

REVISED

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, October 4, 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: September 30, 2021
TIME: 2:07 PM

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: Oct. 4, 2021 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/82826594092>

Meeting ID: 828 2659 4092

To join by telephone,
Call: 1 (646) 558-8656
When prompted, enter: 82826594092#
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. 20-26 – ONE SPECIAL PERMIT
55 Trapelo Road (SRC) – Alexander Athanasiou

The Applicant requests the withdraw the application, without prejudice for a 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

b) CASE NO. ~~21-26~~ 21-24 – ONE SPECIAL PERMIT

33 Gilbert Road (GR) - Andrew Conery

The Applicant requests Four Special Permits under §1.5 of the Zoning By-Law to reconstruct an existing garage at 33 Gilbert Road located in General Residence (GR) Zoning district. Section 4.2 of the Zoning By-Law Dimensional Regulations, for accessory structures require (1) - a minimum rear setback of 5.0', the existing and proposed rear setback is 0.2'. (2) - minimum side setback of 5.0', the existing and proposed side setback is 1.1'. (3) – a minimum 5.0' clearance from the principal structure, the existing and proposed clearance from the rear landing is +/-2.0'. (4) - allows a maximum lot coverage of 30.0%, the existing and proposed lot coverage is 32.7%.

File date: August 16, 2021

3. PUBLIC HEARINGS

a) CASE NO. 21-28 ONE SPECIAL PERMIT

112-114 Sycamore Street (GR) - Domenic Cosco

The Applicant requests One Special Permit under Section 1.5 of the Zoning By-Law to add a front yard parking at 112-114 Sycamore Street located in a General Residence zoning district. Special Permit, §5.1.3 b) 2) requires a Special Permit for the installation of parking spaces within the required front yard.

File Date: September 6, 2021

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
20-26	55 Trapelo Road	Withdrawal
21-26	33 Gilbert Road	January 4, 2022
21-28	112-114 Sycamore Street	January 4, 2022

5. Review and approve the following meeting minutes related to the application for 91 Beatrice Circle, Comprehensive Permit.

- 1) January 6, 2021
- 2) January 11, 2021

- 3) January 21, 2021
- 4) February 8, 2021
- 5) March 3, 2021
- 6) April 5, 2021
- 7) May 6, 2021
- 8) June 6, 2021
- 9) June 10, 2021
- 10) July 12, 2021
- 11) July 26, 2021
- 12) August 2, 2021
- 13) August 18, 2021
- 14) August 23, 2021
- 15) September 2, 2021

Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Thursday, October 7, 2021.