

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: February 1, 2021
TIME: 1:56 PM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, FEBRUARY 8, 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: Feb. 8, 2021 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/89744598282>

Meeting ID: 897 4459 8282

To join by telephone,
Call: 1 (646) 558-8656
When prompted, enter: 89744598282#
To ask a question or raise your hand, enter *9 on your phone.

Meeting will air live on channel 96 (Comcast) and channel 30 (Verizon) and on
<https://www.belmontmedia.org/watch/infotv>

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. 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

1. 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. 21-03 – ONE SPECIAL PERMIT

26 George Street (SRC) - David Coleman

The Applicant requests One Special Permit under §1.5 of the Zoning By-Law to construct a third story addition at 26 George Street located in a Single Residence C (SRC) zoning district. Special Permit: §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 (44.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

File Date: January 11, 2021

4. The Board to discuss and approve if the previously approved meeting date on March 1, 2021 could be changed to March 8, 2021.

5. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-26	55 trapelo Road	May 8, 2021
21-01	91 Beatrice Circle	June 14, 2021
21-03	26 George Street	May 8, 2021

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled hearing will be on March 8, 2021 if approved by the Board.