

DATE: May 9, 2022  
TIME: 2:37 PM

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
April 4, 2022**

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

Absent: Casey Williams

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. Draft meeting minutes were recorded by Kim Beer.

**2. CONTINUED PUBLIC HEARING:**

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

The applicant requested to amend pre-approved Special Permit Case number 20-25 with the following changes.

1. Reduced approved west side setback 5.0' to proposed 4.9'.
2. Reduced approved rear setback 38.0' to proposed 37.9'.
3. Increase approved lot coverage 33.3% to 34.3%.
4. Relocate approved interior entrance staircase to exterior.

Mr. Rober came before the Board and explained that the interior layout on the original plan was not changing. They were modifying the outside and the interior was not changing. He walked the Board through the revisions. He noted that the staircase could be enclosed as it would be safer this way.

Ms. Lucia Gates, noted that the neighbors around her were not pleased with the size of the building and there has been many problems with the business and she was opposed to the size of the building. She had written a letter of objection to the original special permit application.

Jarrold Goentzel, 95 Agassiz and 96 Agassiz Road, noted that he was concerned about the staircase size and the plans did not show the extent of the space. He would like to know what was proposed originally and what were the ramifications of building larger than what was originally approved, would there be any penalties. He noted that he would like to speak for the neighbors and there have been many letters in opposition to the project. He was also concerned about stormwater runoff. He noted that the neighbors were opposed to the larger staircase. He didn't think that the letters from the original hearing were considered.

Mr. Yogurtian explained the process that he worked through with the Applicant. He explained that the stormwater system would not affect any of the rear neighbors. The final stormwater plan will be approved at a later time and he was working on it.

Mr. Rober explained that the building was five feet back from the street line and the tables that were shown were within the property. He reiterated that this was a two and a half story building. The tread width on the sixteen stairs was 10" per tread which was standard. He reviewed the restaurant seating and noted that it had not change since the review of original case number 20-25.

**MOTION to approve the enclosed exterior staircase (now to be interior) to the west elevation of the building and the four special permits was made by Mr. Zarkadas and seconded by Mr. Iannuzzi. Motion passed.**

**YES votes-**  
**Mr. Kelley**  
**Ms. MacNutt**  
**Mr. Zarkadas**  
**Mr. Iannuzzi**  
**Mr. Daniels**

### **3. PUBLIC HEARINGS:**

#### **a) CASE NO. 22-05 ONE SPECIAL PERMIT 193 Claflin Street (SRC) – Andrew and Kristine Armstrong**

Ms. Armstrong mentioned that she would like to replace an existing porch with a small deck and the deck would not be any closer to the property line than the existing porch.

The neighbors who are adjacent and on the side of the porch have provided an emailed letter of support.

No one spoke in opposition or in favor of the application.

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

**YES Votes-**  
**Ms. MacNutt**  
**Mr. Kelley**  
**Mr. Zarkadas**  
**Mr. Iannuzzi**

**b) CASE NO. 22-06 THREE SPECIAL PERMITS**  
**64 Douglas Road (SRC) – John Joannopoulos**

Mr. Iannuzzi read the public notice.

Mr. David Schwartz, 70 Douglas Road, noted that he was in support of the garage.

Mr. Barbato, representing the Applicant, noted that the current garage was in disrepair, and they would like to tear it down and expand the footprint so that they can fit two cars. The existing garage was existing non-conforming on the rear side setback. Lot coverage was 26.8% and proposed was 27.9%. The existing and proposed rear setback of the detached garage was 3.7'. The zoning checklist was incorrect and needed to be corrected. Mr. Barbato noted that the dimensions were incorrect on the plan. Mr. Kelly noted that the record has a lot of different numbers, and it created some confusion.

The numbers on the zoning checklist and the architectural plans needed to be corrected before the Board could decide on the proposal.

**MOTION to continue to May 2, 2022 was made by Mr. Birenbaum and seconded by Mr. Iannuzzi. Motion passed.**

**YES Votes-**  
**Ms. MacNutt**  
**Mr. Kelley**  
**Mr. Zarkadas**  
**Mr. Iannuzzi**

**c) CASE NO. 22-07 ONE SPECIAL PERMIT**  
**39 Poplar Street (GR) -Andrew Flamang**

Mr. Iannuzzi read the public notice.

Mr. Flamang noted that he was removing an existing set of stairs, a porch deck and a canopy and replacing with a set of stairs and a deck.

Boards members reviewed the plan and questions were answered by the Applicant.

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

**YES votes-**  
**Mr. Zarkadas**  
**Mr. Kelley**  
**Ms. MacNutt**

- 4. Review and approve the March 7, 2022 public hearing meeting minutes.**

To be approved at next meeting.

- 5. ADJOURN 8:27 PM**