

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, JULY 13, AT 7:00 P.M.
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 6:55 p.m.

By computer or smartphone:

Go to: <https://us02web.zoom.us/j/84804867425>

- Follow on-screen instructions
- Enter your Full Name under participant

By telephone:

- Call: 1- (929) 205-6099
- When prompted, enter Meeting ID: Meeting ID: 848 0486 7425
- 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. 20-19 – TWO (2) VARIANCES

30 Alma Ave. (GR) – Steven Brown

The Applicant requests two (2) Variances under §1.5 of the Zoning Bylaw to construct a second dwelling unit. Variances 1.- §4.2.1-1 of the Zoning By-Law requires a minimum of 7,000 square feet lot area for a 2 family dwelling, the existing and proposed lot area is 3,416 square feet. 2.- §4.2.1 (Table) requires 3,500 square feet lot area for each unit in the General Residence zoning district, the proposed lot area for each unit is 1,708 square feet.

File Date: June 15, 2020

b) CASE NO. 20-20 – FOUR (4) SPECIAL PERMITS

146 Watson Road (SRC) – Matthew Henn and Birgit Claus Henn

The Applicants request Four Special Permits under §1.5 of the Zoning Bylaw to Construct an Addition with a Deck and Replacing an Existing Detached Garage with an Expansion. Special Permits 1.- §4.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing and proposed side setback to the addition is 9.1'. 2.- Required side setback for an accessory building (garage) is 5.0', the existing and proposed side setback to the garage is 3.5'. 3.- Minimum required rear setback to the accessory structure is 5.0', the existing and proposed rear setback to the garage is 4.0'. 4.- maximum allowed lot coverage is 25%, the existing lot coverage is 25.3% and the proposed is 27.1%.

File Date: June 15, 2020

c) CASE NO. 20-21 – TWO SPECIAL PERMITS

38 Cowdin Street (SRC) – Abhay & Aparna Mujumdar

The Applicants request Two Special Permits under §1.5 of the Zoning Bylaw to Construct a Third Floor Addition. Special Permits 1.- Section 4.2 of the Zoning Bylaws Dimensional Regulations allows a maximum of 2-1/2 stories, The existing structure is three (3) stories. The lowest level of the dwelling is a basement (42.4% of the foundation walls are exposed) and is considered a story. The proposed addition is a three (3) story addition. 2.- Minimum required front setback is 25.0' (On Middlecot Street), the existing and proposed front setback on Middlecot Street is 20.6'.

File Date: June 15, 2020

d) CASE NO. 20-22 – ONE SPECIAL PERMIT

99 Gilbert Road (GR) - Rebecca M. McCarthy

The Applicant requests One Special permit under §1.5 of the Zoning Bylaw to Construct a Second Floor Addition. Special Permit 1.- §1.5.4A of the By-Law allows any alterations or expansions in the General Residence zoning district by a Special Permit granted by the Board of Appeals.

File Date: June 15, 2020

e) CASE NO. 20-23 – ONE SPECIAL PERMIT

239 Beech Street (GR) – Amy M. Brown

The Applicant requests One Special permit under §1.5 of the Zoning Bylaw to install a Therapeutic Pool. Special Permit 1.- § 4.2 of the Zoning Bylaws Dimensional Regulations allow a maximum lot coverage of 30%. The existing lot coverage is 30.9% and the proposed is 32.5%.

File Date: June 15, 2020

f) CASE NO. 20-24 – ONE SPECIAL PERMIT

240-242 White Street (GR) – Ara Barsoumian

The Applicant requests One Special permit under §1.5 of the Zoning Bylaw to construct a one story addition. Special Permit 1.- §1.5.4A of the By-Law allows any alterations or expansions in the General Residence zoning district by a Special Permit granted by the Board of Appeals.

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-19	30 Alma Ave.	October 13, 2020
20-20	146 Watson Road	October 13, 2020
20-21	38 Cowdin Street	October 13, 2020
20-22	99 Gilbert Road	October 13, 2020
20-23	239 Beech Street	October 13, 2020
20-24	240-242 White Street	October 13, 2020

4. Adjourn

The Zoning Board of Appeal's next regularly scheduled hearing will be on September 7, 2020.