



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: June 24, 2020

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 55 Trape1o ~~Street~~ Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for _____

the construction of additions to a non-conforming use of the structure. Pursuant to Section 1.5.2 of the By-Law, a special permit is needed.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

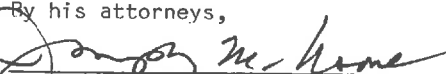
Signature of Petitioner _____

Print Name Alexander Athanasiou

Address 8 Woodfall Road

Belmont, MA 02478

Daytime Telephone Number (617) 489-5500

By his attorneys,


Joseph M. Noone, Esquire
AVERY, DOOLEY & NOONE, LLP
3 Brighton Street
Belmont, MA 02478
(617) 489-5300



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

December 17, 2019

Alexander Athanasiou
8 Woodfall Road
Belmont, MA 02478

RE: Denial to Construct Additions

Dear Mr. Athanasiou,

The Office of Community Development is in receipt of your building permit application for your proposal to construct additions at 55 Trapelo Road located in a Single Residence C (SRC) Zoning District.

Your application has been denied because § 1.5.2 of the By-Law allows changes and extensions of nonconforming uses by a Special Permit granted by the Board of Appeals.

1. The existing use is a residential unit and an office space in a district where only single family uses are allowed by the By-Law.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request a Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Assistant Director
Office of Community Development

Applicant's Statement

Dr. Alexander Athanasiou - owner

My wife, Dr. Caterina Raffa, and I and our three children are Belmont residents. We enjoy and respect the town, its residents, and its wonderful physical environment. My orthodontic practice, Belmont Smiles, is currently located nearby at 16 Trapelo Road. My dental practice needs a larger space to meet the current needs of the clients, which led to our purchase of 55 Trapelo Road. Our proposal is to selectively demolish the right side (east) of the existing building and replace it with a larger one-story addition. Please refer to our Permit Set (06/05/2020) of drawings for our proposed addition and renovations.

55 Trapelo Road is an existing mixed-use property within the SR-C zoning district. It is in close proximity to the Cushing Square local business 3 (LB-III) zoning district. This property is on a section of Trapelo Road that is predominantly commercial with some mixed-use properties as well. Please refer to the attached list of Neighboring Businesses which highlights the business nature of this strip near Cushing Square.

The lot area is 8,081 square feet with an existing 2-1/2 story building that includes a three-bedroom residential unit on two floors, and a commercial suite on part of the first floor. The commercial space was most recently a doctor's practice with a waiting area, three offices, an open office area, and a restroom. The building is in fair to poor condition and needs to be renovated and improved.

The proposed mixed-use building will still include a residential unit (on the second floor and attic of the existing building section to remain) and a state of the art, dental practice on the entire first floor (existing and addition) of the building, and the basement for ancillary dental uses and storage. The entire first floor of the building (the dental practice section that is open to the public) will be made fully accessible with an exterior ramp near the driveway. The requirements of ADA mandate that all of interior dental practice facilities be ADA compliant. The attic will have a new dormer facing Trapelo Road and will meet the requirements of Belmont's 2-1/2 Story by-law. The proposed building is within the dimensional criteria and scale limitations of the zoning by-law and will fit in well into this commercial strip. Many of the surrounding structures in this strip are as large as or larger than our proposed building. All proposed design and construction will be of high quality and will provide a positive presence on this specific section of Trapelo Road.

The entire site will be professionally landscaped with new trees and shrubs to complement the new building's exterior. We are committed to making this entire property an exemplary addition to this vibrant and economically important commercial and mixed-use strip.

Lastly, we hope that the Board recognizes our commitment to the town in general and to this commercial and mixed-use sector in particular. We have dedicated a tremendous amount of time, effort, and capital in pursuing this future home for my orthodontics practice. Our goal to create a project that is in keeping with the physical characteristics of this district while complementing one of the town's most prominent business areas. Thank you very much for your consideration.

AVERY DOOLEY & NOONE, LLP

ATTORNEYS AT LAW SINCE 1921

3 Brighton Street
Belmont, MA 02478
www.averydooley.com

(617) 489-5300 *main number*
(617) 993-3604 *direct dial*
(617) 489-0085 *fax*
jnoone@averydooley.com

June 24, 2020

BY HAND

Town of Belmont Zoning Board of Appeals
Office of Community Development
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

Re: Application for a Special Permit
55 Trapelo Road, Belmont, MA
Our File No. GJN-011720-12849

Dear Zoning Board of Appeals:

The applicant, Dr. Alexander Athanasiou (d/b/a Belmont Smiles, LLC), seeks a special permit to renovate 55 Trapelo Road, which is a grandfathered, pre-existing, mixed-use structure. Please let this letter provide some additional background information about the nonconforming use of 55 Trapelo Road, Belmont, MA, as some abutters have raised questions about the mixed use of the property.

The current assessor's card for the property identifies the class as "mixed use." Although the property is located in a Single Residence C zone, for many years the property has existed as a mixed-use structure, as it has been used by professionals to operate professional practices in addition to the residential use.

The applicant's dental practice is currently located at 16 Trapelo Road. The applicant purchased 55 Trapelo Road so as to eventually move his dental practice into a property that he owned so that he would no longer be subject to the uncertainty associated with being a tenant. When Dr. Athanasiou investigated whether or not his dental practice could be operated at 55 Trapelo Road, he consulted with Mr. Clancy to verify such a use would be permitted. To that extent, on or about June 16, 2016, and again on January 15, 2020, Mr. Clancy confirmed that a dental office would qualify as a permitted pre-existing use, as the property is "grandfathered for mixed use." Mr. Clancy confirmed that the mixed use of the property is tied to a Certificate of Occupancy issued January 11, 1990 that permits a "doctor's office in a residential zone or an ongoing home occupation." (See Exhibit A).

Moreover, a prior decision of the Zoning Board of Appeals, Case No. 96-34, affirms that the mixed use is grandfathered and that such mixed use “cannot now be prohibited” pursuant to M.G.L.A. c. 40A, Sections 6 and 7. (See Decision 96-34, attached hereto as Exhibit B). Thus, as the ZBA and Mr. Clancy have determined, the granting of the occupancy permit in 1990 allows “doctor’s office in a residential zone or an ongoing home occupation” so long as that use has not been abandoned for more than two years.

Since Dr. Athanasiou purchased the property, the mixed use of the property has continued and has not been abandoned for more than two years. Due to the limited size of his current office, Dr. Athanasiou uses 55 Trapelo Road to fabricate dental appliances for his patients and to store dental supplies and the records of Belmont Smiles, LLC. Shortly after purchasing the property, Dr. Athanasiou’s dental practice entered into a lease agreement for 55 Trapelo Road. (See Exhibit C). Further, attached is a payment log of the rent paid by the dental practice for 55 Trapelo Road from December 2016 to the present. (See Exhibit D). These documents demonstrate that the mixed use of the property has not been abandoned.

Under Massachusetts law, to constitute an abandonment, the discontinuance of a nonconforming use must result from ‘the concurrence of two factors, (1) the intent to abandon and (2) voluntary conduct, whether affirmative or negative, which carries the implication of abandonment.’ Derby Refining Company v. City of Chelsea, 407 Mass. 703, 708, 555 N.E.2d 534 (1990), *quoting* Pioneer Insulation & Modernizing Corp. v. Lynn, 331 Mass. 560, 565, 120 N.E.2d 913 (1954). The lease and payment of rent by Dr. Athanasiou’s dental practice clearly demonstrate that there has been no abandonment of the mixed-use of the property by the applicant.

Due to the use being nonconforming with the existing zoning, OCD determined that a special permit is needed to renovate the structure. By-Law Section 1.5.2 provides that the “Board of Appeals may grant a special permit to change or extend a nonconforming use only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood and that it shall be in keeping with the character of the neighborhood in which it is located. The following types of change to nonconforming uses may be considered by the Board of Appeals: a. change or substantial extension of the use....”

In this instance, the use of the dwelling is not changing, as Dr. Athanasiou will continue to use the property as a dental office and residence. This property has been used in such a manner for over 40 years. Thus, there is no change of use that will cause a detrimental impact to the neighborhood.

The applicant’s original application was for a renovation and addition that was significantly larger, but still in conformity with the zoning requirements. After receiving comments and feedback from some abutters, the applicant’s proposed renovation is significantly reduced in size and mass. The existing addition to the right of the structure and the garage will

be razed. The addition will be replaced with a 31.37' x 30.63' single-story addition consisting of 960.86 square feet. The addition will contain a deck on the roof of the addition. A dormer will be constructed on the front of the attic. The dormer will consist of 178 square feet. A handicap ramp will be constructed at the rear entrance.

The first floor of the structure will be used for the dental practice. The renovations to the first floor are needed to accommodate the current needs of the patients, the dental practice and ADA requirements. The second floor and attic will be a residential apartment. The property will continue its mixed use.

The proposed renovation and addition are in keeping with the character of the neighborhood in which it is located. 55 Trapelo Road is located in an area that is surrounded by commercial and mixed-use properties. The property is located directly across the street from the Brown Hickey Funeral Home on Trapelo Road.

55 Trapelo Road's lot size is 8081 square feet, which is significantly larger than the abutting properties. The proposed addition will be reducing the lot coverage by 1.7% and the front set back by 2.5 feet. The rear and side backs are conforming with the dimensional requirements of the zone. The size and character of the addition will be comparable to the surrounding properties. The quality craftsmanship and thoughtful renovation will vastly improve the appearance of the property which is in need of renovation.

Dr. Athanasiou respectfully submits that the renovation and addition to the property will not be substantially more detrimental than the existing nonconforming use to the neighborhood and is in keeping with the character of the neighborhood in which it is located.

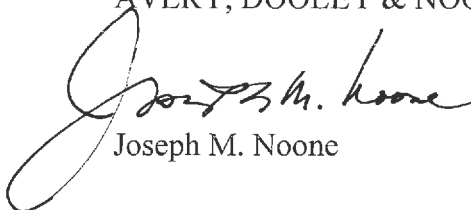
Thank you for your time and consideration.

Very truly yours,

THE APPLICANT, DR. ALEXANDER
ATHANASIOU

By his attorneys

AVERY, DOOLEY & NOONE, LLP



Joseph M. Noone

EXHIBIT A



OFFICE OF COMMUNITY DEVELOPMENT

TOWN OF BELMONT
455 CONCORD AVENUE
TOWN HALL
BELMONT, MASSACHUSETTS 02178-0900

BUILDING DIVISION
(617) 489-8221
ENGINEERING DIVISION
(617) 489-8220
PLANNING DIVISION
(617) 489-8221
FAX (617) 484-6502

March 26, 1996

Mr. James T. F. Mallowney, Jr.
197 Orchard Street
Belmont, MA 02178

Re: 55 Trapelo Road, Belmont, MA

Dear Mr. Mallowney:

As you requested, I have re-reviewed the information contained in our files for 55 Trapelo Road, Belmont. Attached please find a copy of the Certificate of Occupancy issued on January 11, 1990 by former Inspector of Buildings, Paul R. Winters. This certificate allows a "Doctor's Office in a Residential Zoned area or an ongoing Home Occupation" (Emphasis Added).

This certificate will remain in effect as long as the use is continued and not abandoned for a period of two or more years. Once abandoned for two or more years, the use would revert back to residential use only.

I hope this letter addresses any questions you may have. Please feel free to contact me if you have any questions or if you need any further clarifications.

Sincerely,

Thomas G. Gatzunis, P.E.
Director of Community Development

TGG/pmd

cc: Dr. Donald Cohen, 55 Trapelo Road w/att
Eleanor Douglas, 18 Oak Avenue w/att



TOWN OF BELMONT
CERTIFICATE OF USE AND OCCUPANCY
USE GROUP R

An inspection of the First Floor Addition located at
55 Trapelo Road has been made and all work

has been completed in accordance with the provisions of the
permit issued on Nov. 21, 1989 - #498 and said building may
be occupied and used as a doctor's office in a residential
zoned area or an on going home occupation.

DATE January 11, 1990

Paul R. Winters
INSPECTOR OF BUILDINGS
Paul R. Winters

EDWARD J. CASNER, JR.
WALTER H. MAYO III
MARTIN E. GREENBLATT
CHARLES M. KAHNANN
ROBERT A. MURPHY
ROBERT E. COWDEN III
JOHN H. ASHBY
DOUGLAS K. HANSFIELD
ANDREW M. HIGGINS
TERENCE J. HAMILTON
ROBERT S. KUTNER
STEPHEN M. PERRY

COMMUNITY DEVELOPMENT
CASNER & EDWARDS
ATTORNEYS AT LAW
30 FEDERAL STREET
BOSTON, MASSACHUSETTS 02110
TELEPHONE
(617) 426-0135
JAN 10 9 13 AM '90

GARY L. HOFF
GAYNOR D. CASNER
JO-ANN CHARAK
GREGG S. BLACKBURN
PETER A. CARD
JOAN M. GRIFFIN
MATTHEW T. MURPHY
THOMAS R. HOLLAND

OF COUNSEL
ANITA W. ROBBY

THOMAS D. EDWARDS
(1976-1987)

FACSIMILE
(617) 426-8810

CABLE
FEDLAW BOSTON

January 9, 1990

Mr. Paul Winters
Building Inspector
Town Hall
Belmont, MA 02178

Re: Dr. Edward Karian -- Request for
Occupancy Permit to Continue Use of
Portion of First Floor Premises at
55 Trapelo Road for Medical Offices

Dear Mr. Winters:

This is in reply to your request for further information relative to the use of a portion of the first floor of premises at 55 Trapelo Road for medical offices.

According to the records of the Building Department, the building on the premises was constructed on May 17, 1920, prior to the advent of zoning in Belmont.

Building permits were taken out for the subject premises on October 22, 1941 for "Addition to sunporch to 22' x 22' (enlarge sunporch). Make new entrance" and on July 15, 1971 for a "4' x 8' addition to the front of doctor's office." The first permit was taken out by the prior owner of the premises, Dr. Russell, and the second by my client, Dr. Karian.

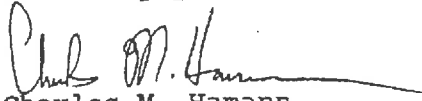
To my knowledge, the portion of the first floor of the premises currently used for doctors' offices was never used for any other purpose.

CASNER & EDWARDS

Mr. Paul Winters
Page Two
January 9, 1990

My understanding is that work undertaken by Dr. Karian pursuant to the specifications of your office has now been completed. In accordance with the prior understanding with your office and in accordance with correspondence from me and Dix Campbell, Architect, would you please proceed with the issuance of a Certificate of Use and Occupancy for "medical office or home occupation."

Sincerely yours,


Charles M. Hamann

CMH: BK

cc Edward Karian, M.D.
Dix Campbell

3328.000

CAMPBELL ASSOCIATES, ARCHITECTS

725 CONCORD AVENUE
CAMBRIDGE, MASSACHUSETTS 02148
617-354-5400

COMMUNITY
DEVELOPMENT

Nov 6 10 27 AM '89

November 3, 1989

Mr. Paul Winters
Inspector of Buildings
Town of Belmont
Belmont, Massachusetts 02178

Re: Karian Property, 55 Trapelo Road

Dear Paul:

We have now completed our investigation of the office property at 55 Trapelo Road. Franz Schemmel has analyzed the carrying capacity of the office floors, and found that the floor will carry weight in excess of the requirements of the Massachusetts State Building Code, and therefore no structural work is required. His report is appended.

In addition to the work previously required by your office, and covered in my letter of October 4, 1989 (appended), you have now informed me that certain additional work must be done to improve the fire separation between the offices and the residential tenant space. By copy of this letter, I would suggest that Dr. Karian install 5/8" fire rated gypsum board, taped, on the appropriate ceiling and walls in the basement. Mr. Mahnke's letter of October 30, 1989 is appended.

The floor plan requested by your office is also appended, showing that there is a gross floor area of 987 square feet devoted to office use.

Once the required work has been completed, Dr. Karian will contact your office for inspection of the premises. If earlier inspections will be required, please notify Dr. Karian.

This is my understanding of the requirements that are precedent to the issuance of a Certificate of Use and Occupancy. If your understanding is different, please let Dr. Karian know immediately, in writing, as he is proceeding on the above basis.

Sincerely yours,

Dix Campbell

Dix Campbell

cc: Karian, Hamann

kar3

*original
in letter file*
*Permit #498
11-21-89*

EXHIBIT B

RECEIVED
TOWN CLERK
BELMONT, MA.
OCT 7 8 58 AM '96

TOWN OF BELMONT
BOARD OF APPEALS

Case No.: 96-34

Applicant: Donald L. Cohen
(together with property
owner: James T. F. Mallowney, Jr.)

Property Address: 55 Trapelo Road

Date of Public Hearing: July 8, 1996

Members Sitting: John W. Gahan III, Chairman
William D. Chin
Carlo Tagariello
Thomas P. Callaghan, Jr.
Anthony L. Leccese

This matter came before the Board of Appeals (the "Board") of the Town of Belmont (the "Town") acting as Special Permit Granting Authority under the Zoning Bylaw of the Town (the "Bylaw") and Chapter 40A of the Massachusetts General Laws. This matter involves the application of Dr. Donald L. Cohen, D.C. (together with his Landlord, James T. F. Mallowney, Jr., collectively, the "Applicant") for a special permit authorizing a sign exceeding 150 square inches in area for a doctor's office. The property involved is known as and located at 55 Trapelo Road (the "Property").

The Property contains a residential use and a separate office use, specifically a doctor's office. In general, an office use is prohibited in a Single Residence C Zoning District, the Zoning District in which the Property lies. Nevertheless, on January 11, 1990, the Town's Building Inspector issued a Certificate of Use and Occupancy authorizing use of the Property (at least the first floor addition referenced in said Certificate) for "a doctor's office in a residential zoned area or an on going home occupation." There has not been any action brought to challenge the authority of this Certificate, which, for the purposes of this application, the Board will treat as establishing the Applicant's use of the Property as a valid nonconforming use. Consequently, as an extension of a nonconforming use, the proposed sign can be allowed under Section 1.5.2 of the Bylaw if the Board determines that the same is not substantially more detrimental to the neighborhood than the existing nonconforming use by the grant of a special permit.

After all legal requirements of notice and publication were satisfied, a public hearing was held on July 8, 1996, in the Auditorium at the Belmont High School. Sitting for the Board were Board Chairman John W. Gahan, III, and Board Members William D. Chin, Carlo Tagariello, Thomas P. Callaghan, Jr., and Anthony L. Leccese.

The Applicant appeared before the Board and made their presentation. They explained that the proposed sign, although larger than the sign installed by the prior occupant of this office, was consistent with other signs in the general area of the Property, including one sign within the same Residential Zoning District (Terry R. Miller, D.D.S.). No other person appeared at the public hearing in support of the application. Eleanor Douglas, a neighbor, appeared in opposition to the application and subsequently submitted a letter explaining her objections that included a petition signed by several other neighbors. There were other letters in opposition to the application submitted to the Board, including one that was read at the public hearing by the Board Chairman. The Chairman decided to keep the public record open for 14 more days, 7 days for additional written comments from interested persons and the following 7 days for the Applicant's response, if any.

Following the close of the public record, the members of the Board hearing this application were unable to deliberate on this case until September 18, 1996. During the interim, Town Counsel was consulted regarding the validity of the office


use at the Property and the Certificate of Use and Occupancy dated January 11, 1990. It appears that because there was no challenge to the office use within six (6) years after issuance of said Certificate and such office use was not discontinued for a period of two (2) years, the Applicant's use of the Property cannot now be prohibited. See Massachusetts General Laws Chapter 40A, Sections 6 and 7. Thus the focus of much of the opposition, namely, the office use of the Property by a nonresident, was not technically at issue in this case. Nevertheless, some members of the Board were unable to make the necessary finding regarding lack of detrimental effect to the neighborhood because the proposed sign was larger than the previous sign and larger than allowed under Section 5.2.4(a) of the Bylaw (both by a multiple of approximately three).

There was some question whether a special permit would be required for the installation of any sign for the Applicant at the Property, including a sign in compliance with Section 5.2.4(a) of the Bylaw, due to such action constituting an extension (or enlargement) of a nonconforming use. The Board did not decide that question. A motion was made and seconded, however, to grant a special permit to allow the Applicant to install a sign of the size permitted under Section 5.2.4(a). The Board voted 3-2 in favor of such motion, but because there were not four (4) affirmative votes, the minimum number required for the issuance of a special permit by the Board, the motion failed to pass. See Massachusetts General Laws Chapter 40A, Section 9.

Thereafter, a motion was made and seconded to grant the special permit as requested. The Board voted 3-2 against such motion. Therefore, the application was DENIED.

Dated: October 7, 1996

For the Board



Anthony L. Leccese

Case No. 96-34
55 Trapelo Road

For the Board,

John Brunton

Ann D. W.

Thomas P. Callahan

Carol D. [Signature]

EXHIBIT C



STANDARD FORM COMMERCIAL LEASE

This "Lease" is made this 1st day of May, 2017, by and between 55 Trapelo Road LLC 8 Woodfall Road, Belmont, MA, a(n) [describe entity] ("Landlord") and Belmont Smiles LLC 16 Trapelo Road, Belmont, MA 02478, a(n) [describe entity] ("Tenant"). Pursuant to the terms of this Lease, Landlord agrees to lease the Premises (hereinafter defined) to Tenant and Tenant agrees to lease the Premises from Landlord on the terms set forth.

1. Premises. The "Premises" shall mean 55 Trapelo Road, Belmont, MA Office suite consisting of 3 offices, waiting area, and bathroom, including the right to use the hallways, stairs, and elevators, for access to and egress from said Premises and nearest rest rooms, in common with all others.

2. Term. The "Term" of this Lease shall be for the period of Self renewing [insert # of months or years], commencing on May 1, 2017 (the "Commencement Date") and ending on April 30, 2018 (the "Termination Date").

3. Rent. The "Rent" for the Premises for the Term of the Lease is Thirty Thousand dollars (\$30,000.00), payable in monthly installments of Two Thousand, Five Hundred dollars (\$2,500.00) which is due, in advance, on the first day of each calendar month. Rent shall be paid to 55 Trapelo Road LLC. In addition, Rent that is not received by Landlord within fourteen (14) days of the due date shall accrue interest at the rate of one and one half percent (1 1/2%) per month for each month, or part thereof, that Rent remains unpaid from the due date. Tenant's agreement to pay Rent is independent of every other agreement in this Lease.

Adjustments To Rent. Tenant agrees to pay a Pro Rata Share, as defined below, of the amount, if any, by which the Landlord's Expenses, as defined below, for each calendar year during the Term increases above the expenses for the Base Year, as defined below, ("Expense Increase") plus the amount, if any, by which Taxes, as defined below, for each calendar year during the Term exceeds the Taxes for the Base Year ("Tax Increase"). If the Expenses or Taxes in any calendar year decrease below the amount for the Base Year, Tenant's Pro Rata Share of Expenses or Taxes, as the case may be, for that calendar year shall be \$0. Landlord shall provide Tenant with an estimate of the Expense Increase and of the Tax Increase for each calendar year during the Term in good faith. On the date Rent is due each month, Tenant shall pay Landlord a monthly installment equal to one twelfth of Tenant's Pro Rata Share of Landlord's estimate of both the Expense Increase and Tax Increase. If Landlord does not provide Tenant with an estimate of the Expense Increase or the Tax Increase by the end of the first business day of a calendar year, Tenant shall continue to pay monthly installments based on the previous year's estimate(s) until Landlord provides Tenant with the new estimate. As soon as practicable after the end of a calendar year, Landlord shall furnish Tenant with a statement of the actual Expenses and Expense Increase and the actual Taxes and Tax Increase for the prior calendar year. Landlord shall apply any overpayment by Tenant against Rent due or next becoming due, provided if the Term expires before the determination of the overpayment, Landlord shall refund any overpayment to Tenant after first deducting the amount of Rent due. If the estimated Expense Increase or estimated Tax Increase for the prior calendar year is less than the actual Expense Increase or actual Tax Increase, as the case may be, for such prior year, Tenant shall pay Landlord, within thirty (30) days after its receipt of the statement of Expenses or Taxes, any underpayment for the prior calendar year.

Within one hundred eighty (180) days after receiving Landlord's statement of Expenses, Tenant may give Landlord written notice that Tenant intends to review Landlord's records of the Expenses for the calendar year to which the statement applies. Landlord shall make available all relevant records that are reasonably necessary for Tenant's review, within a reasonable time. Tenant shall be solely responsible for all costs, expenses and fees for the review. Within ninety (90) days after the records are made available to Tenant, Tenant shall have the right to



~~give Landlord written notice identifying each objection to Landlord's statement of Expenses. If Tenant fails to give Landlord such notice of objection within the ninety (90) day period or fails to provide Landlord with a notice, exercising Tenant's right to review within the one hundred eighty (180) day period, Tenant shall be deemed to have approved and accepted Landlord's statement of Expenses and waives any objection to the Expenses for that year. Tenant shall have no right to review Landlord's records or to object to any statement of Expenses if any Rent is overdue on the date of Tenant's request or on the date that Tenant's objection.~~

~~"Expenses" means all costs incurred in each calendar year in connection with operation, repairing, maintenance and management of the structure and the land on which the Premises is located, but not limited to: (a) labor costs, including wages, salaries, bonuses, taxes, insurance, uniforms, training, retirement plans and employee benefits; (b) management fees and the cost of operating a management office; (c) cost of services; (d) rental and purchase cost for tools, equipment, parts and supplies; (e) accounting costs (f) insurance premiums and deductibles; (g) utility costs; and (h) the amortized cost of capital improvements.~~

~~"Pro Rata Share" means the percentage of the total that is determined by dividing the rentable square feet of the Tenant's Premises by the total rentable square feet in the structure in which the Premises is located. For purposes of this calculation all parties agree that the rentable square feet of the Premises is _____ sq. ft. and that the total rentable square feet of the structure in which the Premises is located is _____ sq. ft. For purposes of this calculation the Taxes and Expenses are to be calculated as though the structure is fully occupied.~~

~~"Taxes" means (a) all real property taxes on the land and structure in which the Premises is located; (b) all excise and personal property taxes for property that is owned by Landlord and used in connection with the operation, maintenance and repair of the land and structure in which the Premises is located; and (c) all costs and fees incurred in connection with any effort to reduce tax liabilities, including any costs incurred by Landlord to review, comply with or appeal tax liabilities. Tenant shall pay Landlord the amount of Tenant's Pro Rata Share of any such increase in the Tax Excess within thirty (30) days after Tenant's receipt of a statement from Landlord.~~

~~"Base Year" with regard to Expenses means the calendar year immediately preceding the Commencement Date; and with regard to Taxes means the fiscal year (July 1 to June 30) immediately preceding the Commencement Date.~~

4. **Utilities / Cleaning.** Tenant agrees to pay, as they become due, the charge for electricity, water and other utilities furnished to the Premises that are separately metered, including fuel for heat and electricity for air conditioning. Except as provided above, the Landlord shall supply hot and cold water, heating, ventilating and air conditioning ("HVAC") service to the Premises and to the common hallways, stairways, elevators and restrooms during normal business hours. The Tenant shall have the right to receive HVAC service during hours other than normal business hours, at Tenant's sole expense, *provided that* reasonable advance notice, as specified by Landlord, has been given. The Landlord shall provide cleaning or janitorial services according to the custom and practice for premises of similar type and size. The Landlord shall have no other obligation to provide any equipment or utilities within the Premises. No utilities for use within the Premises shall be installed or connected by Tenant without written authorization from Landlord. The Landlord shall have no liability for non-delivery or interruption of utilities to Tenant and Tenant shall have no right to abate Rent on account of same.

5. **Condition and Possession.** Landlord agrees to maintain the structure of any building of which the Premises is part in the same condition as the structure is on the Commencement Date, excepting reasonable wear and tear and damage by fire and other casualty. The Premises are accepted by Tenant in "as is" condition and without any other warranty or representation from Landlord. The Landlord shall not be liable for any failure to deliver possession of the Premises or any other space due to the holdover or unlawful possession of such space by any party. In such event, the Commencement Date for such space shall be postponed until the date Landlord delivers possession of the Premises to Tenant free from occupancy by any party. In the event that the Tenancy is interrupted or terminated as a result of *Force Majeure* or other act beyond the control of the Landlord, as defined in paragraph 23, shall not render Landlord liable to Tenant, constitute a constructive eviction of Tenant, give rise to an abatement of Rent, nor relieve Tenant from the obligation to fulfill any covenant or agreement. Tenant agrees that Tenant shall have the duty to comply with the requirements of the Americans With Disabilities Act ("ADA") concerning use of the Premises and Tenant agrees to indemnify and defend Landlord with regard to any claim alleging violation of the ADA or similar law or regulation.

6. **Security Deposit.** Tenant shall pay a "Security Deposit" to Landlord in the amount of _____ dollars (\$ _____) upon the execution of this Lease.

~~The Security Deposit shall be maintained by Landlord, without interest, as security for the performance of Tenant's obligations. The Security Deposit is not an advance payment of Rent nor a measure of damages. Landlord may use or apply all or part of the Security Deposit to satisfy past due Rent or to cure any Default of Tenant. If Landlord uses or applies any part of the Security Deposit, Tenant shall, upon demand, replenish the Security Deposit to its original amount, within thirty (30) days. Landlord agrees to return any remaining balance of the Security Deposit to Tenant within forty-five (45) days after: a) the date Tenant surrenders the Premises to Landlord; or b) final determination of the Rent due from Tenant; whichever is later. Landlord shall not be required to hold the Security Deposit in a separate account.~~

7. Permitted Use. The Premises shall be used for Dental office/Lab

No other use of the Premises is permitted. Tenant shall not use the Premises in a manner that interferes with the quiet enjoyment of any property or premises owned or occupied by any other person. Tenant shall comply with all statutes, codes, ordinances, orders, rules and regulations of each municipal, state or other governmental entity ("Laws"), regarding the conduct of Tenant's business and the use, condition, maintenance and occupancy of the Premises. No oil or hazardous material and no toxic material or substance, including any material or substance, defined or regulated by Massachusetts General Laws Chapter 21E, Section 1 et seq., shall be brought to or permitted to remain at the Premises. Tenant shall not make any use of the Premises that renders the Premises uninsurable or that materially increases the cost of insurance to Landlord. The Tenant shall not make any improvement or structural change to the Premises or erect a sign without written consent of the Landlord. Reasonable non-structural changes may be within the Premises with prior authorization of the Landlord and Landlord agrees that consent shall not be unreasonably delayed or withheld. At the Termination Date any alterations or improvements made by the Tenant that remain at the Premises shall become the sole property of the Landlord. Landlord may, by written notice to Tenant at least thirty (30) days prior to the Termination Date, require Tenant, at Tenant's sole expense, to remove any alteration or improvement installed by or for the benefit of Tenant.

8. Entry by Landlord. Landlord has the right to enter the Premises to inspect or show the Premises, to clean and make repairs, improvements or additions and to perform maintenance, repairs, improvements or additions to any portion of the structure in which the Premises is located. Landlord shall provide Tenant with reasonable prior verbal notice before entry, except that notice is not required in case of emergency, as determined in Landlord's sole discretion. Entry by Landlord shall neither constitute a constructive eviction nor entitle Tenant to an abatement or reduction of Rent.

9. Assignment and Subletting. Tenant shall not assign, sublease, transfer or encumber any interest in this Lease or allow any third party to use or occupy any portion of the Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld. Within fourteen (14) business days after receipt of signed copies of any assignment, sublease, transfer or encumbrance and any other information as the Landlord requests, Landlord shall either: a) consent to the assignment, sublease, transfer or encumbrance by executing a consent agreement in a form satisfactory to Landlord; b) refuse to consent to the Transfer; or (c) exercise its right to recapture any portion of the Premises that Tenant proposes to assign, sublease, transfer or encumber. Tenant shall pay Landlord as additional rent fifty percent (50%) of all rent and other consideration that Tenant receives as a result of any assignment, sublease, transfer or encumbrance that is in excess of the Rent payable to Landlord for the relevant portion of the remaining Term. If Tenant is in default, Landlord may require that all sublease payments be made directly to Landlord, in which case Tenant shall receive a credit against Rent in the amount of Tenant's share of payments received by Landlord.

10. Liens. Tenant shall not permit a mechanic's lien or other lien to be placed upon the land or structure in which the Premises is located in connection with any work done by or for the benefit of Tenant. Tenant shall, within ten (10) days of notice from Landlord, fully discharge any lien by settlement, by bonding or by insuring over the lien in the manner prescribed by Law. If Tenant fails to do so, Landlord may bond, insure over or otherwise discharge the lien. Tenant shall reimburse Landlord for any amount paid by Landlord, including, without limitation, reasonable attorneys' fees.

11. Indemnification and Waiver. Tenant hereby waives all claims against and releases Landlord and its officers, directors, employees, trustees, beneficiaries, partners, mortgagees and each of their successors and assigns from all claims for any injury to or death of persons, damage to property or business loss in any manner related to: a) any act of a third party; b) any act of God; c) bursting or leaking of any tank, pipe, drain or plumbing fixture; d) failure of any security service, personnel or equipment; or e) any *Force Majeure* or other matter outside of the reasonable control of Landlord. Except to the extent caused by the negligent or willful misconduct of

Landlord, Tenant agrees to indemnify, defend and hold Landlord harmless from all claims, debts, demands, liabilities, obligations, damages, penalties, costs and expenses, including, without limitation, reasonable attorneys' fees and expenses, that may be imposed by or against Landlord arising out of or in connection with any damage or injury occurring in the Premises or any acts or omissions of Tenant or any of Tenant's guests, invitees, assignees, subleasees, contractors or licensees.

12. Insurance. Tenant shall maintain the following insurance ("Tenant's Insurance"): a) commercial general liability insurance applicable to the Premises and its appurtenances providing, on an occurrence basis, a minimum combined single limit of _____ dollars (\$ _____); b) property / business interruption insurance issued on an all risk or special perils form, with coverage for water damage including earthquake sprinkler leakage, at replacement cost value and with a replacement cost endorsement covering all of Tenant's equipment fixtures, furniture, inventory, merchandise and other personal property in the Premises as well as any leasehold improvements for the benefit of the Tenant; c) workers' compensation insurance to the extent required by law and in amounts as may be required by applicable statute and employers liability coverage of at least \$ _____ per occurrence. Each commercial general liability insurance policy shall name Landlord (or its successors and assignees) and their respective officers, directors, employees, and agents, and other designees of Landlord and its successors as the interest of such designees shall appear, as additional named insureds. All policies of Tenant's Insurance shall contain endorsements that the insurer(s) shall give Landlord and its designees at least thirty (30) days' advance written notice of any cancellation, termination, material change or lapse of insurance. Tenant shall provide Landlord with a certificate of insurance evidencing Tenant's Insurance no later than the Commencement Date or the date Tenant is provided with possession of the Premises, whichever is earlier. During the Term the Tenant shall provide evidence of renewal or existence of such insurance as necessary to assure that Landlord always has current certificates evidencing Tenant's Insurance.

13. Broker's Fee. The Landlord agrees to pay broker(s), _____ N/A, duly licensed Massachusetts real estate broker(s), a fee of _____ dollars (\$ _____) for services rendered in connection with the lease of the Premises. The Tenant represents and warrants that Tenant has not dealt with any other broker in connection with rental of the Premises and agrees to indemnify, defend and hold Landlord harmless from any claim, demand or liability of any other person seeking payment for services provided to Tenant in connection with leasing the Premises.

14. Subrogation. Landlord and Tenant hereby waive and shall cause their respective insurance carriers to waive any and all causes of action, claims, actions and rights of recovery against the other for any loss or damage with respect to Tenant's personal property, leasehold improvements, the structure in which the Premises is located, the Premises or any contents thereof, including rights, claims, actions and causes of action based on negligence, which loss or damage is (or would have been, had the insurance required by this Lease been obtained) covered by insurance.

15. Fire or Casualty. The Landlord has the right to terminate this Lease if all or any part of the Premises is damaged by fire or other casualty to the extent that it cannot reasonably be repaired within one hundred (100) days after the date of such fire or casualty. This right of termination is exercisable by written notice to Tenant within sixty (60) days of the date of the fire or other casualty. If this Lease is not terminated, Landlord shall promptly and in good faith, seek to restore the Premises. Such restoration shall be to substantially the same condition that existed prior to the fire or other casualty, except for modifications required by law. Upon notice from Landlord, Tenant shall assign to Landlord (or Landlord's designee) all property insurance proceeds payable to Tenant under Tenant's Insurance with respect to any leasehold improvements for the benefit of Tenant; provided that if the estimated cost to repair such leasehold improvements exceeds the amount of insurance proceeds received by Landlord from Tenant's insurance carrier, the excess cost of such repairs shall be paid by Tenant to Landlord prior to Landlord's commencement of repairs. Within fourteen (14) days of demand, Tenant shall also pay Landlord for any excess costs identified during the course of repair work. Landlord shall not be liable for any inconvenience to Tenant, or injury to Tenant's business resulting in any way from the fire or other casualty or the repair work. Provided that Tenant is not in default, during any period of time that all or a material portion of the Premises is rendered unusable as a result of the fire or other casualty, the Rent shall abate for the portion of the Premises that is unusable.

16. Eminent Domain. Either party may terminate this Lease if any substantial part of the Premises is taken or condemned for any public use under law or by eminent domain. Landlord shall also have the right to terminate this Lease if there is such a taking of any portion of the structure in which the Premises is located or the land on which it is situated that would have a material adverse impact on Landlord's ability to operate the remainder of the



structure/land. The terminating party shall provide written notice of termination to the other party within sixty (60) days after first receipt of any notice of the taking. The termination shall be effective on the date the taking becomes effective. All compensation awarded for a taking, or sale proceeds, shall be the property of Landlord.

17. Tenant's Default. A "Tenant's Default" shall mean and include a circumstance when a) the Tenant fails to pay all Rent when due, if such failure continues for three (3) business days after written notice to Tenant which notice shall be in satisfaction of, and not in addition to, notice required by Law; or b) Tenant's failure to comply with any term, condition, requirement or covenant of this Lease (other than non-payment of Rent), if such failure is not cured within thirty (30) business days after written notice to Tenant, which notice shall be in satisfaction of, and not in addition to, notice required by law; or c) Tenant is declared bankrupt or insolvent or if any property of Tenant is the subject of an assignment for the benefit of creditors.

18. Landlord's Remedies. In the event of a Tenant's Default, Landlord shall have the right to terminate this Lease or terminate Tenant's right to possession. Upon receipt of a notice of termination Tenant shall immediately surrender the Premises to Landlord. If Tenant fails to surrender the Premises, Landlord may enter upon and take possession of the Premises, in compliance with law. Notwithstanding the foregoing, the Tenant shall pay Landlord all past due Rent and other damages, losses and expenses suffered by Landlord as a result of Tenant's Default. Those costs and expenses shall include the costs and expenses incurred in reletting or attempting to relet the Premises, including reasonable attorneys' fees, brokerage fees, the cost of physical alterations to the Premises and the reasonable value of other allowances or concessions granted to a new tenant. The Landlord has the right to collect all rents and other payments from any reletting. The Landlord shall not be responsible or liable for any delay or inability to relet all or part of the Premises or for the failure to collect any rent. In lieu of determining damages as described above, Landlord may elect to receive as damages the sum of a) all Rent accrued through the date of termination of this Lease or of Tenant's right to possession, and b) an amount equal to the total Rent that Tenant would have been required to pay for the remainder of the Term discounted to present value, minus the then present fair rental value of the Premises for the remainder of the Term, comparably discounted, after deducting all anticipated costs of reletting. If Tenant is in default of any of the non-financial duties under the Lease, Landlord shall have the right to perform such duties. Upon demand, Tenant shall reimburse Landlord for the cost of such performance plus an administrative fee equal to ten percent (10%) of the cost of the work performed. Termination of Tenant's Lease or right to possession or Landlord's entry on all or part of the Premises shall not relieve Tenant of its duties and liabilities under the Lease. Each right and remedy of the Landlord shall be separate and in addition to any other right and remedy now available or hereafter available to Landlord.

19. Landlord's Default. Before filing suit for any alleged default by the Landlord, Tenant shall give Landlord and each Mortgagee about whose identity Tenant has been notified, written notice and a reasonable time to cure the alleged default. In the event of a default by the Landlord in the terms of this Lease, no individual officer, director, agent, servant, employee, trustee, stockholder or beneficiary of the Landlord shall be personally liable for performance of the Landlord's obligations.

20. Subordination. Tenant agrees that this Lease is subject to and subordinate to each mortgage, ground lease or other lien now or subsequently arising on the Premises, or on the land or structure in which the Premises is located. Tenant's agreement applies to any refinancing, renewal, modification, and extension of the mortgage. Upon request from the holder of a mortgage, Tenant shall execute a commercially reasonable subordination agreement. As an alternative, any mortgagee shall have the right, at any time, to subordinate its mortgage to this Lease. Upon request, Tenant shall deliver a commercially reasonable estoppel certificate to those parties as are reasonably requested by Landlord, without payment, within ten (10) days after receipt of a written request.

21. Notice / Addresses. All demands, approvals, consents or notices shall be in writing and delivered by hand or sent by registered or certified mail with return receipt requested, or sent by overnight or same day service by hand at the party's respective address, set forth below. Each notice shall be deemed to have been received on the date of actual delivery or the date on which delivery is refused, whichever is earlier. If Tenant has vacated the Premises without providing a new address, each notice to Tenant shall be deemed to have been received three (3) days after notice is deposited in the mail of the United States Postal Service or with a delivery service as described above. Either party may, at any time, change the address set forth below (other than to a post office box) by giving the other party written notice of the new address.

Landlord:
55 Trapelo Road LLC 8 Woodfall Road, Belmont, MA

Tenant:
Belmont Smiles LLC 16 Trapelo Road, Belmont, MA 02478

22. Surrender of Premises. At the termination of this Lease or Tenant's right of possession, Tenant shall remove all personal property and surrender the Premises to Landlord in good order and in "broom clean" condition, ordinary wear and tear and damage excepted, removing, as requested by Landlord, any improvements or alterations made by Tenant. If Tenant fails to remove any of Tenant's personal property within two (2) business days after termination, Landlord, at Tenant's sole cost and expense, shall be entitled to remove and store Tenant's personal property. Landlord shall not be responsible for the safekeeping or preservation of Tenant's personal property. Tenant shall pay Landlord, upon demand, all costs of storage. If Tenant fails to remove Tenant's personal property from the Premises or from storage within thirty (30) days after delivery of notice, Landlord may deem all or any part of Tenant's Property to be abandoned and title to that property shall vest in Landlord. If Tenant fails to remove any of the alternations or improvements made by Tenant by the Termination Date and complete related repairs in a timely manner, Landlord may perform such work at Tenant's expense. If Tenant fails to surrender all or any part of the Premises at the termination of this Lease, occupancy of the Premises after termination shall be that of a tenancy at sufferance. Tenant's occupancy shall be subject to all the terms and provisions of this Lease and Tenant shall pay an amount (on a per month basis without reduction for partial months during the holdover) equal to two hundred percent (200%) of the sum of the Rent and of the Additional Rent due for the period immediately preceding the holdover. No holdover by Tenant or acceptance of payment from the Tenant after the termination of this Lease shall extend the Term or prevent Landlord from immediate recovery of possession of the Premises.

23. Miscellaneous.

1) **Time / Force Majeure.** Time is of the essence of each provision of this Lease. The failure or delay of either party to declare a default immediately upon its occurrence or a delay in taking action for a default shall not constitute a waiver. Whenever a period of time is prescribed for the taking of an action by Landlord or Tenant (other than the payment of the Security Deposit or Rent), the period of time for the performance of such action shall be extended by the number of days that the performance is actually delayed due to strikes, acts of God, shortages of labor or materials, war, terrorist acts, civil disturbances and other causes beyond the reasonable control of the performing party ("Force Majeure"). Force Majeure does not include financial difficulties of a party.

2) **Attorneys' Fees / Costs Of Suit.** If either party commences suit for violation of or to enforce any covenant, term or condition of this Lease, the prevailing party shall be entitled to reasonable attorneys' fees, costs and expenses. Landlord and Tenant hereby waive any right to trial by jury in any proceeding based upon a breach of this Lease.

3) **Sale / Assignment.** Landlord shall have the right to transfer and assign, in whole or in part, all of its ownership interest, rights and obligations in the Lease, including the Security Deposit, and upon transfer Landlord shall be released from any further obligations hereunder, and Tenant agrees to look solely to the successor in interest of Landlord for the performance of such obligations and the return of any Security Deposit.

4) **Entire Agreement.** This Lease constitutes the entire agreement between the parties and supersedes all prior agreements and understandings related to the Premises. This Lease may be modified only by a written agreement signed by Landlord and Tenant. This Lease shall be interpreted and enforced in accordance with the Laws of the Commonwealth of Massachusetts.

5) **Executive Order 13224.** Tenant represents and warrants to Landlord that each individual executing this Lease on behalf of Tenant is authorized to do so on behalf of Tenant and that Tenant is not, and the entities or individuals constituting Tenant or which may own or control Tenant or which may be owned or controlled by Tenant are not, among the individuals or entities identified on any list compiled pursuant to Executive Order 13224 for the purpose of identifying suspected terrorists.



EXHIBIT D

Date Range

Specific date range

Up To 24 months

From

01/19/2018
Numeric date starting with the month

To

02/01/2020

Filter By

All



Select from list



eBills Only

Showing 55 Trapleo Road LLC payments. Clear Filter

Rent History

Showing 1 - 25 of 25 payments

page 1

Withdraw On	Description	Amount	Deliver By	Status
1-23-20	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	1-23-20	In Process Cfm # PTW3T-SBFWG
12-23-19	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	12-23-19	Processed Cfm # PQY1S-9B0J2
11-22-19	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	11-22-19	Processed Cfm # PMPKQ-T9GMC
10-23-19	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	10-23-19	Processed Cfm # PJK68-H6526
9-23-19	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	9-23-19	Processed Cfm # PFM4L-T5RNO
8-23-19	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	8-23-19	Processed Cfm # PB8HL-MHS2M
7-23-19	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	7-23-19	Processed Cfm # P744T-6SS7L
Info Not Available	55 Trapleo Road LLC AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	6-21-19	Processed Cfm # P4622-Y7XGV

Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	5-23-19	Processed Cfm # PDVFO-7B4Q4
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	4-23-19	Processed Cfm # NXT7G-7COR6
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	3-22-19	Processed Cfm # NT8BX-108H1
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	2-21-19	Processed Cfm # NQB7P-K69TX
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	1-23-19	Processed Cfm # NM91J-JP6SN
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	12-21-18	Processed Cfm # NHYF2-Q73VL
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	11-21-18	Processed Cfm # NFOB5-L2B92
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	10-23-18	Processed Cfm # N9VZM-QSSSH
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	9-21-18	Processed Cfm # N6XWZ-9TG4P
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	8-23-18	Processed Cfm # N3L8M-QML9N
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	7-23-18	Processed Cfm # NDK2F-RWZCZ
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	6-22-18	Processed Cfm # MX9LS-79VDN

Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	5-23-18	Processed Cfm # MT574-3KVBQ
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	4-23-18	Processed Cfm # MQ751A-T08BY
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	3-23-18	Processed Cfm # MM2TF-0L8V3
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	2-23-18	Processed Cfm # MHR5H-9T7M0
Info Not Available	55 Trapleo Road LLC  AutoPay	\$2,500.00 BUSINESS ECONOMY CHECKING *6321	1-23-18	Processed Cfm # MD9DZ-79CT2

Total **\$62,500.00** Scheduled, In Process, and Processed payments only, including any fees.

Showing 1 - 25 of 25 payments

page 1

Date Range

Specific date range

Up To 24 months

From

01/19/2018
Numeric date starting with the month

To

02/01/2020

Filter By

All



Select from list



eBills Only

Showing Belmont Light payments. Clear Filter

Electric Bill History

Showing 1 - 12 of 12 payments

page

Withdraw On	Description	Amount	Deliver By	Status
1-2-20	Belmont Light Belmont Light 55 Trapelo Road *1786	\$33.72 BUSINESS ECONOMY CHECKING *6321	1-2-20	Processed Cfm # PWSWD-MPYLG
12-9-19	Belmont Light Belmont Light 55 Trapelo Road *1786	\$32.82 BUSINESS ECONOMY CHECKING *6321	12-9-19	Processed Cfm # PS6jG-6MGET
11-13-19	Belmont Light Belmont Light 55 Trapelo Road *1786	\$35.93 BUSINESS ECONOMY CHECKING *6321	11-13-19	Processed Cfm # PPWDP-NZMLZ
10-7-19	Belmont Light Belmont Light 55 Trapelo Road *1786	\$34.82 BUSINESS ECONOMY CHECKING *6321	10-7-19	Processed Cfm # PNZK2-6CX5B
9-9-19	Belmont Light Belmont Light 55 Trapelo Road *1786	\$33.93 BUSINESS ECONOMY CHECKING *6321	9-9-19	Processed Cfm # PHTCW-1G54W
8-9-19	Belmont Light Belmont Light 55 Trapelo Road *1786	\$33.07 BUSINESS ECONOMY CHECKING *6321	8-9-19	Processed Cfm # PD3R3-GPHKF
8-5-19	Belmont Light Belmont Light 55 Trapelo Road *1786	\$31.50 BUSINESS ECONOMY CHECKING *6321	8-5-19	Processed Cfm # PCHK3-F4TV7
Info Not Available	Belmont Light Belmont Light 55 Trapelo Road *1786	\$33.71 BUSINESS ECONOMY CHECKING *6321	6-12-19	Processed Cfm # P5XMM-NV13K
Info Not Available	Belmont Light Belmont Light 55 Trapelo Road	\$35.49 BUSINESS ECONOMY CHECKING *6321	5-9-19	Processed Cfm # P2JNH-V4TV1

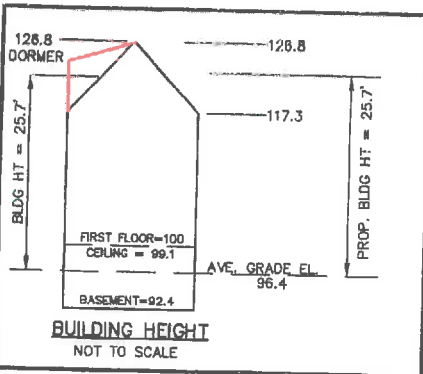
*1786

Info Not Available	Belmont Light Belmont Light 55 Trapelo Road *1786	\$36.15 BUSINESS ECONOMY CHECKING *6321	4-8-19	Processed Cfm # NZ7NF-OSD89
Info Not Available	Belmont Light Belmont Light 55 Trapelo Road *1786	\$35.57 BUSINESS ECONOMY CHECKING *6321	3-12-19	Processed Cfm # NWHRR-YZRYH
Info Not Available	Belmont Light Belmont Light 55 Trapelo Road *1786	\$17.39 BUSINESS ECONOMY CHECKING *6321	2-8-19	Processed Cfm # NS52B-4MF4K

Total **\$394.10** Scheduled, In Process, and Processed payments only, including any fees.

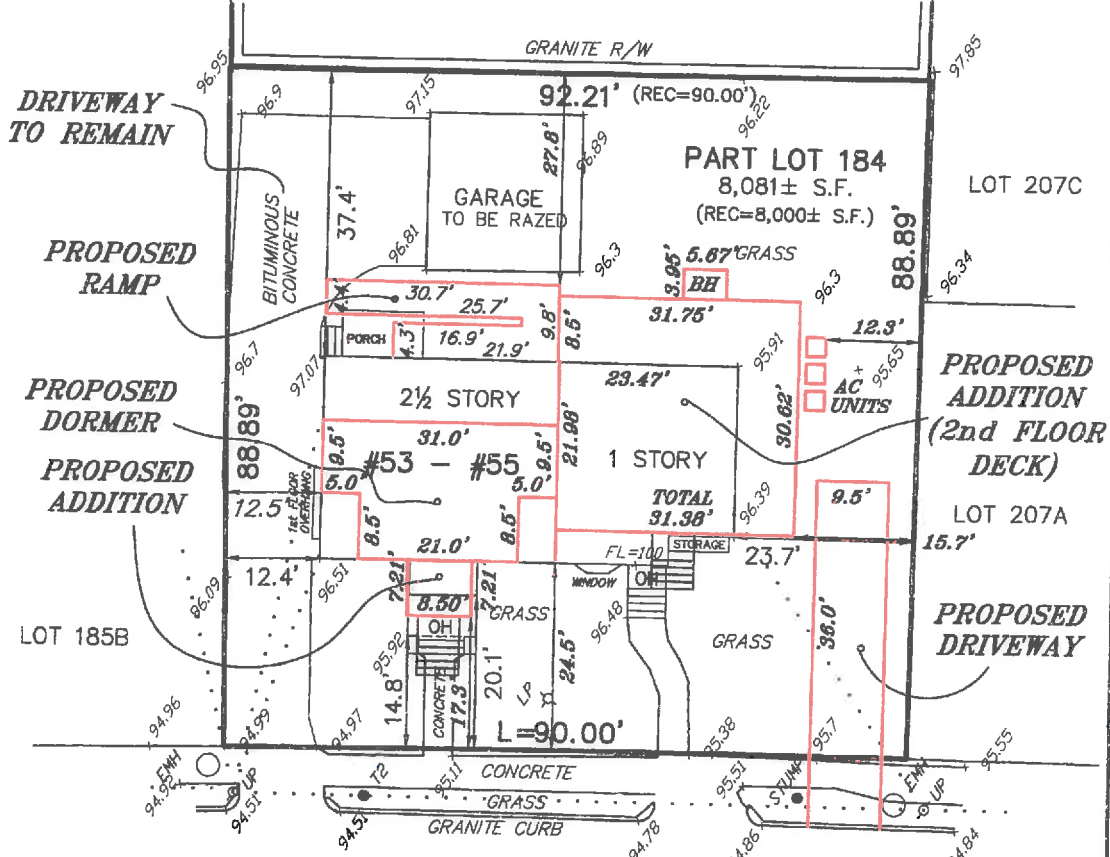
Showing 1 - 12 of 12 payments

page 1



LOT 206 & PART LOT 184

60.5% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY



THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.

TRAPELO ROAD

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	22.22'	14.8'	17.3'
SIDE SETBACK:	10'	12.4'	12.5'
REAR SETBACK:	26.66'	37.4'	27.8'
MAXIMUM LOT COVERAGE:	25%	24.7%	23.0%*
MINIMUM OPEN SPACE:	50%	57.2%	50.5%*
LOT FRONTAGE:		90.00'	

* CALCULATIONS DO NOT INCLUDE
HANDICAP ACCESS RAMP.

OWNER: ALEXANDER ATHANASIOU
67937/197
ASSESSORS MAP 5 - PARCEL 100

TOTAL LOT AREA: 8,081± S.F.



Clifford E. Rober
CLIFFORD E. ROBER, PLS DATE 6/24/19

PROPOSED PLOT PLAN
#53-55 TRAPELO ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 6/24/2019



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 4411PP2.DWG

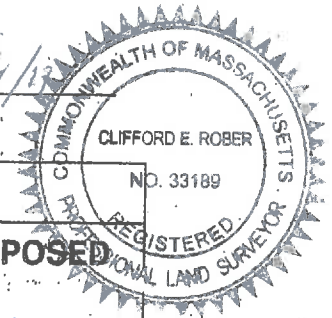
Zoning Compliance Check List

Properties Located within the SR-C Districts
(To be Completed by a Registered Land Surveyor)

Property Address: 53-55 Trapelo Road

Surveyor Signature and Stamp: 

Date: 6/24/12

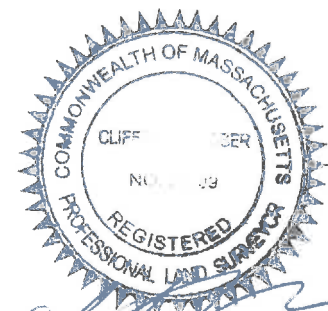
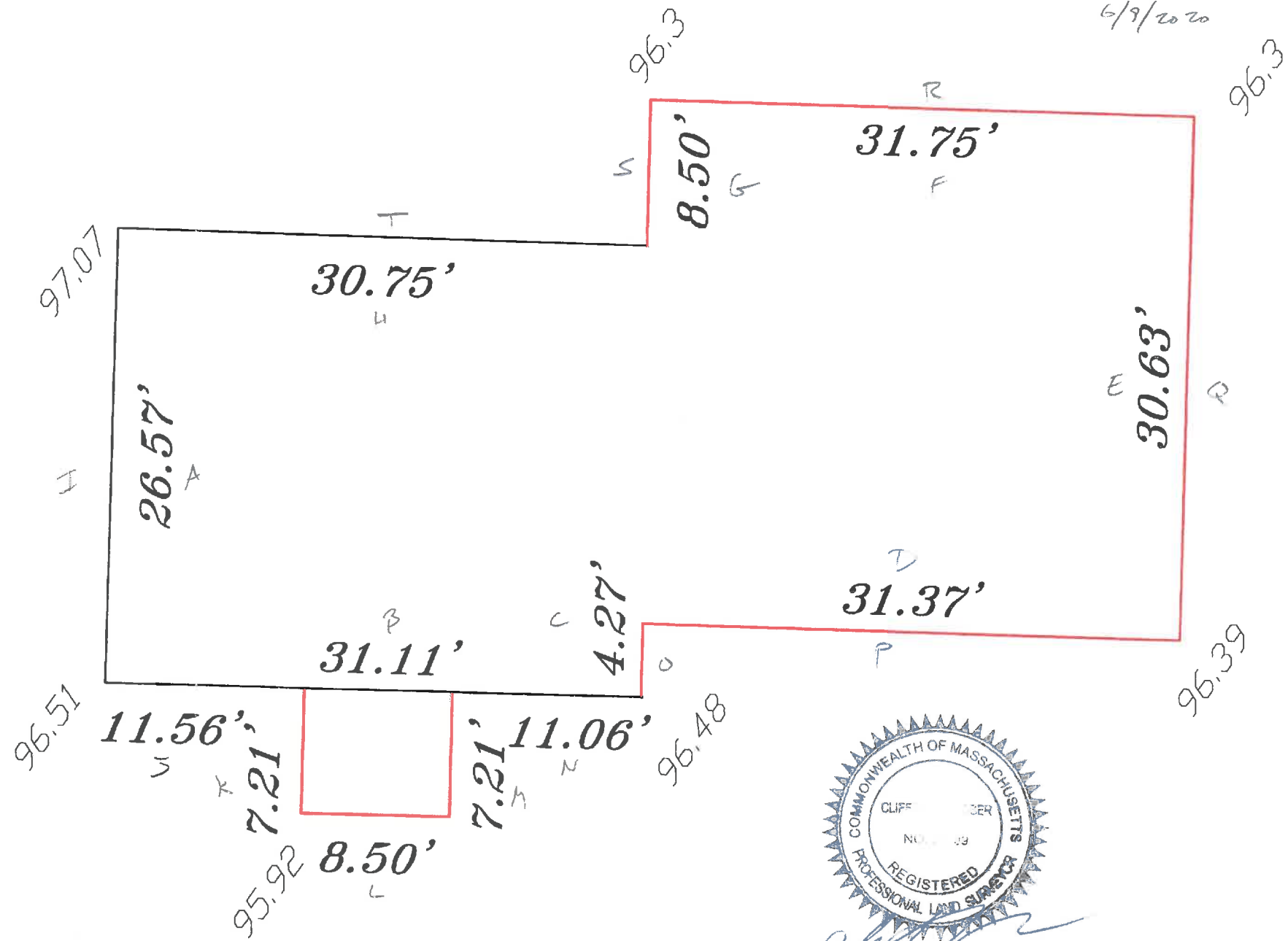


<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	8,081	—
Lot Frontage (feet)		75'	90'	—
Lot Coverage (% of lot)		25%	24.7%	23%
Open Space (% of lot)		50%	57.2%	50.5%
Setbacks: (feet)	➤ Front ^(a)	25.22	14.8'	17.3'
	➤ Side/Side	10' 10'	12.4' 23.7'	12.5' 15.7'
	➤ Rear	26.66'	37.4'	27.8'
Building Height:	➤ Midpoint (feet)	30'	25.7'	25.7'
	➤ Ridge (feet)		30.5'	30.5'
	➤ Stories	2 1/2	2 1/2	2 1/2 / 1
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks		

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated

R-4411
SL
52.55 Trapelo Rd
6/9/2020



Cliff [redacted]
6/24/19

Segment	Segment From Existing Grade	Segment From New Grade	Segment To Existing Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New	Difference
I	97.07	97.07	96.51	96.51	26.57	2571.71	2571.71	0.00
J	96.51	96.51	95.92	95.92	11.56	1112.245	1112.245	0.00
K	95.92	95.92	95.92	95.92	7.21	691.5832	691.5832	0.00
L	95.92	95.92	95.92	95.92	8.5	815.32	815.32	0.00
M	95.92	95.92	95.92	95.92	7.21	691.5832	691.5832	0.00
N	95.92	95.92	96.48	96.48	11.06	1063.972	1063.972	0.00
O	96.48	96.48	96.48	96.48	4.27	411.9696	411.9696	0.00
P	96.48	96.48	96.39	96.39	31.37	3025.166	3025.166	0.00
Q	96.39	96.39	96.3	96.3	30.63	2951.047	2951.047	0.00
R	96.3	96.3	96.3	96.3	31.75	3057.525	3057.525	0.00
S	96.3	96.3	96.3	96.3	8.5	818.55	818.55	0
T	96.3	96.3	97.07	97.07	30.75	2973.064	2973.064	0
					209.38	20183.74	20183.74	0

Ceiling Height:	6.7
Basement Floor Elevation	92.4
Ceiling Elevation	99.1
Perimeter Total Length	209.38
Total Perimeter Square Foot	1402.85
Average Existing Grade	96.40
New Average Grade	96.40
Difference in Grade in feet	0.00
% Covered using Avg Grade	59.67%

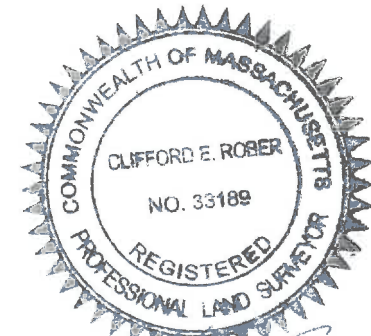


Christopher Robert
6/24/19

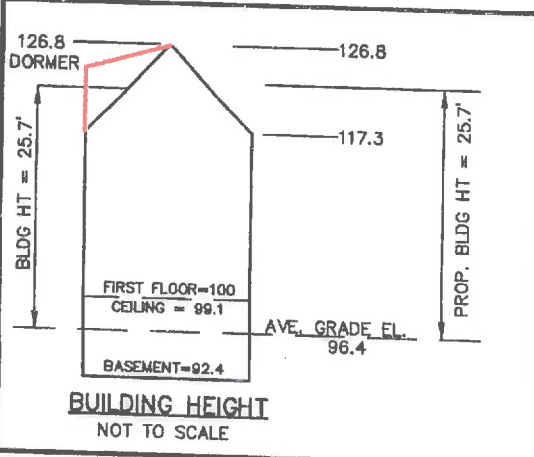
Segment	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	99.1	97.07	96.51	26.57	6.7	178.02	61.38	65.52%
B	99.1	96.51	96.48	31.11	6.7	208.44	81.04	61.12%
C	99.2	96.48	96.48	4.27	6.7	28.61	11.61	59.40%
D	99.2	96.48	96.39	31.37	6.7	210.18	86.74	58.73%
E	99.2	96.39	96.3	30.63	6.7	205.22	87.45	57.39%
F	99.1	96.3	96.3	31.75	6.7	212.73	88.90	58.21%
G	99.1	96.3	96.3	8.50	6.7	56.95	23.80	58.21%
H	99.1	96.3	97.07	30.75	6.7	206.025	74.26125	63.96%
	99.15			194.95	6.7	1306.17	515.18	60.56%

Ceiling Height:	6.7	<- enter
Basement Floor Elevation	92.4	<- enter
Ceiling Elevation	99.1	
Perimeter Total Length	194.95	
Total Perimeter Square Foot	1306.17	
Exposed Square Footage	515.18	
% Covered	60.56%	<- result

North South East West

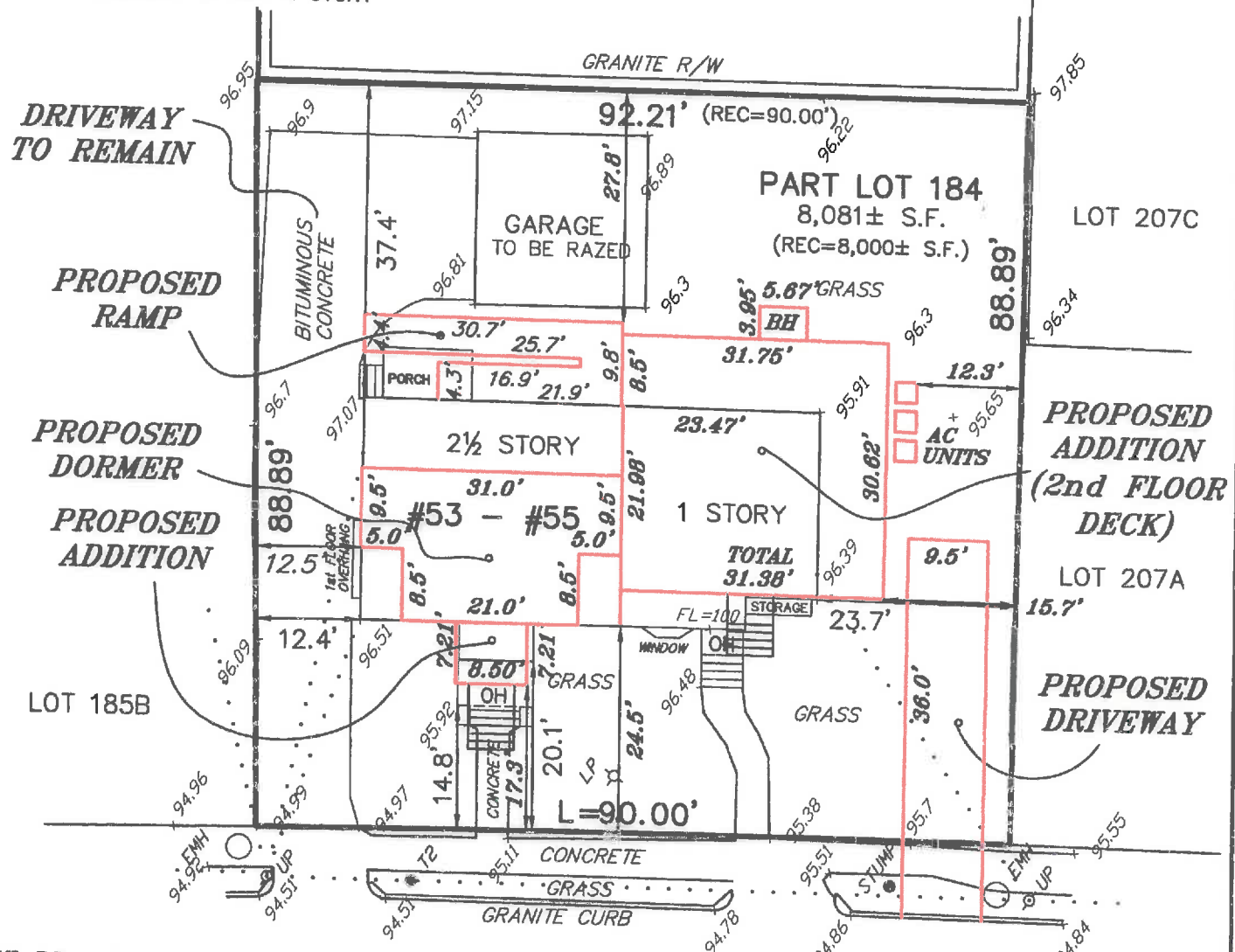
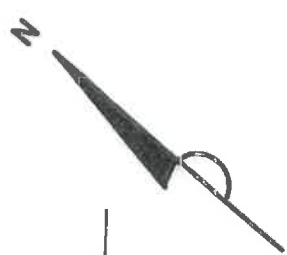


Clifford E. Rober
4/24/19



LOT 206 & PART LOT 184

60.5% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY



THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

TRAPELO ROAD

ZONING DISTRICT: SC (SINGLE RESIDENCE C)

	REQ.	EXISTING	PROP.
FRONT SETBACK:	22.22'	14.8'	17.3'
SIDE SETBACK:	10'	12.4'	12.5'
REAR SETBACK:	26.66'	37.4'	27.8'
MAXIMUM LOT COVERAGE:	25%	24.7%	23.0%*
MINIMUM OPEN SPACE:	50%	57.2%	50.5%*
LOT FRONTAGE:		90.00'	

* CALCULATIONS DO NOT INCLUDE HANDICAP ACCESS RAMP.

OWNER: ALEXANDER ATHANASIOU
67937/197
ASSESSORS MAP 5 - PARCEL 100

TOTAL LOT AREA: 8,081± S.F.



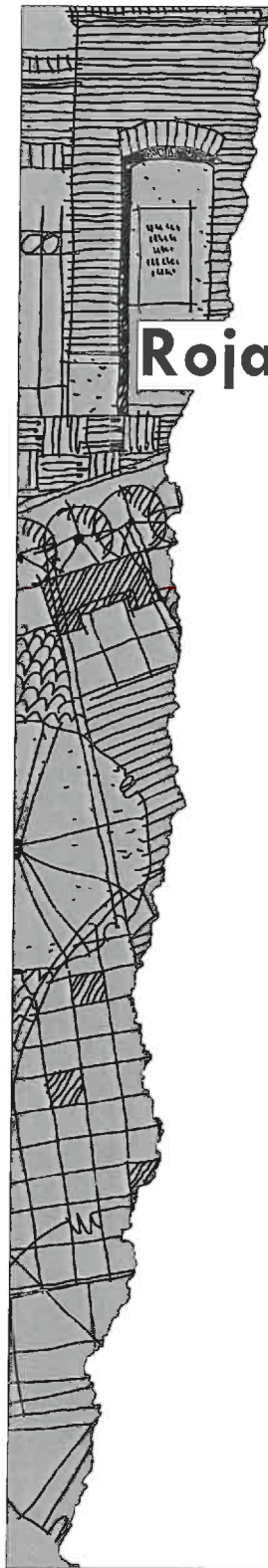
[Signature]
CLIFFORD E. ROBER, PLS DATE 6/24/19

PROPOSED PLOT PLAN
#53-55 TRAPELO ROAD
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 6/24/2019



ROBER SURVEY
1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
DWG. NO. 4411PP2.DWG



Rojas

55 TRAPELO ROAD

ADDITION & RENOVATIONS

55 TRAPELO ROAD
BELMONT, MA 02478

REVISED - PERMIT SET
06/24/2020

SHEET LIST	
Sheet Number	Sheet Title
	COVER SHEET
EX- 01	EXISTING FIRST FLOOR PLAN
EX- 02	EXISTING SECOND FLOOR PLAN
EX- 03	EXISTING ATTIC FLOOR PLAN
EX- 04	EXISTING BASEMENT FLOOR PLAN
EX- 05	EXISTING FRONT (SOUTH) ELEVATION - TRAPELO ROAD
EX- 06	EXISTING SIDE (EAST) ELEVATION
EX- 07	EXISTING REAR (NORTH) ELEVATION
EX- 08	EXISTING SIDE (WEST) ELEVATION
A- 01	PROPOSED FIRST FLOOR PLAN
A- 02	PROPOSED SECOND FLOOR PLAN
A- 03	PROPOSED ATTIC FLOOR PLAN
A- 3.1	PROPOSED ATTIC FLOOR - 2 1/2 STORY CALCULATION
A- 04	PROPOSED BASEMENT FLOOR PLAN
A- 05	PROPOSED FRONT (SOUTH) ELEVATION - TRAPELO ROAD
A- 06	PROPOSED SIDE (EAST) ELEVATION
A- 07	PROPOSED REAR (NORTH) ELEVATION
A- 08	PROPOSED SIDE (WEST) ELEVATION

Owner

Dr. Alexander Athanasiou

16 Trapele Road
Belmont MA 02478

(617) 489-5500

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Landscape Architecture

Rojas Design, Inc.

241 A Street -Suite 220
Boston MA 02210-1308

(617) 720-4100
www.rojasdesigninc.com

Structural Engineer

Fergal Brennock PE

71 Lovell Road
Watertown, MA 02472

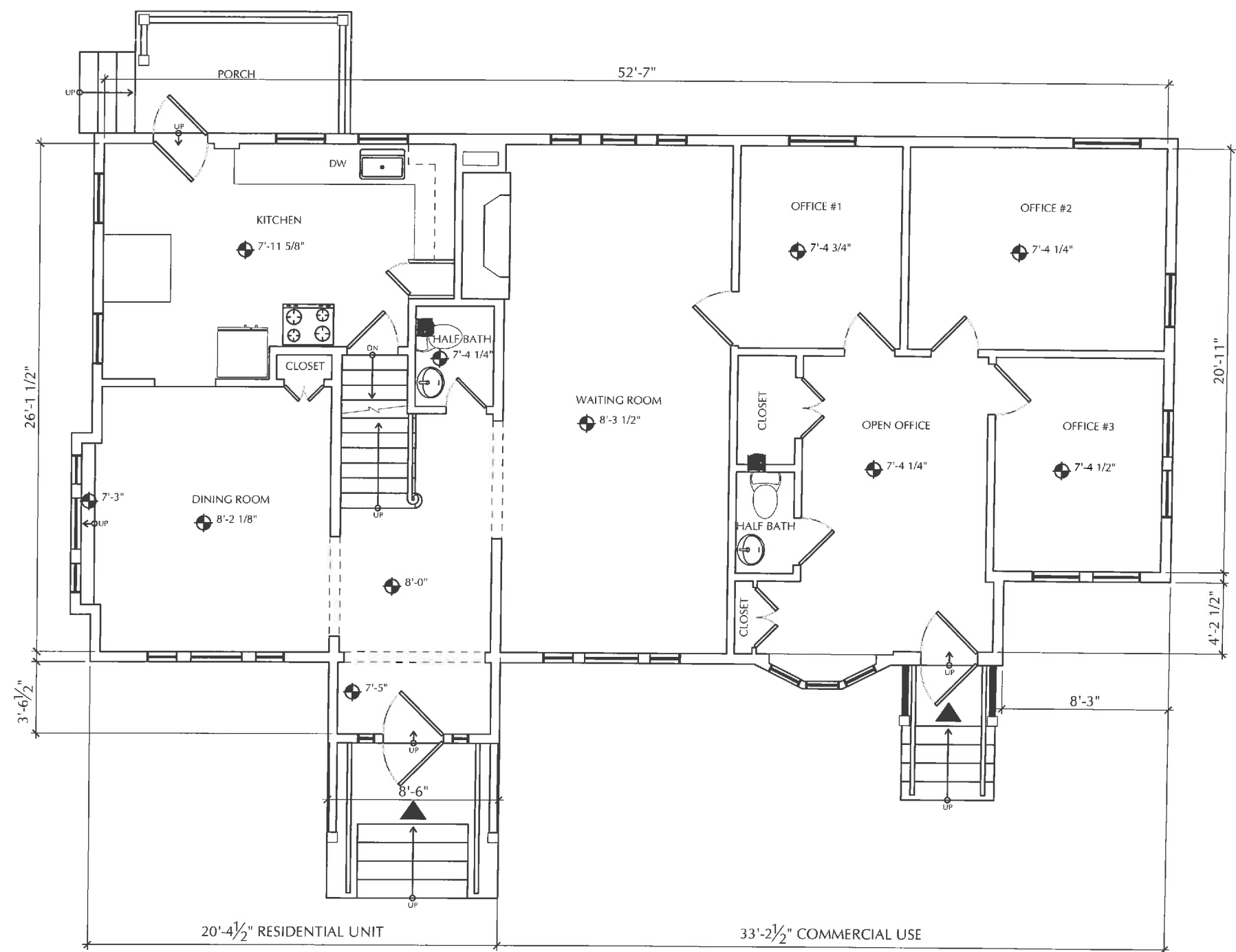
(617) 828-0376

Surveyor

Rober Survey

1072A Massachusetts Avenue
Arlington, MA 02476

(781) 648-5533



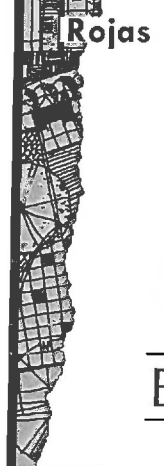
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 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITION &
 RENOVATIONS
 PERMIT SET

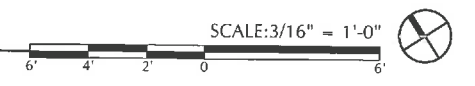
2874
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EXISTING FIRST
 FLOOR PLAN

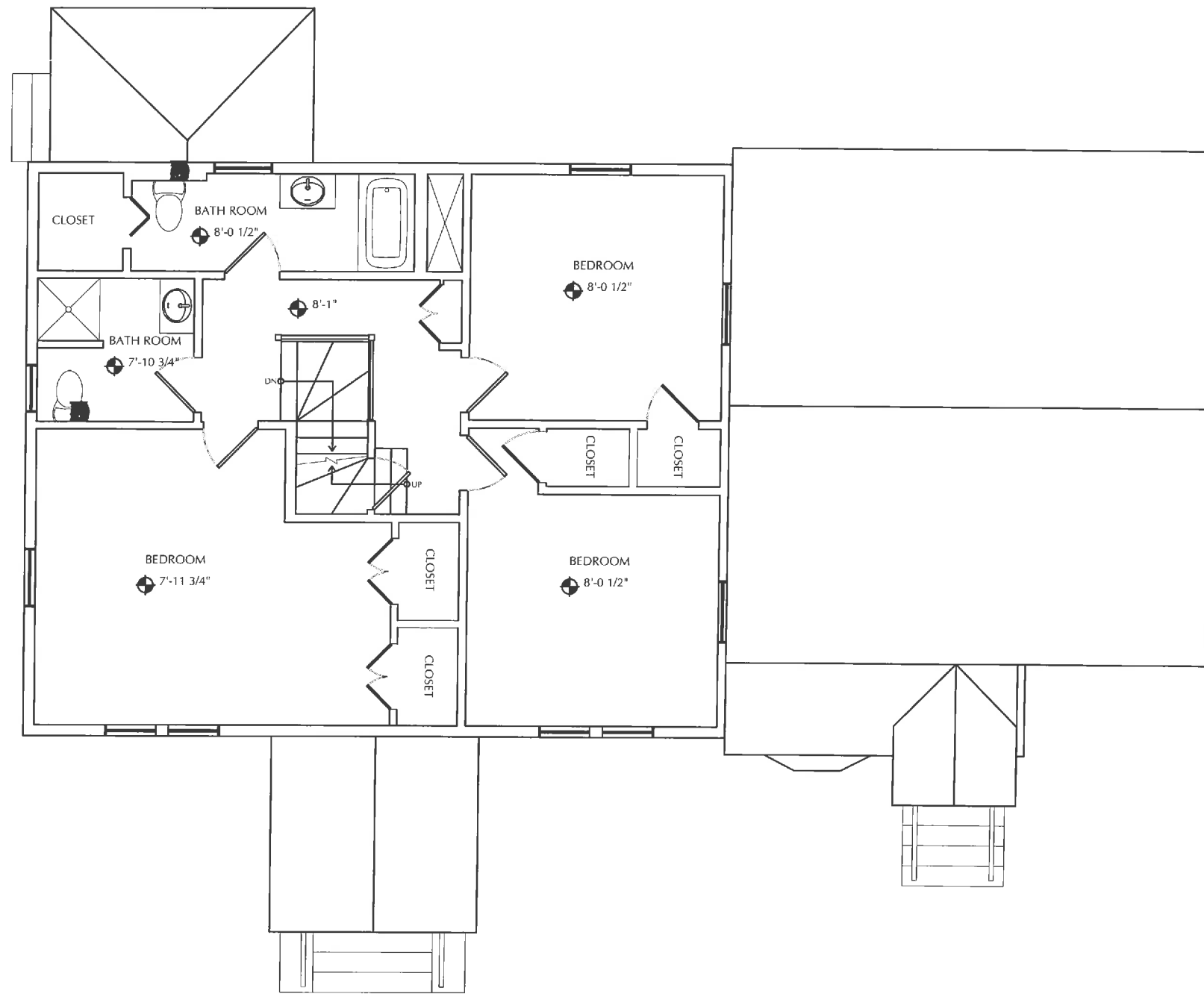
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1 EXISTING FIRST FLOOR PLAN
 GROSS FLOOR AREA = 1412.6 SF
 TOTAL LIVING AREA (RESIDENTIAL) = 545 SF
 TOTAL LIVING AREA (COMMERCIAL) = 867 SF



EX-01



55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITION &
 RENOVATIONS

PERMIT SET

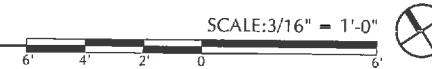
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EXISTING SECOND
 FLOOR PLAN

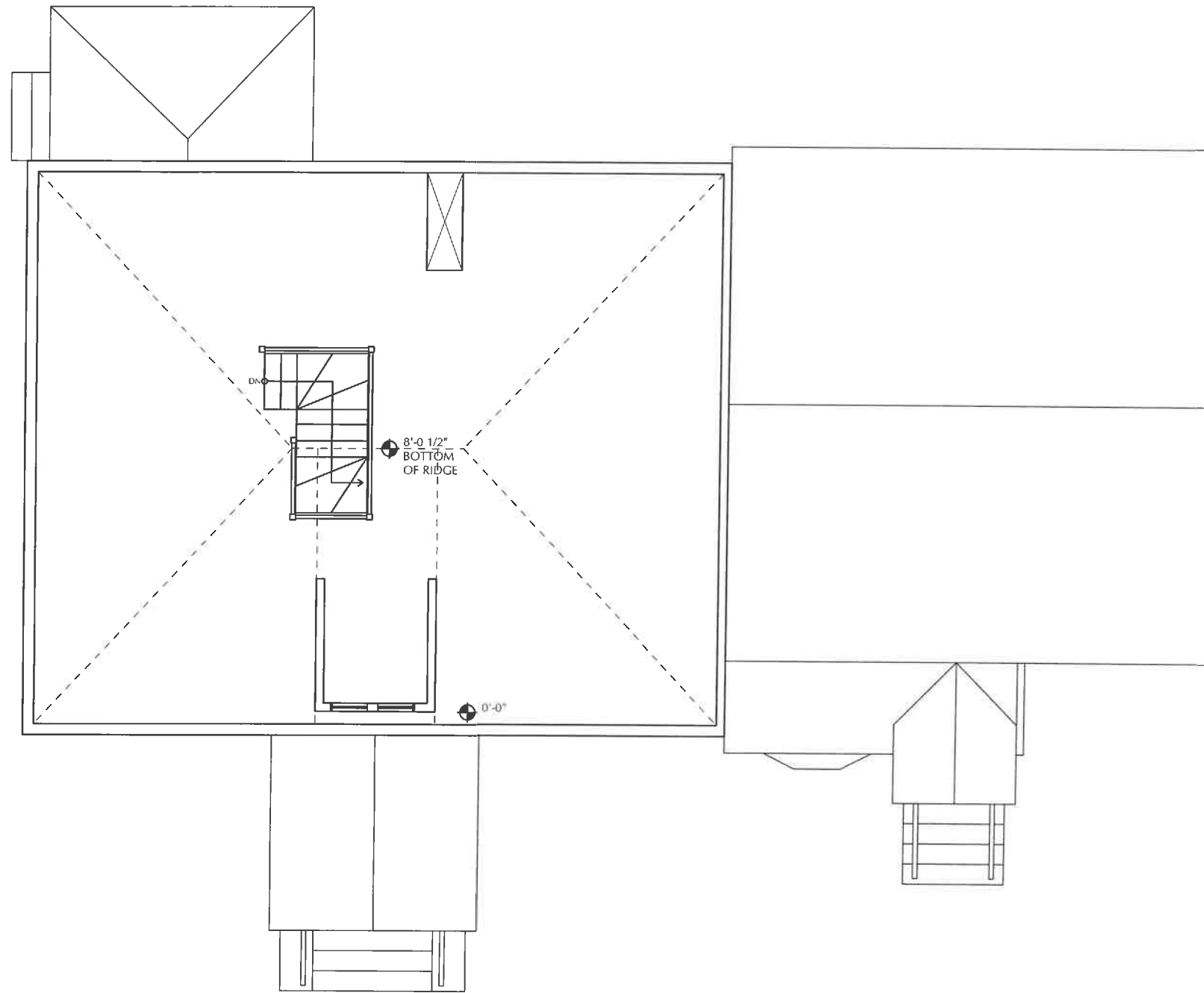
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1 EXISTING SECOND FLOOR PLAN
 GROSS FLOOR AREA = 838 SF
 TOTAL LIVING AREA (RESIDENTIAL) = 838 SF



EX-02



1 EXISTING ATTIC FLOOR PLAN
 GROSS FLOOR AREA = 838 SF
 TOTAL LIVING AREA (RESIDENTIAL) = 110 SF



55
 TRAPELO ROAD
 BELMONT, MA
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ADDITION &
 RENOVATIONS

PERMIT SET

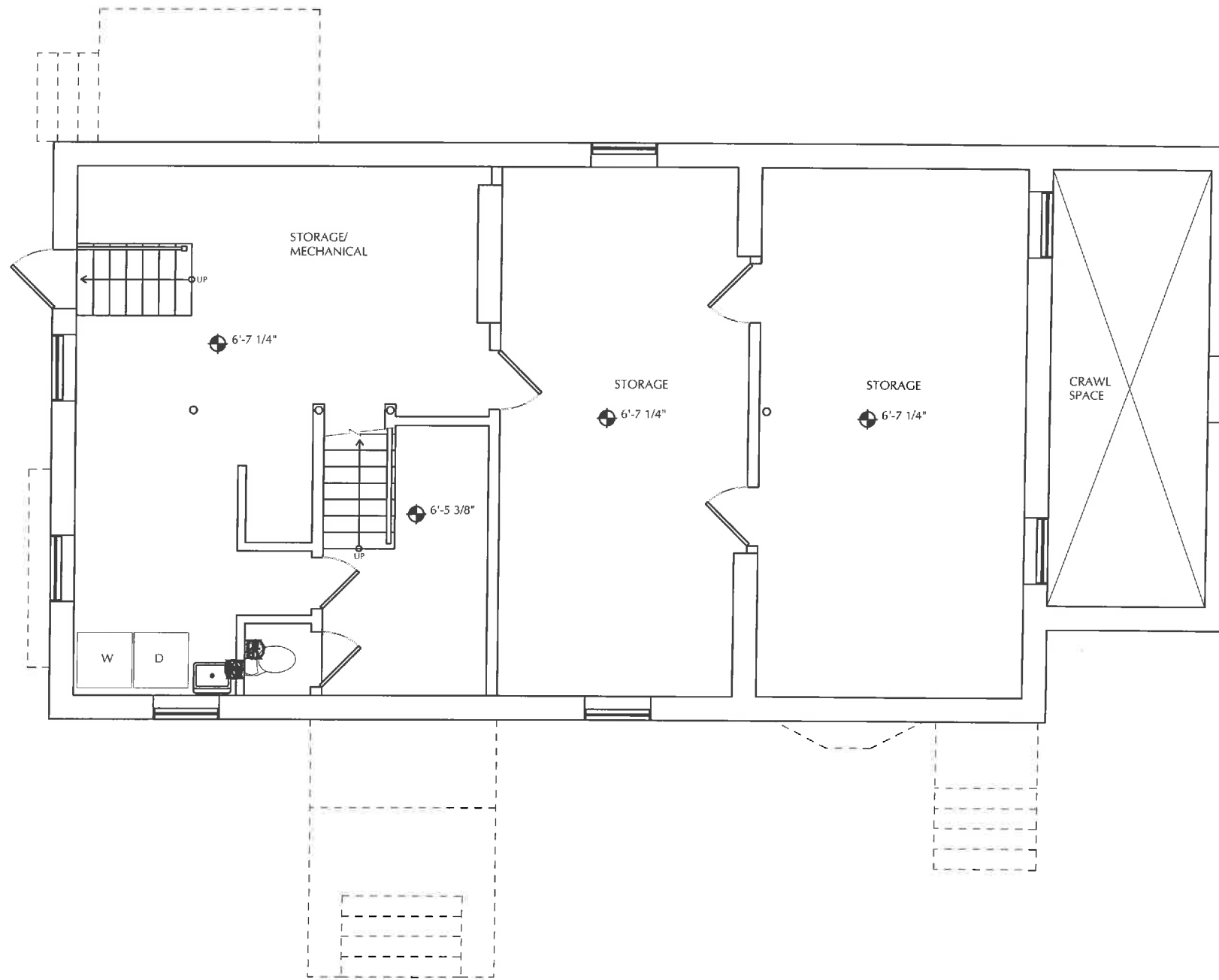
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EXISTING ATTIC
 FLOOR PLAN

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EX-03



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ADDITION &
 RENOVATIONS

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EXISTING BASEMENT
 FLOOR PLAN

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1 EXISTING BASEMENT FLOOR PLAN
 GROSS FLOOR AREA = 1183 SF
 TOTAL LIVING AREA (RESIDENTIAL) = 531 SF

TOTAL LIVING AREA (COMMERCIAL) = 652 SF



EX-04

55
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ADDITION &
 RENOVATIONS

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EXISTING FRONT
 (SOUTH) ELEVATION
 - TRAPELO ROAD

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1 EXISTING FRONT (SOUTH) ELEVATION
 TRAPELO ROAD

SCALE: 3/16" = 1'-0"
 6' 4' 2' 0' 6'

EX-05

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TRAPELO ROAD
BELMONT, MA
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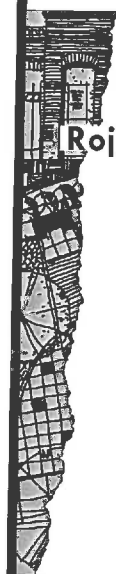
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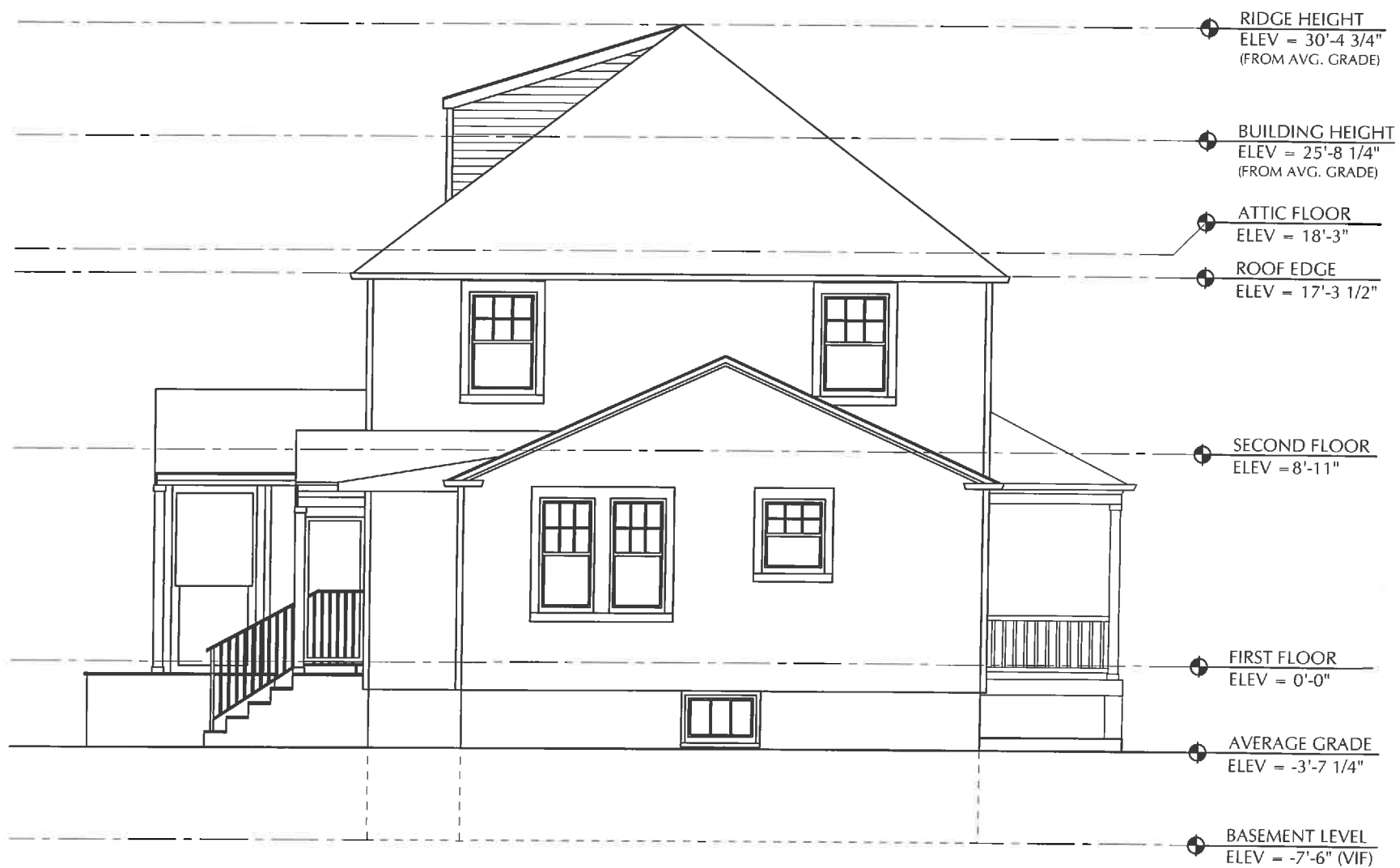
EXISTING SIDE
(EAST) ELEVATION

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EX-06



1 EXISTING SIDE (EAST) ELEVATION

SCALE: 3/16" = 1'-0"
6" 4" 2" 0" 6"

55
 TRAPELO ROAD
 BELMONT, MA
 02478

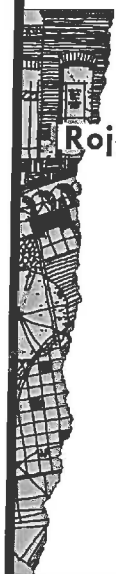
ADDITION &
 RENOVATIONS

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EXISTING REAR
 (NORTH) ELEVATION

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EX-07



1 EXISTING REAR (NORTH) ELEVATION

SCALE: 3/16" = 1'-0"
 6' 4' 2' 0' 6'

55
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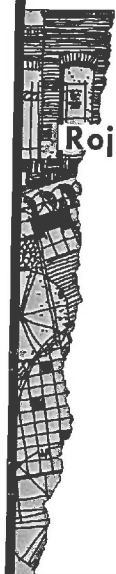
ADDITION &
 RENOVATIONS

PERMIT SET

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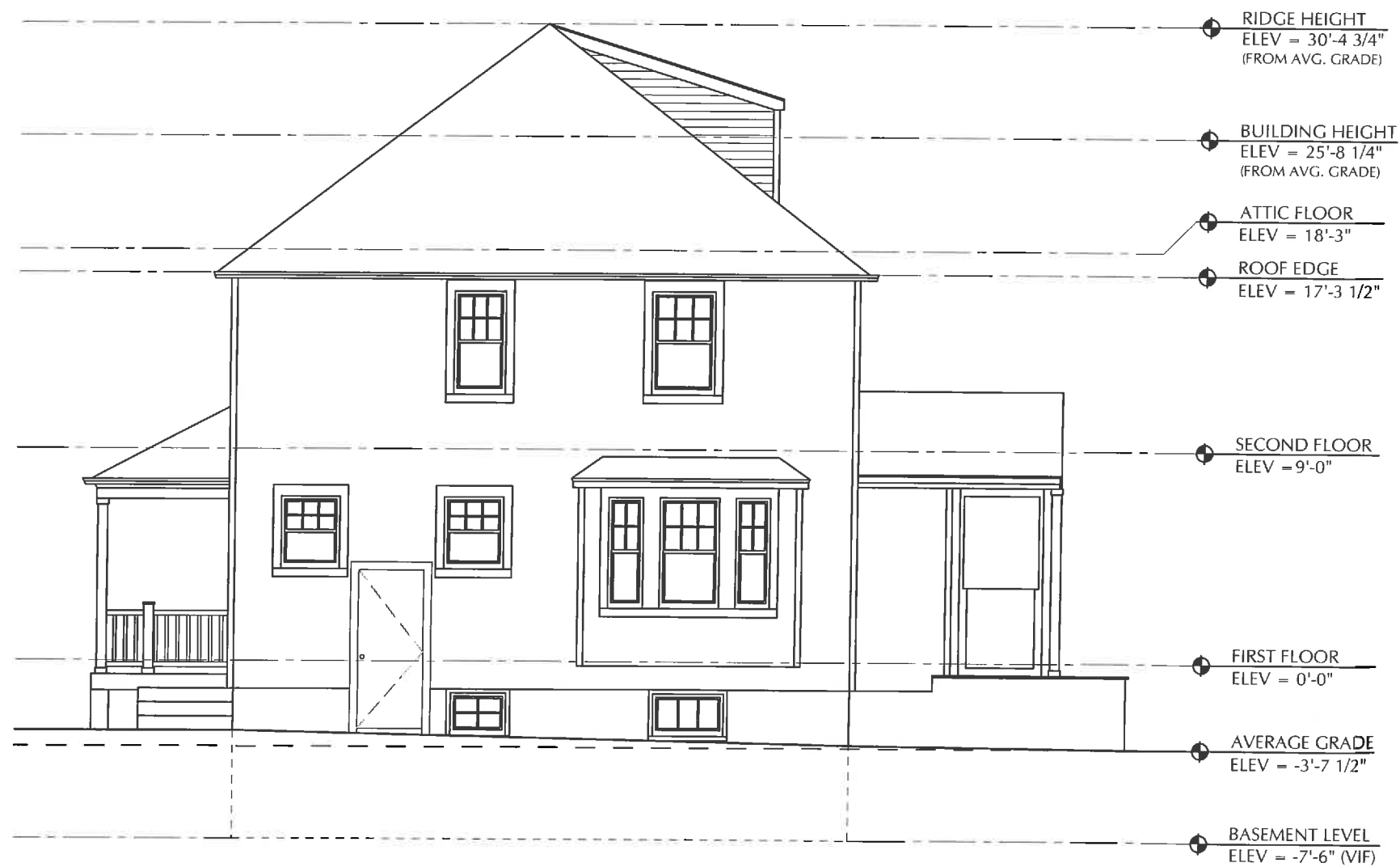
EXISTING SIDE
 (WEST) ELEVATION

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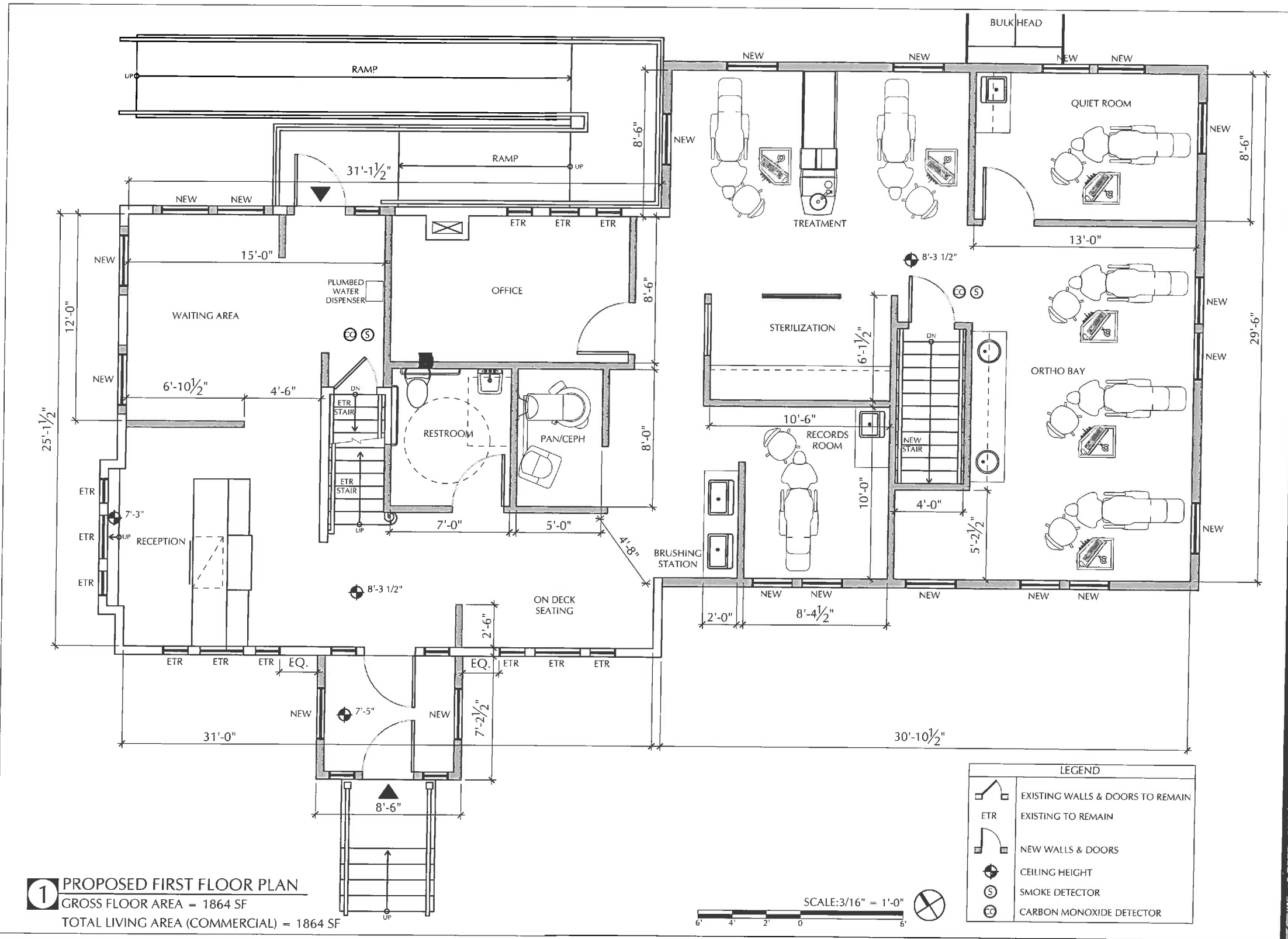
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EX-08



1 EXISTING SIDE (WEST) ELEVATION

SCALE: 3/16" = 1'-0"
 6' 4' 2' 0' 6'



1 PROPOSED FIRST FLOOR PLAN
 GROSS FLOOR AREA = 1864 SF
 TOTAL LIVING AREA (COMMERCIAL) = 1864 SF

55
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 BELMONT, MA
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ADDITION &
 RENOVATIONS

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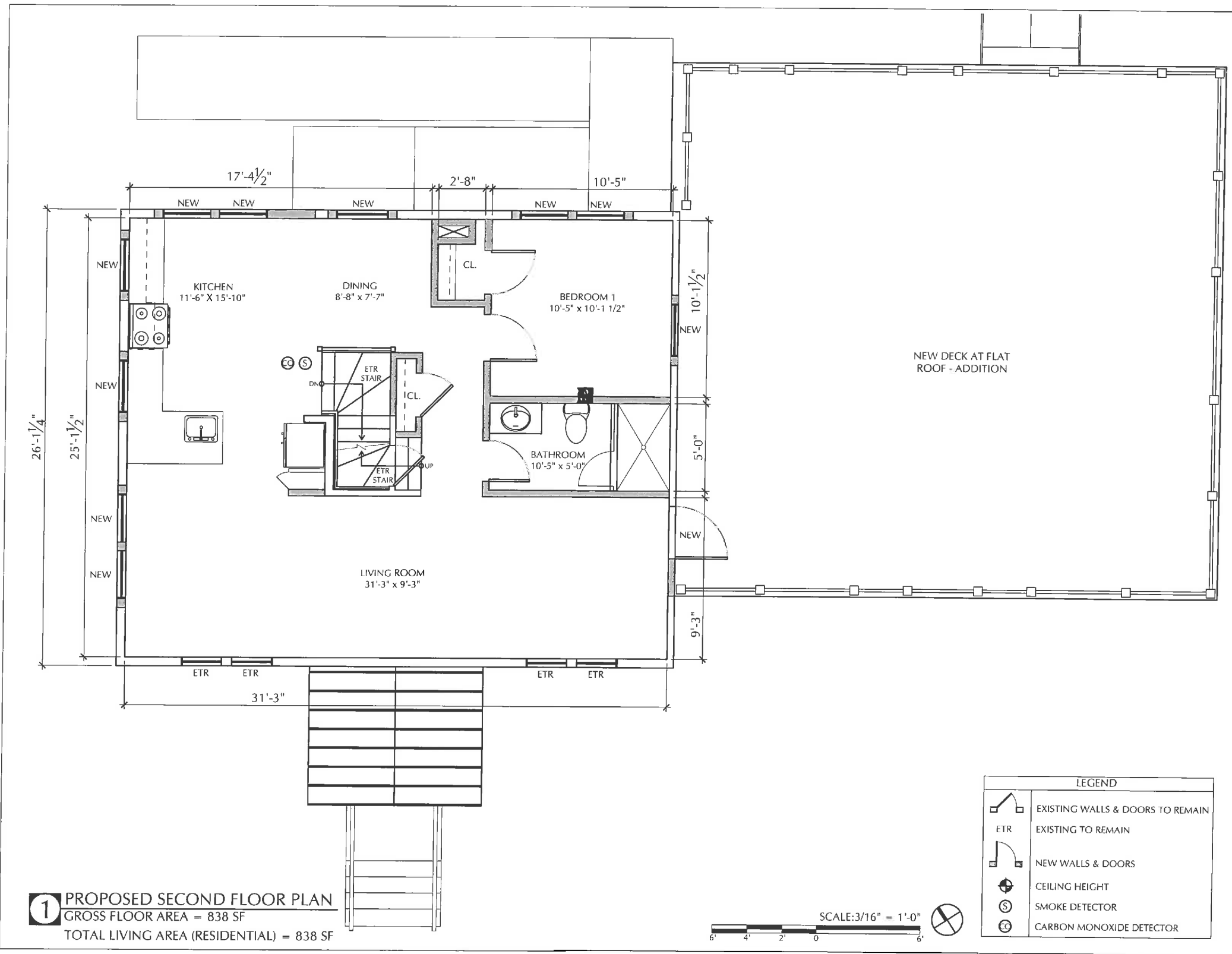
PROPOSED FIRST
 FLOOR PLAN

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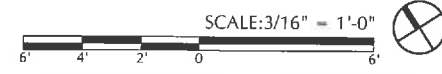


LEGEND	
	EXISTING WALLS & DOORS TO REMAIN
	EXISTING TO REMAIN
	NEW WALLS & DOORS
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

A-1



1 PROPOSED SECOND FLOOR PLAN
 GROSS FLOOR AREA = 838 SF
 TOTAL LIVING AREA (RESIDENTIAL) = 838 SF



LEGEND	
	EXISTING WALLS & DOORS TO REMAIN
	EXISTING TO REMAIN
	NEW WALLS & DOORS
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

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ADDITION &
 RENOVATIONS
 PERMIT SET

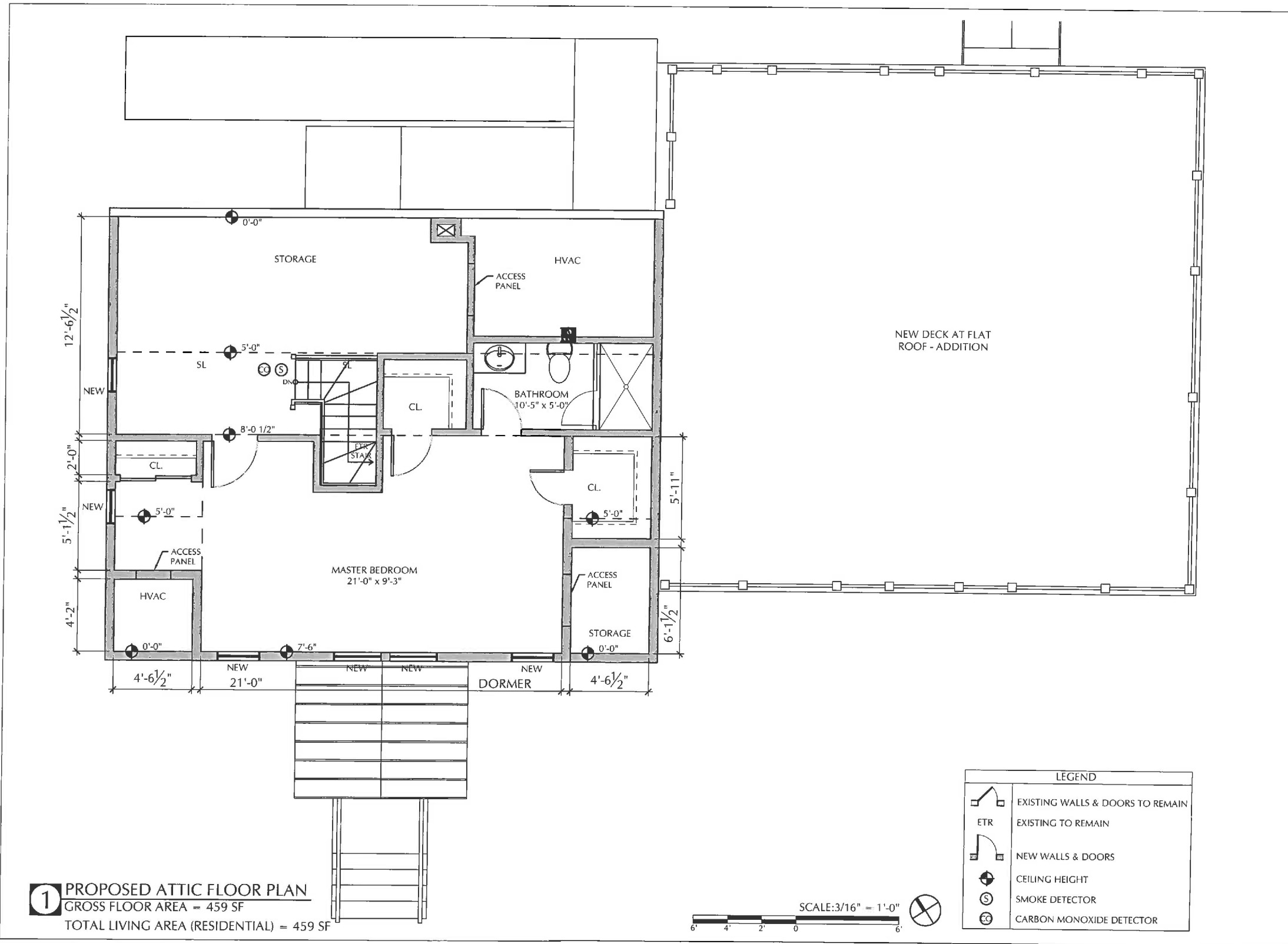
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PROPOSED
 SECOND FLOOR
 PLAN

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A-2



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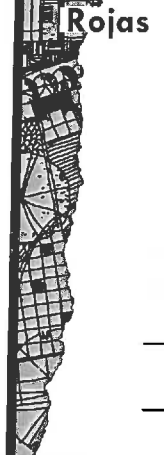
ADDITION &
 RENOVATIONS

PERMIT SET

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 ISP
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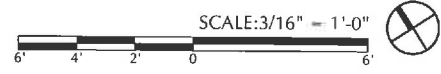
PROPOSED ATTIC
 FLOOR PLAN

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 Interior Design
 Landscape Architecture
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 (617) 720-4100



1 PROPOSED ATTIC FLOOR PLAN
 GROSS FLOOR AREA = 459 SF
 TOTAL LIVING AREA (RESIDENTIAL) = 459 SF

LEGEND	
	EXISTING WALLS & DOORS TO REMAIN
	EXISTING TO REMAIN
	NEW WALLS & DOORS
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



55
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 BELMONT, MA
 02478

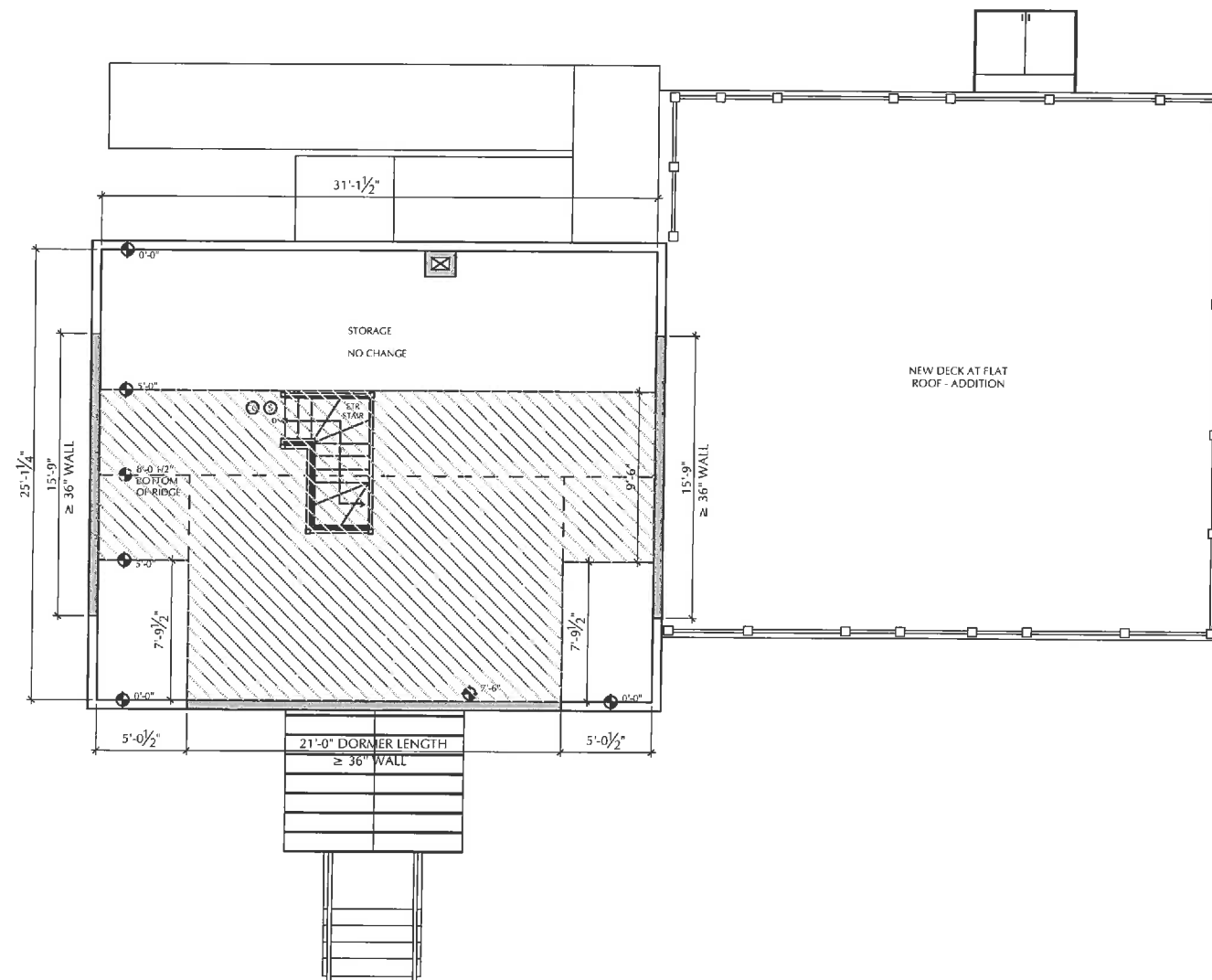
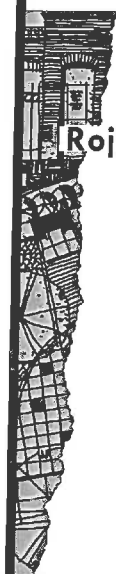
ADDITION &
 RENOVATIONS

PERMIT SET

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ATTIC FLOOR PLAN
 - 2 1/2 STORY
 CALCULATION

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 (617) 720-4300



1 ATTIC FLOOR PLAN -
 2 1/2 STORY CALCULATION



BELMONT ZONING BY-LAW CHAPTER 1 - GENERAL
 SECTION 1.4 - DEFINITIONS & ABBREVIATIONS
 HALF STORY CALCULATIONS

PAGE 1-11 ITEM A: 36" WALLS AT PERIMETER
 FLOOR 2 PERIMETER:
 116.40 LINEAR FEET

ATTIC FLOOR WALLS ≥ 36" ALLOWABLE (50% FL2 PERIMETER):
 58.20 LINEAR FEET (MAXIMUM)

ATTIC FLOOR WALLS ≥ 36" ACTUAL:
 52.5 LINEAR FEET

PAGE 1-11 ITEM B: 2ND TO 3RD FLOOR AREA COMPARISON

FLOOR 2 AREA:
 838 SQUARE FEET

ATTIC FLOOR AREA ≥ 60" POTENTIAL HEADROOM ALLOWABLE
 (60% FL2):
 502.8 SQUARE FEET (MAXIMUM)

ATTIC FLOOR AREA ≥ 60" POTENTIAL HEADROOM ACTUAL:
 459 SQUARE FEET - SHOWN HATCHED

PAGE 1-11 ITEM C: DORMER LENGTH TO RIDGE COMPARISON
 EXISTING RIDGE LENGTH:
 32'-1" LINEAR FEET

INDIVIDUAL DORMER LENGTH ALLOWABLE (75% EXISTING
 RIDGE LENGTH):
 24'-0" LINEAR FEET (MAXIMUM)

DORMER LENGTH ACTUAL:
 NO DORMER EXCEEDS ALLOWABLE LENGTH

TOTAL DORMER RIDGE LENGTH:
 21'-0" LINEAR FEET

A-3.1

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 BELMONT, MA
 02478

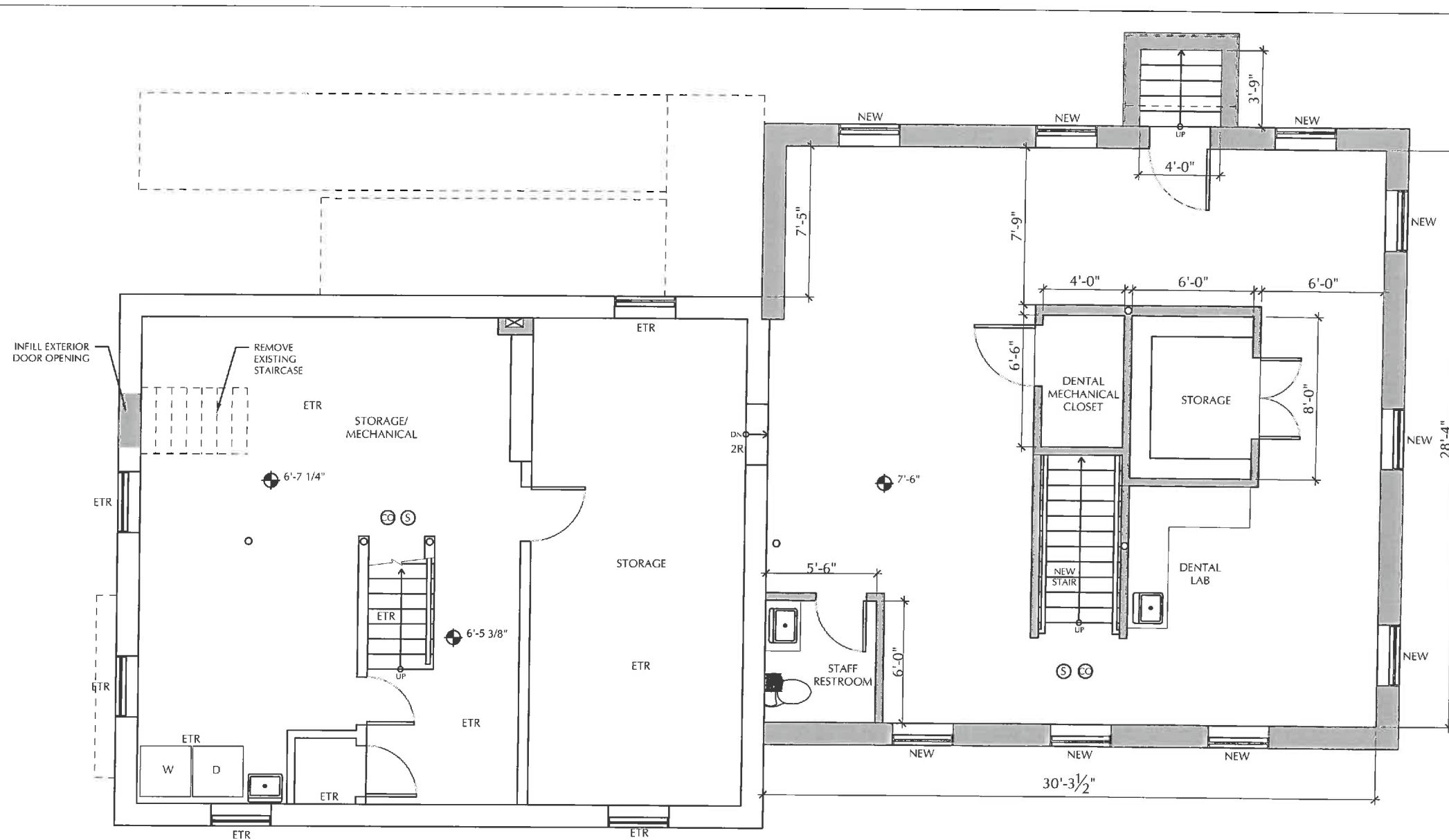
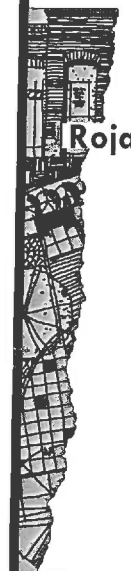
ADDITION &
 RENOVATIONS

PERMIT SET

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PROPOSED
 BASEMENT FLOOR
 PLAN

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1 PROPOSED BASEMENT FLOOR PLAN
 GROSS FLOOR AREA = 1820 SF
 TOTAL LIVING AREA (RESIDENTIAL) = 825 SF TOTAL LIVING AREA (COMMERCIAL) = 967 SF



LEGEND	
	EXISTING WALLS & DOORS TO REMAIN
	EXISTING TO REMAIN
	NEW WALLS & DOORS
	CEILING HEIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

A-4

55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITION &
 RENOVATIONS

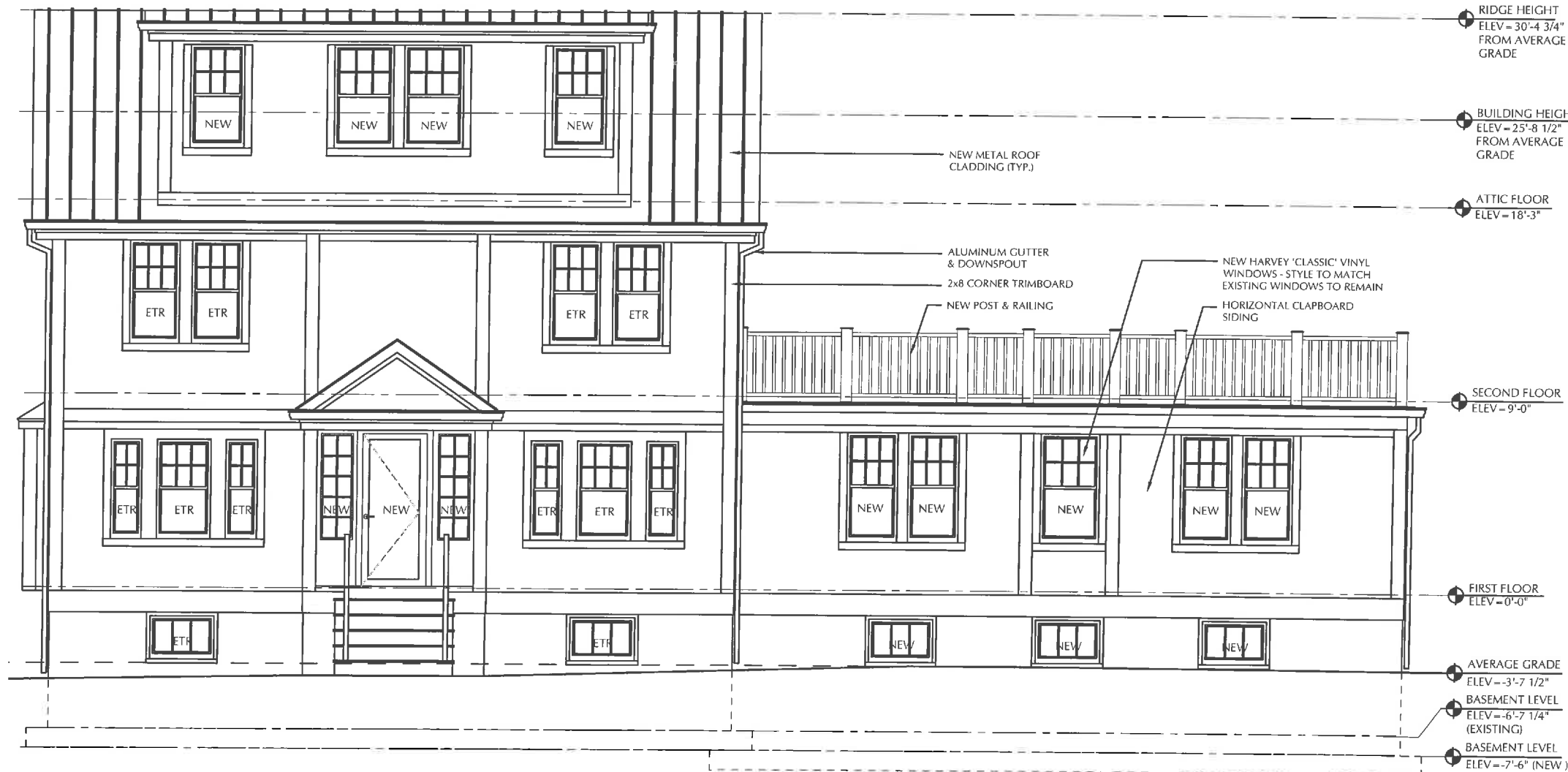
PERMIT SET

2874
 06/24/2020
 AS NOTED
 ISP
 ATR

PROPOSED FRONT
 (SOUTH) ELEVATION
 - TRAPELO ROAD

Rojas Design, Inc.
 Architecture - EIM
 Interior Design
 Boston, MA 02210-1308
 Landscape Architecture
 (617) 720-4100

Rojas



1 PROPOSED FRONT (SOUTH) ELEVATION
 TRAPELO ROAD

SCALE: 3/16" = 1'-0"
 6' 4' 2' 0' 6'

A-5

55
 TRAPELO ROAD
 BELMONT, MA
 02478

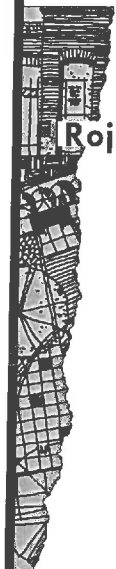
ADDITION &
 RENOVATIONS

PERMIT SET

2874
 06/24/2020
 AS NOTED
 ISP
 ATR

PROPOSED SIDE
 (EAST) ELEVATION

Rojas Design, Inc.
 Architecture - BIM
 Interior Design
 Boston, MA 02210-1308
 Landscape Architecture
 (617) 720-4109



A-6

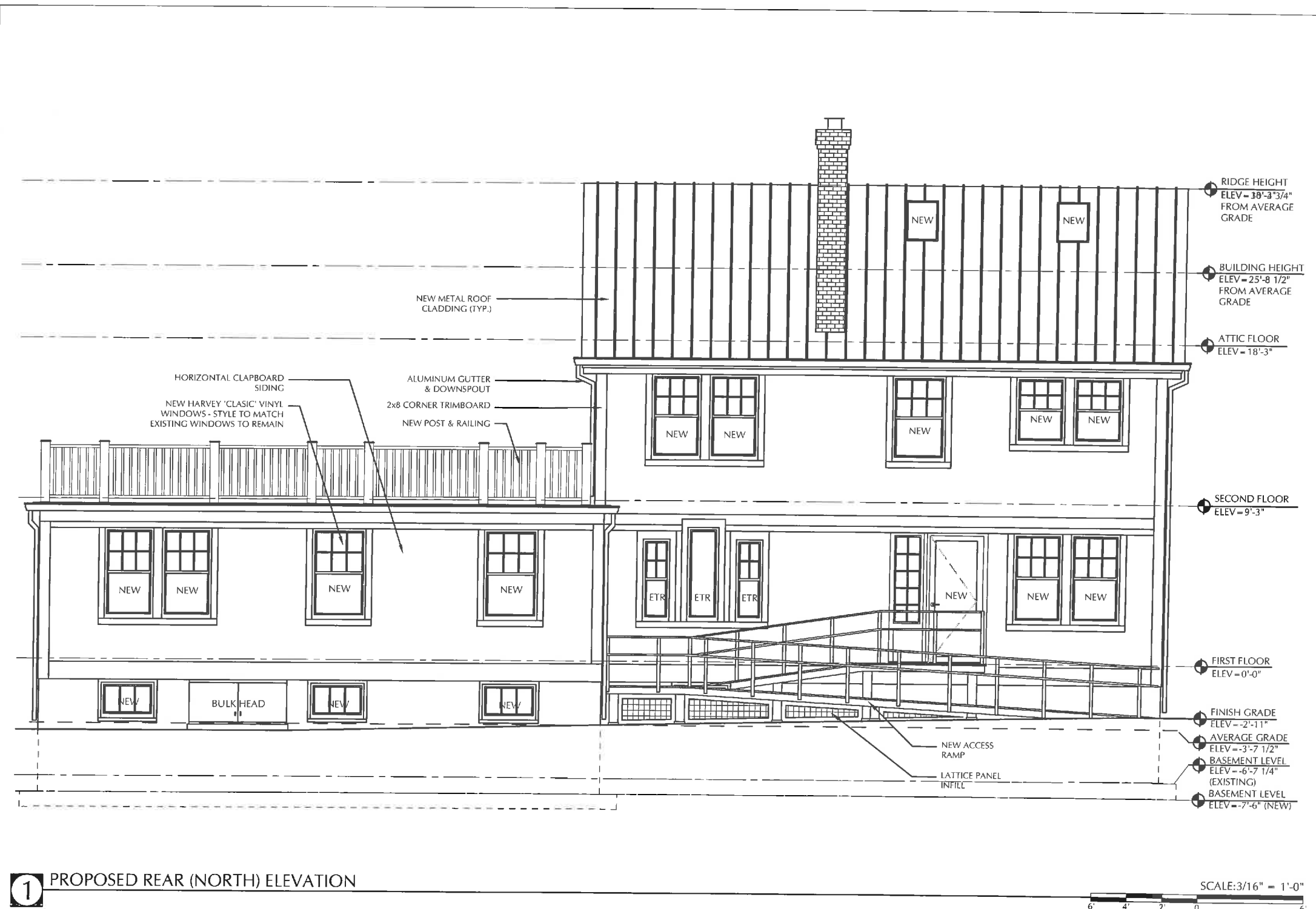
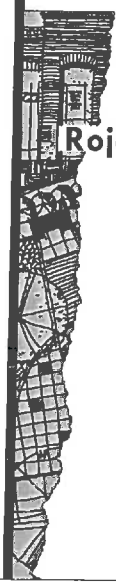
55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITION &
 RENOVATIONS
 PERMIT SET

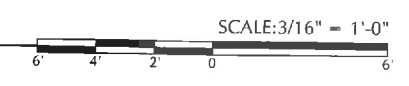
2874
 06/24/2020
 AS NOTED
 ISP
 ATR

PROPOSED REAR
 (NORTH) ELEVATION

Rojas Design, Inc.
 Architecture - BIM
 Interior Design
 Boston, MA 02219-1308
 Landscape Architecture
 (617) 720-4100



1 PROPOSED REAR (NORTH) ELEVATION



A-7

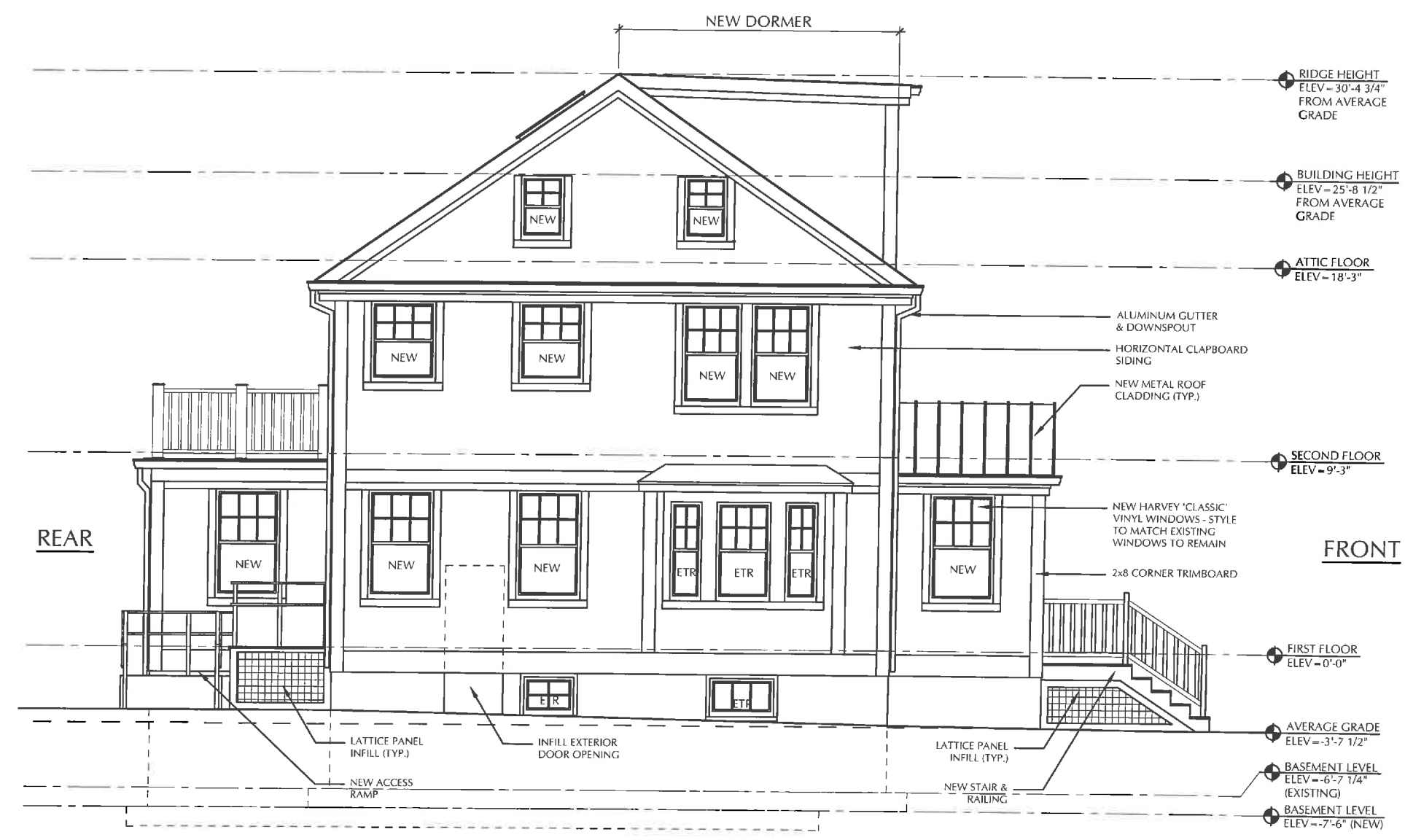
55
 TRAPELO ROAD
 BELMONT, MA
 02478

ADDITION &
 RENOVATIONS
 PERMIT SET

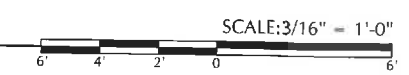
2874
 06/24/2020
 AS NOTED
 ISP
 ATR

PROPOSED SIDE
 (WEST) ELEVATION

Rojas Design, Inc.
 Architecture - BIM
 Interior Design
 Boston, MA 02210-1308
 Landscape Architecture
 (617) 720-8100



1 PROPOSED SIDE (WEST) ELEVATION



February 29, 2020

Town of Belmont Zoning Board of Appeals
Office of Community Development, Homer Municipal Building
11 Moore Street
Belmont, MA 02478

RE: 55 Trapelo Road - Case No. 20-05

Dear Zoning Board of Appeals:

I am a lifelong resident of Belmont and I write to you in support of Dr. Alexander Athanasiou's application for a special permit for 55 Trapelo Road. My husband and I first met Dr. Athanasiou and his wife Dr. Raffa when we brought our children to their Pediatric Dental Arts offices in Watertown, MA nearly ten years ago. Our children are now also patients of their Belmont Smiles orthodontic practice on Trapelo Road, and we feel fortunate to have had the Athanasiou family move into our residential neighborhood, as we consider them to be extraordinary members of our Belmont community.

I have learned a few of the 55 Trapelo Road neighbors expressed concern regarding the special permit and thought perhaps our unique perspective of being both patients and neighbors of the Athanasiou family may assist you in your evaluation. We have frequently seen Dr. Athanasiou and Dr. Raffa's offices and personal home (which we drive by daily) with unexpected notice to them. Their personal pride in and dedication to the cleanliness, modernization and maintenance of their properties is exceptional. We witnessed the meticulous planning and execution Dr. Raffa recently had in expanding and renovating her offices without undue disruption to her neighbors and we know that Dr. Athanasiou, who wishes to personally work from the 55 Trapelo Road location, is equally as excited about and committed to beautifully improving and maintaining this property.

It is understandable to fear and mistrust the unknown, but in this case, the application for a special permit comes from a family and business that have long proven themselves in bettering our community. Both of their dental practices have five star Yelp and Google reviews and are repeatedly and enthusiastically recommended by Belmont residents in the Belmont Parents Facebook group. Dr. Athanasiou and Dr. Raffa have demonstrated they care about their neighbors by continually sponsoring and personally participating in events supporting the Foundation for Belmont Education, Town Day, Becca Pizzi Family Fun Run, Belmont Easter Egg Hunt, Spelling Bee, School Dentist Visits, Belmont Food Pantry and more. On a personal note, I can attest their genuine care for others goes above and beyond any level reasonably expected of any business or neighbor. Several summers ago, our son had a serious dental emergency. I left a voicemail at their office, and immediately received a personal call back assisting us and telling us where to go for treatment. What we did not know was that the Athanasious had just arrived in New Hampshire for their family vacation, and without hesitation turned right back around and drove well over an hour to come to our son's aid. You will be hard pressed to find kinder, more considerate and upstanding business owners and neighbors than the Athanasiou family. They are true assets to our community and we respectfully request you grant the special permit for 55 Trapelo Road.

Very truly yours,
Kim Roussos Edmonds
84 Spring Valley Road



**THE HENRY FROST
CHILDREN'S PROGRAM**

Dear Belmont Zoning Board,

I write this letter to support the application of Dr. Alexander Athanasiou and Dr. Caterina Raffa to open their orthodontics office at 55 Trapelo Road. For the past eight years I have known both Dr. Alexander and Dr. Caterina Raffa as a client, a fellow Belmont business owner, and an active Belmont community member.

My son was adopted at an older age from Kunming, China. Due to a complex medical background he was very afraid of any type of medical space or procedure. Both Dr. Athanasiou and Dr. Raffa helped my son with utmost skill, support, and patience in their practice. So much so that my son actually enjoys going to their office. I was so impressed with the quality of their approach and work that over the years, I have referred all of my students and friends to their practice.

In addition, as an active member of the Belmont Woman's Club, The Belmont Historical Society, and the Belmont school system, I have been very impressed to see Dr. Athanasiou and Dr. Raffa's presence at community events supporting Town Day and the FBE Gala supporting Belmont Public Schools. They have constantly given back to the Belmont community in an extremely generous way.

Recently, I was in their current office and I was surprised to see a young girl trying to get into their office on crutches. It was very challenging and she needed to navigate the back of their current building in icy conditions. I was so happy to hear that the new office will have easier access for handicapped and injured patients.

We are so lucky to have the Athanasiou-Raffa family in our community. They are skilled professionals that offer our children an important service while at the same time they are generous contributors to our community at large. I believe that their new location will be beautiful, well maintained, and respectful of all of their abutters. Please support their application.

Please contact me if you wish to speak further.

Best,
Iris Chin Ponte Ph.D.
Director and Teacher
The Henry Frost Children's Program
307 Pleasant Street
Belmont MA 02478
617-605-2211

My name is Dante Muzzioli, owner operator of D Muzzioli Associates and Moozy's Ice Cream Emporium. Alex' property Belmont Smiles is very well maintained, both inside and out, I know this site well having been neighbors with Alex since I opened Moozy's over 7 years ago. I wish to offer my support to Alex, I am fully aware of the concerns of the neighbors and I strongly believe Alex is well suited to enhance this location, with his high quality proposal and I support it. I know his orthodontist dental practice is vital in the community as he is one of two orthodontists in the community. Alex has a 5 star review on Yelp and Google. Moving across the street should have very little impact to the neighborhood, other than to enhance it and make it better.

Please consider giving Alex the support that he deserves.

Dante Muzzioli

A handwritten signature in black ink that reads "Dante Muzzioli". The signature is written in a cursive style with a large initial 'D' and 'M'.

617-212-4550

To whom it may concern,

My name is Becca Pizzi. I am a lifelong resident of Belmont and I absolutely love this town. I am a business owner in town and I also manage Moozy's ice cream store. I totally support Alex in his quest to relocate his existing orthodontic practice. Alex is an asset to the Belmont community. He supports so many town activities and events, such as Town Day, the town wide spelling bee in addition to the Becca Pizzi 5K. Alex and his family reside in Belmont and his children attend the Belmont Public Schools. He's a vital force in our town. It would be a shame for the town to not support his endeavor to move his family dental business across the street which will only enhance the vibrancy of Cushing Square. Please consider supporting one of Belmont's loyal, hardworking, finest Belmont citizen.


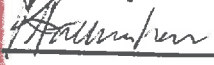


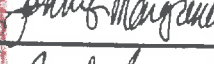



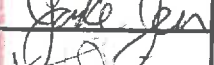


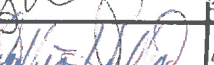

Best,

Rebecca Pizzi

Becca Pizzi
92 Payson Rd
Belmont MA 02478
617-905-5971

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

I have reviewed the Architectural Plans and Elevations (12/04/2019) presented to me by Dr. Alexander Athanasiou detailing the proposed improvements to this property. I support Dr. Athanasiou's proposed improvements and offer no objection to this project. I request that the Belmont Zoning Board of Appeals approve Dr. Athanasiou's proposed project which will benefit this mixed-use section of Trapelo Road and the Town of Belmont as a whole.











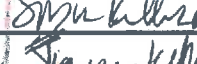











Print Name - Signature	Sign	Address	Date
Simon Tavorian		73 Chester Rd #1 Belmont, MA	2/27/2020
KERRI FALKENTHAM		73 CHESTER RD #1 BELMONT MA	2/27/2020
HADI TAVORIAN		7 HOMER RD, BELMONT MA	2/25/2020
SONA TAVORIAN		7 Homer Rd Belmont	2/27/2020
Jennifer Manganaro		40 Common St. Belmont	3/3/2020
JAMES JEFFREY		32 GROVE ST BELMONT	3/4/2020
Shana Wang		46 Lexington St. Belmont	3/4/20
Jennifer Courtney Lykes		72 Long Ave Belmont	3/4/20
Jake Jen		43 Dunbarton Rd. Belmont	3/4/20
Katherine Sullivan		11 George Street, Belmont	3/4/20
Deb Chorniat		185 Common St. Belmont	3/4/20
Satoko Ksp		39 Tyler Rd. Belmont	3/4/20
Giulia DeBella		42 Jackson Rd Belmont	3/4/2020

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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PRINT

SIGN

Name - Signature	Address	Date
Elizabeth Mehrez 	25 Hillcrest Rd	3/5/20
Christel Wannberg 	114 Sycamore St.	3/5/20
Kate Ascione 	49 Cedar Rd	3/5/20
Mike Ascione 	49 Cedar Rd	3/5/20
Caryn Byrle 	55 Hastings	3/5/2020
Ellen Kassorba 	43 Hastings Rd	3/5/2020
Melina Jaconides 	21 Hastings Rd	3/5/2020
Mark Wagner 	21 Hastings Rd.	3/5/2020
MK Macken 	187 Marsh St	3/5/2020
Mike Macken 	187 Marsh St	3/5/2020
Sue Kalkren 	17 Hillcrest Rd	3/5/2020
Jim Kalkren 	17 Hillcrest Rd	3/5/2020
Mary Mehrez 	25 Hillcrest Rd	3/5/2020
Eke Mehrez 	25 Hillcrest Rd	3/5/2020
Kathleen Shovater 	34 Long Ave	3/5/2020
David Shovater 	34 Long Ave	3/5/2020
Nancy Quinn 	28 Brettwood Rd	3/5/2020
Tad Quinn 	28 Brettwood Rd	3/5/2020
	48 Cedar Road	3/5/2020
LAURENEE HOR 	48 Goldsboro Rd	3/5/2020
AMY SCARDINO 	58 Cedar Rd	3/5/2020
Robert Scardino 	58 Cedar Rd	3/5/2020

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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PRINT		SIGN	
Name - Signature		Address	Date
Heidi Sawyer	[Signature]	38 Hillcrest Rd	3/7/2020
Drew Sawyer	[Signature]	" "	3/7/2020
Janet Perl	[Signature]	77 Hillcrest Rd	3/7/2020
Michelle Coppola	[Signature]	48 Brettwood Rd	3/09/2020
Jeff Coppola	[Signature]	48 Brettwood Rd	3/09/2020
Suzy Marsachon	[Signature]	12 Chester Rd.	3/09/2020
Marian Hogan	[Signature]	36 Hillcrest Rd	3/10/2020
Ken Leubach	[Signature]	36 Hillcrest Rd.	3/10/2020
Greg Guebenlian	[Signature]	21 Harriet Ave	3/10/2020
Kevin Guebenlian	[Signature]	21 Harriet Ave	3/10/2020
Suzie Marsachon	[Signature]		3/10/2020
Sonia Marsachon		21 Harriet Ave	3/10/2020
Lena Guebenlian		21 Harriet Ave	3/10/2020

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Print and Sign

Name - Signature	Address	Date
<i>Eresnick</i> Alexa Chick	119 Stony brook Rd	14 Jan 2020
<i>Adriana</i> Adriana Umara-Taylor	21 Clover st.	2/11/2020
Langston Chen	79 Hoitt Road	2/12/2020
Kai Cai	55 Hill Rd.	2/12/2020
Rose O'Neil	77 MAPLE ST	2/12/20
ALOK MATHIAS	28 Temple st.	2/12/20
M Kelly Chin	78 Watson Rd	2-13-20.
Kate Blumenschein	60 Hurd Rd	2/13/20
ROBIN SCORWING	58 CEDAR RD	2/13/20
ELISABETH LOCKS	90 CONCORD AVENUE	2.13.20
Daniela Levugati Deener	24 Broad st. Belmont	2-13-2020.
	64 Assisiz Ave Short	2.13.2020
Chloe Nizita	23 Leicester Rd.	2.13.2020
J MAROTTA	6 Thomas Green	2.13.20
Jolie Brady	219 Cross St.	2.18.20
Julie Gottselig	18 Evergreen Way	2/18/20
Steven Goodman	35 Myrtle St	2/18/20

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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PRINT		SIGN	
Name - Signature		Address	Date
Andrea Aiello		103 Gilbert Rd	2/19/20
Susan Rodriguez		115 Juniper Rd.	2/25/20
Heather Nolas		21 Blake St.	2/25/20
Isabel Katz		40 Amherst Rd.	2/25/20
Ken Brett		21 Cedar	2/25/20
Arthur Shaw		36 Pulfray Rd	2/27/20
Meryl Junik		14 Royal Road	2/27/2020
Xilong Zheng		129 Sycamore St	2/27/2020
DAVID NICHOLSON		95 Chilton St.	2/27/2020
Mina Dellecchio		125 Elm St.	2/27/20
Lisa Silverman Hoffberg		18 Payson Rd # 2	3/1/20
Matt Hoffberg		18 Payson Rd # 2	3/1/20
Veera Mylaparamba		18 Payson Rd # 1	3/1/20
Robert Wilson		18 Payson Rd # 1	3/1/20
Maria Caszone		8 Woodfall Rd	3/1/2020

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Print and Sign

Name - Signature	Address	Date
Katie Colello <i>Katie Colello</i>	9 Raleigh Rd	1/14/20
Brit Dawson <i>Brit Dawson</i>	15 Clare St.	1/14/20
Rose Marino <i>Rose Marino</i>	140 Dalton Rd	1/14/20
Rubii Lichauco	143 Chilton St.	1/15/2020
Cindy Estes <i>Cindy Estes</i>	43 Howells Road	1/15/2020
Mark Hedges / Made Khalil <i>Mark Hedges / Made Khalil</i>	42 Jackson Rd.	1/15/2020
<i>[Signature]</i> / Bauge	54 Richardson Rd	1/15/2020
Sarah Monahan <i>Sarah Monahan</i>	66 Long Ave Belmont	1/16/2020
CJ Bm Christine Pomer <i>CJ Bm Christine Pomer</i>	15 Essex Rd	1/16/2020
Sarah Jensen <i>Sarah Jensen</i>	92 Sycamore St	1/16/2020
Yi Yang <i>Yi Yang</i>	67 BETTS Rd.	1/17/2020
Camela Meo <i>Camela Meo</i>	191 Trapelo Rd	1/16/2020
Katherine Paulin-Kerstgen <i>Katherine Paulin-Kerstgen</i>	44 Townsend Rd	1/16/2020
Allison Goodwin <i>Allison Goodwin</i>	73 Hammond Rd	1/16/2020

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Dont and Sign

Name - Signature	Address	Date
ROBERT CARUSO Robert Caruso	24 DREW ROAD	1-12-20
YADA DAHAL Yada Dahal	16 SLADE ST	1-12-20
Ann Blouin	300 Trapelo Rd	1/12/20
Christi Barnett	9 BENNETT AV	1/12/20
Joseph Santarelo	29 Baker St	1/12/20
Felix Firsiroti Felix Firsiroti	22 BAY STATE RD	1/13/20
Michael Egan	55 KILBURN RD	1/13/2020
Edward A. Gardiner	300 Trapelo Rd #24	1/24/20
Clare E. Gladstone	300 Trapelo Rd #24	1/26/20
Mimi McLaughlin	300 Trapelo Rd #12	1/26/20
Ann Nadolnik	300 TRAPELO RD #3	1-26-20
Alice Capozzi	300 Trapelo Road #13	1-26-20
Candyn Tuttle	52 Benjamin Rd	1-26-20
Angela Tuttle	50 Benjamin Rd	1/26/20
Barry Tuttle	52 Benjamin Rd	1-26-20
Bruce C. Pappas	300 Trapelo Rd.	1-26/20
Dannah Fischer	41 Hurd Rd	1-29/20



65 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Print and Sign Name

Name - Signature	Address	Date
Carole BROWN Claudine Brown	38 Trapelo Rd, Belmont	Jan 11, 2020
Claudine Brown	28 Trapelo Road, Belmont	January 11 2020
Scott Brown	59 Bay State Rd Belmont	1-14-2020
Liam Sullivan	28 TRAPELO RD. BELMONT	01-14-2020
Liam Sullivan	30 Hough Rd Belmont	1-16-2020
Sheila Hickey	30 Hough Rd Belmont	1-16-2020
Bruce Houlahan	58 GROVE ST. BELMONT	1-17-2020
Paul R. O'Neil	36 Zimmman St	1-21-2020
John Kenna	11 Ripley Rd Belmont	1-23-2020
James Mahoney	17 Badway Rd	1-23-20
James Veselco	17 Wike Rd	1-23-20
David Murphy	143 HORRINGER RD	1-23-20
MARK HOULLAHAN	12 JALE RD	1-23-2020
Dennis Gier	110 LONGMEADOW	1-25-2020
Karen K. Clair	110 LONGMEADOW	1-25-2020
Lino Maria	40 Paradise Ln	1-25-2020
Michael D.	11 " " "	" "

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Name - Signature	Address	Date
Tam Kunzinger	38 Lawndale St.	1/21/20
STEPHANIE GATTODI SPINNO Cann	58 Wilm St.	1/21/20
Christine McLaughlin	16 Broad St.	1/21/20
Fabien VIAL	137 Pine Street	1/21/20
LAKSHMI	59 Foster Rd	1/21/20
Leon-Pierro Eliano	130 street	1/21/20
Maime McBoyle	20 Orchard St	1/21/20
Kressy Waters	7 Prentiss Ln.	1/21/20
Jlene Serpa	97 Betts Rd.	1/22/2020
MARTA BRASCHI AMIRFADAN	59 Birch Hill Rd	1/22/2020
Yeny Kim	24 Newton St.	1/22/2020
Yongqun Zheng	420 school st	1/22/2020
LIZ CANTER	44 WORCESTER ST	1/22/2020
Lil. Theodoros	311 Cross st.	1/22/20
Mariam Estrada	21 Wilson Ave.	1/22/20
Alice ZACARIAN	12 Elizabeth Rd.	2/5/20
Andrew Gurelian	12 Elizabeth Rd.	2/5/20

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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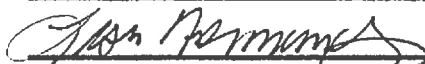
PRINT / SIGN

Name - Signature	Address	Date
* Mano Marchio <i>Mano Marchio</i>	1100 Cushing St Cambridge MA 02138 x.p.o. of 45 TRAPELO RD Belmont	x 01/27/20
FAN KY OTTA THOMAS <i>FAN KY OTTA THOMAS</i>	304 Pleasant St Belmont	1/29/20
GEORGE DONOVAN KESEN <i>GEORGE DONOVAN KESEN</i>	9 VILHULT BELMONT	2/5/20
Yael Getz-Schoen	53 MARLBORO ST.	02/05/2020
Nicholas Morrison <i>Nicholas Morrison</i>	47 HOMER RD	2/6/2020
Andy Torchia <i>Andy Torchia</i>	10 Worcester St	2/6/2020
Jessica Hartley	11 Edward St, Belmont	2/5/2020
Carrie Redi <i>Carrie Redi</i>	16 Ridge Rd Belmont	2/6/2020
André Wong <i>André Wong</i>	12 ALMA AVE	2/6/2020
Mike Merrill <i>Mike Merrill</i>	46 Carlton Cir	2/6/2020
Carl Calloway <i>Carl Calloway</i>	3 Cross St	2/6/2020
Elizabeth Green <i>Elizabeth Green</i>	51 PUGHON RD	2/6/2020
April Edrington <i>April Edrington</i>	19 Elizabeth Rd. Belmont	2/11/2020
Brandi Sikorski <i>Brandi Sikorski</i>	17 Selwyn Rd Belmont	2/11/2020
Kristen Ferraro <i>Kristen Ferraro</i>	39 Van Ness Rd Belmont	2/11/2020
David Benoit <i>David Benoit</i>	54 SIMMONS AVE, BELMONT	2-11-2020
Lynne Gannister <i>Lynne Gannister</i>	84 Gaden St.	2/11/2020
Karen Twietmeyer <i>Karen Twietmeyer</i>	53 Hurd Rd.	2/11/2020

56 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Print and Sign

Name - Signature	Address	Date
	Lisa Fernandez 403 Common St	1/09/20
Kelly Liu Kelly	79 Hoitt Rd	1/9/20
LORI FATTINE	10 WILLOW STREET	1/9/20
Donna Ognibene	336 Pausa Rd	1/9/20
Ed Ognibene	336 Pausa Rd	1/9/20
LOW ANDRONICA	36 HARDING AVE	1/11/20
Jeanne Andronica	36 Harding Ave	1/11/20
Amy A. Zuccarello	78 Elizabeth Road	1/11/20
Guy Zuccarello Jr.	78 Elizabeth Road	1/11/20
GIULIO MAGNI	58 BENTON ROAD	1/11/20
Andrea Magni	58 Benton Road	1/11/20
Niki Colombacci	80 Washington St	1/11/20
Brett Colombo	80 Washington St	1/11/20
HAROLA VARSAMIS	8 Sargeant Rd	1/11/20
PETER VARSAMIS	8 Sargeant Rd.	1/11/20
Solon De Poets		1-11-20
Vivian Abreau		1-11-20
Ellen McLean	29 Winslow Rd.	1-11-20

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Name - Signature	Address	Date
Heath Musi	9 Old Middlesex Rd	1/10/20
Shad Skiff	"	"
John Engel Palmer	15 Indian Hill Rd	1/10/20
Marilyn Bagarian	9 Indian Hill Rd	1/10/20
MARILYN BAZARIAN	" "	" "
EM Yalch	10 Indian Hill Rd.	1/12/20
Lisa LaCecio	" "	" "
Denee Reiton Skipper	24 Essex Road	1.12.20
Denee Reiton Skipper		
Angel Musi	16 Essex Rd,	
Angel Musi	Belmont, MA 02478	1/10/20
Nenada Mancini of Essex Rd.		1/10/20
Zonda Mancini	" "	" "
ARAM KALIGIAN	12 Old Middlesex Rd Belmont	1/10/20
Julie Ann Gauigan	19 Old Middlesex Rd.	10 Jan 20
JULIE-ANN GAUIGAN FRANCISCO ADRIAN		
Francisco Adria	19 Old Middlesex Rd	1/10/2020
Elen Ruggert	141 Washington St.	1/24/2019

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Name - Signature	Address	Date
Julie Holland ^{AS HOLD} Mortimer but	81 Old Concord Rd Belmont	1/11/2020
Richard Mortimer	81 Old Concord Rd	1/11/2020
Julie M. Keardon-Gibson	16 Harding Ave. Belmont MA	1/11/2020
Amy den - Amy Orlando	50 School St	1-11-20
Suzanne O'Brien	23 School St	1-11-20
Suzanne O'Brien		
Anjali Kumar ANJALI Kumar	57 TOBEY RD	01/11/2020
Sonja Kumar-Lay	66 Thomas St	01/11/2020
Cosmo Macero	4 Parkway Road	1-11-20
Garnie V. Matthews	12 Parkway Rd	1/11/20
JANICE V MATHews	Salon 455	
Laure Rossini Laura Rossini	455 Common St	1/11/20
Judith Anderson	11 Willow St Belmont	1/13/20
Chri C Pat	307 Pleasant St Belmont	1/14/20
Iris Chin Poste		
Laura Bak	86 Van Ness Road	1/14/2020
Michelle W	56 Filmore St	1/14/2020
Talene McCarthy	22 Vernon Rd.	1/14/2020
Talene McCarthy		

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Name - Signature	Address	Date
Donya M Santos	65 Horace Rd Belmont, MA 02472	1-8-20
Jennifer Murphy Jennifer Murphy	130 CLAPIN ST Belmont 02478	1-9-20
Gabriela Chavushian	104 Stony Brook Rd Belmont - Ma.	1-9-2020
Rebecca Pizzi	2 Trapelo Rd Bel	1/10/2020
Rebecca Pizzi	92 PAYSON Rd Belmont	1/10/20
Paul Curran	237 Beech St. Belmont	1/10/20
Paula Elbert / owner Fitness Together Summit Paula Elbert	30 Church St. Belmont	1/10/20
FREDERICK PIZZI Frederick Pizzi	92 PAYSON Rd Belmont	1/10/20
SUSAN PIZZI Susan Pizzi	92 Payson Rd - Belmont	1/10/20
Karla Wignall Karla Wignall	93 Country Club Lane - Belmont	1/10/20
Michelle Henry Michelle Henry	16 Rutledge Rd Belmont	1/10/20
Simone Tropeano Simone Tropeano	1047 Concord Ave Belmont	1/10/20
Megan Locke Megan Locke	11 Skahan Rd. Belmont	1/10/20
Joseph Stilwell Joseph Stilwell	92 Payson rd belmont	1-10-2020
Christopher Labocce Christopher Labocce	130 Gooden St Belmont	1-10-20
JoAnne Michon JoAnne Michon	130 Gooden St Belmont	1-10-20
Michael Szty Michael Szty	130 Gooden St Belmont	1-10-20
Jill Michon Babcock Jill Michon Babcock	130 Gooden St Belmont	1-10-20
Michael Pizzi Michael Pizzi	89 Payson Rd Belmont	1-10-20
Tracy Pizzi Tracy Pizzi	84 Payson Rd, Belmont	1-10-20

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Name - Signature	Address	Date
Anthony & Live-Coxe	179 LEWIS RD BELMONT	01/07/2020
Heidi Haskin	182 Lewis Rd Belmont	01/07/2020
Pj- Licht	174 LEWIS ROAD BELMONT	01/08/2020
Sean Mully	173 LEWIS RD Belmont	01/08/2020
Alex Conch	179 Lewis Rd Belmont	01/08/2020
Giuseppe Dreyonetti	138 White St. BELMONT	01/09/2020
Teresa Soccio	5 YORK ROAD Belmont	01/10/2020
Paolo Russ	42 SYCAMORE ST	1/11/2020
Edmond	42 SYCAMORE ST	01/11/2020
JOAO RODRIGUES	33 MORaine ST	01/11/2020
Daniello Lemach Daniello Lemach	30 Fairmont St	1/14/2020
Kevin The McG	51 Baker Street	1/15/2020
Sally Martin	29 Oak Street	1/15/2020
Russell Mann Russell M	308 Brighton St	1/15/2020
Suzanne Mosher Suzanne M	308 Brighton St	1/15/2020
Cara Halebian Cara Halebian	43 Crestview Rd, Belmont	1/15/2020
Shelini Chellaraswamy	464 Trapelo Rd Belmont	1/15/2020

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Print and sign

Name - Signature	Address	Date
Smerelda Ciano-Ciano	74 Spring Valley Rd	1/4/2020
Mike Ciano	74 Spring Valley Rd	1/5/2020
Wale S Shygal	84 Trapelo Rd Wintershadow	1/6/2020
M H H	89 Trapelo RD Hollingsworth	5-10-2020
Mary Ann Di Roberts	24 Trapelo Rd Beacon in home	1/6/2020
Natasha Marozzi	24 Trapelo Rd Petit Fete Academy	1/6/2020
Ansan D. Rona	30 Payson Road	1/7/2020
Christine Riga	60 Foster Rd Belmont	1/7/20
Sue-Mei Poitugas	58 Pond St. Belmont, MA	1/7/20
[Signature]	21 Cedar Rd. Belmont	1-7-20
Jenny Ann [Signature]	19 Ash St	1-7-2020
Keri Baugh [Signature]	56 Fairmont Street Belmont	1-7-2020
MARIA HETTENBAACH ^{maria} ^{winterhill}	25 CUTTER ST BELMONT	01/07/2020
Heather Little Mohamed	47 Homer Rd. Belmont	1/7/20
Tamara Keleyer	98 Farnham St Belmont MA	1/7/20
[Signature]	5 Somerset St.	1/7/20
[Signature]	15 TROWBRIDGE ST	1/7/2020
[Signature]	46 Carleton Cir.	1/7/20

Diane Accardi

55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Print and Sign

Name	Signature	Address	Date
n =attie	<i>En Best</i>	68 Richmond Road	1/7/20
	_____	316 WAVERLEY ST.	1/8/20.
	<i>[Signature]</i>	56 AGASSIZ AVE	1/8/20
	<i>[Signature]</i>	84 Spring Valley Rd.	1/8/20
	<i>John Edwards</i>	84 Spring Valley Rd.	1/8/20
	<i>Crystal Rousso</i>	19 Garrison Rd.	1/8/20
	<i>[Signature]</i>	19 Garrison Rd.	1/8/20
	<i>[Signature]</i>	56 Woodfall Rd	1/8/20
	<i>Kelly Moriarty Kelly</i>	75 Kilburn Rd	1/8/20
	MINDY DENG <i>[Signature]</i>	26 Thomas st.	1/8/20
	<i>Leana Grui</i> <small>LEANA GRUIA</small>	18 LAMMIDALE ST.	1/8/20
	<i>Nooko Kajita Nooko Kajita</i>	86 Hawthorne Se	1/8/20
metrios	<i>Pseudo/Kononwu Denu</i>	37 Franklin St	1/8/20
	<i>Mary Glorice My</i>	53 Benton rd.	1/9/20
Garcia Sugrot	<i>Harvia Conpe</i>	15 Village Hill Rd.	1/9/20
	<i>Marjorie Hendrickson</i>	11 Lowest Street	1/9/20
	<i>Jessica Flaxme</i>	18 Hastings Rd Belmont	1/9/20
	<i>Pamela A. Alatt</i>	227 White St., Belmont	1/9/20

56 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

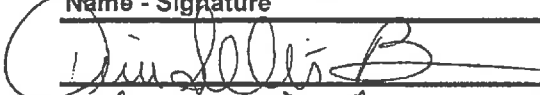
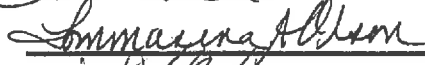
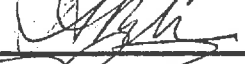

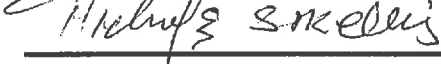

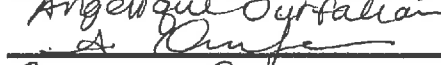

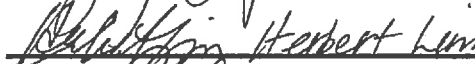

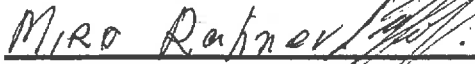


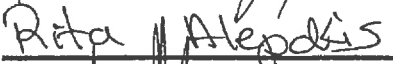




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Name - Signature	Address	Date
<i>Planner</i> PETER LAKOV	34 SKAHAN RD, BELMONT, MA	01/02/2020
PARUL GARG	2 Sycamore St, Belmont MA	01/02/2020
<i>Zia Zia</i>	15 Leslie Rd. Belmont	1/02/20
Katie Dunks <i>KMD</i>	16 Whitcomb St, Belmont	1/2/20
Kathleen Marcos <i>KM</i>	10 Ivy Rd, Belmont MA	1/2/20
JOHN MARCOS	10 IVY RD BELMONT MA	1-2-20
<i>Seetharam</i>	120 Elm St. Unit 2	1/2/20
<i>Maryse Benoit</i>	54 Simmons Ave Bel.	1/2/20
Sharon DeMarco	36 Lodge Road, Bel.	1/2/20
Marci Cunko	3 Essex Rd. Belmont, MA	1/2/20
<i>Donna</i>	47 Payson Rd	1/2/2020
<i>John</i>	397 PLEASANT ST	1/2/2020
MAHESH JAYAKUMAR	515 Concord Ave, Belmont	1/24/2020
ANUSHA RAMACHANDRAN	" "	1/16/2020
Nancy Dubois	10 Payson Ter Belmont MA	1/4/2020
Christopher Barbieri	499 School St. Belmont MA	1/5/2020
<i>Jun Yang</i>	65 Oak Ave, Belmont, MA	1/5/2020
Dawn Ross	85 Crestview Rd Belmont	1/7/2020

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Print and Sign

Name - Signature	Address	Date
	71 Trapelo Road	1/6/2020
	10 Bay State Road	1/8/2020
	48 Fairbank St (67 Trapelo)	1/8/2020
 Rob Brown	300 Trapelo Rd	1/8/2020
	71 TRAPELO RD Belmont	1/8/2020
 Athina Sikee	499 School St.	1/8/2020
 Angelique Ourfalian	15 Birch Hill Rd.	1/11/2020
	15 Birch Hill Rd.	1-11-20
 Herbert Lim	73 Godea St	1/11/20
 John O'Connor	35 Upland Rd.	1/11/20
 Miro Rahnov	68 Leonard St	1/11/2020
 KATHRYN McCarty	33 Woodfall	1/11/2020
 BRIAN ECK	33 Woodfall Rd.	1/11/2020
 Rita Alepdis	6 Channing St (Nicks place)	1/11/2020
 LISA CASTAGNO	308 Lake Street	1/11/2020
 Kate O'Connor	278 Lake St.	1/11/2020
 David Metallides	7 Cushing Ave (Agora)	1/11/2020
	462 Courtenay St.	1/11/2020

Teddy's Kitchen

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Print	Sign	Name - Signature	Address	Date
		GORDON BARRETT	5 Willow St	1/22/2020
		Daniel Pich	23 Oak Ave	
		Robert Jensen	92 Sycamore St	1/28/2020
		NINA GRIMALDI	55 Worcester St.	1/28/2020
		Arch Chas	80 Hammock Rd	1/28/2020
		Hannah Liberty	43 Worcester St	1/28/2020 TMM Precinct 7
		Irma Barrasa	170 Washington St.	1/28/2020
		Nicole Cohen	33 Hawthorne St, Belmont	1/28/20
		Jinhai Gao	42 Louise Rd	1/29/2020
		Elizabeth Brachowicz	75 Trapelo Road, Belmont	1/29/2020
		Anna Churchill	9 Bay State Rd	1/29/2020
		Swidhan Narang	22 Thomas St.	1/29/2020
Christina		GWEN DUBOIS	3 Chester Road.	1/29/2020
		Hypelidon	281 Washington St.	1/30/2020
		Patrycja Nowakowski	15 Park St Belmont MA	2/4/2020
		Tammy Colise	7 Farm Rd, Belmont	2/4/2020
			29 Walnut St Belmont	2/4/2020

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55 TRAPELO ROAD, BELMONT MA - ADDITION & RENOVATIONS

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Name - Signature	Address	Date
Howi Lloyd J. Floyd	33 WINTER STREET	1/15/20
Katie Auffinger	211 Lexington Street	1/16/20
Keri Macero	4 PALFREY ROAD	1/22/20
Antonella Gaffey	28 STONE ROAD	1/22/20
Antonella Gaffey	19 HIGHLAND RD	2.5.20
Elizabeth Killeen	267 PAYSAN RD	2.6.20
Matt Killeen	267 PAYSAN RD	2/6/20
Susan Amprich	12 Crescent Road	2/8/2020
Claire M. Dermott	20 Lawrence Lane	2/11/2020
Susan Burgess	49 Winslow Road	2/11/2020
Susan Burgess	135 Rockcliffe Rd	2/25/20
Michael Co	135 Rockcliffe Rd	2/25/20
Susan Burgess	21 Lawrence Ln	2/25/20
Sally D.M.D.	154 Trapelo Rd.	2/28/20

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Name - Signature	Address	Date
GEORGE PANTAZOPOULOS <i>George Pantazopoulos</i>	33-35 OAK AVE BELMONT	12-30-19
NICK KARELLAS <i>Nick Karellas</i>	24 PINE ST BELMONT	1-2-20
NICHOLAS VASTIS <i>Nicholas Vastis</i>	73 ALMA AVE	2-6-2020
George Vardoulakis <i>George Vardoulakis</i>	99 TEM ST BELMONT	2-14-20
John Asimakopoulos <i>John Asimakopoulos</i>	73 School St Belmont	
Perikos Mike <i>Perikos Mike</i>	25 Bryant Rd Belmont	
Dennis Asimakopoulos <i>Dennis Asimakopoulos</i>	31 HAMILTON RD	2-14-20
Tatiane K. Pantazopoulos / TRAP <i>Tatiane K. Pantazopoulos / TRAP</i>	51 Stony Brook Rd	2/29/2020