

CASE NO. 26-02

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT & DESIGN AND SITE PLAN  
APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, January 20, 2026 at 7:00 PM by a hybrid public hearing at the Select Board meeting Room on the first floor of the Town Hall, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Two By Two Realty, LLC, Clark Freiner, owner, to construct a two family dwelling at 41R Holt Street located in General Residence (GR) zoning district, for a Special Permit and Design and Site Plan Approval. §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in the General Residence Zoning District by a Special Permit and Design and Site Plan Review Approval 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

2025 DEC 18 AM 8:29

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TOWN CLERK  
BELMONT, MA



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

October 15, 2025

Two By Two Realty, LLC  
Clark Freiner, President  
45 Brighton Street  
Belmont, MA 02478

RE: To Construct a New Two Family Dwelling

Dear Mr. Freiner,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a two family dwelling at 41R Holt Street located in a General Residence (GR) 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-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in a General Residence Zoning District by a Special Permit and a Design and Site Plan Review Approval 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 and Design and Site Plan Approval from the Planning Board. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO  
Inspector of Buildings

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Town of Belmont  
Planning Board

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BELMONT, MA

2025 DEC 18 AM 8:29

**APPLICATION FOR DESIGN AND SITE PLAN REVIEW**

Date: 12/10/2025

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

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 41 R Holt Street Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for \_\_\_\_\_  
Construct a 2 family home

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

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner   
Print Name Clark Freiner  
Address 41-43 Holt St Belmont  
Daytime Telephone Number 617-592-2362

December 6, 2005



Town of Belmont  
Zoning Board of Appeals

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BELMONT, MA

2025 DEC 18 AM 8:29

**APPLICATION FOR A SPECIAL PERMIT**

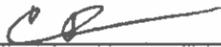
Date: 12/10/2025

Zoning Board of Appeals  
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-Laws 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 41 & Holt Street Street/Road, 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 \_\_\_\_\_  
Construct a 2 Family home

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

Signature of Petitioner 

Print Name Clark Freiner

Address 41-43 Holt St - Belmont

Daytime Telephone Number 617-592-362

December 6, 2005

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TOWN CLERK  
BELMONT, MA

41 R Holt Street, Belmont

2025 DEC 18 AM 8:29

Dear Planning Board Members,

We are coming back to the board to hopefully move forward with our plan to build a two family home on the lot at 41 R Holt Street.

We appreciated the feedback from the previous board in 2021 and 2024. The board expressed that it would be nice to add more housing units on this lot. We agreed, but unfortunately that is not allowed in the bylaw. After careful consideration and discussions with our neighbors, we decided that this would be the best path forward.

It is our hope that you will help us to add the two family as detailed in our plans by granting the special permit.

We have spoken to many of our neighbors and they are supportive of our plan. The lot is away from the street so will not be visible to most in the area. We are not removing any trees or the bushes that are currently on the property. We plan to add significant landscaping to improve the now empty space.

We are staying within all dimensional requirements and keeping the design consistent with other newer two family townhouse style homes in our neighborhood.

Please let us know if you have any questions.

Thank you.

Special Permit Criteria Summary:

There are adequate provisions for water, sewerage, stormwater drainage for our proposed use. We will fully comply with the requirements and expect no adverse impacts will be created. The lot is flat and the project is not expected to have any impact on abutters.

The site should be able to accommodate the proposed use without substantial environmental impacts, impacts to valuable trees or other natural resources. We will not be removing any trees from the property and will be adding significantly to the landscaping.

The site should be able to accommodate the proposed use without substantial impacts on municipal infrastructure and with minimum traffic impacts on abutting residential neighborhoods. Holt Street does not have a high volume of traffic. The two additional residential units will have a minimal impact on the traffic in the neighborhood.

We are seeking to have two residential units on this site rather than one to increase the housing stock and offer each unit at a lower price than a comparable single family home on this lot.

The use should complement the character and the scale of existing buildings/uses/activities in the neighborhood and not create undesirable impacts. We reviewed other new construction homes in the surrounding area, many approved by this board, to establish the design of this project. We designed this to be similar to other homes in scale with adjustments made for the lot size.

The project is set back significantly from the street and the visual impact from the public way will be less noticeable. We are enhancing the existing perimeter landscaping to add to extend the screening for the abutters. The height of the proposed structure is also in harmony with the neighborhood.

We will not be changing the driveway so the vehicular access/egress will remain the same to lessen the impacts on the abutting public way.

Pedestrian and vehicular movement within the site will be safe and convenient. The access from the existing driveway will keep the parking away from the perimeter and minimize any impacts on abutters.

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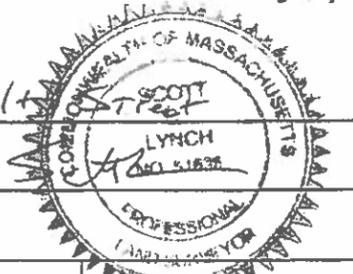
## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 41 R Holt Street

Zone: GR

Surveyor Signature and Stamp: \_\_\_\_\_

Date: 11/14/2025



	REQUIRED	EXISTING	PROPOSED
Lot Area	7000	17500	-
Lot Frontage	70	15.00	-
Floor Area Ratio			
Lot Coverage	30%		17.3%
Open Space	40%		68.1%
Front Setback	24.15		123.5'
Side Setback	10		28.4'
Side Setback	10		63.6'
Rear Setback	20		24.5'
Building Height	-		26.8'
Stories	-		2 1/2
1/2 Story Calculation			

NOTES:



FRONT ELEVATION  
1/4" = 1'-0"

**LR Designs**  
DESIGNERS, ARCHITECTS & DEVELOPERS  
 64 ALDSTON STREET, SUITE 2  
 CAMBRIDGE, MA 02139  
 617-988-2115  
 LRDESIGNSGROUP.COM

Revisions #	Date	Description

Project Title  
**41 R HOLT STREET  
 BELMONT, MA**

Drawing Title  
**PROPOSED RENDERED  
 ELEVATION**

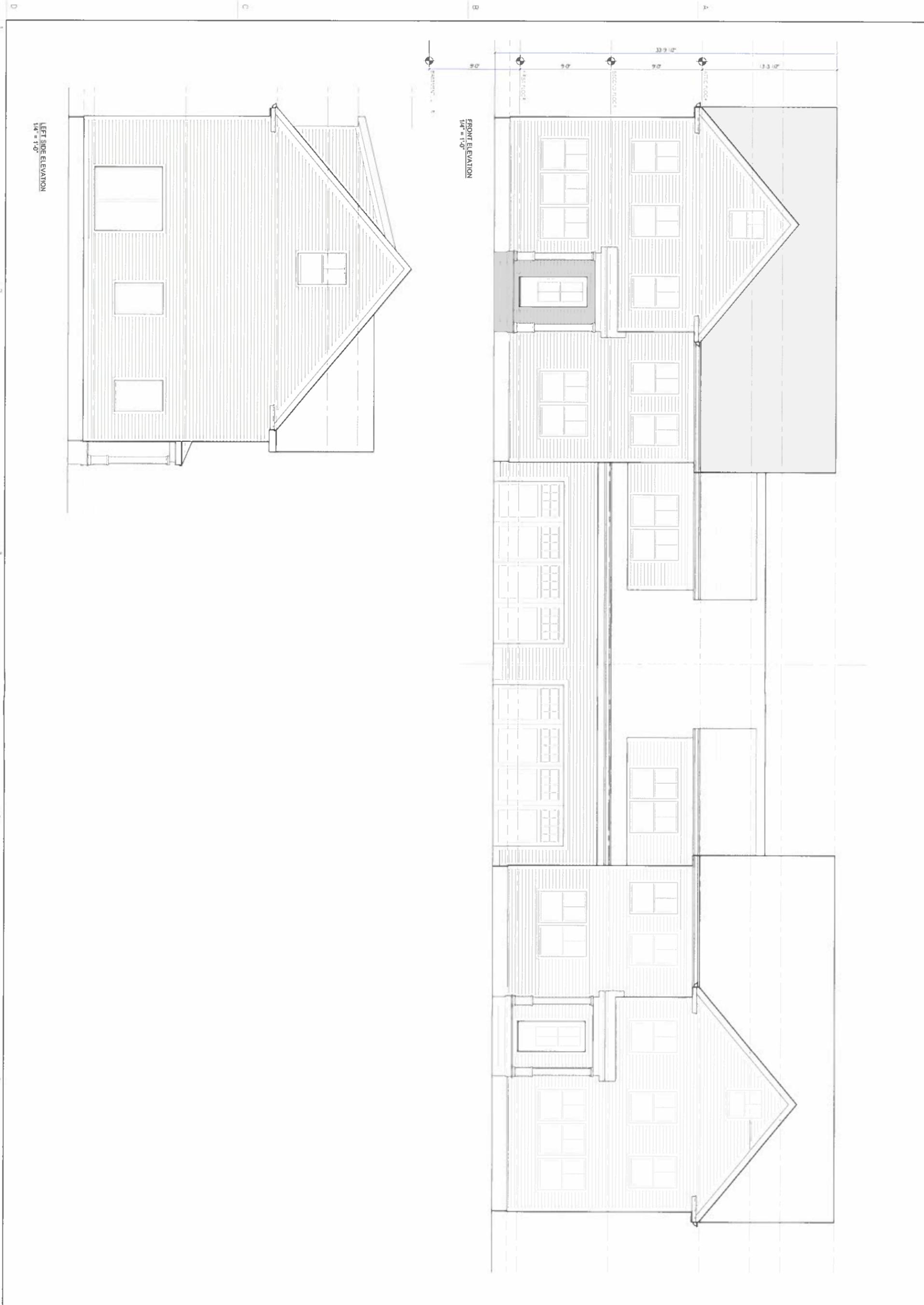
Project #  
 25059

Drawn By 00	Reviewed By 00
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Scale  
 1/4" = 1'-0"

Date  
 30OCT25  
 REV 8NOV25  
 REV 10NOV25

Drawing #  
**SD2.1**



**LR Designs**  
 INC.  
 DESIGNERS, ARCHITECTS, DEVELOPERS AND CONTRACTORS  
 64 ALLISON STREET,  
 SUITE 5  
 CAMBRIDGE, MA 02139  
 617-558-2113  
 LRDESIGNINC.COM

Revisions #	Date	Description

Project Title  
**41 R HOLT STREET  
 BELMONT, MA**

Drawing Title  
**PROPOSED EXTERIOR  
 ELEVATIONS**

Project#  
 23059

Drawn By  
 00

Reviewed By  
 00

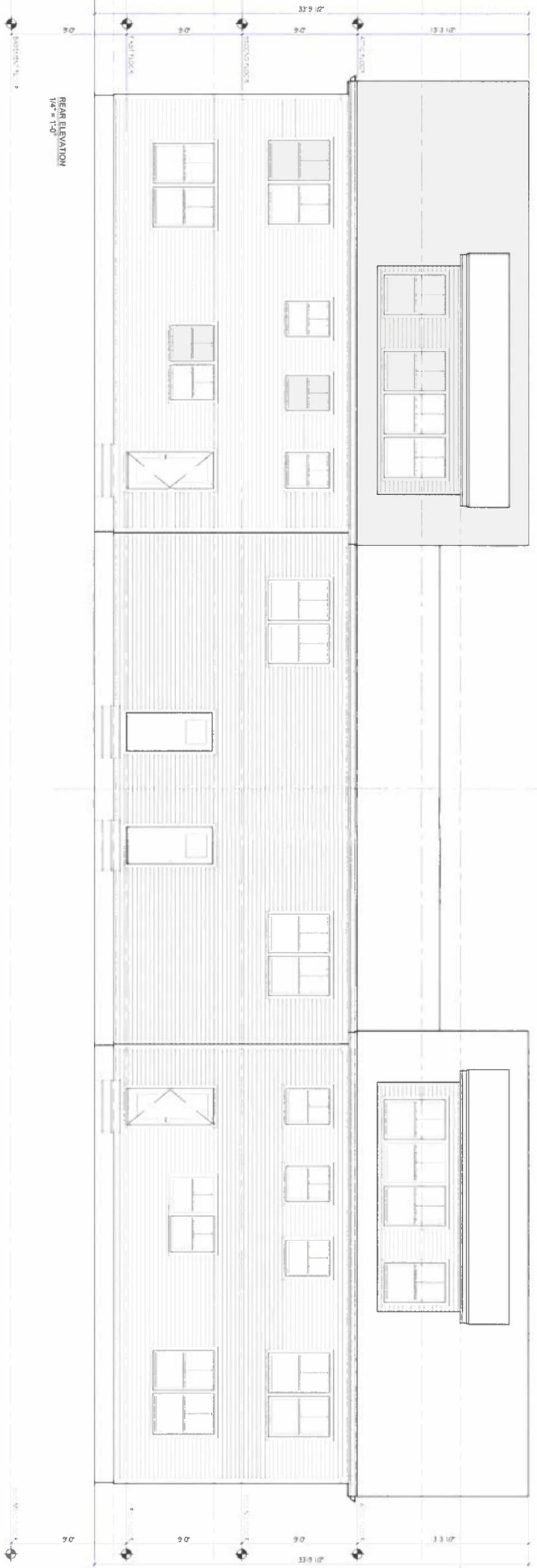
Date  
 30OCT25

Scale  
 1/4" = 1'-0"

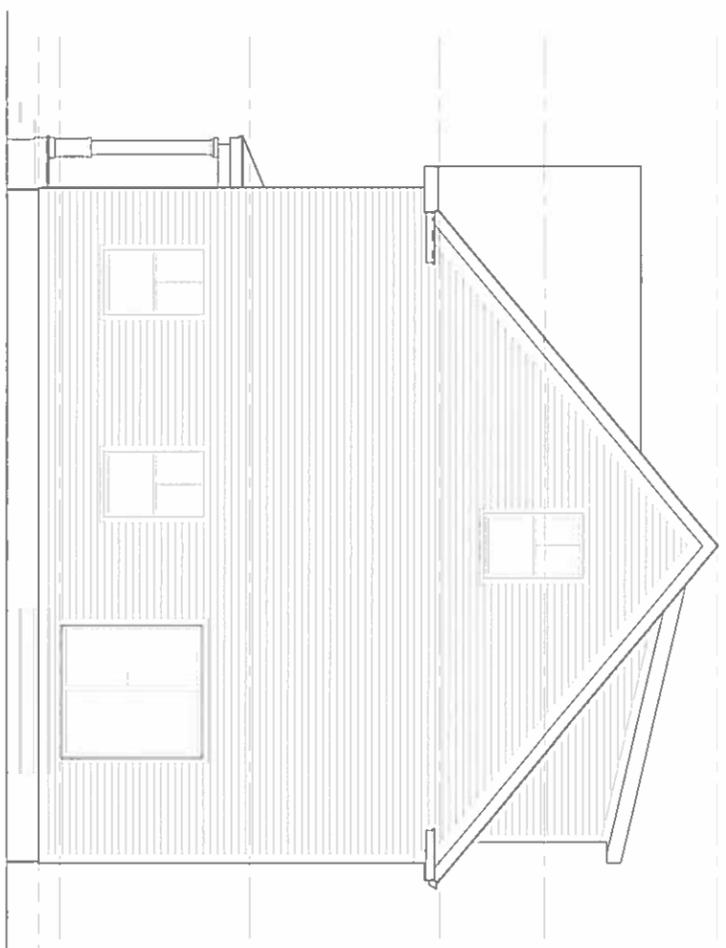
REV 5NOV25

REV 10NOV25

Drawing #  
**SD2.1**



REAR ELEVATION  
1/4" = 1'-0"



RIGHT SIDE ELEVATION  
1/4" = 1'-0"

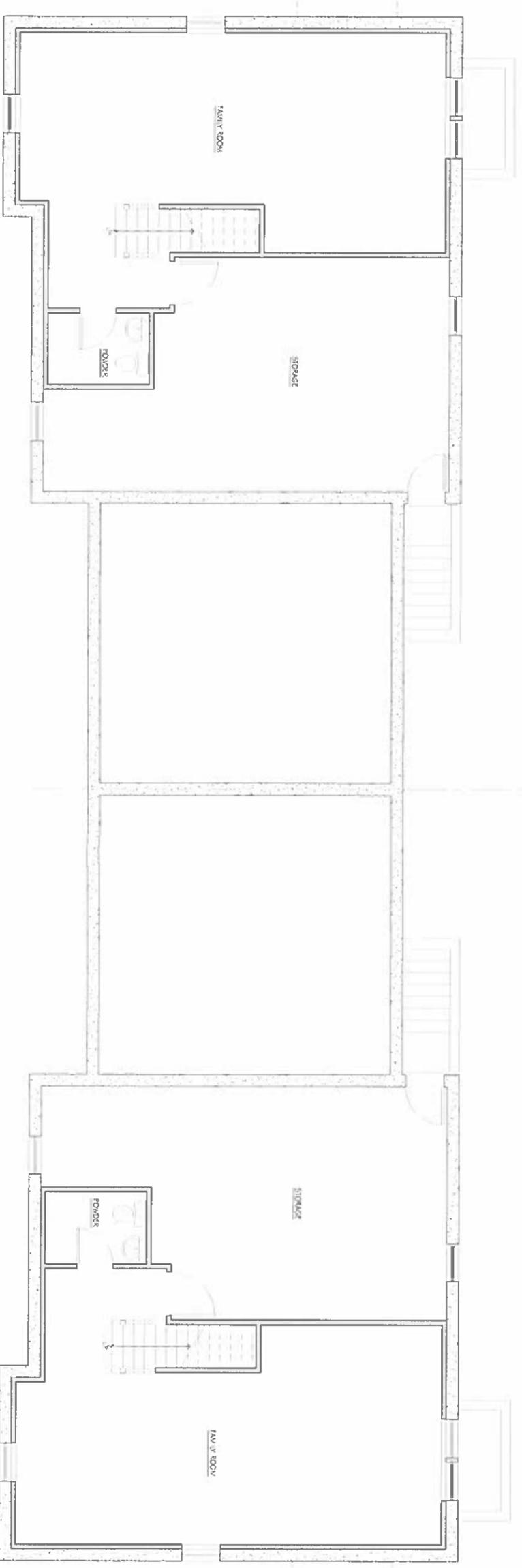
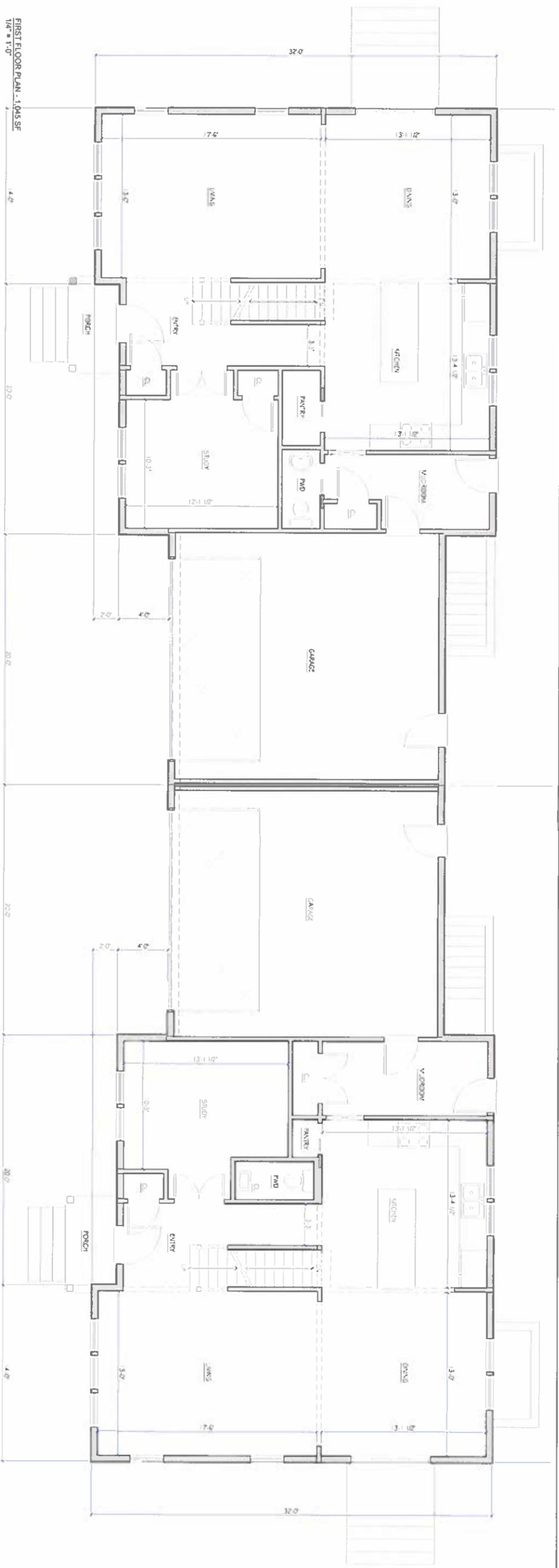
**LR Designs**  
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS  
 64 ALDTON STREET,  
 SUITE 5  
 CAMBRIDGE, MA 02149  
 617-552-2115  
 LRDESIGNSONLINE.COM

Revisions #	Date	Description

Project Title  
**41 R HOLT STREET  
 BELMONT, MA**

Drawing Title  
**PROPOSED EXTERIOR  
 ELEVATIONS**

Project # 25059  
 Drawn By 00  
 Reviewed By 00  
 Scale 1/4" = 1'-0"  
 Date 30OCT25  
 REV 01NOV25  
 REV 10NOV25  
 Drawing # **SD2.1**



**LR Designs**  
INC.  
DESIGNER'S ARCHITECTS, DEVELOPMENT, PLANNING  
64 ALLSTON STREET,  
SUITE 5  
CAMBRIDGE, MA 02139  
617 556 2112  
LRDESIGN@GMAIL.COM

Revisions #	Date	Description

Project Title  
**41 R HOLT STREET  
BELMONT, MA**

Drawing Title  
**PROPOSED FIRST FLOOR &  
BASEMENT PLANS**

Project # 25059  
Drawn By 00  
Reviewed By 00  
Scale 1/4" = 1'-0"  
Date 30OCT25  
REV 6NDVZ5  
Drawing # **SD1.1**





FRONT ELEVATION  
1/4" = 1'-0"

**LR Designs**  
INC.  
DESIGNER'S, ARCHITECT'S, DEVELOPMENT ADVISORS

64 ALLISON STREET,  
SUITE 5  
CAMBRIDGE, MA 02139  
617 258 2115  
LVD@LRDESIGN.COM

Revisions #	Date	Description

Project Title  
**41 R HOLT STREET  
BELMONT, MA**

Drawing Title  
**PROPOSED EXTERIOR  
ELEVATIONS**

Project #	25059
Drawn By	00
Reviewed By	00
Scale	1/4" = 1'-0"
Date	30OCT25
Revision	REV 5NOV25
Drawing #	<b>SD2.1</b>

