

Middlesex South Registry of Deeds

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Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

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TOWN OF BELMONT

PLANNING BOARD

2022 JUN-9 PM 3:04

CASE NO. 20-11

APPLICANTS/OWNERS: Bob Calnan & Don Cusano

PROPERTY: 70 Lexington Street

DATE OF PUBLIC HEARING: June 7, 2022

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

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 requested a Special Permit under Section 6D.6 of the By-Law to construct two single-family dwellings as an alternative to a two-family dwelling at 70 Lexington Street, located in the General Residence (GR) Zoning District.

Proposal:

The existing 11,138 square foot lot, with 122 of frontage, contained a single-family dwelling. The existing structure will be demolished and the property will be subdivided into two smaller lots. Proposed 70 Sycamore Street will contain 56.46 feet of frontage and 5,311 square feet of lot area and proposed 72 Sycamore Street will contain 65.54 feet of frontage and 5,827 square feet of lot area. A single-family dwelling and a detached, one-car garage will be built on each of these lots. Each proposed single-family dwelling will contain approximately 2,000 square feet of living area and will be two-½ stories tall. The 70 Lexington Street's existing single-family dwelling was in the 12 month demolition delay process and it expired on June 7, 2022.

Submissions to the Board

1. April 15, 2022 Application
 - a. Proposed 70 Sycamore Street
 - i. Application for Special Permit;
 - ii. Narrative;
 - iii. Copy of the Original Denial Letter;
 - iv. Zoning Compliance Check List;
 - v. Plot Plan;

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- vi. Photographs of the existing dwelling and dwellings in the neighborhood;
 - vii. Architectural and Floor Plans;
 - viii. Additional Plot Plan with zoning dimensions;
 - ix. Landscape Plan.
- b. Proposed 70 Sycamore Street
- i. Application for Special Permit;
 - ii. Narrative;
 - iii. Copy of the Original Denial Letter;
 - iv. Zoning Compliance Check List;
 - v. Plot Plan;
 - vi. Photographs of the existing dwelling and dwellings in the neighborhood;
 - vii. Architectural and Floor Plans;
 - viii. Additional Plot Plan with zoning dimensions;
 - ix. Landscape Plan.

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 June 7, 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 Section 6D.6 of the By-Law to grant a Special Permit to construct two single-family dwellings as an alternative to a two-family dwelling at 70 Lexington Street located in the General Residence (GR) Zoning District.

Ms. Guo was elevated as a full member for voting purposes. The five (5) Board members voting on the case found that the proposed two single-family dwellings met the Special Permit Standards, Factors to Consider, and Special Permit Criteria as set forth in Sections 6D.5, 6D.6.2, and 7.4.3 of the By-Law.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to grant the applicants' request for the Special Permit to construct two single-family dwelling as an alternative to a two-family dwelling at 70 Lexington Street subject to the following conditions:**

Conditions:

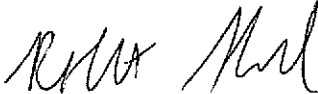
1. This approval is based upon the plans presented at the June 7, 2022 Planning Board Meeting. No modifications may be made without the approval of the Board, or a determination in writing by a representative of the Board that the modification is so minor that the approval by the Board is not required.
2. 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

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Property: 70 Lexington Street
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of recording shall be forwarded to the Zoning Enforcement Officer prior to the issuance of any building permit.

3. The sliding material of the proposed two single-family dwellings shall be hardie board.
4. The applicant shall replace the existing 2.5 inch caliber Cherry Tree shown on the proposed submitted 70 Sycamore Street landscape plan with a 3.5 inch caliber Hawthorn Tree.
5. The applicant shall replace the existing 3 inch caliber Hawthorn Tree shown on the proposed submitted 72 Sycamore Street landscape plan with a 3.5 inch caliber Hawthorn Tree.

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: June 9, 2022

Anyone aggrieved by the issuance of this Special Permit Approval has the right to appeal pursuant to M.G.L. Ch. 40A, § 17 and shall file such appeal within 20 days after the date of filing this Decision with the Town Clerk.

CERTIFICATION

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 9, 2022, and a Scrivener's Error filed on June 30, 2022 and further I certify that no appeal has been filed with regard to the granting of one (1) Special Permit with five (5) conditions and Scrivener's Error.

June 30, 2022



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

RECEIVED
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BELMONT, MA

MODIFICATION OF DECISION TO CORRECT
SCRIVENER'S ERROR

2022 JUN 30 AM 10:18

Bob Calnan & Don Cusano
PLANNING BOARD DECISION

TOWN OF BELMONT
PLANNING BOARD

Case No.: PB 22-11
Property Address: 70 Lexington Street
Date of Public Hearing: June 7, 2022

In the decision, three scrivener's error were made – the case number was inadvertently transcribed incorrectly three times.

- On the first page of the decision the case number is identified as **20-11** under "CASE NO". The correct case number is **22-11**.
- On the second page of the decision the case number in the top left header is identified as **20-11**. The correct case number is **22-11**.
- On the third page of the decision the case number in the top left header is identified as **20-11**. The correct case number is **22-11**.

On Behalf of the Planning Board

Date: June 30, 2022



Robert Hummel
Senior Planner
Office of Community Development