

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO. 23-20

APPLICANTS/OWNERS: Robert Calnan

PROPERTY: 59 Burnham Street

DATE OF PUBLIC HEARING: September 5, 2023

MEMBERS SITTING: Jeff Birenbaum (Chairman)
Carol Berberian, (Vice Chair)
Thayer Dunham
Taylor Yates
Andrew Osborn (Associate Member)

VOTING MEMBERS: Jeff Birenbaum (Chairman)
Carol Berberian, (Vice Chair)
Thayer Dunham
Andrew Osborn
Taylor Yates

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 Applicant, Robert Calnan, owner, requests to amend permit 23-03 to construct 2 tandem parking spaces in lieu of the 2 parallel parking spaces at the rear of the property approved by the Board per permit 23-03.

Proposal

The Board held duly noticed hearings conducted via ZOOM videoconference (in compliance with current restrictions regarding social distancing in connection with COVID-19) on this case on September 5, 2023.

The Applicant, proposes to construct 2 tandem parking spaces. Mr. Michael Mena made the presentation to the Board. Mr. Mena explained that by changing the layout from 2 parallel parking to 2 tandem parking, there will be more open space and a larger area in the backyard for green space.. Mr. Mena also added that this change will enhance the view from the neighbors' houses.

Mr. Birenbaum asked if any landscaping was planned to be added to this area. Mr. Mena showed a plan showing that there will be a patio, 2 trees and several bushes in the area of the current layout.

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Address: 59 Burnham Road

Ms. Dunham suggested that the driveway extend to the back of the building which will allow 2 parking spaces to be further deep into property and away from the sidewalk. Other members supported the proposed change.

There were no additional comments from the Board members.

There were no comments, either in support or opposition from the public.

Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicant's request to amend permit number 23-03 to allow 2 tandem parking in lieu of 2 parallel parking at 59 Burnham Road, located in General Residence (GR) zoning district.

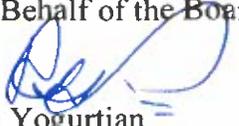
The Board found that the proposed will create more open space and enhance the character of the neighborhood.

Accordingly, **upon motion duly made by Jeff Birenbaum and seconded by Carol Berberian. The Board voted 5-0 in favor to grant the Amendment as requested.**

Motion passed.

On Behalf of the Board

Date: June 25, 2024


Ara Yogurtian
Inspector of Building
Planning and Building Department