

Belmont Planning Board

Historical Background

RE: 1 Clark Lane, special permit application, Design and Site Plan Review

The original lot (No.37) was created in 1854 per the Mount Pleasant, Surveyor Amos Binney plan. Partial No.37 had frontage of 100' on the then created Thomas Street and went about 286 feet back to the centerline of the Wellington Brook. Our house was built in 1830 per town records and was already there at the creation of the subdivision plan of Amos Binney. In our deed we see that from 1865 we had 50 feet of frontage and a 5' access way that was part of the premises, when the sale of 70 Thomas Street occurred. 70 Thomas had the remaining 45 feet frontage on Thomas St. Subsequently a home was built in front of ours at 68 Thomas Street, that took the 50 of our "frontage", but gave back to us a 5' right of way to our house which was set back from the street. Now we had, and still have, a 10' access way to Thomas St. and 5 feet of grandfathered frontage.

On the history of Clark Lane, per historian Richard Betts, in his book, "The Streets of Belmont and how they were named", he writes; "In 1886 the selectmen met with several petitioners including Lemuel Hatch of 86 Clark Street, at the Clark Street bridge to look over the location for laying out a Town Way, (Clark Lane), through the "swamp" district, so called. At a selectmen's meeting later that year, this location was taken up and laid on the table... as Clark Lane serving 6 existing homes". We are not sure if the culvert of the Wellington Brook occurred at the same time as the building of Clark Lane, but we do know that several Town easements were created through this area in the early 1900's. Since our purchase in 1982, we have been using Clark Lane as access to our home at 70B Thomas Street, as well as access from Thomas Street. As the Brook runs now through a culvert under Clark Lane, we still own land to the middle of Clark Lane.

All this was pre zoning and should still be a factor in your review of our application.

Please see attached plans for the Binney plan and easement takings.

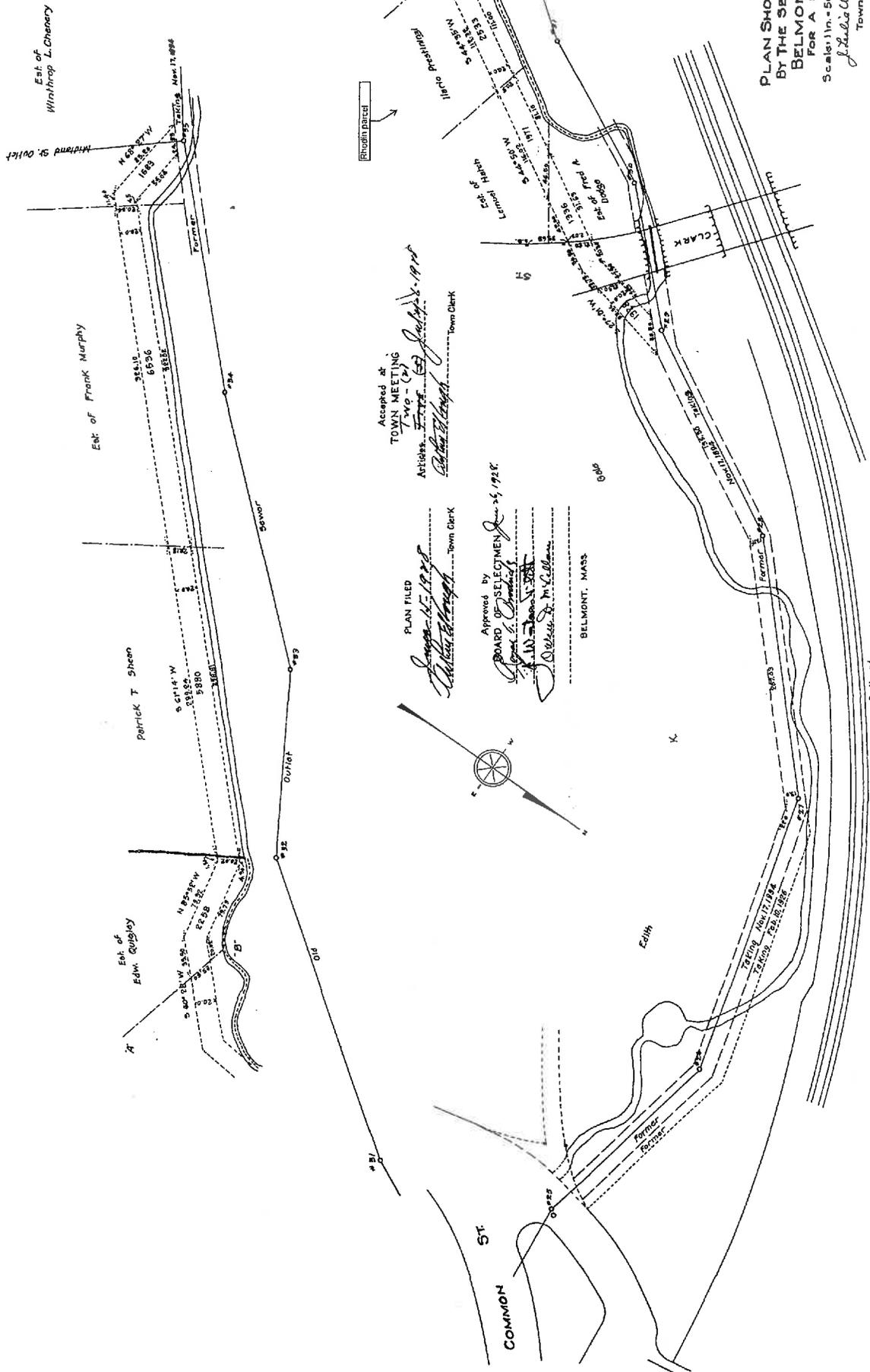
Sincerely,



Erik and Taina Rhodin

70 B Thomas St

Belmont MA



**PLAN SHOWING TAKING
 BY THE SELECTMEN OF
 BELMONT, MASS.
 FOR A SEWER**
 Scale: 1 in. = 50 ft. June 1, 1928
 Plan Number 27
 Folder Number 52
 Town Engineer

Accepted at
 TOWN MEETING
 May 20 - 1928
 Attest: *[Signature]* Town Clerk

PLAN FILED
 June 25, 1928
 Attest: *[Signature]* Town Clerk

Approved by
 BOARD OF SELECTMEN June 25, 1928
[Signatures]
 BELMONT, MASS.

Est. of
Winthrop L. Cheney

Est. of Frank Murphy

Est. of
Edw. Gulsjoy

Patrick T. Sheen

COMMON
ST.

Edith

BELMONT, MASS.

Boston & Maine Railroad