

**TOWN OF BELMONT
PLANNING BOARD**

2025 MAR 19 AM 9: 04

CASE NO. 25-02

APPLICANTS/OWNERS: Mary and Christopher Thomajan

PROPERTY: 43 Knox Street

DATE OF PUBLIC HEARING January 7, 2025
Continued: January 14, 2025

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 Applicants, Mary and Christopher Thomajan, owners, request One Special Permit under section §1.5.4 C (3-b) of the By-Law to construct a single family dwelling at 43 Knox Street Located in a Single Residence C (SRC) zoning district.

Proposal:

The Applicants propose to demolish the existing single family dwelling and replace it with a new single family dwelling at 43 Knox Street located in a Single Residence C zoning district. Special Permit: §1.5.4 C (3-b) of the Zoning By-Law allows construction of new structures after voluntary demolition by a Special Permit granted by the Planning Board.

Public Hearing

Submissions to the Board:

- a. Application for Special Permit dated December 5, 2024.
- b. Project Narrative prepared by Yefim Massarsky, architect, dated December 5, 2024.
- c. Construction Documents, dated December 5, 2024
- d. Zoning Compliance Check List, August 2, 2024.
- e. Certified Plot Plan, dated August 2, 2024.

On January 7, 2025 the Board held duly noticed hearing on this case. Yefim Massarsky, architect, made the presentation to the Board. The proposed construction of the new single family dwelling will be harmonious with the neighborhood. The design includes a recessed second floor to decrease massing. Ms. Berberian inquired about the calculation of lot coverage. Mr. Yogurtian confirmed that this calculation is correct.

The Board performed the DSPR checklist. Ms. Donham pointed out a question of slope, mentioning that soil would be displaced and asked how it would be resolved, she requested a grading plan. Mr. Massarsky commented that there may be a need to create a 2' retaining wall after leveling an 8' slope. Mr. Massarsky went on record committing that there would be no adverse effects to neighbors due to grade changes including no adverse effects from storm water flow and drainage management. Mr. Yogurtian said that grade cannot be raised by more than 12" at the perimeter of the building. Ms. Berberian commented that what was being presented did not seem to be feasible, it was agreed that a grading plan is needed to move forward.

The Board began discussing the landscaping plan. Mr. Massarsky clarified which trees are existing and which will be added as new. Cypress tree plantings will be added around the perimeter of the property. Ms. Donham then inquired about the attic plan. Mr. Massarsky said that the attic would be used as an art studio and for storage. An attic plan was requested along with the grading plan.

Chair Taylor Yates read seven letters of support from neighbors submitted to the Board. The meeting was opened for public comments. Neighbors raised concerns about the grading of the site, drainage and height of the fence.

Upon motion made and seconded, the Board voted to continue this case until January 14, 2025.

On January 14, 2025, the Board held a duly noticed hearing to continue the hearing of this case.

Additional landscaping, grading and details of the attic floor were submitted to the Board before the hearing.

Mr. Massarsky said that driveway grading would not change much from the existing grade, that no water will flow to any of the neighbors' properties. All existing trees will be saved. He shared the attic plan, and stated that the family plans to actively use the space.

Mr. Yogurtian affirmed that the grading adjacent to the perimeter of the house was in compliance with the by-law, as it was only raised by 2", whereas the By-Law allows up to 12".

Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicants' request for One Special Permit construct a single family dwelling at 43 Knox Street located in a Single Residence C (SRC) zoning district. The Board found that the proposed single family to replace the existing single family was in keeping with the intent of the By-

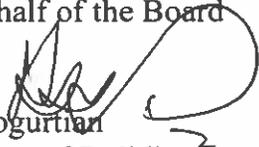
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Law, it was not detrimental to the neighborhood than the existing and it was in keeping with the character of other structures in the vicinity.

Accordingly, **upon motion duly made by Mr. Taylor Yates and seconded by Ms. Carol Berberian, the Board voted 5 in favor and 0 in opposition to grant the Special Permit as requested. Motion passed.**

On Behalf of the Board

Date: March 18, 2025


Ara Yogurtian
Inspector of Building
Planning and Building Department