

REVISED

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, April 6, 2020 AT 7:00 P.M.**

DATE: March 31, 2020
TIME: 9:14 AM

Remote Access

**In keeping with Governor Baker’s Executive Order of March 12, 2020;
“Order Suspending Certain Provisions of
the Open Meeting Law” – All
Participation for Town Residents will be
by Remote Access**

**If the audio becomes unavailable, the meeting will be paused
until it can be restored, or the meeting will end.**

The meeting will enable those who have questions related to an agenda item to ask them remotely. Residents can join the meeting through Zoom. We apologize in advance for any technology issues we experience tonight – please bear with us as we utilize this technology for the first time.

FOR PARTICIPANTS:

The meeting will start at 7:00 p.m. You can join the meeting at 6:50 p.m.

By computer or smartphone:

- go to: <https://zoom.us/j/937500086>
- Follow on-screen instructions
- Enter your Full Name under participant

By telephone:

- Call: **1-929-205-6099**
- When prompted, enter Meeting ID: **937 500 086#**
- Follow any additional prompts.

To Ask A Question:

If you wish to ask a question (related to the agenda) here’s what you do:

- By computer or smartphone – once logged in you will be able to raise your hand.
- By Telephone press *9
- When the host is ready for you, you will be called on by the last digits of your phone number or name.

Questions should be as concise and clear as possible

1. CALL TO ORDER.

2. CONTINUED PUBLIC HEARING:

a) CASE NO. 20-05 – ONE SPECIAL PERMITS

55 Trapelo Road (SRC) - Alexander Athanasiou

The Applicant requests One Special Permit under §1.5.2 of the Zoning Bylaw to modify an existing non-conforming use. Special Permit 1.- §1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals. The existing is a residential unit and an office space in a district where only residential units are allowed.

File Date: January 6, 2020

3. PUBLIC HEARINGS:

a) CASE NO. 20-11 –TWO (2) SPECIAL PERMITS

113 White Street (GR) – Silverdec Properties, LLC; Julius Perl, partner

The Applicant requests two (2) Special Permits: 1. under §1.5.2 to expand a nonconforming use (4-family use is not allowed), and; 2. under §5.1.3 b) 2) to install Front Yard Parking at 113 White Street located in a General Residence Zoning district.

File Date: March 10, 2020

b) CASE NO. 20-12 – TWO (2) SPECIAL PERMITS

37 Pilgrim Road (SRC) – Andrew and Libby Mica

The Applicants request Two Special Permits under §1.5 of the Zoning Bylaw to construct a Rear deck. Special Permits, 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations allow a minimum side setback of 10.0', the existing and proposed side setback is 9.6', and; 2.- The required rear setback is 29.06', the existing rear setback is 27.7' and the proposed is 25.5'.

File Date: March 10, 2020

c) CASE NO. 20-13 – ONE SPECIAL PERMIT

129 Belmont Street (LBIII) – Vintage Tea and Cake Company, Adel Donegan, owner

The Applicant requests One Special Permit under §3.3 of the Zoning Bylaw to Operate a Fast Food Restaurant. Special Permit, 1.- Fast Food Restaurants in LBIII zoning district are allowed by a Special Permit granted by the Board of Appeals.

File Date: March 10, 2020

d) CASE NO. 20-14 – TWO SPECIAL PERMITS

27 Poplar Street (GR) – Edward J. O'Brien

The Applicant requests Two Special Permits under §1.5 of the Zoning Bylaw to Construct a second story addition. Special Permits, 1.- §4.2.2 of the Zoning By-Law requires a minimum side setback of 10.0', the existing side setback is 9.0' and the proposed is 8.9', and; 2.- The proposed alterations are allowed by a Special Permit granted by the Board of Appeals.

File Date: March 10, 2020

e) CASE NO. 20-15 – ONE SPECIAL PERMIT

55 Brighton Street (LBIII) – Vale Realty Service Company, Anthony Digiovanni President

The Applicant requests One Special Permit under §3.3 of the Zoning Bylaw to Construct a Mixed Use Group of Commercial and Residential Building. Special Permit, 1.- The proposed mixed use building is allowed by a Special Permit granted by the Board of Appeals.

File Date: March 10, 2020

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-05	55 Trapelo Road	July 6, 2020
20-11	113 White Street	July 6, 2020
20-12	37 Pilgrim Road	July 6, 2020
20-13	129 Belmont Street	July 6, 2020
20-14	27 Poplar Street	July 6, 2020
20-15	55 Brighton Street	July 6, 2020

5. Adjourn

*The Zoning Board of Appeals next regularly scheduled hearing will be on May 18, 2020.