

**ZONING BOARD OF APPEALS  
MEETING MINUTES  
May 12, 2015**

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Present: Eric Smith, Chair; David Iaia; Nicholas Ianuzzi; Faustino Lichauco; Craig White; Jim Zarkadas;

Staff: Ara Yogurtian, Liaison to the Office of Community Development

**7:04 p.m. Meeting called to order**

Chair Eric Smith welcomed everyone to the May 12, 2015 meeting of the Zoning Board of Appeals, introduced all the members of the Board, and then proceeded to give a brief outline of the process. He encouraged audience participation before the committee's deliberations at the end of the meeting, as well as encouraging the submission of relevant documents and other materials necessary to support each case. Associate Members are encouraged to sit in on the cases, as they may be called in to substitute for regular members in a vote. He stated that whenever possible, the Board tries to deliberate and present a decision the same evening that the case is heard, and invited audience members to stay until the end of the Open Hearing. He also stated that the Board has reviewed all submitted materials and reminded the audience that there was no need to repeat information already given.

**Case 15-07, Nicholas Orem, 62 Orchard Street, One Special Permit**

Chair Smith explained to the applicants that only 4 of the 5 members present from the last meeting were present to vote on the case tonight. The applicant had a choice to delay the vote until all members are present or proceed with 4 members voting. The Applicant chose to proceed.

No one else spoke. The Board took the matter under advisement.

**Case 15-10, 711 Concord Ave., Two Special Permits**

The architect for the project explained that the applicants wanted to push out the back stairs, and then proceeded to pass out pictures to the Board members.

The Board took the matter under advisement.

**Case 15-11, 6 Richmond Road One Special Permit**

A former university Professor of Music is seeking a special permit to teach lessons in her home.

Marguerite Levin, applicant reported the following:

- She sees between 8 to 10 students a week.

- She reports she is very flexible regarding hours that students can request lessons. However, in general though she will not begin before 7:00 am or give a lesson beyond 8:00 pm.

Chair Smith stated that this was not a matter of selective enforcement, but that the Board is charged with enforcing the zoning laws when a violation comes to their attention.

John Sandberg, 58 Royal Road; John McClennan, 95 Washington Street; Suzanne Piterino, 10 Cumberland Road; Mrs. Georgardis (who did not give a street address, all spoke in support of the applicant.

David Didzinsky, 23 Clairemont Ave. stated that music lessons given by the applicant in her home did not change the character of the neighborhood.

No one else spoke. The Board took the matter under advisement.

#### **Case 15-12, 112 Dalton Road, Two Special Permits**

Tom Lockett, applicant requests to put on a roof over his front porch to aide in better dispersion of rain water and to help the water drain away from the house.

Patty Gallagher, 106 Dalton Road, speaks in support of the applicant.

No one else spoke. The Board took the matter under advisement.

### **DELIBERATIONS AND VOTE**

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#### **Case 15-07, Nicholas Orem, 62 Orchard Street, One Special Permit**

(Jim Zarkadas, Craig White, Tino Lichauco and Chair Smith will vote on this case)

**MOTION** to deal with the 2 issues separately was made by Craig White and seconded by Jim Zarkadas. Motion passed.

**MOTION** to approve the rear setback was made by Craig White and seconded by Jim Zarkadas. Motion passed.

**MOTION** to allow the expansion of the attic was made by Jim Zarkadis and seconded by Craig White. Motion failed, 3-1.

The Board explained to the applicant that a substantially different set of plans could be submitted.

#### **Case 15-10, 711 Concord Ave., Two Special Permits**

**MOTION** to allow the Special Permit is made by Nick Ianuzzi and seconded by Jim Zarkadis. Motion is granted.

**Case 15-11, 6 Richmond Road One Special Permit**

The Board discussed whether or not there were needs to put limits on the number of students taking lessons, and if time limitations should be imposed as well.

**MOTION** to grant the Permit was made by Tino Lichauno subject to a review period within 2 years. The motion was seconded by Nicholas Ianuzzi and passed.

**Case 15-12, 112 Dalton Road, Two Special Permits**

**MOTION** to deal with the 2 issues separately was made by Craig White and seconded by Jim Zarkadas. Motion passed.

**MOTION** to approve the side setback was made by Craig White and seconded by Jim Zarkadis. Motion passed.

**MOTION** to approve the requested relief to increase the lot coverage was made by Jim Zarkadas and seconded by David Iaia.

The Board discussed scheduling. They decided that there would not be a meeting during the month of August, and that there would be a Joint Meeting with the Planning Board on July 13.

**Adjourn: 8:45 pm**

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**The next meeting of the Zoning Board of Appeals will be June 9, 2015 in the Art Gallery.**