

**TOWN OF BELMONT
PLANNING BOARD**

2025 FEB 24 AM 8:13

CASE NO. 25-01

APPLICANT: Joe Santangelo

PROPERTY: 21 Trowbridge Street

DATE OF PUBLIC HEARING: January 7, 2025

MEMBERS SITTING Taylor Yates, Chairman
Carol Berberian, Vice Chair,
Thayer Donham
Renee Guo

MEMBERS VOTING: Taylor Yates, Chairman
Carol Berberian, Vice Chair,
Thayer Donham
Renee Guo

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 Joe Santangelo, owner, requests Two Special Permits & Design and Site Plan Approval under sections 4.2.2, 1.5.4A and 6D-2 of the By-Law to construct a two family dwelling at 21 Trowbridge Street located in General Residence (GR) zoning district, §4.2.2 of the By-Law allows the Planning Board to grant a Special Permit to modify the minimum lot area per dwelling unit and/or the frontage requirements pursuant to §6D and 7.4 of the zoning By-Law to allow two family dwellings on lots having lot size less than 7,000 square feet with frontage less than 70'. §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two-family dwelling in General Residence Zoning District by a Special Permit and a Design and Site Plan Review Approval by the Planning Board.

Proposal

The Applicant proposes to demolish the existing garage on site and construct a 2 family dwelling on a 5000SF lot with a 50 feet frontage.

Public Hearing

The Board held a duly noticed meeting on January 7, 2025. Diane Miller, architect, presented saying that the proposed construction meets the criteria for a special permit. Site improvements will include the removal of the garage, the open space of 55% will be maintained with native plants. Two curb cuts will

be made which is consistent with other properties in the neighborhood. No significant grade changes are planned as the site is level. For stormwater management, the applicant plans to work with a civil engineer and get approval from the Engineering Division of the Department of Public Works. The first-floor unit of the two-family residence will have 1,711 square feet of Total Living Area (TLA) including four bedrooms and three bathrooms. The second-floor unit of the two-family residence will have 1,588 square feet of TLA including three bedrooms and three bathrooms. The height of the proposed construction will be consistent with other homes and will have a gabled roof. Neighbors including direct abutters all signed the applicant's petition. In addition, Ms. Miller added that the proposed construction would be aligned with the Town of Belmont's effort to increase multifamily housing. In addition, Mr. Yogurtian was previously consulted on specifications. At this time, the Board performed the Design Site Plan Review (DSPR) checklist noting compliance with all requirements. No one from the public spoke in favor of or in opposition to the proposed project.

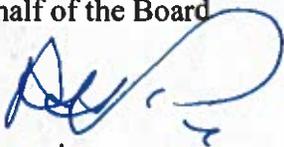
Deliberation and Decision

On January 7, 2025, the Board deliberated on the Applicant's request for two special permits and Design and Site plan Review Approval to construct a two family dwelling at 21 Trowbridge Street located in a General Residence zoning district. Board members found that the proposed structure will not be substantially more detrimental to the neighborhood, and is in character with the other dwellings in the vicinity

Accordingly, upon motion duly made by Taylor Yates and seconded by Carol Berberian, The Board voted 4 in favor and 0 oppose (4-0) to grant the two Special Permits and the Design and Site Plan Review Approval as requested.

On Behalf of the Board

Dated: February 24, 2025



Ara Yogurtian
Inspector of Buildings
Office of Planning and Building