

**TOWN OF BELMONT  
PLANNING BOARD**

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**CASE NO.** 24-18 2024 NOV 19 AM 9:00

**APPLICANTS/OWNERS:** 278 Concord Ave. LLC, Tarley Yamamoto, agent

**PROPERTY:** 278 Concord Ave./ 2 Myrtle Street

**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

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, 278 Concord Ave. LLC, Tarley Yamamoto, agent, requests two Special Permits under sections 1.5.4 C and 1.5 of the By-Law to construct an addition 278 Concord Ave. Located in a Single Residence C (SRC) zoning district. Special Permits: 1.- The existing Gross Floor Area is 2672SF and the proposed addition is 883SF square feet or 33%%. The expansion is allowed by a Special Permit Granted by the Planning Board. 2.-The existing and proposed rear setback is 24.8'. At the time of these hearings, the official street address of the property was changed to 2 Myrtle Street.

**Proposal**

The Applicants propose to construct a second story addition over the existing one story and a two story side addition.

**Public Hearing**

Submissions to the Board:

- a. Application for Special Permit dated September 18, 2024.
- b. Construction Documents, dated August 22, 2024
- c. Zoning Compliance Check List, dated September 19, 2024.
- d. Certified Plot Plan, dated June 6, 2024.
- e. Landscape Plans.

The Board held duly noticed hearings conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on this case on October 15, 2024 and October 23, 2024 and hybrid meeting on November 6, 2024.

Tarley Yamamoto made the presentation to the Board. He explained that the project involves adding onto an existing house. The one car attached garage will be converted to a two car garage, the second floor will have four bedrooms, an in suite bathroom and another bathroom. Two bedrooms are planned to be added in the attic. The basement will be finished as before to have an exercise area. The landscaping will be similar yet enhanced. Mr. Yogurtian explained that a special permit is needed as the increase in Gross Floor Area (GFA) will exceed the 30% threshold and that since the original application, the new revised plans propose to comply with the required minimum rear setback and that the additional 2<sup>nd</sup> Special Permit is no longer necessary. Mr. Yogurtian also clarified that the Town's Stormwater Mitigation and Erosion Control By-Law does not apply to this project.

Ms. Donham commented that the addition of a roof structure above the side door on Concord Avenue side of the property would be appealing with which Mr. Yates agreed.

Mr. Yamamoto confirmed that there are no plans to remove the mature oak tree located in a public space. There are no immediate plans to redo any of the curb cuts. The driveway expansion will be within the property to allow for the second car parking.

Ms. Guo commented that the planned house seems massive at about 5,000 square feet, with which Ms. Gardener-Todreas agreed. There was a discussion about the air conditioner condensers which are planned to be behind the house although not noted as such in the documentation.

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

Daniel Halston, 10 Myrtle Street – The Halstons said that they are a direct abutter and echoed comments made by the Planning Board adding that the proposed project would result in a massive house which would not be consistent with the neighborhood and would block the flow of sunlight to other homes. The Halstons added that the planned spacing is not consistent with the spacing on Myrtle Street. The Halstons asked that the requested special permit not be allowed for the stated reasons and added that the architectural style would not be consistent with the 19<sup>th</sup> century Victorian homes in the neighborhood.

Deborah Galli, 16 Myrtle Street – Ms. Galli said that the other houses on Myrtle Street have large front porches and this proposed project does not have one.

Chi Ting Huang, 5 Goden Street – Chi Ting Huang said that they share concerns about shadowing and impact on solar panels adding that the proposed home would not be in keeping with the character of the neighborhood and that the design needs to be scaled back.

Mr. Yogurtian clarified that although the plans indicate that the total living area is 5000SF, the true Gross Floor Area calculated by the guidelines of the By-Law is 2,672SF, That the proposed is 82SF more than the 30% allowed for this project to be built by right. He also added that the cellar does not count towards the Gross Floor Area calculation.

Liliane Wong, 10 Myrtle Street – Ms. Wong said that she agreed with comments previously made. Ms. Wong said that 82 square feet matters. In addition, pine trees would need to be removed.

Anne Marie Mahoney, 24 Goden Street – Ms. Mahoney said that she has served on the Select Board. Ms. Mahoney advocated for the removal of the tree in question, saying that it would be difficult to drive around the tree.

Upon motion made and seconded the Board voted to have the case be continued on October 23, 2024.

On October 23, 2024, the applicant presented new renderings showing changes in the elevations, showing that the middle dormer on Myrtle Street had been removed, the other 2 dormers setback beyond the gutter line and as requested a roof was added to the side entry on Concord Ave. Furthermore, onsite measurements were conducted by the Office Planning and Building and was determined that the Gross Floor Area of the existing building is 2,116SF and the proposed is 2,826SF. Which concluded that the allowed addition by right, to

Case No. 24-18  
Address: 2 Myrtle Street

comply with the 30% threshold would be at 634.8SF whereas the proposed is 710SF. At this time Mr. Yamamoto requested from the Board to continue the case, as they were considering to reduce the square footage of the proposed addition and request to withdraw the Special Permit application. Upon motion made and seconded, the Board voted to continue the case on November 6, 2024. On November 6, 2024, the applicant submitted to the Board new plans and a plot plan, showing that they had reduced the size of the addition by 89SF, thus making the proposed addition less than the 30% threshold required for a Special Permit and requested from the Board a withdrawal of their application.

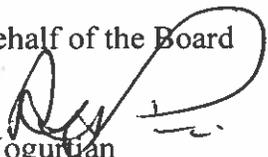
**Deliberation and Decision**

On November 6, 2024, the Board deliberated on the Applicant's request to withdraw the application for a Special Permit to construct an addition at 2 Myrtle Street, located in a Single Residence C zoning district.

Accordingly, **upon motion duly made by Taylor Yates and seconded by Carol Berberian, the Board voted 5-0 in favor to grant the request for withdrawal of the application.**

On Behalf of the Board

Date: November 19, 2024

  
Ara Yogurtian  
Inspector of Building  
Planning and Building Department