

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
JULY 19, 2021**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: October 14, 2021
TIME: 2:30 PM

Present: Nick Iannuzzi, Chair; Andrew Kelley; Teresa MacNutt; Casey Williams; William Fick; Elliot Daniels

Absent: James Zarkadas, Vice Chair

Staff: Ara Yogurtian, Assistant Director, Community Development

1. CALL TO ORDER AT 7:00 PM

In keeping with the extension of the remote participation portion of Governor Baker's Executive Order of March 2020; "Order Suspending Certain Provisions of the Open Meeting Law – Town Residents, Boards and Committees will be by remote access for this meeting. Mr. Iannuzzi called the meeting to order and introduced the Zoning Board of Appeals members. He noted the order of the meeting and explained the video conference process.

2. PUBLIC HEARINGS:

- a. CASE NO. 21-16 – ONE SPECIAL PERMIT
81 Birch Hill Road (SRA) – Douglas Beaudet

MOTION to continue to September 13, 2021 was made by Mr. Iannuzzi and seconded by Mr. Fick. Motion passed.

Roll call:

YES VOTES-

**Mr. Kelley
Ms. MacNutt
Ms. Williams
Mr. Iannuzzi**

- b. CASE NO. 21-17 – ONE SPECIAL PERMIT
80 Old Middlesex Road (SRC) – Dan and Jane Slavin

Mr. Iannuzzi read the public notice.

The applicants were requesting one special permit to construct a second story addition. The existing and proposed lot coverage was 28.8% and the maximum lot coverage allowed was 25%.

Mr. and Ms. Slavin presented their application and noted that they would like to add a room over sunroom so that two people could use the bathroom at the same time and have extra bathroom space. One hundred percent of the addition would fall within the existing footprint. They had letters of support from their neighbors.

No one spoke in support or opposition.

The Zoning Board had no issues with the project.

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

Roll call:

YES VOTES-

**Mr. Fick
Ms. MacNutt
Ms. Williams
Mr. Kelley
Mr. Iannuzzi**

- c. CASE NO. 21-18 – ONE SPECIAL PERMIT
26 Statler Road (SRC) Michael Sahagian

Mr. Iannuzzi read the public notice.

The applicants were requesting one special permit to construct an addition. The existing and proposed rear setback was 20.3 feet and the dimensional regulations require a minimum rear setback of 25.0 feet.

Mr. Sahagian noted that it was a two-part addition – seven feet to the right and on the other side the garage.

Ms. Williams said that the style of the proposed addition was not appealing to her.

Mr. Kelley noted that the pinnacle of roof looked a little strange.

Manuela McShane, 16 Statler Road, noted that he and his wife were in support of the project.

The Board had no further issues.

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

Roll call:

YES VOTES-

Mr. Daniels

Mr. Fick

Ms. MacNutt

Ms. Williams

Mr. Iannuzzi

- d. CASE NO. 21-19 – ONE SPECIAL PERMIT
159 Oakley Road (GR) – Jeffrey Isen

Mr. Iannuzzi read the public notice.

The applicant was requesting one special permit to construct an addition and a deck. The Zoning By-Law allows any alterations or expansions in the GR district by a Special permit granted by the Board of Appeals.

Mr. Isen noted that they would like to construct an addition to accommodate his father-in-law. This would also allow for a bathroom on the first floor. He has support from neighbors on both sides and he had copies of the letters.

Mr. Everett Mitchell, Architect, presented the plans for the addition. The existing bump out would have a nine-foot addition for the bathroom and expansion of the kitchen. This design fits within the FAR and setback requirements.

No one spoke in favor or opposition.

The Board had no issues with the addition.

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

Roll call:

YES VOTES-

Ms. Williams

Mr. Kelley

Mr. Daniels

Mr. Iannuzzi

- e. CASE NO. 21-20 – TWO SPECIAL PERMITS
55 Elm Street (GR) Elizabeth McManus Hemrajani

Mr. Iannuzzi read the public notice.

The applicant requested two special permits to construct an 8 foot by 8-foot addition for a storage room. The special permits needed were for the required minimum front setback of 20 feet, the existing front setback was 16.7 feet and the proposed was 14.7 feet. And the second special permit was for the section of the Zoning By-Law allows which allows alterations or expansions in the GR district by a Special permit granted by the Board of Appeals.

Ms. McManus noted that she needed the shed for bikes and it was attached to the house.

It was noted by the Board members that the electrical meters were located on the portion of the home where the proposed shed was located and this was an issue.

To make a decision, the Zoning Board of Appeals would need to determine the rear of the home. The applicant would work with Mr. Yogurtian on some of the issues. The case may need to be re-noticed to include the rear yard determination issue. The Zoning Board could decide the front and the side of the yard at the next meeting.

Mr. Kelly noted that Ms. McManus Hemrajani would need to get the support of the other person living in the unit as it was a condominium.

Mr. Iannuzzi noted that it was a problem that this blocked the utilities.

MOTION to continue to August 2, 2021 was made by Mr. Iannuzzi and seconded by Ms. MacNutt. Motion passed.

Roll call:

YES VOTES-

Mr. Fick

Ms. MacNutt

Ms. Williams

Mr. Kelley

Mr. Iannuzzi

- f. CASE NO. 21-21 – ONE SPECIAL PERMIT
3 Chestnut Street (GR) – Daniell G. Stevens

Mr. Iannuzzi read the public notice.

The Applicant requested one special permit to construct dormers. The Zoning By-Law allows any alterations or expansions in the GR district by a Special permit granted by the Board of Appeals.

Mr. Stevens, applicant, was present via the zoom conference. He did not speak.

Mr. Bram, Attorney, representing the applicant, presented the plans for the dormers. He noted that they needed more space on the third floor. The addition would fit into the character of the neighborhood, it would not be detrimental to the neighbor and most of the neighbors provided letters of support.

No one spoke in favor or opposition of the project.

Ms. Baum, architect, described the roof change from a hip roof to a dutch gable with dormers.

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

Roll call:

YES VOTES-

Mr. Daniels

Ms. MacNutt

Ms. Williams

Mr. Kelley

Mr. Iannuzzi

3. ADJOURN 8:26 PM

The Zoning Board of Appeal's next regularly scheduled meeting for 91 Beatrice Circle, will be held on Monday, July 26, 2021.