

Justin Kenyon
24 Upland Rd
Belmont, Massachusetts 02148
2015/09/17

Town of Belmont Planning Board
Homer Municipal Building
19 Moore Street
Belmont, Massachusetts 02478

Town of Belmont Planning Board

This home was purchased by my grandparents, Paul and Rita Doherty in the 1950's. My mother and my two uncles, Paula, Eddie, and Robert all grew up here. As kids we always spent time here in the summer while growing up on Cape Cod. There are many great memories as a child that I have in this area and in this home. The existing household is a single family with two bedrooms and one full bath. We wish to have three bedrooms and three full baths. We had originally worked with our architect to keep the existing structure and add a second story on top. Unfortunately due to the old roof and condensation from the old single pane windows there is significant structural water damage. We've learned that it will cost an outstanding amount to save the existing structure, and have decided to demolish the existing structure and build a new home. We have set two main goals for this new home.

First, we would like the new house to have a simple modern look that is reminiscent of the area in Europe where my wife is from, Belarus, but still fits in with the surrounding neighborhood. The proposed house is to be located within the parameter of the current dimensional requirements for the General Residence district. The stormwater management system will be located in the rear yard of the house. It will also be sized to take care of the run off from the new house based on the 20 year flood requirement per the civil engineer's calculation and will comply with the Town's by-laws.

Second, we would like the new house to be energy efficient. This will be achieved through energy modeling that calculates the optimal insulation amount in the walls and roof, as well as, the square footage of glazing and opaque wall ratio in order to minimize the heating and cooling load of the house.

Below is a list of items addressed in the design of our new home.

Scale of the Building:

The proposed new home will have a smaller scale and height compared to the surrounding neighborhood since a lot of house in the neighborhood are multi family homes.

Design of the Building and its Proportions:

The design of the building will fit in with the neighborhood. Our new home is proposing to have the roof's gable end facing the street, roofed porch, and horizontal siding.

Height:

The proposed structure is 2 ½ stories with a height of 27.58 feet, which is under the allowable height of 33 feet per Belmont zoning bylaws.

Building and Driveway Siting:

The front door is facing Upland Rd. The driveway will stay at the same location, and will have a walkway to the front porch from the existing driveway. The existing garage is to stay and no new work is planned at this time.

Lighting, Circulation and Screening:

Walkways from the driveway and rear yard are to be covered with pervious concrete pavers and safely lit by lighting fixtures that are activated by a motion sensor. Other lighting fixtures will be placed by doors and the rear yard with residential scale fixtures.

Relation of Structure and Spaces:

Part of existing structure stands within the side setback and the new structure will offer an improved separation between homes.

Drainage and Mechanical Equipment:

Stormwater from the proposed new home will be collected and processed through an onsite drainage system. Please refer to drawing C-0 for further information.

Design and Site Plan review Criteria

Location: The proposed new home will not have substantial impact on the existing water service, sewer system, and storm water drainage system. The traffic on Upland Rd will not be impacted because the driveway and the number of cars will stay the same producing the same volume of vehicular traffic.

Access: Pedestrian and vehicular access to and from is unchanged from the existing condition and is safe.

The surrounding houses are mostly multi-family residences with 2-3 stories, but we would like to keep our proposed home a modest sized single family unit where we can comfortably raise a family. Our new home will be an improvement for the neighborhood and the level of energy efficiency will set a good example and standard for the future development of the area.

Sincerely,

Justin Kenyon