

DATE: November 2, 2021
TIME: 11:15 AM

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
October 4, 2021**

Present: Nick Iannuzzi, Chair; James Zarkadas; Vice Chair Andrew Kelley; Teresa MacNutt; Casey Williams; Elliot Daniels; David Stiff

Absent: Jeff Birenbaum

Staff: Ara Yogurtian, Assistant Director, Community Development

In keeping with the extension of the remote participation portion of Governor Baker's Executive Order of March 12, 2020: "Order Suspending Certain Provisions of the Open Meeting Law" – Town Residents, Boards and Committees will be by Remote Access.

1. CALL TO ORDER AT 7:00 PM

Mr. Iannuzzi called the meeting to order and introduced the Zoning Board of Appeal's members.

2. CONTINUED CASES

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

The Applicant requested to withdraw the application, without prejudice for a One Special Permit under §1.5.2 of the Zoning Bylaw to modify an existing non-conforming use at 55 Trapelo Road located in a Single Residence C zoning district. Special Permit 1.- §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals. The existing is a residential unit and an office space in a district where only residential units are allowed.

MOTION to withdraw without prejudice was made by Mr. Iannuzzi and seconded by Ms. Williams. Motion passed.

**Roll call:
Yes votes-**

**Ms. Williams
Mr. Zarkadas
Ms. MacNutt
Mr. Daniels**

b) CASE NO. 21-26 21-24– ONE SPECIAL PERMIT

33 Gilbert Road (GR) - Andrew Conery

The Applicant was requesting four Special Permits to reconstruct an existing garage.

Mr. Iannuzzi and Ms. Williams noted that they had been out to the property and they both agreed that there would be plenty of space.

Mr. Miller, Miller Architects, answered questions for the Board.

There were no further comments from the public or the Board.

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

Roll call:

Yes votes-

Mr. Daniels

Mr. Stiff

Ms. MacNutt

Mr. Iannuzzi

3. PUBLIC HEARINGS

a) CASE NO. 21-28 ONE SPECIAL PERMIT 112-114 Sycamore Street (GR) - Domenic Cosco

Mr. Iannuzzi read the public notice.

The Applicant was requesting One Special Permit under Section 1.5 of the Zoning By-Law to add a front yard parking at 112-114 Sycamore Street located in a General Residence zoning district. Special Permit, §5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard.

Mr. Cosco, Applicant, came before the Board and described his need for an additional parking space. Mr. Yogurtian said that he would be creating a curb cut without doing any work on the Town's right of way property.

Mr. Cosco mentioned that the existing tree was going to remain. He would like to do some plantings between his driveway and the adjacent neighbor's driveway.

Mr. Yogurtian suggested subtracting one foot from the width of the proposed driveway for the safety of the tree.

Hongqing Sun, 120 Sycamore Street, wanted to make sure that there would be space for pedestrians to walk through the lot.

Jing Wei, neighbor, lives two houses away, noted that the proposed driveway should be in harmony with the neighborhood. Mr. Yogurtian described the location of the proposed driveway for Ms. Wei.

Mr. Iannuzzi noted that they have only approved 2 front yard driveways out of 15 special permit requests for front yard parking when there was a hardship involved. He felt that this proposed driveway was in harmony with the neighborhood as it was slightly offset to the front.

Ms. Williams noted that this would fit within the character of the neighborhood.

Mr. Stiff said that he was glad to hear that there would be landscaping at the edge of the driveway.

There were no further comments or questions.

MOTION to approve with the condition for one parking space only was made by Mr. Zarkadas and seconded by Ms. Williams. Motion passed.

Roll call:

Yes votes-

Ms. MacNutt

Mr. Stiff

Mr. Iannuzzi

Ms. Williams

4. Review and approve the following meeting minutes related to the application for 91 Beatrice Circle, Comprehensive Permit.

January 6, 2021

January 11, 2021

January 21, 2021

February 8, 2021

March 3, 2021

April 5, 2021

May 6, 2021

June 6, 2021

June 10, 2021

July 12, 2021

July 26, 2021

August 2, 2021

August 18, 2021

August 23, 2021

September 2, 2021

MOTION to approve all the above meeting minutes with minor edits (“Mr. Casey” to “Ms. Casey”) was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.

**Roll call:
Yes votes-**

**Ms. MacNutt
Mr. Zarkadas (for the meetings that he attended)
Mr. Kelley
Mr. Iannuzzi
Ms. Williams**

5. Adjourn 7:52 PM

The Zoning Board of Appeal’s next regularly scheduled meeting will be held on Thursday, October 7, 2021