

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 26-01

2025 DEC 16 PM 12:01

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, February 3, 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 Desco Development, Joseph DeStefano, owner, to construct a two family dwelling at 2 Cherry 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



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

November 10, 2025

Joseph G. DeStefano
9 Sumner Lane
Belmont, MA 02478

RE: To Construct a New Two Family Dwelling

Dear Mr. DeStefano,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a two family dwelling at 2 Cherry 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

Town of Belmont
Planning Board

**APPLICATION FOR A SPECIAL
PERMIT**

Date: December 16,
2025

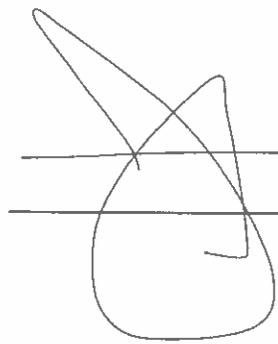
Planning Board
Homer Municipal
Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General
Laws, Chapter 40A, Section 9, as amended, and the Zoning
By-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 2 CHERRY Street,
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 to

CONSTRUCT A NEW 2 FAMILY DWELLING

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 Joseph

DeStefano Address
3 Sumner Lane, Belmont MA
02478

Daytime Telephone Number 617-438-
1292

December 6, 2005



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 12/16/2025

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 2 Cherry Street, 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

To construct a new two-family dwelling

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

Signature of Petitioner Descos Developers

Print Name Joseph DeStefano

Address 5 Sumner Lane, Belmont, MA
02478

Daytime Telephone Number 617-438-1292

August 20, 2014



Town of Belmont
Planning Board

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 12/16/2025

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 2 Cherry 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 To construct a two family dwelling

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	<u>Joseph DeStefano</u>
Print Name	<u>Joseph DeStefano</u>
Address	<u>3 Sumner Lane</u> <u>Belmont, MA 02478</u>
Daytime Telephone Number	<u>617-438-1292</u>

December 6, 2005



Town of Belmont
Planning Board

DESIGN AND SITE PLAN REVIEW CRITERIA

FOR PROPOSED 2 FAMILY DWELLING AT 2 CHERRY STREET

(Town of Belmont Zoning By-Laws, Section 7.3.5)

The Planning Board must determine that the proposed project fulfills the criteria and requirements listed below.

In order to aid the Planning Board, the Petitioner(s) will submit documentation regarding each of the considerations, which are germane to the application, including information regarding consultative efforts made with municipal staff, neighborhood groups or other affected parties.

1. The dimensions of the proposed building(s), lot and lot coverage shall comply with the requirements provided in table form per Section 4 of these By-Laws,
* The proposed complies with all section 4 dimensional requirements.
2. The arrangement of parking and loading spaces, internal traffic circulation and traffic controls in relation to the proposed uses of the building(s) and adjacent uses shall comply with Section 5.1 of these By-Laws,
* Cherry Street is a cul-de-sac, and the proposed will replace an existing 2 family with no additional impact on traffic.
3. All Signs shall comply with section 5.2 of these By-Laws, N/A
4. All Landscaping requirements shall comply with Section 5.3 of these By-Laws,
Proposed landscaping plan complies and exceeds section 5.3 requirements.
5. The method to dispose of refuse and other waste if it is not within the structure shall be defined. Screening of exterior dumpsters or similar trash receptacles shall comply with Section 5.3 of these By-Laws, and
Dumpster will be provided for the disposal of all refuse.
6. All Environmental Controls shall comply with Section 5.4 of these By-Laws.
There will be no known environmental impact resulting from this project.

Desco Developers
5 Sumner Street
Belmont, MA 02478

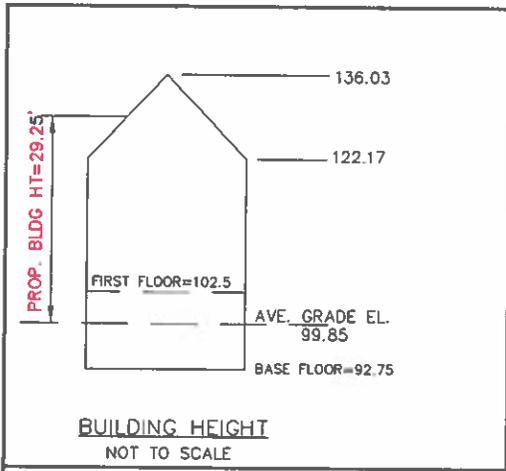
To: Town of Belmont Board of Appeals members
Re: 2 Cherry Street, 2 family dwelling application.

Dear Board members,

We recently acquired the property at 2 Cherry Street. There is an existing 2 family dwelling on the lot constructed in 1924. At it's current state, the structure has many structural issues including but not limited to the failing foundation walls, old fatigued framing, outdated plumbing and electrical services.

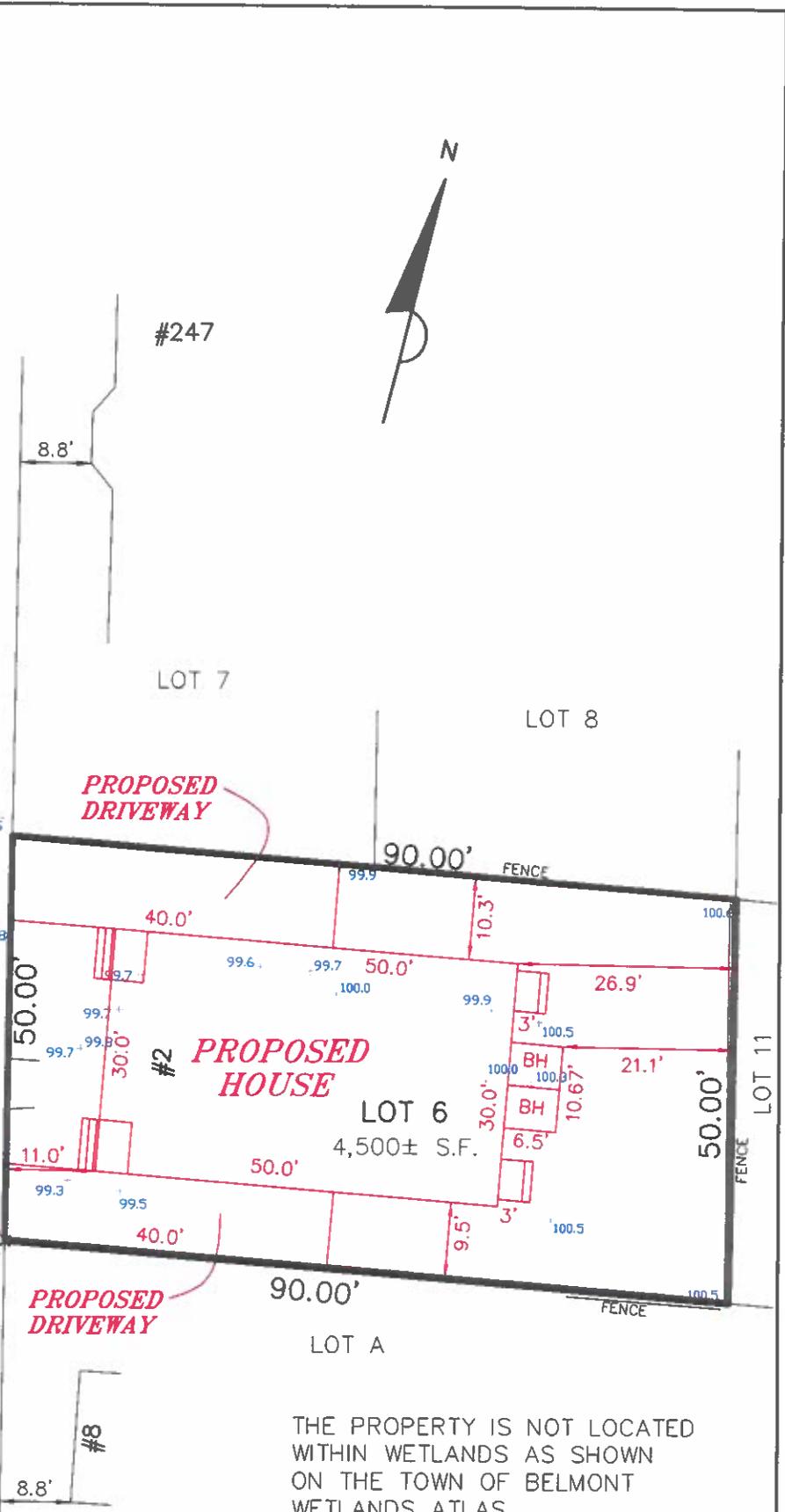
It is our intention to erase the existing large building and replace with a more modern, smaller structure which will comply with all current building, energy and safety codes, rules and regulations.

The proposed new structure will be more in harmony in size and style with the other structures in the vicinity than the existing structure. The new proposed is in compliance with section 6D.3 requirements of the By-law and attached please find the answers to the Design and Site Plan Review and Special Permit criteria listed in section 7.3.5 and section 7.4.3 of the by-law.



EX. 81.14% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY

UP
CHERRY STREET

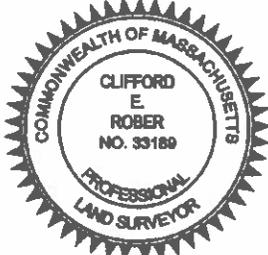


THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

ZONING DISTRICT:	GR (GENERAL RESIDENCE)	REQ.	EXISTING	PROP.
FRONT SETBACK:	8.8'	7.8'	11.0'	
SIDE SETBACK:	10'	7.4'	9.5'	
REAR SETBACK:	18'	25.2'	21.1'	
MAXIMUM LOT COVERAGE:	30%	30.8%	34.8%	
MINIMUM OPEN SPACE:	40%	57.7%	47.1%	
LOT FRONTAGE:	50.00'			

PREPARED FOR: 2 CHERRY STREET LLC
DEED BOOK 84606/488 PLAN BK 176-30
ASSESSORS MAP 25 - PARCEL 123

TOTAL LOT AREA: 4,500± S.F.



Cliff Rober

9/22/2025

CLIFFORD ROBER, PLS DATE

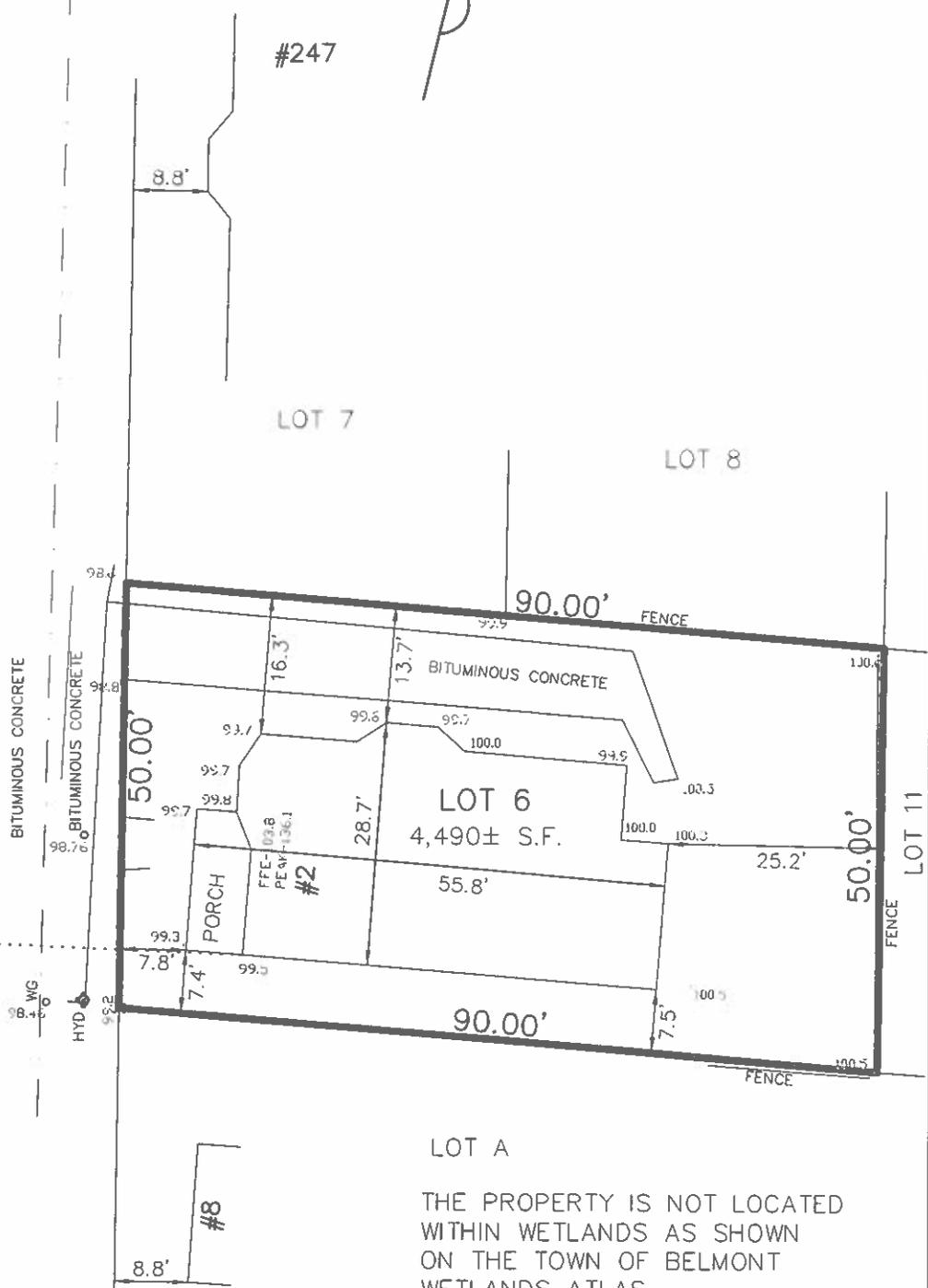
**PROPOSED PLOT PLAN
#2 CHERRY STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 9/22/2025



CLIFFORD ROBER, PLS
7 PERCHERON ROAD
CHELMSFORD, MA 01824
(781) 541-0205

UP CHERRY STREET



#247

LOT 7

LOT 8

LOT 6
4,490± S.F.

LOT 11

LOT A

THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

ZONING DISTRICT:	GR (GENERAL RESIDENCE)
FRONT SETBACK:	REQ. 8.8' EXISTING 7.8'
SIDE SETBACK:	SMH X 10' 7.4'
REAR SETBACK:	18' 25.2'
MAXIMUM LOT COVERAGE:	30% 30.8%
MINIMUM OPEN SPACE:	40% 57.7%
LOT FRONTAGE:	50.00'

TOTAL LOT AREA: 4,490± S.F.

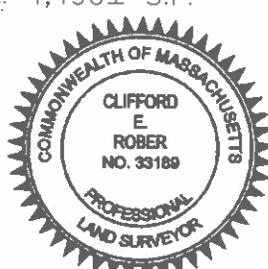
PREPARED FOR: 2 CHERRY STREET LLC
DEED BOOK 84606/488 PLAN BK 176-30
ASSESSORS MAP 25 - PARCEL 123

CERTIFIED PLOT PLAN
#2 CHERRY STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 9/22/2025



CLIFFORD ROBER, PLS
7 PERCHERON ROAD
CHELMSFORD, MA 01824
(781) 541-0205



Cliff Rober

9/22/2025

CLIFFORD ROBER, PLS DATE

Town of Belmont

Existing Average grade worksheet

Site Address:

2 Cherry Street

Segment	segment from EXISTING grade	segment from NEW grade	segment to EXISTING grade	segment to NEW grade	segment LENGTH	Ave Existing	Ave New	Difference
a	99.7	99.7	99.9	99.9	50	4990	4990	0
b	99.9	99.9	100.5	100.5	30	3006	3006	0
c	100.5	100.5	99.3	99.3	50	4995	4995	0
d	99.3	99.3	99.7	99.7	30	2985	2985	0
					160	15976.00	15976.00	0

Ceiling Height	7.75
Basement Floor Elevation	93.25
Ceiling Elevation	101
Perimeter Total Length	160.00
Total Perimeter Square Foot	1240.00
Average Existing Grade	99.85
New Average Grade	99.85
Difference in Grade in Feet	0.00

needs to be less than 1.00'

To remove extra Segments use the Delete function with right click on Left BAR

**Town of Belmont
Site Address:**

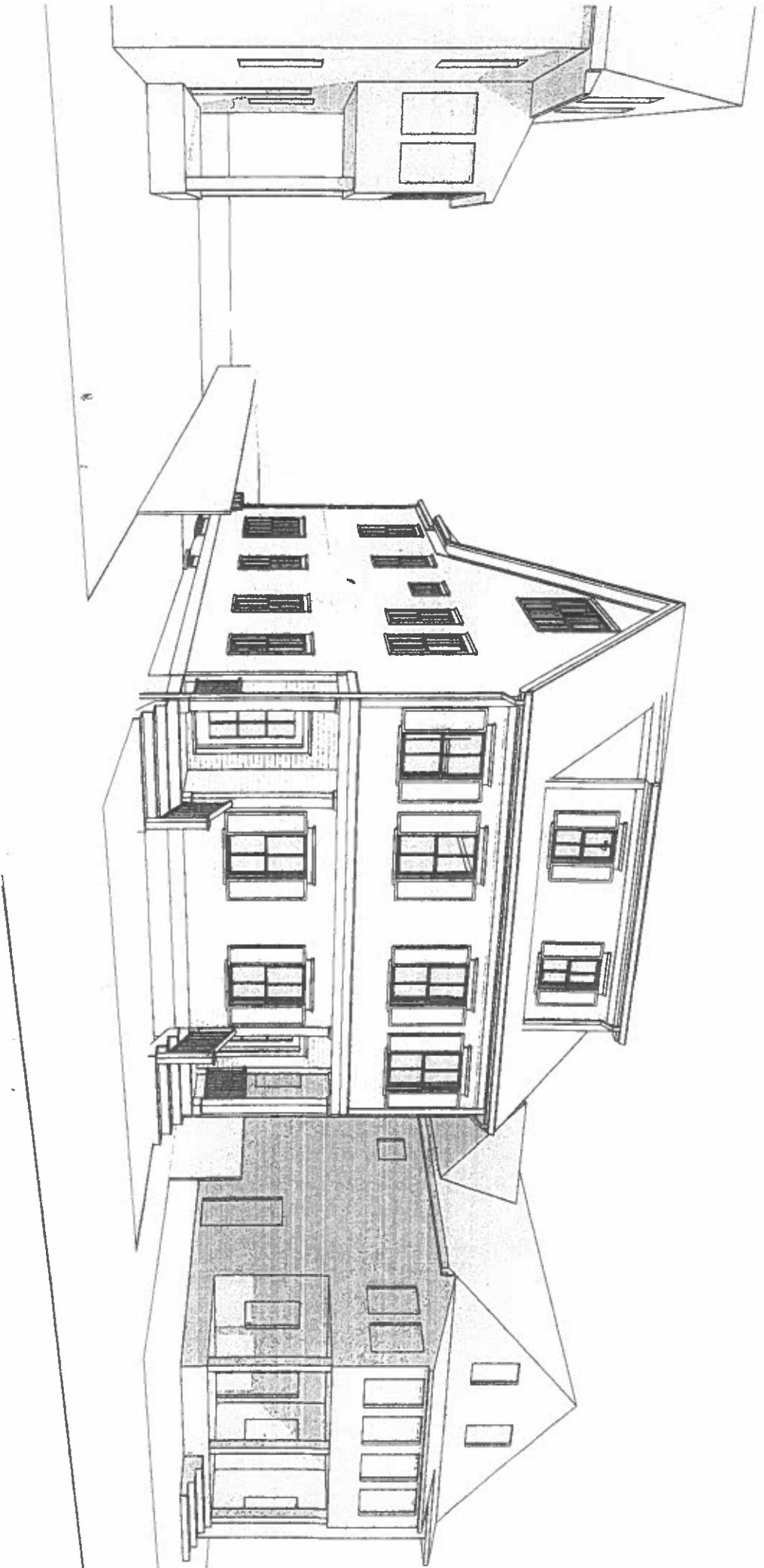
2 Cherry Street

Existing Foundation Coverage

Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
a	101	99.7	99.9	50.00	7.75	387.50	60.00	84.52%
b	101	99.9	100.5	30.00	7.75	232.50	24.00	89.68%
c	101	100.5	99.3	50.00	7.75	387.50	55.00	85.81%
d	101	99.3	99.7	30.00	7.75	232.50	45.00	80.65%
				160.00		1240.00	184.00	85.16%

If less than 60% than basement is a story

Ceiling Height	7.75
Basement Floor Elevation	93.25
Ceiling Elevation	101
Perimeter Total Length	160.00
Total Perimeter Square Foot	1240.00

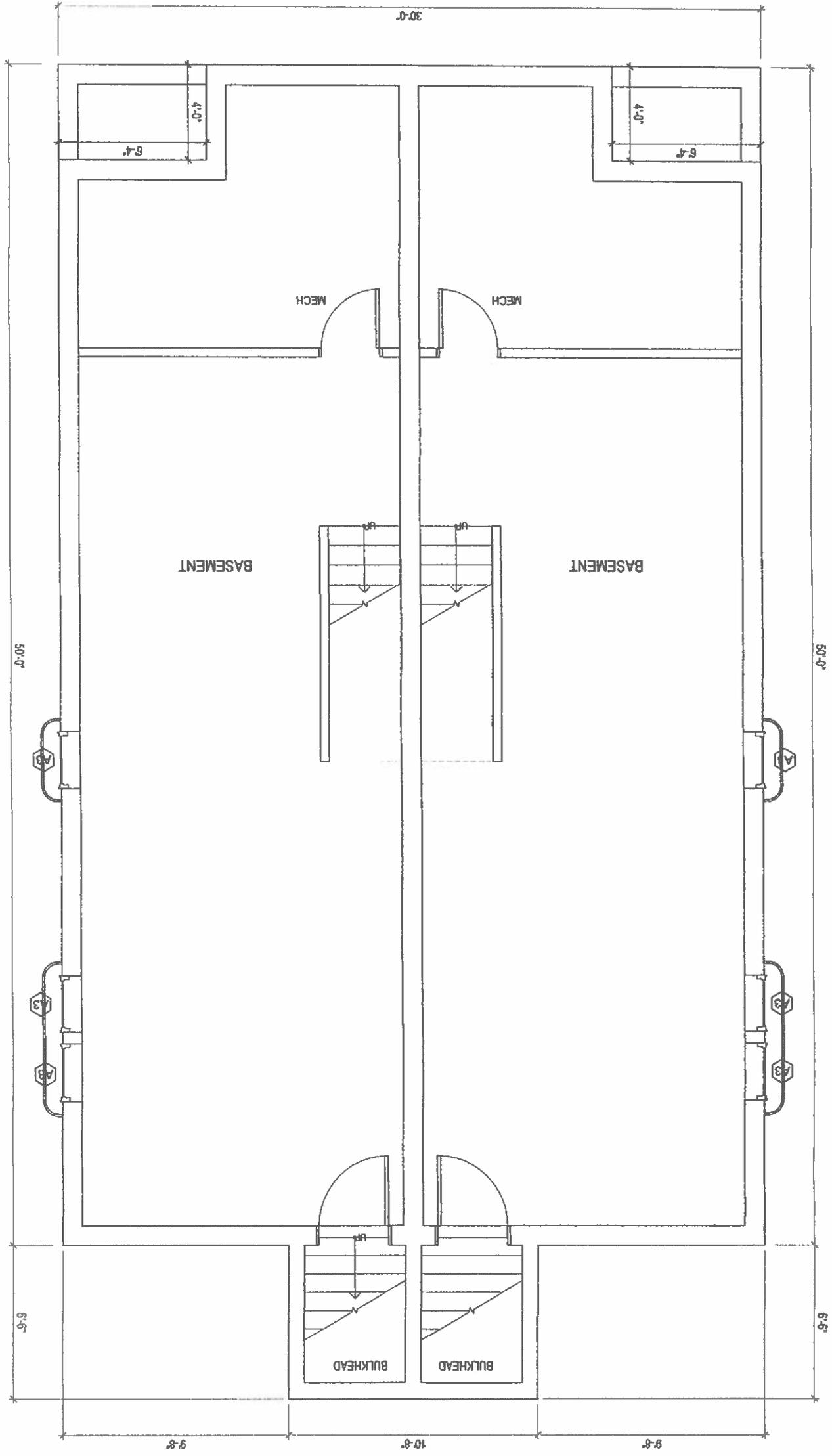


2 CHERRY STREET

DRAWING LIST

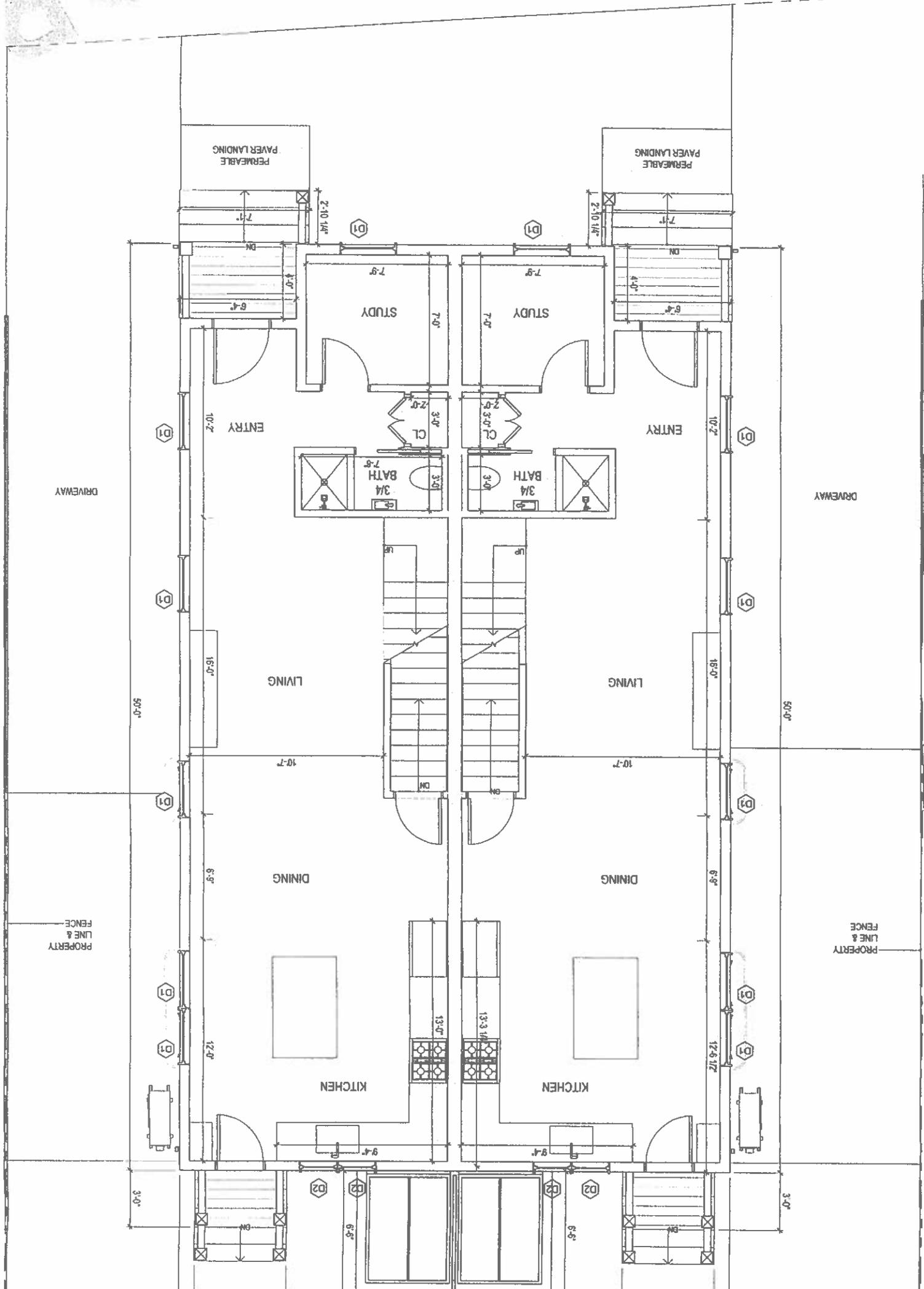
- G000 COVER SHEET, ARCH SITE DRAWING, AREA PLANS
- A101 BASEMENT AND FIRST FLOOR PLANS, 3D VIEWS
- A102 SECOND FLOOR, THIRD FLOOR, ROOF PLANS
- A201 EXTERIOR ELEVATIONS
- A202 WINDOW SCHEDULE

SCOPE OF WORK: NEW TWO FAMILY DWELLING



CHERRY STREET

DR

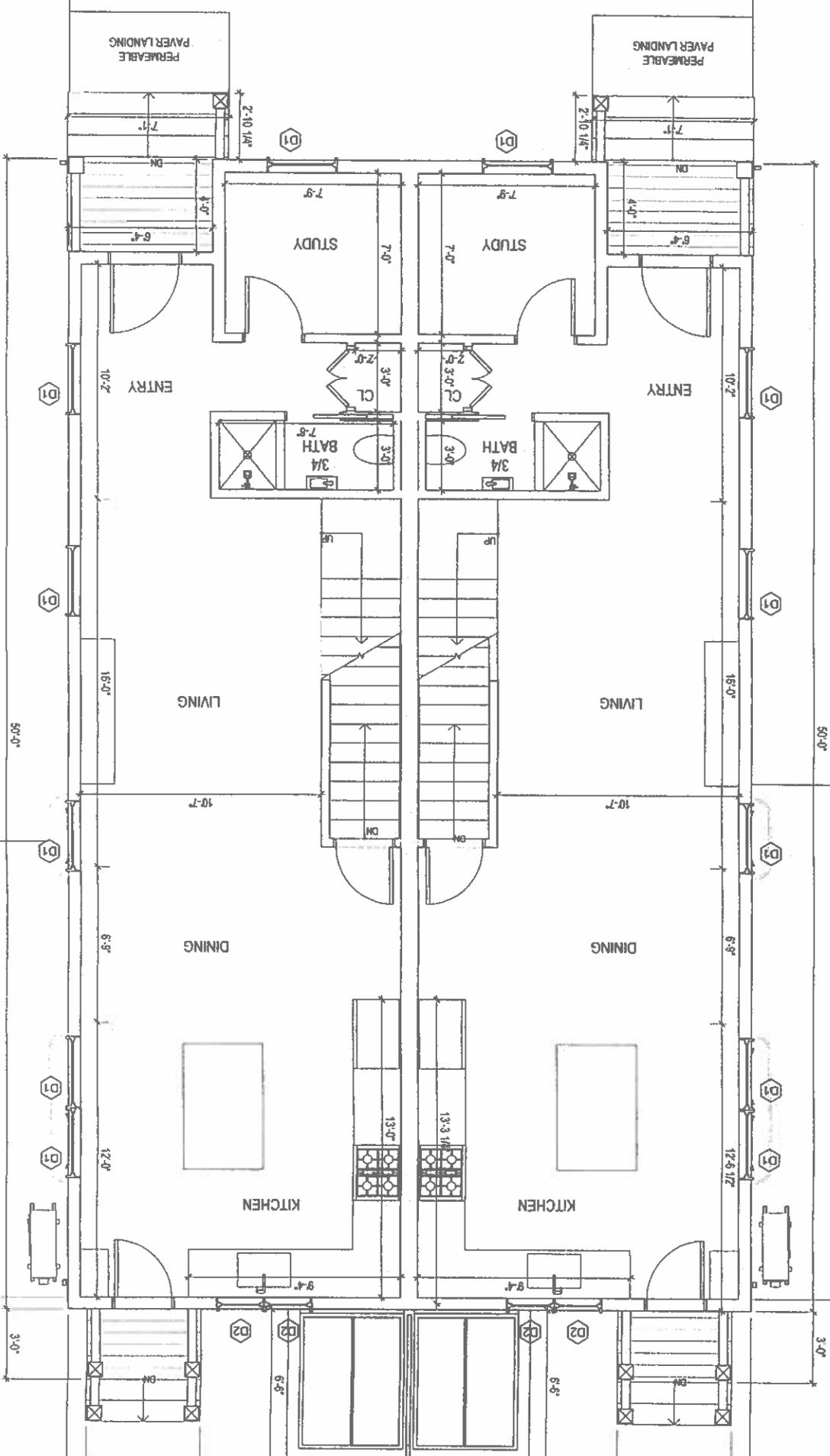


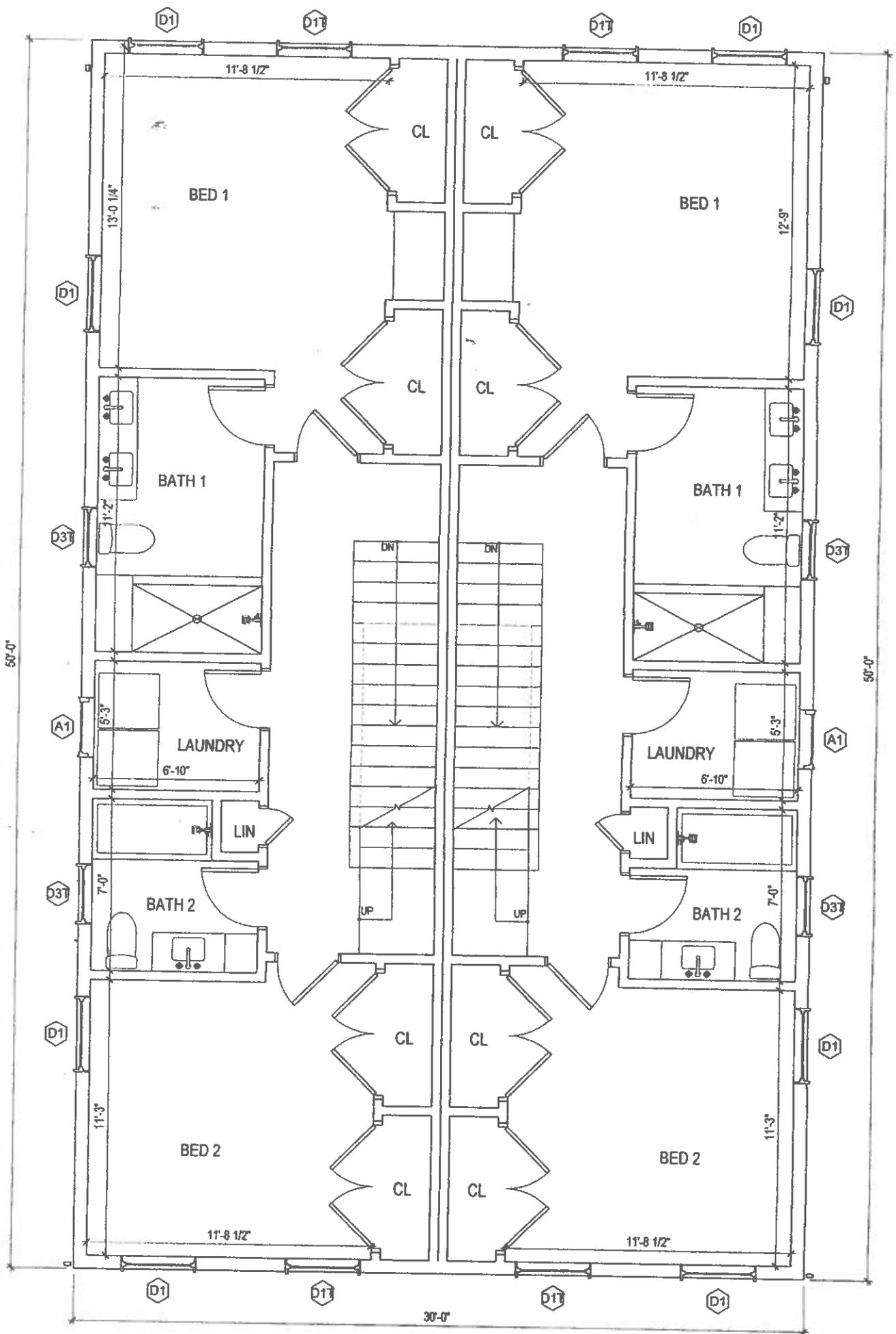
DRIVEWAY

DRIVEWAY

PROPERTY
LINE &
FENCE

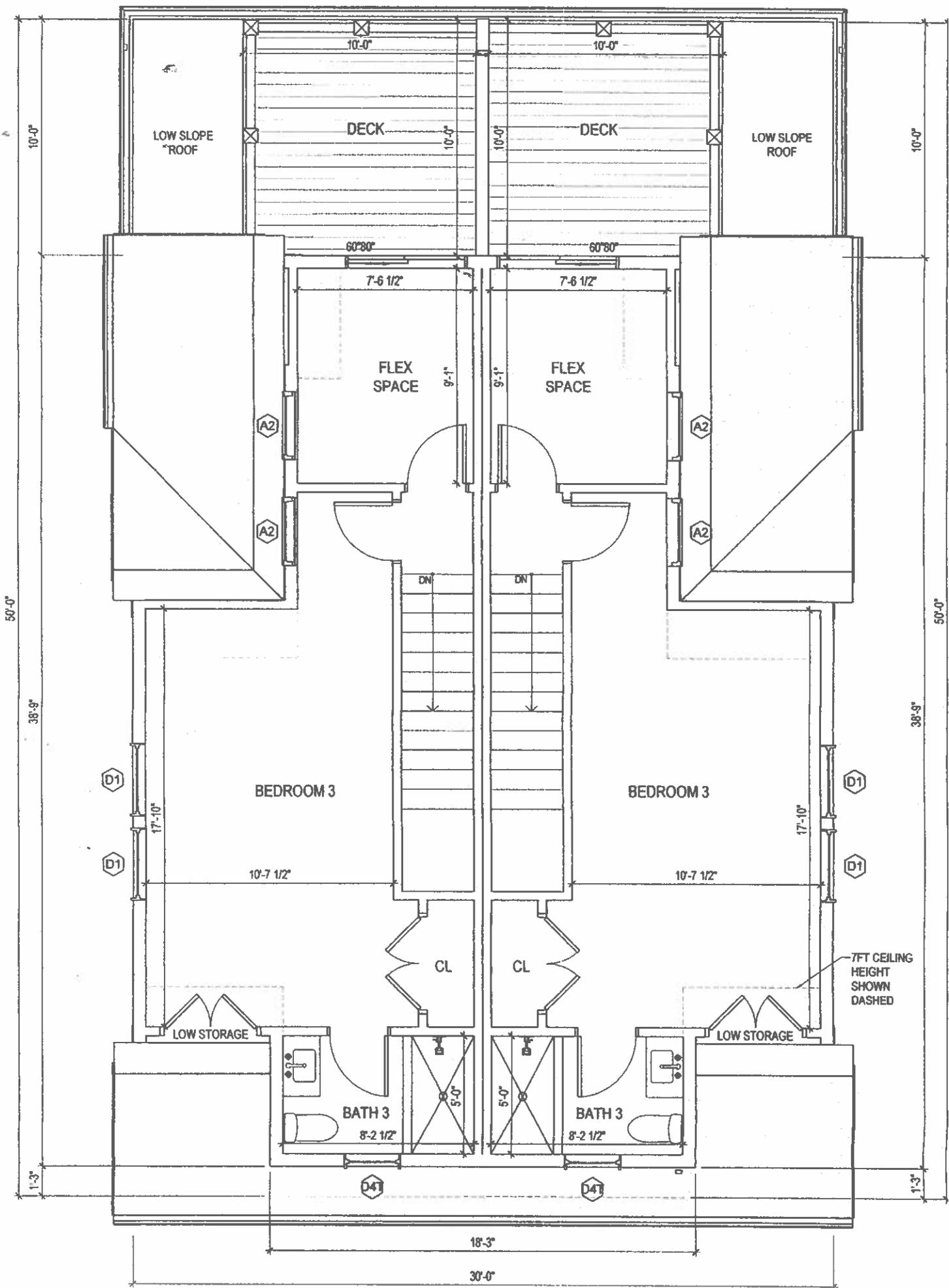
PROPERTY
LINE &
FENCE





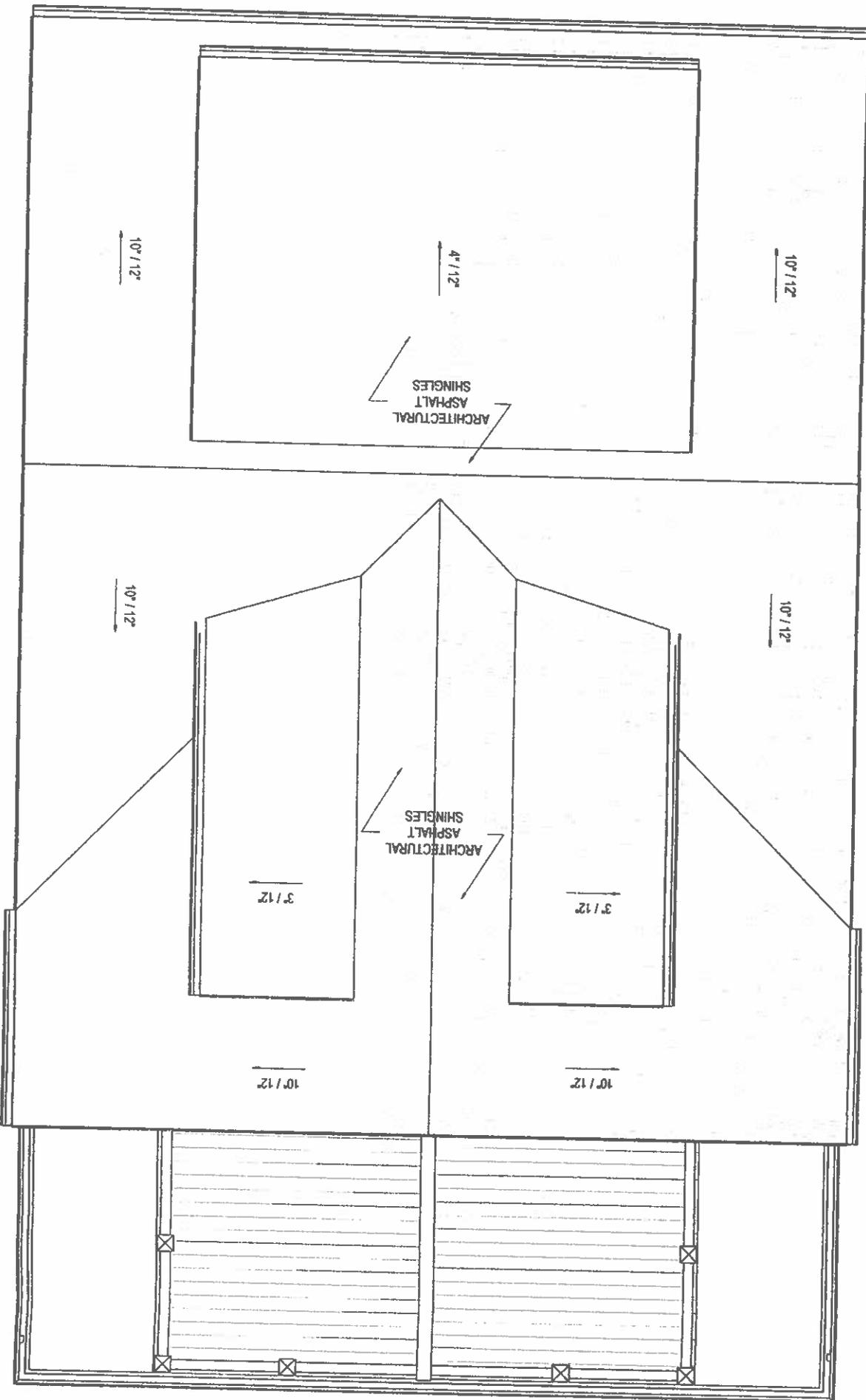
A2 SECOND FLOOR PLAN
 A102 1/4" = 1'-0"





A3 THIRD FLOOR PLAN
 A102 1/4" = 1'-0"

CUT PLANE AT 5FT





102.50 N FFE

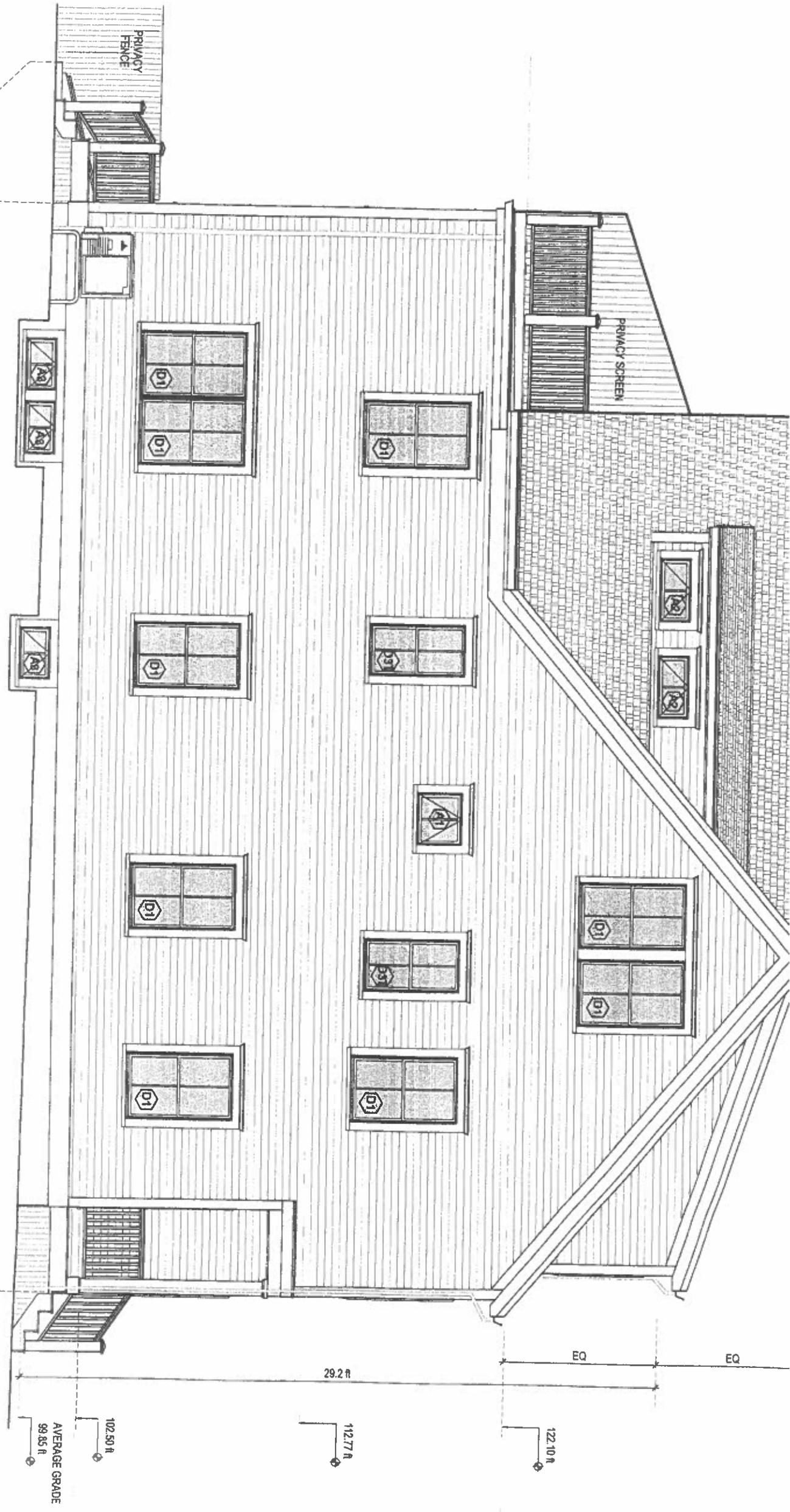
112.77 R

122.10 R

19.8

17.4

A2 NORTH ELEVATION
A201 1/4" = 1'-0"



AVERAGE GRADE
99.85 ft

102.50 ft

29.2 ft

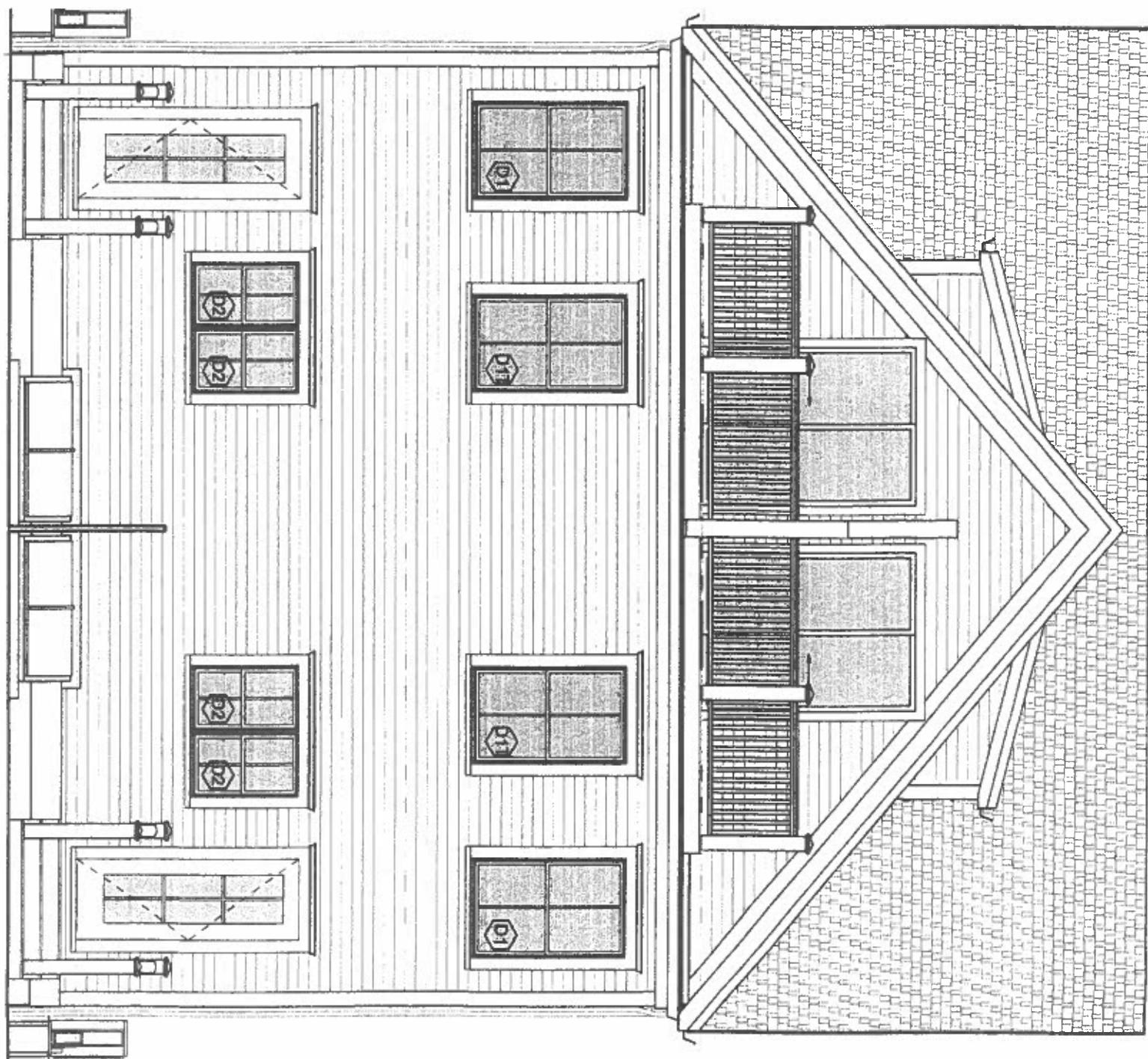
112.77 ft

122.10 ft

EQ

EQ





19.1

19.2

19.3



GREEN GIANT ARBORVITAE - GG



HYDRANGEA - LIMELIGHT - HP



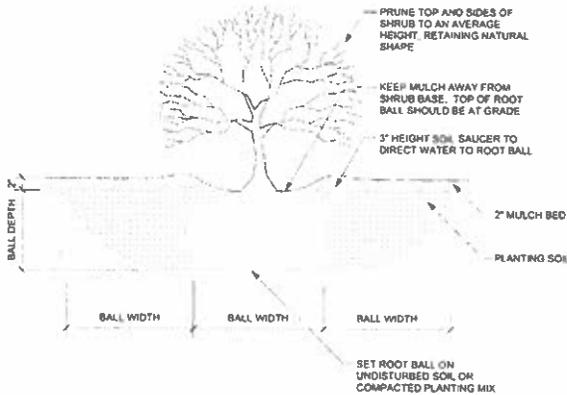
STEEDS ILEX - SI



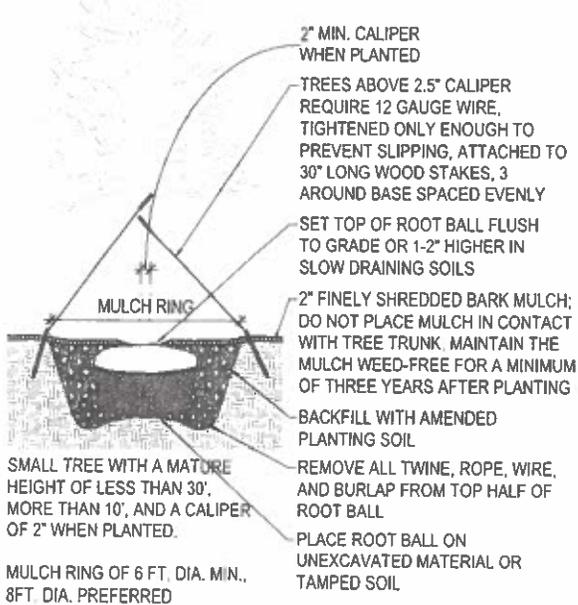
YEW - HICKS - TH



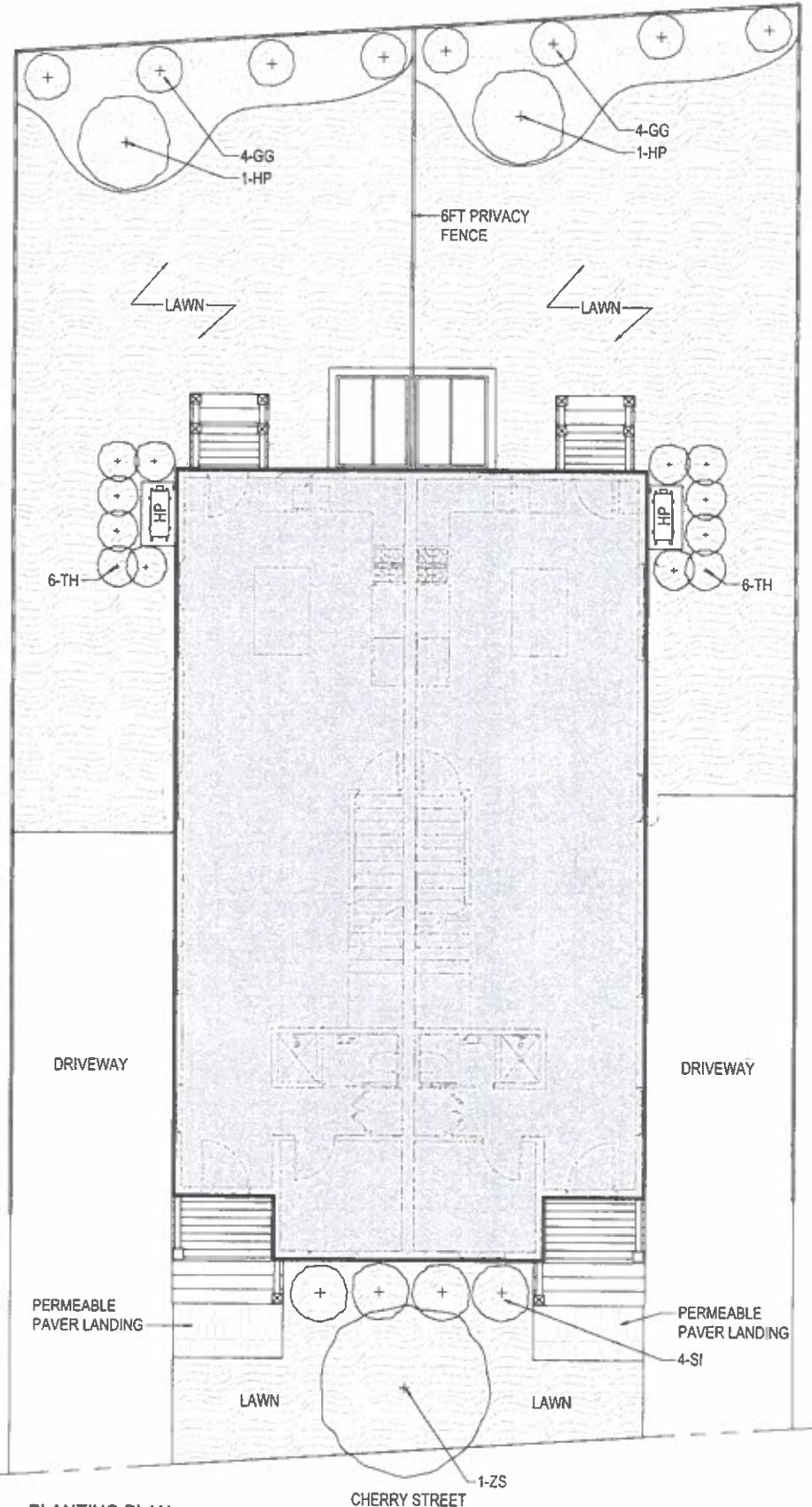
ZELCOVA SERRATA - ZS



SHRUB DETAIL



SMALL TREE DETAIL



PLANTING PLAN

1/8" = 1'-0"

ID	QTY	LATIN NAME	COMMON NAME	SIZE
GG	8	<i>Thuja standishii x plicata</i>	Green Giant Arborvitae	15 gal
TH	12	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	1 gal
HP	2	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea	15 gal
SI	4	<i>Ilex crenata 'Steeds'</i>	Steeds Ilex	3 gal
ZS	1	<i>Zelcova Serrata</i>	Zelcova	2"-3" caliper

PLANT SCHEDULE

BOND WORTHINGTON
ARCHITECTURE
21 BISHOP ALLEN DR.
CAMBRIDGE MA 02139

2 CHERRY STREET

BELMONT MA 02478

PLANTING PLAN

L-1

Date 11-21-25

Scale As indicated