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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

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BELMONT, MA

2019 JUN -6 PM 3:37

CASE NO. 19-20
APPLICANT: John Sciretta
and owner
PROPERTY: 606-608 Trapelo Road

dead: 51598/351

DATES OF PUBLIC HEARING: May 13, 2019

MEMBERS SITTING: Nicholas Iannuzzi (Chair)
Jim Zarkadas
Andrew Plunkett
Phil Ruggiero
Blake Currier (Associate)
Casey Williams (Associate)

MEMBERS VOTING: Nicholas Iannuzzi (Chair)
Jim Zarkadas
Andrew Plunkett
Phil Ruggiero
Casey Williams (Associate)

*John Sciretta
6 Blackstone Ter.
Newton, MA. 0245*

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 sought to construct a one-story deck on an existing residential building located in a General Residence (GR) zoning district. In connection with this, the Applicant sought the following special permit:

- (1) A Special Permit under §1.5.4 A.1 to construct an extension or alteration of a non-conforming structure in a GR zoning district.

The Board held a duly noticed public hearing on May 13, 2019. The Applicant presented a proposal at the hearing and submitted architectural plans showing the proposed addition Prepared by Rojas Design Inc, dated December 04, 2017 and a plot plan and a zoning checklist dated February 21, 2019. Two abutters had submitted letters to the Office of Community Development in advance of the hearing in opposition to the proposed one-story deck. Mr. Michael Gates, the rear abutter, expressed concerns about privacy and sound during the hearing, but was generally supportive of the project.

Proposal

The applicant proposes to construct a one-story deck on the rear of the building to serve as a second means of egress from the 1st floor of the building. The applicant noted

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that the building will be used as residential program housing for adults. The one-story deck's primary purpose would be for safety reasons but allows residents to congregate on the deck, however, residents have a 10:00pm curfew. The residential program house is staffed 24 hours a day, 7 days a week.

The applicant noted that he plans to provide three trees at the rear of the property to improve privacy.

The Board observed that the proposed deck is not substantially more detrimental to the neighborhood than the existing nonconforming structure and the deck complies with §4.2.2 Linear Requirements for the GR zoning district.

Conclusion

On May 13, 2019, the Board deliberated on the Applicant's request for one Special Permit under Section 1.5 of the Zoning By-Laws to construct a one-story deck at 606-608 Trapelo Road located in a GR zoning district.


The Board proposed the following conditions:

1. Not less than three trees will be provided as screening adjacent to the rear property line
2. The Board will review the application within one year.

Accordingly, **upon motion duly made by Jim Zarkadas and seconded by Casey Williams, the Board voted 5-0 to grant the requested Special Permit (1) with the conditions noted above.**

For the Board:

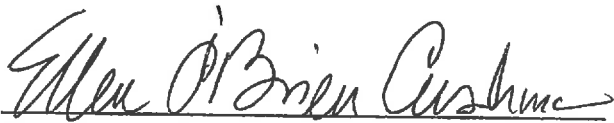
Dated: June 6, 2019



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 June 6, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with two (2) conditions.

June 27, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

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Cambridge, Massachusetts 02141

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JUN 27 2019

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Alma C. Chelton

REGISTER