

REVISED AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED
TOWN CLERK
BELMONT, MA

MONDAY, DECEMBER 05, 2016 AT 7:00 P.M.

2016 NOV 30 PM 2:06

Art Gallery, 3rd FLOOR
Homer Building, 19 Moore Street

1. Call to Order
2. AP CAMBRIDGE PARTNERS II – Request to review Condition #21 to the Comprehensive Permit, Dated February 16, 2007, as letter presented to the Zoning Board of Appeals by James G. Ward, Esquire, Dated November 7, 2016.
3. Public Hearings:
 - a. CASE NO. 16-24 – FOUR (4) SPECIAL PERMITS AND TWO (2) VARIANCES
350 Trapelo Road – Robert Fadel

The Applicant seeks FOUR (4) SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to:

- 1) Increase the non-conforming lot coverage (allowed: 35%; existing: 51.5%; granted under Case 93-46; proposed: 61.2%);
- 2) Maintain the non-conforming setbacks of the existing pumps (existing and proposed: 11.1');
- 3) Maintain the rear setback (20.0' required, 12.4' proposed); and,
- 4) Expand the non-conforming use; and,

Two (2) VARIANCES to reduce the front setbacks: one on Trapelo Road and the other on Hull Street (allowed: 10.0'; existing: 4.75' and 5.8'; originally granted under Case 93-46; proposed: 0.8' and 0.1')

In order TO EXPAND THE EXISTING CANOPY, RECONFIGURE THE EXISTING PUMPS, AND INSTALL A THIRD PUMP (associated with the Power Plus Auto Service Station) at 350 Trapelo Road located in a Local Business III Zoning District.

NOTE: FILE DATE: November 18, 2016
DECISION DUE DATE: March 5, 2017

- b. CASE NO. 16-25 – A SPECIAL PERMIT
11-13 Thomas Street – Salvatore Vaudo, Jr

The Applicant seeks A SPECIAL PERMIT under Section 5.1 of the Zoning By-Law TO CONSTRUCT FRONT YARD PARKING at 11-13 Thomas Street, located in a General Residence (GR) Zoning District.

NOTE: FILE DATE: November 18, 2016
DECISION DUE DATE: March 5, 2017

c. CASE NO. 16-26 – TWO (2) SPECIAL PERMITS
72 Townsend Road – Yekaterina Pitts

The Applicant seeks TWO (2) SPECIAL PERMITS under section 1.5 of the Zoning By-Law to: 1) maintain the side setback (allowed: 10.0'; existing and proposed: 5.3', and 2) maintain the number of stories (allowed: 2-1/2; existing and proposed: 3-1/2 - the basement is defined as a story) in order TO CONSTRUCT A REAR ADDITION at 72 Townsend Road located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: November 18, 2016
DECISION DUE DATE: March 5, 2017

d. CASE NO. 16-27 – A SPECIAL PERMIT
78 Watson Road – Jeffrey Roth

The Applicant seeks A SPECIAL PERMIT under section 1.5 of the Zoning By-Law to : maintain the side setback (allowed: 10.0', existing and proposed: 7.5') in order TO CONSTRUCT A THIRD FLOOR ADDITION at 78 Watson Road located in a Single Residence C (SRC) Zoning District.

NOTE: FILE DATE: November 18, 2016
DECISION DUE DATE: March 5, 2017

4. Deliberate and Vote on the Following Cases:

Case # 16-20 350 Trapelo Road (Vote to approve Withdrawal)

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
16-24	350 Trapelo Road	March 5, 2017
16-25	11-13 Thomas Street	March 5, 2017
16-26	72 Townsend Road	March 5, 2017
16-27	78 Watson Road	March 5, 2017

5. Review And Approve Meeting Minutes

6. Adjourn

*The Zoning Board of Appeals next regularly scheduled hearing will be on January 9, 2017.