

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: January 6, 2021
TIME: 1:21 PM

REVISED
AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, JANUARY 11, 2021 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, Boards and Committees 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
Time: January 11, 2021 at 07:00 PM Eastern Time (US)

Join Zoom Meeting

<https://us02web.zoom.us/j/81590644232?pwd=M2xIOTgvMmNQdTBaTVYzN0dFb0NpUT09>

Meeting ID: 815 9064 4232

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

b) CASE NO. 20-37 – TWO SPECIAL PERMITS

90 Hull Street (GR) – Meng Lin

The applicant requests Two Special Permits under section 5.1.3 (b) and 1.5 of the By-Law to construct a Front Yard Parking at 90 Hull Street located in General Residence (GR) Zoning District. Special Permits, 1. §5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard, and 2. Minimum required open space in a GR zoning district is 40%, the existing open space is 39.5% and the proposed is 34.4%.

File Date: November 9, 2020

c) CASE NO. 20-39 – TWO SPECIAL PERMITS

24-26 Creeley Road (GR) - Lois Erickson

The applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct Two Dormers at 24-26 Creeley Road located in a General Residence zoning district. Special Permits, 1. §4.2 of the By-Law allows two and a half (2-1/2) story buildings, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59.64% of the foundation walls are exposed) and is considered a story. The proposed dormers are at three and a half (3-1/2) story, and 2. Minimum required side setback is 10.0', the existing side setback on the south side is 6.5' and the proposed is 6.6'.

File Date: November 9, 2020

3. PUBLIC HEARINGS:

a) CASE NO. 21-01 – COMPREHENSIVE PERMIT

91 Beatrice Circle (SRA) – 91 Beatrice Circle, LLC, Stephen A. Tamposi, Manager

The Applicant requests the consideration for a Comprehensive Permit application pursuant to Chapter 40B of the Massachusetts General laws and the regulations promulgated thereunder (760 CMR 56.00) (“Act”), to authorize the construction of a 12 unit rental apartment development at 91 Beatrice Circle. In addition to the specific waivers sought in Table 18 of the application, the Applicant further seeks waivers from local rules and regulations to the extent they differ from or exceed the requirements of the state or federal law and to the extent they would impose additional permitting requirements for the Project: 1. Belmont Demolition Delay Bylaw; 2. Belmont Stormwater Management and Erosion Control Bylaw; 3. Belmont Flammable Fluids, Solids, & Gasses Bylaw; 4. Belmont Noise Bylaw; 5. Belmont Streets & Sidewalks Bylaw; 6. Belmont Planning Board Rules & Regulations; 7. Belmont Board of Survey Regulations; 8. Belmont Office of Community Development Regulations; 9. Belmont Department of Public Works Regulations; 10.

Belmont Planning Board Design Review Guidelines.

File date: December 14, 2020

b) CASE NO. 21-02 – ONE SPECIAL PERMIT
4 Pine Street (SRC) - Siobhan O’Neill, MD

The Applicant requests One Special Permit under §3.4.2 (h) of the Zoning By-Law to Conduct Psychiatry/Psychotherapy of low-risk patients at 4 Pine Street, located in a Single Residence C (SRC) Zoning District.

File Date: December 9, 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	April 11, 2021
20-37	90 Hull Street	April 11, 2021
20-39	24-26 Creeley Road	April 11, 2021
21-01	91 Beatrice Circle	April 11, 2021
21-02	4 Pine Street	April 11, 2021

5. Adjourn

The Zoning Board of Appeal’s next regularly scheduled hearing will be on February 8, 2021.