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TOWN OF BELMONT

PLANNING BOARD

CASE NO. 21-14

APPLICANTS: Mark and Nancy Jarzombek

PROPERTY: 41 Willow Street

DATE OF PUBLIC HEARINGS: July 20, 2021

MEMBERS SITTING/
Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Matt Lowrie
Karl Haglund
Renee Guo (Associate Member)

MEMBERS VOTING:
Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Matt Lowrie
Karl Haglund

Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicants, Mark and Nancy Jarzombek ("Applicants"), requested one (1) Special Permit under Section §6.11 of the By-Law to propose the conversion of a historic building into a work space. The proposal is located at 41 Willow Street and in the Single Residence C Zoning District (SR-C).

§6.11 of the By-Law allows the reuse of a historic accessory building into home occupation or for one accessory apartment by special permit from the Planning Board.

Proposal

The Applicants proposed to convert 446 square feet of the first floor of their existing detached barn into an art studio. The proposal complies with the By-Law requirements.

Submissions to the Board

1. June 18, 2021 Submittal
 - a. Application for Special Permit;

Deliberation and Decision

The Board held a duly advertised public hearing conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on July 20, 2021 and it was closed at the same public hearing. Lauren Meier from Historic District Commission and a neighbor to the property sent in public comments in support of the proposal. No comments were received from the public at the public hearing.

After the close of the public hearing, the Planning Board deliberated on the Applicants' request for one (1) Special Permit under Sections §6.11 of the By-Law.

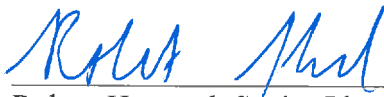
The five (5) Board members voting on the case found that the proposal as submitted to be acceptable.

Accordingly, upon motion duly made and seconded, the Board voted 5-0 on July 20, 2021 to grant the Applicant's request for one Special Permit to convert the existing barn into a work space at 41 Willow Street subject to the following conditions.

Conditions:

1. This approval is based upon the plans presented at the July 20, 2021 Planning Board Meeting. No modifications may be made without the approval of the Board, or a determination in writing by the Board that the modification is so minor that the approval by the Board is not required.

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: August 3, 2021