

**TOWN OF BELMONT  
PLANNING BOARD**

2023 APR -6 PM 12: 26

**CASE NO.** 23-02

**APPLICANTS/OWNERS:** Bob Calnan

**PROPERTY:** 57 Burnham Street

**DATE OF PUBLIC HEARING:** January 7, 2023  
Continued: February 21, 2023, March 7, 2023

**MEMBERS SITTING:** Matt Lowrie, Chairman  
Thayer Donham  
Karl Haglund  
Renee Guo  
Jeff Birenbaum  
Carol Berberian (Associate member)

**VOTING MEMBERS:** Matt Lowrie, Chairman  
Thayer Donham  
Karl Haglund  
Renee Guo  
Jeff Birenbaum

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 F. Calnan, owner, requests One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a single family dwelling at 57 Burnham Street Located in a General Residence (GR) zoning district.

**Proposal:**

The Applicant, Robert Calnan proposes to demolish the existing two family dwelling and replace it with a single family dwelling at 57 Burnham Street located in a General Residence zoning district. Mike Mena, representing the Applicant, explained the project details to the Board.

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 January 17, 2023, and continued the hearings on February 21, 2023 and March 7, 2023.

Mr. Lowrie noted that the tandem parking spaces would not be allowed and there was only one parking space. He noted that the parking space was defined as a space dedicated to parking exclusive of driveways. The issue was not debatable according to the By-Law. He also would like to see the height and the TLA included in the neighborhood analysis.

Revised drawings and plot plan were presented to the Board for review. The revisions included the height of buildings abutting this property and TLAs of single dwellings in the neighborhood.

A TLA graph was also prepared by Carol Berberian which was presented to the Board on March 7,

2023.

Ms. Donham noted that she was okay with the proposed height as the homes on the other side of the street were quite tall.

Ms. Berberian noted that she looked at what was available on the surrounding streets to get an overall look at the TLA. She said that the proposed 2,000 square feet of living space was reasonable.

Mr. Birenbaum asked if the mature trees would stay or go. Mr. Mena noted that they would both be removed and 2 new trees would be planted. The Office of Community Development will decide on the type and size of trees that would be acceptable.

Ms. Burchard, 42 Burnham Street, asked if it would make more sense to renovate the existing home. Mr. Mena noted that the home is very old and the amount of work to bring it up to code was not cost-effective.

Mr. Lowrie said that he was satisfied with the spreadsheet that was presented by Ms. Berberian as it pertains to that part of the analysis. Mr. Benson asked to review the Zoning Compliance Checklist on page 4 as it does not meet the table on page 1. Mr. Mena noted that there were changes to the plan and the revised plans show the correct numbers.

### **Deliberation and Decision**

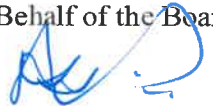
After the close of the public hearing, the Board deliberated on the Applicant's request for One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a single family dwelling at 57 Burnham Street Located in a General Residence (GR) zoning district. The Board found that the proposed single family to replace an existing two 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 Mr. Lowrie and seconded by Ms. Donham, the Board voted 5-0 to grant the applicant the Special Permit and Design and Site Plan approval as requested**, subject to the following condition:

1. additional tree to be planted with the size and type to be determined by the Offices of Community Development.

On Behalf of the Board

Date: April 6, 2023



Ara Yogurtian  
Assistant Director  
Office of Community Development