

AGENDA

RECEIVED  
TOWN CLERK  
BELMONT, MA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, NOVEMBER 3, 2014, AT 7:00 P.M.

2014 OCT 30 AM 9:06

ART GALLERY 3<sup>rd</sup> FLOOR  
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

1) CASE NO. 14-18 – ONE VARIANCE

122 Waverley Street – Robert F. Calnan

The applicant seeks a VARIANCE FROM THE MINIMUM LOT SIZE REQUIREMENT OF 86 SQUARE FEET (5,000 square feet allowed, 4,914 square feet proposed) TO CONSTRUCT A SINGLE FAMILY DWELLING RESIDENCE in a General Residence Zoning District.

NOTE: FILE DATE: September 12, 2014  
DECISION DUE DATE: February 2, 2015

2) CASE NO. 14-19 – ONE SPECIAL PERMIT

52 Wellesley Road – Mike Meskin, d/b/a Meskin Development

The applicant seeks a SPECIAL PERMIT under Section 5.1.3 b-1 of the Zoning By-Law TO CONSTRUCT A FRONT YARD PARKING in a Single Residence A Zoning District.

NOTE: FILE DATE: September 12, 2014  
DECISION DUE DATE: February 2, 2015

3. PUBLIC HEARING:

3) CASE NO. 14-20 – ONE SPECIAL PERMIT

628 Trapelo Road – Dennis A. Dyer, d/b/a Dyers Sweet Peach Diner, Corp.

The applicant seeks a SPECIAL PERMIT in order to OPERATE A WALK UP/TAKE OUT WINDOW as part of the existing restaurant at 628 TRAPELO ROAD located in a General Residence Zoning District.

NOTE: FILE DATE: October 17, 2014  
DECISION DUE DATE: February 2, 2015

4) CASE NO. 14-21 – ONE SPECIAL PERMIT

535 Trapelo Road – Shaws Market.

The applicant seeks a SPECIAL PERMIT TO OPERATE A STARBUCKS FAST FOOD RESTAURANT within the existing shopping market located at 535 TRAPELO ROAD in a Local Business II Zoning District.

NOTE: FILE DATE: October 17, 2014  
DECISION DUE DATE: February 2, 2015

**5) CASE NO. 14-22 – TWO SPECIAL PERMITS**

52 Alexander Avenue – Ray Lemieux.

The applicant seeks 2 SPECIAL PERMITS to CONSTRUCT A TWO AND A HALF STORY ADDITION located at 52 ALEXANDER AVENUE in a Single Residence C Zoning District.

NOTE: FILE DATE: October 17, 2014  
DECISION DUE DATE: February 2, 2015

**6) CASE NO. 14-23 – THREE SPECIAL PERMITS**

73 Hoitt Road – Katherine Hawko

The applicant seeks 3 SPECIAL PERMITS in order to CONSTRUCT A ONE STORY AND A SECOND STORY ADDITION at 73 HOITT ROAD located in a Single Residence C Zoning District.

NOTE: FILE DATE: October 17, 2014  
DECISION DUE DATE: February 2, 2015

**7) CASE NO. 14-24 – THREE SPECIAL PERMITS**

63-89 Leonard Street – Albert J Locatelli Properties

The applicant seeks THREE (3) SPECIAL PERMITS under Section 1.5 of the Zoning By-Laws to ALTER A NONCONFORMING STRUCTURE IN ORDER TO RENOVATE the existing retail space (install storefronts facing Leonard Street, an elevator and accessible ramps at the rear) at 63 – 89 LEONARD STREET (the former Macys) located in a Local Business I Zoning District.

NOTE: FILE DATE: October 17, 2014  
DECISION DUE DATE: February 2, 2015

**4. DELIBERATE AND VOTE ON THE FOLLOWING CASES (time permitting):**

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
14-18	122 Waverley Street	February 2, 2015
14-19	52 Wellesley Road	February 2, 2015

14-20	628 Trapelo Road	February 2, 2015
14-21	535 Trapelo Road	February 2, 2015
14-22	52 Alexander Avenue	February 2, 2015
14-23	73 Hoitt Road	February 2, 2015
14-24	63-89 Leonard Street	February 2, 2015

**5. ADJOURNMENT**

The Zoning Board of Appeals next regularly scheduled hearing will be on December 1, 2014.