

DATE: May 9, 2022
TIME: 2:36 PM

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

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, 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. 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. Draft meeting minutes were recorded by Kim Beer.

2. CONTINUED PUBLIC HEARING:

**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 Front Yard Parking at 130-132 Bartlett Avenue located in General Residence.

Mr. Amirkhani was not present at the meeting.

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

**YES to deny-
Ms. Williams
Mr. Kelley
Ms. MacNutt
Mr. Zarkadas
Mr. Iannuzzi**

3. PUBLIC HEARINGS:

**a) CASE NO. 22-03 ONE SPECIAL PERMIT
81 Orchard Street (SRC) – Madeline and Benjamin Cook**

Mr. Iannuzzi read the public notice.

Mr. Kelley recused himself at 7:09 PM.

Mr. and Mrs. Cook would like to build an addition at the back of the property, it would square off the back of the house. She said that it was a small addition to the back right corner.

Mike Merrota, Architect, explained that there was a typo on the Zoning Checklist that could be easily fixed.

No one spoke in opposition or in favor of the project

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

YES Votes-

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

**b) CASE NO. 22-04 FOUR SPECIAL PERMIT
628 Trapelo Road (GR) Panagiotis Mamounas**

Mr. Iannuzzi read the public notice.

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

YES Votes-

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

4. Review and approve the February 7, 2022 meeting minutes:

MOTION to approve the February 7, 2022 meeting minutes was made by Mr. Iannuzzi and seconded by Mr. Zarkadas. Motion passed.

YES votes-
Mr. Kelley
Ms. Williams
Ms. MacNutt

5. 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

6. ADJOURN 7:30 PM

The Zoning Board of Appeal's next regularly scheduled meeting will be held on April 4, 2022