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TOWN OF BELMONT  
ZONING BOARD OF APPEALS

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Case No. 18-36  
Applicants: A. Keith Plamondon  
Property: 27 Waverley Terrace  
Date of Public Hearing: October 1, 2018  
Members Sitting: Nick Iannuzzi (Chair),  
Jim Zarkadas  
Craig White  
Andrew Plunkett  
Phil Ruggiero, (Associate Member)  
Casey Williams, (Associate Member)  
Blake Currier, (Associate Member)  
Members Voting: Nick Iannuzzi (Chair),  
Jim Zarkadas  
Craig White  
Andrew Plunkett,  
Blake Currier, (Associate Member)

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BOTH WAYS

This matter came before the Board of Appeals (the "Board") of the Town of Belmont (the "Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (the "By-Law") and Chapter 40A of the Massachusetts General Law (the "Zoning Act"). The applicant, Keith Plamondon ("Applicant"), seeks One Special Permit under Section 1.5.4-A of the Zoning By-Laws to extend or alter an existing non-conforming structure, at 27 Waverley Terrace located in a General Residence (GR) Zoning District.

249104-13508-106  
The Applicant proposes to construct a One (1) Story Addition. The addition comply with all the Zoning By-Laws intensity regulations. The Applicant stated that the existing sunroom was in poor condition and was in need for a renovation, with this project, his intention was to expand the room by moving the East wall by 2 feet.

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At the hearing no one spoke in support or in opposition to the application.

During deliberations the board discussed the applicant's request and confirmed that the requested modifications are likely not detrimental to the neighborhood and do not increase any non-conformity.

§ 1.5.4-A of the Town's Zoning By-Law requires that the Board issue a Special Permit for any modifications or alterations to existing non-conforming residences in the General Residence Zoning District. The § 1.5.4-A of the Town's Zoning By-Law provides that the Board

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may issue a Special Permit to reconstruct, extend, alter, or change a nonconforming structure "only if it determines that such reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure or create a new nonconformity and shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood and that it shall be in keeping with the character of the neighborhood in which it is located."

The Board deliberated on October 1, 2018. The relief sought is for One (1) Special Permit. A special permit is required for any modification to residences in a General Residence Zoning District. The Board found that the proposed alteration does not substantially increase the non-conforming nature of the structure or create a new nonconformity. The Board concluded that the proposed alteration is not substantially more detrimental to the neighborhood than the existing non-conforming structure, and that the proposed alteration is in keeping with the character of the neighborhood in which the property is located.

Accordingly, **upon motion duly made and seconded, the Board voted 5-0 to grant the Special Permit as requested.**

For the Board,

Dated: October 23, 2018

  
\_\_\_\_\_  
Ara Yogurtian  
Assistant Director  
Office of Community Development

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on October 23, 2018, and further I certify that no appeal has been filed with regard to the granting of said Special Permit with Zero (0) conditions.

November 21, 2018

  
\_\_\_\_\_  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA