

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

MONDAY, JUNE 16, 2014, AT 7:00 P.M.

2014 JUN 10 AM 8:55

RECEIVED

ART GALLERY 3rd FLOOR
Homer Building, 19 Moore Street

1. CALL TO ORDER

2. CONTINUED PUBLIC HEARING:

1) CASE NO. 14-11 – TWO SPECIAL PERMITS

6-8 Trapelo Road – Smith Legacy Partners LLC, Christopher Starr, Agent

The applicant seeks TWO SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to ALTER A NONCONFORMING STRUCTURE (10'-0" allowed, 0.1' existing and proposed) in order to bump out the front entrance, and another FOR A RESTAURANT WITH 30 SEATS (Starbucks temporarily relocating from 112 Trapelo Road) at 6-8 TRAPELO ROAD located in a Local Business III Zoning District.

NOTE:	FILE DATE:	May 5, 2014
	DECISION DUE DATE:	September 15, 2014

3. PUBLIC HEARING:

1) CASE NO. 14-13 – AMEND SPECIAL PERMIT

350 Trapelo Road – 350 Trapelo Road LLC, Robert Fadal, Agent

The applicant seeks to AMEND A SPECIAL PERMIT under Section 1.5 of the Zoning By-Law to TO CHANGE THE OWNERSHIP OF THE SERVICE located at 350 TRAPELO ROAD in a Local Business III Zoning District.

NOTE:	FILE DATE:	May 29, 2014
	DECISION DUE DATE:	September 15, 2014

4. DETERMINATION OF CHANGE - Belmont Uplands Comprehensive Permit

The Zoning Board of Appeals must determine whether project changes to the Belmont Uplands Comprehensive Permit are substantial, requiring a public hearing, or insubstantial allowing the applicant to pursue his building permits.

In this case, the subsidizing agency has changed from MassDevelopment to MassHousing. Additionally, the Conservation Restriction, required by Condition 37, will be held by the Massachusetts Department of Conservation and Recreation (DCR).

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
14-11	6-8 Trapelo Road	September 15, 2014
14-13	350 Trapelo Road	September 15, 2014

4. ADJOURNMENT

The Zoning Board of Appeals next regularly scheduled hearing will be on July 7, 2014.