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AGENDA

TOWN OF BELMONT ZONING BOARD OF APPEALS AND PLANNING BOARD

MONDAY, January 8, 2018 AT 7:00 P.M.

Large Multi - Purpose Room
Beech Street Center, 266 Beech Street

1. CALL TO ORDER.

2. JOINT PUBLIC HEARINGS:

- a) CASE NO. ZBA 17-31, PB 17-21 – (ZBA) - One Special Permit: Size and (PB) - Design and Site Plan Review.
288-292 Trapelo Road – Copley Investments, Gary Simon, Agent.

The Applicant seeks the following:

1. A SPECIAL PERMIT:SIZE under Section 3.3 of the Zoning By-Law (building greater than 5,000 s.f.), and
2. DESIGN AND SITE PLAN REVIEW under Section 7.3.2 (a) of the Zoning By-Law (building greater than 2,500 s.f.)

In order TO CONSTRUCT A ONE-STORY, 7,004 SQUARE FOOT, COMMERCIAL BUILDING in a Local Business III Zoning District.

FILE DATE: December 4, 2017

- b) CASE NO. ZBA 17-32, PB 17-20 – (ZBA) Modify A Use Variance and (PB) Design and Site Plan Review
34 Agassiz Avenue - Belmont Manor Nursing Home, Stewart Karger, Administrator

The Applicant seeks the following:

1. MODIFY A USE VARIANCE previously granted and modified (granted in 1966, modified in 1991 and 2000), and
2. DESIGN AND SITE PLAN Review under Section 7.3.2 (a) of the Zoning By-Law (addition greater than 2,500 s.f.)

In order TO CONSTRUCT A 4,974 s.f., 2-1/2 STORY ADDITION in a General Residence Zoning District.

FILE DATE: December 4, 2017

3. ZONING BOARD OF APPEAL HEARING:

- a) CASE NO. ZBA 17-30 – One Special Permit Pursuant to a Remand by the Superior Court of the Zoning Board of Appeals Case # 15-34 to Operate a Fast Food Restaurant 344 Pleasant Street - Patriot Donuts, Nicholas Leo, owner.

The Applicant seeks a Special Permit Pursuant to a Remand by the Superior Court to consider Zoning Board of Appeals Case # 15-34 to Operate a Fast Food Restaurant at 344 Pleasant Street located in a Local Business III Zoning District.

FILE DATE: November 6, 2017

4. DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>Cases:</u>	<u>Street Address:</u>	<u>Due Date:</u>
ZBA 17-31 – PB 17-21	288-292 Trapelo Road	April 9, 2018
ZBA 17-32 – PB 17-20	34 Agassiz Avenue	April 9, 2018
ZBA 17-30	344 Pleasant Street	April 9, 2018

5. ADJOURN.

*The Zoning Board of Appeals next regularly scheduled hearing will be on February 5, 2018.