



Oakley Neighborhood Smart Growth Overlay District (OL) Development Application Form Town of Belmont



To be Completed by Applicant

1. Date of Submission:
April 16, 2009

2. Type of Application (check all that apply):
 Single-Family
 Two-Family
 Three-Family
 Multi-Family / Renovation
 Recreation

3. Existing Uses:
Vacant Church Property

4. Proposed Uses:
Residential (Units) 17
15 Townhomes 2-SF

5. Location of Project
Address: 401-407 Belmont St.
10-23 Oakley Road
15 Laurel St
Tax Map/Lot# M-3 P-179, 193, 193A

6. Smart Growth Sub-District:
(Circle All That Apply)
OL Church Buildings OL Rectory
OL Senior Center OL Triangle

7. All improvements shown on Plan, including landscaping to be completed by (month & year):
August 2011

8. Parking Spaces: Proposed 28
Per Dwelling Unit 1.6

9. Land Area Sq. Ft.: 65,503 sf
Building Area Sq. Ft.: 17,888 sf

10. Max. Build. Height: 30.49'
Number of Dwelling Units: 17

11. Wetlands Present: Y ___ N X
Property in or near Floodplain:
Y ___ N X

12. Name: Roman Catholic Archbishop of Boston, A
Address: 2121 Commonwealth Avenue
Brighton, Mass. 02135
Telephone: 40 James Bell:
617-449-5924 Primary Contact? Y N

13. Name: North Shore Construction & Development Inc
Address: 215 Salem Street
Weburn, MA 01881
Telephone: 781-932-1776 Primary Contact? Y N

14. Certification. I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required.
Owner's Signature: (See Terms of Agreement)
Agent's Signature: [Signature]

15. Required Application Materials. (See Section 6C.12 of the Oakley Neighborhood Smart Growth Overlay District By-law for more details.)
- a) Ten (10) copies of this application form properly executed and the items below.
 - b) Review fees as authorized by Section 6C.12.2.c of the District By-law.
 - c) List of abutters signed by the Town Assessor, including mailing labels.
 - d) Abutters' notification fee, or proof of notification.
 - e) Evidence that the Development Project complies with the cost and eligibility requirements of Section 6C.11.3 of the District By-law.
 - f) Development Project Plans at a scale of 1" = 40' that demonstrate compliance with the requirements of Section 6C.11.4 of the District By-law.
 - g) Building Elevations at a scale of 1" = 4'.
 - h) Proposal narrative (optional).
 - i) A form of Affordable Housing Restriction that satisfies the requirements of Section 6C.11.6 of the District By-law.
 - j) Storm Water Operation and Maintenance Plan (prior to site work).
 - k) A statement to show compliance with the requirements of Section 5.4.3 Light and Glare, of the Town of Belmont Zoning By-Laws.
 - l) Demonstration that the applicant has site control.

Planning Department Use Only

By-Law Section 5.4.3 Compliance
 Site Control
 Demonstration
 Other _____

1. Materials Submitted:
 Review Fees
 Abutters List
 Abutters Notification Fee
 Evidence Project Complies with Section 6C.11.3 will need more
 Site Plans
 Building Elevations
 Affordable Housing Restriction same p/2

2. Fees
Application: \$350 ✓
Ads: \$150 ✓

3. Date of PB Receipt:
4/27/09

Receipt Stamp
Rec'd 4/16/09
Reviewed 4/27/09
Complete JS 4/28/09
App # PB09-01

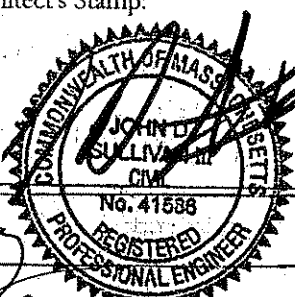


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Section of District By-Law	Consistent with District By-law	Waiver Sought	Planning Review Only	
			Finding of Consistency	Waiver Granted
6C.5 Permitted uses.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6C.6 Prohibited uses or activities in the OL.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
6C.7 Building Renovation and additional allowable Dwelling Units.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
6C.8 Dimensional and other requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
6C.9 Off-street parking.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
6C.11 Affordable housing.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
6C.14 Fair Housing Requirement.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Section of Design Standards	Consistent with Design Standards	Waiver Sought	Finding of Consistency	Waiver Granted
4.1. Scale, Proportion, and Exterior Appearance of Buildings.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.2. Placement, Alignment, Width and Grade of Streets and Sidewalks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.3. Type and Location of Infrastructure.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.4. Location of Building and Garage Entrances.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.5. Off-Street Parking.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.6. Protection of Significant Natural Site Features.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.7. Location and Design of On-Site Open Spaces.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.8. Landscaping.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.9. Lighting.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4.10. Buffering in Relation to Adjacent Properties.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

SEE ADDITIONAL PAGES FOR DETAIL

Planning Board Use Only	Applicant Certification	
<p>Date of Application: _____</p> <p>Date of Scheduled Public Hearing: _____</p> <p>Date for Final Action: _____</p>	<p>Certification. I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required.</p>	<p>Engineer's or Landscape Architect's Stamp:</p> <div style="text-align: center;">  </div> <p>Engineer's or Landscape Architect's Signature: _____</p> <p>Owner's Signature: _____</p> <p>Agent's Signature: <i>(see term of Agreement - Agency)</i></p>

Where the application is found to be inconsistent with one or more provisions of the Design Standards, the Applicant may make revisions to the plan to achieve consistency. However, an extension of the date for final Planning Board action may be requested to ensure adequate time for review of any such revisions.



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Section of Design Standards	Applicability	Consistency with Design Standards			Additional Information*	Waiver Sought	PLANNING REVIEW ONLY
		Shall	Should	May			Waiver Granted
4.1. Scale, Proportion and Exterior Appearance of Buildings.							
4.1.1.	N/A <input checked="" type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		
4.1.2.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.1.3.	N/A <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.1.4.	N/A <input type="checkbox"/>		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		
4.1.5.	N/A <input type="checkbox"/>		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		
4.1.6.	N/A <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.1.7.	N/A <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.1.8.	N/A <input checked="" type="checkbox"/>		* Y <input type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		
4.2. Placement, Alignment, Width and Grade of Streets and Sidewalks.							
4.2.1.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.2.2.	N/A <input type="checkbox"/>		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		
4.3. Type and Location of Infrastructure.							
4.3.1.	N/A <input type="checkbox"/>		Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		
4.3.2.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.3.3.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.3.4.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.3.5.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.4. Location of Building and Garage Entrances.							
4.4.1.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.4.2.	N/A <input type="checkbox"/>		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		
4.4.3.	N/A <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>			Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.4.4.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.5. Off-Street Parking.							
4.5.1.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.5.2.	N/A <input type="checkbox"/>	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>
4.5.3.	N/A <input type="checkbox"/>		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		Y <input type="checkbox"/> N <input type="checkbox"/>		

* Additional space for way(s) in which project is inconsistent with Design Standards

Reasons for inconsistency or basis for a waiver request. Please include Section Number first in explanation. Add additional page(s) if necessary.

Section 4.4.3 - Applicant's plans comply with all provisions of this section with the exception of the SGOD district which permits 4 driveway entrances, but only 1 on Lawndale and 3 on Belmont. The Plans provide for 4 driveways with only 2 on Belmont and 2 on Lawndale. The Plan is preferable as it reduces traffic impact on Belmont Street and reduces the amount of asphalt driveway that would be required for parking of a 3 unit building with only 1 curb cut.

