

**TOWN OF BELMONT
PLANNING BOARD**

2024 NOV 27 AM 11:15

CASE NO. 24-17

APPLICANTS/OWNERS: 50 Hamilton Road, LLC, Tarley Yamamoto, agent

PROPERTY: 50 Hamilton Road

DATE OF PUBLIC HEARING: October 15, 2024
CONTINUED: October 23, 2024 and November 6, 2024

MEMBERS SITTING: Taylor Yates (Chairman)
Carol Berberian, (Vice Chair)
Renee Guo
Thayer Dunham
Alisa Gardner-Todreas
Andrew Osborn (Associate Member)

VOTING MEMBERS: Taylor Yates (Chairman)
Carol Berberian, (Vice Chair)
Renee Guo
Thayer Dunham
Alisa Gardner-Todreas

Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as 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, 50 Hamilton Road, LLC, Tarley Yamamoto, agent, requests One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a single family dwelling at 50 Hamilton Road located in a General Residence (GR) zoning district.

Proposal

The Applicant, Tarley Yamamoto, proposes to construct a single family dwelling on a vacant lot.

The Board held duly noticed hearings on October 15, 2024 and continued on October 23, 2024 and November 6, 2024.

The applicant had presented to the Board:

1. SP and DSPR applications dated July 16, 2024
2. Plot plan dated April 25, 2024
3. Zoning checklist, dated April 25, 2024
4. Architectural drawings dated August 8, 2024

On October 15, 2024 Tarley Yamamoto made the presentation to the Board, sharing documents online. Mr. Yamamoto said that the current lot is vacant and that a two story, single-family house is planned to be constructed. Mr. Yamamoto added that there will be a garage at the basement level, to

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allow for as many green and landscape area on the lot as possible. Mr. Yamamoto said that there will be a family room, dining room and kitchen on the first floor, three bedrooms and two bathrooms on the second floor, a finished attic with possibly another bedroom and finished basement and a two-car garage.

There was a discussion of whether the documentation were complete and posted to the website for the public. Mr. Yates said that the Planning Board needs time to review the documentation submitted. In addition, there needs to be public notice posted on the Town's website. The case was continued until October 23, 2024.

On October 23, 2024, Mr. Yamamoto continued describing the project. Board member Ms. Thayer Dunham clarified that a special permit is required for an underground garage in this zoning district, adding that the Zoning Board of Appeals (ZBA) would have a role in this approval. Mr. Yogurtian explained that a special permit is needed as these are new buildings all intensity regulations are in conformance with the By-Law regulations with the exception of the garages at the lower level of the structure. Ms. Berberian inquired as to the number of stories. Mr. Yogurtian explained that the proposed garage would be in a cellar, not a basement and therefore would not contribute another story to the proposed structure, and that the structure will have 2.5 stories. Ms. Donham shared the criteria that the ZBA would consider including whether there are other feasible alternatives, whether there is the appearance of an additional story, slope, paved opening, etc. she added that, in her opinion, the view of cars parked in underground garages from the street is unattractive. Ms. Guo suggested that the applicant reconsider the single-car garage option that they had originally requested. Mr. Yogurtian added that there is the option to add parking spaces on the side of the house. The applicant said that they were willing to pay for adding sidewalks and landscaping between the sidewalks and the curbs on the right of way. There was a discussion of how to best coordinate between the Planning Board and the ZBA.

At this time, the meeting was opened to public comment.

Marlene Kim, 18 Hamilton Road, said that Hamilton Road is a modest part of Belmont adding that the addition of the proposed construction would not be harmonious with the neighborhood. Mr. Yates asked Ms. Kim if she were comfortable having multi-family homes on Hamilton Road to which she agreed.

Mr. Yates mentioned a public comment which was made online, Julieta Holman, 18 Hamilton Road, said that she agrees with Ms. Kim.

As there was no other public comments, the public comments portion of the meeting was closed.

On the subject of how to best coordinate between the Planning Board and the ZBA, Ms. Donham suggested that these cases be sent first to the ZBA and then to the Planning Board.

Mr. Yates recommended that the applicants review the applicable bylaw for underground garages and consider reapplying without triggering the bylaw. The case was continued.

On November 6, 2024, the applicants submitted new plans showing that the underground garages were eliminated from the project and driveways for 2 car parking were added to the sides of the structure.

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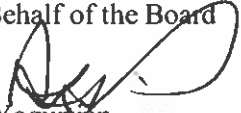
Deliberation and Decision

On November 6, 2024, the Board deliberated on the Applicant's request for One Special Permit and Design and Site plan Review Approval to construct a single-family dwelling at 50 Hamilton Road located in a General Residence (GR) zoning district. Board members found that the revised plans without the underground garage will not be substantially more detrimental to the neighborhood, and is in character with the other structures in the neighborhood.

Accordingly, upon motion to approve was made by Mr. Taylor Yates and seconded Ms. Carol Berberian, the Board voted 5 in favor and 0 apposed (5-0) to grant the Special Permit and the Design and Site Plan Approval as requested.

On Behalf of the Board

Dated: November 27, 2024



Ara Yogurtian
Inspector of Buildings
Office of Planning and Building