

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: March 22, 2022
TIME: 3:19 PM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, April 4, 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: Apr 4, 2022 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/84358772350>

Meeting ID: 843 5877 2350

To join by telephone,
Call: 1 (646) 558-8656
When prompted, enter: 84358772350#
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. 22-04 FOUR SPECIAL PERMITS**

628 Trapelo Road (GR) Panagiotis Mamounas

The applicant requests 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

3. PUBLIC HEARINGS

a) CASE NO. 22-05 ONE SPECIAL PERMIT

193 Claflin Street (SRC) - Andrew and Kristine Armstrong

The applicants request One Special Permit under §1.5 of the Zoning By-Law to construct an addition at 193 Claflin Street located in Single Residence C (SRC) Zoning District. Special Permit: Section 4.2.2 of the Zoning By-Law Dimensional Regulations require a minimum side setback of 10.0', the existing side setback to the principal structure is 7.8' and the proposed side setback to the deck is 8.9'.

File Date: March 7, 2022

b) CASE NO 22-06 THREE SPECIAL PERMITS

64 Douglas Road (SRC) - John Joannopoulos

The applicant requests Three Special Permits under §1.5 of the Zoning By-Law to construct detached garage at 64 Douglas Road located in Single Residence C (SRC) Zoning District. Special Permits: Section 4.3.5 a-1 of the Zoning By-Law Dimensional Regulations require a setback of minimum 5.0' from the side and the rear line of the lot, and §4.2 of the By-Law allows a maximum lot coverage of 25%. **1.-** The existing and proposed side setback of the detached garage is 4.3'. **2.-** The existing and proposed rear setback of the detached garage is 3.7'. **3.-** The existing lot coverage is 26.8% and the proposed is 27.9%.

File Date: March 7, 2022

c) CASE NO 22-07 ONE SPECIAL PERMIT

39 Poplar Street (GR) – Andrew Flamang

The applicant requests One Special Permit under section 1.5 of the By-Law to construct a deck with a canopy at 39 Poplar Street located in General Residence (GR) Zoning District. Special Permit: §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. The proposed alterations and expansions are allowed by a Special Permit granted by the Board of Appeals.

File Date: March 7, 2022

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
22-04	628 Trapelo Road	July 4, 2022
22-05	193 Claflin Street	July 4, 2022
22-06	64 Douglas Road	July 4, 2022
22-07	39 Poplar Street	July 4, 2022

5. MINUTES: Review and approve the March 7, 2022 public hearing meeting minutes.

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday May 2, 2022.