

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: July 6, 2021
TIME: 3:04 PM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
Monday, July 12, 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: July 12, 2021 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/84858018778>

Meeting ID: 848 5801 8778

To join by telephone,
Call: 1 (646) 558-8656
When prompted, enter: 84858018778#
When prompted, enter #

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

b. CASE NO. 21-15 TWO VARIANCES AND ONE SPECIAL PERMIT

24 Stults Road (SRC) - Marc and Kristen Becker

The Applicants request Two Variances and One Special Permit under §1.5 of the Zoning By-Law to construct rear additions at 24 Stults Road located in Single Residence C (SRC) Zoning district. Variances: 1.- §4.2 of the Zoning By-Law Dimensional Regulations allow a minimum rear setback of 23.72’ (30% average depth of lot), The existing rear setback is 31.9’ and the proposed is 15.9’. 2.- §4.3.5-b-2 requires a minimum set back of 5.0’ between an accessory structure and the principal structure it is accessory to. The existing set back from the garage to the principal structure is greater than 5.0’ and the proposed is 2.8’. Special Permit: 1.- The By-Law allows a maximum lot coverage of 25%. The existing lot coverage is 29.5% and the proposed is 36.1%.

Revised application for 2 Special Permits only. SP-1: Rear setback, SP-2: Lot coverage.

File Date: April 5, 2021

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-01	91 Beatrice Circle	September 10, 2021
21-15	24 Stults Road	October 12, 2021

4. Adjourn

The Zoning Board of Appeal’s next regularly scheduled hearing for Case 21-01, 91 Beatrice Circle will be held on Monday, August 2, 2021.