

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: March 3, 2021  
TIME: 9:02 AM

**AGENDA  
TOWN OF BELMONT ZONING BOARD OF APPEALS  
MONDAY, MARCH 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: March 8, 2021 07:00 PM Eastern Time

Join Zoom Meeting  
<https://us02web.zoom.us/j/82963538303>

Meeting ID: 829 6353 8303

To join by telephone,  
Call: 1 (646) 558-8656  
When prompted, enter: 829 6353 8303 #  
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 continuation until April 5, 2021.

File Date: August 17, 2020

**3. PUBLIC HEARINGS:**

a) CASE NO. 21-04 – ONE SPECIAL PERMIT

184 Goden Street (GR) - Mark Rabiner

The Applicant requests One Special Permit under §1.5 of the Zoning By-Law to construct a third story addition at 26 184 Goden Street located in a General Residence (GR) 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 (65.91% of the foundation walls are exposed) and is considered a story. The proposed addition is a third story addition.

File Date: February 8, 2021

b) CASE NO. 21-05 TWO SPECIAL PERMITS

14-16 Park Road (GR) – Mike Meskin

The Applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct a second story deck and a staircase at 14-16 Park Road located in General Residence (GR) Zoning district. Special Permits: 1.- §4.2 of the By-Law allows maximum lot coverage of 30%, the existing lot coverage is 34.5% and the proposed is 36.8%; 2.- section 1.5.4A of the By-Law allows expansions and alteration in the General Residence zoning district by a Special Permit granted by the Board of Appeals.

File Date: February 8, 2021

c) CASE NO. 21-06 TWO SPECIAL PERMITS

3 Stults Road (SRC) - Mr. and Mrs. Anthony and Sarah Tobio

The Applicants request Two Special Permits under §1.5 of the Zoning By-Law to construct an addition at 3 Stults Road located in Single Residence C (SRC) Zoning district. §4.2 of the By-Law allows maximum lot coverage of 25% and requires a minimum side setback of 10.0'. Special Permits: 1.- The existing lot coverage is 25.4% and the proposed is 25.6%; 2.- The existing side setback is 7.0' and the proposed is 8.3'.

File Date: February 8, 2021

d) CASE NO. 21-07 ONE SPECIAL PERMIT

271 Belmont Street (LBIII) – Super Vanak, Zohreh Beheshti and Babak Shams Asef owners

The Applicants request One Special Permit under §1.5 of the Zoning By-Law to operate a fast food restaurant at 271 Belmont Street located in LBIII zoning district. Special Permit: 1.- §3.3 of the By-Law allows the operation of fast food restaurants in the LBIII district by a special permit granted by the Board of Appeals.

File Date: February 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	June 8, 2021
21-01	91 Beatrice Circle	June 14, 2021
21-04	184 Goden Street	June 8, 2021
21-05	14-16 Park Road	June 8, 2021
21-06	3 Stults Road	June 8, 2021
21-07	271 Belmont Street	June 8, 2021

**6. Adjourn**

The Zoning Board of Appeal's next regularly scheduled hearing will be on April 5, 2021.