO. 21-05 – TWO SPECIAL PERMITS  
14-16 Park Road (GR) – Mike Meskin

Mr. Iannuzzi read the public notice.

Mr. Iannuzzi noted that the only issue was the exposed staircase on the exterior. The exposed staircase was a safety hazard during poor weather.

Tanya Carriere, Architect, presented the plans for 14-16 Park Road. She noted that the proposal was revised to show a small addition off the rear to house the spiral stairs for the second floor. It would be a two-story addition that would provide a fully code compliant means of egress. It was the lot coverage that they were seeking relief for.

Mr. Iannuzzi opened the meeting to the public. No one spoke in opposition or in support of the project.

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

**Roll call: unanimous**

**J. Zarkadas - yes**

**N. Iannuzzi - yes**

**T. MacNutt - yes**

**C. Williams - yes**

**A. Kelley - yes**

### **3. PUBLIC HEARINGS:**

a. CASE NO. 21-08 – TWO SPECIAL PERMITS

8 Broad Street (SRC) – Michael Grant

Mr. Iannuzzi read the public notice.

Mr. and Mrs. Grant joined the webinar and Mr. Rojas, Architect also joined the webinar. Ms. Grant noted that she has three kids and they are in two bedrooms. She would like to add a bedroom over the garage and a mudroom on the back of the house.

Mr. Zarkadas requested an explanation for the flat roof. Mr. Rojas explained the roof design and noted that they looked at various options. He explained that the flat roof was the best option for this design.

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

**Roll call: unanimous**

b. CASE NO. 21-09 – ONE SPECIAL PERMIT

368 Trapelo Road (LBIII) – Lisa's Pizzeria, Ashiward Binduhewa, Owner

Ashiward Binduhewa (Vish), joined the meeting and noted that he was taking over the lease and taking over the restaurant.

Mr. Yogurtian noted that it was just a change of ownership and everything will remain the same.

**MOTION to approve with a condition was made by Mr. Iannuzzi and seconded by Ms. Williams. Motion passed.**

**Condition: The new lease would be required, including all the restrictions that went along with the prior special permit.**

**Roll call: unanimous - yes**

- c. CASE NO. 21-10 – TWO SPECIAL PERMITS  
21-23 Cross Street (GR) – Christopher Halloran

Mr. Iannuzzi read the public notice.

Mr. Halloran noted that his family was expanding and they needed more space. He presented his plans for the dormers.

Mr. Zarkadas noted that there seemed to be plans missing.

Mr. Williamson, Contractor, joined the webinar. He noted that he thought that the plans that were presented would be satisfactory for making the decision.

Ms. Williams noted that it was unusual to ask for so many separate dormers and it would be helpful to understand what it would look like. She wanted to make sure that they would make the best decision for the neighborhood but would need to see the plans especially if this was precedent setting.

Mr. Zarkadas noted that they would need to see more detailed plans. The plans were incomplete and they would need more information and architectural details.

**MOTION to continue to May 17, 2021 was made by Mr. Iannuzzi and seconded by Mr. Iannuzzi. Motion passed.**

**Roll call: unanimous – yes votes**

The next Zoning Board of Appeals Meeting would be held on May 6, 2021 and May 17, 2021.

#### **4. ADJOURN 8:48 PM**