

**TOWN OF BELMONT
ZONING BOARD OF APPEALS
MEETING MINUTES
February 7, 2022**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: May 9, 2022
TIME: 2:35 PM

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

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. He noted that the meeting was live and being recorded. He explained the order of the meeting and noted that the executive session was not open to the public. Due to technical difficulties, Case Number 22-02 was moved to the top of the agenda. Draft meeting minutes were recorded by Kim Beer.

2. PUBLIC HEARINGS:

**a) CASE NO. 22-01 ONE SPECIAL PERMIT
130-132 Bartlett Avenue (GR) - Hamayak H. Amirkhani**

Mr. Iannuzzi read the public notice.

The Applicant requested One Special Permit under Section 1.5 of the Zoning By-Law to construct a Front Yard Parking at 130-132 Bartlett Avenue located in General Residence

Mr. Yogurtian noted that the front yard parking was already installed and there were two letters of opposition.

Jerry Callahan, 18 and 20 King Street, called to speak in opposition to this project. He noted that his family has owned the property since 1927. He would not allow his tenants to park on the front lawn and doesn't think it is a good to allow this and to set this precedence.

Mr. Hamayak could not hear the meeting very well through his Zoom set up.

MOTION to continue (due to technical issues) to March 7, 2022 was made by Mr. Iannuzzi and seconded by Ms. Williams. Motion passed.

YES votes-

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

b) CASE NO. 22-02 ONE SPECIAL PERMIT
63 Slade Street (GR) - Shirish Ranjit

Mr. Iannuzzi read the public notice.

The applicant requestd One Special Permit under §1.5 of the Zoning By-Law to alter the roof structure, to construct two dormers and to enclose an open stairwell at 63 Slade Street located in General Residence (GR) Zoning District. Special Permit: §1.5.4-A of the Zoning By-Law allows extensions or alteration to non-conforming structures in the GR zoning district by a Special Permit granted by the Zoning Board of Appeals.

Mr. Ranjit explained that they were a family of four, the daughters share the bedroom and there is not enough bathroom space for the daughters or for visitors. The living room is sometimes converted into a living room. They would like to add two rooms and a bathroom in the attic. He would like to increase the space and the overall value of the home. He noted that there are homes in the neighborhood and his design was within harmony of the neighborhood and met the half-story requirement.

Mr. Derick (last name not heard) Architect, described the plans for the design.

There was one letter of support from the next-door neighbor.

Board members were in favor of the design and there were no concerns.

No one spoke in favor or opposition of the project.

Mr. Iannuzzi closed this portion of the hearing.

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

YES Votes-

Ms. MacNutt
Mr. Kelley
Ms. Williams
Mr. Zarkadas
Mr. Iannuzzi

3. Review and approve the December 6, 2021 meeting minutes:

[Ms. MacNutt recused herself at 7:34 PM]

MOTION to approve the December 6, 2021 meeting minutes was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.

YES votes-

Mr. Stiff

Mr. Birembaum

Mr. Kelley

Ms. Williams

4. EXECUTIVE SESSION (Not open to the public)

a) CASE NO. 21-01 – COMPREHENSIVE PERMIT

91 Beatrice Circle (SRA) – 91 Beatrice Circle, LLC, Stephen A. Tamposi, Manager
The Board of Appeals will meet in executive session to discuss the litigation regarding the 91 Beatrice Circle comprehensive permit. Discussing this matter in open session may have a detrimental effect on the Board's litigating position as declared by the Chair.

MOTION to adjourn and to enter the executive session was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.

YES votes-

Mr. Kelley

Mr. Birembaum

Ms. Williams

Mr. Stiff

5. ADJOURN 7:37 PM

The Zoning Board of Appeal's next regularly scheduled meeting will be held on March 7, 2022