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BELMONT, MA**

DATE: December 27, 2022
TIME: 9:31 AM

**AGENDA
TOWN OF BELMONT ZONING BOARD OF APPEALS
MONDAY, January 9, 2023 AT 7:00 P.M.**

The Belmont Zoning Board of Appeals will hold a public hearing on Monday, January 9, 2023 by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app.

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: January 9, 2023 07:00 PM Eastern Time

Join Zoom Meeting
<https://us02web.zoom.us/j/84219247876>

Meeting ID: 842 1924 7876

To join by telephone,
Call: 1 (646) 558-8656
When prompted, enter: 842 1924 7876 #
When prompted, enter #
To ask a question or raise your hand, enter *9 on your phone.
To mute or unmute. enter: *6

Follow along LIVE on Belmont Media Center InfoTV.
Watch LIVE in Belmont on Comcast Ch 96 or Verizon Ch 30
Watch LIVE from anywhere on: belmontmedia.org/infotv
Watch all meetings OnDemand later on: belmontmedia.org/ZBA

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. CONTINUED CASES

a) CASE NO 22-15 ONE SPECIAL PERMIT

3-5 Williston Road – Lalg Musserian

The applicant seeks clarification of a previously approved Special Permit to convert existing office spaces into residential units 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 22, 2022

3. PUBLIC HEARINGS

a) CASE NO 23-01 ONE SPECIAL PERMIT

213 Beech Street – Paul and Paula Aloisio

The applicant requests Two Special Permit under section 1.5 of the By-Law to remove existing second story open front open front porch and roof and construct a new enclosed space at 213 Beech Street located in a General Residence (GR) Zoning District. Special Permit: **1.**-§1.5.4 of the By-Law allows extensions and alterations of non-confirming structures in the GR zoning district by a Special Permit from the Zoning Board of Appels. **2.**-§4.2.2 of the Zoning By-Law requires a minimum front setback of 13.4’, the existing and proposed front setback is 11.9’.

File Date:

December 12, 2022

A) DELIBERATE AND VOTE ON THE FOLLOWING CASES:

<u>ZBA Case #:</u>	<u>Street Address:</u>	<u>Due Date:</u>
22-15	3-5 Williston Road	April 10, 2023
23-01	213 Beech Street	April 10, 2023

4. Case No 23-02 Woodlands at Belmont Hills II Condominium Trust: Appeal of Denial of Zoning Enforcement Request

The Board of Appeals will hold a hearing on the request of the Woodlands at Belmont Hills II Condominium Trust to appeal, in pursuant to M.G.L. c. 40A Section 8 and 15, the decision of the Inspector of Buildings not to take enforcement action under the Zoning Bylaw of the Town of Belmont with regard to the construction of Olmsted Drive in 2005.

5. MINUTES: Review and approve the July 11, 2022, September 12, 2022, October 3, 2022, November 7, 2022, and December 5, 2022 public hearing meeting minutes.

6. Adjourn

The Zoning Board of Appeal’s next regularly scheduled meeting will be held on Monday, February 6, 2023.