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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 25-21

APPLICANT: Kathleen O'Donnell

PROPERTY: 15 Falmouth Street

DATE OF PUBLIC HEARING: September 8, 2025

MEMBERS SITTING: Casey Williams, Chair
Elliot Daniels, Vice Chair
Teresa MacNutt
David Stiff
Alexandra Danahy
Carol Berberian, Associate Member

MEMBERS VOTING: Elliot Daniels, Vice Chair
Teresa MacNutt
David Stiff
Alexandra Danahy
Carol Berberian, Associate Member

Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and 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, Kathleen O'Donnell ("Applicant"), requests one (1) SPECIAL PERMIT under Section 3.4.2 (h) of the Zoning By-Law to conduct counseling/psychotherapy services at 15 Falmouth Street located in General Residence (GR) Zoning District.

- (1) Special Permit: §3.4.2 (h) of the Zoning By-law, allows home occupation that results in patrons or clients visiting the premises by a Special Permit granted by the Board of Appeals.

Proposal

The Board held a duly noticed hearing on the application on September 8, 2024. The Applicant's proposal explained that she anticipates seeing on average one or two clients per day on Monday, Thursday, Friday and Saturday. Her clients will park in her driveway. Letters of support were submitted by neighbors Tracy and Michael Podol (9 Falmouth St) and Sarah Calkins (18 Falmouth St).

Case No. 25-21
Address: 15 Falmouth Street

There were no comments expressed from the public at the hearing.

Decision

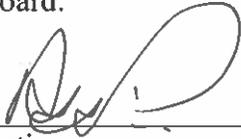
MGL 40A §6 provides in pertinent part: “Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.”

The Board found that the proposed counseling/psychotherapy services will not be detrimental to the neighborhood.

Accordingly, upon motion duly made by Alexandra Danahy and seconded by Carol Berberian the Board voted 5-0 to grant the Applicant the Special Permit.

For the Board:

Dated: September 10, 2025



Ara Yogurtian
Inspector of Buildings
Office of Community Development