

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
October 7, 2021**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

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

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

Staff: Ara Yogurtian, Assistant Director, Community Development  
David Lyons, Town Counsel

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" – All Participation for Town Residents 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. He noted the order of the meeting and explained that this meeting was closed to the public and they would review the Chapter 40B - Comprehensive Permit decision.

**2. CONTINUED CASES:**

- a. CASE NO. 21-01 – COMPREHENSIVE PERMIT  
91 Beatrice Circle (SRA) – 91 Beatrice Circle, LLC, Stephen A. Tamposi, Manager

The Board discussed potential compromises to the dimensional requirements waivers. The following dimensions were reviewed and voted on:

- Maximum Lot Coverage: 25%
- Minimum Open Space: 43%
- Front Yard Setback: Zero
- Rear Setback: 26.5'
- Side yard setbacks: 22.3' and 30.4' (subject to language as proposed by Ms. Williams), 45' to the east.
- Maximum Building Height: 36' maximum (43' north building, 30.5' south building)
- Maximum Stories: 2.5 (4 north building and 3 for the south building)
- Parking 2.0 per unit per two-bedrooms plus one per one-bedroom units
- Loading addressed in the Traffic Demand Management Plan

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

**Roll call vote on dimensional requirements:**

**Yes votes-**

**Mr. Iannuzzi**

**Ms. MacNutt**  
**Mr. Kelley**  
**Ms. Williams**  
**Mr. Zarkadas**

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

**April 26, 2021**  
**May 17, 2021**  
**June 21, 2021**  
**July 19, 2021**

**MOTION to approve meeting minutes was made by Mr. Ianuzzi and seconded by Mr. Zarkadas. Motion passed.**

**Roll call:**  
**Yes votes-**  
**Ms. MacNutt**  
**Ms. Williams**  
**Mr. Kelley**  
**Mr. Zarkadas**  
**Mr. Iannuzzi**

- 4. ADJOURN 8:05 PM**