

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 25-11

2025 AUG -6 PM 10:08

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT & DESIGN AND SITE PLAN
APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, September 9, 2025 at 7:00 PM by a hybrid public hearing at the Select Board meeting Room on the first floor of the Town Hall, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Mr. Assad Hamad, to construct a two family dwelling at 45 Chestnut Street located in General Residence (GR) zoning district, for a Special Permit and Design and Site Plan Approval. §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in the General Residence Zoning District by a Special Permit and Design and Site Plan Review Approval by the Planning Board.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Building Division
(617) 993-2664
Planning Division
(617) 993-2666

Telephone: (617) 993-2650

June 11, 2025

Assad Hamad
86 Hovey Street
Watertown, MA 02478

RE: To Construct a New Two Family Dwelling

Dear Mr. Hamad,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a two family dwelling at 45 Chestnut Street located in a General Residence (GR) zoning district

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in a General Residence Zoning District by a Special Permit and a Design and Site Plan Review Approval by the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request one (1) Special Permit and Design and Site Plan Approval from the Planning Board. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO
Inspector of Buildings



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 07/10/2025

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General I
Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the
undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon)
situated on 45-47 Chestnut Street Street/Road, hereby apply to your Board
for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use
thereof under the applicable Section of the Zoning By-Law of said Town for _____

_____ Demolition of existing 2-family house and erecting a new _____
_____ 2-family house side by side _____
_____ _____

on the ground that the same will be in harmony with the general purpose and intent of
said Zoning By-Law.

Signature of Petitioner Asad Hamad
Print Name Asad Hamad
Address 86 Hovey Street
Watertown, MA 02472
Daytime Telephone Number (617)458-1231



Town of Belmont
Planning Board

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 07/10/2025

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 45-47 Chestnut Street Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for _____

_____ Demolition of existing 2-family house and erecting a new _____
_____ 2-family house side by side _____

_____ on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner *Asad Hamad*
Print Name Asad Hamad
Address 86 Hovey Street
Watertown, MA 02472
Daytime Telephone Number (617)458-1231

45- 47 Chestnut Street

To the esteemed Belmont Planning Board,
This design narrative pertains to the property located at 45-47 Chestnut Street, Belmont, MA. Assad Hamad, the prospective resident, respectfully requests the Planning Board's approval for the demolition of the existing two-family dwelling and the subsequent construction of a new two-family dwelling on the same property. This approach is preferred over renovation due to the elimination of the current structure's non-conforming status and the effective resolution of settlement-related issues. Moreover, leveling the floors presents considerable challenges, and the foundation displays cracks that are difficult to fully assess due to previous patching efforts.

The subject lot, which spans 7768 square feet and boasts significant frontage, is relatively substantial compared to neighboring properties. The proposed design fully complies with all relevant zoning regulations. In accordance with Section 4.2.1(2), a special permit is requested to facilitate the replacement of the existing two-family structure with a new construction. The property is situated on a corner lot at the intersection of Chestnut Street and Maple Street, where numerous two-family dwellings showcase a variety of architectural styles, often incorporating seasonal renovations and additions. Notably, the adjacent property on Maple Street recently underwent a significant renovation, including the addition of a large dormer and roof modifications.

The proposed exterior finishes will use materials that match the neighborhood, including cement board siding to complement existing vinyl siding. The design features gable-end roofs similar to nearby units. Rooflines are set back from the street to reduce vertical scale, with ridge heights comparable to existing structures. The new construction will not only remove the existing nonconformity but will also provide better fire safety, improve privacy, second-floor open space use, sound insulation, energy efficiency, and neighborhood aesthetics. All design aspects, including circulation, lighting, open space, screening, and drainage, will meet the town's requirements.

Thank you for considering this matter.

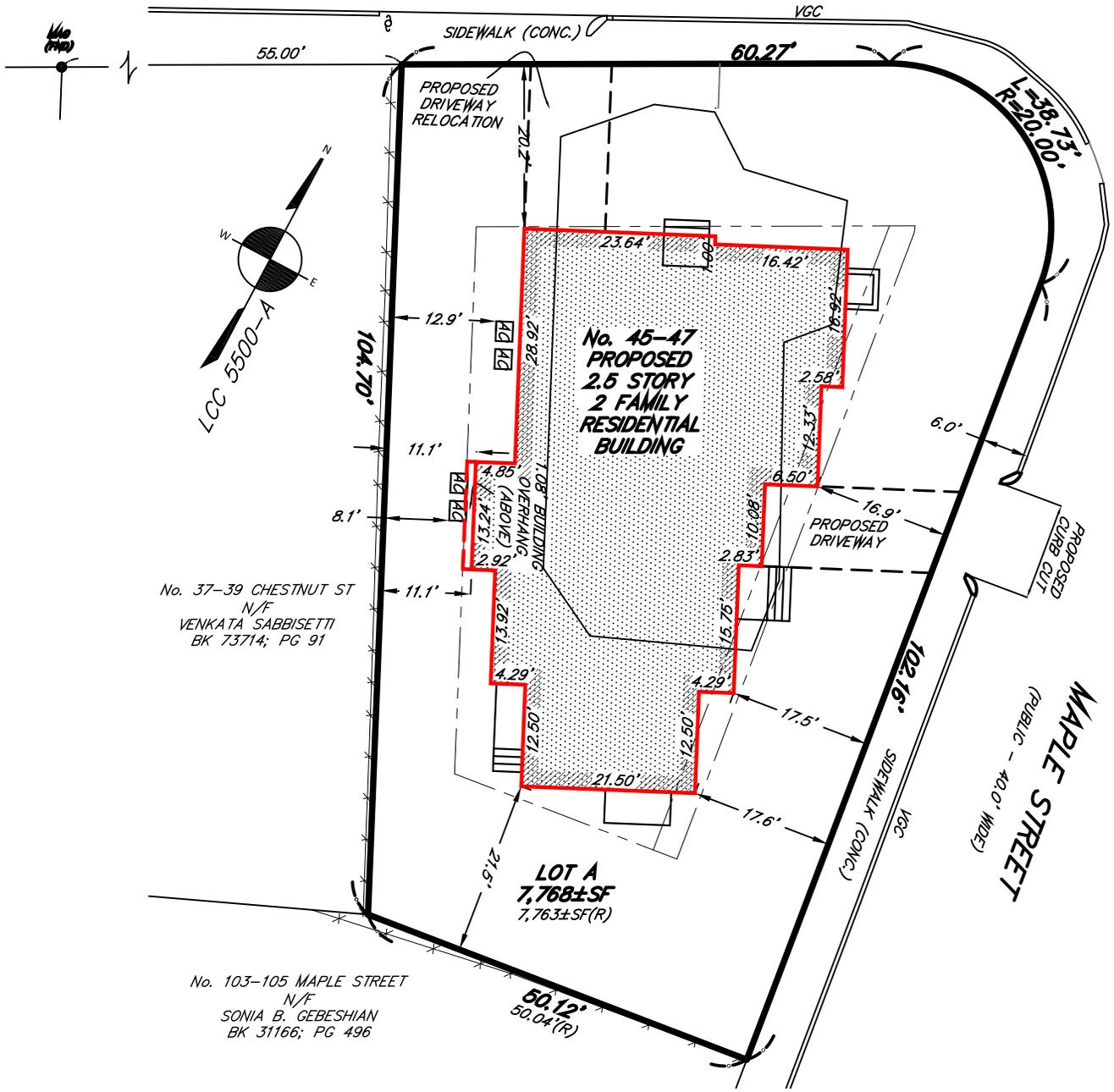
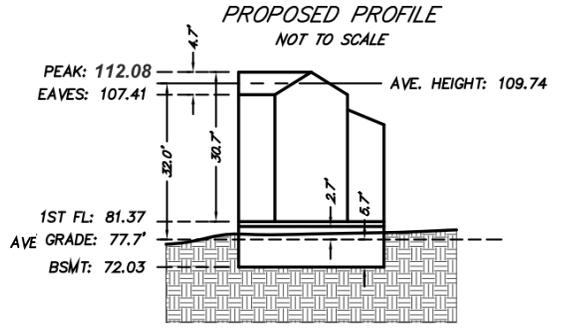
PREPARED FOR:
 OWNER OF RECORD:
 ASSAD HAMAD
 86 HOVEY STREET
 WATERTOWN, MA 02472

PROPOSED CONDITIONS PLAN
 45-47 CHESTNUT STREET
 BELMONT, MA
 SCALE: 1" = 20'
 DATE: JULY 26, 2025

REFERENCES:

DEED: BK 83047; PG 371
 PLAN: No. 272 OF 1928
 PL BK 319; PG 6
 PL BK 364; PG 17
 FILED No. 796
 No. 265 OF 1930
 No. 441 OF 1952
 No. 541 OF 2001
 No. 596 OF 2013
 LCC: 5500-A
 5500-B

CHESTNUT STREET
 (PUBLIC - 40.0' WIDE)



ZONING:

PARCEL ID: 15-90
 DISTRICT: GR - GENERAL RESIDENCE
 CLASS: 104 2-FAMILY

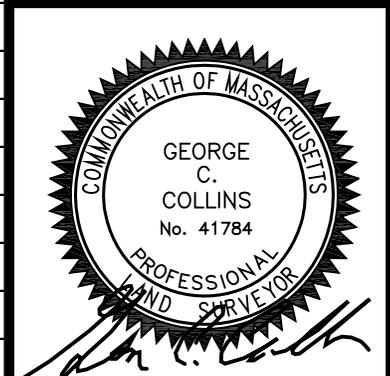
		REQUIRED	EXISTING	PROPOSED
LOT AREA	(MIN.)	5,000 SF	7,768±SF	7,768±SF
FRONTAGE	(MIN.)	50'	201.16'	201.16'
AREA/ DWELLING UNIT	(MIN.)	3,500 SF	3,881.5±SF	3,881.5±SF
FAR	(MAX.)	-	N/A	N/A
LOT COVERAGE	(MAX.)	30%	20.5%	29.3%
OPEN SPACE	(MIN.)	40%	66.3%	65.1%
FRONT SETBACK	(MIN.)	20'	9.1'*	20.2'
SIDE SETBACK	(MIN.)	10'	20.8'	10'
REAR SETBACK	(MIN.)	20'	42.3'	21.5'
HEIGHT, FEET	(MAX.)	35'	32.2'	34.4'
HEIGHT, STORIES	(MAX.)	2.5	2.5	2.5

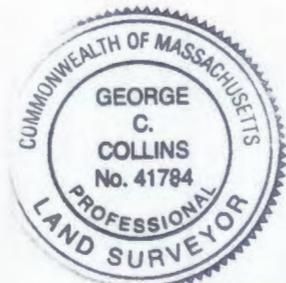
NOTES:

- * = NON-CONFORMING
- AVERAGE FRONT YARD SETBACK (MAPLE STREET), CORNER LOT #103-105 MAPLE: 13.7'
 REQUIRED: 20.0'
 AVERAGE: (13.7 + 20.0)/2 = 16.85'

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 6, 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FIELD:	MO, SM
DRAFT:	NPP, SAP
CHECK:	GCC
DATE:	07/26/25
JOB #	24-00958





Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 45-47 Chestnut Street

Zone: G-R

Surveyor Signature and Stamp: *[Signature]*

Date: 6/10/25

	REQUIRED	EXISTING	PROPOSED
Lot Area	5000	7,768	7,768
Lot Frontage	50'	201.16'	201.16'
Floor Area Ratio	—	—	—
Lot Coverage	30%	20.5%	29.3%
Open Space	40%	66.3%	65.1%
Front Setback	20'	9.1'	20.2'
Side Setback	10'	20.8'	10.0'
Side Setback	10'	—	—
Rear Setback	20'	42.3'	21.5'
Building Height	35'	32.2'	34.4'
Stories	2.5	2.5	2.5
½ Story Calculation			

NOTES:
 Average front setback for Maple Street
 #103-105 Maple : 13.7' , required : 20'
 Average $(13.7 + 20) / 2 = 16.85'$

45-47 CHESTNUT STREET
BELMONT MA

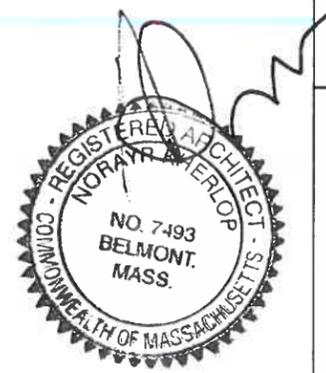
5/30/25

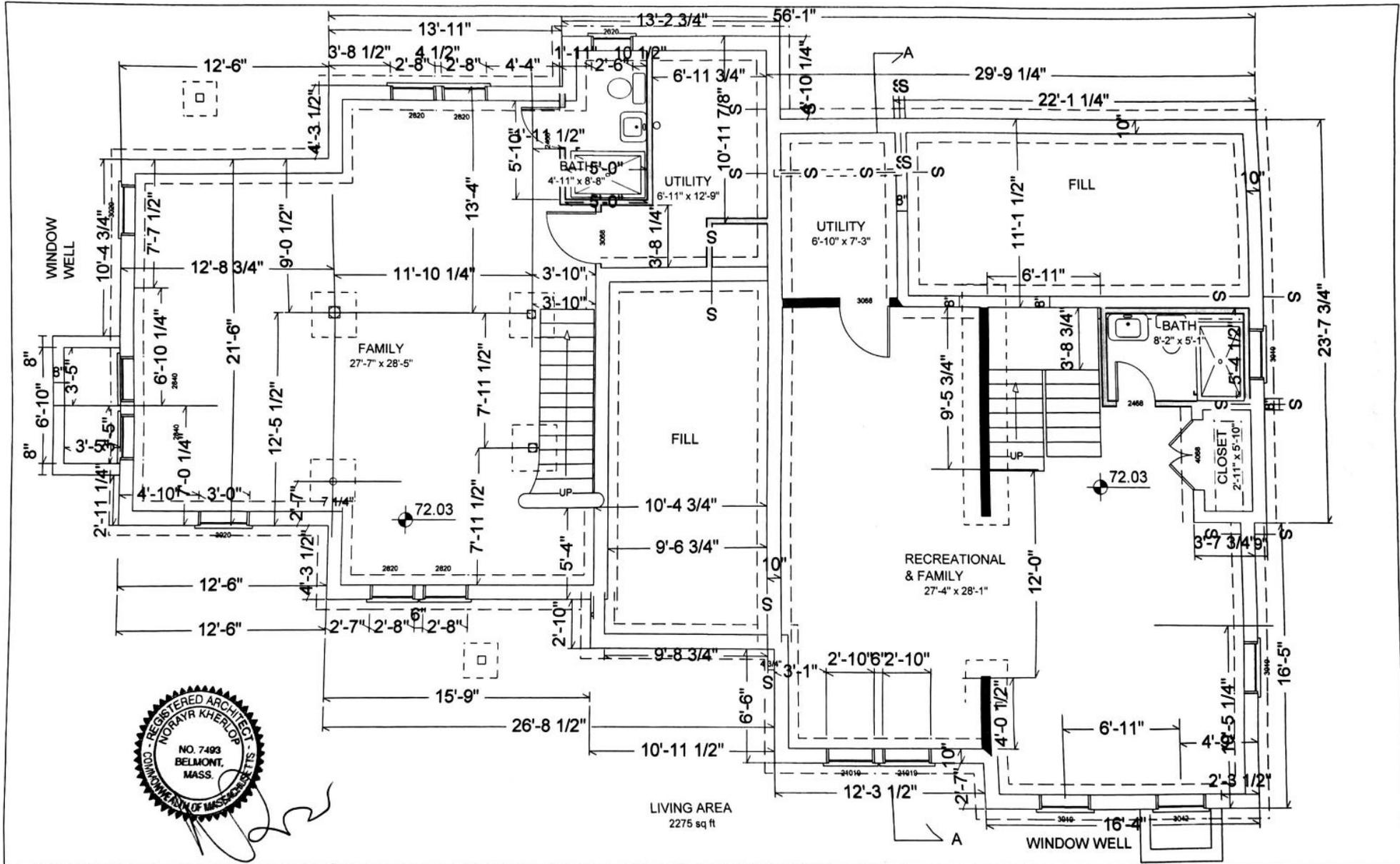
NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

-  N/E WILD FLOWERS
-  BOXWOOD
-  ARBORVITAE
-  HYDRANGEA
-  SPIREA
-  HEDGE
-  BERGAMONT
-  ASTER
-  AZALEA
-  FIVNS



1 LANDSCAPING PLAN
1" = 10'-0"





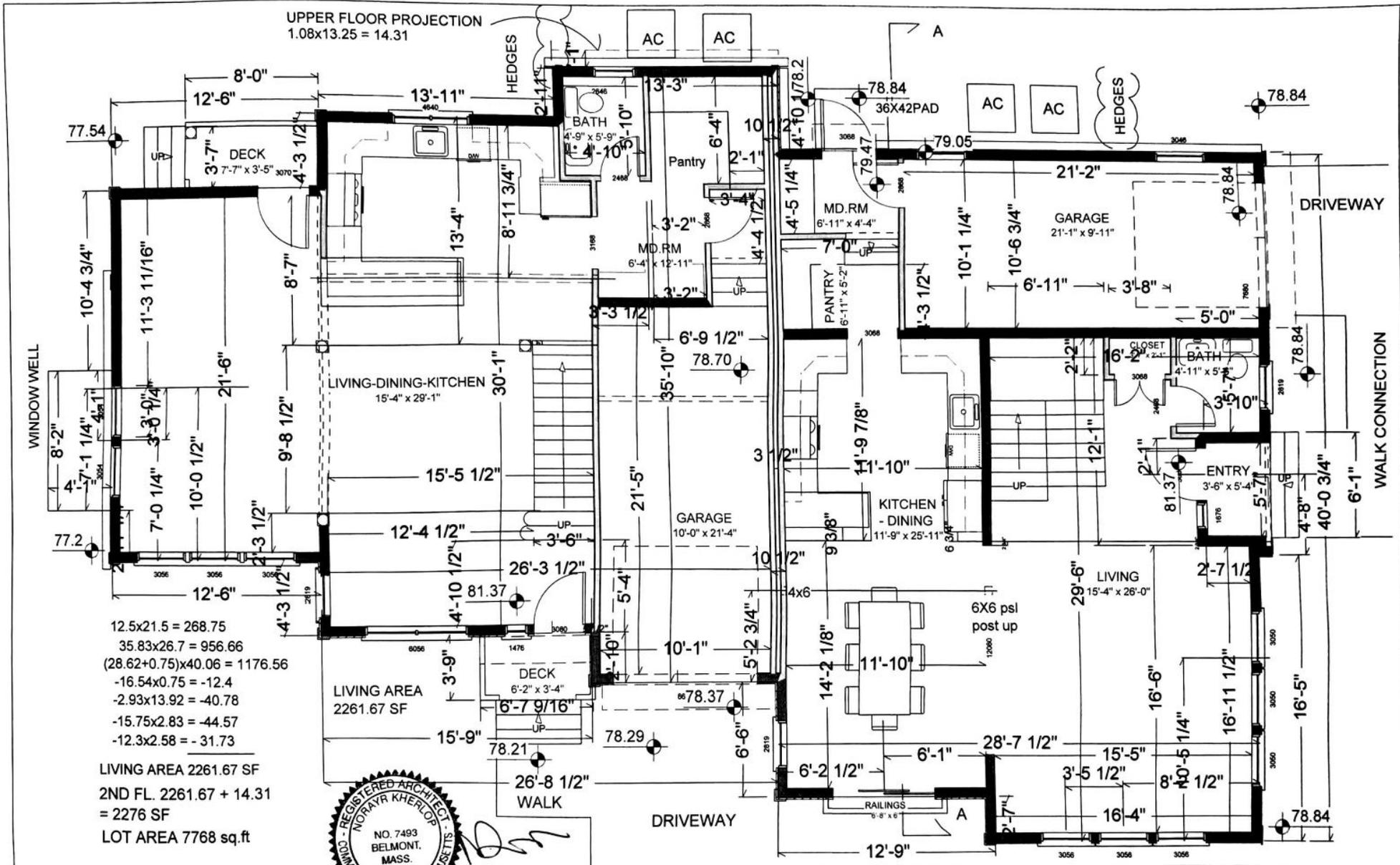
45-47 CHESTNUT STREET
BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

BASEMENT FLOOR
PLAN 3/16"=1'-0"

6/30/25

A-1



$12.5 \times 21.5 = 268.75$
 $35.83 \times 26.7 = 956.66$
 $(28.62 + 0.75) \times 40.06 = 1176.56$
 $-16.54 \times 0.75 = -12.4$
 $-2.93 \times 13.92 = -40.78$
 $-15.75 \times 2.83 = -44.57$
 $-12.3 \times 2.58 = -31.73$

LIVING AREA 2261.67 SF
 2ND FL. 2261.67 + 14.31
 = 2276 SF
 LOT AREA 7768 sq.ft



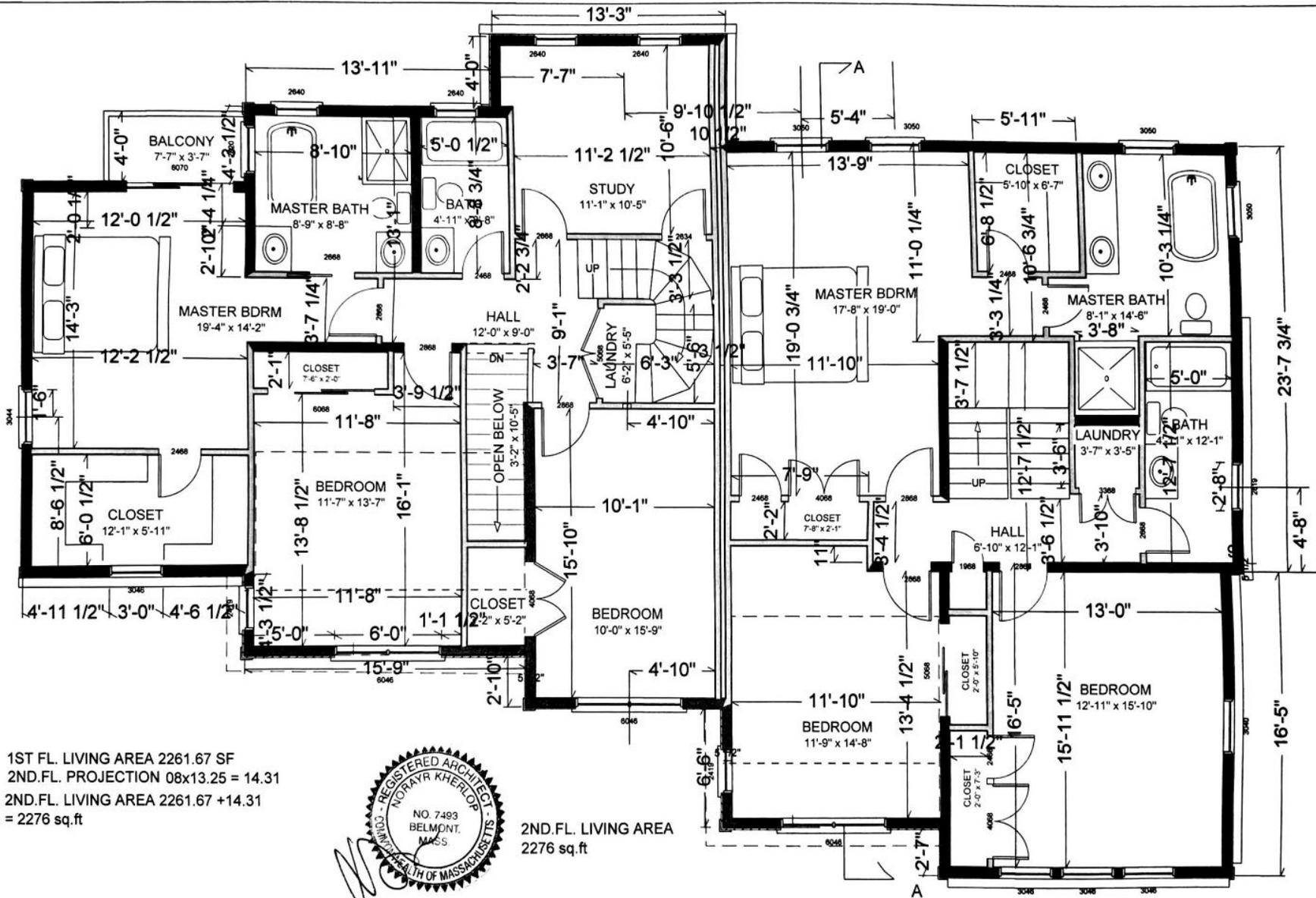
45-47 CHESTNUT STREET
 BELMONT MA

NORI DESIGN & BUILD LLC ARCHITECTS
 21 HOUGH ROAD BELMONT MA 02478 617-283-5299

FIRST FLOOR PLAN
 3/16"=1'-0"

6/30/25

A-2

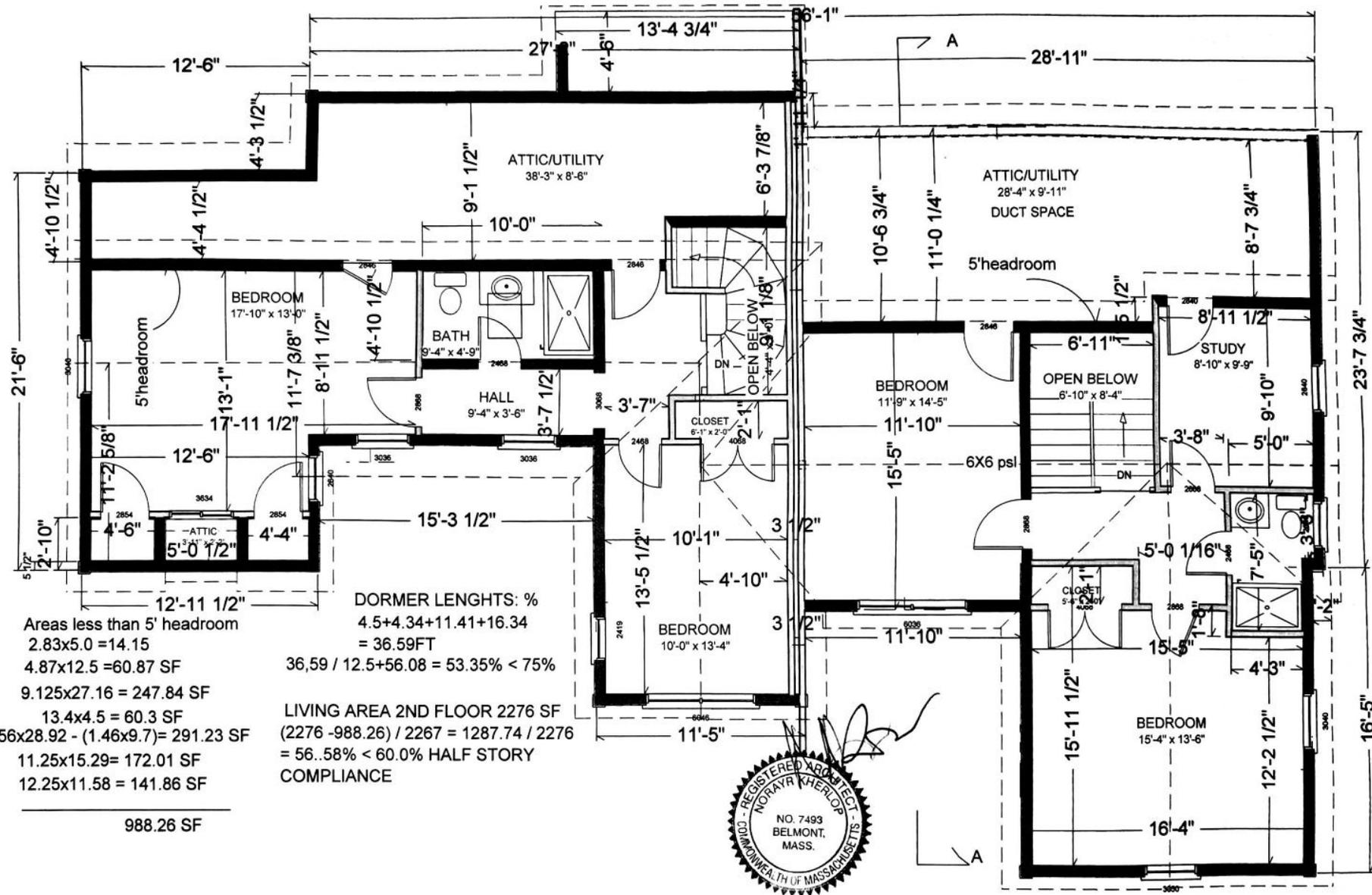


1ST FL. LIVING AREA 2261.67 SF
 2ND.FL. PROJECTION 08x13.25 = 14.31
 2ND.FL. LIVING AREA 2261.67 +14.31
 = 2276 sq.ft



2ND.FL. LIVING AREA
 2276 sq.ft

45-47 CHESTNUT STREET BELMONT MA	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	SECOND FLOOR PLAN 3/16"=1'-0"	6/30/25R	A-3
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Areas less than 5' headroom
 $2.83 \times 5.0 = 14.15$
 $4.87 \times 12.5 = 60.87$ SF
 $9.125 \times 27.16 = 247.84$ SF
 $13.4 \times 4.5 = 60.3$ SF
 $10.56 \times 28.92 - (1.46 \times 9.7) = 291.23$ SF
 $11.25 \times 15.29 = 172.01$ SF
 $12.25 \times 11.58 = 141.86$ SF

988.26 SF

DORMER LENGTHS: %
 $4.5 + 4.34 + 11.41 + 16.34 = 36.59$ FT
 $36.59 / (12.5 + 56.08) = 53.35\% < 75\%$

LIVING AREA 2ND FLOOR 2276 SF
 $(2276 - 988.26) / 2267 = 1287.74 / 2267 = 56.84\% < 60.0\%$ HALF STORY COMPLIANCE



45-47 CHESTNUT STREET BELMONT MA	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	ATTIC FLOOR PLAN & 1/2STORY CALCS 3/16"=1'-0"	6/30/25R	A-4
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DOOR FROM GARAGE TO HOUSE SHALL HAVE 20 MIN FIRE RATING & EQUIPPED WITH OVERHEAD SELF CLOSING HARDWARE
 GLAZED DOORS & BATHROOM WINDOWS SHALL BE IN TEMPERED GLASS
 WINDOWS BELOW 18" FROM FLOOR SHALL BE IN TEMPERED GLASS
 REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL SIZE & ROUGH OPENINGS OF DOORS & WINDOWS.

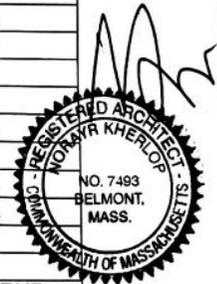
DOOR SCHEDULE

NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION	THICKNESS
D01	1	0	24X80X1 3/8"		1 3/8
D02	2	0	28X80X1 3/8"		1 3/8
D03	2	0	36X80X1 3/8"		1 3/8
D04	1	1	72X84"	EXT. SLIDER-GLASS	1 3/4
D05	1	1	36X96X1 3/4"	HINGED-PANEL	1 3/4
D06	1	1	102X96"	GARAGE	1 3/4
D07	1	1	28X80X1 3/4"	HINGED	1 3/4
D08	1	1	18X80X1 3/8"		1 3/8
D09	1	1	36X96X1 3/4"	EXT. HINGED-GLASS	1 3/4
D010	2	1	32X80X1 3/8"		1 3/8
D11	1	1	90X96"	GARAGE	1 3/4
D12	1	1	28X80X1 3/8"		1 3/8
D13	1	1	36X84X1 3/4"	EXT. HINGED-GLASS	1 3/4
D14	1	1	36X80X1 3/4"	EXT. HINGED-PANEL	1 3/4
D15	3	2	30X80X1 3/8"		1 3/8
D16	5	2	28X80X1 3/8"		1 3/8
D17	3	2	24X80X1 3/8"		1 3/8
D18	1	2	19 1/4X80X1 3/8"		1 3/8
D19	1	2	72X84"	EXT. SLIDER-GLASS	1 3/8
D20	1	2	60X80"	SLIDER	1 3/8
D21	6	2	32X80X1 3/8"		1 3/8
D22	1	2	30X80X1 3/8"	POCKET	1 3/8
D23	1	2	28X80X1 3/8"	HINGED-GLASS	1 3/8
D24	1	2	30X40X1 3/8"		1 3/8
D25	1	2	21X80X1 3/8"		1 3/8
D26	1	2	72X80"	SLIDER	1 3/8
D27	3	3	28X80X1 3/8"		1 3/8
D28	2	3	32X64X1 3/8"		1 3/8
D29	3	3	32X54X1 3/8"		1 3/8
D30	3	3	32X80X1 3/8"		1 3/8
D31	2	3	24X80X1 3/8"		1 3/8
D32	1	3	30X80X1 3/8"		1 3/8
D33	1	3	32X48X1 3/8"		1 3/8

AT LEAST ONE WINDOW IN EACH BEDROOM SHALL COMPLY WITH THE EGRESS CODE
 GLAZED DOORS & ALL WINDOWS SHALL COMPLY WITH THE STATE ENERGY CODE.

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	DIMENSIONS	DESCRIPTION
W01	3	0	36"X21"	AWNING
W02	4	0	32"X24"	AWNING
W03	2	0	32"X48"	SNGL CASEMENT-HR
W04	2	0	36"X24"	AWNING
W05	2	0	34"X21"	AWNING
W06	1	0	36"X50"	SNGL CASEMENT-HR
W07	1	0	30"X24"	AWNING
W08	1	1	18"X90"	FIXED GLASS
W09	6	1	36"X66"	SNGL CASEMENT-HR
W010	5	1	32"X21"	FIXED GLASS
W11	1	1	16"X90"	FIXED GLASS
W12	1	1	72"X66"	DBL CASEMENT-LHL/RHR
W13	1	1	54"X48"	DBL CASEMENT-LHL/RHR
W14	3	1	32"X21"	AWNING
W15	1	1	30"X54"	SNGL CASEMENT-HR
W16	3	1	36"X21"	FIXED GLASS
W17	3	1	36"X60"	SNGL CASEMENT-HR
W18	2	1	36"X64"	SNGL CASEMENT-HR
W19	2	1	36"X54"	SNGL CASEMENT-HR
W20	4	2	36"X60"	SNGL CASEMENT-HR
W21	2	2	32"X21"	FIXED GLASS
W22	2	2	32"X21"	AWNING
W23	4	2	30"X48"	SNGL CASEMENT-HR
W24	1	2	32"X24"	AWNING
W25	1	2	36"X52"	SNGL CASEMENT-HR
W26	4	2	36"X54"	SNGL CASEMENT-HR
W27	3	2	28"X21"	FIXED GLASS
W28	1	2	28"X21"	AWNING
W29	3	2	72"X54"	DBL CASEMENT-LHL/RHR
W30	1	2	36"X48"	FIXED GLASS
W31	2	3	36"X48"	SNGL CASEMENT-HR
W32	2	3	28"X21"	AWNING
W33	1	3	72"X54"	DBL CASEMENT-LHL/RHR
W34	1	3	36"X60"	SNGL CASEMENT-HR
W35	1	3	32"X48"	SNGL CASEMENT-HR
W36	2	3	30"X48"	SNGL CASEMENT-HR
W37	1	3	72"X42"	RIGHT SLIDING
W38	1	3	42"X40"	RIGHT SLIDING
W39	2	3	36"X42"	SNGL CASEMENT-HR



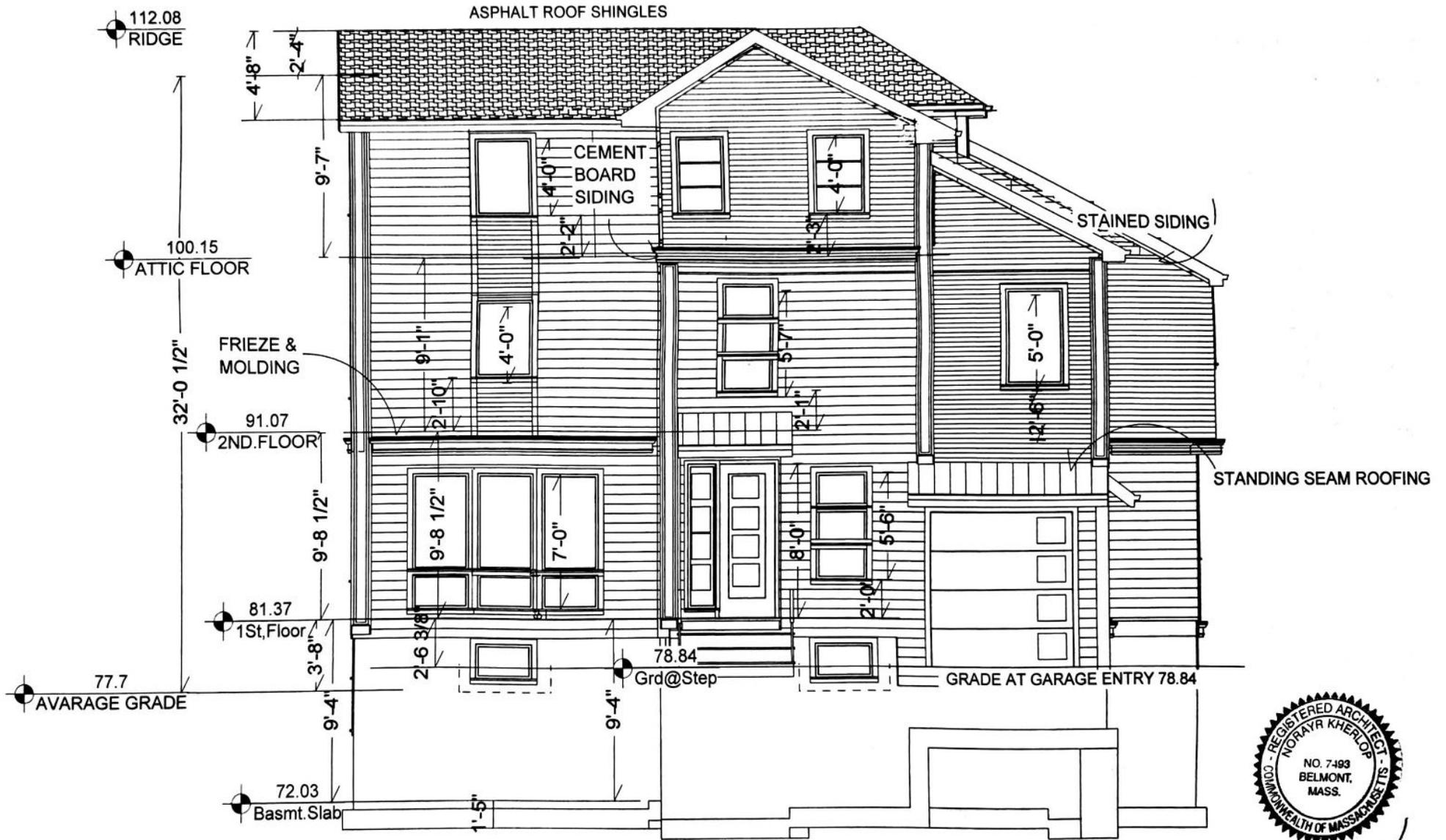
45-47 CHESTNUT STREET
 BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
 21 HOUGH ROAD BELMONT MA 02478 617-283-5299

DOOR & WINDOW
 SCHEDULE

6/30/25R

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45-47 CHESTNUT STREET
BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

NORTH SIDE ELEVATION
(CHESTNUT STREET) 3/16"=1'-0"

6/30/25

A



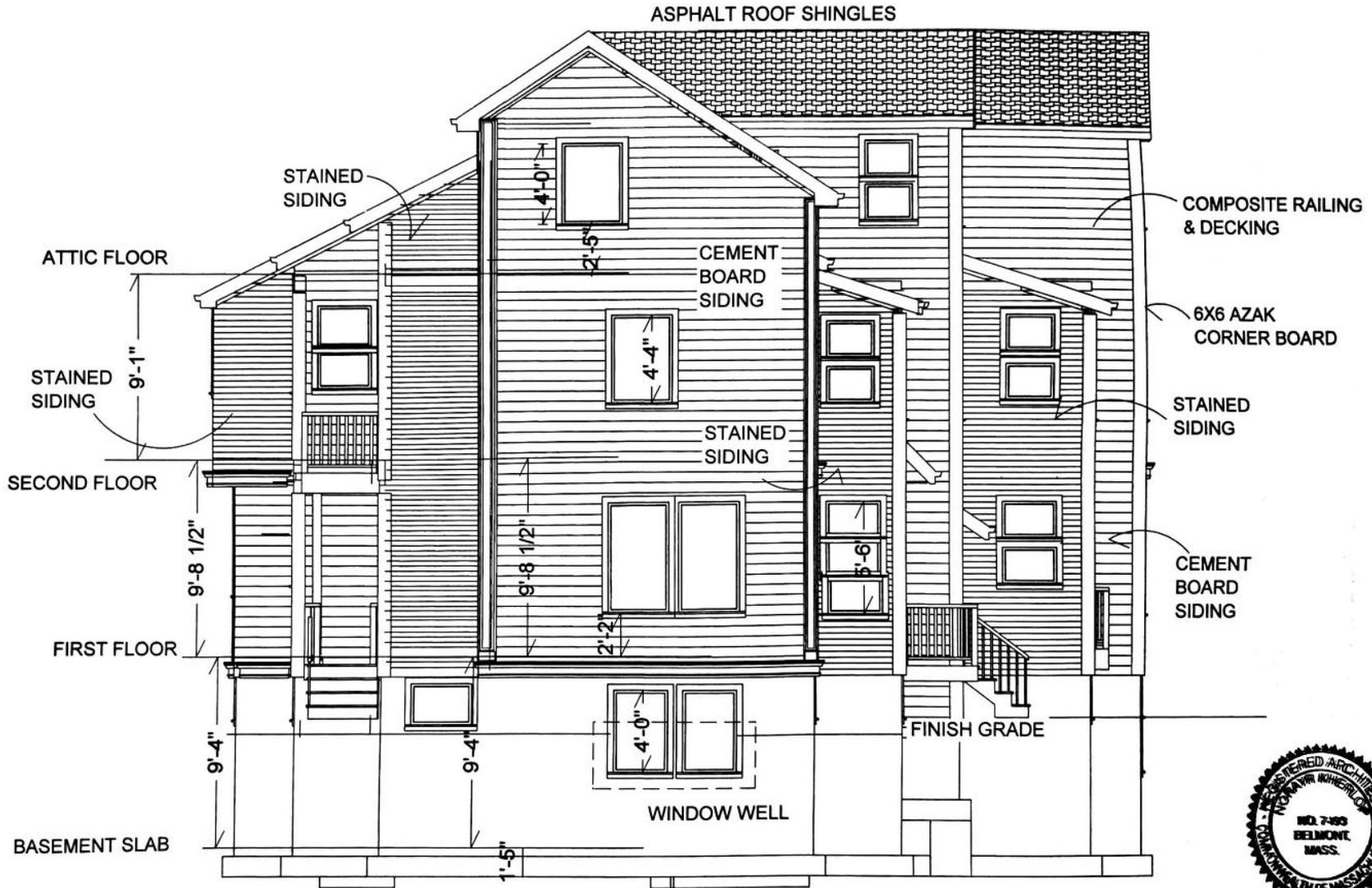
45-47 CHESTNUT STREET
BELMONT MA

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EAST ELEVATION
3/16"=1'-0"

6/30/25R

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45-47 CHESTNUT STREET
BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

SOUTH ELEVATION
3/16"=1'-0"

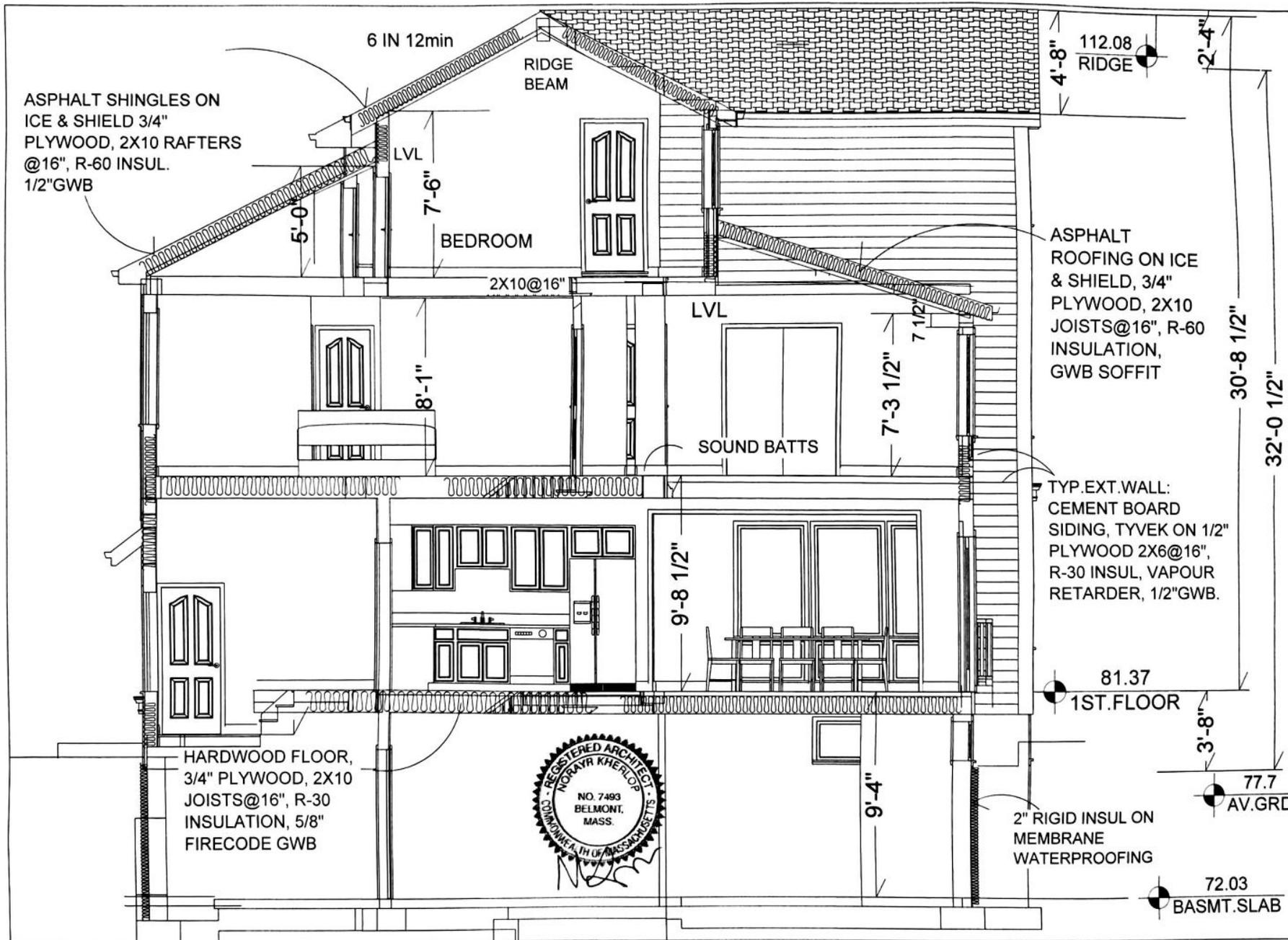
6/30/25

A-8





45-47 CHESTNUT STREET BELMONT MA	NORDESIGN & BUILD LLC ARCHITECTS 21 HOUGH ROAD BELMONT MA 02478 617-283-5299	WEST ELEVATION 3/16"=1'-0"	6/30/25	A-9
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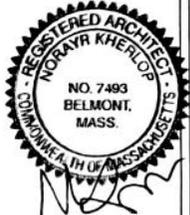
ASPHALT SHINGLES ON
ICE & SHIELD 3/4"
PLYWOOD, 2X10 RAFTERS
@16", R-60 INSUL.
1/2"GWB

ASPHALT
ROOFING ON ICE
& SHIELD, 3/4"
PLYWOOD, 2X10
JOISTS@16", R-60
INSULATION,
GWB SOFFIT

TYP. EXT. WALL:
CEMENT BOARD
SIDING, TYVEK ON 1/2"
PLYWOOD 2X6@16",
R-30 INSUL, VAPOUR
RETARDER, 1/2"GWB.

HARDWOOD FLOOR,
3/4" PLYWOOD, 2X10
JOISTS@16", R-30
INSULATION, 5/8"
FIRECODE GWB

2" RIGID INSUL ON
MEMBRANE
WATERPROOFING



A-10

6/30/25

SECTION A-A
1/4"=1'-0"

NORDESIGN & BUILD LLC
ARCHITECTS
21 HOUGH ROAD BELMONT MA
02478 617-283-5299

45-47 CHESTNUT
STREET
BELMONT MA

112.08
RIDGE

81.37
1ST.FLOOR

77.7
AV.GRD

72.03
BASMT.SLAB

30'-8 1/2"

32'-0 1/2"

3'-8"

9'-4"

9'-8 1/2"

7'-3 1/2"

7 1/2"

7'-6"

5'-0"

6 IN 12min

RIDGE
BEAM

BEDROOM

SOUND BATTs

2X10@16"

LVL

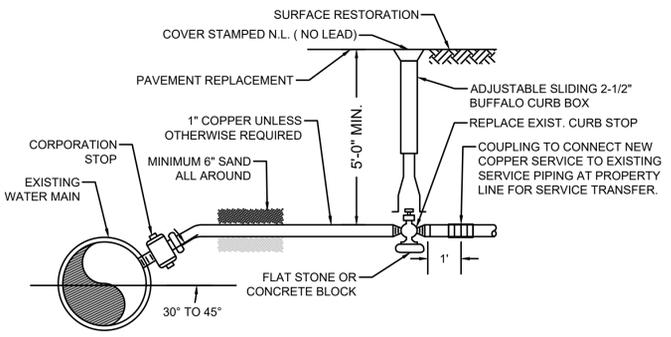
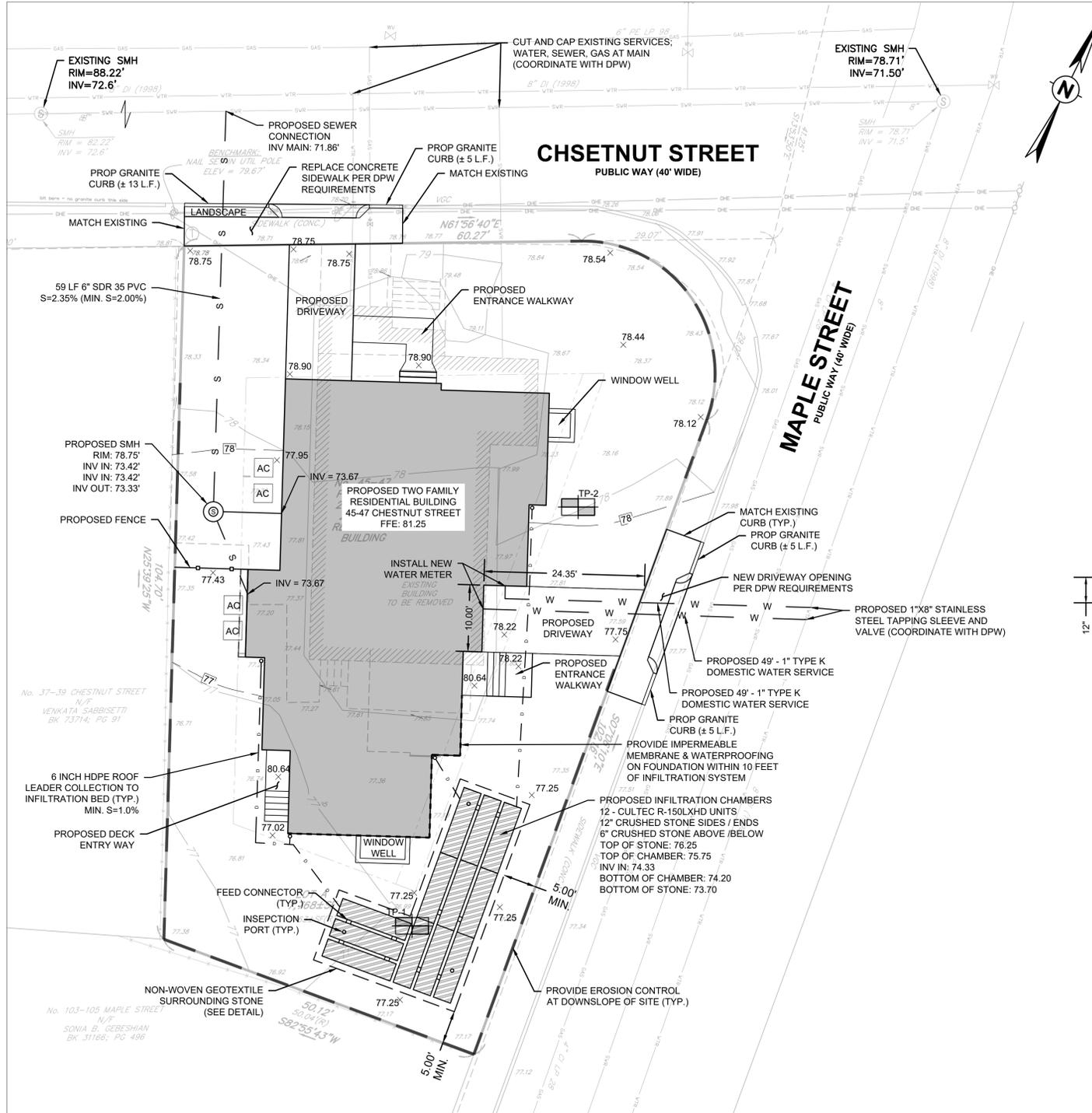
LVL

8'-1"

2X10@16"

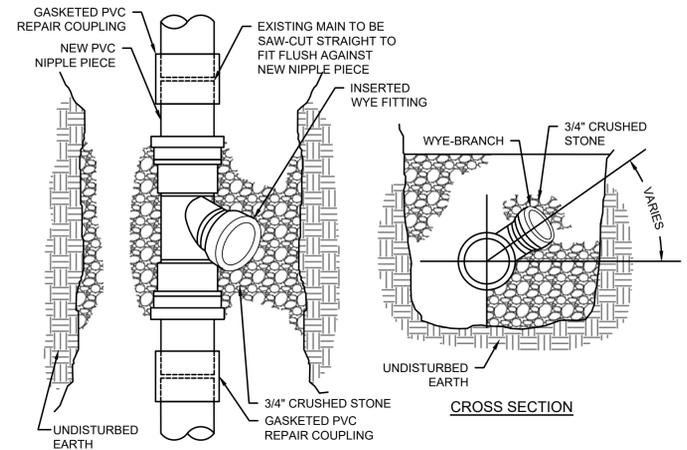
2'-4"

4'-8"

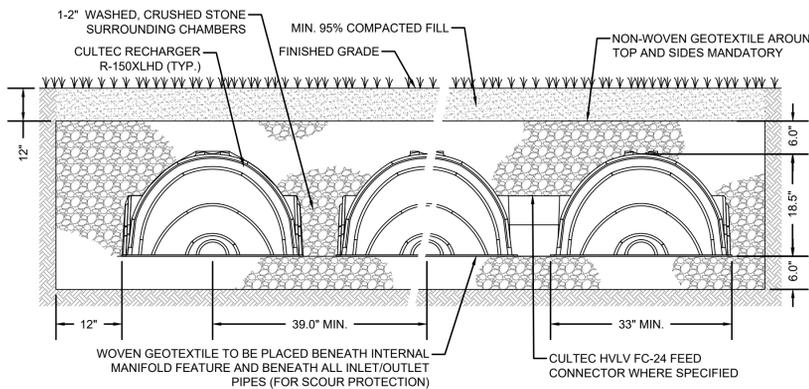


- NOTES:**
1. PROVIDE SADDLE FOR ALL 2" OR LARGER STOPS.
 2. AN EXTENSION ROD SHALL BE INSTALLED ON ALL CURB STOPS.
 3. ALL CURB STOP HEADS SHALL BE DRILLED TO ACCEPT A CURB STOP EXTENSION ROD.
 4. ALL WATERWORKS BRASS SHALL BE OF THE "NO-LEAD" TYPE AND SHALL BE STAMPED "N.L."
 5. ALL CURB STOPS SHALL BE INSTALLED IN THE SIDEWALK IF A SIDEWALK IS PRESENT OR 18" FROM THE PROPERTY LINE IF NO SIDEWALK IS PRESENT.

WATER SERVICE DETAIL
N.T.S.

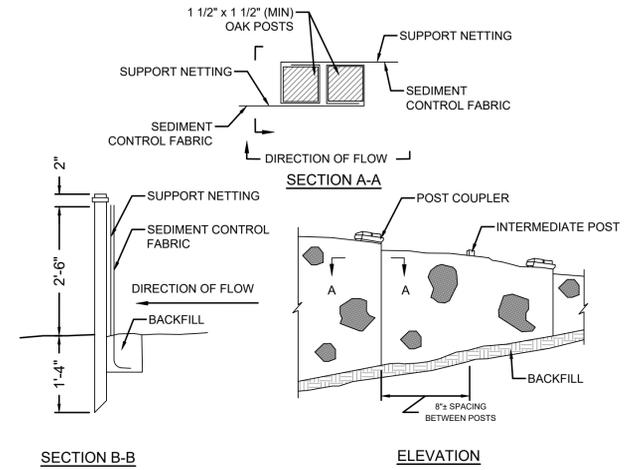


CHIMNEY SEWER CONNECTION DETAIL
N.T.S.

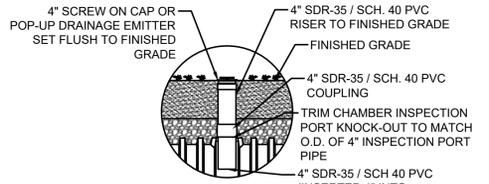
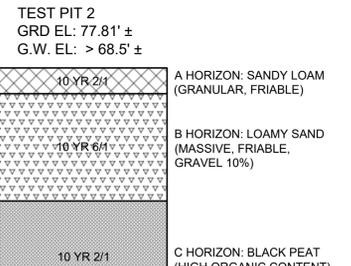
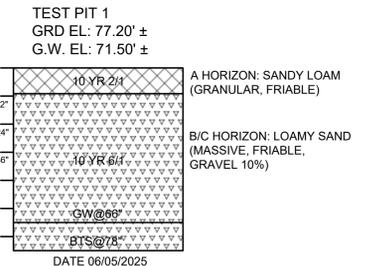


- NOTE:** *FOR NON-TRAFFIC APPLICATIONS, THE DEPTH OF COVER ABOVE THE EMBEDMENT STONE LAYER MAY BE REDUCED TO 6.0', OTHERWISE 12.0' MIN. COVER IS REQUIRED.

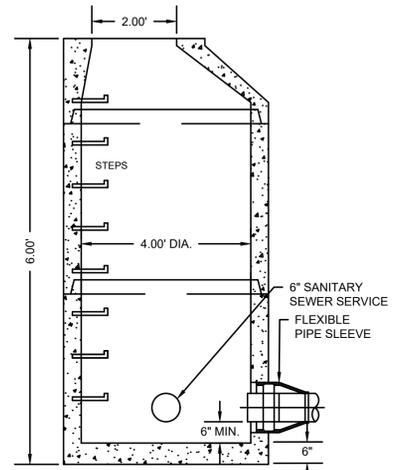
SUBSURFACE DETENTION AREA DETAIL
N.T.S.



SILT FENCE DETAIL
N.T.S.

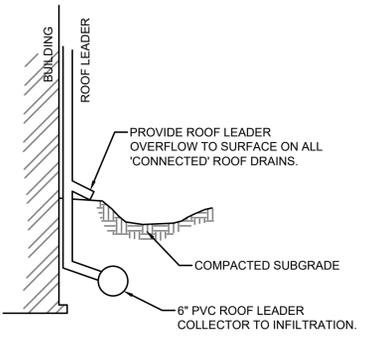


INSPECTION PORT DETAIL
N.T.S.



48\"/>

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN LOADING PER AASHTO HS-20.

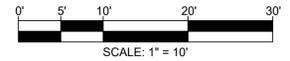


ROOF LEADER DETAIL
N.T.S.

STANDARD NOTES

- GENERAL**
1. THE CONTRACTOR MUST CONTACT THE APPROPRIATE PRIVATE UTILITY COMPANIES AND "DIGSAFE" AT LEAST 72-HOURS PRIOR TO ANY EXCAVATION WORK BEING COMPLETED.
 2. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE TOWN'S RIGHT-OF-WAY.
 3. IMPERVIOUS AREA CALCULATIONS:
 - 3.1. EXISTING: 2,778 S.F.
 - 3.2. PROPOSED: 2,950 S.F. (172 S.F. INCREASE IN IMPERVIOUS AREA)
- HIGHWAY**
4. CONCRETE MIX: 4,000 PSI CONCRETE, 3/4-INCH STONE.
 5. ASPHALT PATCHES SHALL HAVE A MINIMUM DEPTH OF 5-INCHES, OR MATCH THE EXISTING ROAD DEPTH.
 6. ALL WORK SHALL COMPLY WITH ADA REQUIREMENTS.
- UTILITIES**
7. CUT AND CAP EXISTING WATER AND SEWER SERVICE AT THE MAIN PRIOR TO ANY BUILDING DEMOLITION.
 8. WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5-FEET.
 9. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN ALL UTILITIES, AND 10-FT IS REQUIRED BETWEEN SANITARY SEWER AND DOMESTIC WATER SERVICES.
- STORMWATER MANAGEMENT**
10. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH MOVING ACTIVITIES.
 11. SITE IS LOCATED OUTSIDE OF THE FEMA FLOOD ZONES. MASSDEP WETLANDS, MASSDEP ZONE 1, & MASSDEP ZONE 2.

LOGGED BY:
H. ALHADY, P.E., S.E. - HALCO ENGINEERING LLC
CONTRACTOR:
KIELY EXCAVATING



- LEGEND**
- W- EX. WATER
 - S- EX. SEWER
 - D- EX. DRAIN
 - E- EX. ELECT
 - T- EX. TEL
 - G- EX. GAS
 - UP. UTILITY POLE
 - LP. LIGHT POLE
 - DMH@ DRAIN MAINHOLE
 - SMH@ SEWER MANHOLE
 - EMH@ ELEC. MANHOLE
 - TMH@ TELE. MANHOLE
 - WV VALVE VALVE
 - HYDRANT
 - EX. CATCH BASIN
 - EX. GAS VALVE
 - EX. TEL
 - EX. GAS
 - VGC VERTICAL GRANITE CURB
 - FGC FLUSH GRANITE CURB
 - TYP. TYPICAL



(617) 620-5257
HalcoEng@gmail.com

SCALE: 1"=10'	JOB NO. 25006	PROJECT TITLE: #45-47 CHESTNUT STREET BELMONT, MA 02478
DATE: 07/03/2025	REVISIONS	BY
NO.	DATE	REVISION

DRAWING NO. CIVIL - 001

PREPARED FOR:
OWNER OF RECORD:
ASSAD HAKIM
86 HOVEY STREET
WATERTOWN, MA 02472

REFERENCES:
DEED: BK 83047; PG 371
PLAN: No. 272 OF 1928
PL BK 139; PG 6
PL BK 304; PG 17
FILED No. 296
No. 285 OF 1930
No. 481 OF 1952
No. 541 OF 2001
No. 536 OF 2013

LCC:
5500-A
5500-B

ZONING:
PARCEL ID: 15-90
DISTRICT: GR - GENERAL RESIDENCE
CLASS: 104.2-FAMILY

	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	5,000 SF	7,768±SF	7,768±SF
FRONTAGE (MIN.)	50'	201.16'	201.16'
AREA/DWELLING UNIT (MIN.)	3,500 SF	3,881.5±SF	3,881.5±SF
FAR	-	N/A	N/A
LOT COVERAGE (MAX.)	30%	20.5%	29.3%
OPEN SPACE (MIN.)	40%	66.3%	65.1%
FRONT SETBACK (MIN.)	20'	9.1"	20.2'
SIDE SETBACK (MIN.)	10'	20.8'	10'
REAR SETBACK (MIN.)	20'	42.3'	21.5'
HEIGHT, FEET (MAX.)	35'	32.2'	34.4'
HEIGHT, STORIES (MAX.)	2.5	2.5	2.5

NOTES:
1) = NON-CONFORMING
2) AVERAGE FRONT YARD SETBACK (MAPLE STREET), CORNER LOT #103-105 MAPLE: 13.7'
REQUIRED: 20.0'
AVERAGE: (13.7 + 20.0) ÷ 2 = 16.85'

PROPOSED CONDITIONS PLAN
LOCATED AT
45-47 CHESTNUT STREET
BELMONT, MA

DATE: JUNE 9, 2025



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 6, 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ABUTTERS' NAMES REFER TO EXISTING TOWN OF BELMONT ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO THE TOWN OF BELMONT AND WERE DETERMINED BY HOLDING AN INVERT ELEVATION COMPILED FROM PLANS OBTAINED BY THE TOWN OF BELMONT.

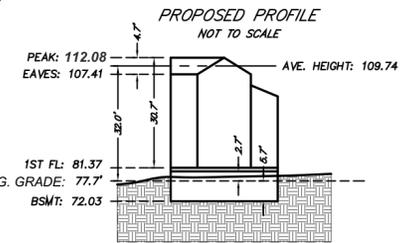
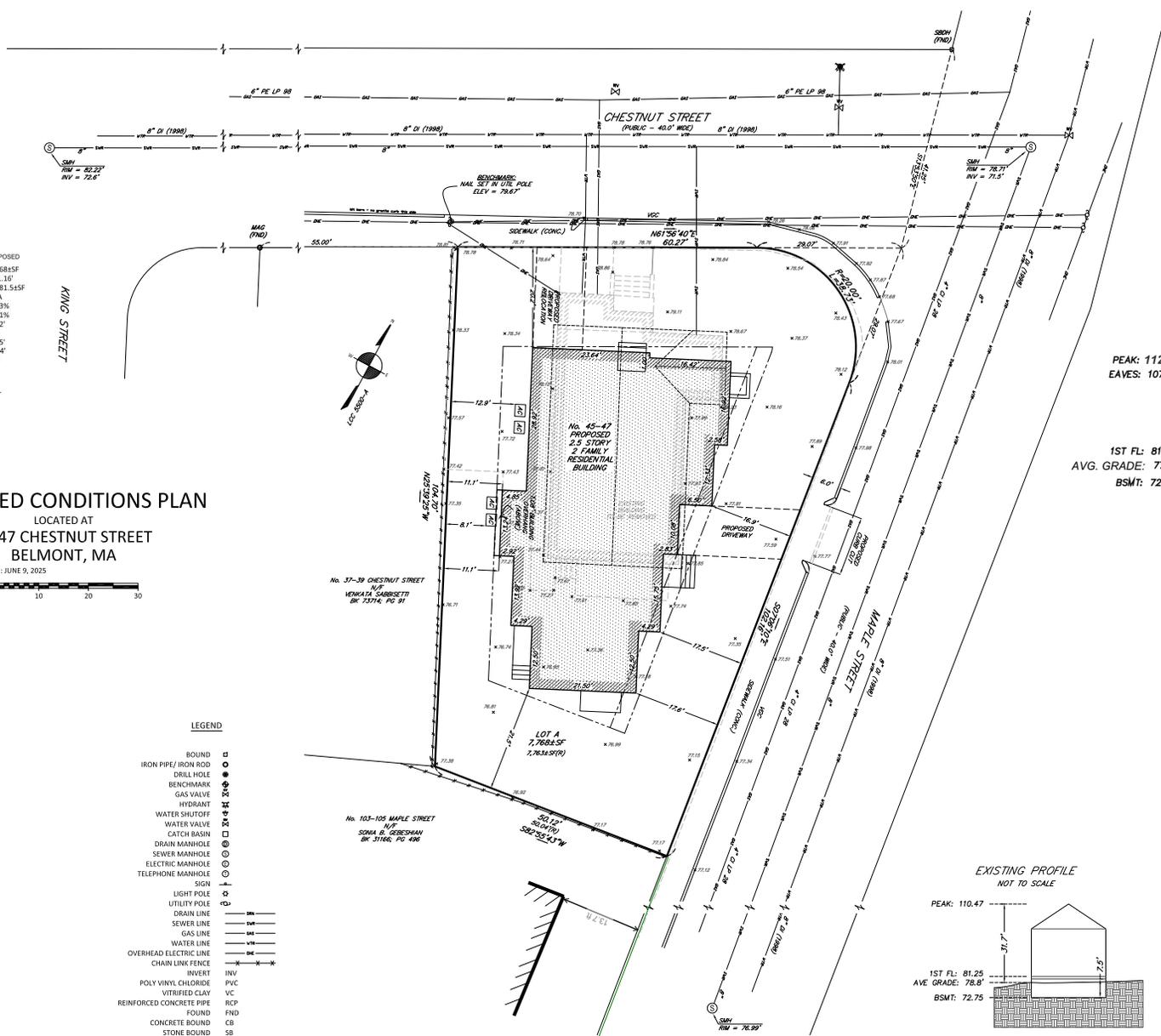
BENCHMARK
1) NAIL SET IN UTILITY POLE
ELEVATION = 75.67'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
COMMUNITY PANEL: 25017C0418E
EFFECTIVE DATE: 6/4/2010

LEGEND

BOUND	□
IRON PIPE/IRON ROD	⊙
DRILL HOLE	⊙
BENCHMARK	⊙
GAS VALVE	⊙
HYDRANT	⊙
WATER SHUTOFF	⊙
WATER VALVE	⊙
CATCH BASIN	⊙
DRAIN MANHOLE	⊙
SEWER MANHOLE	⊙
ELECTRIC MANHOLE	⊙
TELEPHONE MANHOLE	⊙
SIGN	⊙
LIGHT POLE	⊙
UTILITY POLE	⊙
DRAIN LINE	—
SEWER LINE	—
GAS LINE	—
WATER LINE	—
OVERHEAD ELECTRIC LINE	—
CHAIN LINK FENCE	—
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB



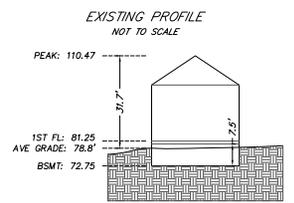
EXPOSED FOUNDATION CALCULATIONS
2.7/(5.7+2.7) = 35% LESS THAN 40%

PROPOSED AVERAGE GRADE

Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	78.3	78.5	78.4	23.6	1853.8
Segment 2	78.5	78.5	78.5	1.0	78.5
Segment 3	78.5	78.7	78.6	16.4	1260.4
Segment 4	78.7	78.2	78.5	16.9	1327.4
Segment 5	78.0	78.0	78.0	2.8	201.2
Segment 6	78.0	77.6	77.9	12.3	960.4
Segment 7	77.8	77.8	77.8	6.5	505.8
Segment 8	77.8	77.9	77.8	10.1	784.5
Segment 9	77.9	77.8	77.8	2.8	225.3
Segment 10	77.9	77.7	77.8	10.8	829.3
Segment 11	77.5	77.6	77.5	4.3	322.5
Segment 12	77.5	77.2	77.3	12.5	966.8
Segment 13	77.0	76.6	76.9	21.5	1650.4
Segment 14	76.8	76.7	76.8	12.5	959.7
Segment 15	76.7	76.7	76.7	4.3	326.2
Segment 16	76.7	77.3	77.0	13.9	1070.0
Segment 17	77.3	77.3	77.3	2.9	225.9
Segment 18	77.3	77.3	77.3	13.2	1021.1
Segment 19	77.4	77.4	77.4	4.9	378.5
Segment 20	77.4	78.3	77.9	28.9	2252.4
Sum of all segments =					17044.7
Perimeter (total length of all segments) =					227.0
Average grade plane =					77.7

EXISTING AVERAGE GRADE

Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	78.5	78.9	78.7	12.2	950.1
Segment 2	78.0	78.1	78.2	7.5	586.0
Segment 3	79.5	79.1	79.3	7.9	625.5
Segment 4	78.8	78.7	78.8	13.4	1061.3
Segment 5	78.7	78.2	78.5	15.4	1189.1
Segment 6	78.7	77.8	78.3	6.3	495.7
Segment 7	77.5	77.9	77.9	26.3	2062.5
Segment 8	77.0	77.7	77.8	9.0	720.5
Segment 9	77.7	77.5	77.6	26.0	1955.0
Segment 10	77.8	77.4	77.6	10.1	782.8
Segment 11	77.4	78.3	78.9	53.1	4138.1
Sum of all segments =					4446.0
Perimeter (total length of all segments) =					84.4
Average grade plane =					78.8



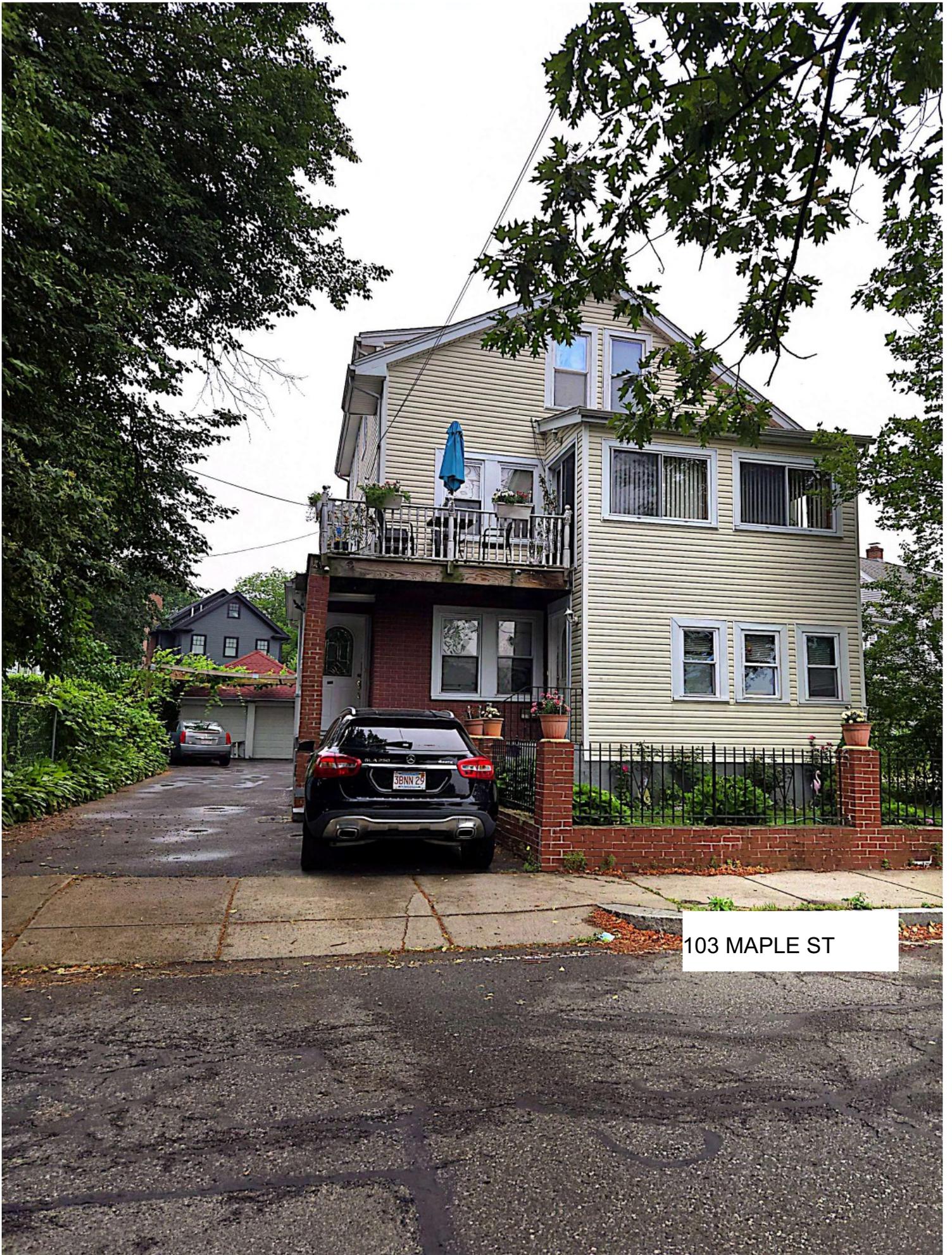
FIELD: MD, SM
DRAFT: NPP, SJP
CHECK: GCC

DATE: 06/09/25
JOB #: 24-00958





9 CHESTNUT ST



103 MAPLE ST

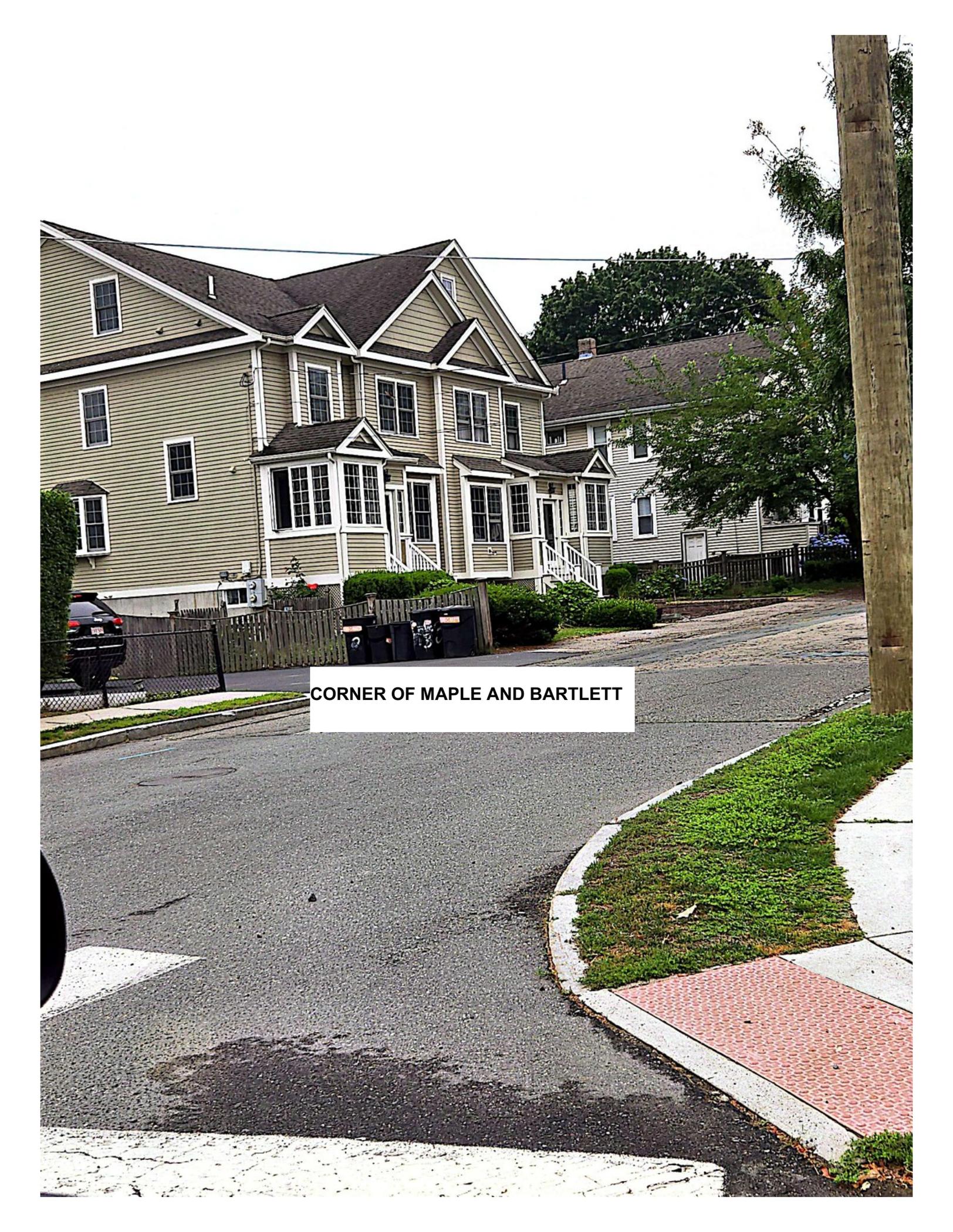


105 BARTLETT @ MAPLE



MAPLE ST

107 MAPLE ST



CORNER OF MAPLE AND BARTLETT



BARTLETT AVE NORTH@ MAPLE

37, 39, 45, 47 CHESTNUT ST

