

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, NOVEMBER 1, 2021 AT 7:00 P.M.**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: October 21, 2021
TIME: 3:02 PM

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**

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: Nov 1, 2021 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/84364269723>

Meeting ID: 843 6426 9723

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 84364269723#

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, amendment

a) **CASE NO. 21-15 AMEND ONE SPECIAL PERMIT**

24 Stults Road (SRC) - Marc and Kristen Becker

The Applicants request to amend a recently approved rear porch addition at 24 Stults Road, to add a 2.4’X3.6’ bump out to the approved rear porch. The proposed addition will increase the existing non-conforming lot coverage (32.7%) by 0.16%, making the new

proposed lot coverage at 32.8%. Special Permit: any revisions or amendments to a Special Permit requires the Approval of the Board of Appeals.

File Date: October 4, 2021

3. PUBLIC HEARINGS

a) CASE NO. 21-29 TWO SPECIAL PERMITS

11 Harriett Ave. (GR) - Fushang Liu and Fan Zhang

The Applicants request Two Special Permits under §1.5 of the Zoning By-Law to construct a dormer at 11 Harriett Ave. located in General Residence (GR) Zoning district. §1.5.4A of the By-Law allows alterations and expansions in the GR district by a Special Permit granted by the Board of Appeals and §4.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing and proposed side setback is 7.6'.

File Date: October 4, 2021

b) CASE NO. 21-30 ONE SPECIAL PERMIT

43 Barnard Road (GR) - Regina Henson, Susan Henson and Christopher Morris

The applicants request One Special Permit under §1.5 of the Zoning By-Law to construct a dormer at 43 Barnard Road located in General Residence (GR) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing and proposed side setback is 7.5'.

File Date: October 4, 2021

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
21-15, amendment	24 Stults Road	February 1, 2021
21-29	11 Harriett Ave.	February 1, 2021
21-30	43 Barnard Road	February 1, 2021

5. Review and approve the following meeting minutes.

- 1) September 13, 2021
- 2) October 4, 2021
- 3) October 7, 2021

Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday December 6, 2021.