

August 15, 2014

Town of Belmont            Planning Board

RE: Application for Design and Site Plan Review / Special Permit

Proposed Development: Construction of two new town homes on an existing vacant lot

Applicant: Edward Oteri

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Property Address: 318 Trapelo rd.

Year Built: not applicable/vacant lot

GR – 1 zoned

Lot size: 9,880 sq.ft.

Frontage: 90.53'

Building Coverage: 30%

Building Area: 2758 sq. ft. per unit

Parking Spaces: proposed; 2 garage 2 exterior

The proposed new construction will follow the traditional style of the immediate residential neighborhood homes, such as #322 Trapelo Rd (shown in photograph #1) and 8-10 Walnut St. Shown in photograph #6. Each proposed town home will have 2758 s.f. of living space with 4-bedrooms and 3 ½ baths and the whole building will cover less than 30% of the lot. New landscaping is proposed with new lawn, patios, fencing, bushes and small plantings planned to add to the large trees that exist along the perimeter of the lot. The large back yard will give access to the tennis courts and playground at the rear of the property.

There is no existing structure on the lot and never has been built on. The lot has been used for many years as a parking lot for commercial trucks and trailers.

The neighborhood is a mix of residential and commercial buildings. There is a three family adjacent to the lot and a two family abutting the rear. The homes along Trapelo Rd. and Walnut St. are commercial, mixed use commercial/residential, two families or two families that have been converted to condos.

The lots in the neighborhood are between 5000 and 8000 square feet. The adjacent residential homes are 2000-3500 square feet of living space with secondary buildings (garages) located at the rear of the lots. Homes are located close to the street with front setbacks less than 10' with front steps just a couple feet from the sidewalk. Most have older trees, bushes lining the property lines and small front lawns.

As proposed the new construction will fill a void in the neighborhood (the existing parking lot) and create a vibrant residential addition where there are many commercial buildings. The proposed new construction will enhance the immediate neighbor's properties with new landscaping and fencing.

Elevations and interior plans: Refer to architectural drawings

Site Plans: Refer to first page of architects drawings.

The plans and photographs show all items required in sections 5. A.-G. of Submission requirements.

### **Design and Site Plan Review Standards (Section 6D)**

#### **SCALE OF BUILDING:**

The proposed town homes will have a similar scale, height, design style as the adjacent two and three family residential homes adjacent to and in the neighborhood of the property. Commercial and mixed use buildings (VFW, Brasco Funeral Home, fire station, TD Bank, CVS) are located along Trapelo Rd. close to the subject property. Refer to photographs and drawings.

#### **DESIGN OF BUILDING and PROPORTIONS:**

The design character of the proposed units will be similar to the residential two family homes on Trapelo Rd. and Walnut Street with exterior paint color, roof angle pitch. Window sizing and trim details will be more traditional in style as the older homes nearby. Exterior siding materials will be of natural wood (cedar clapboard). Exterior trims will be AZEK or equivalent.

#### **HEIGHT:**

The proposed building height is a 2 ½ story structure approaching the allowable height of 33 feet to the middle of the roof per zoning. The buildings are being set on a level lot similar to the neighbor's properties. The appearance will be the same as the two and a half story three family next door and the 2 ½ story two families along Walnut St.

**PROPORTIONS:** The proposed design and proportions of windows and doors is similar in size and proportions of other residential building in the neighborhood. Refer to drawings and photographs.

#### **BUILDING and DRIVEWAY SITING:**

The front door access of unit 1 is facing Trapelo Rd. At a distance equal to the average of the two adjoining properties. The garage doors for unit one and two are setback from the entrance to unit one by 18'6" and 22'6". The driveway is accessible from Trapelo road at right of center of the front property. An MBTA stop is located at the front of the property. MBTA plans are to add a new curb at the east end of the property line that will jut out into Trapelo Rd. and have a new cross walk at that location. Refer to drawings.

#### **LIGHTING, CIRCULATION and SCREENING:**

Walkways to both units will be buffered to neighbors on the right and rear with natural plantings as screening and picket fencing. The rear adjacent property has a six foot fence separating the properties for most of the length of the rear property line. Cars will enter the property and driveway at the front from Trapelo road. The existing curb cut is 22' wide for access to each unit and the driveway layout will enable vehicles exiting the driveway to pull out facing Trapelo rd.

Lighting will be limited to surface lighting attached to exterior walls of both unit 1 & 2 to illuminate the access walkways (North and South sides of the building, refer to page 1 of drawings) to the rear of the property. Entrance door and rear entrance door lights will be recessed in the porch and roof ceilings above. Lights on the rear of the property will be wall mounted and designed to illuminate the patios.

#### OPEN SPACE and TREES:

Existing large trees along the perimeter will be maintained (refer to photographs). Picket fencing, bushes and small trees will be added to the interior of the property to create two private yards for each of the proposed units. The look and feel will improve the site for the immediate neighbors.

#### RELATION of STRUCTURE and SPACES:

As described the immediate area and the proposed two units offers a similar mass and scale as the existing residential homes in the neighborhood. The majority of the residential homes on the surrounding streets are 2 ½ story buildings similar to the proposed building. The proposed building will improve the existing neighborhood by adding a residential building where many of the neighboring properties are commercial buildings.

#### DRAINAGE and MECHANICAL EQUIPMENT:

Per preliminary discussions with Ara Yogurtian of Town of Belmont, storm water management will be determined at a later date. These requirements and plans will be reviewed and approved by him prior to the town issuing a building permit. The condensers serving both units will be screened with plantings and, as shown on the architectural site plan, not located in any required setback lines.

Street trees: None Exist. All large trees are located on the property.

#### SPECIAL PERMIT CRITERIA (Section 7.4.3)

##### Location:

1. The proposed new town homes will have new water and sewer service brought onto the property. The new sewer system (man hole) will be located on the property. The storm water drainage will be handled by a drywell system located on the property to catch water runoff from the new buildings and driveway.
2. The large existing trees will not be removed and additional bushes and shrubs will be planted to create a natural barrier to adjacent abutter's properties and Trapelo Rd.
3. The proposed project will minimize the vehicular traffic. Replacing the commercial use of the property as a parking lot for many years and reducing the the vehicular traffic that has been entering and existing the lot. The proposed project will minimize the traffic exiting onto Trapelo Rd.

##### Activity Type and Mix:

1. The proposed two new town homes will create new residential housing in an area that has been used for commercial use.

2. The proximity to the park at the rear of the property will allow residents to easily access tennis courts and playground without having to access the public way on Trapelo rd. The size of the units will be able to support two growing families.
3. The proposed project will help to fulfill the need for residential housing in town.

**Visual Concerns:**

1. The existing large trees along the perimeter of the property will not be removed giving the enamoring properties a natural barrier.

**Access:**

1. Vehicular access to and on the site is designed so that vehicles and turn around and exit without having to back out onto Trapelo rd. Making it safer for pedestrians accessing the bus stop located in front of the property. Pedestrians can access the property form the sidewalk through the driveway opening and proposed walkways for the street.
- 2.

**Process:**

1. The proposal has been developed with consultation with staff members of Office of community Development and members of the Planning board.
2. An invitation was sent to abutters and a meeting was scheduled for them to attend. All of the abutters attending the meeting were in support of the proposed project.