

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO: 23-16

APPLICANTS/OWNER: Joseph DeStefano

PROPERTY: 81 Fairview Avenue

DATE OF PUBLIC HEARING: June 6, 2023

MEMBERS SITTING: Jeffrey Birenbaum, Chair
Carol Berberian, Vice Chair
Thayer Donham
Renee Guo

MEMBERS VOTING: Jeffrey Birenbaum, Chair
Carol Berberian, Vice Chair
Thayer Donham
Renee Guo

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 requests One Special Permit and Design and Site Plan Approval under sections 1.5.4A and 6D.6 of the By-Law to construct a single family dwelling at 81 Fairview Ave. located in a General Residence (GR) zoning district.

Proposal

The applicant proposes to construct a single-family dwelling at 81 Fairview Avenue on a vacant lot which only has a detached 2 car garage at the north west corner of the property. The applicant had submitted for the Board's review plans prepared by La Vacckia Designs Co, LLC, dated March 27, 2023, a plot plan prepared by Rober Survey, dated December 13, 2022, zoning checklist dated December 13, 2022, landscape drawing, picture of the lot with the garage and a narrative.

Public Hearings

The Board held a duly advertised public hearing conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on June 6, 2023. Mr. Cliff Rober representing the owner, Mr. DeStefano, made the presentation to the Board. The proposed single family dwelling will have the kitchen, dining room, living room, an office and two half bathrooms on the first floor, three bedrooms and two full bathrooms on the second floor and one bedroom and a full bathroom on the third floor. The TLA of the proposed dwelling is calculated at roughly 2200 square feet.

The architectural design of this building is similar to another building Mr. DeStefano had constructed few years back at 14 King Street, which had the approval of this Board at that time.

Ms. Berberian presented to the Board the neighborhood analysis surrounding this property and explained that there were very few single residences in this neighborhood and that the proposed dwelling's TLA was comparable with other single houses and condos in the neighborhood.

Board members were not pleased with the angle parking adjacent to the garage at the north of the property. The applicant proposed to remove that angled driveway extension and have one car parked in the garage and another one or two in front of the garage to the extent allowed by the By-Law.

Board members complimented the design and were satisfied with the square footage area of the structure.

The Board opened the floor for public comments. Mr. Ryan Morrison, a neighbor asked about the construction hours. Mr. Rober replied that typical hour for this project will be between the hours of 7:00am and 3:30pm, Monday through Friday, he also explained that there might be circumstances when longer hours or work on a Saturday may deem necessary.

No other public comments were made either in support or in opposition to the proposed project.

Deliberation and Decision

After the close of the public hearing, on June 6, 2023, the Board deliberated on the Applicant's request for One Special Permit and Design and Site Plan Approval under sections 1.5.4A and 6D.6 of the By-Law to construct a single family dwelling at 81 Fairview Ave. located in a General Residence (GR) zoning district. The Board found that the proposed 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 Mr. Birenbaum and seconded by Ms. Berberian, the Board voted 4-0 to grant the applicant the Special Permit and Design and Site Plan approval as requested**, subject to the following condition:

1. The angle parking near the garage will be eliminated.

On Behalf of the Board,

Dated: June 7, 2023



Ara Yogurtian
Assistant Director,
Office off Community Development