

**BELMONT ZONING BOARD OF ADJUSTMENT**  
**MEETING**  
WEDNESDAY, August 30, 2006 7:00 P.M.  
Belmont Corner Meeting House (downstairs)  
16 Sargent Street

AGENDA

1. **Abutters' Hearing – Frederick & Claudette Brezinski:** Continuation of a request for:
  - A Special Exception of Article 10 A.3.d of the Zoning Ordinance to construct an addition closer (33.04') to the front property line than allowed (50') but not closer than the existing structure.
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct an addition closer (18.73') to the north side property line than allowed (25').Property is located at 28 Morgan Road in a "R" Zone, Tax Lot 239-068, ZBA # 1106 &1206.
  
2. **Abutters' Hearing – Gerald & Anne Chaille:** Continuation of a request for a Variance of Article 10.C. of the Zoning Ordinance to construct a single family residence on a vacant lot without the required frontage. Property is located on Coons Point Road in an "RS" Zone, Tax Lot 119-059, ZBA # 1806.
  
3. **Abutters' Hearing – Ray Tessier:** Appeal of Decision of the Zoning Administrator made under Article 4.B.1. to operate a printing press for T-shirts as a Home Occupation. Property is located at 10 Shaker Road in the "V" Zone, Tax Lot 124-030, ZBA # 2206.
  
4. **Abutters' Hearing – Michael & Melissa Pucci:** Request for:
  - A Special Exception of Article 10A.3.d of the Zoning Ordinance to construct an addition closer (33') to the front property line than allowed (50') but not closer than the existing building.
  - A Special Exception of Article 10A.3.d of the Zoning Ordinance to construct an addition closer (6.5') to the north side property line than allowed (12.5') but not closer than the existing buildingProperty is located at 49 Union Road in an "RS" Zone, Tax Lot 105-005, ZBA # 2306 & 3106.
  
5. **Abutters' Hearing – Shirley Johnson:** Request for:
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to replace a manufactured home closer (20.1') to the front property line than allowed (50').
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to replace a manufactured home closer (6.8') to the side property line than allowed (12.5').Property is located at 25 Sleepy Hollow Lane in an "RM" Zone, Tax Lot 121-067, ZBA #2106 & 2506.

6. **Abutters' Hearing – Steven & Linda Calla:** Request for a Variance of Article 10 C. and 14 of the Zoning Ordinance to construct a single family residence on a lot without the required frontage. Property is located on Morgan Road in an “R” Zone, Tax Lot 239-037, ZBA # 2406.
7. **Abutters' Hearing – Robert St. George & Shirley Perley:** Request for:
- A Variance of Article 4 of the Wetland Ordinance to construct a single family residence closer (38.5’) to the highwater mark than allowed (50’).
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family residence closer (8.8’) to the south side line than allowed (12.5’).
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family residence closer (3.7’) to the north side line than allowed (12.5’).
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a single family residence closer (40’) to the front property line than allowed (50’).
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a shed closer (3.7’) to the north side line than allowed (12.5’).
  - A Variance of Article 5 Table 2 of the Zoning Ordinance to construct a shed closer (18’) to the front property line than allowed (50’).

Property is located at 174 Gardners Grove Road in an “RS” Zone, Tax Lot 119-025, ZBA # 0906, 2606, 2706, 2806, 2906 & 3006.

8. Other Business.
- A. Approval of minutes – 7/26/06
  - B. Staff Report.
  - C. New Business.

John Olmstead  
Chairman

This is a public meeting and interested parties are encouraged to attend. Applications on file in the Land Use office.