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BELMONT, MA

2019 SEP -3 PM 12:25

NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON AN APPLICATION FOR THREE SPECIAL PERMITS AND
DESIGN AND SITE PLAN REVIEW

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, SEPTEMBER 10, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **Fushuang Liu** for **THREE SPECIAL PERMITS**. One under Section 3.3 of the Zoning By-Law (the By-Law) **FOR A TWO-FAMILY HOME**, and two under Section 4.2.1 to allow **FOR A REDUCTION IN THE REQUIRED LOT FRONTAGE AND LOT SIZE**. Additionally, **DESIGN AND SITE PLAN REVIEW** is required under Section 6D.3 of the By-Law to **CONSTRUCT A TWO-FAMILY HOME** at **73 Trowbridge Street, Lot 62** located in the General Residence Zoning District.

Planning Board



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

April 2, 2019

Fushuang Liu
73 Trowbridge Street
Belmont, MA 02478

RE: Denial to Construct Two-Family Home at 73 Trowbridge Street Lot 63

Dear Mr. Liu:

The Office of Community Development is in receipt of your building permit application for the construction of two-family home located in a General Residence (GR) Zoning District.

Your application has been denied since it does not comply with the Zoning By-Law. More specifically, Section 3.3 of the By-Law requires a Special Permit for a two-family in the GR Districts. Additionally, Section 4.2.1 2) requires a Special Permit to reduce the lot size and frontage requirements to 6,000 square feet and 50.0', respectively. Finally, Section 6D requires Design and Site Plan Review for the two-family dwelling as well.

All of these permits (3 Special Permits and Design and Site Plan Review) require approval from the Planning Board. If you choose to proceed with your project, please schedule an appointment with a member of the Planning Staff in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.
Inspector of Buildings



RECEIVED
TOWN CLERK
BELMONT, MA

Town of Belmont

2019 SEP -3 PM 12: 26 Planning Board

COMMUNITY
DEVELOPMENT

2019 SEP 13 PM 2: 37

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 7/10/19

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

To Whom It May Concern:

Pursuant to the provisions of Section 6D, Single and Two-family Dwellings in the General Residence Zoning Districts, of the Town of Belmont Zoning By-Law, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 73 Trowbridge St lot 63 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-Law of said Town for _____

a conforming two family dwelling
on lot 63

_____ 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 6D.4 of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

[Signature]
Fushuang Liu
73 Trowbridge St
Belmont



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 7/10/19

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

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law 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 73 Troubridge St ^{lot 63} 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 _____

a conforming 2 family dwelling
on lot 63

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

Signature of Petitioner

Print Name

Fushuang Liu

Address

73 Troubridge St
Belmont

Daytime Telephone Number

Belmont Planning Board

Design and Site Plan Review / Special Permit Narrative Statement

73 Trowbridge Street – Lot 63 (two family)

Andy and Fan Liu of 73 Trowbridge Street seek planning board approval in order to replace their current single family house on a double lot with two new structures - a single family house on lot 62 and a two family house on lot 63.

The Liu family purchased their home in 2017. They have two children – ages 25 and 12. They intend to move into the new single family home and have their older daughter live in one of the units of the adjacent two family.

The proposed two family home on lot 63 (DSPR and SP required) is a 2,990 sf (TLA) 2 ½ story structure. The front unit will be 1,602 sf and the rear unit will be 1,388 sf, providing affordable housing opportunities. Each unit will have 3 bedrooms and 3 bathrooms. The 6,000 sf lot with 50' of frontage is consistent with the vast majority of other lots in the neighborhood and meets the criteria of Section 4.2.1(2) which allows for a Special Permit to construct a two family on a lot with a minimum size of 5,000 sf and a minimum frontage of 50'. The proposed lot coverage is 1,616 sf (1,800 sf max allowed) and the proposed open space is 3,713 sf (2,400 sf min required). The height will be 27'-4 ½" to the midpoint (33' allowed) and 33'-4 ½" to the ridge, consistent with the abutting structures and many others in the neighborhood (see attached survey of neighboring heights). The proposed site improvements incorporate extensive landscaping such as existing and new fruit trees, ornamental trees, and evergreen shrubs to serve as foundation plantings and privacy screening, and maintain a generous open space of 63.1% (40% required).

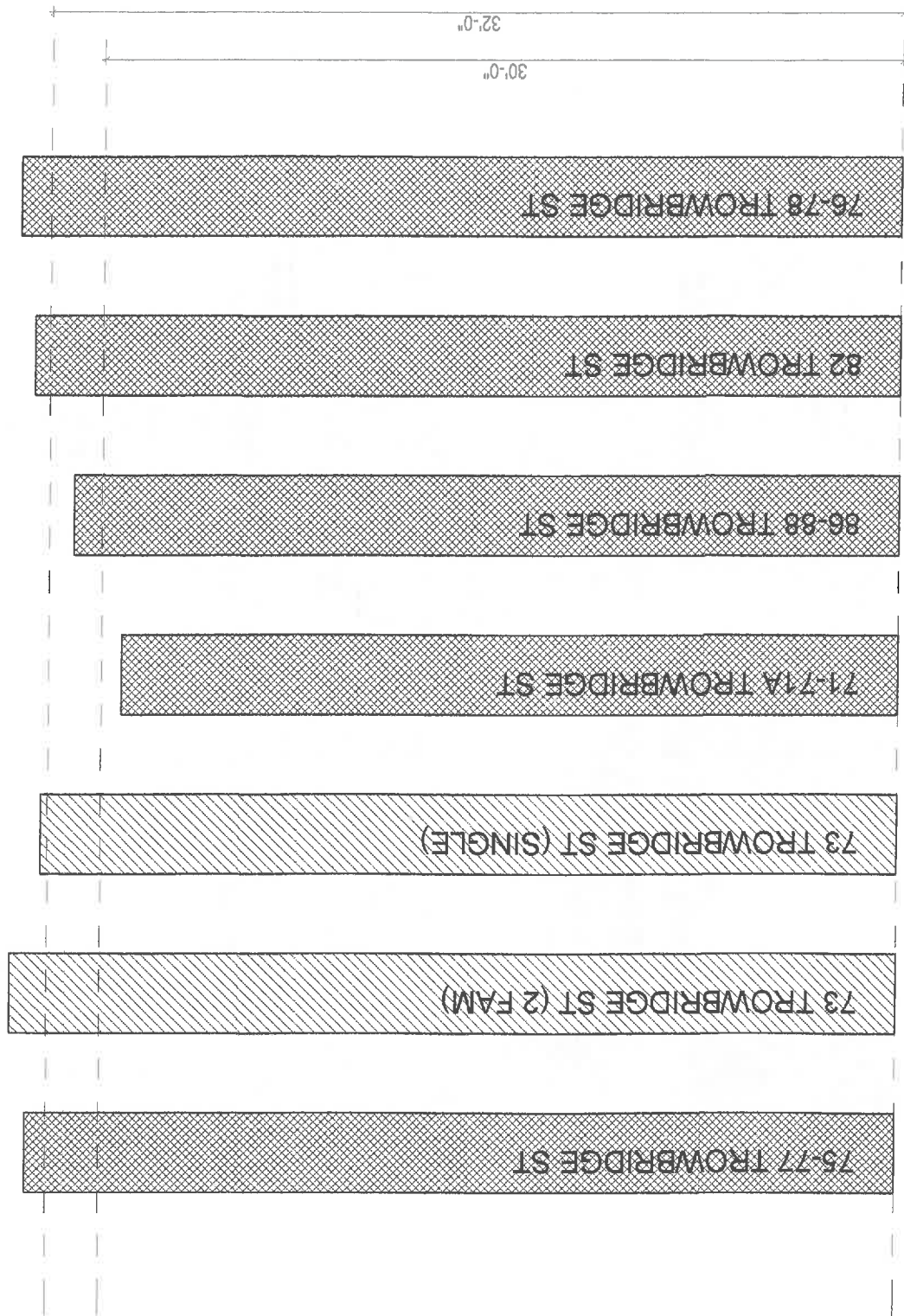
Trowbridge Street offers an eclectic mix of single and two family homes, the majority of which have covered front porches and gable fronts facing the street (see attached images for reference) and many of which have small attic dormers. Both of the proposed structures incorporate this style and are designed with a massing, scale, height and proportions that are in harmony with the neighborhood. The building and driveway siting and lot coverage is consistent with the neighborhood vernacular. Other aspects such as circulation, lighting, open space, screening, and drainage are all in accordance with Belmont standards and consistent with the neighborhood. Outdoor mechanical equipment will be behind the homes, and will be screened.

The proposed designs also reflect feedback from design review meetings with Spencer Gober, Jeffrey Wheeler, Steve Pinkerton and Thayer Donham. While the overall response was favorable in terms of the concept of constructing a two family and a single family of this style, the feedback focused primarily on reducing the overall mass and scale. Per their suggestions, we have made several revisions including: increasing the density of the landscape plan, reconfiguring the parking to maximize open space and be consistent with the neighborhood, reducing the overall footprint of both structures, eliminating living space from both attics, significantly reducing the dormers to only what is required to meet head height at the attic stairs, reducing the ceiling height on the second floors to 8', lowering the elevations relative to average grade by an additional foot, and reducing the roof pitch to attain an overall height that is consistent with the neighbors.

The Liu family has shared these plans with and received enthusiastic support from many neighbors including abutters. The proposed designs are in harmony with the neighborhood vernacular and in

keeping with the intent of Town Meeting and the zoning bylaws and not substantially detrimental to the neighborhood.

Thank you for your consideration on this matter.



73 TROWBRIDGE STREET HEIGHT OF ABUTTERS

(BASED ON MEASUREMENTS FROM DOUG JOHNSTON, REGISTERED LAND SURVEYOR)

Belmont Planning Board

Neighborhood context

73 Trowbridge Street

The following images include several examples of homes on Trowbridge Street that have a similar style and scale to what is proposed (mix of single and two family homes):









Frederick W. Russell, PE
154 Aldrich Road
Wilmington, MA 01887
(978) 604-6590 TEL (978) 988-7797 FAX
Email: rus13@comcast.net

May 21, 2019

Ara Yogurtian
Town of Belmont
Office of Community Development
Belmont, MA

RE: 73 Trowbridge Road

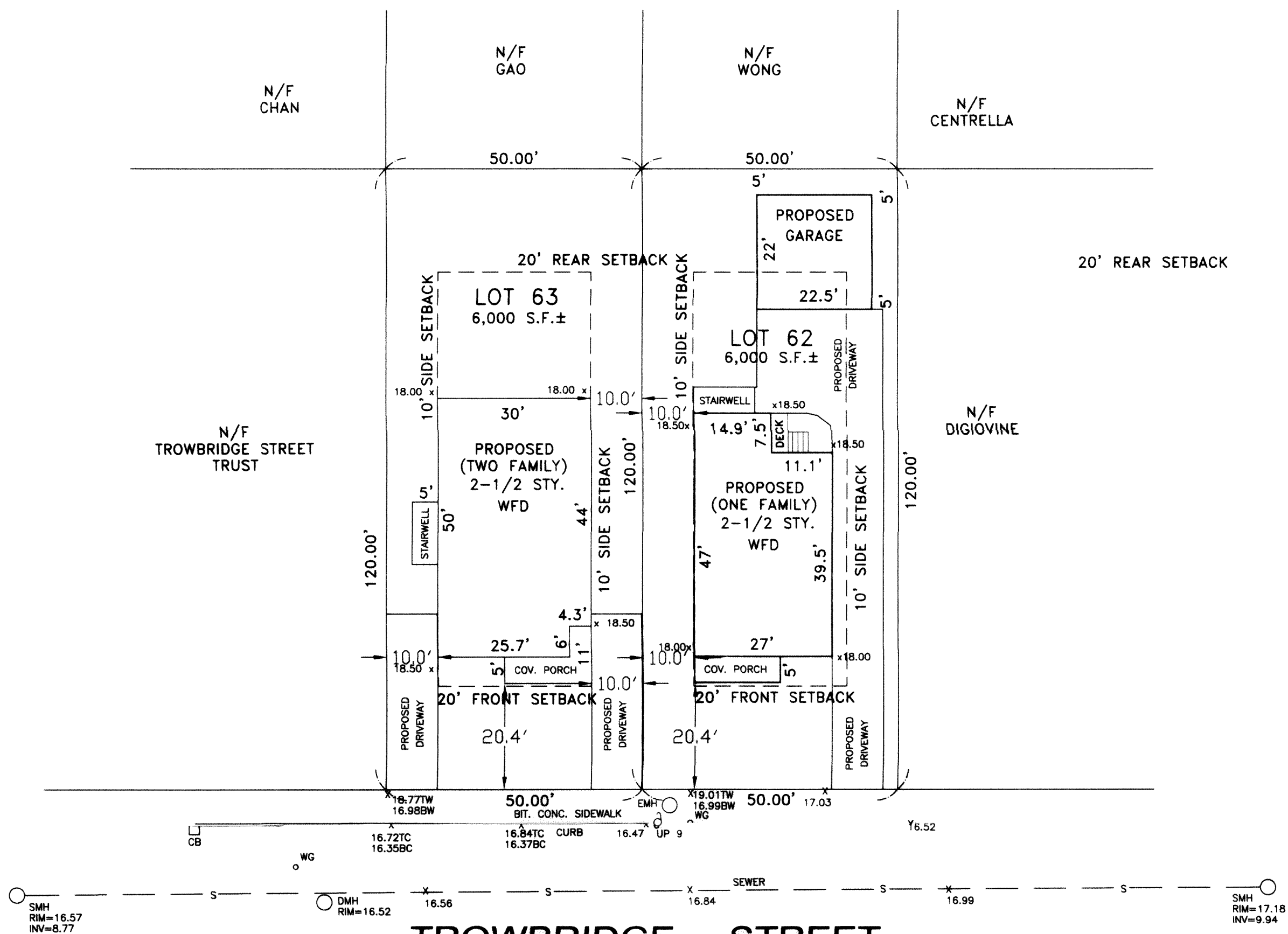
Dear Ara,

Upon approval of the requested Special Permit and before a building permit is issued for the above referenced project; a design including plans, calculations and specifications will be submitted to the Office of Community Development for review and approval in compliance with the Town of Belmont stormwater and erosion control By-law.

If you have any questions or need additional information, please feel free to contact my office.

Best regards,

Frederick W. Russell, PE



TROWBRIDGE STREET

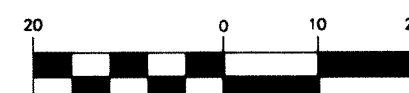
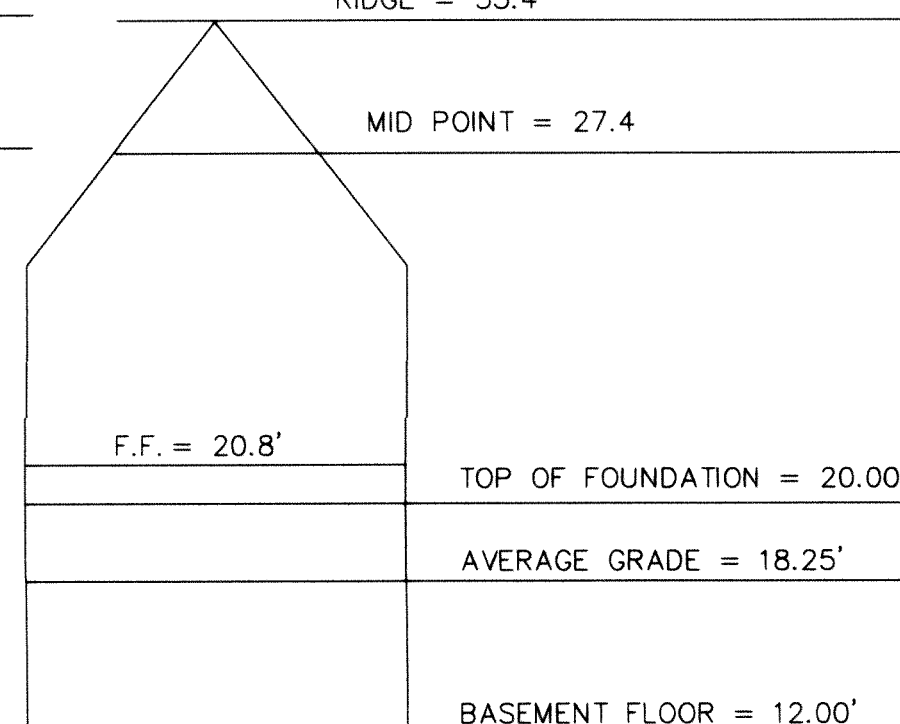
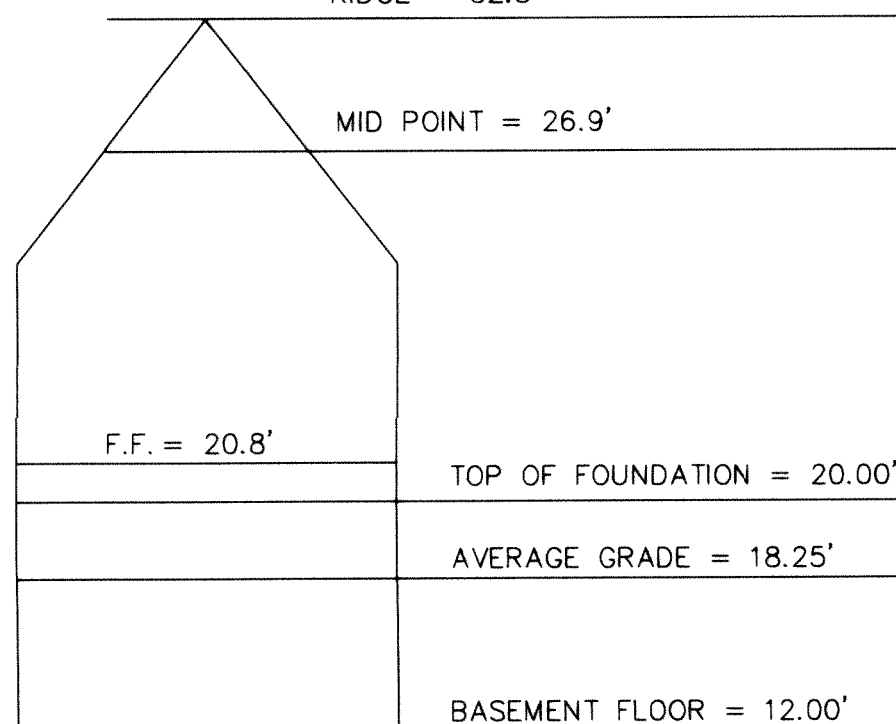
PROPOSED ONE FAMILY HOUSE
HEIGHTS ABOVE AVERAGE GRADE
RIDGE = 32.3'

PROPOSED TWO FAMILY HOUSE
HEIGHTS ABOVE AVERAGE GRADE
RIDGE = 33.4'

LOT COVERAGE CALCULATIONS

PROPOSED TWO FAMILY HOUSE:
PROPOSED HOUSE SQUARE FOOTAGE = 1,546 S.F.±
PROPOSED PAVEMENT = 668 S.F.±
LOT SIZE = 6,000 S.F.
PROPOSED LOT COVERAGE = 25.8%
PROPOSED OPEN SPACE = 63.1%

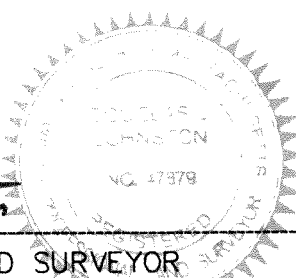
PROPOSED SINGLE FAMILY HOUSE
PROPOSED HOUSE SQUARE FOOTAGE = 1,187 S.F.±
PROPOSED GARAGE = 495 S.F.±
PROPOSED PAVEMENT = 1,233 S.F.±
LOT SIZE = 6,000 S.F.
PROPOSED LOT COVERAGE = 28.0%
PROPOSED OPEN SPACE = 51.4%



(IN FEET)
1 inch = 20 ft.

NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 36892, PAGE 431.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 161, PAGE 7.
3. SUBJECT PARCELS ARE LOCATED IN ZONE GR.


7/12/19
PROFESSIONAL LAND SURVEYOR DATE

PROPOSED PLOT PLAN
IN
BELMONT, MA
SCALE: 1" = 20' JULY 8, 2019
DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457
73 TROWBRIDGE ST BELMONT.dwg

Zoning Compliance Check List

Properties Located within the GR Zoning Districts

(To be Completed by a Registered Land Surveyor)

Property Address: Lot 63 Troubridge St (Two Family)

Surveyor Signature and Stamp: _____ **Date:** _____

<u>Per §4.2 of the Zoning By-Law</u>							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5,000 S.F.				6,000 S.F.	
Lot Frontage (feet)		50'				50'	
Lot Area/Unit (sq. ft./d.u.)		3,500 S.F.				3,000 S.F.	
Lot Coverage (% of lot)		30%				25.8%	
Open Space (% of lot)		40%				63.1%	
Setbacks: (feet)	➤ Front ^(a)	20'				20.4'	
	➤ 2nd Front Door (25%)	25%				25%	
	➤ Side/Side	10'	10'			10'	10'
	➤ Rear	20'				40.4'	
Building Height:	➤ Feet	33'				Mid point 27.4'	
	➤ Stories	2 1/2				2 1/2	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	50%				35.2%	
	➤ Area (60%)	60%				56.7%	
	➤ Length (75%)	75%				35.6%	
<u>Per §6D of the Zoning By-Law</u>							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street ^(b)					
		STANDARD		PROPOSED			
Curb Cut (One per 70' Frontage) ^(c)		1		2 (2 Family)			

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
 (b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
 (c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated


Douglas L. Johnston
 7/12/14

TWO FAMILY
PLANNING BD REVIEW
1/11/19

ENERGY AUDIT:

REFERENCE CH 11 - ENERGY EFFICIENCY 2015 INTERNATIONAL RESIDENTIAL CODE W/ MASS AMENDMENTS.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R30 FLOOR R-VALUE, R20 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.

2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.

3. HEATING / COOLING DUCTS TO BE SEALED ADN TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING GR

REQUIRED:

MAX 30% LOT COVERAGE
MIN 40% OPEN SPACE

FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 20'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES AND
33' TO MIDPOINT

CELLAR IS MORE THAN 60% BELOW GRADE -
SEE CERTIFIED PLOT PLAN FOR CALCULATIONS

SEE SHEET A12 FOR HALF STORY CALCS.

- DRAWING LIST
- A1 COVER SHEET
 - A2 EXISTING SITE PLAN
 - A3 EXISTING CELLAR PLAN
 - A4 EXISTING FIRST FLOOR PLAN
 - A5 EXISTING SECOND FLOOR PLAN
 - A6 EXISTING ATTIC PLAN
 - A7 EXISTING ELEVATIONS
 - A8 EXISTING ELEVATIONS
 - A9 NEW SITE PLAN
 - A10 NEW CELLAR PLAN
 - A11 NEW FIRST FLOOR PLAN
 - A12 NEW SECOND FLOOR PLAN
 - A13 NEW ATTIC PLAN
 - A14 NEW ELEVATIONS
 - A15 NEW ELEVATIONS

- LIGHTING LEGEND
- RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
 - CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
 - CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
 - WALL MOUNTED SCONCES AS SELECTED BY OWNER
 - CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
 - S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
 - S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
 - DATA CONNECTION
 - TELEPHONE / DATA CONNECTION
 - ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

- SYMBOL LEGEND
- WALL TO BE DEMOLISHED
 - EXISTING WALL TO REMAIN
 - NEW WALL
 - INTERIOR ELEVATION
 - SECTION
 - DOOR TAG
 - WINDOW TAG

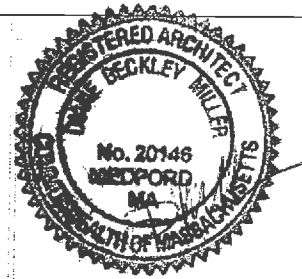
MILLER
DESIGN LLC

80 CLARK STREET
BELMONT, MA 02478

COMMUNITY
DEVELOPMENT

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date:	Issued for:
10/26/18	SCHEMATIC DESIGN
11/28/18	PROGRESS
12/18/18	PROGRESS
1/11/19	PLANNING BD REVIEW
7/3/19	REVISED



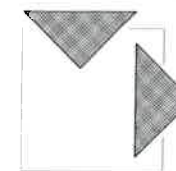
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BELMONT MA 02478

COVER SHEET

Sheet
Number:

A1

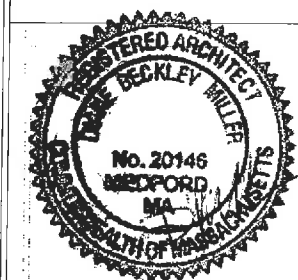
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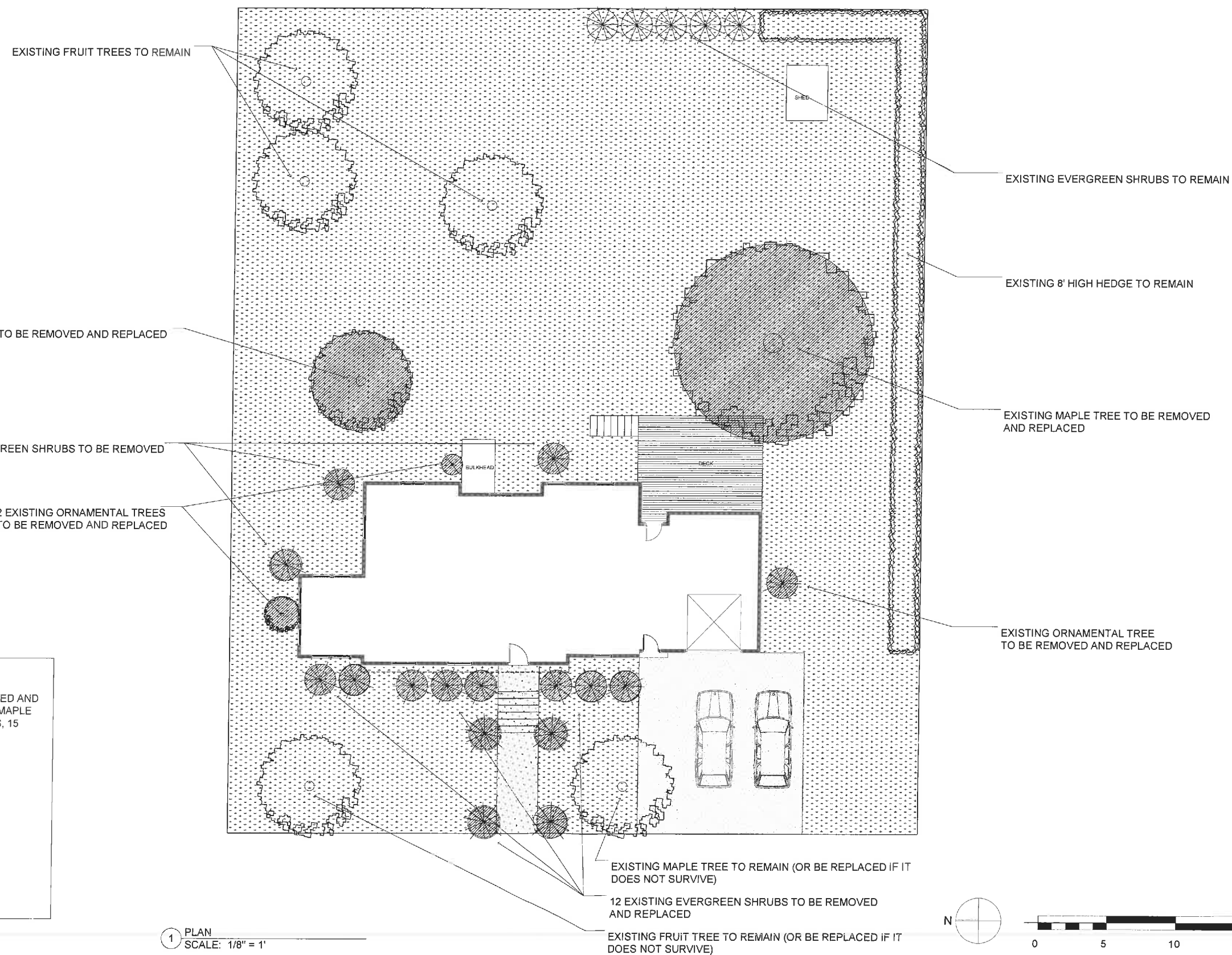


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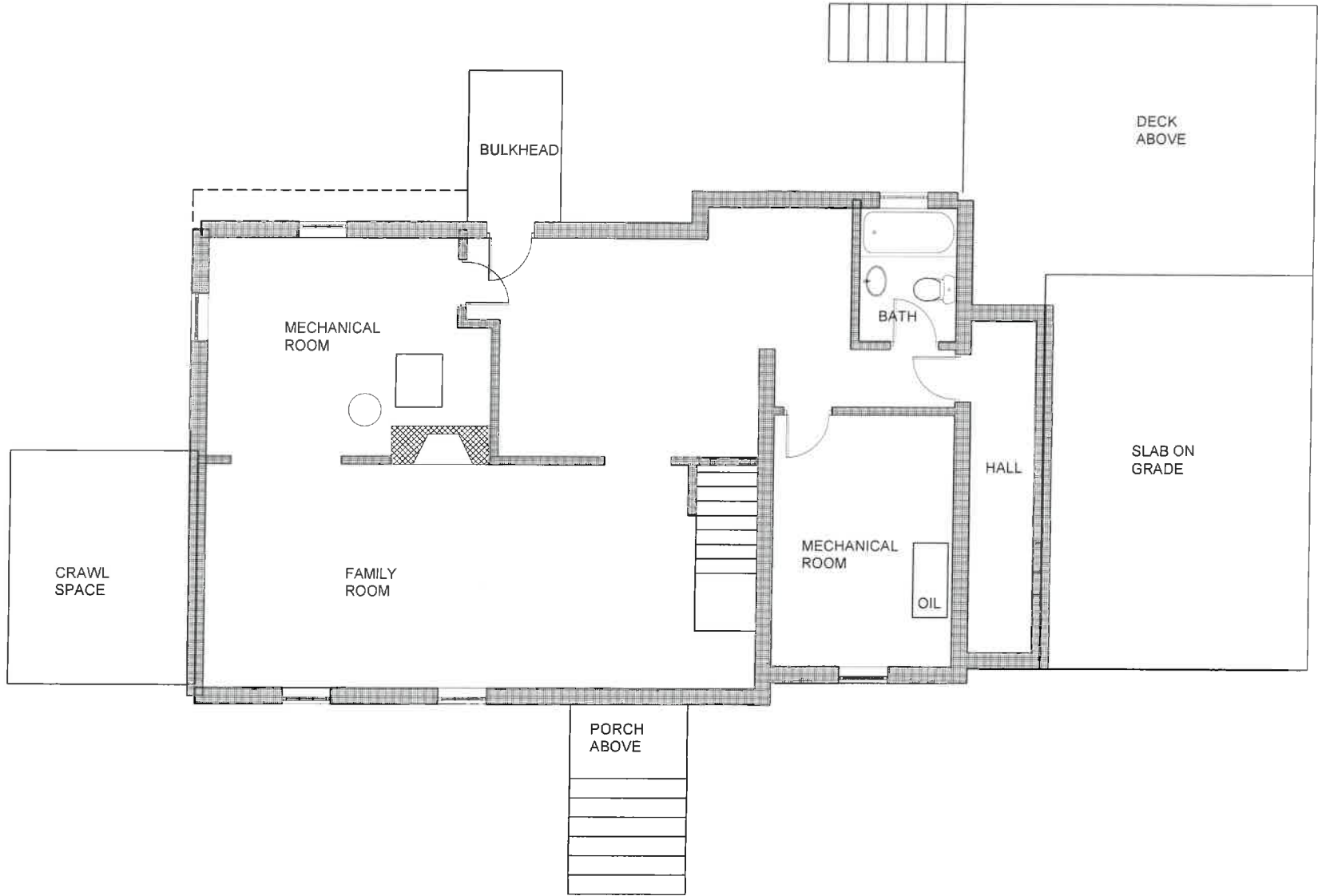
EXISTING SITE PLAN

Sheet
Number:

A2



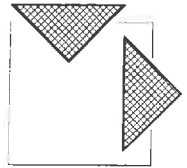
EXISTING HOUSE TO BE DEMOLISHED



1 PLAN
SCALE: 1/8" = 1'



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DESIGN LLC

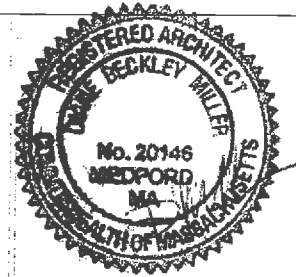


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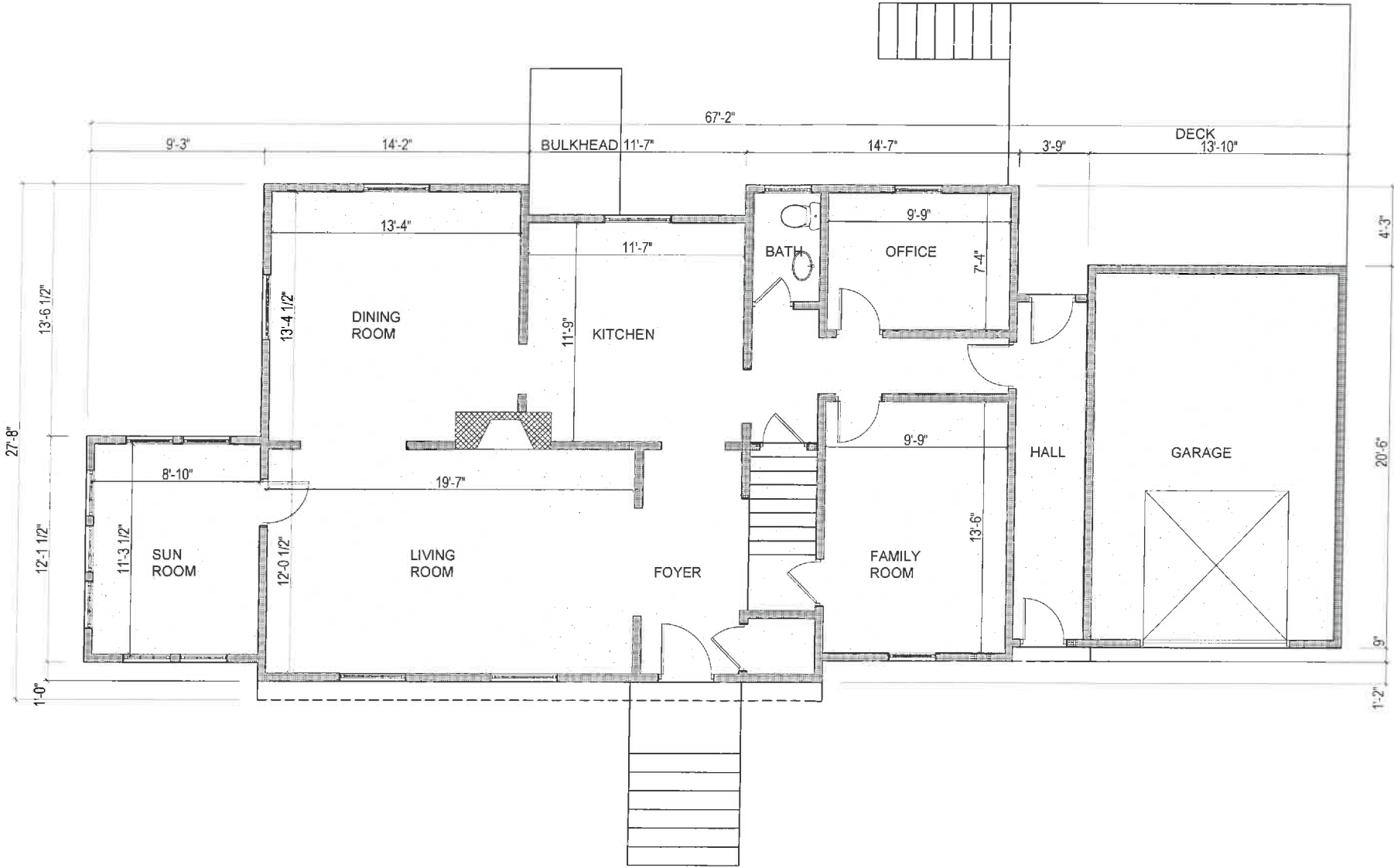
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EXISTING
CELLAR

Sheet
Number:

A3

EXISTING HOUSE TO BE DEMOLISHED

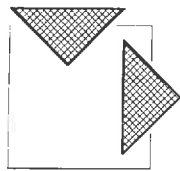


1,512 sq ft

1 PLAN
SCALE: 1/8" = 1'



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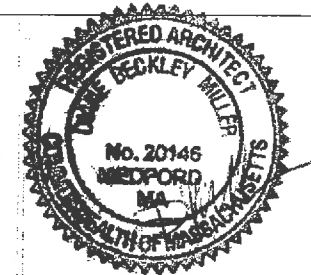


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7/3/19 REVISED



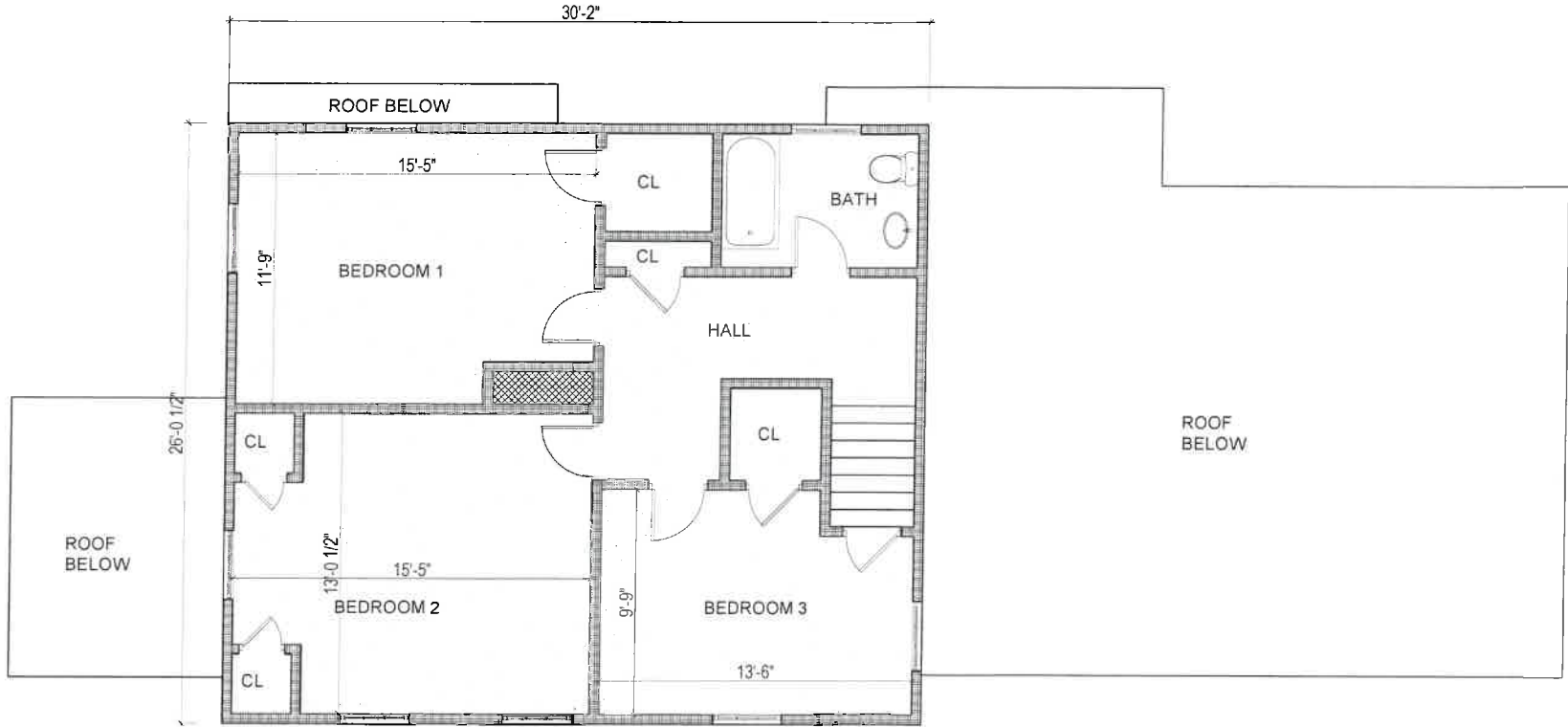
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BELMONT MA 02478

EXISTING
FIRST FLOOR

Sheet
Number:

A4

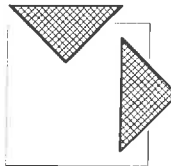
EXISTING HOUSE TO BE DEMOLISHED



1 PLAN
SCALE: 1/8" = 1'



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DESIGN LLC

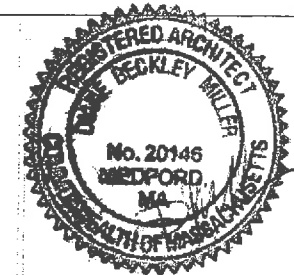


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7/3/19 REVISED



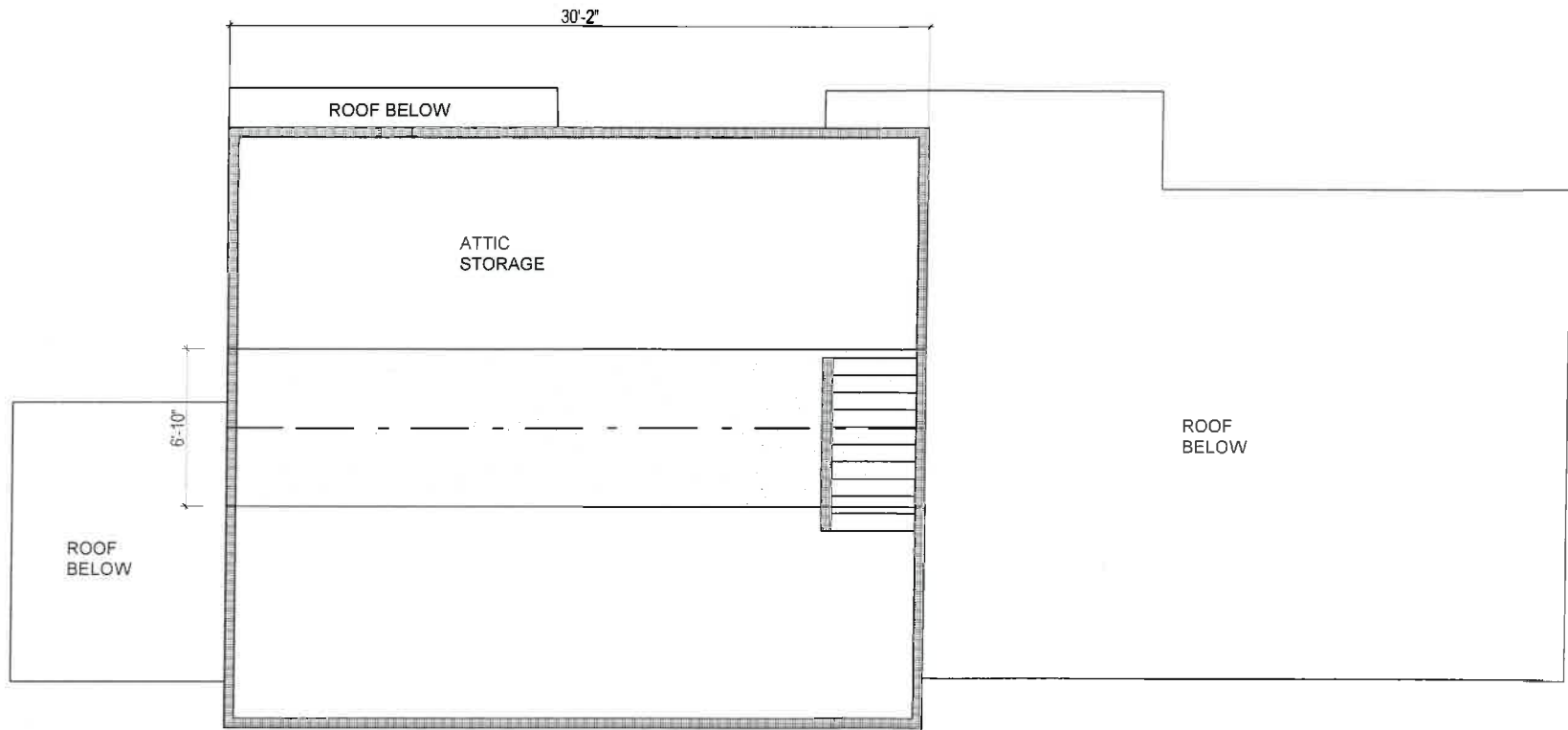
LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

EXISTING
SECOND FLOOR

Sheet
Number:

A5

EXISTING HOUSE TO BE DEMOLISHED

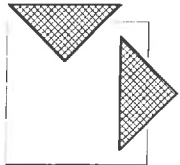


206 sq ft

1 PLAN
SCALE: 1/8" = 1'



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DESIGN LLC

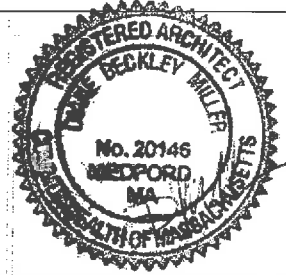


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BELMONT MA 02478

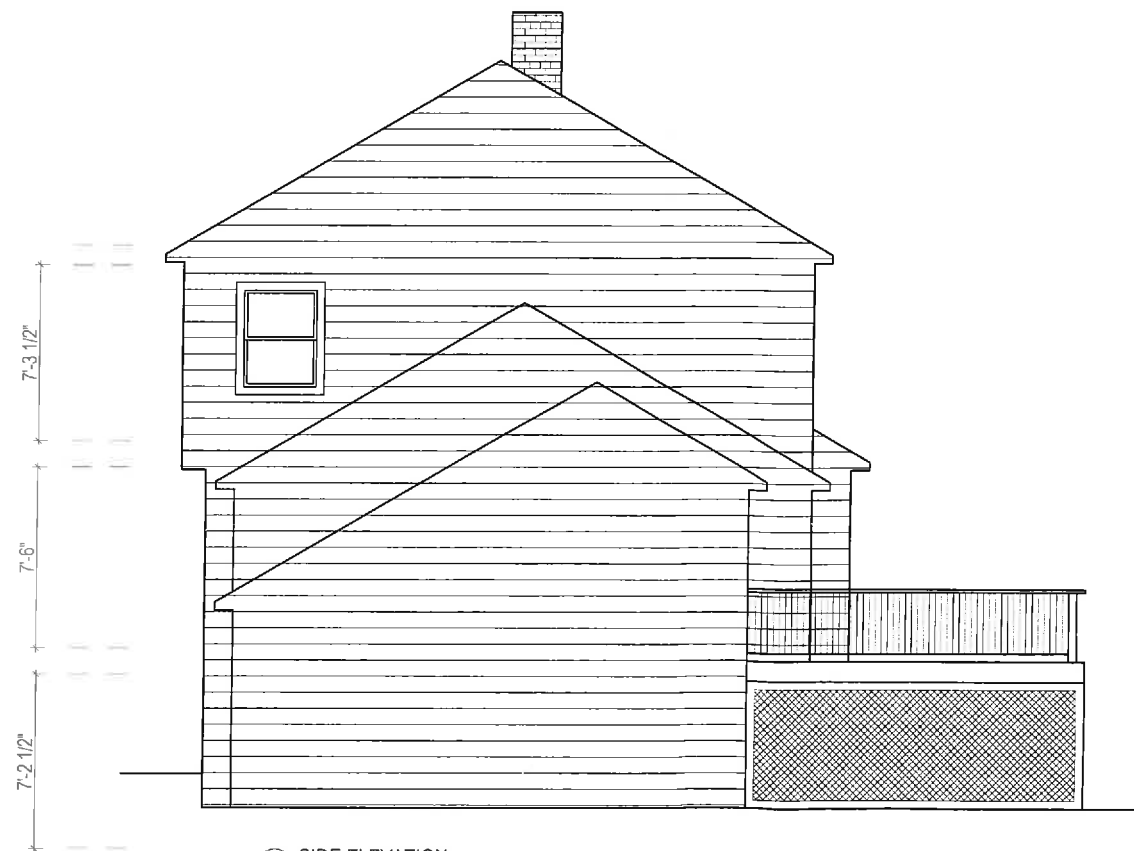
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ATTIC

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A6



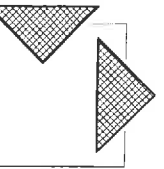
1 FRONT ELEVATION
SCALE: 1/8" = 1'



2 SIDE ELEVATION
SCALE: 1/8" = 1'

EXISTING HOUSE TO BE DEMOLISHED

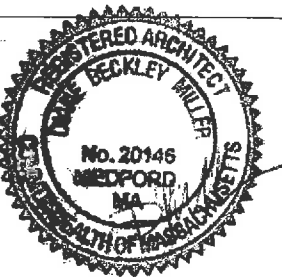
MILLER
DESIGN LLC



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7/3/19	REVISED



LIU RESIDENCE
73 TROWBRIDGE STREET
BELMONT MA 02478

EXISTING ELEVATIONS

Sheet
Number:

A7





1 REAR ELEVATION
SCALE: 1/8" = 1'

EXISTING HOUSE TO BE DEMOLISHED



2 SIDE ELEVATION
SCALE: 1/8" = 1'

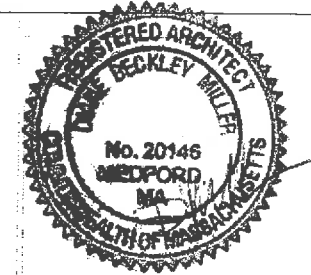


**MILLER
DESIGN LLC**

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1/11/19	PLANNING BD REVIEW
7/3/19	REVISED

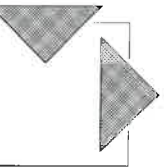


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73 TROWBRIDGE STREET
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EXISTING
ELEVATIONS

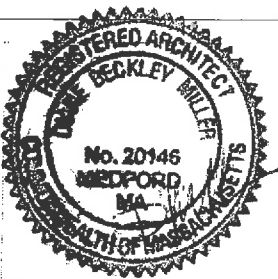
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A8



Architect:
Miller Design LLC
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Belmont MA 02478
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12/18/18	PROGRESS
1/11/19	PLANNING BD REVIEW
1/23/19	REVISIONS
2/6/19	REVISIONS
7/3/19	REVISIONS

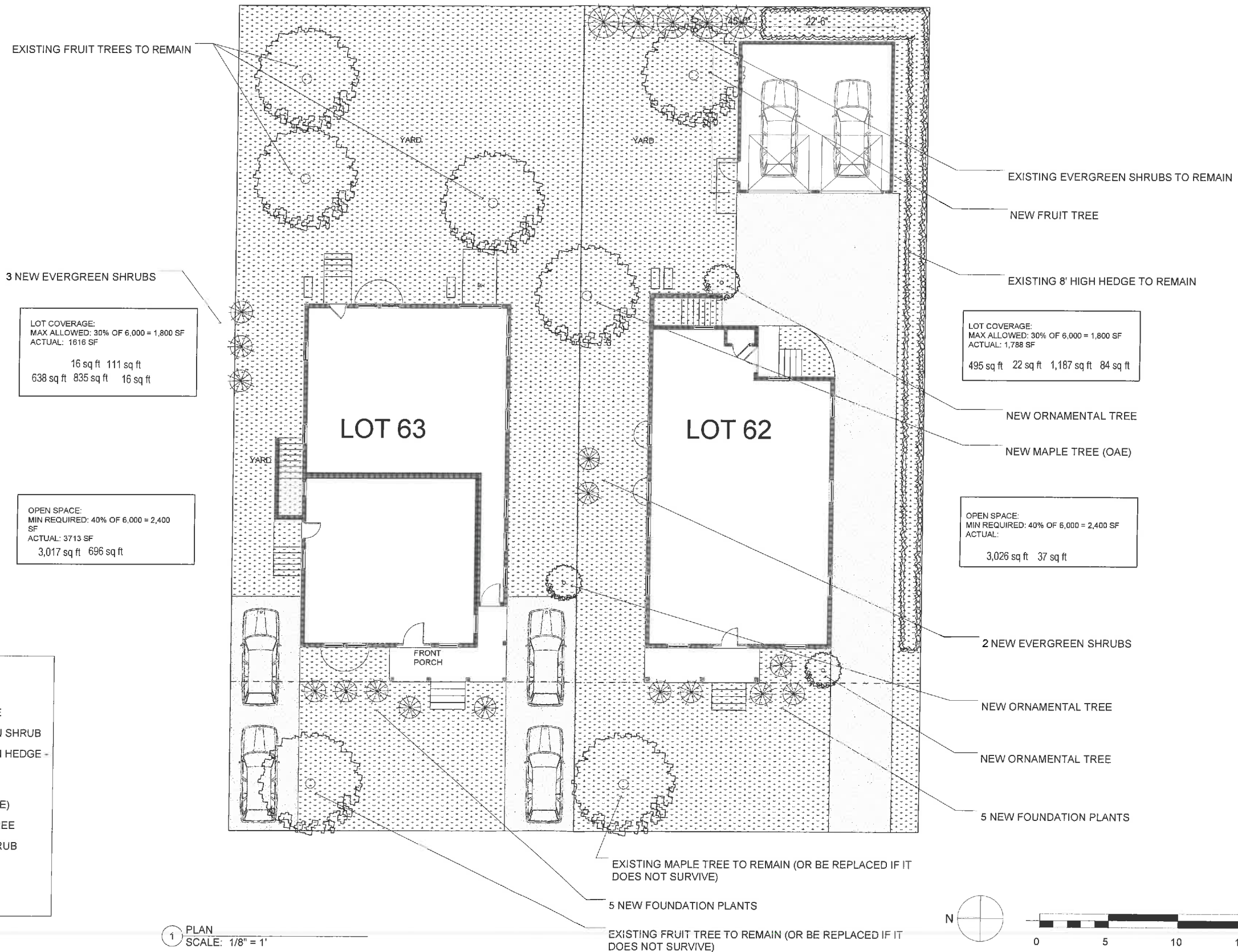


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NEW SITE PLANS

Sheet
Number:

A9



KEY

	GRASS
	MULCH
	HARDWOOD DECK
	PAVERS
	ASPHALT
	CONCRETE
	RETAINING WALL

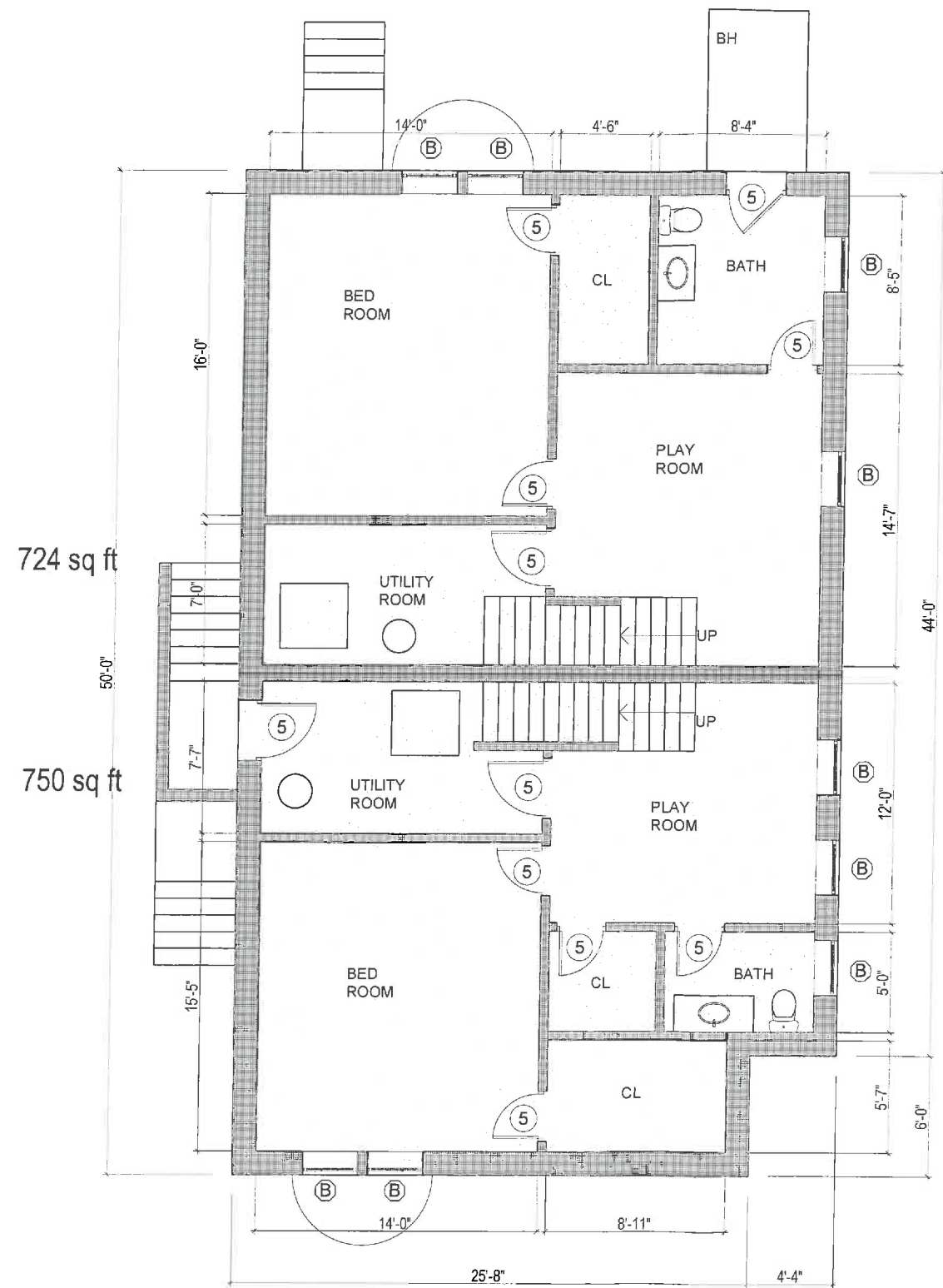
PLANT SCHEDULE

QTY	PLANT
4	EXISTING FRUIT TREE
1	EXISTING MAPLE TREE
5	EXISTING EVERGREEN SHRUB
1	EXISTING EVERGREEN HEDGE +/- 6-8'H X +/- 110'L
1	NEW FRUIT TREE
1	NEW MAPLE TREE (OAE)
3	NEW ORNAMENTAL TREE
15	NEW EVERGREEN SHRUB

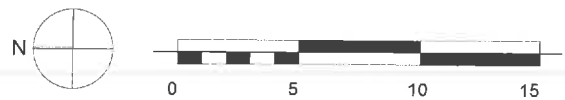
1 PLAN
SCALE: 1/8" = 1'



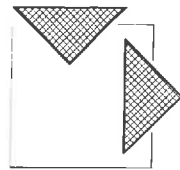
TWO FAMILY



1 PLAN
SCALE: 1/8" = 1'



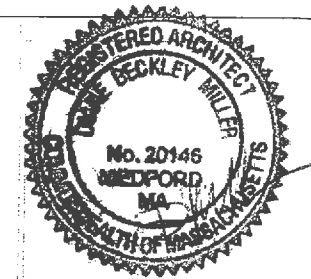
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7/2/19	REVISIONS
7/3/19	REVISED



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NEW CELLAR
FLOOR PLAN

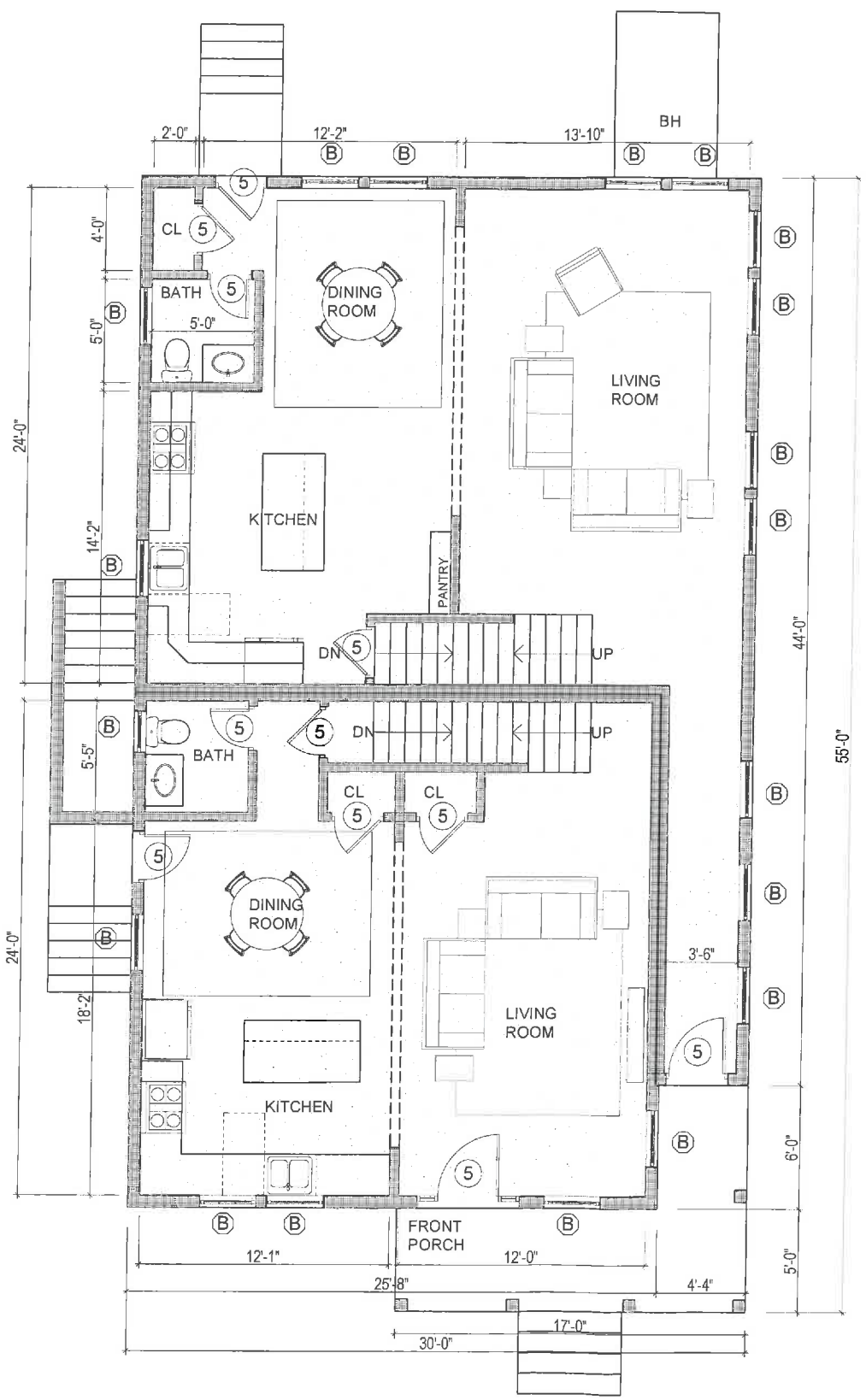
Sheet
Number:

A10

TWO FAMILY

638 sq ft

835 sq ft



1 PLAN
SCALE: 1/8" = 1'



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NEW FIRST
FLOOR PLAN

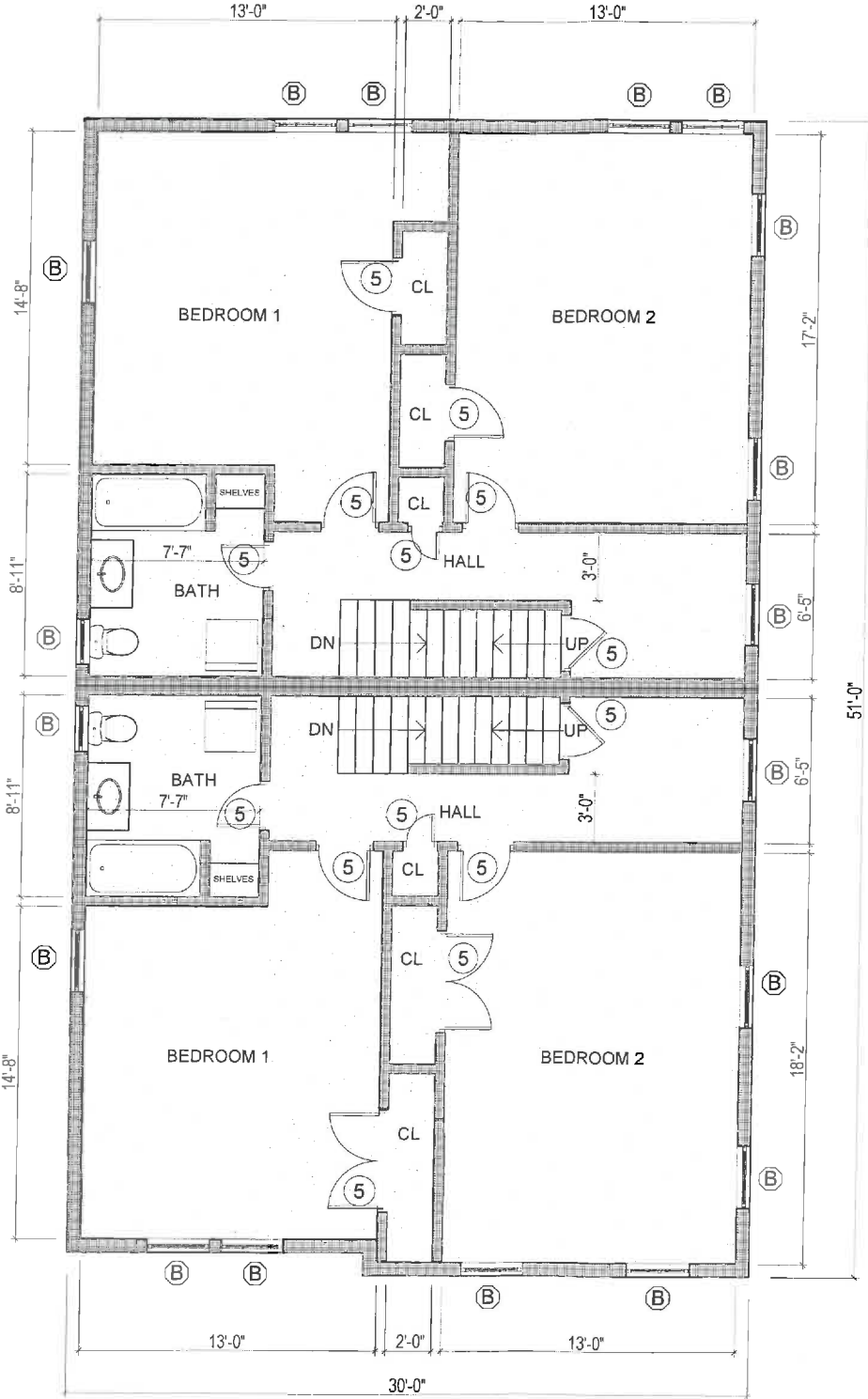
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A11

TWO FAMILY

750 sq ft

767 sq ft



1 PLAN
SCALE: 1/8" = 1'



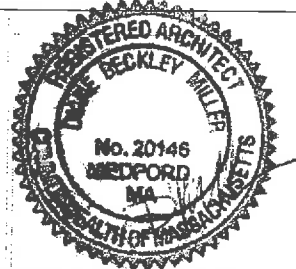
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NEW SECOND
FLOOR PLAN

Sheet
Number:

A12

HALF STORY AREA CALCULATIONS:

ALLOWABLE: AREA WITH CEILING HEIGHT OF 5' OR GREATER CAN BE NO MORE THAN 60% OF SECOND FLOOR AREA

SECOND FLOOR AREA = 1517 SF
60% OF 1517 = 910.2 SF MAX
ACTUAL: 860 SF, CONFORMING

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 162 LF

ALLOWABLE: MAX 81' W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 162' PERIMETER).

ACTUAL: 19'-9" + 19'-9" + 17'-8" = 57'-0", CONFORMING

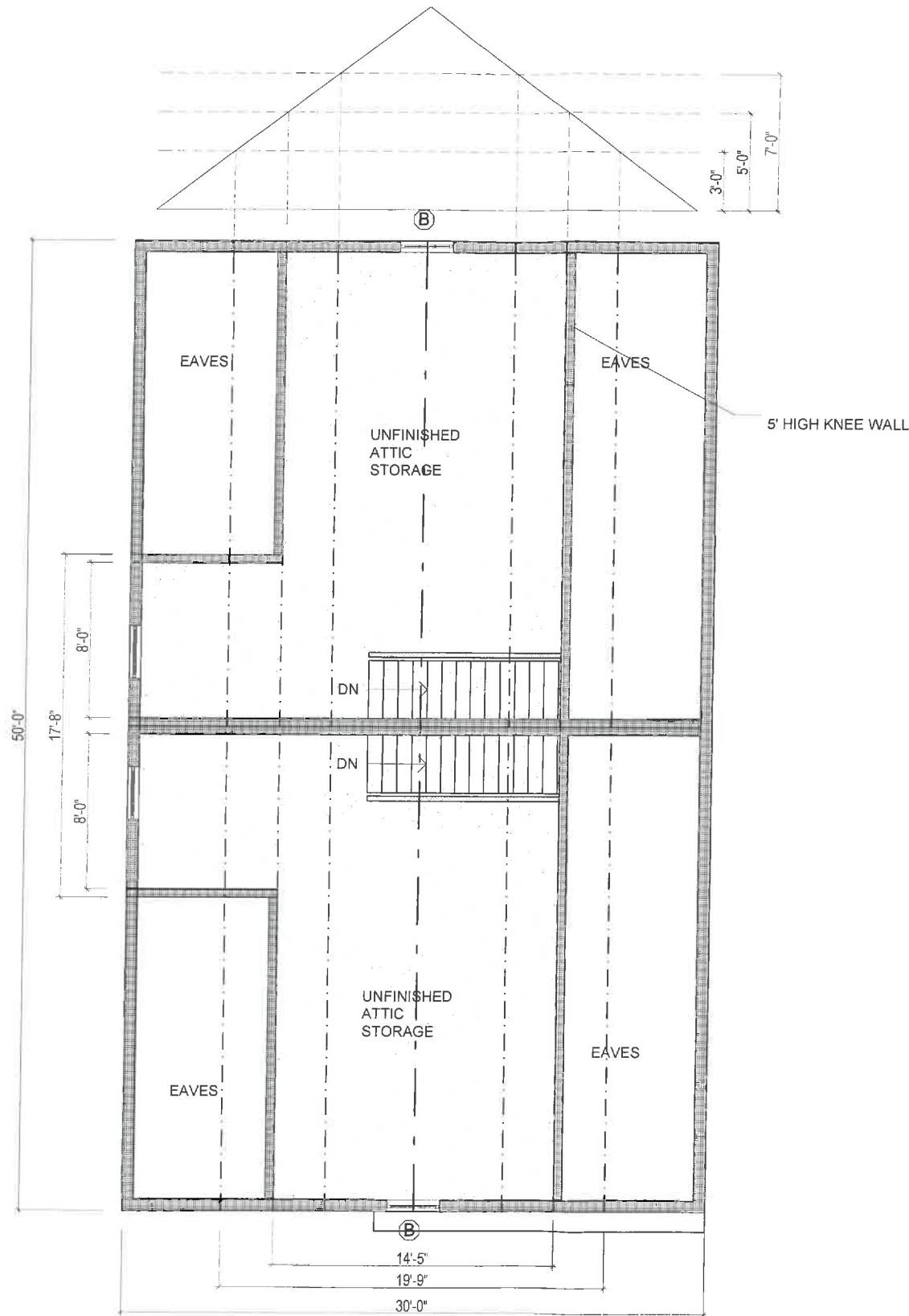
DORMER LENGTH CALCULATIONS:

ALLOWABLE: 37'-6" MAX PER ROOF SIDE (75% OF 50')

ACTUAL: 17'-8", CONFORMING

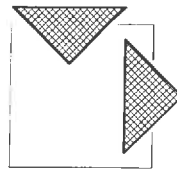
430 sq ft

430 sq ft



TWO FAMILY

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DESIGN LLC

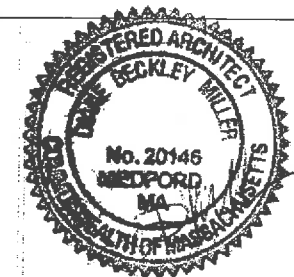


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NEW ATTIC FLOOR PLAN

Sheet
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A13

1 PLAN
SCALE: 1/8" = 1'



TWO FAMILY



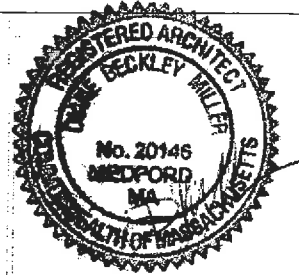
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ELEVATIONS

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Number:

A14



TWO FAMILY

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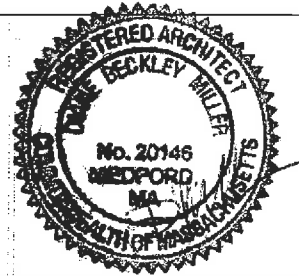


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ELEVATIONS

Sheet
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