

**TOWN OF BELMONT
PLANNING BOARD**

CASE NO: 22-13

APPLICANTS/OWNER: Scott Miller

PROPERTY: 13 Grant Avenue

DATE OF PUBLIC HEARING: July 19, 2022

MEMBERS SITTING: Stephen Pinkerton, Chairman, Matt Lowrie, Thayer Donham, Renee Guo, Karl Haglund, Jeffrey Birenbaum (Associate Member)

MEMBERS VOTING: Stephen Pinkerton, Chairman, Matt Lowrie, Thayer Donham, Renee Guo, Karl Haglund

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 requested a Special Permit under Section 6D.6 of the By-Law to demolish an existing single-family dwelling and construct a new two-family dwelling at 13 Grant Avenue, located in the General Residence (GR) Zoning District.

Proposal:

The existing 5,700 square foot lot, with 47.5 of frontage, contains a single-family dwelling. The existing single-family structure will be demolished and a two-family structure will be constructed in its place. The existing dwelling has a total Gross Floor Area (GFA) of 1,541 sq. ft. and the proposed two-family dwelling is measured at 3,635 sq. ft. The existing Total Living Area (TLA) is 1,541 sq. ft. and the TLA of the new dwelling after reconstruction is completed is measured at 3,158 sq. ft.

Submissions to the Board

1. June 21, 2022 Application:
 - a. Application for Special Permit;
 - b. Copy of the Original Denial Letter;
 - c. Narrative;
 - d. Grant Avenue Abutters Zoning Dimensions;
 - e. Certified Plot Plan;
 - f. Basement Story Calculations;
 - g. Zoning Compliance Check List;
 - h. Architectural and Floor Plans;
 - i. Landscape Plan;

- j. Proposed Renderings;
 - k. Existing Photographs.
- 2. Additional Information
 - a. Neighborhood Signatures, received July 13, 2022;
 - b. Photographs of the Direct Neighbors, received July 18, 2022.
 - 3. Staff Correspondence & Comments:
 - a. Planning Staff Final Neighborhood Analysis, presented at July 19, 2022 Public Hearing;
 - b. 13 Grant Avenue Neighborhood Analysis Map, presented at July 19, 2022 Public Hearing.
 - 4. Public Comments:
 - a. Angela Stamoulos public comments, received July, 19 2022;
 - b. Maria Stamoulos public comments, received July, 19 2022.

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 July 19, 2022 and the public hearing was closed at the same public hearing. Public comments were received at the public hearing from multiple neighbors regarding the density, size, shadows, location of the windows, and parking.

Deliberation and Decision:

Prior to the deliberation, Mr. Lowrie voiced his concerns with the proposal due to provision of too few parking spaces in the proposed parking layout, and he indicated that he was leaning towards voting no. After the close of the public portion of the hearing, the Planning Board deliberated on the Applicant's request for one (1) Special Permit under Section 6D.6 of the By-Law to grant a Special Permit to construct a two-family dwelling at 13 Grant Avenue located in the General Residence (GR) Zoning District.

Accordingly, upon motion duly made and seconded, **the Board voted 4-1¹ to grant the applicant's request for the Special Permit to construct a two-family dwelling subject to the following conditions:**

Conditions:

- 1. This approval is based upon the plans presented at the July 19, 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.

¹ Mr. Pinkerton, Ms. Donham, Ms. Guo, and Mr. Haglund voted in favor of the motion to approve the special permit while Mr. Lowrie voted to not support the motion of approval.

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 of recording shall be forwarded to the Zoning Enforcement Officer prior to the issuance of any building permit.
3. The proposed front yard setback shall be in alignment with the existing front yard setbacks of 7-9 Grant Avenue and 17-19 Grant Avenue.

Following Mr. Lowrie's recommendation, the Planning Board also granted an additional Special Permit for completion of the project with provisions for three parking spaces as proposed, to the extent a Special Permit may be required.

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: August 12, 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.