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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

2017 OCT 12 AM 11:30

CASE NO. 17-20

APPLICANT: Elizabeth A. Primerano, Director
and owner d/b/a The Belmont Hill Club


✓

PROPERTY: 825 Concord Avenue

DATE OF PUBLIC HEARING: September 11, 2017

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Faustino Lichauco
Craig White
Andrew Plunkett
Phil Ruggerio, Associate member
Gang Zhao, Associate Member

MEMBERS VOTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Faustino Lichauco
Craig White
Andrew Plunkett



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Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant Elizabeth A. Primerano, Director, d/b/a The Belmont Hill Club ("Applicant") requests a Special Permit under Section 3.3 of the Zoning By-Laws AMEND the Special Permit granted in 1996 Case # 96-46 to include 3 Paddle Courts and a Warming Hut to the applicant at 825 Concord Avenue located in a Local Single Residence A (SRA) Zoning District.

Proposal

The Board held a duly noticed hearing on the application on September 11, 2017. The Applicant presented its proposal at the hearing. Mr. Sinclair Weeks of 585 Concord Avenue spoke with concerns about the lighting overspill from the new paddle courts to his property. Ms. Primerano, Director responded to his concerns by stating that they would plant trees, at their cost and on club property, to further ameliorate the lighting issue for Mr. Weeks.
No one spoke in opposition to the Applicant's proposal.

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BELMONT HILL CLUB, INC.
825 CONCORD AVE
BELMONT MA 02478

Case: 17-20
Address: 825 Concord Avenue

The materials and testimony submitted during the hearing evidence the following; the applicant would like to construct 3 Paddle Courts and a Warming Hut for the purpose of having current members enjoy winter activities.

Conclusion

On September 11, 2017 the Board deliberated on the Applicant's request for a Special Permit under Section 3.3 of the Zoning By-Laws to AMEND the Special Permit granted in 1996 Case # 96-46 to include 3 Paddle Courts and a Warming Hut to the applicant at 825 Concord Avenue located in a Local Single Residence A (SRA) Zoning District. The construction of these courts and the huts will comply with all Town regulations including and more specifically the lighting overspill section of the By-Laws.

Accordingly, **upon motion duly made and seconded, the Board voted 5-0 to Amend Special Permit 96-46 to include the 3 Paddle Courts and the Warming Hut.**

For the Board:

Dated: October 12, 2017



Ara Yogurtian
Assistant Director
Office of Community Development

CERTIFICATION

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on October 12, 2017, and further I certify that no appeal has been filed with regard to the granting of said Special Permit with zero (0) conditions.

February 22, 2018



Margaret A. Piccione, Assistant Town Clerk
Belmont, MA

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.