

AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS

RECEIVED  
TOWN CLERK  
BELMONT, MA

MONDAY, October 2, 2017 AT 7:00 P.M.

2017 SEP 25 AM 11:06

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

**1. CALL TO ORDER.**

**2. AP CAMBRIDGE PARTNERS II, LLC – Review and approval of Conditions 7, 14 and 20 to the Comprehensive Permit granted to AP Cambridge Partners dated February 16, 2007.**

Condition 7: Installation of sewer overflow monitoring panel.

Condition 14: Shuttle service schedule.

Condition 20: Traffic Mitigation.

**3. CONTINUED PUBLIC MEETING:**

- a. 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.

FILE DATE: August 14, 2017

**4. PUBLIC HEARINGS:**

- b. CASE NO. 17-22 – Two (2) SPECIAL PERMITS  
30 Madison Street - Boris Shepov

The applicant requests TWO SPECIAL PERMITS under Section 1.5 of the Zoning Bylaw to construct a three and a half story addition. SPECIAL PERMITS – 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (78.26% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition. 2.- The existing lot coverage is 25.4% and the proposed is 25.4%.

FILE DATE: September 5, 2017

- c. CASE NO. 17-23 – To Operate a Fast Food Restaurant  
442 Common Street – Robert Pelletier and Michael Gattis , d/b/a CLC CAFE

The applicants seek a Special Permit under Section 3.3 of the Zoning By-Law to Operate a Fast Food Restaurant in a Local Business I (LBI) Zoning District.

FILE DATE: September 5, 2017

d. CASE NO. 17-24 – ONE (1) SPECIAL PERMIT  
72 Townsend Road – Yakaterina Pitts

The applicant requests a Special Permit under Section 5.1.3 2-B of the Zoning By-Law To Construct A Front Yard Parking in a Single Residence C (SRC) zoning District.

FILE DATE: September 5, 2017

5. Deliberate and Vote on the Following Cases:

AP CAMBRIDGE PARTNERS II, LLC conditions 7, 14 and 20

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
17-21	41R Holt Street	January 1, 2017
17-22	30 Madison Street	January 1, 2017
17-23	442 Common Street	January 1, 2017
17-24	72 Townsend Road	January 1, 2017

AP Partners Comprehensive Permit amendments.

6. Adjourn.

\*The Zoning Board of Appeals next regularly scheduled hearing will be on November 6, 2017.