

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 24-14

2024 AUG 13 AM 9: 36

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, September 10, 2024 at 7:00 PM by remote access through the Zoom app. to consider the application of William and Leanne Langmaid for One Special Permit under section 1.5.4 C (2) of the By-Law to construct a 994.56SF second floor addition at 209 Channing Road, located in a Single Residence C zoning district. The existing GFA is 1363.8SF, the proposed addition is 42.17% (>30%) of the existing GFA and is allowed by a Special Permit granted by the Planning Board

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



OFFICE OF PLANNING & BUILDING  
TOWN OF BELMONT  
19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Building Division  
(617) 993-2664  
Planning Division  
(617) 993-2666

Telephone: (617) 993-2650

June 4, 2024

William and Leanne Langmaid  
209 Channing Road  
Belmont MA 02478

RE: Addition of a Second Floor

Dear Mr. and Mrs. Langmaid,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a second story addition at 209 Channing Road located in a Single Residence C (SRC) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9,000SF, existing and proposed lot area is 7,390SF) by more than thirty percent (30%) by a Special Permit granted by the Planning Board. Special Permit: The existing Gross Floor Area is 1363.8 square feet and the proposed addition is 994.56 square feet or 42.17%. The expansion is allowed by a Special Permit granted by the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request one (1) Special Permit from Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian C.B.O.  
Inspector of Buildings

2024 AUG 13 AM 9:36

RECEIVED  
TOWN CLERK  
BELMONT, MA



Town of Belmont  
Planning Board

**APPLICATION FOR A SPECIAL PERMIT**

Date: 7/8/24

Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 203 Channing Street (circled) hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for \_\_\_\_\_  
construction of a second floor addition.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

[Handwritten Signature]

Print Name

Leanne Langanmaid

Address

203 Channing Rd.

Belmont, MA 02478

Daytime Telephone Number

617-966-9649

Town of Belmont Planning Board

Homer Municipal Building, 19 Moore Street Belmont, MA 02478

July 7, 2024

Dear Town of Belmont Planning Board Members,

We are writing to request your approval for a special permit to allow the construction of a second-floor addition at 209 Channing Road. The purpose of this addition is to accommodate our growing family's need for additional space. As lifelong residents of Belmont, our family has deep roots in the community. We have three young children, two of whom attend elementary school in the neighborhood. They are all active participants in various community youth programs, such as soccer, baseball, hockey, lacrosse, and flag football. It is important for us to remain in the town where our family resides, as it provides us with a sense of belonging and the opportunity to continue fostering our community connections.

Considerable thought and care have been put into developing the proposed plans for this addition. We aimed to ensure that the structure fits harmoniously within the neighborhood and maintains a similar scale to surrounding homes. We are confident that the proposed plan does not create any issues for our neighbors and will, in fact, contribute to the overall appeal of the neighborhood.

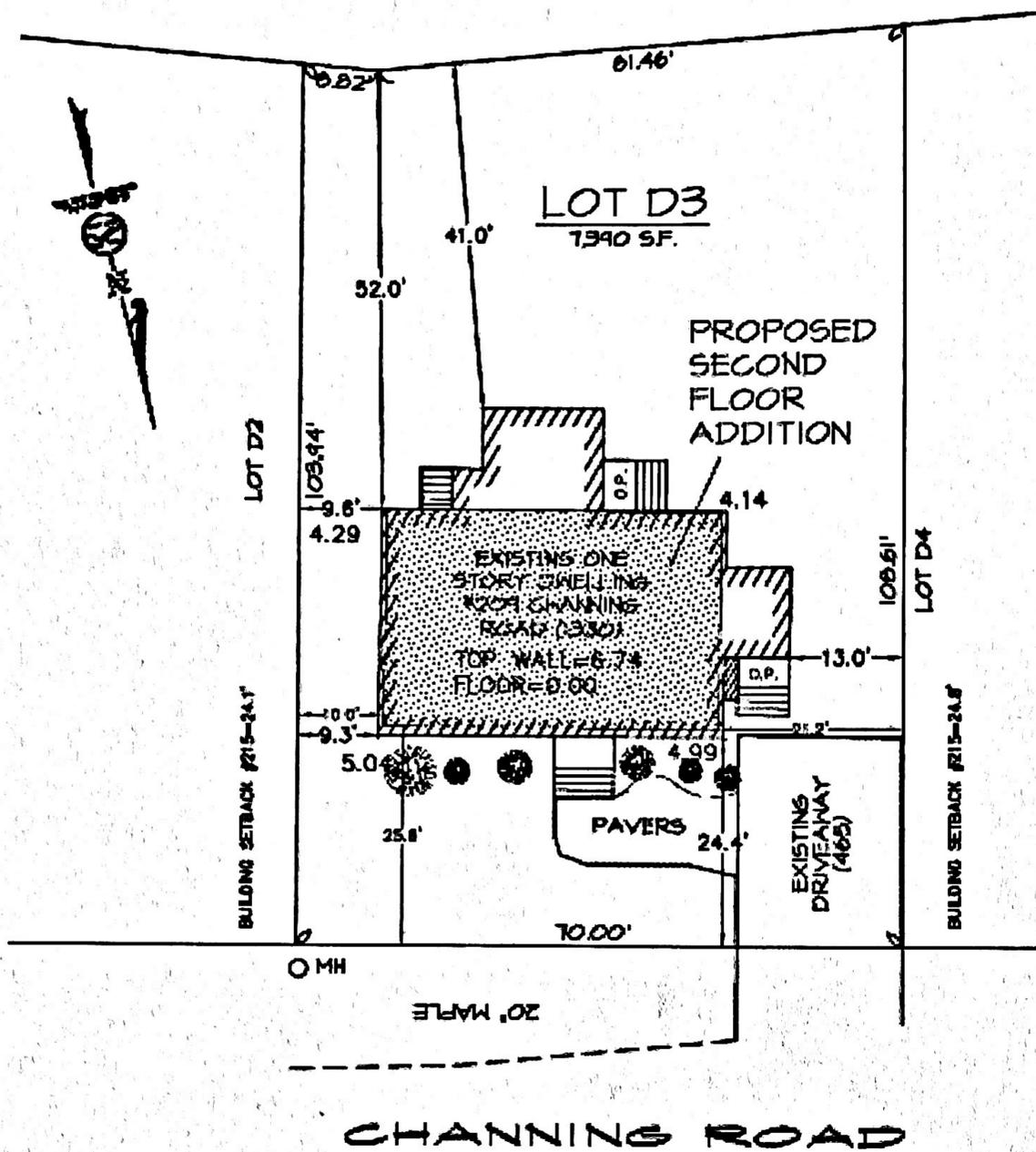
We greatly appreciate your time and consideration of our request for a special permit to construct a second-floor addition at 209 Channing Road. We hope that you can understand our need for additional space and support our desire to remain in the town where our family has its roots. Thank you for your attention to this matter.

Sincerely,

Handwritten signatures of Billy and Leanne Langmaid in black ink.

Billy and Leanne Langmaid

BOSTON AND MAINE RAILROAD



ZONING DISTRICT SC (SINGLE RESIDENCE C)

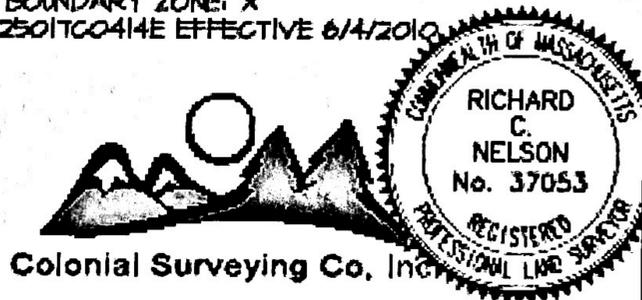
	RGD	EX.	FR.
FRONT SETBACK.....	*24.45'	24.4'	25.6'
SIDE SETBACK.....	10'	9.3'	10.0'
REAR SETBACK.....	30'	41.0'	41.0'
MAXIMUM LOT COVERAGE.....	25%	18.4%	18.4%
MINIMUM OPEN SPACE.....	50%	75.3%	75.3%

NOTES:

FRONT SETBACK CALC:  $(24.1+24.8)/2=24.45'$

TOTAL LOT AREA: 7390 SF.

FLOOD BOUNDARY ZONE: X  
PANEL 25017C0414E EFFECTIVE 6/4/2010



Colonial Surveying Co., Inc.

28 WOODLAND WAY  
STON MASS 01775  
617-489-0880

www.colonialsurvey.com

0 20 40 60



Owner: William & Leanne Langmaid  
 Loc. House No. 209 Channing Road  
 Lot No. D3  
 App. No. \_\_\_\_\_  
 Date April 22, 2024  
 Scale 1"=20'

# Zoning Compliance Check List

**Properties Located within the SR-C Districts**  
(To be Completed by a Registered Land Surveyor)

**Property Address:** 209 Channing Street

**Surveyor Signature and Stamp:**




**Date:** 7/8/2024

<b>Per §4.2 of the Zoning By-Law</b>							
		<b>REQUIRED</b>		<b>EXISTING</b>		<b>PROPOSED</b>	
Lot Area (sq. ft.)		9,000 s.f.		7,390 s.f.		7,390 s.f.	
Lot Frontage (feet)		75'		70'		70'	
Lot Coverage (% of lot)		25%		18.4%		18.4%	
Open Space (% of lot)		50%		75.3%		75.3%	
Setbacks: (feet)	➤ Front <sup>(a)</sup>	24.45'		24.4'		24.4'	
	➤ Side/Side	10	10	9.3'	13.0'	10.0'	13.0'
	➤ Rear	30'		41.0'		41.0'	
Building Height:	➤ Midpoint (feet)	30		16.5'		24'-2"	
	➤ Ridge (feet)	34		19'8"		27'6"	
	➤ Stories	2-1/2		1		2-1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	n/a		n/a		n/a	
	➤ Area (60%)	n/a		n/a		n/a	
	➤ Length (75%)	n/a		n/a		n/a	
HVAC <sup>(b)</sup>	Prohibited in Front Yard and Side and Rear Setbacks						

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

(b) Includes all outdoor mechanical equipment and fuel storage systems.

**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

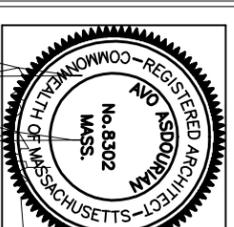
# LANGMAID RESIDENCE

## 209 CHANNING ROAD - BELMONT, MASSACHUSETTS

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**OVO OSOUBON**

Architecture  
Planning  
Interior Design

P.O. Box 290  
Watertown, MA 02471  
781.223.3680

Project No: 2360

Drawn By: AH  
Checked By: AA  
Issue Date: 05.24.24

Revisions	
X	X

Drawing Title:

**TITLE  
SHEET**

Drawing Number

T 1

### ABBREVIATIONS LIST

A.C.I.	Acoustic Ceiling Tile	F.O.S.	Face of Stud	P.T.	Pressure Treated
A.F.F.	Above Finished Floor	F.T.	Fire Treated	P.L.	Plate
A.F.G.	Above Finish Grade	F.W.	Foundation Wall	P.LWD	Plywood
A.F.S.	Above Finish Slab	FDN.	Foundation	POLY VB.	Polyethylene Vapor Barrier
ACOUS.	Acoustic	FN.	Finish	PR.	Pair
ADJ.	Adjustable	FLR.	Floor	PT.	Paint, Point
ALT.	Alternate	FLUR.	Fluorescent	PTD.	Painted Tile
ALUM.	Aluminum	FRM.	Frame	Q.T.	Quarry Tile
ANCH.	Anchor	FLURK.	Fluorescent	R.	Risers
APPROX.	Approximately	FLURK.	Fluorescent	R.D.	Roof Drain
ATTEN.	Attention	FLURK.	Fluorescent	R.H.	Right Hand
B.O.	Bottom of	FLURK.	Fluorescent	R.L.	Right Left
BI.	Bibel	FLURK.	Fluorescent	R.O.	Roof Water Leader
BLDG.	Building	FLURK.	Fluorescent	R.W.L.	Radius
BLK.	Block	FLURK.	Fluorescent	REF.	Refer
BLKG.	Blocking	FLURK.	Fluorescent	REFRIG.	Refrigerator
BM.	Beam	FLURK.	Fluorescent	REIN.	Reinforced
BOT.	Bottom	FLURK.	Fluorescent	RES.	Resistant
C.B.	Catch Basin	FLURK.	Fluorescent	RET.	Retaining
C.I.P.	Cast in Place	FLURK.	Fluorescent	REV.	Revision, Revised
C.J.	Control Joint	FLURK.	Fluorescent	RM.	Room
C.M.U.	Concrete Masonry Unit	FLURK.	Fluorescent	S.&P.	Shelf and Pole
C.O.	Clean Out	FLURK.	Fluorescent	S.F.	Square Feet
C.T.	Counter Top	FLURK.	Fluorescent	S.F.	Square Feet
CAB.	Cabinet	FLURK.	Fluorescent	S.T.C.	Sound Transmission Coefficient
CEM.	Cement	FLURK.	Fluorescent	S.V.	Sheet Vinyl
CER.	Ceramic	FLURK.	Fluorescent	SCHED.	Schedule
CLG.	Ceiling	FLURK.	Fluorescent	SECT.	Section
CLR.	Clear	FLURK.	Fluorescent	SHT.	Sheet
COL.	Column	FLURK.	Fluorescent	SHM.	Similar
COMP.	Composition	FLURK.	Fluorescent	SPEC.	Specification
CONC.	Concrete	FLURK.	Fluorescent	STD.	Standard
CONSTR.	Construction	FLURK.	Fluorescent	STL.	Steel
CONT.	Continuous	FLURK.	Fluorescent	STRUC.	Structural
CPT.	Course(s)	FLURK.	Fluorescent	SUSP.	Suspended
CS.	Course(s)	FLURK.	Fluorescent	T.	Treads
CTR.	Center	FLURK.	Fluorescent	T.&B.	Top and Bottom
D.S.	Down Spout	FLURK.	Fluorescent	T.&G.	Tongue and Groove
D.W.	Dish Washer	FLURK.	Fluorescent	T.O.	Top of
DBL.	Double	FLURK.	Fluorescent	T.O.C.	Top of Concrete
DEMO.	Demolish	FLURK.	Fluorescent	T.O.S.	Top of Steel
DET.	Detail	FLURK.	Fluorescent	T.V.	Television
DIA.	Diameter	FLURK.	Fluorescent	TEMP.	Temperature
DIAG.	Diagonal	FLURK.	Fluorescent	THRU	Through
DIM.	Dimension	FLURK.	Fluorescent	U.O.N.	Unless Otherwise Noted
DISP.	Dispenser	FLURK.	Fluorescent	U.C.	Undercut
DN.	Down	FLURK.	Fluorescent	UR.	Urinal
DR.	Door	FLURK.	Fluorescent	V.C.T.	Vinyl Composition Tile
DWG.	Drawing	FLURK.	Fluorescent	V.F.	Verrily in Field
E.F.	Each Face	FLURK.	Fluorescent	V.F.P.	Vision Panel
E.J.	Expansion Joint	FLURK.	Fluorescent	V.H.C.	Vinyl Wall Covering
E.O.	Edge of	FLURK.	Fluorescent	VERT.	Vertical
E.W.	Each Way	FLURK.	Fluorescent	W.	Wide
ELECT.	Electrical	FLURK.	Fluorescent	W.C.	Wide Closet
ELECT.	Electrical	FLURK.	Fluorescent	W.F.	Wide Flange
ELEV.	Elevation	FLURK.	Fluorescent	W.H.	Wall Hung
ELEV.	Elevation	FLURK.	Fluorescent	W.P.	Waterproof, Working Point
ENAM.	Enamel	FLURK.	Fluorescent	W.W.F.	Woven Wire Fabric
EQ.	Equipment	FLURK.	Fluorescent	W.W.M.	Welded Wire Mesh
EQUIP.	Equipment	FLURK.	Fluorescent	W/O	Without
EXIST.	Existing	FLURK.	Fluorescent	WD.	Wood
EXT.	Exterior	FLURK.	Fluorescent	WST.	Wainscot
F.D.	Floor Drain	FLURK.	Fluorescent	WT.	Weight
F.F.	Finished Floor	FLURK.	Fluorescent		
F.O.	Face of Concrete	FLURK.	Fluorescent		
F.O.C.	Face of Concrete	FLURK.	Fluorescent		
F.O.M.	Face of Masonry	FLURK.	Fluorescent		

### DRAWINGS LIST

T1	TITLE SHEET
T2	TOTAL LIVING AREA PERCENTAGE
T3	LANDSCAPING
A1	EXISTING/DEMO FIRST FLOOR PLAN
A2	PROPOSED FIRST FLOOR PLAN
A3	PROPOSED SECOND FLOOR PLAN
A4	PROPOSED ROOF PLAN
A5	EXTERIOR BUILDING ELEVATION
A6	EXTERIOR BUILDING ELEVATION
A7	EXTERIOR BUILDING ELEVATION
A8	EXTERIOR BUILDING ELEVATION

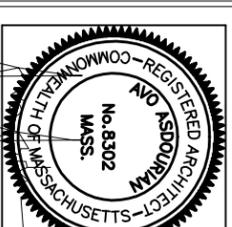
### SYMBOLS LEGEND

DRAWING NUMBER	SECTION DETAIL DESIGNATION
EXTERIOR ELEVATION DESIGNATION	INTERIOR ELEVATION DESIGNATION
BUILDING SECTION DESIGNATION	COLUMN LINE DESIGNATION
FLOOR REFERENCE DESIGNATION	ROOM TYPE DESIGNATION
ROOM DESIGNATION	

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**ovo osobouron**

Architecture  
Planning  
Interior Design

P.O. Box 290  
Watertown, MA 02471  
781.223.3660

Project No: 2360

Drawn By: AH

Checked By: AA

Issue Date: 05.24.24

Revisions

X	X	X

Drawing Title:

**TOTAL LIVING  
AREA  
PERCENTAGE**

Drawing Number

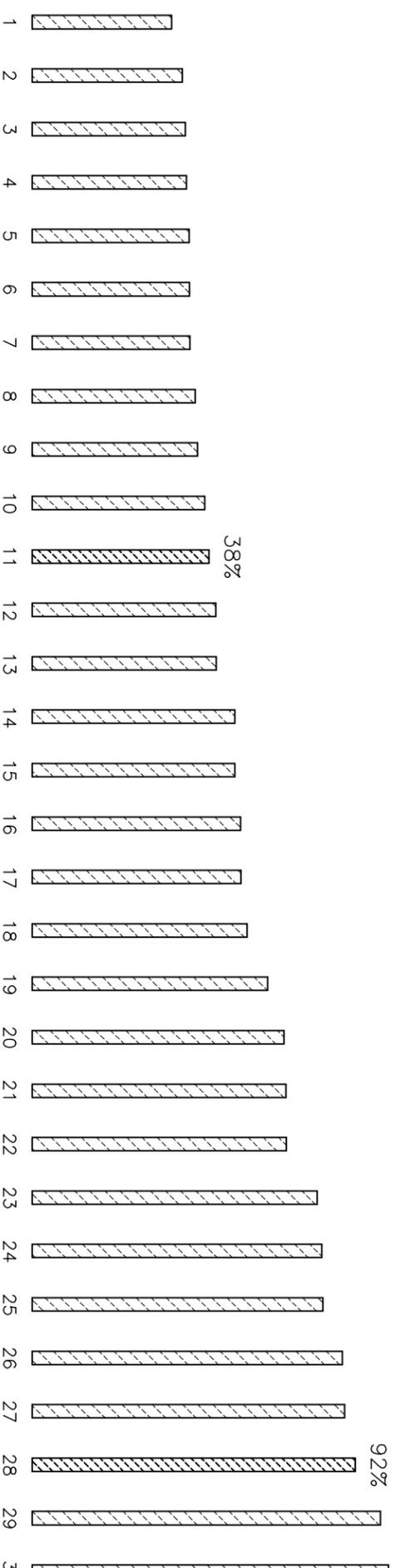
T2

ABUTTERS' LIST:

	<u>TOTAL LIVING AREA:</u>
1. 199 CHANNING ROAD	1040 SF
2. 150 DEAN STREET	1120 SF
3. 212 CHANNING ROAD	1144 SF
4. 188 CHANNING ROAD	1152 SF
5. 203 CHANNING ROAD	1171 SF
6. 40 WESTLUND ROAD	1174 SF
7. 44 WESTLUND ROAD	1176 SF
8. 219 CHANNING ROAD	1216 SF
9. 84 STATLER ROAD	1233 SF
10. 155 DEAN STREET	1288 SF
11. 209 CHANNING ROAD	1318 SF
12. 165 DEAN STREET	1370 SF
13. 94 HOITT ROAD	1372 SF
14. 193 CHANNING ROAD	1512 SF
15. 181 CHANNING ROAD	1512 SF
16. 187 CHANNING ROAD	1554 SF
17. 235 CHANNING ROAD	1559 SF
18. 100 HOITT ROAD	1604 SF
19. 162 DEAN STREET	1756 SF
20. 156 DEAN STREET	1879 SF
21. 229 CHANNING ROAD	1893 SF
22. 81 STATLER ROAD	1896 SF
23. 168 DEAN STREET	2128 SF
24. 34 WESTLUND ROAD	2160 SF
25. 223 CHANNING ROAD	2169 SF
26. 93 STATLER ROAD	2314 SF
27. 87 STATLER ROAD	2332 SF
28. 209 CHANNING ROAD	2492 SF
29. 215 CHANNING ROAD	2600 SF
30. 151 DEAN STREET	2658 SF

EXISTING

PROPOSED



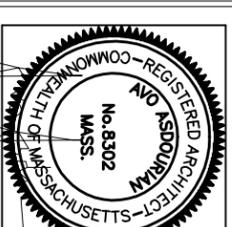
TOTAL LIVING AREA PERCENTAGE:

LOW MAINTENANCE PLANT PALETTE:

**LANGMAID  
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209 CHANNING RD.  
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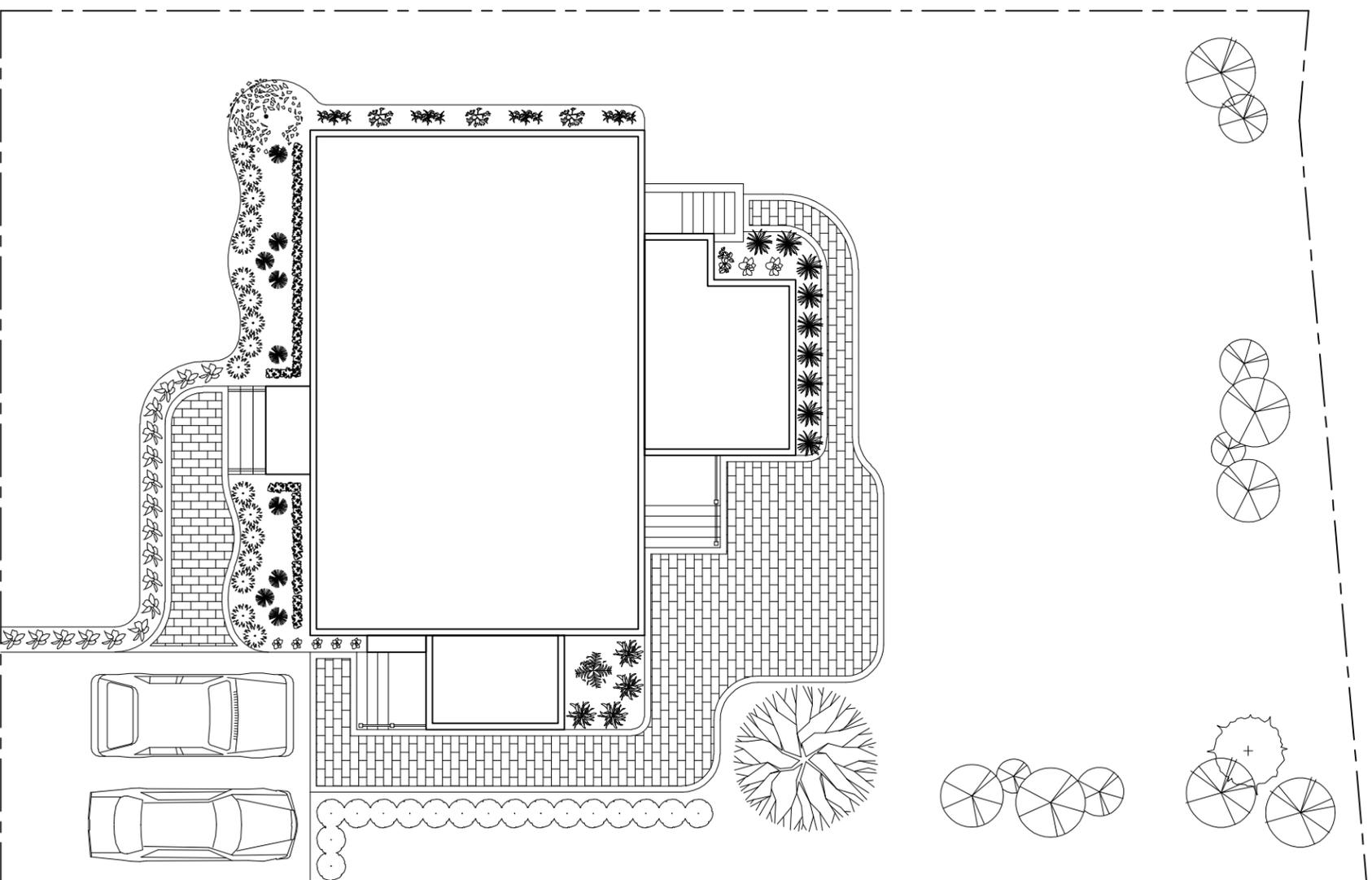
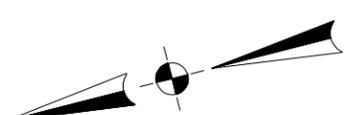
Project No: 2360  
Drawn By: AH  
Checked By: AA  
Issue Date: 05.24.24

Revisions

X	X	X

Drawing Title:  
**LANDSCAPING**

Drawing Number  
**T3**



**PROPOSED LANDSCAPING PLAN**

N.T.S.



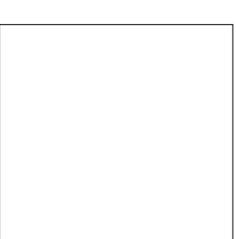
SHIROBANA SPIREA



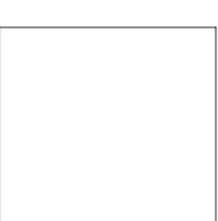
'JOHN CREECH'  
SEDUM GROUND COVER



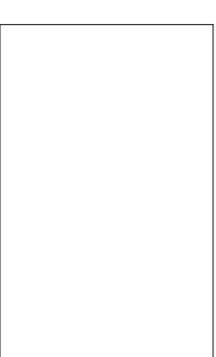
HAMELN FOUNTAIN GRASS



PEONY BARTZELLA ITOH



ANEMONE WHIRLWIND



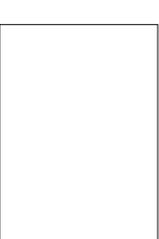
DEUTZIA SUMMER SNOWFLAKE



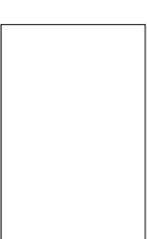
CREEPING VERONICA



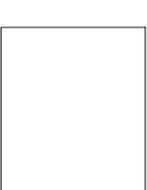
SALVIA



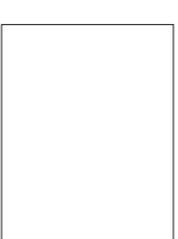
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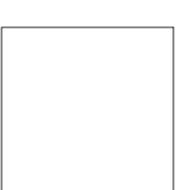
RED TWIG DOGWOOD



DECIDUOUS HOLLY



BARBERRY

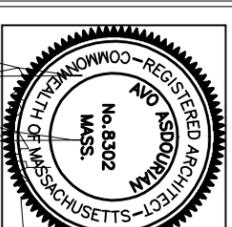


SWITCHGRASS

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**OVO OSBORNE**

Architecture  
Planning  
Interior Design

P.O. Box 290  
Watertown, MA 02471  
781.223.3680

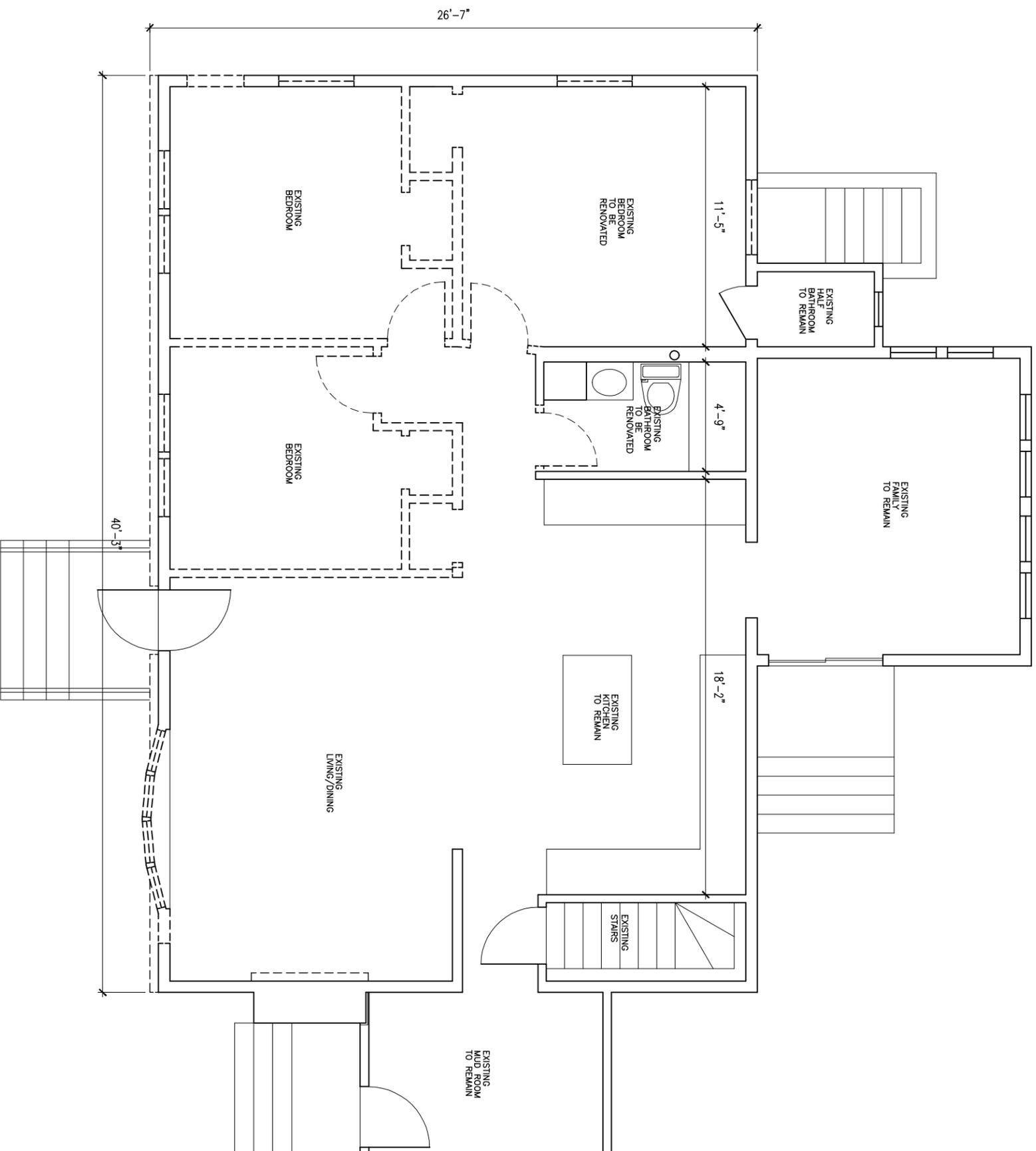
Project No: 2360  
Drawn By: AH  
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Issue Date: 05.24.24

Revisions

X	X	X

Drawing Title:  
**EXISTING/DEMO  
FIRST FLOOR  
PLAN**

Drawing Number  
**A1**



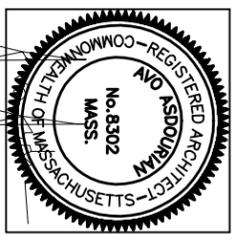
**EXISTING/DEMO FIRST FLOOR PLAN**

3/16" = 1'-0"

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**ovo osobour**

Architecture  
Planning  
Interior Design

P.O. Box 290  
Watertown, MA 02471  
781.223.3680

Project No: 2360

Drawn By: AH

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Issue Date: 05.24.24

Revisions

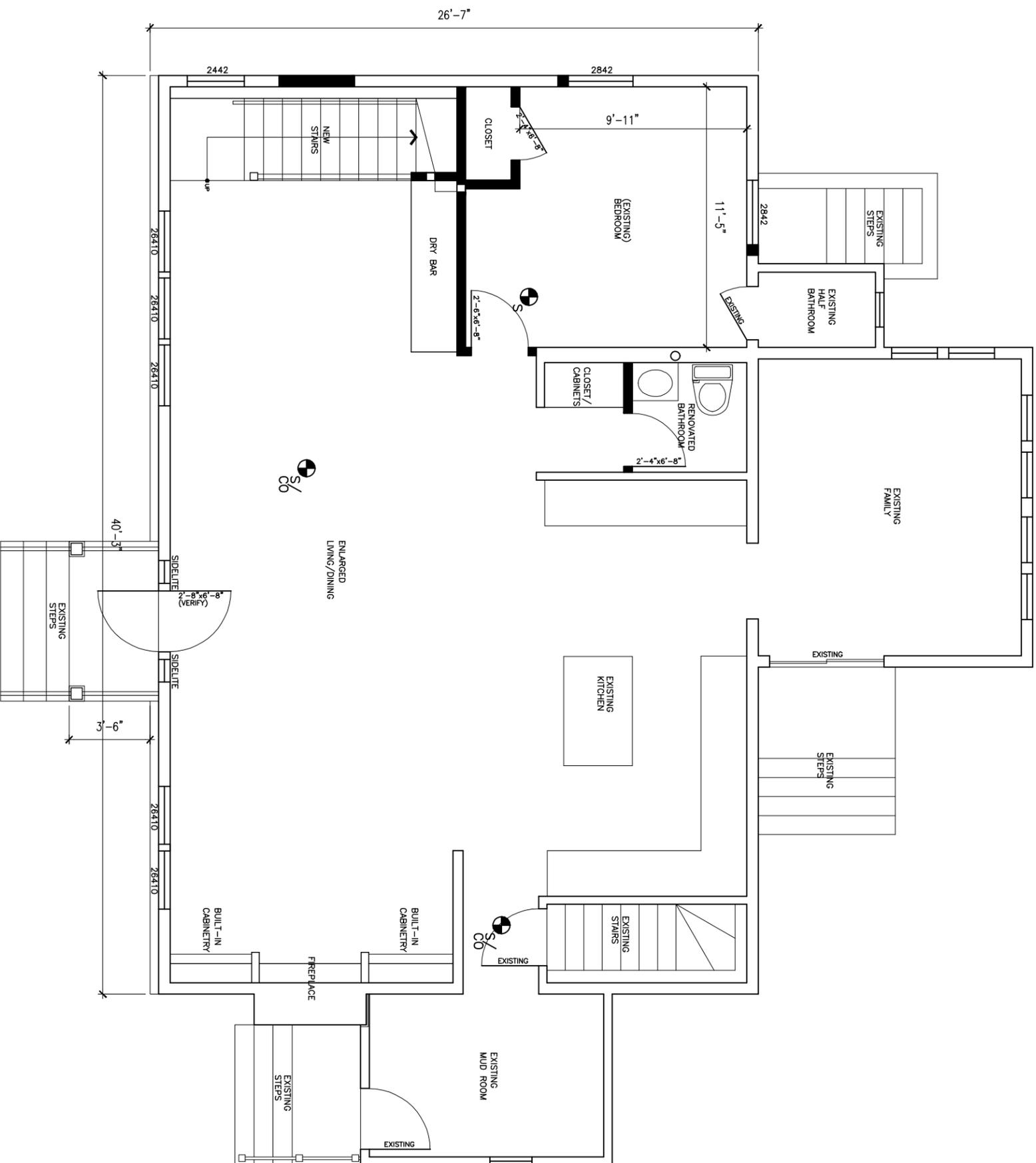
No.	Description	Date
1		
2		
3		
4		
5		

Drawing Title:

**PROPOSED  
FIRST FLOOR  
PLAN**

Drawing Number

A2



**PROPOSED FIRST FLOOR PLAN**

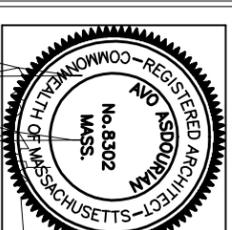
3/16" = 1'-0"



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209 CHANNING RD.  
BELMONT, MA

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**avo osbourne**

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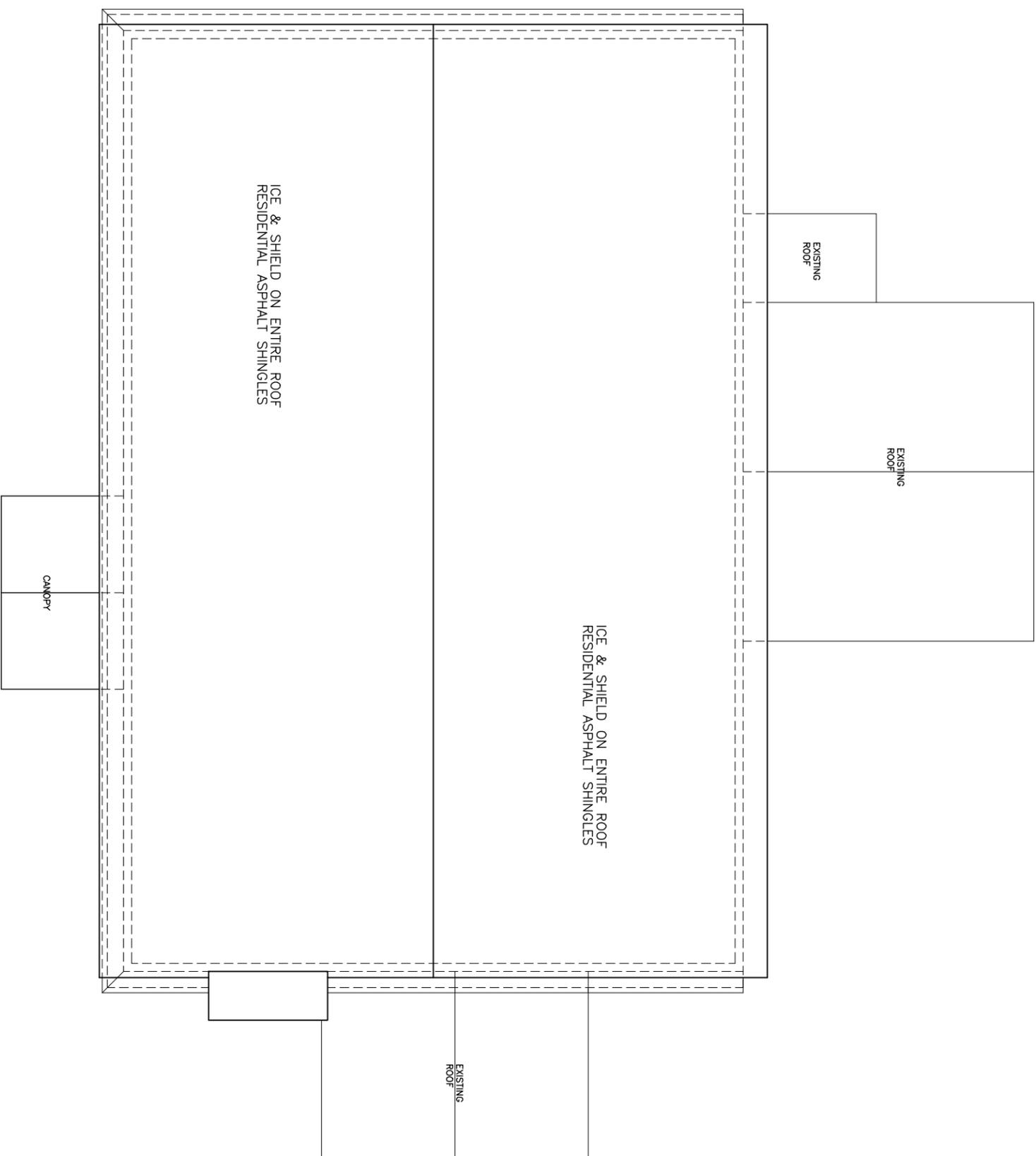
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2			
3			
4			
5			

Drawing Title:

**PROPOSED  
ROOF  
PLAN**

Drawing Number

A4



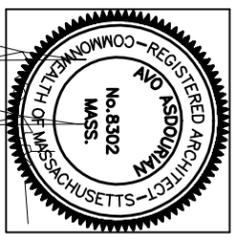
**PROPOSED ROOF PLAN**

$3/16" = 1'-0"$

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**OVO OSOUBON**

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P.O. Box 290  
Watertown, MA 02471  
781.223.3680

Project No: 2360

Drawn By: AH

Checked By: AA

Issue Date: 05.24.24

Revisions

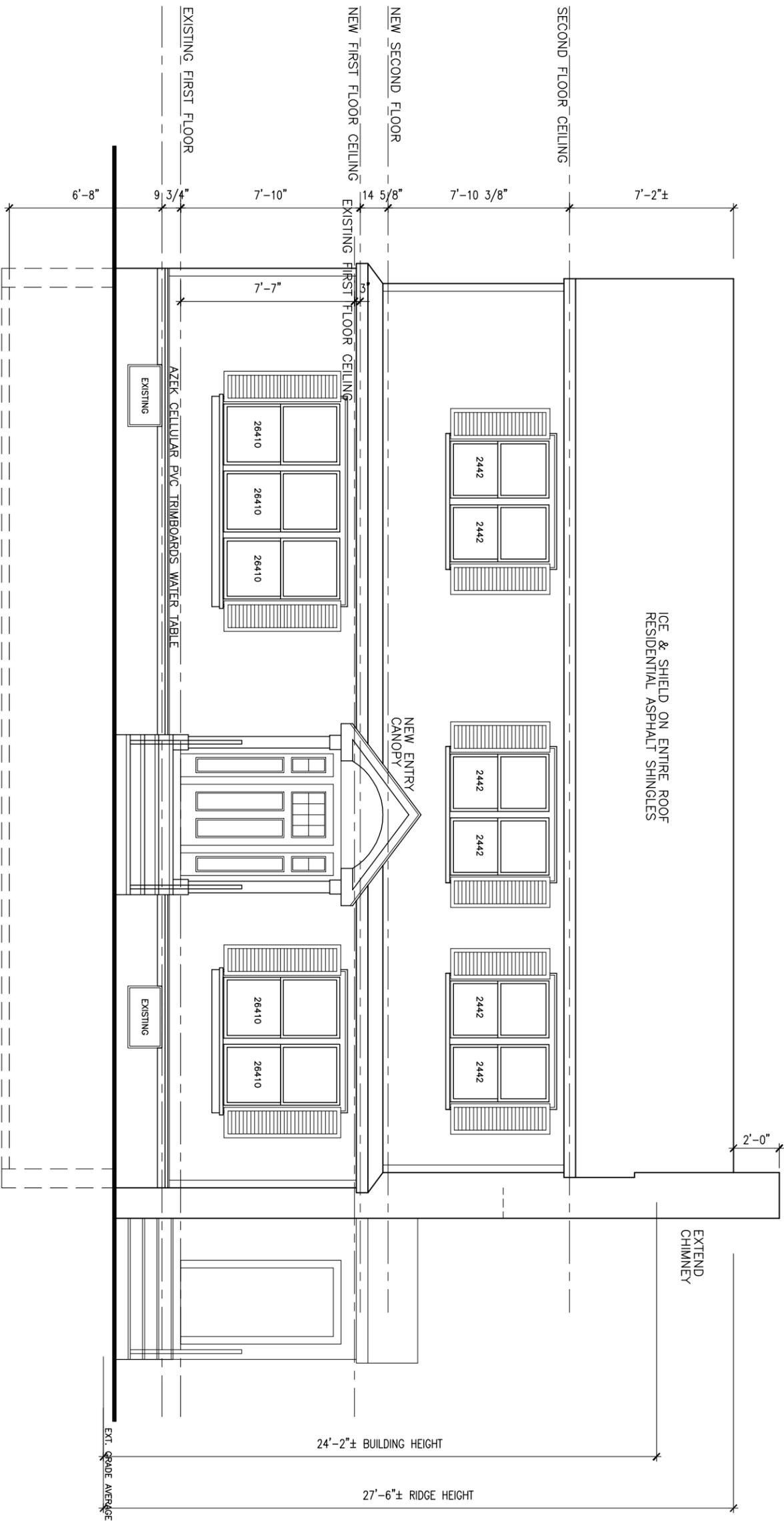
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Drawing Title:

**BUILDING  
EXTERIOR  
ELEVATION**

Drawing Number

**A5**

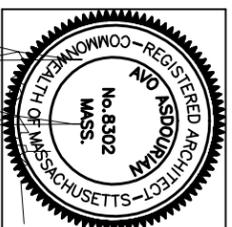


**BUILDING FRONT/NORTH ELEVATION**  
3/16" = 1'-0"

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**OVO OSOUBON**

Architecture  
Planning  
Interior Design

P.O. Box 290  
Watertown, MA 02471  
781.223.3680

Project No: 2360  
Drawn By: AH  
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Revisions

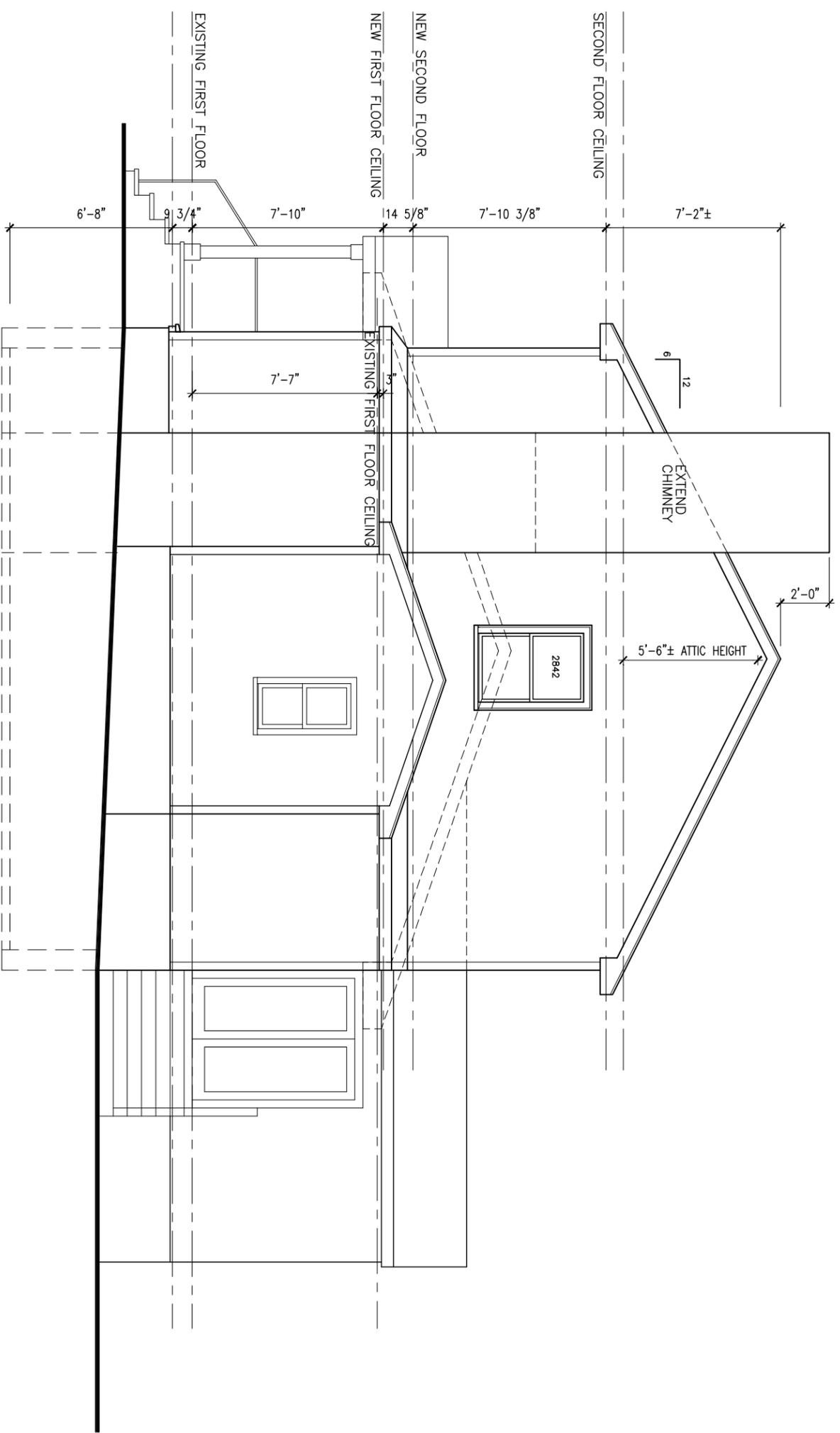
X	X	X

Drawing Title:

**BUILDING  
EXTERIOR  
ELEVATION**

Drawing Number

**A6**



**BUILDING SIDE/WEST ELEVATION**

3/16" = 1'-0"

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**OVO OSBORON**

Architecture  
Planning  
Interior Design

P.O. Box 290  
Watertown, MA 02471  
781.223.3680

Project No: 2360

Drawn By: AH

Checked By: AA

Issue Date: 05.24.24

Revisions

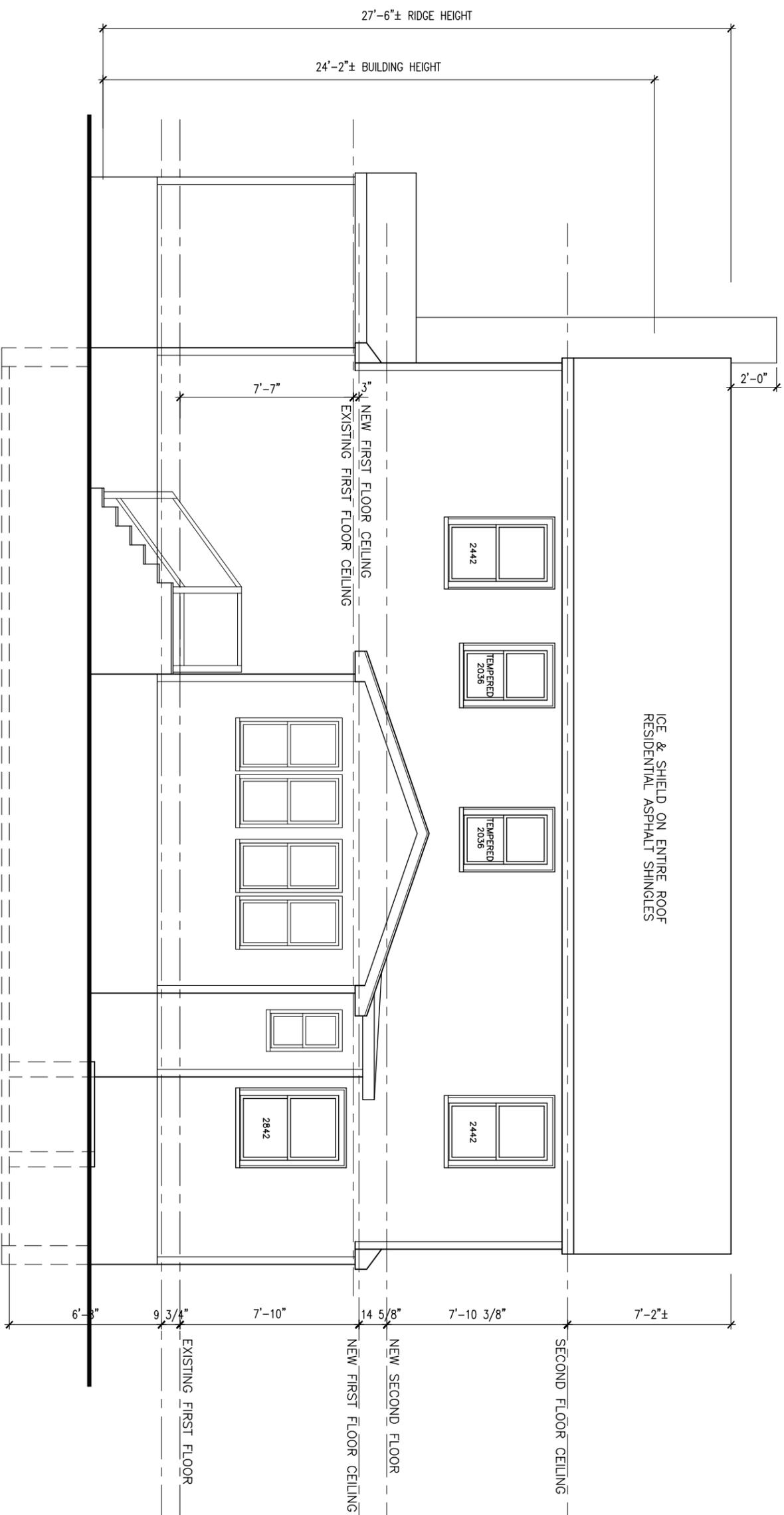
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Drawing Title:

**BUILDING  
EXTERIOR  
ELEVATION**

Drawing Number

**A7**

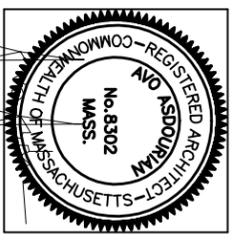


**BUILDING REAR/SOUTH ELEVATION**  
3/16" = 1'-0"

**LANGMAID  
RESIDENCE**

209 CHANNING RD.  
BELMONT, MA

**Proposed  
Addition**



**OVO OSBORON**

Architecture  
Planning  
Interior Design

P.O. Box 290  
Watertown, MA 02471  
781.223.3680

Project No: 2360

Drawn By: AH

Checked By: AA

Issue Date: 05.24.24

Revisions

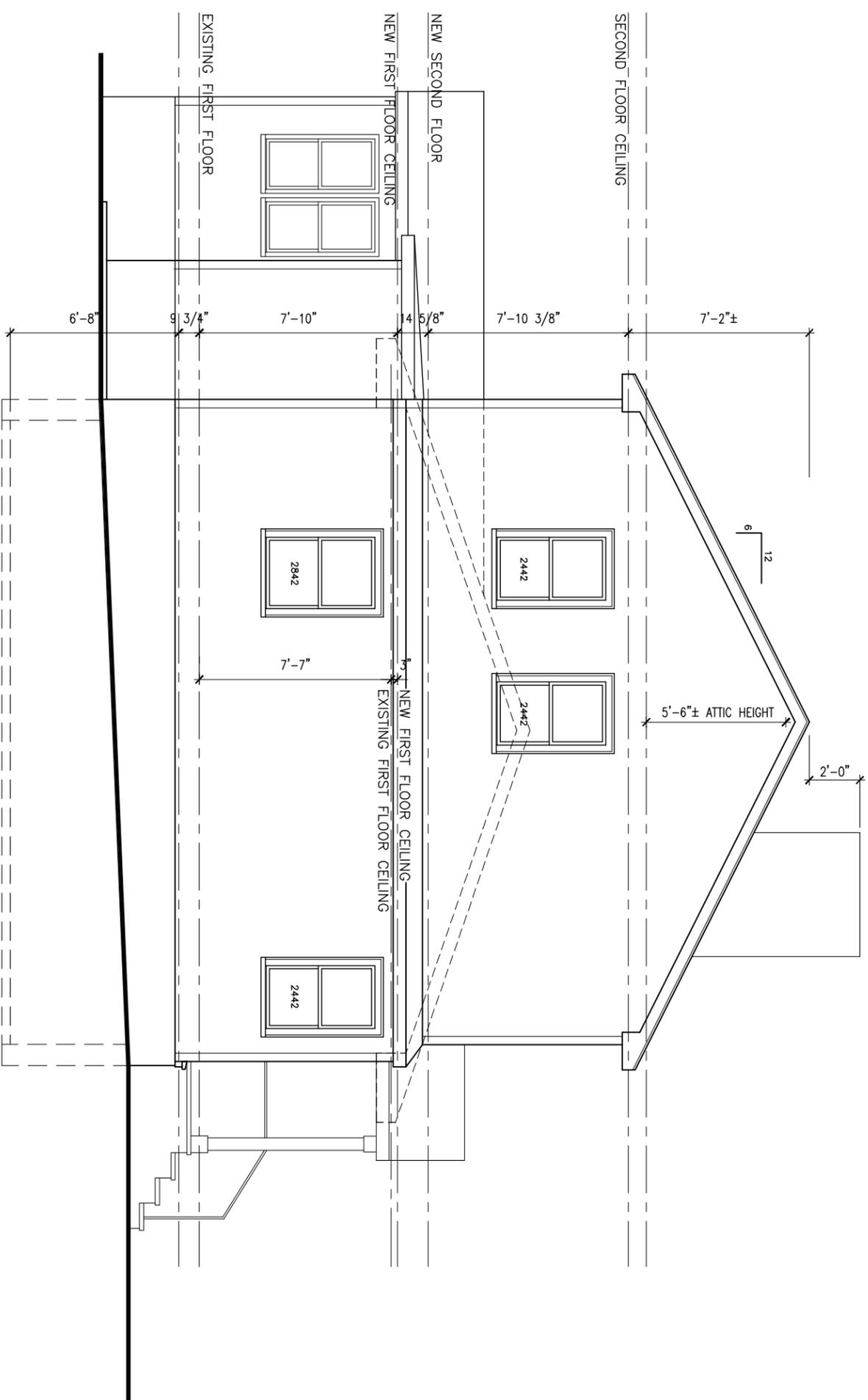
X	X	X

Drawing Title:

**BUILDING  
EXTERIOR  
ELEVATION**

Drawing Number

**A8**



**BUILDING SIDE/EAST ELEVATION**

3/16" = 1'-0"

209 Channing Rd Belmont, MA 02478  
 Images for Landscape Plan

LOW MAINTENANCE PLANT PALLETTE

RETAINING WALLS, TERRACES AND STEPS LEAD TO PARK

SEASONAL FOCAL POINT

PERKY CHARACTER ROCK

NATURAL STEPS DOWN LEAD TO LOWER LEVEL

GRANITE SLAB PATHS WITH BLUE STAR BORDER

LEVEL

ARCHED ENTRY PORCH BUILT OVER WITH GRANITE BORDER

GRANITE SLAB ENTRY WALKWAY PLANTED WITH STAFFE

WALK OVER GRANITE PLOTS NEARBY FRONT ENTRANCE ARE SERVED AS A PIEDISTAL FOR FLORAL POTS

CORNER BORDER

PEDESTAL COURTYARD WITH CORNER BORDER AND OLD GRANITE SLAB APRON

GRANITE SLAB APRON SERVED AS A DIVIDER BETWEEN WALKWAY AND PEDESTAL COURTYARD

BE-HERRY

SWICH GRASS

RED TING BORAGE

DELICIOUS HONEY

CREeping PHlox

SAVY

CREeping VERVINA

EDITH TAYLOR SHREUBERRY

ROSE PINK SHIFFELLE

ARCTIC PARLINE

SPREA THROUGHT

SOFTY GROUND COVER

FOUNTAIN GRASS TWIGLEM

Town of Belmont Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

July 24, 2024

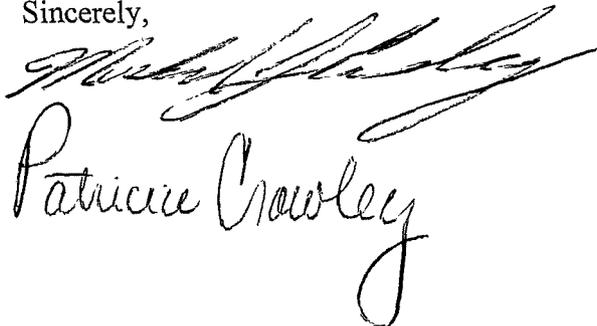
Dear Town of Belmont Planning Board Members,

We are writing to state that we do not object to the proposed second-floor addition to my neighbor's home at 209 Channing Road. Having reviewed the plans, we believe that this addition will meet the needs of their growing family and also enhance the overall aesthetic of our neighborhood.

We have lived next to the Langmaid Family for seven years and can attest that they are kind and respectful neighbors. I am confident that they will undertake this project with the utmost care and consideration for the community.

We kindly request that you do not object to their proposed plans and support their application for a special permit to construct the second-floor addition. Thank you for your time.

Sincerely,



215 Channing Rd Belmont MA

Town of Belmont Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

July 24, 2024

Dear Town of Belmont Planning Board Members,

I am writing to state that I do not object to the proposed second-floor addition to my neighbor's home at 209 Channing Road. I kindly request that you do not object to their proposed plans and instead grant the necessary approvals.

As a long-time resident of this neighborhood, I have lived next to the Langmaid family for several years. They have consistently demonstrated their commitment to maintaining their property and being considerate neighbors. I am confident that they will approach this project with the same sense of responsibility and professionalism.

By allowing this second-floor addition, we enable the Langmaid's growing family to remain in our community. Their plans align with our shared goal of sustaining a thriving and interconnected community.

Thank you for your attention to this request.

Sincerely,

*Ann Tierney*  
*203 Channing Road*  
*Belmont*

209 Channing Road Belmont, MA 02478

