

**RECEIVED
TOWN CLERK
BELMONT, MA**

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
Monday, August 2, 2021 AT 7:00 P.M.**

DATE: July 29, 2021
TIME: 1:18 PM

Art Gallery, 3rd Floor
Homer Building, 19 Moore Street

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person or via virtual means. In person attendance will be at the meeting location listed above and it is possible that any or all members of the public body may attend remotely with in-person attendance consisting of members of the public. The meeting may also be accessed remotely via zoom. When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely as noted above. Additionally the meeting will be broadcast live, in real time via Belmont Media.

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

FOR PARTICIPANTS VIA ZOOM

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: Aug 2, 2021 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/83980979227>

Webinar ID: 839 8097 9227

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 83980979227#

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. CONTINUED CASES

a. 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

b. 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

c. The Zoning Board of Appeal’s will schedule the next hearing for Case 21-01, 91 Beatrice Circle.

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-20	55 Elm Street	November 2, 2021
21-01	91 Beatrice Circle	September 10, 2021

4. Adjourn