

**TOWN OF BELMONT
PLANNING BOARD**

2025 JUN -4 AM 8:34

CASE NO. 25-08

APPLICANTS/OWNERS: Nathan Harrison

PROPERTY: 29 Trowbridge Street

DATE OF PUBLIC HEARING May 6, 2025

MEMBERS SITTING: Thayer Dunham (Chair)
Carol Berberian, (Vice Chair)
Renee Guo
Alisa Gardner-Todreas
Andrew Osborn (Associate Member)

VOTING MEMBERS: Thayer Dunham (Chair)
Carol Berberian, (Vice Chair)
Renee Guo
Alisa Gardner-Todreas
Andrew Osborn

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, Nathan Harrison, owner, requests Three Special Permits under sections §1.5.4 C (2) and 4.2 of the By-Law to construct an addition at 29 Trowbridge Street located in General Residence (GR) zoning district.

It was determined at this meeting that the Planning Board will hear the Special Permit request under section 1.5.4 A of the By-Law and Board of Appeals should hear the two additional special permits under section 4.2 of the By-Law.

Proposal:

The Applicant proposes to construct a two story addition at 29 Trowbridge Street located in a General Residence (GR) zoning district. Special Permit: §1.5.4A of the By-Law allows alteration and expansions in the General Residence district that exceed 300SF by a Special Permit granted by the Planning Board, the proposed expansion is 568.4SF and is allowed by a Special Permit.

Public Hearing

Submissions to the Board:

- a. Application for Special Permit dated February 7, 2025.
- b. Project Narrative and pictures of the location of the proposed addition.
- c. Construction Documents, dated November 19, 2024.
- d. Certified Plot Plan, dated December 3, 2024.

On May 6, 2025 the Board held duly noticed hearing on this case.

The applicant's contractor, Kevin Keiler made the presentation to the Board. The proposed is a two story

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sunroom. Mr. Keiler said that the owner wishes to have an addition at the rear of his home due to needing more space for his growing family. The owner plans to remove an existing shed. No green space will be used in this proposed construction as the area is currently paved. Mr. Keiler added that the owner's neighbors are supportive, and that the owner's home is one of the smaller homes in the neighborhood. Two letters of support were obtained from the abutters to the side and the back of the property. No negative impact is anticipated from the proposed construction.

Ms. Berberian inquired if the surveyor had made a mistake as the proposed construction would be creating a new nonconformity given the plan to change the foundation. Mr. Yogurtian recalculated the lot coverage percentages during the meeting. Nothing else is changing on the lot and the plan for stormwater management will remain the same.

Ms. Guo asked if there were a support letter from the abutting neighbor to the north. Mr. Keiler said that this neighbor is agreeable and was not willing to provide a letter of support. Mr. Keiler said that helix type foundations would be used as a part of the proposed construction. There was a brief discussion on the potential to shift the proposed construction to the south of the lot. It was explained that shifting the proposed construction would not be viable as it would interfere with the bulkhead which serves as a second egress and needs to be maintained for safety purposes.

At this time, the meeting was opened to public comment.

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

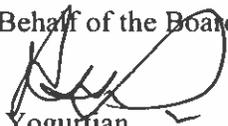
Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicants' request for a Special Permit to construct an addition at 29 Trowbridge 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 than the existing and it was in keeping with the character of other structures in the vicinity.

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

On Behalf of the Board

Date: June 3, 2025


Ara Yogurtian
Inspector of Building
Planning and Building Department