

2021 NOV 23 PM 3:42

January 15, 2021

Building Division
Town of Belmont
19 Moore Street
Belmont, MA 02478

Re: Michael and Erin Mahoney

Dear Sir/Madam,

We write to offer our strongest support to Michael and Erin Mahoney and their plans to renovate the house they purchased at 44 Winn Street. We met Mike and Erin five-and-a-half years ago when we moved to our current home at 21 Dean Street and became neighbors.


During this period we have interacted with Mike and Erin as neighbors and during various social events. We have enjoyed their company and have found them to be very pleasant and courteous. They are affable to friends and strangers alike.

We understand they are renovating their house on 44 Winn Street, which will include expanding the footprint to be closer to our property line. We have seen the plans and find them to be thoughtful and not intrusive to our space.

Mike and Erin are good people and good stewards for our neighborhood and the Town. We support their plans and strongly recommend that the Building Division approve the same.

Please feel free to contact Jessica at 617-899-2209 or jmutch@gryphonconsulting.com if you have any questions.

Respectfully,


Jessica Mutch


Paul K. Mutch

January 2021

To Whom It May Concern:

My name is Deborah Rooney and I live at 38 Winn Street. I am writing on behalf of Erin and Mike Mahoney, my new next-door neighbors.

A few months ago Erin and Mike showed me their remodeling plans and to answer any questions I may have about their designs. I did not have any concerns, rather excited for them to get started. The Mahoney's plans are beautiful and keep within the character of the neighborhood. Their addition is in proportion with the size of their lot and predominately in the rear of their home two very important factors to any architectural design. In addition, the front of the home will remain the same and continue to fit in with the other homes on Winn Street. I have no concerns about the Mahoney's plans and look forward to them moving in.

Please let me know if you have any questions or need additional information.

Sincerely,

Deborah M. Rooney

Dear sir or madam:

We are one of the immediate abutters to Erin and Mike Mahoney and are writing in support of their remodel/addition project at 44 Winn Street. The Mahoneys shared their plans with us last month and we believe that they are in keeping with the character of Winn Street and the surrounding neighborhood, which is important to us. While we are not architects, it is our sense that the size of their lot can carry the addition that is under review. We do not expect that the majority of the addition (as it is at the rear of the house) will be visible from the street. Lastly, in terms of the view of the backyard, from our own vantage point, we would be secondary beneficiaries of the view created by the removal of the existing detached garage.

On a personal note, Winn Street was a terrific place for our son to have grown up and we look forward to the Mahoneys having the same positive experience for their family here at 44 Winn.

Sincerely,
Dave Nuscher and Dave Sullivan
50 Winn Street

Richard & Maria Nortz
39 Winn Street
Belmont, Massachusetts 02478

January 25, 2021

Town of Belmont
ATTENTION: Planning Board
Belmont Town Hall
19 Moore Street
Belmont, MA 02478

RE: 44 Winn Street, Belmont, MA 02478
Michael & Erin Mahoney

Dear Members of the Planning Board:

It is with great enthusiasm that I write in support of Michael & Erin Mahoney's petition for approval of their building plans for the project at 44 Winn Street. We have known Michael & Erin and their children for many years. Both Michael and Erin grew up in Belmont and their families have been integral to the past and current success of not only Belmont overall, but for the benefit of the schools and sports programs as well. Their family is an active and vibrant part of the Town of Belmont and wholeheartedly endorse their application.

We have lived on Winn Street for approximately 11 years. In that time, we have made great friendships with our neighbors who care for and care about what happens in our corner of Town. The DiPace family were residents for over 40 years and took great pains to make sure the family who purchased their home, would take care of it for the years to come. This is one of the main reasons why they chose Michael and Erin.

Michael and Erin have taken the time to review their plans with us. Given their explanation of their goals, we feel that the anticipated remodel/addition is tasteful and keeping within the character of our neighborhood.

The residents on the even side of Winn Street, have almost double sized lots from the neighbors on the odd side of the street. This large lot size can carry the size of the addition that is proposed. Additionally, the majority of the addition is in the rear of the house and its mass is not visible from the street.

I cannot think of a better addition to Winn Street than to allow Michael, Erin, Michael, Brooke and Patrick to build their dream home in the town they love. I feel that the care they have taken to

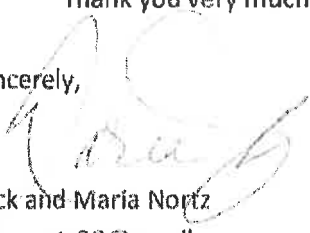
design a well thought out and respectful plan for their improvements will not only benefit them as property owners but also their abutters on Winn Street.

Please consider this letter to be our strong endorsement of Michael & Erin's petition for approval of their building plans.

Feel free to contact us should you have any further questions or concerns.

Thank you very much for your consideration.

Sincerely,



Rick and Maria Nortz
Mmnortz39@gmail.com

Dear Planning Board Members,

I am writing in support of the proposed addition by Mike and Erin Mahoney.

My family and I have lived at 58 Winn St. for 18 years. We love our neighborhood and our street. We are deeply invested in maintaining the architectural style of the homes on our street. I had a chance to review the Mahoney's plans today and was pleased to see that they will be maintaining the original style of the house, including the brick exterior and the roof line. I feel that the updated version will still be consistent with the architecture on the street. In addition, the size of their addition is appropriate for the lot and placed in a way to maintain the look of the street.

Thank you for your attention to this matter.

Stephanie Southwick Cahoon

To Whom it May Concern,

We are writing this letter to express our support for Michael and Erin Mahoney's proposed addition for 44 Winn Street. We have reviewed the plans and feel that their remodel and addition is both tasteful and is in keeping with the character of the neighborhood. Their large lot size can easily carry the proposed addition and will not be visible from the street, which will help maintain the style and traditional aesthetics of our street.

Sincerely,

Marc and Elizabeth Firenze

Brendan and Maura Kelleher
45 Dean Street
Belmont, MA 02478
mkerags@yahoo.com

February 22, 2021

Belmont Planning Board
Office of Community Development
Homer Municipal Building – 2nd Floor
19 Moore Street
Belmont, MA 02478

**RE: Hearing regarding 44 Winn Street project for Michael and Erin Mahoney
Case No. 21-05**

Dear Belmont Planning Board:

We are writing to express our support for the renovation project Michael and Erin Mahoney have proposed for 44 Winn Street. It is our understanding that the Mahoneys have a hearing before the Board on March 2, 2021.

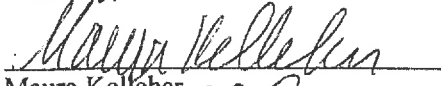

Michael and Erin Mahoney are life-long Belmont residents and model members of our community. We are currently their neighbors on Dean Street, and we could not ask for better neighbors. The Mahoneys have completely renovated their current residence at 27 Dean Street and the home is beautiful and is the best maintained property on the street. They are valued friends and the best neighbors we could ask for.

We have seen the Mahoney's proposed plans for the remodel and addition on Winn Street and we are confident that the end-result would be tasteful and in keeping with the character of the neighborhood. At 9,351 square foot size lot, their proposed addition of 1,676 square feet seems reasonable and not at all over-reaching. Further, we are confident that the project would be well run and the end-product pristine.

After the scheduled hearing, we hope that the Planning Board will feel the same way that we do and allow this project to proceed.

Should you have any questions, please do not hesitate to contact us at 617-909-8720.

Sincerely,


Maura Kelleher

Brendan Kelleher

Jen & Keith Lockwood
58 Farnham Street
Belmont, MA 02478

Office of Community Development
Town of Belmont
19 Moore Street
Homer Municipal Building
Belmont, MA 02478

Dear Planning Board Members,

I write this letter in support of Erin & Mike Mahoney's request for a special permit to renovate and expand their home at 44 Winn Street. My family has known the Mahoneys for 5 years and have grown close with them and their 3 children. Both Erin and Mike grew up in Belmont and they are friendly, kind, and devoted members of the Belmont community. Erin and I often walk around the Winn Brook neighborhood for exercise and Erin greets almost all our neighbors by name! Mike owns a business located in Belmont and is on the Belmont Youth Baseball board. In addition, he coaches baseball and hockey. Erin has been a room mother every year since her children entered Winn Brook and volunteers her time as a coach for Belmont Youth Basketball and Belmont Youth Softball. Their love for Belmont is evident in everything they do and they are wonderful neighbors - always offering a helping hand and friendly hello.

I have seen the plans for the proposed renovation/addition at 44 Winn Street and want to strongly support their application. Their addition will be extremely tasteful and will retain Winn Street's charm and character. Their current house on Dean Street is always immaculately maintained and I know without a doubt their new home on Winn Street will be beautiful! The proposed addition will be in the rear of the house and will allow them the space they need to build the house of their dreams in the town they love so much. I strongly support their petition.

Thank you very much,

A handwritten signature in cursive script that reads "Jen Lockwood".

Jen Lockwood

We, the neighbors of Michael and Erin Mahoney of 44 Winn Street in Belmont, have reviewed their plans to renovate and expand their home at the above mentioned address. Furthermore, we support their petition for a special permit to allow them to proceed with this project.

1. Erin L. Mahoney Erin L. Mahoney
(signature) (name)
27 Dean Street
(address)
2. [Signature] MICHAEL MAHONEY
(signature) (name)
27 DEAN ST
(address)
3. Coleen Bennett Coleen Bennett
(signature) (name)
33 Dean St
(address)
4. [Signature] GRANT BENNETT
(signature) (name)
33 DEAN ST, BELMONT, MA 02478
(address)
5. [Signature] Brandon Kelleher
(signature) (name)
45 Dean Street, Belmont MA
(address)
6. Maura Kelleher maura Kelleher
(signature) (name)
45 Dean St Belmont MA
(address)

7. Jonnie Dohanian LOUISE DOHANIAN
(signature) (name)

38 DEAN ST.
(address)

8. Giane O'Connell Giane
(signature) (name)

32 Dean St
(address)

9. [Signature] William O'Connell
(signature) (name)

32 Dean St, Belmont
(address)

10. [Signature] Alessio P. FRENCE
(signature) (name)

174 DEAN ST. BELMONT
(address)

11. [Signature] Marisa Tanelli
(signature) (name)


104 Cross St Belmont MA
(address)

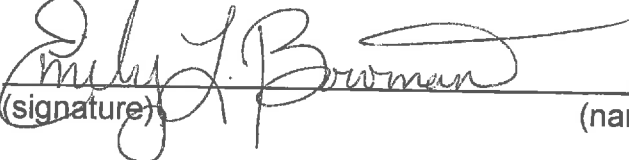
12. [Signature] Jon Tanelli
(signature) (name)

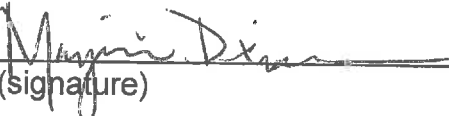
104 Cross St Belmont MA
(address)


13. [Signature] Evelina Terlenko
(signature) (name)

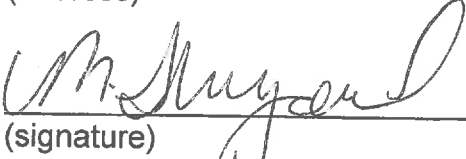
56 Dean St
(address)

14.  Chris Bayers
(signature) (name)
117 Clafin St Belmont MA 02478
(address)

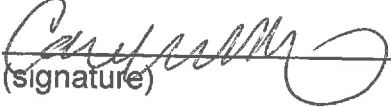

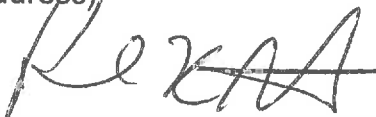
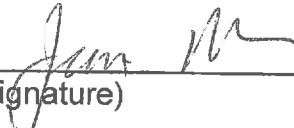

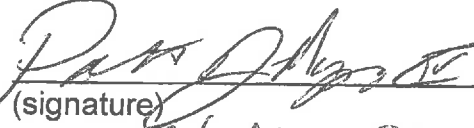
15.  Emily Bowman
(signature) (name)
117 Clafin St, Belmont, MA 02478
(address)

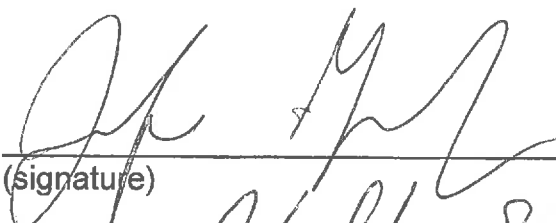
16.  Maggie Dixon
(signature) (name)
129 Clafin St. Belmont, MA 02478
(address)

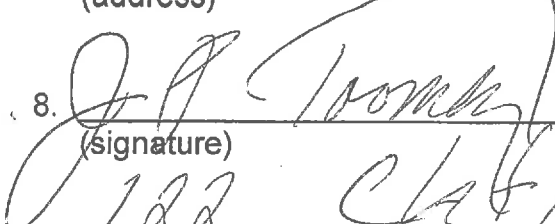
17.  Tyler Thurgood
(signature) (name)
134 Clafin St. Belmont, MA 02478
(address)

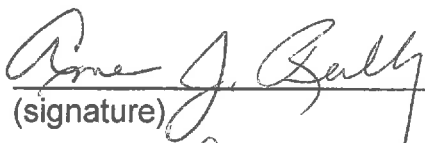
18.  Megan Thurgood
(signature) (name)
134 Clafin St.
(address)

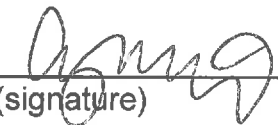
We, the neighbors of Michael and Erin Mahoney of 44 Winn Street in Belmont, have reviewed their plans to renovate and expand their home at the above mentioned address. Furthermore, we support their petition for a special permit to allow them to proceed with this project.

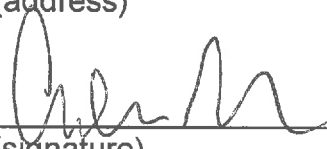
1.  Carol W. Knauff
(signature) (name)
50 Dean Street, Belmont
(address)
2.  Michael J Knauff
(signature) (name)
50 DEAN ST
(address)
3.  PAUL K. MUTCH
(signature) (name)
21 Dean St Belmont
(address)
4.  Jessica Mutch
(signature) (name)
21 Dean St Belm
(address)
5.  Alix Pailan
(signature) (name)
15 Dean St Belmont
(address)
6.  Patrick J Murphy
(signature) (name)
130 Claffin St
(address)

7.  Jonathan Murphy
(signature) (name)
130 Claflin St
(address)

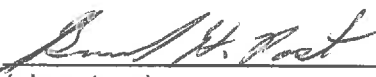
8.  Joseph P. Toomey
(signature) (name)
122 Claflin St
(address)

9.  Anne J. Reilly
(signature) (name)
122 Claflin St
(address)

10.  Cynthia Chang
(signature) (name)
118 Claflin
(address)

11.  Andy Porter
(signature) (name)
118 Claflin St
(address)

12. Sara Post SARA POST
(signature) (name)
121 Claflin St
(address)

13.  Samuel H. Post
(signature) (name)
121 Claflin St
(address)

14. Armen Donawian Jr. ARMEN DONAWIAN JR
(signature) (name)
38 Dean St. Belmont
(address)

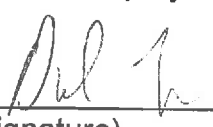
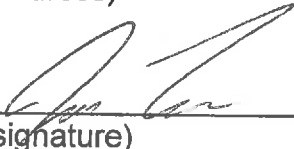
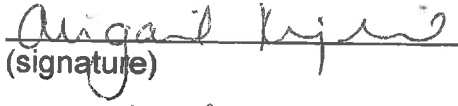

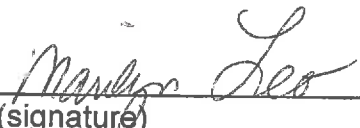
15. Katerina Gorgantz KATERINA GORGANTZ
(signature) (name)
103 Clafin St.
(address)

16. Louis Georgeas LOUIS GEORGAS
(signature) (name)
103 CLAFIN ST BELMONT MA 02478
(address)

17. Ottavio Forte OTTAVIO FORTE
(signature) (name)
28 WINN ST. BELMONT
(address)

18. Victoria Grierson VICTORIA GRIERSON
(signature) (name)
84 Clafin St. Belmont.
(address)

We, the neighbors of Michael and Erin Mahoney of 44 Winn Street in Belmont, have reviewed their plans to renovate and expand their home at the above mentioned address. Furthermore, we support their petition for a special permit to allow them to proceed with this project.

1.  David Zepin
(signature) (name)
137 Claflin St
(address)
2.  JACK LOOSE
(signature) (name)
72 Cross St.
(address)
3. Gauche m. loose Rebecca LOOSE
(signature) (name)
72 cross st.
(address)
4.  Abigail Klingbell
(signature) (name)
137 Claflin St.
(address)
5.  Ben Lubin
(signature) (name)
24 Dean St
(address)
6.  Marilyn Leo
(signature) (name)
12 Dean St
(address)

7. Cosmo Leo Cosmo Leo
(signature) (name)
12 Dean St
(address)

8. Baatar Dagra Baatar Dagra
(signature) (name)
39 Dean St
(address)

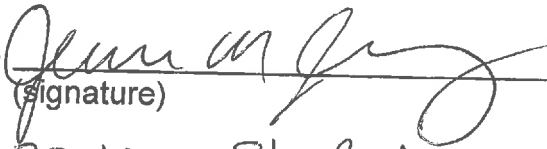
9. Thomas D Walsh Thomas Walsh
(signature) (name)
149 CHILTON ST
(address)


10. Martha J. Walsh Martha Walsh
(signature) (name)
149 Chilton Street
(address)

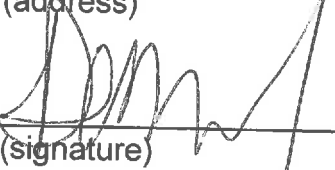
11. Jay Guden Jay Guden
(signature) (name)
155 Chilton St
(address)

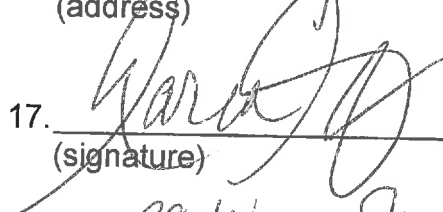
12. Amanda Maine Amanda Maine
(signature) (name)
130 Chilton
(address)


13. Peter Jacoby PETER JACOBY
(signature) (name)
33 Winn
(address)

14.  Jeanne M Jacoby
(signature) (name)
33 Winn St. Belmont MA
(address)


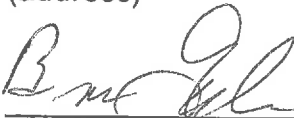




15. 
(signature) (name)
34 Winn St.
(address)

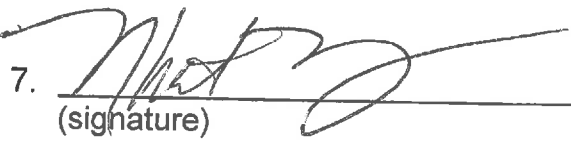
16.  Deborah Rooney
(signature) (name)
38 Winn St.
(address)


17.  Maria M. Nantz
(signature) (name)
39 Winn Street
(address)

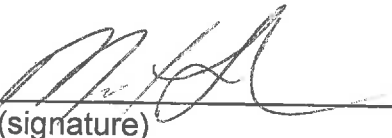
18.  Richard Nantz
(signature) (name)
39 Winn Street
(address)

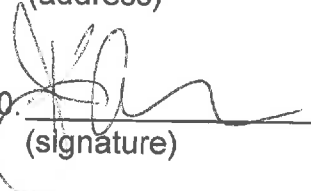
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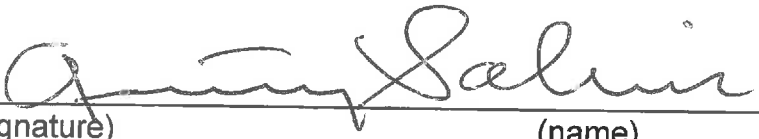
1.  PATRICIA GALVIN
(signature) (name)
45 Winn St Belmont MA
(address)
2.  BRIAN GALVIN
(signature) (name)
45 WINN ST BELMONT MA
(address)
3.  David G. Sullivan
(signature) (name)
50 Winn St, Belmont, MA
(address)
4.  Albree Tower-Rader
(signature) (name)
51 Winn St Belmont MA
(address)
5.  Chris Rader
(signature) (name)
51 Winn St Belmont, MA
(address)
6.  PETER THOMSON
(signature) (name)
51 WINN ST BELMONT, MA
(address)


7.  NHAT NGUYEN
(signature) (name)
112 CROSS ST, BELMONT MA
(address)

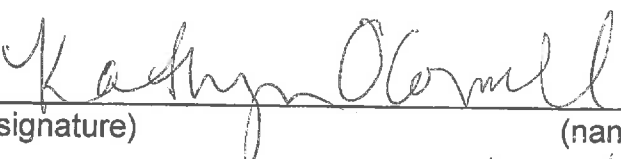
8.  CHARLES R. ROTE
(signature) (name)
116 CROSS ST. BELMONT, MA
(address)

9.  MICHAEL LIEBRU
(signature) (name)
125 CLAFLIN ST. Belmont, MA
(address)

10.  Sil Liebru
(signature) (name)
125 CLAFLIN ST. Belmont MA
(address)

11.  Anthony Salucci
(signature) (name)
82 CROSS STREET BELMONT MA
(address)

12.  Elaine Salucci
(signature) (name)
82 CROSS ST Belmont
(address)

13.  Kathryn O'Connell
(signature) (name)
59 Farnham St Belmont MA
(address)

14. Jennifer Lakewood
(signature) (name)
58 Farnham St Belmont
(address)

15. Pete Luce
(signature) (name)
59 Farnham St Belmont
(address)

16. [Signature] Donald Indge
(signature) (name)
52 Farnham
(address)

17. [Signature] STEPHEN ROSALES
(signature) (name)
48 FARNHAM ST
(address)

18. Deborah M Rosales
(signature) (name)
48 Farnham St
(address)

We, the neighbors of Michael and Erin Mahoney of 44 Winn Street in Belmont, have reviewed their plans to renovate and expand their home at the above mentioned address. Furthermore, we support their petition for a special permit to allow them to proceed with this project.

1. Anthony W Biette Anthony Biette
(signature) (name)
42 Farnham St Belmont
(address)
2. Ann Rittenburg ANN RITTENBURG
(signature) (name)
42 Farnham St. Belmont
(address)
3. Ann Wigglesworth ANN WIGGLESWORTH
(signature) (name)
94 CLAFLIN ST BELMONT
(address)
4. C Paul Graham C PAUL GRAHAM
(signature) (name)
16 Winn St Belmont MA 02478
(address)
5. 12 Winn St Belmont MA 02478
(signature) (name)
Rocco Mastrangelo
(address)
6. 12 Winn St Belmont
(signature) (name)
Deborah Mastrangelo
(address)

7. M. Elizabeth Firenze M. Elizabeth Firenze
(signature) (name)

64 Winn St. Belmont, MA 02478
(address)

8. M. Firenze Marc Firenze
(signature) (name)

64 Winn St. Belmont, MA 02478
(address)

9. Ryan Firenze Ryan Firenze
(signature) (name)

64 Winn St. Belmont, MA 02478
(address)

10. Gabriella G. Cheloni GABRIELLA CHERONI
(signature) (name)

76 Cross St.
(address)

11. Nancy Schieffelin Nancy Schieffelin
(signature) (name)

3 Dean St Belmont, MA
(address)

12. Karl Brauer KARL BRAUER
(signature) (name)

3 Dean St. Belmont, MA
(address)

13. _____
(signature) (name)

(address)

We, the neighbors of Michael and Erin Mahoney of 44 Winn Street in Belmont, have reviewed their plans to renovate and expand their home at the above mentioned address. Furthermore, we support their petition for a special permit to allow them to proceed with this project.

1. Angelo Lapriore ANGELO LAPRIORE
(signature) (name)

64 FARNHAM ST.
(address)

2. Stephen Cahoon Stephen Cahoon
(signature) (name)

58 Winn St
(address)

3. Stephanie Cahoon Stephanie Cahoon
(signature) (name)

58 Winn St.
(address)

4. Mark Rainey Mark Rainey
(signature) (name)

100 Cross St
(address)

5. Jonathan Millstein Jonathan Millstein
(signature) (name)

92 Cross St.
(address)

6. _____
(signature) (name)

(address)

We, the neighbors of Michael and Erin Mahoney of 44 Winn Street in Belmont, have reviewed their plans to renovate and expand their home at the above mentioned address. Furthermore, we support their petition for a special permit to allow them to proceed with this project.

1. Lilia Paratore Lilia Paratore
(signature) (name)
142 Chilton Street, Belmont, MA 02478
(address)

2. _____
(signature) (name)

(address)

3. _____
(signature) (name)

(address)

4. _____
(signature) (name)

(address)

5. _____
(signature) (name)

(address)

6. _____
(signature) (name)

(address)