

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: March 1, 2022
TIME: 9:10 AM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, March 7, 2022 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: Mar 7, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/88387549801>

Meeting ID: 883 8754 9801

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 88387549801#

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. 22-01 ONE SPECIAL PERMIT**

130-132 Bartlett Avenue (GR) - Hamayak H. Amirkhani

The Applicant requests One Special Permit under Section 1.5 of the Zoning By-Law to construct a Front Yard Parking at 130-132 Bartlett Avenue located in General Residence (GR) 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: January 7, 2022

3. PUBLIC HEARINGS

a) CASE NO. 22-03 ONE SPECIAL PERMIT

81 Orchard Street (SRC) – Madeline and Benjamin Cook

The applicants' request One Special Permit under §1.5 of the Zoning By-Law to construct an addition at 81 Orchard Street located in Single Residence C (SRC) Zoning District. Special Permit: Section 4.2.2 - A-6 of the Zoning By-Law Dimensional Regulations require a minimum rear setback of 29.91', the existing and proposed rear setback is 28.4'.

File Date: February 7, 2022

b) CASE NO 22-04 FOUR SPECIAL PERMITS

628 Trapelo Road (GR) Panagiotis Mamounas

The applicant requests to to amend pre-approved Special Permit Case number 20-25 with the following changes:

1. Reduce approved west side setback 5.0' to proposed 4.9'.
2. Reduce approved rear setback 38.0' to proposed 37.9'.
3. Increase approved lot coverage 33.3% to 34.3%.
4. Relocate approved interior entrance staircase to exterior.

File Date: February 7, 2022

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
22-01	130-132 Bartlett Avenue	June 7, 2022
22-03	81 Orchard Street	June 7, 2022
22-04	628 Trapelo Road	June 7, 2022

5. EXECUTIVE SESSION (Not open to the public)

a) CASE NO. 21-01 – COMPREHENSIVE PERMIT

91 Beatrice Circle (SRA) – 91 Beatrice Circle, LLC, Stephen A. Tamposi, Manager

The Board of Appeals will meet in executive session to discuss the litigation regarding the 91 Beatrice Circle comprehensive permit. Discussing this matter in open session may have a detrimental effect on the Board's litigating position as declared by the Chair.

6. MINUTES: Review and approve the February 7, 2022 public hearing meeting minutes.

Adjourn The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday April 4, 2022.