

**ZONING BOARD OF APPEALS
MEETING MINUTES
October 5, 2015**

RECEIVED
TOWN CLERK
BELMONT, MA

2015 DEC -8 PM 3:46

Present: Eric Smith, Chair; Nicolas Iannuzzi; Faustino Lichauco; Phil Ruggiero (Associate Member); Gang Zhao (Associate Member).

Staff: Ara Yogurtian, Liaison to the Office of Community Development

7:00 p.m. Meeting called to order

Chair Eric Smith welcomed everyone to the October 5, 2015 meeting of the Zoning Board of Appeals, introduced all the members of the Board, and then proceeded to give a brief outline of the process. He encouraged audience participation before the committee's deliberations at the end of the meeting, as well as encouraging the submission of relevant documents and other materials necessary to support each case. Associate Members are encouraged to sit in on the cases, as they may be called in to substitute for regular members in a vote. He stated that whenever possible, the Board tries to deliberate and present a decision the same evening that the case is heard, and invited audience members to stay until the end of the Open Hearing. He also stated that the Board has reviewed all submitted materials and reminded the audience that there was no need to repeat information already given.

Case 15-24, 39 Sycamore Street, Angela Kenneally – Special Permit

Angela Kenneally seeks a Special Permit to operate a Child Care Large Family.

She reports:

- She holds a Masters degree in Special Education.
- Her driveway can accommodate 2 cars, but most drop-offs will take place curb side. Also, some families are within walking distance and will likely be walking their children to daycare.
- She has a fenced in yard.
- Her neighbors are in support of the application.
- She is licensed by EEC to operate a daycare for ten children, but only has seven.
- She would like her hours of operation to be 7:50 am to 5:00 pm.
- EEC had inspected the daycare space before she was issued a license.
- She had finished the basement for this operation without securing a Building Permit.

Chair Smith suggested continuing the case until the applicant is granted the appropriate building permits that would allow her to expand her basement space.

The Board determined that the applicant could continue to operate her daycare with a condition for her to obtain all necessary Permits and pass all inspections, so they decided to act on the matter now with conditional approval.

No one else spoke. The Board took the matter under advisement.

Case 15-25, Amy Quigley and David Bradford Quigley, 2 Selwyn Road, Special Permit

Amy Quigley states that they are seeking a Special Permit to build a master bedroom and bath. She reported that the house is angled on the property, and all of her neighbors are in support of the addition.

John Malone, 18 Selwyn Road, former Health Director for the Town, spoke in support of the application.

No one else spoke. The Board took the matter under advisement.

Deliberations and Vote:

Case 15-24, 39 Sycamore Street, Angela Kenneally – Special Permit

MOTION to approve the Special Permit with conditions was made by Nick Iannuzzi and seconded by Phil Ruggiero. Motion passed with the following conditions:

Conditions:

- The Special Permit is not transferrable and valid only for as long as the applicant has a current license from EEC.
- Staggered drop-offs are encouraged.
- That the applicant have fire detectors in the day care, and file her own and her sister's license with the Town.
- That there be a ZBA review in four months with the condition of having passed all necessary safety inspections.

Case 15-25, Amy Quigley and David Bradford Quigley, 2 Selwyn Road, Special Permit

MOTION to approve the Special Permit with conditions was made by Nick Iannuzzi and seconded by Tino Lichauco. Motion passed 5-0.

Adjourn: 7:34 pm (nobody made a motion to adjourn)

The next meeting of the Zoning Board of Appeals will be, November 2, 2015 at 7:00 pm in the Art Gallery.