

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED  
TOWN CLERK  
BELMONT, MA

MONDAY, SEPTEMBER 11, 2017 AT 7:00 P.M.

2017 AUG 29 PM 1:28

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

**1. CALL TO ORDER.**

**2. CONTINUED PUBLIC MEETING:**

- a. CASE NO. 17-17 – ONE (1) SPECIAL PERMIT  
62-64 Palfrey Road – Richard and Elizabeth Kershaw

The Applicants seek ONE (1) SPECIAL PERMIT under section 5.1.3 2-B of the Zoning By-Law To Construct A Front Yard Parking at 62-64 Palfrey Road, located in a General Residence (GR) Zoning District.

**3. PUBLIC HEARINGS:**

- a. CASE NO. 17-19 – THREE (3) SPECIAL PERMITS  
63 Berwick Street – Carl Solander.

The Applicant seeks 3 SPECIAL PERMITS under Section 1.5 of the Zoning By-Law to construct a screen wall on a detached garage. SPECIAL PERMITS – 1.- Maximum allowed lot coverage is 30%, existing is 37.0% and the proposed is 37.8% 2.- Required minimum side setback is 5.0', existing is 2.0' and the proposed is 1.4' 3.- Required minimum rear setback is 5.0', existing is 1.5' and the proposed is 1.0'.

FILE DATE: August 14, 2017

- b. CASE NO. 17-20 – AMEND A SPECIAL PERMIT  
825 Concord Avenue – Belmont Hill Club, Elizabeth A. Primerano, Director.

The Applicant seeks to AMEND A SPECIAL PERMIT granted in 1996, Case # 96-46 to include 3 Paddle Courts and a Warming Hut.

FILE DATE: August 14, 2017

- c. CASE NO. 17-21 – ONE (1) SPECIAL PERMIT  
41R Holt Street – Anthony L. Carbone.

The Applicant seeks A SPECIAL PERMIT pursuant to a Remand by the Land Court of the Zoning Board of Appeals Case # 15-35 to replace a previously existing 4 bay garage with storage unit with a 3 bay garage structure under Section 1.5 of the Zoning By-Law.

- d. AP CAMBRIDGE PARTNERS II, LLC - Discussion regarding a request from Cross Street residents, for the Board to consider not implementing the Pavement Marking and Signing Plan at the intersection of Cross Street and Brighton Street, designed by VAI Transportation

Engineers and Planners and approved by the Board as part of the Comprehensive Permit granted to AP PARTNERS II, LLC.

4. Deliberate and Vote on the Following Cases:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
17-17	62-64 Palfrey Road	December 11, 2017
17-19	63 Berwick Street	December 11, 2017
17-20	825 Concord Avenue	December 11, 2017
17-21	41R Holt Street	December 11, 2017

AP Partners Comprehensive Permit amendments.

5. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on October 2, 2017.