

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: November 23, 2021
TIME: 2:31 PM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, DECEMBER 6, 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**

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: Dec 6, 2021 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/88479164275>

Meeting ID: 884 7916 4275

To join by telephone,
Call: 1 (646) 558-8656
When prompted, enter: 88479164275#
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. 21-31 TWO SPECIAL PERMITS

44 Winn Street (SRC) - Michael and Erin Mahoney

The Applicants request Two Special Permits under §1.5 of the Zoning By-Law to construct an addition at 44 Winn Street located in Single Residence C (SRC) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 stories and require a minimum side setback of 10.0'. Special Permits: 1.-The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (47.28% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition. 2.-The existing and proposed side setback is 9.8'.

File Date: November 1, 2021

b) CASE NO. 21-32 ONE SPECIAL PERMIT

65 Vernon Road (SRC) - Michael and Lauren Pincus

The applicants request One Special Permit under §1.5 of the Zoning By-Law to construct an addition at 65 Vernon Road located in Single Residence C (SRC) Zoning district. §4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 story structures. Special Permit: 1.- The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (62.5% of the foundation walls are exposed) and is considered a story. The proposed addition is a three and a half (3-1/2) story addition.

File Date: November 1, 2021

c) CASE NO. 21-33 ONE SPECIAL PERMIT

41-43 White Street (LBI) - Joseph DeStefano d/b/a 41-43 White Street LLC

The applicant requests One Special Permit under Section 3.3 of the Zoning By-Law to Construct a Mixed-Use Building at 41-43 White Street, located in a Local Business I (LBI) Zoning District.

File Date: November 1, 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	March 6, 2022
21-31	44 Winn Street	March 6, 2022
21-32	65 Vernon Road	March 6, 2022
21-33	41-43 White Street	March 6, 2022

5. Review and approve the November 1, 2021 meeting minutes.

6. Review and approve calendar year 2022 meeting dates, as follows:

January 10, 2022
February 7, 2022
March 7, 2022
April 4, 2022
May 2, 2022
June 6, 2022
July 11, 2022
September 12, 2022
October 3, 2022
November 7, 2022
December 5, 2022

Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday January 10, 2022.