

**AGENDA**  
**TOWN OF BELMONT ZONING BOARD OF APPEALS**  
**MONDAY, July 19, 2021 AT 7:00 P.M.**

In keeping with the extension of the remote participation portion of Governor Baker’s Executive Order of March 12, 2020; “Order Suspending Certain Provisions of the Open Meeting Law” – **Town Residents, Boards and Committees will be by Remote Access**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: July 14, 2021  
TIME: 9:00 AM

If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end.

**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 19, 2021 07:00 PM Eastern Time

Join Zoom Meeting  
<https://us02web.zoom.us/j/88283596302>

Meeting ID: 882 8359 6302

To join by telephone,  
Call: 1 (646) 558-8656  
When prompted, enter: 88283596302#  
When prompted, enter #  
To ask a question or raise your hand, enter \*9 on your phone.

**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. PUBLIC HEARINGS**

a) **CASE NO. 21-16 ONE VARIANCE AND ONE SPECIAL ERMIT**

81 Birch Hill Road (SRA) – Douglas Beaudet

The Applicant requests One Variance and One Special Permit under §1.5 of the Zoning

By-Law to construct a Third Story Addition at 81 Birch Hill Road located in Single Residence A (SRA) Zoning district. Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories and requires a minimum side setback of 15.0'. 1.- The existing structure is two and a half (2-1/2) stories. The lowest level of the dwelling is a basement (70.9% of the foundation walls are exposed) and is considered a story. The proposed addition is a third and a half (3-1/2) story addition. A Variance. 2.- The minimum required side setback is 15.0'. The existing and proposed side setback is 14.2'. A Special Permit.

File date: June 7, 2021

b) CASE NO. 21-17 ONE SPECIAL PERMIT

80 Old Middlesex Road (SRC) - Dan and Jane Slavin

The Applicants request One Special Permit under §1.5 of the Zoning By-Law to construct a Second Story Addition at 80 Old Middlesex Road located in Single Residence C (SRC) Zoning district. Section 4.2 of the Zoning By-Law Dimensional Regulations allow a maximum lot coverage of 25%. The existing and proposed lot coverage is 28.8%.

File Date: June 7, 2021

c) CASE NO. 21-18 ONE SPECIAL PERMIT

26 Statler Road (SRC) – Michael Sahagian

The Applicant requests One Special Permit under §1.5 of the Zoning By-Law to construct an Addition at 26 Statler Road located in Single Residence C (SRC) Zoning district. Section 4.2 of the Zoning By-Law dimensional regulations require a minimum rear setback of 25.0'. The existing and proposed rear setback is 20.3'.

File Date: June 7, 2021

d) CASE NO. 21-19 ONE SPECIAL PERMIT

159 Oakley Road (GR) - Jeffrey Isen

The Applicant requests One Special Permit under §1.5 of the Zoning By-Law to construct an addition and a deck at 159 Oakley Road located in a General Residence (GR) Zoning District. §1.5.4A of the By-Law allows any alterations or expansions in the GR district by a Special permit granted by the Board of Appeals.

File date: June 7, 2021

e) CASE NO. 21-20 TWO SPECIAL PERMITS

55 Elm Street (GR) - Elizabeth McManus Hemrajani

The Applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct an 8x8 addition for a storage room at 55 Elm Street located in a General Residence (GR) Zoning District. 1.- §4.2 of the Zoning By-Law Regulations require a minimum front setback of 20.0', the existing front setback is 16.7' and proposed is 14.7'. 2.- Section 1.5.4A of the By-Law allows any alterations or expansions in the GR district by a Special permit

granted by the Board of Appeals, the proposed alterations and expansions are allowed by a Special Permit granted by the Board of Appeals.

File date: June 7, 2021

f) CASE NO. 21-21 ONE SPECIAL PERMIT  
3 Chestnut Street (GR) - Daniell G. Stevens

The Applicant requests One Special Permit under §1.5 of the Zoning By-Law to construct dormers at 3 Chestnut Street located in a General Residence (GR) Zoning District. §1.5.4A of the By-Law allows any alterations or expansions in the GR district by a Special permit granted by the Board of Appeals.

File date: June 7, 2021

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

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-16	81 Birch Hill Road	October 19, 2021
21-17	80 Old Middlesex Road	October 19, 2021
21-18	26 Statler Road	October 19, 2021
21-19	159 Oakley Road	October 19, 2021
21-20	55 Elm Street	October 19, 2021
21-21	3 Chestnut Street	October 19, 2021

Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting for 91 Beatrice Circle, will be held on Monday, July 26, 2021.