

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, MAY 18, 2020 AT 7:00 P.M.**

Remote Access

DATE: May 11, 2020
TIME: 2:25 PM

**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 6:55 p.m.

By computer or smartphone:

- Go to: <https://us02web.zoom.us/j/84560468352>
- Follow on-screen instructions
- Enter your Full Name under participant

By telephone:

- Call: 1- (929) 205-6099
- When prompted, enter Meeting ID: 845 6046 8352#
- 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. PUBLIC HEARINGS:

a) CASE NO. 20-16 –TWO (2) SPECIAL PERMITS

182-184 Lexington Street (GR) – Michelle Liu

The Applicant requests two (2) Special Permits under §1.5 of the Zoning Bylaw to construct a dormer and expand a detached garage. Special Permits, 1.- §4.2.2 of the Zoning By-

Law allows a maximum lot coverage of 30%, the existing lot coverage is 34.9% and the proposed is 30.5%, and; 2.- The minimum required rear setback is 16.0', the existing rear setback to the dwelling is 4.0' and the proposed rear setback to the dormer is 9.0'.

File Date: April 6, 2020

b) CASE NO. 20-17 – THREE (3) SPECIAL PERMITS

43 Old Middlesex Road (SRC) – Robert and Alif Ciamarra

The Applicants request Three Special Permits under §1.5 of the Zoning Bylaw to construct a dormer and two decks. Section 4.2 of the zoning By-Law allows a maximum lot coverage of 25% and minimum side setback of 10.0'. Special Permits, 1.- The existing and proposed lot coverage is 27.1%. 2.- The existing and proposed side setback on the east side is 8.6' and; 3.- The existing and the proposed side setback on the west side is 8.5'.

File Date: April 6, 2020

c) CASE NO. 20-18 – TWO SPECIAL PERMITS

24 Branchaud Road (GR) – Laura Burns and Aaron Pikcilingis

The Applicants request Two Special Permits under §1.5 of the Zoning Bylaw to construct a dormer. Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories and a minimum side setback of 10.0'. Special Permits, 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (70.4% of the foundation walls are exposed) and is considered a story. The proposed dormer is at three and a half (3-1/2) story and; 2.-The existing and proposed side setback is 6.2'.

File Date: April 6, 2020

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-16	182-184 Lexington Street	August 18, 2020
20-17	43 Old Middlesex Road	August 18, 2020
20-15	24 Branchaud Road	August 18, 2020

4. Discuss and approve of Board of Appeals meeting minutes dated February 3, 2020, March 2, 2020 and April 6, 2020.

5. Discuss and vote on cancelling the meeting initially scheduled for June 15, 2020.

6. Adjourn

*Upon the Board's approval to cancel the meeting on June 15, 2020, The Zoning Board of Appeal's next regularly scheduled hearing will be on July 13, 2020.