

**RECEIVED
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BELMONT, MA**

DATE: July 5, 2022
TIME: 1:58 PM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
Monday, July 11, 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: July 11, 2022 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/82492210503>

Webinar ID: 824 9221 0503

To join by telephone,
Call: (929) 205 6099
When prompted, enter: 82492210503#
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. PUBLIC HEARINGS

a) **CASE NO. 22-11 ONE SPECIAL PERMIT**

11 Brighton Street (GB) – Comella's Restaurant Holdings, John P. Comella, owner

The applicant requests One Special Permit under §3.3 of the Zoning By-Law to operate a Fast Food Restaurant at 11 Brighton Street located in General Business (GB) Zoning District.

Special Permit: §3.3 of the Zoning Bylaw allows fast food restaurants in the General Business zoning district by a Special Permit granted by the Board of Appeals

File Date: June 6, 2022

b) CASE NO 22-12 TWO SPECIAL PERMITS

231 Orchard Street (SRC) – Vincent Nazar

The applicant requests Two Special Permits under §1.5 of the Zoning By-Law to construct a side addition and dormers at 231 Orchard Street, located in Single Residence C (SRC) zoning district. Special Permits: 1. §4.2 of the Zoning By-Law Dimensional Regulations allow a maximum of 2-1/2 story structures, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (59% of the foundation walls are exposed) and is considered a story. The existing structure and the proposed dormers are at a three and a half (3-1/2) story level. 2. §4.2.2 requires a minimum side setback of 10.0', the existing and proposed side setback is 8.5'.

File Date: June 6, 2022

c) CASE NO 22-13 FIVE SPECIAL PERMITS

32 Chester Road (SRC) - Bradley Noyes and Emily Pinney

The applicants request Five Special Permits under §1.5 of the Zoning By-Law to Enlarge front Entry Hall, Construct Second Story Front Porch and Enlarge Second Story Rear Porch at 32 Chester Road, located in General Residence (GR) zoning district. Special Permits: (1) §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. (2) §4.2 of the By-Law, allows maximum lot coverage of 30%, the existing and proposed lot coverage is 39.2%. (3) requires minimum side setback of 10.0', the existing and proposed side setback is 4.2'. (4) requires minimum front setback of 10.3' (average of the 2 abutting properties' front setbacks), the existing and proposed front setback is 9.3', and (5) requires a minimum rear setback of 17.8' (20% of the average depth of the lot), the existing and proposed rear setback is 17.6'.

File Date: June 6, 2022

d) CASE NO 22-14 ONE SPECIAL PERMIT

29 Stearns Road (SRC) – Tania and Greg Dunlap

The Applicants request One Special Permit under §1.5 of the By-Law to construct a two (2) story addition over a basement at 29 Stearns Road, located in Single Residence C (SRC) zoning district. Special Permit: (1) §4.2 of the By-Law allows two and a half (2.5) story structures, the lowest level of the structure is a basement (66.32% of the foundation walls are exposed and is considered a story). The proposed addition is considered a three (3) story addition.

File Date: June 6, 2022

e) CASE NO. 22-15 ONE SPECIAL PERMIT

3-5 Williston Road (LBI) – Lalg Musserian

The Applicant requests One Special Permit under section 3.3 of the By-Law to convert an existing office space to a residential unit at 3-5 Williston Road, located in Local Business I (LBI) zoning district. Special Permit: (1) Residential units in LBI zoning district are allowed by a Special Permit granted by the Board of Appeals.

File Date:

June 6, 2022

f) CASE NO. 22-16 ONE SPECIAL PERMIT

180 Claflin Street (SRC) – Andrew Miller

The Applicant requests One Special Permit under section 1.5 of the By-Law to construct a Dormer at 180 Claflin Street, located in Single Residence C (SRC) zoning district. Special Permit: (1) §4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing side setback to the structure is 7.7' and the proposed to the dormer is 9.0'.

File Date:

June 6, 2022

3. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
22-11	11 Brighton Street	October 11, 2022
22-12	231 Orchard Street	October 11, 2022
22-13	32 Chester Road	October 11, 2022
22-14	29 Stearns Road	October 11, 2022
22-15	3-5 Williston Road	October 11, 2022
22-16	180 Claflin Street	October 11, 2022

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

6. Adjourn

The Zoning Board of Appeal's next regularly scheduled meeting will be held on Monday, September 12, 2022.