

**TOWN OF BELMONT  
PLANNING BOARD**

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**CASE NO.** 23-12

**APPLICANT:** Frank Valentino

**PROPERTY:** 14 C Street

**DATE OF PUBLIC HEARING:** May 16, 2023

**MEMBERS SITTING** Jeff Birenbaum (Chairman)  
Carol Berberian, Vice Chair, (Associate Member)  
Thayer Donham  
Renee Guo  
Karl Haglund

**MEMBERS VOTING:** Jeff Birenbaum (Chairman)  
Carol Berberian, Vice Chair, (Associate Member)  
Thayer Donham  
Renee Guo  
Karl Haglund

**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 Frank Valentino, requests One Special Permit and Design and Site Plan Review Approval under sections 3.3 and 6D-2 of the By-Law to construct a two family dwelling at 14 C Street Located in a General Residence (GR) zoning district.

**Proposal**

The Applicant proposes to demolish an existing single family dwelling and replace with a new two family dwelling. Mr. Joseph Noone, attorney of Mr. Frank Valentino made the presentation to the Board. The proposed new two family dwelling meets all the intensity regulation requirements of the By-Law for the General Residence zoning district.

**Submissions to the Board:**

- 1) Application Submission:
  - a. Application for Special Permit dated April 3, 2023.
  - b. Project Narrative prepared by Joseph Noone, esquire, dated April 3, 2023.

- c. Construction Documents, dated January 12, 2023.
- d. Zoning Compliance Check List, dated March 23, 2023.
- e. Certified Plot Plan, dated March 22, 2023.

### **Public Hearing**

The Board held a duly noticed meeting on May 16, 2023. Joseph Noone, attorney of Mr. Valentino made the presentation to the Board. The proposed is to demolish an existing single family dwelling on a 7600 square feet lot and replace with a new two family dwelling. Mr. Noone noted that in the recent years many of the structures in the neighborhood had been replaced with new structures, the existing large tree to the left rear of the property will be saved. The total proposed square footage of the new two family structure will be 3756 square feet, that no tandem parking was designed to satisfy the Board's recent interpretation of the By-Law parking requirement. Mr. Noone also noted that 20 abutters had signed in support of this project and one neighbor had sent a letter to the Board with concerns about the screening the parking area at the rear of this property which will abut his own.

Ms. Berberian shared the neighborhood analysis and noted that the proposed was in the average range compared to the other structures in the neighborhood both for the Total Living Area and the FAR.

Mr. Birnbaum asked the applicant if he preferred tandem parking, that the Board will be reviewing those cases, case by case and might approve tandem parking for certain projects. The applicant responded that he preferred the side by side parking as proposed on the plans and the plot plan.

Mr. Chiang, P.E. of 70 Grant Avenue, a direct abutter had sent a letter and presented his concerns to the Board at the meeting indicating that the proposed is creating a parking lot at the back of his own property and wanted to make sure a permanent fence be erected before construction begins. Mr. Noone responded that his client is willing to install a screen fence during construction and a permanent fence upon the completion of the project as a condition of the Special Permit and the Design and Site Plan Review Approval. He noted that a permanent fence would be damaged during construction and the applicant would have to replace it at the end of the construction.

Board members agreed on this condition.

No other Board members had any concerns with the project.

No other comments were made by the public.

### **Deliberation and Decision**

On May 16, 2023, the Board deliberated on the Applicant's request for One Special Permit and Design and Site plan Review Approval to construct a two family dwelling at 14 C Street Located in a General Residence (GR) zoning district. Board members found that the proposed new dwelling will not be substantially more detrimental to the neighborhood than the existing, and is in character with the other dwellings in the vicinity

Accordingly, upon motion duly made by **Ms. Berberian** and seconded by **Ms. Guo**, **The Board voted 5 in favor and 0 oppose (5-0) to grant the Special Permit and the Design and Site Plan Review Approval as requested, with the following condition.**

1. The applicant will install a screen fence before beginning construction and will replace with a permanent fence upon completion before getting a Certificate of Occupancy from the Office of Community Development.

On Behalf of the Board

Dated: May 23, 2023



Ara Yogurtian  
Assistant Director  
Office of Community Development