

DATE: December 15, 2021
TIME: 8:54 AM

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
November 1, 2021**

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

Absent: James Zarkadas; Vice Chair

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" – 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.

2. CONTINUED CASES:

- a. CASE NO. 21-15 AMEND ONE SPECIAL PERMIT
24 Stults Road (SRC) – Marc and Kristin Becker

Mr. Becker noted that he spoke to his neighbor, but he did not have signatures in writing. Mr. Iannuzzi noted that he must have the signatures in writing and there would be a new public notice issued for neighbors within the 300' radius.

MOTION to continue was made by Mr. Iannuzzi and seconded by Mr. Birenbaum. Motion passed.

Roll call:

Yes votes-

Mr. Iannuzzi

Ms. MacNutt

Mr. Kelley

Ms. Williams

3. PUBLIC HEARINGS:

- a. CASE NO. 21-29 TWO SPECIAL PERMITS
11 Harriett Avenue (GR) – Fushang Liu and Fan Zhang

Mr. Iannuzzi recused himself from the meeting and Ms. Williams took over the meeting.

Ms. Williams read the public notice.

Mr. Noone, Attorney, represented the Applicants. He presented the project details and noted that the building was in desperate need of updating. They would be adding 247 square feet by enclosing a porch area on the first floor and enclosing the first-floor covered porch, also relocating the dormer to the rear of the building. The Applicant had spoken with all of the abutters and they were all in favor of this renovation. Mr. Noone said that it will be in harmony and not detrimental to the existing neighborhood.

Mr. Yogurtian noted that there was a mistake in the denial letter and there were at least two more special permits for setbacks and even the lot coverage would need a special permit. He said that he would correct the denial letter and properly notice for the full set of special permits at the Town's expense. The math on the proposed addition would need to be confirmed and the lot coverage will also need to be confirmed before the meeting in December.

Ms. Williams noted that the Board encouraged enclosed stairs as it is safer. Mr. Noone mentioned that the Applicant would prefer to cover the rear stairs.

MOTION to continue to December 6, 2021 was made by Ms. Williams and seconded by Mr. Kelly. Motion passed.

Roll call:

Yes votes-

Ms. MacNutt

Mr. Kelley

Ms. Williams

Mr. Daniels

Mr. Birenbaum

- b. CASE NO. 21-30 ONE SPECIAL PERMIT
43 Barnard Road (GR) – Regina Henson, Susan Henson and Christopher Morris

Mr. Iannuzzi read the public notice.

Mr. Morris came before the Board and noted that he was looking to add a dormer to the upstairs to provide more bedroom space and a bathroom. He was seeking relief for a side setback; the minimum side setback requirement was 10 feet and the existing and proposed side setback was 7.5 feet.

The Board discussed the project.

No one spoke in favor or opposition to the project.

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

Roll call vote on dimensional requirements:

Yes votes-

Mr. Iannuzzi

Ms. MacNutt

Mr. Kelley

Ms. Williams

Mr. Stiff

4. Review and approve the following meeting minutes:

September 13, 2021

October 4, 2021

October 7, 2021

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

Roll call:

Yes votes-

Ms. MacNutt

Ms. Williams

Mr. Kelley

Mr. Iannuzzi

Mr. Daniels

5. ADJOURN 7:44 PM

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday
December 6, 2021