

**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

2022 JUN -3 AM 10: 26

**CASE NO.** 22-04

**APPLICANT:** Panagiotis Mamounas

**PROPERTY:** 628 Trapelo Road

**DATE OF PUBLIC HEARING:** March 7, 2022  
Continued: April 4, 2022

**MEMBERS SITTING:** Nick Iannuzzi Chairman  
Jim Zarkadas, Vice-Chairman  
Andrew Kelley, Member  
Teresa MacNutt, Member  
Elliot Daniels, Associate Member  
Jeff Birenbaum, Associate Member  
David Stiff, Associate Member

**MEMBERS VOTING:** Nick Iannuzzi, Chairman  
Jim Zarkadas, Vice-Chairman  
Andrew Kelley, Member  
Teresa MacNutt, Member  
Elliot Daniels, Associate Member

**Introduction**

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and 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 Panagiotis Mamounas requests to amend previously granted Special Permit, 20-25 to add 4 new Special Permits for a mixed use group building at 628 Trapelo Road located in a General Residence (GR) Zoning District.

Requested Special Permits for this case as amendments:

1. Reduce approved west side setback 5.0' to proposed 4.9'.
2. Reduce approved rear setback 38.0' to proposed 37.9'.
3. Increase approved lot coverage 33.3% to 34.3%.
4. Relocate approved interior entrance staircase to exterior.

The Board held a duly noticed hearing on the application on March 7, 2022 and continued on April 4, 2022 conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19). Cliff Rober, the applicant's registered land surveyor presented the case to the Board on behalf of the Applicant Panagiotis Mamounas.

### **Proposal**

Mr. Mamounas seeks relief for four special permits to amend previously approved Case#: 20-25 for the mixed use structure at 628 Trapelo Road located in a General Residence (GR) zoning district.

The applicant had submitted for the Board's review revised plot plan prepared by Rober Survey dated January 13, 2022 and architectural drawings prepared by J.S Dagger and Associated dated January 9, 2022

The Board considered each of the requested amendments.

1. The reduction of the side setback from 5.0' approved to 4.9' as build was due to a shift of the concrete form during construction and was considered de-minimis by the Board, and not detrimental to the neighborhood.
2. The reduction of the rear setback from 38.0' approved to 37.9' as build was due to a shift of the concrete form during construction and was considered de-minimis by the Board, and not detrimental to the neighborhood.
3. The increase of lot coverage from 33.3% to 34.3% was due to the proposed relocation of the main staircase from the interior of the structure to the exterior.
4. The relocation of the interior staircase to the exterior was to allow safer access and egress from each of the units.

Two abutters raised concerns during the meeting.

Ms. Lucia Gates, noted that the neighbors around her were not pleased with the size of the building and there has been many problems with the business and she was opposed to the size of the building. She had written a letter of objection to the original special permit application.

Jarrold Goentzel, 95 Agassiz and 96 Agassiz Road, noted that he was concerned about the staircase size and the plans did not show the extent of the space. He would like to know what was proposed originally and what were the ramifications of building larger than what was originally approved, would there be any penalties. He noted that he would like to speak for the neighbors and there have been many letters in opposition to the project. He was also concerned about stormwater runoff. He noted that the neighbors were opposed to the larger staircase. He didn't think that the letters from the original hearing were considered.

Mr. Yogurtian explained that the stormwater system would not effect any of the rear neighbors. The final stormwater plan will be approved at a later date and he was working on it.

Mr. Rober reiterated that this was a two and a half story building. The tread width on the sixteen stairs was 10" per tread which was standard. He reviewed the restaurant seating and noted that it had not change since the review of original case# 20-25.

Chair Iannuzzi noted that he would not support any future amendments or changes.

### **Conclusion**

On April 4, 2022 the Board deliberated on the Applicant's request to amend case# 20-25 by granting relief for the following

Case # 22-04

Address: 628 Trapelo Road

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The Board concluded that the proposed amendments are not substantially more detrimental to the neighborhood than the originally approved case, and that the proposed is in keeping with the character of the neighborhood in which the property is located.

Accordingly, **upon motion duly made by James Zarkadas and seconded by Nick Iannuzzi, the Board voted 5-0 to grant the Applicant's Four (4) Special Permits as requested with all the conditions stated with the original Permit.**

For the Board:

Dated: June 3, 2022



Ara Yogurtian  
Assistant Director  
Office of Community Development