

1

Doc 01910084 1

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Mar 25, 2022 at 08:52A

Document Fee 105.00

Receipt Total: 4108.00

NOTED ON: CERT 265562 BK 01512 PG 97

ALSO NOTED ON:

DAVE
JONES

I HEREBY ATTEST AND CERTIFY ON 03/29/2022
THAT THE FOREGOING DOCUMENT IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE
AND IN MY LEGAL CUSTODY

MARIA C. CURTATONE
ASST RECORDER
LAND COURT



CC

RECEIVED
TOWN CLERK
2022 MAR -2 AM 9:24

TOWN OF BELMONT

PLANNING BOARD

2022 MAR -2 AM 9:24
1512-97

CASE NO. 22-03
APPLICANTS: / Dawei Jiang & Linlin Zhao

PROPERTY: / 274 Brighton Street

DATE OF PUBLIC HEARING: March 1, 2022



2022 01810084
Bk: 01512 Pg: 97 Cert#: 285562
Doc: DECIS 03/26/2022 08:52 AM

MEMBERS SITTING/
Steve Pinkerton, Chairman
Matt Lowrie
Thayer Donham
Karl Haglund
Ed Starzec
Renee Guo (Alternate)

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

201
49

205562-1512-97 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 Applicants, Dawei Jiang & Linlin Zhao ("Applicants"), requested one (1) Special Permit under Section 1.5.4 C (2) of the By-Law to alter a nonconforming structure. The proposal is located at 274 Brighton Street located in the Single Residence C Zoning District (SR-C).

§1.5.4 C (2) of the By-Law allows additions in the SR-C zoning district that exceed 30% of the existing Gross Floor Area by a Special Permit granted by the Planning Board.

The one (1) requested Special Permit is as follows:

- 1) The proposed increase of Gross Floor Area (152%) of the expansion exceeds 30% and is allowed by a Special Permit granted by the Planning Board.

Proposal

The Applicants proposed to construct a second floor and rear addition. The existing dwelling has a total Gross Floor Area (GFA) of 1,198 sq. ft., and the additional 1,831 sq. ft. is being proposed. Upon completion, the home will have a GFA of 3,029 sq. ft. The existing Total Living Area

205562

(TLA) is 978 sq. ft. and the TLA of the existing dwelling after expansion is completed is 2,484 sq. ft.

Submissions to the Board

1. January 24, 2022 Application
 - a. Application for Special Permit;
 - b. Copy of the Original Denial Letter;
 - c. Plot Plan;
 - d. Zoning Compliance Check List;
 - e. Floor Plans;
 - f. Architectural Plans;
 - g. Project Narrative;
 - h. Neighborhood Support Letters;
 - i. Photos;
 - j. Landscape Plan.
2. Staff Correspondence & Comments
 - a. Planning Staff Neighborhood Analysis

Public Hearing

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) on March 1, 2022 and the public hearing was closed at the same public hearing. No comments were received from the public at the public hearing.

Deliberation and Decision

After the close of the public hearing, the Planning Board deliberated on the Applicants' request for one (1) Special Permit under Sections 1.5.4 C (2) of the By-Law to alter a nonconforming structure in order to increase the size of the structure by more than 30% of the existing Gross Floor Area. The Board agreed that the proposed expansion was appropriate for the neighborhood.

The five (5) Board members voting on the case found that the proposed addition 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.

Accordingly, upon motion duly made and seconded, the Board voted 5-0 to grant the applicants' request for the Special Permit to construct the addition at 274 Brighton Street subject to the following conditions.

Conditions:

1. This approval is based upon the plans presented at the March 1, 2022 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.
2. The applicant shall submit a landscape plan by June 1, 2022 to be approved by the Planning Board at the next upcoming meeting thereafter.
3. Prior to any building permit being issued, this decision shall be recorded at the Middlesex South District Registry of Deeds or the Middlesex Registry District of the Land Court. Proof of recording shall be forwarded to the Zoning Enforcement Officer prior to the issuance of any building permit.

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: March 2, 2022

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.

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 March 2, 2022, 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.

March 24, 2022



Ellen O'Brien Cushman, Town Clerk
Belmont, MA