

**TOWN OF BELMONT  
PLANNING BOARD**

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2023 OCT 13 AM 9: 58

**CASE NO.** 23-22

**APPLICANT:** Jae and Mary Anne Sparks

**PROPERTY:** 17 Cutter Street

**DATE OF PUBLIC HEARING:** October 3, 2023

**MEMBERS SITTING**  
Jeff Birenbaum (Chairman)  
Carol Berberian, (Vice Chair)  
Renee Guo  
Andrew Osborn  
Taylor Yates (Associate Member)

**MEMBERS VOTING:**  
Jeff Birenbaum (Chairman)  
Carol Berberian, (Vice Chair)  
Renee Guo  
Andrew Osborn  
Taylor Yates (Associate Member)

**Introduction**

This matter came before the Planning Board (“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 Applicants Jae and Mary Anne Sparks, request One Special Permit to construct a two-story addition at 17 Cutter Street located in General Residence (GR) Zoning District. Special Permit: §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board. The proposed 2 story addition is 458SF.

**Proposal**

The Applicants propose to construct a 2 story addition that would add 458 square foot area to the existing dwelling. Mr. Jae Sparks, Applicant, came before the Board to present the plans for the addition. The proposed addition meets all the intensity requirements of the By-Law for the General Residence zoning district.

**Submissions to the Board:**

- 1) Application Submission:
  - a. Application for Special Permit dated August 5, 2023.
  - b. Project Narrative prepared by Mr. and Mrs. Jae and Mary Anne Sparks.
  - c. Construction Documents, no date.
  - d. Zoning Compliance Check List, dated February 7, 2023.
  - e. Certified Plot Plan, dated February 7, 2022.

### **Public Hearing**

The Board held a duly noticed meeting on October 3, 2023. Jae and Mary Anne Sparks made the presentation to the Board. The proposed is a two story, 458 square feet addition to the rear of the house with a balcony on the second floor.

The addition will add an additional kitchen and a fourth bedroom. They have had a significant number of neighbors sign a petition of support.

Ms. Berberian reviewed the neighborhood analysis. She noted that there were much larger properties in the neighborhood when compared to the multi-family homes. She said it was a very cohesive and thoughtful design.

There were no public comments.

### **Deliberation and Decision**

On October 3, 2023, the Board deliberated on the Applicants' request for One Special Permit under Section 1.5 of the Zoning By-Law to construct a two story addition at 17 Cutter Street. Board members found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing home and that it will be in keeping with the character of the neighborhood. The addition will not increase any of the existing nonconformities and has been designed to reflect the character of the surrounding neighborhood.

Accordingly, upon motion duly made by **Mr. Birenbaum and seconded by Ms. Berberian, The Board voted 5 in favor and 0 oppose (5-0) to grant the Special Permit as requested.**

On Behalf of the Board

Dated: October 13, 2023



Ara Yogurtian  
Inspector of Buildings