

**BELMONT ZONING BOARD OF APPEALS
MEETING MINUTES
July 11, 2016**

Present: Eric Smith (Chair), Craig White, Nick Iannuzzi, Jim Zarkadas, Phil Ruggerio (Associate Member).

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

7:05 P.M. Meeting called to order

Chair Eric Smith welcomed everyone to the July 11, 2016 meeting of the Zoning Board of Appeals, introduced all of the members of the Board, and then proceeded to give a brief outline of the process. He encouraged audience participation before the committee's deliberation at the end of the meeting, as well as encouraging the submission of relevant documents and other materials necessary to support each case. He also stated that the Board reviewed all submitted materials and urged there was no need to repeat that information.

1. PUBLIC HEARINGS:

a. Case No. 16-14, Patrick and Anne Welsh, 41 Broad Street, One Special Permit

Anne Welsh, Applicant, explained the need for the second story addition. She submitted new materials to the board. First being the signatures of abutting neighbors, no objections were indicated. Lastly a new zoning compliance checklist indicating no increase to lot coverage, which the previous zoning compliance checklist reflected an increase.

Mr. Smith noted the existing and proposed building height is 25'; but what is the difference in height of the proposed addition to the existing house? It looks approximately 3' visually from the plans. Any members have questions?

Mr. White asked what the dimensions were of the addition as they were not provided on the plans.

Mr. Yogurtian responded that he did email the architect requesting that information, but did not get a response.

Mr. Smith commented that the Office of Community Development is not in a position to deny an application but the board is in a position where if information is not provided they can continue the case.

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

2. DELIBERATE AND VOTE

Case No, 16-14 – One Special Permit

MOTION to approve by Craig White and seconded by Nick Iannuzzi. Special permit granted by vote 5-0.

Mr. Smith requested that discussion of electing a chairperson be added to the next Zoning Board Meeting in September. As he would be happy to continue as Chairman as his term ends in 2017 and does intend on stepping down from the position.

MOTION to adjourn by Nick Iannuzzi seconded by Craig White. Meeting Adjourned.