

**TOWN OF BELMONT
PLANNING BOARD**

2026 FEB 10 PM 2: 15

CASE NO. 26-01

APPLICANTS/OWNERS: Desco Development, Joseph DeStefano, owner

PROPERTY: 2 Cherry Street

DATE OF PUBLIC HEARING February 3, 2026

MEMBERS SITTING: Renee Guo
Dan Barry
Alisa Gardner-Todreas
Steve Weinstein

VOTING MEMBERS: Renee Guo
Dan Barry
Alisa Gardner-Todreas
Steve Weinstein

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, Desco Development, Joseph DeStefano, owner, requests Special Permits and Design and Site Plan approval to construct a Two-Family Dwelling at 2 Cherry Street located in a General Residence zoning district. §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in the General Residence Zoning District by a Special Permit and Design and Site Plan Review Approval by the Planning Board.

Proposal:

The Applicant proposes to construct a two family dwelling at 2 Cherry Street located in a General Residence (GR) zoning district.

Public Hearing

Submissions to the Board:

- a. Application for Special Permit dated December 16, 2025.
- b. Application for Design and Site Plan Approval dated December 16, 2025.
- c. Project Narrative.
- d. Construction Documents, dated November 21, 2025.
- e. Certified Plot Plan and zoning compliance checklist, dated September 22, 2025.

On February 3, 2026 the Board held duly noticed hearing on this case.

Mr. Cliff Rober, project's surveyor, made the presentation to the Board. The proposed project is to construct a new 2 family dwelling, townhouse style. Mr. Rober said that the proposed construction has a similar design to other new two family projects in town and is in harmony with the other structures in the vicinity.

Ms. Guo inquired about the minimum width of the proposed driveway. Mr. Yogurtian said that plans include a driveway with a width of 9.5.' Ms. Guo said that this dimension would be tight during snowstorms.

Mr. Rober then presented an overview of the proposed project, and the plot plan was shared online. He said that the proposed project is compliant with open space and building height requirements and that the roofline had been changed in order to reduce massing. The proposed side setback on the left side, although non-conforming, has been increased to allow for a driveway and parking. The proposed lot coverage although slightly non-conforming, is reduced from the existing to allow more open space. These two non-conforming items will require 2 additional Special Permits from the Board.

Mr. Rober mentioned that there will also be a deck on the third level and the sidewalk in front of the house will be renovated.

Mr. Weinstein inquired if comments from neighbors were received. Mr. Rober said that he had received positive feedback from neighbors. Ms. Guo noted some deviations related to the side setback to the south and lot coverage. Mr. Rober said that the existing structure would be the same and that new nonconformities would not be created.

At this time, the meeting was opened for public comments.

Gail Stafford, 8 Cherry Street, said that she is a direct abutter yet received no notification of the proposed project nor any communication from the developer. Mr. Stafford said that she is pleased overall with the proposed project yet has concerns about an air conditioning unit being just 9' away from her tenant's bedroom. As such, Ms. Stafford requested that the air conditioner unit be moved to a different location. Mr. Rober said that a revised plot plan and a landscaping plan was submitted to the Office of Planning and Building which showed the A/C units moved to the rear of the building and having 15' clear setback from the property line. Ms. Stafford said that she is concerned about what will happen to her property during construction and inquired if fencing would be employed. Mr. Rober said that there would be a construction fence around the property. Ms. Stafford added that she is concerned that the driveway width might encroach onto her property and that she cares about her landscaping. Mr. Rober said that that would be taken care of.

Mathew Stafford, 8 Cherry Street questioned how drainage would work as the area tends to be wet. Mr. Rober said that the proposed project would comply with stormwater mitigation regulations. Mr. Stafford then inquired about plans for the fire hydrant. Mr. Rober said that he had spoken with the Water Department who said that this fire hydrant could be moved to the approximate center of the proposed house. Ms. Stafford said that there is sometimes a stream nearby and that a French drain had been installed which may be disturbed by the proposed project. Mr. Rober said that that would be taken care of.

Michelle Oishi, 7 Cherry Street, Shade Tree Committee member, asked that trees included on the Shade Tree Committee's list be planted to which the applicant agreed. Ms. Oishi inquired about the siding materials. Mr. Rober said that hardy wood is planned. Ms. Oishi inquired if the sidewalk would be regraded. Mr. Rober said that the sidewalk would have driveways blended in. Mr. Weinstein inquired about the width of the driveway. Mr. Yogurtian said that there is no residential guideline or requirement. Plans include a driveway width of 9.5.'

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Ms. Stafford inquired about fencing. Mr. Rober said that there would be a new fence. In addition, there will be trees and bushes in front of the building and that species of trees planted will change as previously discussed.

With no further public comment, the public comments portion of the meeting was closed.

At this time, Ms. Guo closed the public hearing for special permits and site plan review for 2 Cherry Street.

Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicant's request for Special Permits and Design and Site Plan Approval to construct a two-family dwelling at 2 Cherry Street located in a General Residence (GR) zoning district. The Board found that the proposed was in keeping with the intent of the By-Law, it was not detrimental to the neighborhood and it was in keeping with the character of other structures in the vicinity with the following conditions:

1. Applicant will plant trees which are listed on the Belmont Approved Shade Tree list.
2. Applicant will provide plans to Office of Planning and building showing A/C condensers at the rear of the property.

MOTION made by Ms. Guo and seconded by Mr. Barry the Board voted 4-0 in favor to approve Special Permits and Design and Site Plan Review Approval for the new construction of a two-family dwelling at 2 Cherry Street.

On Behalf of the Board

Date: February 10, 2026


Ara Yogurtian
Inspector of Building
Planning and Building Department