

**AGENDA**  
**TOWN OF BELMONT ZONING BOARD OF APPEALS**  
**MONDAY, OCTOBER 5, 2020 AT 7:00 P.M.**  
Remote Access

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: September 29, 2020  
TIME: 2:45 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 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: Oct 5, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/81319363310>

Meeting ID: 813 1936 3310  
One tap mobile  
+19292056099,,81319363310# 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 CASES:**

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

**3. PUBLIC HEARINGS:**

a) CASE NO. 20-30 – ONE SPECIAL PERMIT

12 Franklin Street (SRC) – Marc and Joanna Valenti

The Applicants request One Special Permit under §1.5 of the Zoning Bylaw to construct a three story addition at 12 Franklin Street located in Single Residence C (SRC) Zoning District. Special Permit, 1.- Section 4.2.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories. The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (50.59% of the foundation walls are exposed) and is considered a story. The proposed is a three story addition.

File Date: September 14, 2020

**4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:**

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-25	628 Trapelo Road	January 5, 2020
20-30	12 Franklin Street	January 5, 2020

5. Discuss and approve Board of Appeals meeting minutes dated May 18, 2020, July 13, 2020 and September 14, 2020.

6. Adjourn

The Zoning Board of Appeal’s next regularly scheduled hearing will be on November 9, 2020.