

DATE: October 29, 2020  
TIME: 5:45 PM

**REVISED**

**AGENDA  
TOWN OF BELMONT ZONING BOARD OF APPEALS  
MONDAY, NOVEMBER 9, 2020 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: November 9, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89083354920>

Meeting ID: 890 8335 4920

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. 20-26 – 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 Single Residence C 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

## **3. PUBLIC HEARINGS:**

### **a) CASE NO. 20-31 – TWO SPECIAL PERMITS**

9 Pinehurst Road (SRA) – Diane Malcolmson

The Applicant requests Two Special Permits under Section 1.5 of the Zoning By-Law to construct additions at 9 Pinehurst Road located in Single Residence A (SRA) Zoning District. Special Permits, §4.2.2 of the Zoning By-Law Dimensional Regulations require 1.- a minimum front setback of 30.0', the existing front setback to the dwelling is 24.2' and the proposed to the addition is 24.7'. 2.- Requires a side setback of 15.0', the existing and proposed side setback is 8.7'.

File Date:

October 5, 2020

### **b) CASE NO. 20-32 – TWO SPECIAL PERMITS**

28-30 Francis Street (GR) – Lixin Wang

The applicant requests Two Special Permits under section 1.5 Of the By-Law to construct a dormer at 28-30 Francis Street, located in a General Residence (GR) zoning district. §4.2.2 of the Zoning By-Law Dimensional Regulations require a side setback of 10.0'. Special Permits, 1.- The existing side setback on the East side is 4.9' and the proposed is 6.6'. 2.- The existing and proposed side setback on the West side is 7.8'.

File Date:

October 5, 2020

### **c) CASE NO. 20-33 – TWO SPECIAL PERMITS**

73 Channing Road (GR) - Yordanos Tilahun

The applicant requests Two Special Permits under section 1.5 of the By-Law to construct a dormer at 73 Channing Road located in General Residence (GR) Zoning District. §4.2 of the Zoning By-Law Dimensional Regulations allow 2.5 story structures and requires 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 (53.2% of the foundation walls are exposed) and is considered a story. The proposed dormer is at a three and a half (3-1/2) story level. 2.- The existing and proposed side setback is 9.7'.

File Date:

October 5, 2020

d) CASE NO. 20-34 – ONE SPECIAL PERMIT

4 Dunbarton Road - Mark Mezzanotte

The applicant requests One Special Permit under section 1.5 of the By-Law to construct a sunroom at 4 Dunbarton Road located in Single Residence C (SRC) Zoning District. §4.2.2 A (7) of the Zoning By-Law Dimensional Regulations allow the reduction of a rear setback of corner lots by a Special permit granted by the Board of Appeals. Special Permit, 1.- The required rear setback is 30.0', the existing and the proposed rear setback to the sunroom is 18.1'.

File Date:

October 5, 2020

e) CASE NO. 20-35 – ONE SPECIAL PERMIT

66 Leonard Street (LBI) - Alejandro Barrios

The applicant requests One Special Permit under section 3.3 of the By-Law to to operate a Fast Food Restaurant at 66 Leonard Street located in a Local Business I (LBI) zoning district. Special Permit, 1.- Fast Food restaurants in the LBI zoning district are allowed by a Special Permit granted by the Board of Appeals.

File Date:

October 5, 2020

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-26	55 trapelo Road	February 9, 2020
20-31	9 Pinehurst Road	February 9, 2020
20-32	28-30 Francis Street	February 9, 2020
20-33	73 Channing Road	February 9, 2020
20-34	4 Dunbarton Road	February 9, 2020
20-35	66 Leonard Street	February 9, 2020

5. Discuss and approve Board of Appeals meeting minutes dated October 5, 2020.

6. Discussion and vote to approve Zoning Board of Appeals public hearing dates for calendar year 2021.

January 11, 2021

February 8, 2021

March 1, 2021

April 5, 2021

May 3, 2021

June 7, 2021

July 12, 2021

September 13, 2021

October 4, 2021

November 1, 2021

December 6, 2021

**7. Adjourn**

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