

## ZONING BOARD OF APPEALS

The Zoning Board of Appeals is the permit granting authority within the Town of Belmont and derives its jurisdiction from the Massachusetts General Laws, Chapter 40A. The Board meets on the first Monday of each month and more frequently when needed. Residents or businesses seeking relief in the form of a Special Permit or a Variance initiate virtually all matters that come before the Board. Staff support is provided by the Office of Community Development.

There are five regular members appointed to the Board. During 2006 they were William D. Chin, Chairman, Anthony L. Leccese, Rebecca Vose, Arthur P. Kreiger, and Eric A. Smith.

There are three associate members appointed to the Board. During 2006 they were Martin L. Cohen, William D. Lovallo, and Patrick D. Dignan.

The Board continued its policy to allow associate members to participate in hearings and deliberate, but not vote except in the absence of a regular member.

The year 2006 continued to be busy for the Board. There is sustained demand by residents to enlarge their houses to provide more living and/or recreational space. In addition to those demands, the Board heard a number of applications for telecommunications facilities, front yard parking, and the overnight open lot storage of motor vehicles. The Board also heard applications on several highly publicized projects: (a) the demolition and replacement of the so called "Tops Cleaner Building" in Cushing Square; (b) the Senior Center; and (c) the Belmont Uplands Chapter 40B affordable housing project.

The "Tops Cleaner Building" has been demolished.

The Board and the Planning Board held on June 5, 2006 an expedited joint hearing for the application of the Senior Center Building Committee. Both boards, again, held joint hearings on June 27<sup>th</sup> and July 25<sup>th</sup> to hear the Committee's continued presentation. After the July 25<sup>th</sup> joint hearing, there was no longer a need for joint hearings. The Board scheduled a hearing for September 11<sup>th</sup>. The Committee subsequently asked the Board to continue the September 11<sup>th</sup> meeting to November 6<sup>th</sup>, then to December 4<sup>th</sup>, then to January 8<sup>th</sup> of 2007, and then to February 5<sup>th</sup> of 2007. At the February 5<sup>th</sup> hearing the Board granted the Committee's request to withdraw its application without prejudice.

Throughout 2006 the Board held, at least once monthly, specially scheduled hearings on the application for the Belmont Uplands project. In January and February of 2007 the Board held eight public hearings in order to (i) review the testimony, submitted documents, reports of the applicant's consultants, and the opinions of the Board's peer review consultants; (ii) deliberate and make findings of fact; (iii) adopt conditions for the granting of the Comprehensive Permit; and (iv) render a decision and vote..

As in prior years, the Board was aided by, and appreciates, the valuable and extensive help provided by the Town's Community Development Office and, in particular, Jay Szklut, the Town's Planning and Economic Development Manager; Jeffrey Wheeler, the Town's Planning Coordinator; and Jeannine Rogan and Pauline Daniels, Administrative Assistants. The Board also thanks the other Town departments and boards that provide guidance and leadership on various occasions.

Respectfully submitted,  
William D. Chin, Chairman