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**TOWN OF BELMONT  
PLANNING BOARD**

**CASE NO.** 25-04

**APPLICANTS/OWNERS:** Margaret Forbes

**PROPERTY:** 10 Westlund Road

**DATE OF PUBLIC HEARING** April 8, 2025

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

**VOTING MEMBERS:** Thayer Dunham (Chair)  
Carol Berberian, (Vice Chair)  
Renee Guo  
Taylor Yates  
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, Margaret Forbes, owner, requests Two Special Permits under sections §1.5.4 C (2) and 4.2 of the By-Law to construct an addition at 10 Westlund Road Located in a Single Residence C (SRC) zoning district.

**Proposal:**

The Applicant proposes to construct a 1,181.6SF addition to an existing 857.5SF building. Section 1.5.4 C (2) of the By-Law allows expansions greater than 30% of an existing GFA of a building by a Special Permit granted by the Planning Board. The proposed is 137.8% addition and allowed by a Special Permit. Additionally, section 4.2 of the By-Law requires a minimum front setback of 20.9' for this lot, the existing front setback is 20.2' and the proposed is 20.4'.

The request from the Board is relief for 2 Special Permits.

**Public Hearing**

**Submissions to the Board:**

- a. Application for Special Permit dated February 25, 2025.
- b. Project Narrative and pictures of other structures in the neighborhood.
- c. Construction Documents, dated October 31, 2024.
- d. Zoning Compliance Check List, January 22, 2025.
- e. Certified Plot Plan, dated January 22, 2025.

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On April 8, 2025 the Board held duly noticed hearing on this case. Diane Miller, architect, made the presentation to the Board on behalf of the owner. The proposed construction includes a one-car garage, a rear expansion and a second floor with three bedrooms and two bathrooms. A special permit is needed as the proposed construction will increase Gross Floor Area by more than 30 percent. She stated that the resulting size and scale of the proposed construction will be consistent with other structures in the neighborhood. The second special permit relates to the front setback, which is existing, non-conforming. Ms. Miller said that the second floor is stepped back to add visual interest and conforms. Ms. Miller added that the owners had reached out to neighbors who are all in support. She then provided a high-level overview of how the proposed construction meets the requirements of the special permit checklist.

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

Rena Fonseca questioned how voting in the new chair was procedurally acceptable. Ms. Donham explained that the Planning Board was in the middle of a public hearing on a case, and the question was not related to the case. No other comments in support or in opposition were made.

The public comment portion of the meeting was closed.

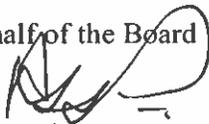
### **Deliberation and Decision**

After the close of the public hearing, the Board deliberated on the Applicant's request for Two Special Permits to construct an addition at 10 Westlund Road located in a Single Residence C (SRC) zoning district. The Board found that the proposed was in keeping with the intent of the By-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 Ms. Thayer Dunham and seconded by Mr. Taylor Yates, the Board voted 5 in favor and 0 in opposition to grant the two Special Permits as requested. Motion passed.**

On Behalf of the Board

Date: June 2, 2025



Ara Yogurtian  
Inspector of Building  
Planning and Building Department