

DEMARTINO CONTRACTING - NEW HOME BUILDERS AND QUALITY RENOVATORS

August 17, 2015

TO: Town of Belmont
Planning Board

RE: STATEMENT - 13 Birch Street, Proposed Single Family Home

APPLICANT: Michael DeMartino, DeMartino Contracting, 508-208-6778

ZONING: GR, General Residence Zone

LOT SIZE: 5,000 sq ft

LOT COVERAGE: 29.76%, required 30%

OPEN SPACE: 65.9%, required 40%

FRONTAGE: 51.67 sq ft, required 50 sq ft

TLA: 2,440 sq ft

PARKING: 1 car garage, 1 exterior parking space in driveway

Dear Planning Board Members:

I have been building new homes and renovating existing homes in Belmont, Arlington and Lexington for over 30 years. Early in my career I worked as the lead finish carpenter at the Museum of Fine Arts, Boston. I believe my track record will show that I am a responsible and quality builder, and that I aim to leave each neighborhood I work in, a better place. I will personally supervise all aspects of building 13 Birch St, and am a hands-on contractor working at the jobsite with my sub-contractors every day.

I encourage the Planning Board to visit any of the homes I have built to see the neighborhood impact and quality of the work. Here is a short list of recent projects:

52 Cedar Rd, Belmont (large renovation with addition)	214R Pleasant St, Arlington (new construction home)
15, 17 and 19 Wright St, Arlington (3 new construction homes)	45 Bow St, Lexington (new construction home)
79 Baystate Rd, Arlington (new construction home)	64 Cliffe Ave, Lexington (new construction home)
35 Tobey Rd, Belmont (renovation with addition)	32 Philemon St, Lexington/Arlington (new construction home)

The proposed new single family home at 13 Birch St will follow the design style of the immediate neighborhood. Parking is already provided to this property via Birch St to the existing 3 car garage. The existing garage is in disrepair and will be razed. The new single family, along with new landscaping, will thereby greatly enhance the appearance of Birch Street.

I am aware of the Planning Board's history with this property, and believe I have addressed the Board's previous concerns.

1. I am not proposing a two-family - but a modest single-family home
2. I am not requesting a special permit or variance - all details, ratios and calculations meet current Belmont zoning provisions and are well within neighborhood averages
3. Although I would very much like to add a small dormer to access the attic - I have listened the Planning Board's concerns with other properties, and have decided NOT to request adding a dormer to this home

The lot itself is mostly open, therefore the house siting will not require significant existing vegetation removal in order to complete. There is no need to remove large, living trees in order to build the new structure. The large trees around the perimeter will remain with the exception of one dead ash tree. Our immediate neighbors will still enjoy the openness of the yard and the large trees.

SCALE OF BUILDING: The proposed new home will have a similar scale, height, contextual setting and adjacency to the existing cluster of homes on Birch Street. Birch Street and the surrounding streets are a mix of two-family and single-family homes of varying sizes.

DESIGN of BUILDING and PROPORTIONS: The design character of the proposed new home will match the homes in the area, including window sizing and spacing, roof angle pitch, exterior paint colors, siding and roof material. It will be a modest, Colonial-style home with front porch supported by large round columns, cement clapboard siding, large corner boards, decorative brackets separating roof overhang, and large, evenly spaced windows with traditional shutters on the front.

HEIGHT: The proposed new home height is a 2 ½ story structure, well under the allowable height of 33 feet per Belmont zoning. The immediate neighboring homes are all built to similar or even much higher heights.

BUILDING and DRIVEWAY SITING: The front door is facing Birch Street. Vehicular access to the parking is via the one existing curb cut that today serves the existing garage, and slated for demolition. There is a proposed asphalt paved driveway with a brick-paved walkway leading from the driveway to the front steps.

LIGHTING, CIRCULATION and SCREENING: Walkways will be safe and buffered to neighbors with natural plantings as screening and introducing a new fence on the left side, similar to the one that currently exists and was just recently added by the rear neighbor in the rear yard. Lighting will be limited to residential scale surface lighting attached to exterior walls by garage and along the access stairs to the front and rear doors.

RELATION of STRUCTURE and SPACES: The existing separation between homes in the immediate area and the proposed new home offers the same level of separation, mass and scale as the existing neighborhood.

DRAINAGE and MECHANICAL EQUIPMENT: Storm water from the proposed dwelling will be collected and processed through an onsite infiltration unit. A filter strip will be installed along the proposed driveway in order to efficiently recharge storm water from this surface area. Landscaping treatments will be added around the dwelling allowing the proposed dwelling to harmonize with the perimeter vegetation that is to be retained and the neighborhood as a whole.

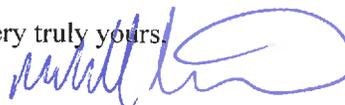
DESIGN and SITE PLAN REVIEW CRITERIA

Location: The proposed new home will not have substantial impact on the existing water service, sewer system, storm water drainage, and on existing trees or natural resources. The traffic impact on Birch Street will not be impacted. Today there is a three car garage used by the owner for parking and as a workshop. The proposed home will most likely have one to two cars, producing the same volume of vehicular traffic.

Access: Pedestrian and vehicular access to and on the site is safe, and is designed to provide minimum impact on the neighbors and public ways.

I believe that the Site Development Plans properly address the design and site plan review submission requirements and that the proposed project once completed will easily blend in with the existing residences on Birch Street and the surrounding neighborhood. Thank you for your consideration.

Very truly yours,



Mike DeMartino