

**BELMONT ZONING BOARD OF APPEALS
MEETING MINUTES**

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June 20, 2016

Members Present: Eric Smith, Chair; Nick Iannuzzi; Tino Lichauco; John McManus; Phil Ruggerio; Craig White; Jim Zarkadas; Gang Zhao.

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

7:00 p.m. Meeting called to order

Chair Eric Smith welcomed everyone to the **June 20, 2016** 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.

Case 16-10, James and Kathleen Murphy, 393 Belmont Street, Three Special Permits,

Robert Annessi, lawyer for the applicant, explained that the applicant's daughter is disabled and in a wheelchair. The proposed expansion is needed to accommodate her wheelchair; expansion of the kitchen and relocation of the cabinets low to the ground for easier accessibility; and expand the deck chairlift access.

Mr. Murphy, the applicant, reported that the abutters do not object.

Steven Fiorello and Jean Connors, abutters, spoke in support of the application.

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

Case 16-11, Dean Stanley and Beverly Buker, 96 Country Club Lane, Two Special Permits

The applicants' architect, Bill Dickinson reported reductions in the size of the family room, the deck, and the garage, as well as increases in the side and rear setbacks.

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

Case 16-13, 129 Goden Street, Daniel and Barbara Barry

Barbara Barry reported the changes they are seeking to make, expansion of the entranceway, and the kitchen.

The Board discussed what the lot coverage would be with these changes.

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

Case 16-12, 39 Poplar Street, Emilia Farrell

Emilia Farrell, the applicant explained that she wished to make repairs to one of the dormers that was damaged by ice dams during the winter of 2015 as well as expand the height of the new dormer to

allow for more bathroom space. She explained how one side of the dormer needed to be raised to accommodate the new bathroom.

Caspar Pedrosian, 659 Belmont St., an abutter, spoke in support.

Albert Smith, 11 Poplar Street, spoke in support.

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

Deliberations and Vote:

Case 16-10, James and Kathleen Murphy, 393 Belmont Street, Three Special Permits

The Board discussed the lot coverage, and ascertained that the resulting lot coverage will not be coming from the deck.

Nick Iannuzzi noted that the Board made exceptions at times when there were extenuating circumstances.

MOTION to grant relief was made by Chair Eric Smith and seconded by Jim Zarkadas. Motion passed 4-1 (John McManus opposed).

Case 16-11, Dean Stanley and Beverly Buker, 96 Country Club Lane, Two Special Permits

(Nick Iannuzzi recused himself from voting).

MOTION to grant relief was made by Jim Zarkadas and seconded by Craig White. Motion passed 5-0.

Case 16-12, 39 Poplar Street, Emilia Farrell

The Board discussed the slope of the proposed dormer and massing.

MOTION to grant relief was made by Craig White and seconded by Tino Lichauco. Motion passed 5-0.

Case 16-13, 129 Goden Street, Daniel and Barbara Barry

MOTION to grant relief was made by Jim Zarkadas and seconded by Nick Iannuzzi. Motion passed 4-0 (Faustino Lichauco abstained from voting).

Proposed Guidelines

Ara Yogurtian and the Board discussed having a ready list of all things an applicant should be aware of and that they should provide to the Board so that a complete submittal could be made.

Jim Zarkadas suggested that it should be stressed to the applicants that they provide accurate dimensions.

John McManus suggested that the applicants submit detailed floor plans.

Nick Iannuzzi suggested that applicants applying for a Special Permit to operate a daycare submit a “resume” of sorts that include information about the operator and a curriculum/schedule, staffing plans, traffic plans, hours of operation, as well as a copy of their license. He said the Fire Department should sign off on the application too.

MOTION to adjourn is made by Nick Iannuzzi and seconded by all. Motion passed.

ADJOURN: 8:37 pm

The next meeting of the Zoning Board of Appeals will be July 11, 2016, at 7:00 pm in the Art Gallery.