

Tuesday October 7, 2014

Belmont Town Offices
Planning Board
455 Concord Avenue, Belmont, MA 02478

Re: 318 Trapelo Rd Belmont, MA special permit, design & review application

Dear Michael Battista, Chair & Planning board,

Please be advised that we are requesting the 318 Trapelo Rd. special permit & design, review public hearing be reopened for hearing on Tuesday October 7, 2014.

Based on our previous public hearings dated Tuesday September 2nd 2014 & Tuesday September 16th 2014 and the boards concerns regarding scale & design we have made the following changes

Scale

Garages: total width reduced from 26' to 24'

Side setbacks ~~reduced 2'~~ **INCREASED**

Proposed building height reduced from 33' to 30'-3"

First floor reduced from 950sq ft to 870 sq ft

Second floor reduced from 1150 sq ft to 1050 sq ft

Third floor reduced from 658 sq ft to 528 sq ft

Overall proposed square footage reduced from 2758sq ft to 2448 sq ft

Dormers reduced from total of 24' to 18' of dormer on north and South sides

Proposed Design changes

Front side of building:

Front porch roof pitch lowered from 9/12 to 3/12

Two windows located at gable reduced to 1 window

Metal roofing removed from dormers and porch roofs

Added trim returns on Gable ends

Removed lattice work on siding and replaced with clapboard

Rear of Building:

Two windows located at gable reduced to 1 window. Gable returns added

Fixed door removed from mudroom on both units

North & South Elevation

Shed dormers replaced with dog house dormers

1 window added in each bedroom on 2nd floor
Awning window added to 2nd floor bathroom

Proposed Third floor interior

Door at the top of stair landing

Wall removed between 2 rooms to creating family room/ office/library

Proposed Landscaping

Existing 12" & 24" maples removed

Add 2 London Plane trees

Replace proposed Ink Berry with Privet

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a trailing flourish.

Edward Oteri
As manager, 318 Trapelo Rd. LLC