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TOWN OF BELMONT

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PLANNING BOARD**CASE NO.**

21-03 ✓

APPLICANT:

Kiyoshi Momose and Lucianna Ascanio Momose ✓

PROPERTY:

90 Agassiz Avenue LOT 14 ✓

DATE OF PUBLIC HEARING:

March 2, 2021

BOTH WAYS**MEMBERS SITTING/**

Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Matt Lowrie
Karl Haglund
Renee Guo

MEMBERS VOTING:

Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Matt Lowrie
Karl Haglund



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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, Kiyoshi Momose and Lucianna Ascanio Momose ("Applicants"), requested three (3) Special Permits under Sections 1.5.4 A (2) and 4.2.2 of the By-Law to alter a nonconforming structure and a nonconforming setback. The proposal is located at 90 Agassiz Avenue located in the General Residence Zoning District (GR).

§1.5.4A(2) of the By-Law allows the additions in the GR zoning district that exceed 300 square feet by a Special Permit granted by the Planning Board; and the minimum required side setback in the GR zoning district is 10.0'.

The three (3) requested Special Permits are as follows:

- 1) The proposed addition exceeds 300 square foot and is allowed by a Special Permit granted by the Planning Board.
- 2) The existing side setback on the east side is 7.0' and the proposed is 6.6'.
- 3) The existing and proposed side setback on the west side is 9.6'.



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Case No. 21-03 ✓
Property: 90 Agassiz Avenue

Proposal

The Applicant proposed to construct a rear yard addition to their existing dwelling. The addition included a 493 sq. ft. first floor addition over an unfinished basement. The applicant noted at the public hearing that they were building below the existing ridge and it would become a two and a half story due to the basement.

The existing dwelling has a total livable area (TLA) of 1,232 sq. ft., and an additional 494 sq. ft. is being proposed. Upon completion, the home will have a TLA of 1,726 sq. ft. The proposed addition will not increase the number of bedrooms or bathrooms.

Submissions to the Board

1. January 1, 2021
 - a. Application for Special Permit;
 - b. Copy of the Original Denial Letter;
 - c. Project Narrative;
 - d. Process of Communicating with Neighbors;
 - e. Neighborhood Support Letters;
 - f. WPA Form 5 – Order of Conditions;
 - g. Floor Plans;
 - h. Existing Square Footage;
 - i. Zoning Compliance Check List;
 - j. Locus Plan;
 - k. Photographs of the Existing Dwelling;
 - l. Landscape Plan;
 - m. Existing and Proposed Front Elevation Abutter Height Comparison;
 - n. Proposed Plot Plan;

Deliberation and Decision

The Board held a duly advertised public hearing conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) and closed it on March 2, 2021. No comments were received from the public at the public hearing.

After the close of the public hearing, the Planning Board deliberated on the Applicant's request for three (3) Special Permits under Sections 1.5.4 A (2) and 4.2.2 of the By-Law to alter a nonconforming structure in order to increase the size of the structure by more than 300 square feet and two special permits for the proposed side setbacks. The Board agreed that the TLA of the proposed home were appropriate for the neighborhood.

The five (5) Board members voting on the case found that the proposed revised additions will not be substantially more detrimental to the neighborhood than the existing homes and that it will be in keeping with the character of the neighborhood. The additions will not substantially increase any of the existing nonconformities.

Case No. 21-03✓
Property: 90 Agassiz Avenue

Accordingly, upon motion duly made and seconded, the Board voted 5-0✓ to grant the applicants' request for Three Special Permits to construct a rear addition at 90 Agassiz Avenue subject to the following condition.

Conditions:

1. This approval is based upon the plans presented at the March 2, 2021's Planning Board Meeting. No modifications 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;

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: June 1, 2021

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on June 2, 2021, and further I certify that no appeal has been filed with regard to the granting of said three (3) Special Permits with one (1) condition.

April 4, 2022 ✓



Ellen O'Brien Cushman, Town Clerk
Belmont, MA ✓

(For Registry Use Only)



The Commonwealth of Massachusetts

*Registry of Deeds***Southern Middlesex District**208 Cambridge Street, P.O. Box 68
Cambridge, MA 02141-0001**Maria C. Curtatone**
Register of Deeds**Document Cover Sheet**Document Type: Special Permit / Belmont Planning Board# of pages: 4
(Including Cover)Property Address: 90 Agassiz Avenue, Belmont, MA 02478Marginal References: Property Deed: Book 73796, Page 165
1552-181 ct 272214Submitter: Frank DillSubmitter's phone: 857-998-7414Return to: Frank Dill Architects27 Leslie Road, Belmont, MA 02478Date: April 11, 2022