

**TOWN OF BELMONT  
PLANNING BOARD**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2024 APR 18 PM 3:09

**CASE NO.** 24-04

**APPLICANT:** 190 Lexington Street LLC, Donald Cusano, Agent

**PROPERTY:** 190A Lexington Street

**DATE OF PUBLIC HEARING:** March 19, 2024  
**CONTINUED:** April 9, 2024

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

**MEMBERS VOTING:** Jeff Birenbaum, Chairman  
Carol Berberian, Vice Chair,  
Thayer Donham  
Renee Guo  
Andrew Osborn

**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, 190 Lexington Street LLC, Donald Cusano, Agent, 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 190A Lexington Street Located in a General Residence (GR) zoning district.

**Proposal**

The Applicant, Donald Cusano, proposes to demolish the existing single family dwelling, subdivide the land to 2 parcels and construct single family on each of the lots, one at 190A Lexington Street and the other at 190B located in a General Residence zoning district. Mike Mena, with Community Matters made the presentation to the Board, and 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 March 19, 2024 and continued the hearings on April 9, 2024.

The applicant had presented to the Board, Architectural drawings prepared by Shoplick Associates dated February 20, 2024, a plot plan and zoning checklist prepared by H-Star Engineering dated February 7, 2024, a narrative prepared by Michael Mena, dated February 14, 2024 and landscaping plans.

On March 19, 2024 Board members had concerns about the size of the building, which they considered was larger than what they would have typically approved, The zoning checklist did not include the

Case No. 24-04

Address: 190A Lexington Street

allowances and requirements of section 6D-2 of the By-Law, to include shutters on the windows on the front of the dwelling, the fence on Lexington street and sidewalk in front of the dwelling. Father Lazarus, of the Holy Armenian Catholic Church, at 200 Lexington Street, a direct abutter at the rear of the property, raised concerns about landscaping, fence and the stormwater mitigation system.

Mr. Birenbaum, suggested the applicant meet with the neighbors to resolve some of the concerns they had and continue the case on April 9, 2024. Mr. Mena wanted to confirm from the Board that they were overall in support of the project if the requested changes has been made. The response from the Board was affirmative.

The hearing continued on April 9, 2024, the applicant had made the proposed changes and had a meeting with the abutters on April 2, 2024. Neighbors' concerns were addressed at the meeting and all appeared to have been resolved.

### **Deliberation and Decision**

On April 9, 2023, the Board deliberated on the Applicant's request for One Special Permit and Design and Site plan Review Approval to construct a single-family dwelling at 190A Lexington Street Located in a General Residence (GR) zoning district. Board members found that the revised plans of the new dwelling will not be substantially more detrimental to the neighborhood, and is in character with the other dwellings in the vicinity.

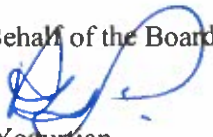
**Accordingly, upon motion to approve with conditions was made by Ms. Carol Berberian and seconded by Ms. Renee Guo, the Board voted 5 in favor and 0 apposed (5-0) to grant the Special Permit and the Design and Site Plan Approval as requested.**

Conditions:

1. Modifications to landscaping to include additional trees specifically four trees along Lexington Street.
2. Fencing along Lexington Street and at the rear of the property.

On Behalf of the Board

Dated: April 18, 2024

  
Ara Yeghayan  
Inspector of Buildings  
Office of Planning and Building