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**TOWN OF BELMONT
PLANNING BOARD**

CASE NO. 23-19

APPLICANTS/OWNERS: Kamel Alhady

PROPERTY: 87 Goden Street

DATE OF PUBLIC HEARING: September 5, 2023
Continued: September 19, 2023

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

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

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, Kamel Alhady, owner, requests One Special Permit under section §1.5.4 C (3-b) of the By-Law to construct a single family dwelling at 87 Goden Street Located in a General Residence (GR) zoning district.

Proposal:

The Applicant, proposes to demolish the existing single family dwelling and replace it with a new single family dwelling at 87 Goden Street located in a Single Residence C zoning district. Special Permit: §1.5.4 C (3-b) of the Zoning By-Law allows construction of new structures after voluntary demolition by a Special Permit granted by the Planning Board.

Public Hearing

Submissions to the Board:

- 1) Application Submission:
 - a. Application for Special Permit dated July 10, 2023.
 - b. Project Narrative prepared by Kamel Alhady, dated July 19, 2023

Case No. 23-19
Address: 87 Goden Street

- c. Construction Documents, June 15, 2023.
- d. Zoning Compliance Check List, dated July 12, 2023.
- e. Certified Plot Plan, dated July 6, 2022.

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

On September 5, 2023, Kamel Alhady, Applicant, joined the meeting and introduced his colleague, Norman Kherlop, Architect. Mr. Kherlop walked the Board through existing conditions and the plans for the new home.

Diane Iuliano, 2 Colonial Terrace, noted that her property was located below this property. She wants to make sure that she can enjoy her backyard and not have a massive retaining wall or structure looking down at her.

Stephen Arkin, said that he was an abutter on the south side and there is an address error on the plot plan. He asked where the central air compressors would be located.

Mr. Birenbaum recommended placing the AC units at the rear. He asked that there be more information presented at the next meeting including the AC unit condenser location, the height of the abutting buildings, the landscape plan, the retaining wall plans, a plan for the trees, plans for the sloping of the back yard, a plan for the aesthetics of the home and more information regarding the height and massing. Also, a grading plan to show that water will not flow into the neighbor's property.

The hearing continued on October 19, 2023. Revised plans and plot plan were submitted to the Board. Kamal Alhady, Applicant, described the location of the proposed retaining wall. He reviewed the plot plan and the zoning compliance checklist. Mr. Alhady presented the elevation of the proposed house and described the height of the roof peak as being lower than the existing house by nine inches.

Ms. Berberian reviewed the neighborhood analysis for TLA and FAR. The TLA of the proposed home is just under the 80th percentile and falls within the context of the existing homes in the neighborhood. Mr. Birenbaum said that 2,600 square feet seems to fit within the size of the homes in the neighborhood.

Mr. Alhady reviewed the landscape plan. Mr. Birenbaum noted that there would be a condition to include a sidewalk replacement at the front of the property.

Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicant's request for One Special Permit construct a single family dwelling at 87 Goden Street Located in a Single Residence C (SRC) zoning district. The Board found that the proposed single family to replace the existing Single family was in keeping with the intent of the By-Law, it was not detrimental to the neighborhood than the existing and it was in keeping with the character of other structures in the vicinity.

Accordingly, **upon motion duly made by Andrew Osborn and seconded by Carol Berberian. The Board voted 5 in favor and 0 in opposition to grant the Special Permit as requested.**

Case No. 23-19
Address: 87 Goden Street

Motion passed.

subject to the following condition:

1. sidewalk will be replaced at the front of the property prior to issuance of a Certificate of Occupancy.

On Behalf of the Board

Date: October 13 2023



Ara Yogurtian
Inspector of Building
Planning and Building Department