

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, SEPTEMBER 14, 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 might experience.

FOR PARTICIPANTS:

The meeting will start at 7:00 p.m. You can join the meeting at 6:55 p.m.

Topic: Zoning Board of Appeals Meeting
Time: Sep 14, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/88373021157>

Meeting ID: 883 7302 1157
One tap mobile
+19292056099,,88373021157# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

To Ask A Question:

If you wish to ask a question (related to the agenda or a case) 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-REQUEST FOR WITHDRAWAL.

a) CASE NO. 20-19 –TWO (2) VARIANCES

30 Alma Ave. (GR) – Steven Brown

The applicant requests to withdraw the application.

3. PUBLIC HEARINGS:

a) CASE NO. 20-25 – FIVE (5) SPECIAL PERMITS

628 trapelo Road (GR) – Panagiotis Mamounas

The Applicant requests five Special Permits under §1.5 of the Zoning Bylaw to construct a mixed use group building at 628 Trapelo Road located in a General Residence (GR) Zoning District. Special Permits 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. 2.- §4.2 Dimensional Regulations require a minimum front setback of 20.0'; the existing front setback is 2.2' and the proposed is 5.1'. 3.- Minimum required side setback is 10.0'; the existing side setback on the west side is 3.4' and the proposed is 5.0'. 4.- Maximum allowed lot coverage is 30%; the existing lot coverage is 40.3% and the proposed is 34.4%. 5.- Minimum required open space of 40%; the existing open space is 38.1% and the proposed is 21.8%.

File Date:

August 17, 2020

b) CASE NO. 20-26 – ONE SPECIAL PERMIT

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 at 55 Trapelo Road located in a General Residence zoning district. 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:

August 17, 2020

c) CASE NO. 20-27 – ONE SPECIAL PERMIT

75 Lexington Street (GR) – Lisa Colosi

The Applicant requests One Special Permit under Section 1.5.4 A of the Zoning By-Law to construct additions at 75 Lexington Street located in a General Residence zoning district. Special Permit 1.- Modifications or expansions in the General Residence zoning district are allowed by a Special Permit granted by the Board of Appeals.

File Date:

August 17, 2020

d) CASE NO. 20-28 – ONE SPECIAL PERMIT

12 Little pond Road (SRC) – Michael and Judith Hanley

The Applicants request One Special Permit under §1.5 of the Zoning Bylaw to enclose and expand a porch at 12 Little Pond Road located in Single Residence C (SRC) Zoning District. Special Permit 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0’, the existing and proposed side setback is 9.5’.

File Date: August 17, 2020

e) CASE NO. 20-29 – ONE SPECIAL PERMIT

91 Brookside Ave (SRC) – Christopher Martin

The Applicant requests One Special permit under §1.5 of the Zoning Bylaw to construct a second story expansion at 91 Brookside Ave. located in Single Residence C (SRC) Zoning District. Special Permit 1.- §4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0’, the existing and proposed side setback is 9.4’.

File Date: August 17, 2020

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-19	30 Alma Ave. -Withdrawal	Non Applicable
20-25	628 Trapelo Road	December 14, 2020
20-26	55 Trapelo Road	December 14, 2020
20-27	75 Lexington Street	December 14, 2020
20-28	12 Little Pond Road	December 14, 2020
20-29	91 Brookside Ave.	December 14, 2020

5. Adjourn

The Zoning Board of Appeals’ next regularly scheduled hearing will be on October 5, 2020.