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**TOWN OF BELMONT
PLANNING BOARD**

CASE NO. 18-13
APPLICANT: Craig Galloway
PROPERTY: 45-47 Channing Road
DATE OF PUBLIC HEARING: July 17, 2018
**MEMBERS SITTING/
VOTING:** Chuck Clark, Chair
Steve Pinkerton, Vice Chair
Thayer Donham
Karl Haglund
Edmund 'Ed' Starzec



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Bk: 71988 Pg: 74 Doc: DECIS
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Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant, Craig Galloway ("Applicant"), requests a Special Permit under Section 4.2.2 of the Zoning By-Law to alter a nonconforming structure (building height stories – 2-1/2 allowed; 3 existing and 3-1/2 proposed) in order to construct a dormer at 45-47 Channing Road located in the General Residence Zoning District.

Proposal

The Applicant proposes to raise the ridge line of the roof and add a dormer in order to make the current space more livable. The existing home has 2,704 sq. ft. of total livable area (TLA) and a floor area ratio (FAR) of .48. As proposed, the TLA will increase by 482 sq. ft. to a FAR of .56.

The project will enable the Applicant to remove an existing spiral staircase that does not meet code, and to construct a traditional staircase to access the half-story that contains an existing bedroom and sitting area. The additional square footage will allow for the installation of a second full bath and a laundry closet. The Applicant stated that he is pursuing this project in order to create a living area more suitable for his growing, teenage boys.

As proposed, the Applicant feels that the design is in harmony with the character of the neighborhood, and will allow him to bring the property into compliance with current building codes.

BIC - 68788
Pg - 387

Submissions to the Board

1. June 1, 2018:
 - a. Application for Special Permit;
 - b. Project narrative;
 - c. Photographs of interior existing conditions and surrounding neighborhood;
 - d. Petition of support with 11 signatures;
 - e. Zoning Compliance Checklist;
 - f. Proposed Plot Plan;
 - g. Copy of the original denial letter;
 - h. Building Plans:
 - i. Existing Basement Floorplan;
 - ii. Existing First and Second Floorplans;
 - iii. Existing Attic Floorplan and Roof Plan;
 - iv. Existing East and West Elevations;
 - v. Existing North and South Elevations;
 - vi. Proposed Second Floor;
 - vii. Proposed Attic Floorplan;
 - viii. Proposed Section and Roof Plan;
 - ix. Proposed East and West Elevations;
 - x. Proposed North and South Elevations; and,
 - i. Landscape Plan.
2. August 29, 2018:
 - a. Email dated August 28, 2018, describing the revised plans;
 - b. Photographs of existing foundation plantings;
 - c. Basement Floorplan;
 - d. Attic Floorplan;
 - e. Section and Roof Plan;
 - f. Side Elevations; and,
 - g. Front and Rear Elevations;
3. September 26, 2018:
 - a. Email describing the revised plans;
 - b. Option A – Dormer with membrane roof and ridge height of 33’ - 5”;
 - i. Attic Floorplan;
 - ii. Section and Roof Plan;
 - iii. Side Elevations;
 - iv. Front and Rear Elevations;
 - c. Option B – Dormer with an asphalt shingle roof and ridge height of 34’ – 5”;
 - i. Attic Floorplan;
 - ii. Section and Roof Plan;
 - iii. Side Elevations; and,
 - iv. Front and Rear Elevations.
4. October 2, 2018: A model of the proposed building was displayed at the hearing

Public Hearing

The Board held a duly advertised public hearing on July 17, 2018, and continued it to September 6, September 18, and October 2, 2018. The Board closed the public hearing and deliberated on October 2, 2018.

11 signatures of support were submitted with the original application. No one spoke in opposition to the Applicant's proposal.

Deliberation

On July 17, 2018, the Board opened the Public Hearing and discussed the Applicant's request for a Special Permit under Section 4.2.2 of the Zoning By-Law to alter a nonconforming structure in order to construct a dormer at 45-47 Channing Road located in a General Residence Zoning District. The Board expressed concerns with the size of the proposed dormer, the proposed height of the structure (both in feet and stories), and the proposal to increase an existing nonconformity (building height stories – 2-1/2 allowed; 3 existing and 3-1/2 proposed). Given these outstanding concerns, the Board continued the hearing and requested that the Applicant:

- Reduce the proposed mass of the structure; and,
- Consider additional ways to reduce the degree to which the project would increase the existing nonconformity.

During the continued hearing on September 19, the Board expressed ongoing concerns about the increasing nonconformity and the overall mass of the proposed structure. In order to consider moving forward with their review and consideration of the application, the Board recommended that the Applicant:

- Pull the portion of the dormer encompassing the bedroom back from the side of the house by 2-3' for the entire 12'-7" length of the bedroom so that the bedroom portion of the dormer is recessed back from the bathroom and sitting room portion in order to break-up the expanse and mass of the building elevation; and,
- Consider the proposed ridge height as it adds to the overall mass and is out of character with the neighborhood.

On October 2, the Board reviewed revised plans for both Option A and B (refer to bullet three on page two of this decision for information regarding the two options), and concerns about the durability and aesthetic quality of the membrane roof were raised. Both the Applicant and members of the Board stated that they preferred the aesthetic of the asphalt shingles over that of the membrane. Additionally, the Board felt that the Applicant's response to their recommendations was an effective way to reduce the appearance of mass.

Given the Board's preference for the asphalt shingles and that the revised plans sufficiently addressed its concerns about mass, the Board deliberated and determined that Option B was in character with and not more detrimental to the neighborhood.

Decision

Upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to construct a dormer at 45-47 Channing Road subject to the following conditions:**

General:

1. This approval is based upon the submitted plans identified above. No modifications, except as provided in the conditions listed below, may be made without the approval of the Board, or a determination in writing by a representative of the Board that the modification is so minor that the approval by the Board is not required.
2. Upon completion of the project, an as-built plot plan shall be submitted to the Office of Community Development to be incorporated in the Town's building files.

Structure:

1. This approval is for Option B (plans submitted on September 26, 2018) with the asphalt shingle roof and ridge height of 34' -5."

On Behalf of the Board,



Spencer K. Gober, Staff Planner
Dated: October 24, 2018

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on October 24, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with three (3) conditions.

December 3, 2018



Margaret A. Piccione, Assistant Town Clerk
Belmont, MA

Official Receipt for Recording in:

Middlesex South Registry of Deeds
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:
CRAIG GALLOWAY
45-47 CHANNING RD

BELMONT MA

Recording Fees

Document Description	Number	Book/Page	Recording Amount
DECIS	00184885	71968 74	\$75.00

			\$75.00

Collected Amounts

Payment Type	Amount
Check	520

	\$75.00

Total Received : \$75.00
Less Total Recordings: \$75.00

Change Due : \$.00

Thank You
MARIA C. CURTATONE - Register of Deeds

By: Linda B

Receipt# Date Time
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