

**TOWN OF BELMONT
PLANNING BOARD**

2025 JUN -3 PH 2: 38

CASE NO. 25-05

APPLICANTS/OWNERS: Connor Maguire and Krista Muzzioli

PROPERTY: 17 Hurley Street

DATE OF PUBLIC HEARING May 6, 2025

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

VOTING MEMBERS: Thayer Dunham (Chair)
Carol Berberian, (Vice Chair)
Renee Guo
Alisa Gardner-Todreas
Andrew Osborn

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, Connor Maguire and Krista Muzzioli, owners, request Three Special Permits under sections §1.5.4 C (2) and 4.2 of the By-Law to construct an addition at 17 Hurley Street located in a Single Residence C (SRC) zoning district. It was determined at this meeting that the Planning Board will hear the Special Permit request under section 1.5.4C of the By-Law and Board of Appeals should hear the two additional special permits under section 4.2 of the By-Law.

Proposal:

The Applicants propose to construct an addition at 17 Hurley Street located in a Single Residence C (SRC) zoning district. Special Permit: §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure (minimum required lot area is 9000SF, existing and proposed lot area is 8,880SF) more than thirty percent (30%) by a Special Permit granted by the Planning Board, the existing Gross Floor Area is 1177.5 square feet and the proposed addition is 2128.64 square feet or 180.77%. The expansion is allowed by a Special Permit Granted by the Planning Board.

Public Hearing

Submissions to the Board:

- a. Application for Special Permit dated March 1, 2025.
- b. Project Narrative and pictures of other structures in the neighborhood.
- c. Construction Documents, dated March 29, 2025
- d. Zoning Compliance Check List, March 13, 2025.
- e. Certified Plot Plan, dated December 12, 2025

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On May 6, 2025 the Board held duly noticed hearing on this case. There was a lengthy discussion between Mr. Stephan Rosales, attorney representing the owners, and Board members on the change of policy to why the other 2 Special Permits for the intensity regulations under section 4.2 of the By-Law will not be heard by the Planning Board as had been done for many years and should be redirected to the Board of Appeals.

The applicants made their presentation to the Board, they have been life-long residents of the Town of Belmont and need space for their growing family. Renderings of the proposed construction were shared online. A 180.77% percent increase to Gross Floor Area (GFA) is proposed. The lot is existing, nonconforming and the applicants do not plan to change the existing footprint. The existing landscaping will be maintained. The driveways will be kept the same and no change to stormwater management is expected. Other homes in the neighborhood are similar in size.

The applicants have spoken to all of their neighbors including the direct abutters and all were in support of their project. The applicants sent letters to their neighbors before the notification card was sent in the mail by the Planning Board, and have shared their plans.

Ms. Donham noted that the landscape plan was not there and asked that the applicants screen in their air conditioning unit.

There being no other questions by Board members, the meeting was opened to public comments.

At the meeting, no one spoke in support or in opposition to the proposed addition.

The public comments portion of the hearing was closed.

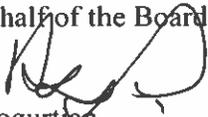
Deliberation and Decision

After the close of the public hearing, the Board deliberated on the Applicants' request for a Special Permit to construct an addition at 17 Hurley Street 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. Carol Berberian and seconded by Ms. Thayer Dunham, the Board voted 5 in favor and 0 in opposition to grant the Special Permit as requested.

On Behalf of the Board

Date: June 3, 2025



Ara Yogurtian
Inspector of Building
Planning and Building Department