

June 18, 2015

Town of Belmont            Planning Board

RE: Application for Design and Site Plan Review

Proposed Development: new construction, single family home on a subdivided lot #1 off the existing lot # 2 with the street address: 70 B Thomas St. Belmont, Ma.

Applicant: Erik and Taina Rhodin

Contact Info: 617 283 1425    Erikrhodin@gmail.com

Property Address: 1 Clark Lane, Belmont

GR – General Residence Zone

Lot size: 5101 sq.ft.

Open space: 66.5%, required 40%

Frontage: 50 feet on Clark Lane

Building Coverage: 25.7%, max allowed 30%

Building Livable Area: 2040 sq. ft. with unfinished attic

FAR: .39

Bedrooms: Four

Bathrooms: Two and a half

Parking Spaces: 1 car garage, 1 exterior parking space

The proposed new single family home will follow the design style of the immediate neighborhood, a style set by the applicant with past renovations of their existing 1830 cape home and existing historic homes. Parking and all vehicle and pedestrian access will be via an existing gate off of Clark Lane. Parking is already provided to this property via Clark Lane through two gates in the picket fence.

The existing shed building will remain on the lot# 2. We believe the proposed single family home will enhance the appearance of our immediate neighborhood and still maintaining the openness of the existing yard with large willow trees.

**SCALE OF BUILDING:** The proposed new construction will have a similar scale, height, contextual setting and adjacency to the existing cluster of homes. According to the neighborhood site plan and the longitudinal site diagram, the relationship of homes in this Clark Hill area form a cluster of homes with a consistent setting and spacing between the existing homes. The proposed new construction will have the same look and feel of a single family home, with similar design standards than the already established homes in the neighborhood.

**DESIGN OF BUILDING and PROPORTIONS:** The design character of the proposed home will match the homes in the cluster around Clark Lane with exterior paint color, roof angle pitch, window sizing and

spacing, trellis screening and lattice, use of stone walls to retain sloping terrain, and a combination of trim details, corner boards and belt courses set onto a base wall of natural wood shingles. No synthetic exterior building materials will be used in siding or trim.

**HEIGHT:** The proposed building height is a 2 ½ story structure approaching the height of 27' feet to the middle of the roof per zoning. The proposed single family home is set at an elevation of +81'+-, which is 1-2 stories below the surrounding homes on Thomas and Clark Streets.

**BUILDING and DRIVEWAY SITING:** The front door is facing Clark Lane at a distance of 33.3' (over the existing sewer easement).) Vehicular access to the lot # 1 is via the existing gate in the 100 foot long white picket fence along Clark Lane. A proposed pea-stone driveway will offer vehicular access for surface and garage parking for the proposed single family home via one of the existing access gates.

**LIGHTING, CIRCULATION and SCREENING:** Walkways will be safe and buffered to neighbors with stone pavers, natural plantings as screening and introducing picket fencing or lattice materials already used in the existing cluster of homes. Lighting will be limited to residential scale surface lighting attached to exterior walls and along the driveway.

**OPEN SPACE and TREES:** Existing trees in the backyard and open areas along Clark Lane will be kept when possible and new ones will be planted where appropriate. Openness will be kept between lots # 1 and # 2 with some trees separating these properties. There won't be any fence between Lot 1 and Lot 2. The overall image of the yard is one open space as is the existing yard .

**RELATION of STRUCTURE and SPACES:** As described before, the existing separation between homes in the immediate area and the new construction on the lot # 1 will be same. By the appropriate separation according to the Belmont zoning by-laws of the proposed new single family home on the lot # 1 from the lot # 2 and surrounding existing homes, we are able to maintain the size and shape of the housing stock in the immediate neighborhood.

**DRAINAGE and MECHANICAL EQUIPMENT:** We will introduce a form of drywell retention area assumed to be installed on two sides of the proposed home. Rainwater from roof run off and drainage will be contained and redirected into the retention area. The condenser serving the single zone mechanical of the proposed home will be screened with plantings and is shown on the architectural site plan and is not located in any required setback lines.

#### DESIGN and SITE PLAN REVIEW CRITERIA

**Location:** The proposed new construction 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 Clark Lane will be modestly increased by the one or two cars for the proposed unit. Today there are 12 residential units with vehicular access via Clark Lane.

**Activity Type and Mix:** The proposed use (residential) and size of the proposed home (2040 sq. ft.) conforms to the existing neighborhood, in size of the home and density of existing housing stock, yielding an FAR of .39.

**Visual Concerns:** See text above addressing visual impacts to neighboring housing.

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