



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 11-20-22

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 57-59 Burnham 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 Single Family 4 bedroom 3 Full bath and 1/2 bath Colonial style home. 2000 sq ft above grade and 1000 sq ft below grade finished per plan.

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

Signature of Petitioner

Robert F. Calnan

Print Name

Robert F. Calnan

Address

166 Circle Drive

Waltham MA 02452

Daytime Telephone Number

781 844 8702

ROBERT F. CALNAN

***166 Circle Drive
Waltham, Massachusetts 02451***

IMPACT STATEMENT

November 16, 2022

Town of Belmont
Community Development Planning Division
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

RE: 57-59 Burnham Street, Belmont, Massachusetts

Dear Planning Board Members:

57-59 Burnham Street is currently a Two-Family residence, colonial style home, built in 1900. This older outdated home sits on a 9720 square foot lot in the GR District.

At this time, we would like to present to the Board a proposal to subdivide into Two (2) lots consisting of 5120 and 4600 square feet each and improve the two lots with two single family 4 bedroom, 3 full and 1 half-bath colonial style homes of approximately 2000 square feet above ground and 1000 square feet below grade each in a 2-story residence. The new homes will also be professionally landscaped.

Upon our research, these homes to be built will blend in nicely with the existing neighboring homes.

Currently the neighborhood consists of a mix of single-family homes, 2-unit buildings and townhomes. We have kept the homes to a modest size as to not overwhelm the neighborhood and to be consistent with the neighboring abutters.

We have provided photos of the surrounding residences for your review. As you can see, these new homes will blend in with the character of the neighborhood and will not adversely impact the areas look.

We are looking forward to working with the board again on a successful project with the board's approval.

Thank you.

Robert F. Calnan
BobCalnan@hotmail.com

Notes: 91% BELMONT, 9% WATERTOWN. TOTAL LAND AREA 5,000 SQ. FT.

FY 2022 Tax Rate for Belmont, MA: \$11.56

Assessment History

2022 Market Value		Year	Total Value
		2022	\$966,000
Land	\$659,000	2021	\$970,000
		2020	\$882,000
Building	\$292,000	2019	\$791,000
		2018	\$751,000
Other	\$15,000	2017	\$717,000
		2016	\$673,000
Total	\$966,000	2015	\$560,000
		2014	\$530,000
		2013	\$530,000
		2012	\$540,000



Frame	Wood	Basement	Full
Style	Old Style	Heating	Basic
Stories	2.00	Heat Sys	Warm Air
Ext Walls	Frame	Fuel Type	Gas
Rooms	9	Attic	Full Finish/wh
Beds	4	Condition	Above Average
Full Bath	3	Grade	C+
Half Bath		Traffic	Average Traffic
Extra Fix	2	Fireplaces	1
Rec Room	none		
Fin Bsmt	none	Year Built	1900
Bsmt Gar	none	Year Remod	1900
Stacks	1	TLA	2,278

Area	Lower	First	Second	Third	Area
Main	None	None	None	None	756
A1	None	Open Frame Porch	None	None	66
A2	Basement Unfin	Frame Bay	Frame Bay	None	16
A3	None	Canopy	Frame Overhang	None	60
A4	None	1s Frame	None	None	12
A5	Basement Unfin	1s Frame	1s Frame	None	180

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1	Garage - Frame	1	1905	20	30	C	Average	1
2	Stone/Tile Patio	1	2021	20	15	C	Average	1

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Road	Public	Sidewalk	Yes	Landscaping	
				Gas	No		

Market Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	R	16	4572	1	Average Traffic

Inspection Information			Permit Information			
Date	Inspector	Entry	Date	% Comp	Value	Notes
9/21/2021	BC	Entrance & Signature Gained	9/16/2002	100	\$32,000.00	Remodl kitch & bathrm, & install laundry rm.
5/21/2015	RJG	Entrance & Signature Gained				NEW DORMER, ROOF, WINDOW IN DORMER ATTIC SPACE, ALSO
4/8/2008	MO	Entrance & Signature Gained				BATHROOM IN ATTIC SPACE, \$18,000. CONSTRUCT 2ND
6/7/2000	JMS	Entrance & Signature Gained	6/24/1996	100	\$23,000.00	STORY ADDITION, \$5,000.
6/1/1984	TWN	Entrance & Signature Gained				

Sales Information						
Date	Price	Vol	Page	Seller	Valid Code	
1/11/2017	\$1	68740	184	JOANOU JT JOHN	F. convenience	
3/24/1980	\$60,000	13927	0340		none	

Disclaimer



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

October 18, 2022

Robert Calnan
166 Circle Drive
Waltham, MA 02452

RE: Denial to Replace a Two Family with Two Single Houses

Dear Mr. Calnan:


The Office of Community Development is in receipt of your building permit application for the construction of two single dwellings to replace an existing two family dwellings at 57-59 Burnham Street, located in a General Residence (GR) zoning District.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, §6D.2 of the By-Law allows the construction of Single Family dwellings in the General Residence zoning district by a Special Permit and a Design and Site Plan approval granted by the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request two (2) Special Permits and two (2) Design and Site Plan approvals from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Prior to your applications for a special permit and a design and site plan approval, you must request individual address assignments from the Town for each subdivided property, this application is processed through the Town Clerk's office.

Sincerely,



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

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 57-59 BURNHAM ST., LEFT Zone: GR

Surveyor Signature and Stamp: _____ Date: 8/31/22

	REQUIRED	EXISTING	PROPOSED
Lot Area	4000	N/A	4600
Lot Frontage	45	N/A	56
Floor Area Ratio	----	----	----
Lot Coverage	30%	N/D	21.7%
Open Space	40%	N/D	68%
Front Setback	20	N/D	22
Side Setback R	10	N/D	10.5
Side Setback L	10	N/D	10.5
Rear Setback	20	N/D	41
Building Height	32	N/D	28.3
Stories	2.5	2.5	2.5
½ Story Calculation 120.62 (RIDGE ELEV) - 110.20 (SOFFIT ELEV)/2 = 5.21 FT (AVE. ROOF) (110.2 + 5.21) - 87.18 (AVE GRADE) = 28.23 FT (HEIGHT)			

NOTES:



Bernard H. Hamill

7 SEPT. 2022









1. IBC = INTERNATIONAL BUILDING CODE, 2015 EDITION:
SHALL BE ADHERED TO AND FOLLOWED BY ALL CONTRACTORS AND BUILDERS
WORKING ON THE JOB INCLUDING REFERENCED AS TO SCOPE, ADMINISTRATION,
APPLICATIONS. IT IS IMPORTANT THAT ALL CONTRACTORS BE COGNIZANT OF THE
9TH EDITION BUILDING CODE ADDRESSING THE DESIGN AND INSTALLATION OF
BUILDING SYSTEMS THROUGH REQUIREMENTS EMPHASIZING PERFORMANCE AND
REGULATIONS THAT SAFEGUARD THE PUBLIC HEALTH SAFETY AND WELFARE IN THE
CONSTRUCTION PROCESS OF BUILDING.

2. SUPERVISION AND CONSTRUCTION PROCEDURES:
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.

3. ALL CONCRETE SHALL BE A MINIMUM OF 3,000 PSI AT 28 DAYS, 3,500 PSI FOR ALL EXTERIOR CONCRETE WALL, WALKS, SLABS, ETC.

4. ALL FOOTINGS TO REST ON SOLID UNDISTURBED SOIL WITH A MINIMUM CAPACITY OF 1.5 TONS PER SQ. FT. TYPICAL.

5. NO FOOTING SHALL BE PLACED IN WATER.

6. ALL EXTERIOR CONCRETE FOOTINGS CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF 4'-0" BELOW FINISHED EXTERIOR GRADE.

7. ALL FOOTINGS EXCAVATIONS SHALL BE FINISHED BY HAND.

8. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT ALL TIMES.

9. DOUBLE UP RAFTERS AND JOISTS AROUND ALL OPENINGS.

10. DOUBLE UP JOISTS UNDER ALL PARTITIONS.

11. LVL BEAMS MAY BE USED IN LIEU OF BUILT UP BEAMS, VERIFY ALL BEAMS AND SIZES TYPICAL.

12. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND VERIFY ALL EXISTING CONDITIONS IN THE FIELD.

13. EXACT GRADES AND ELEVATIONS SHALL BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND WITH SURVEY-TOPOGRAPHICAL PLAN TYPICAL.

14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING, FURNISHING AND PROPERLY INSTALLING ALL TEMPORARY SUPPORTS AND BRACING AS NECESSARY TO PREVENT ANY INSTABILITIES DURING CONSTRUCTION. PROPER SUPPORTS, BRACING TEMPORARY SHORING SHALL BE IN PLACE AT ALL TIMES AND ACCORDING TO THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE, TEMPORARY SHORING MUST NOT REMAIN IN PLACE FOR MORE THAN 180 DAYS AND WILL NEED A PERMIT FROM THE LOCAL AUTHORITY HAVING JURISDICTION. IT IS IMPORTANT TO PROPERLY BRACE, SUPPORT AND SHORE ALL WALLS, PARTITIONS, ROOFS AND OTHER STRUCTURES TO PREVENT ANY INSTABILITY AND/OR COLLAPSE.

15. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, TEST BORINGS, SOIL REPORT OR TEST PIT.

16. THE ENGINEERS IS NOT RESPONSIBLE IN ANY WAY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SCHEDULING OF CONSTRUCTION ACTIVITIES-OR FOR JOB SITE SAFETY. THESE DUTIES BELONG WITH THE GENERAL CONTRACTOR WHO HAS CONTROL OF THE JOB SITE AND HAS THE OBLIGATION TO PERFORM AND COORDINATE WITH HIS SUPERINTENDING THE WORK IN ACCORDING TO THE CODE, CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY REGULATORY AGENCIES. THE ENGINEER AND THEIR PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES IN CONNECTION WITH THEIR WORK OR OR ANY HEALTH OR SAFETY PRECAUTIONS. THE CLIENT AGREES THAT THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE JOB SITE SAFETY AND WARRANTIES THAT THIS INTENT SHALL BE CARRIED OUT IN THE CLIENT'S AGREEMENT WITH THE GENERAL CONTRACTOR AND THAT THE ENGINEER WITH THEIR CONSULTANTS BE INDEMNIFIED FOR JOB SITE SAFETY.

17. TYPICAL SMOKE DETECTORS = (S)
HEAT DETECTORS = (H)
CARBON MONOXIDE DETECTORS = (CO)
ALL UL APPROVED, SMOKE/HEAT DETECTORS SHALL BE IN STRICT ACCORDANCE WITH THE IBC 2015 CODE, ALL AS RELATED TO THE LIFE SAFETY STANDARDS FOR BUILDINGS AS PER THE INTERNATIONAL FIRE CODE.
18. ALL NOTES TYPICAL ALL DRAWINGS.
19. EGRESS/MEANS OF EGRESS SHALL STRICTLY ADHERE AND MEET THE IBC 2015 CODE ITEMS, ALL AS PER SECTION 1030.
20. ALL WINDOW GLASS IS HIGH PERFORMANCE LOW E, MIN. U=0.35 INSULATED GLASS.
21. HANDRAILS AND GUARDS 1607.8.1. CONCENTRATED LOAD 1607.8.1.1
HAND RAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
"HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7."
22. IT IS IMPORTANT THAT ALL CONTRACTORS VISIT AND BE FAMILIAR WITH THE SITE, THE TOPOGRAPHICAL CONDITIONS, THE LAND, THE ORIENTATIONS, ALL THE EXISTING CONDITIONS IN REFERENCE TO ANY PROPOSED REVISIONS AS MAY BE DESIGNATED ON THE PLANS, THIS INCLUDES ANY EXISTING BUILDING AND OR HOUSE OR MULTIPLE STRUCTURES, IT IS IMPORTANT THAT THE GENERAL CONTRACTOR AND ALL THE CONTRACTORS HAVE A CLEAR UNDERSTANDING OF THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING BUILDING ALL IN REFERENCE TO THE WORK THAT IS TO BE DONE AND ACCOMPLISHED. SHOULD ANY DISCREPANCIES BE FOUND THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF THEIR FINDINGS.

HOUSE

- A-1 FOUNDATION PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 ATTIC FLOOR PLAN
- A-5 FRONT AND REAR ELEVATIONS
- A-6 RIGHT ELEVATION
- A-7 LEFT ELEVATION
- A-8 BUILDING SECTIONS
- F-1 FIRST AND SECOND FLOOR FRAMING PLANS
- F-2 ATTIC AND ROOF FRAMING PLANS

- ☐ S SMOKE DETECTOR
- ☐ H HEAT DETECTOR
- ☒ CO CARBON MONOXIDE DETECTOR

 CONCRETE

BATT INSULATION



DOOR

 GLAZING

— — — — HIDDEN LINE

R1  RECESSED LIGHT FIXTURE

PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

TITLE SHEET

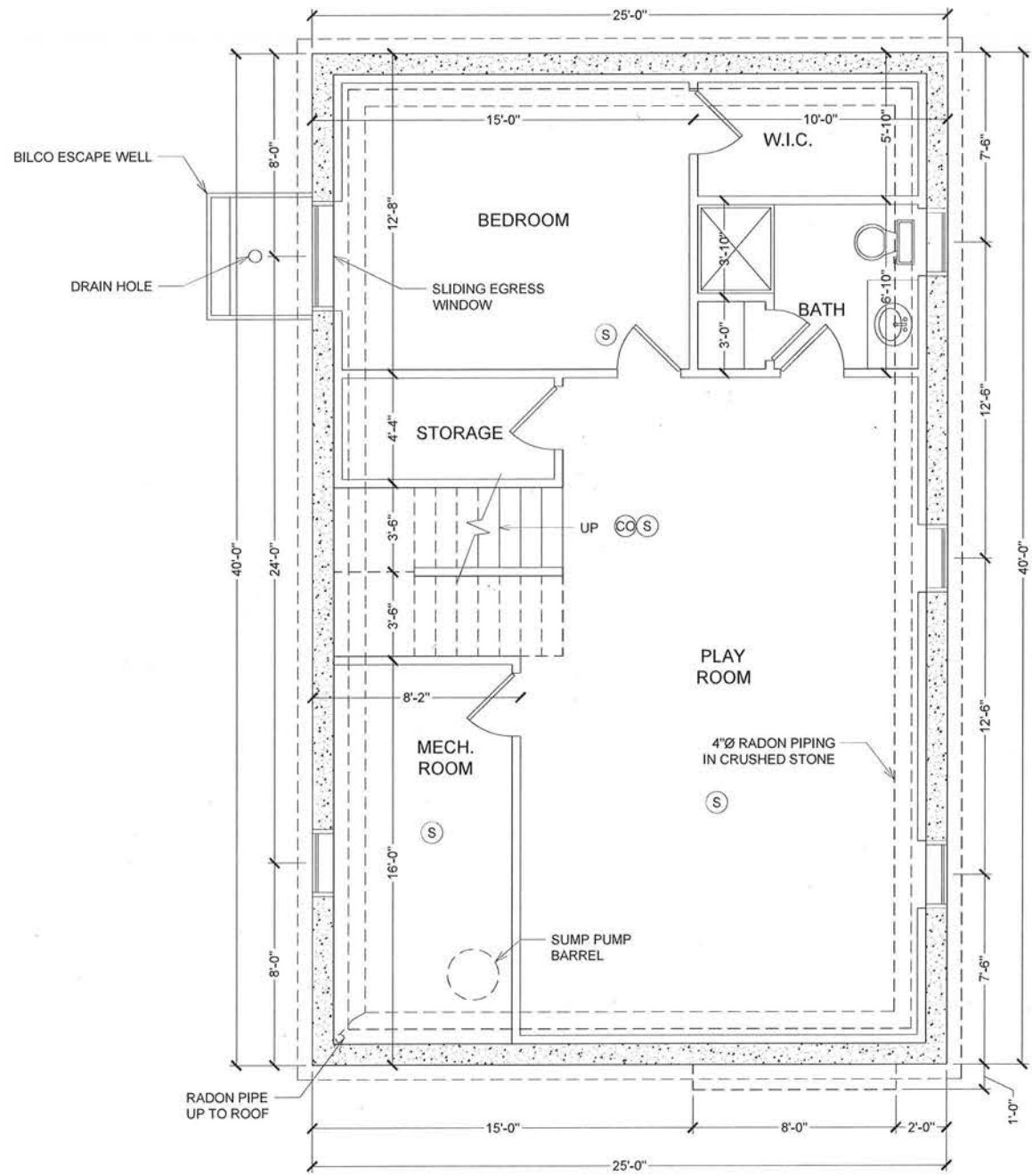
CONSTRUCTION DOCUMENTS

DATE: 8/18/2022
SCALE: 1/4" = 1'-0"

REVISIONS

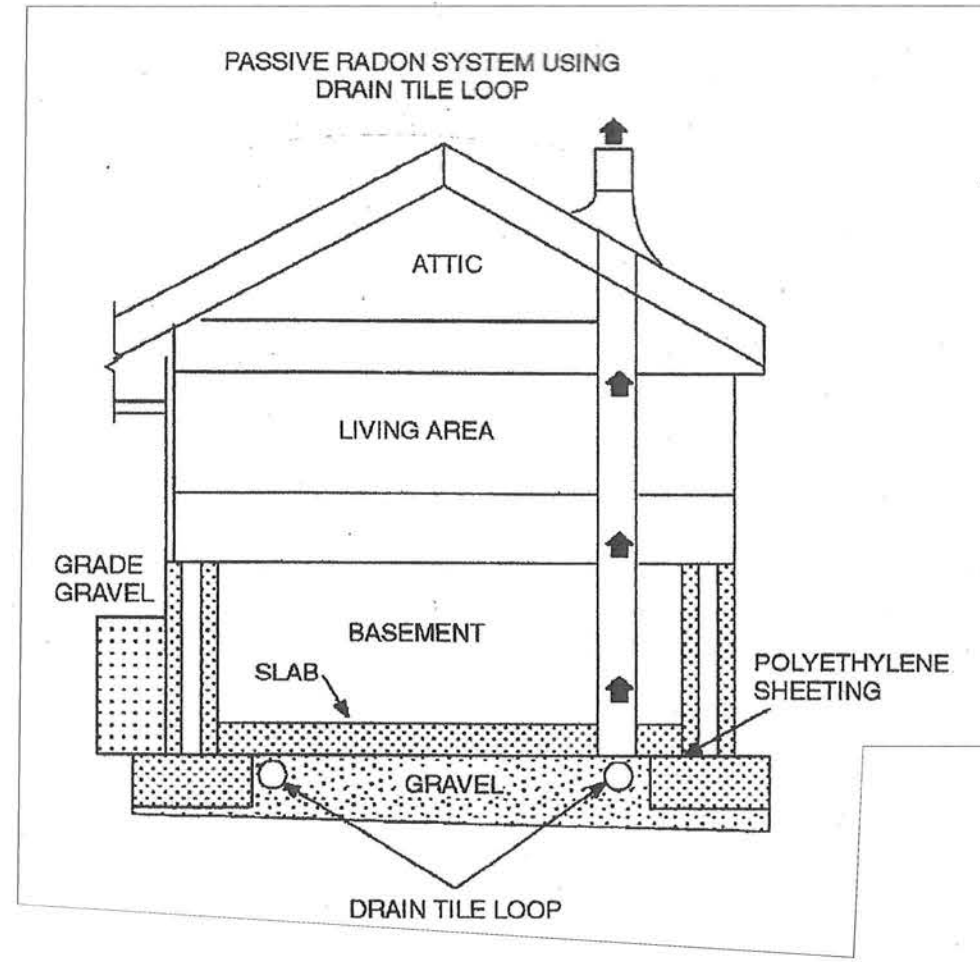
DATE _____

44



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

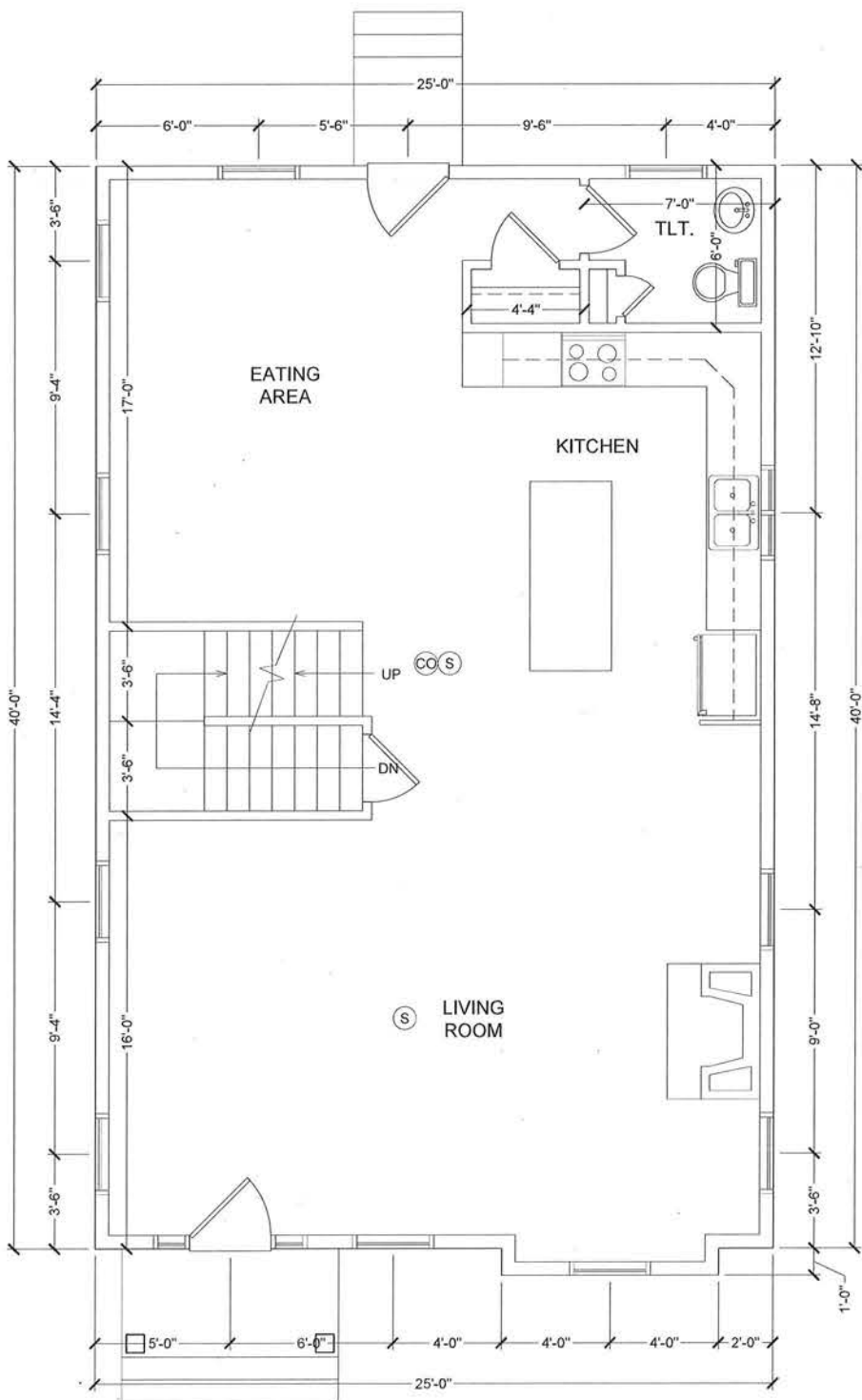
FOUNDATION
PLAN

DATE: 8/18/2022
SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENTS

REVISIONS

DATE



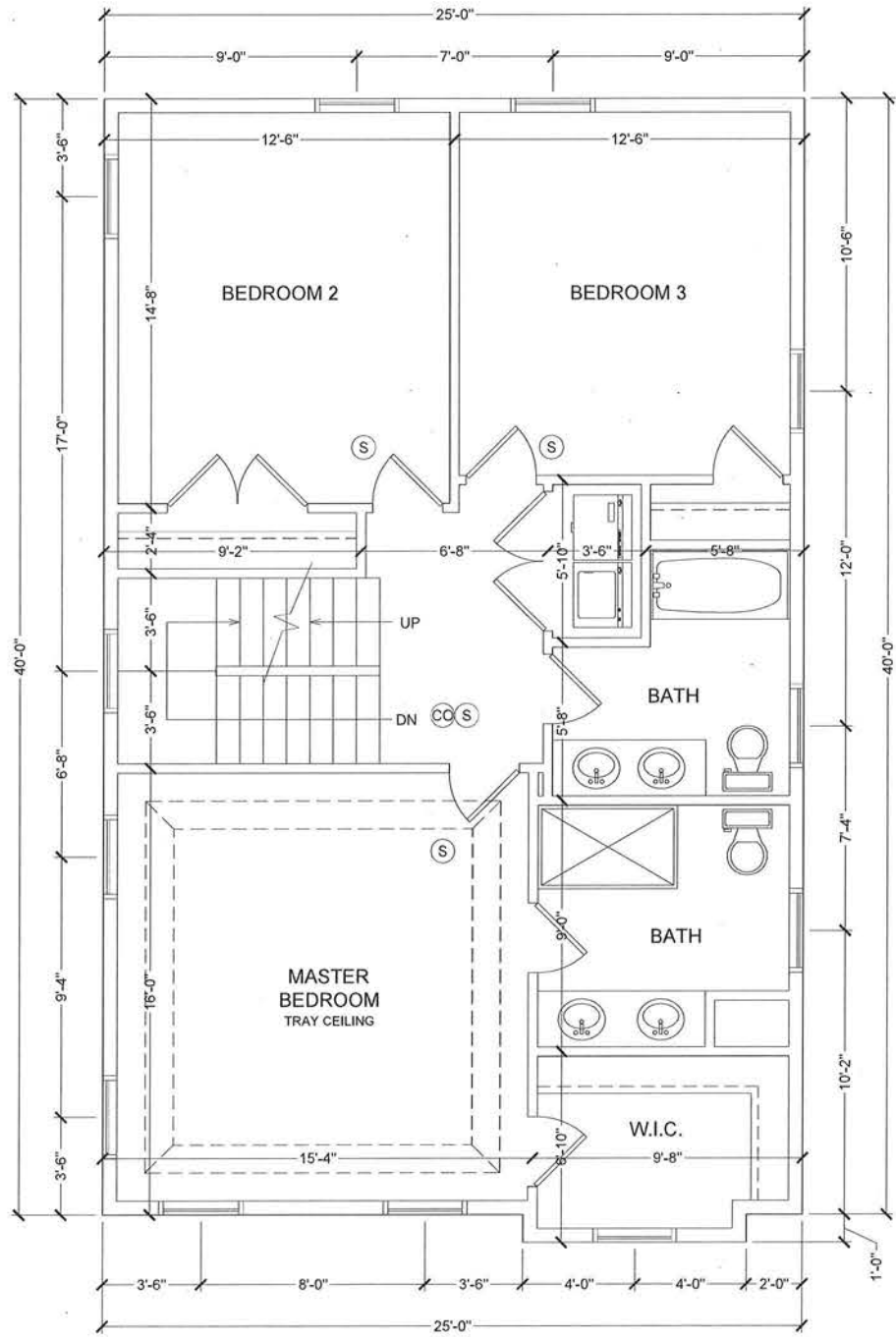
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

FIRST
FLOOR PLAN

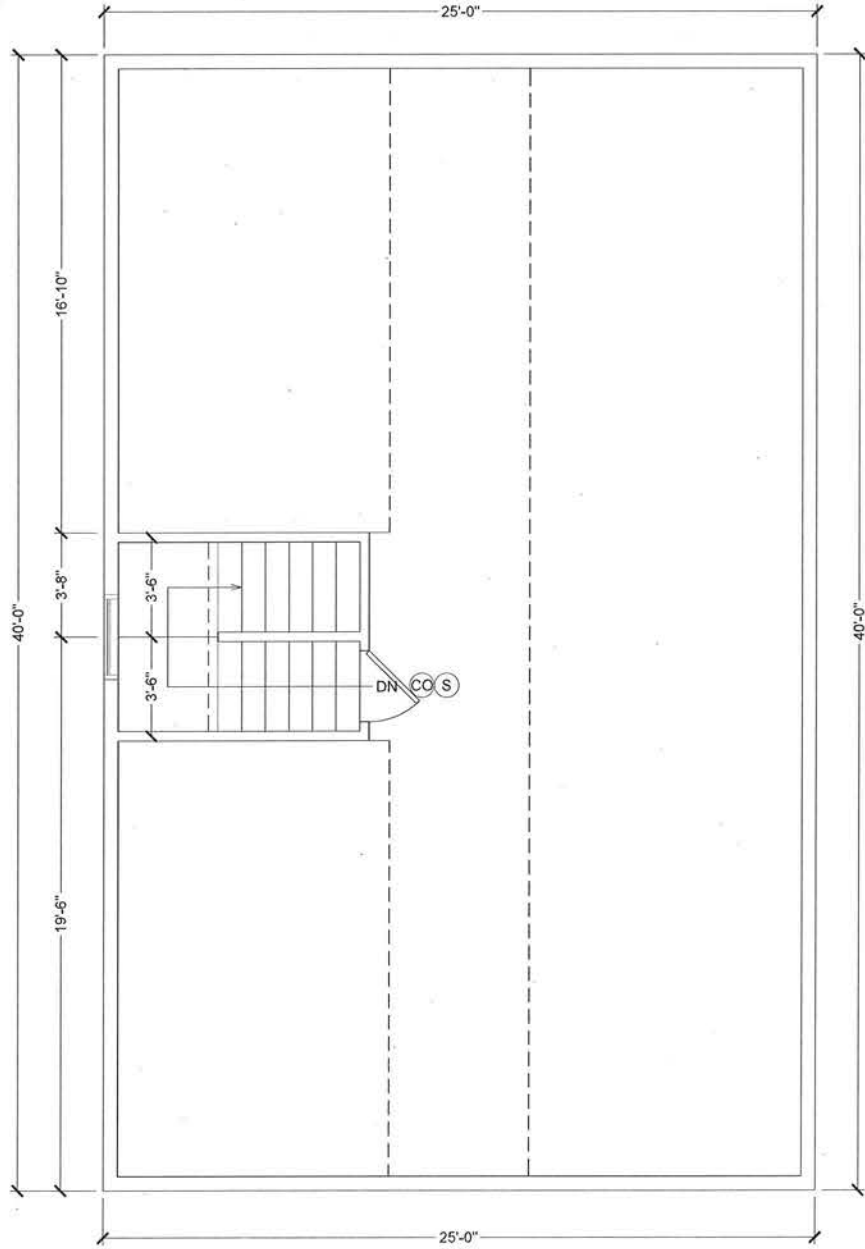
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CONSTRUCTION DOCUMENTS

REVISIONS	DATE



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT: BOB CALNAN 59 BURNHAM ST. BELMONT, MA	SECOND FLOOR PLAN		DATE : 8/18/2022		REVISIONS	DATE	A-3
			SCALE : 1/4" = 1'-0"				
			CONSTRUCTION DOCUMENTS				



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

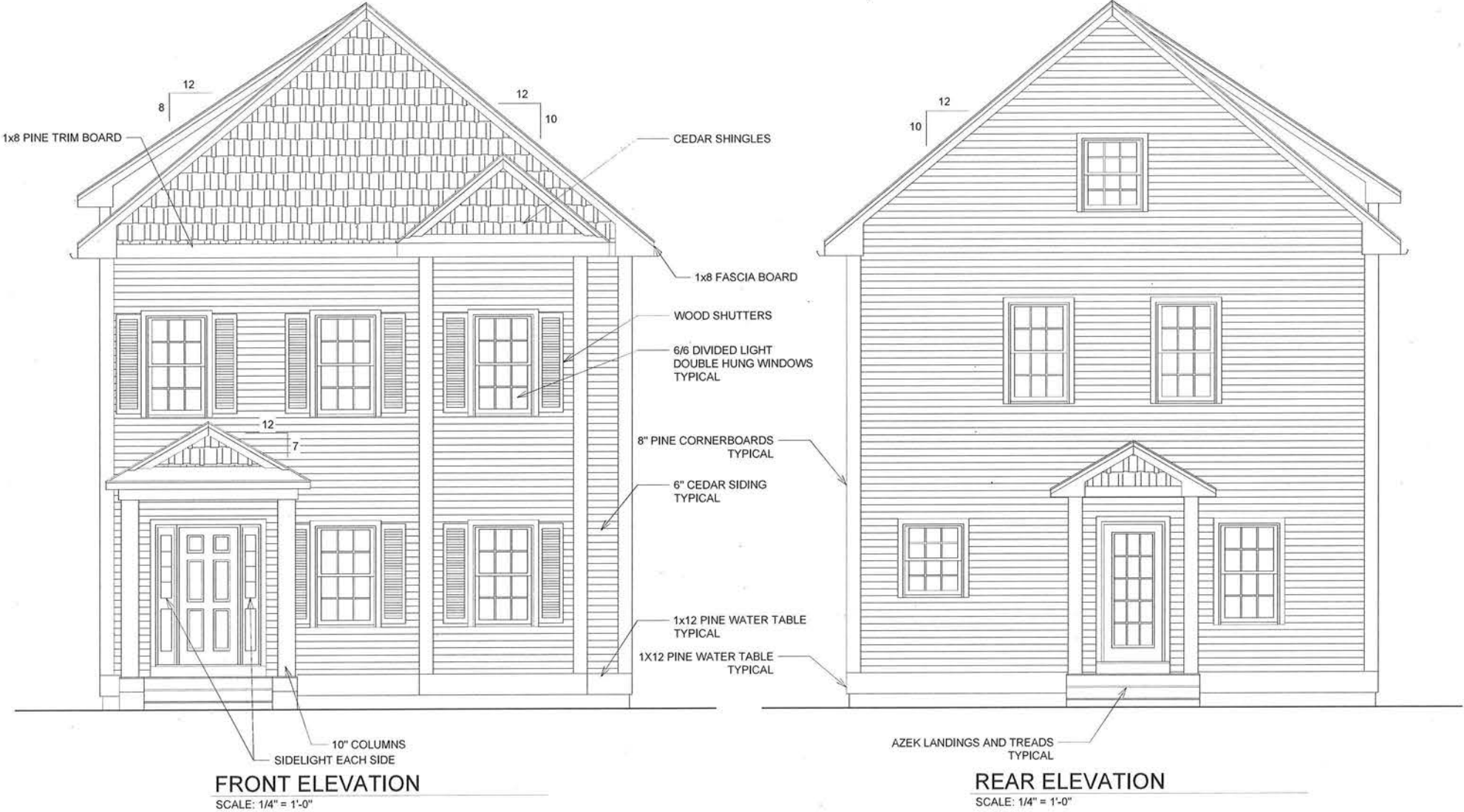
PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

ATTIC
FLOOR PLAN

DATE: 8/18/2022
SCALE: 1/4" = 1'-0"
CONSTRUCTION DOCUMENTS

REVISIONS

REVISIONS	DATE



PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

FRONT AND REAR
ELEVATIONS

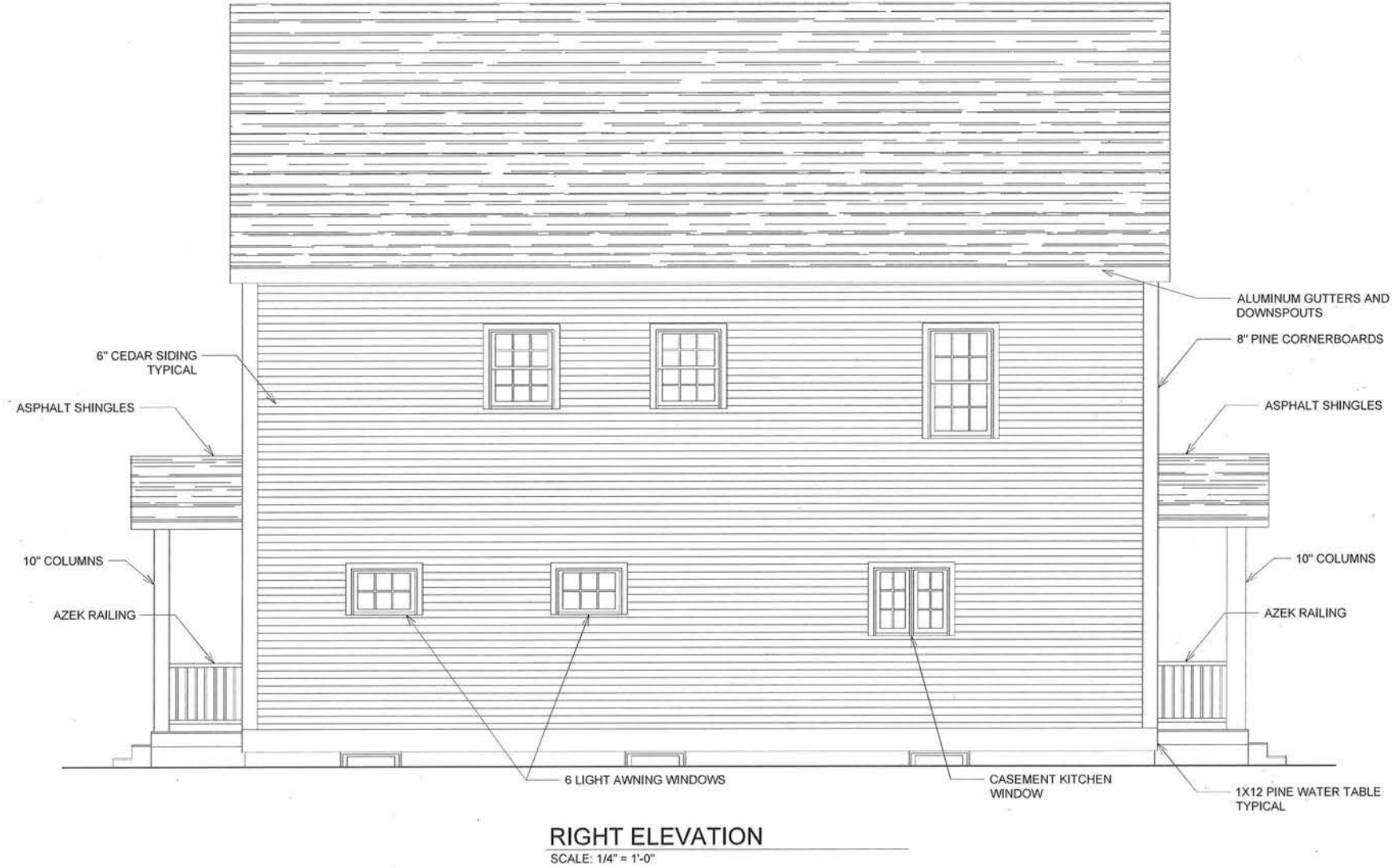
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CONSTRUCTION DOCUMENTS

REVISIONS

DATE

A-5



PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

RIGHT
ELEVATION

DATE : 8/18/2022
SCALE : 1/4" = 1'-0"
CONSTRUCTION DOCUMENTS

REVISIONS

DATE

A-6



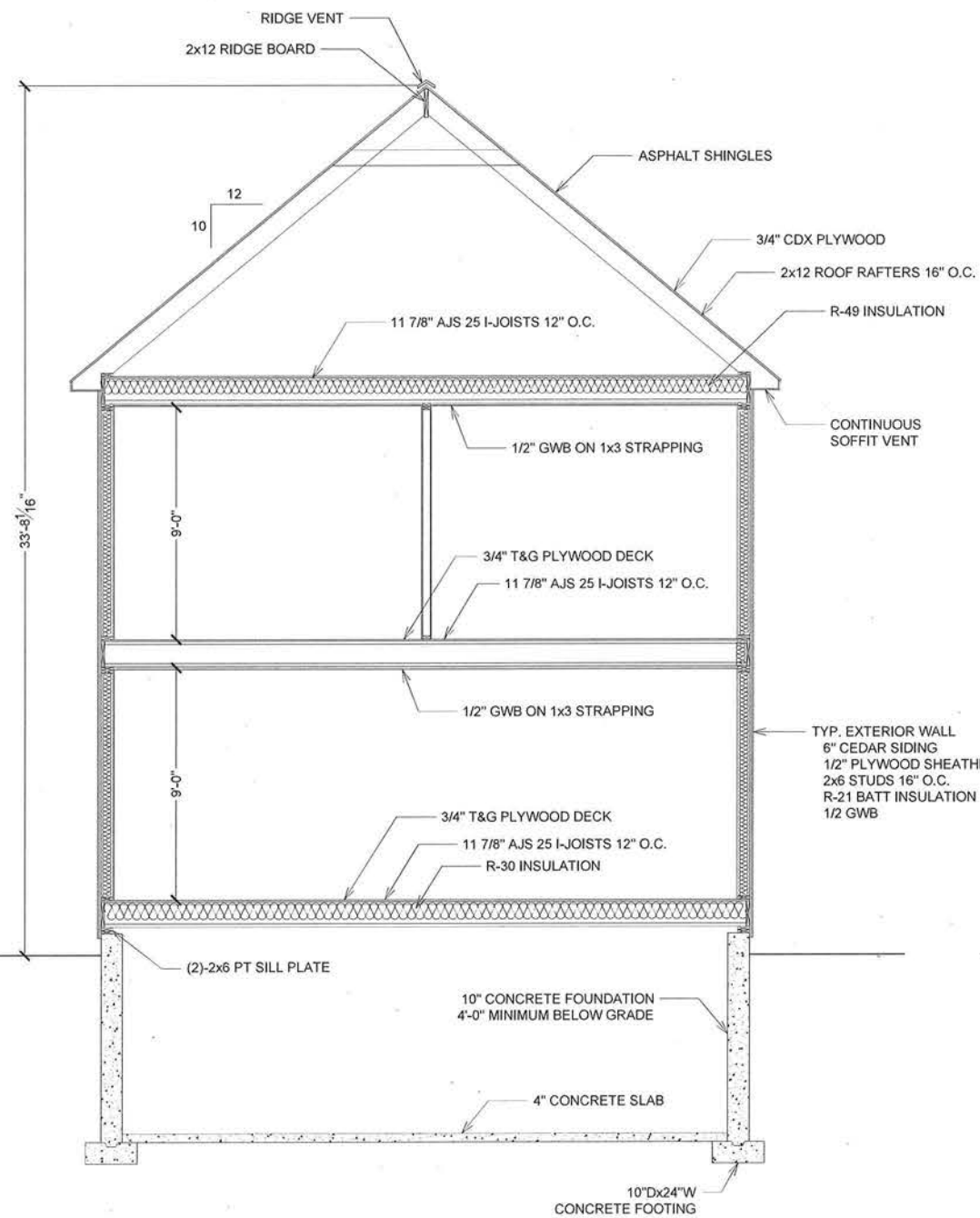
LEFT ELEVATION
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PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

DATE: 8/18/2022
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CONSTRUCTION DOCUMENTS

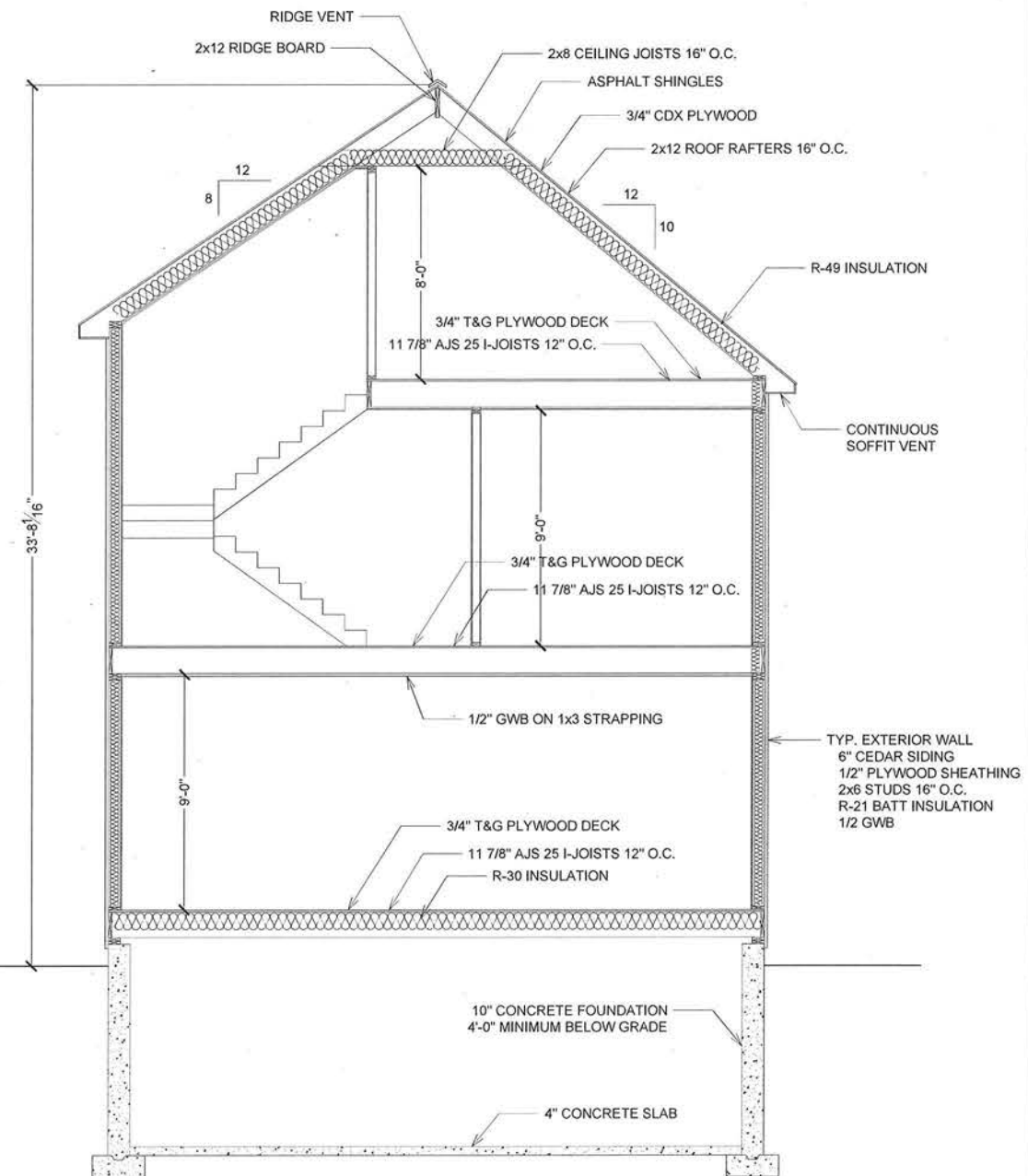
REVISIONS	DATE

A-7



BUILDING SECTION

SCALE: 1/4" = 1'-0"



BUILDING SECTION

SCALE: 1/4" = 1'-0"

REVISIONS	DATE

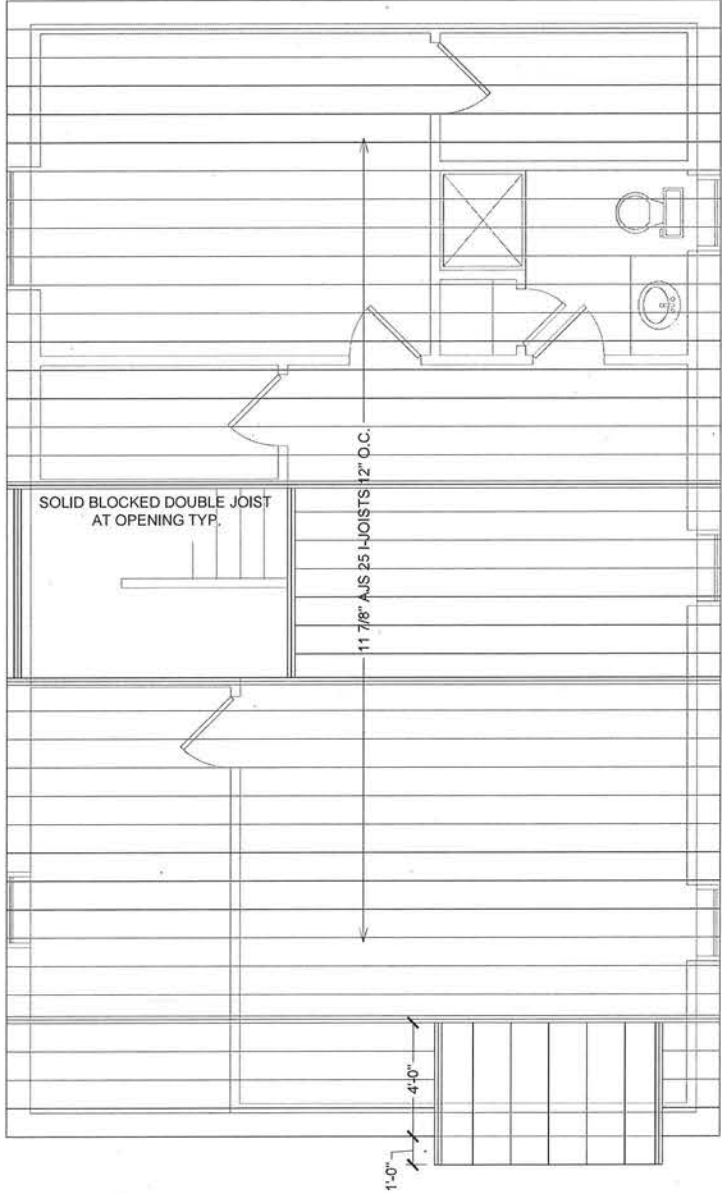
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CONSTRUCTION DOCUMENTS

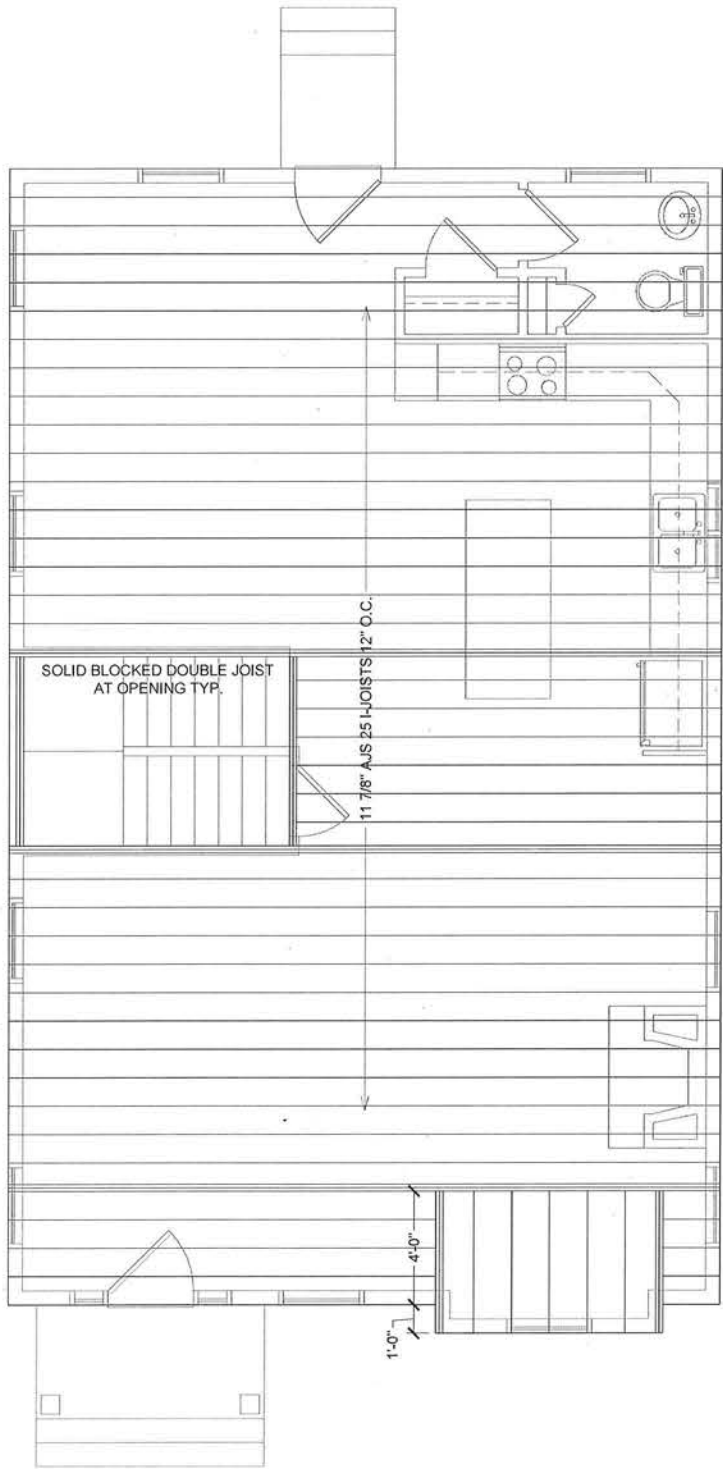
BUILDING
SECTION

PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

A-8



FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

FIRST AND SECOND
FLOOR FRAMING
PLANS

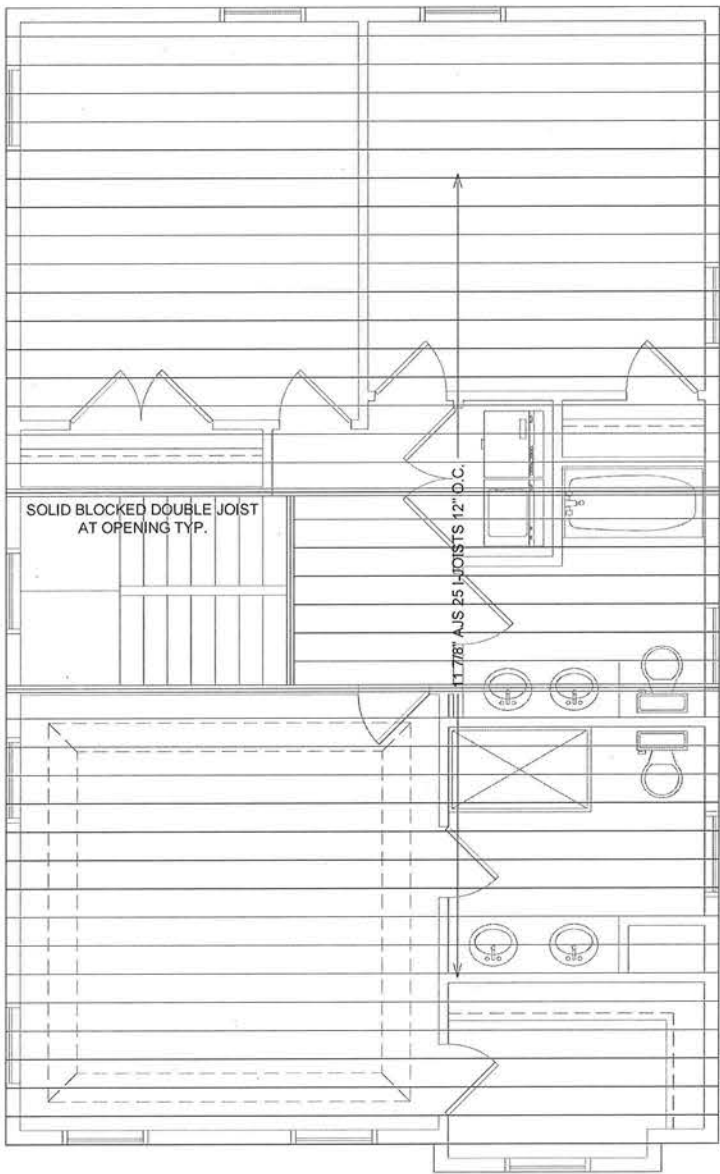
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CONSTRUCTION DOCUMENTS

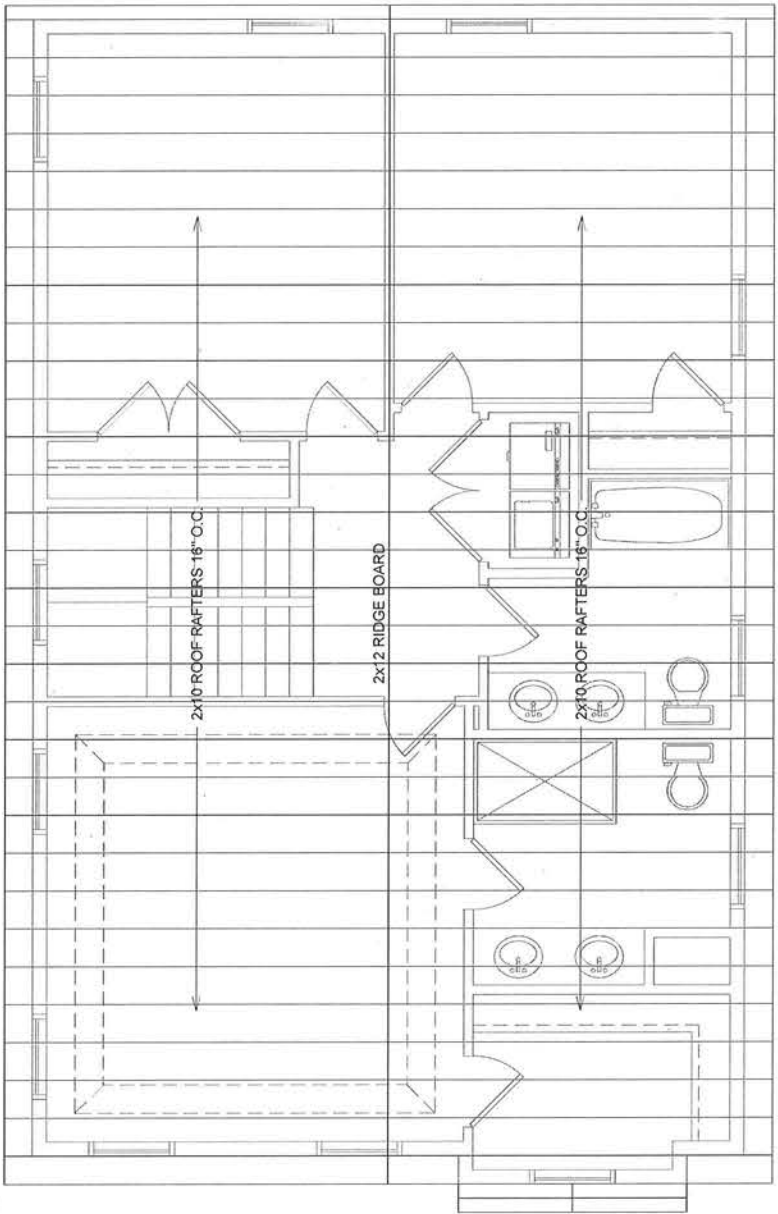
REVISIONS

DATE

F-1



ATTIC FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

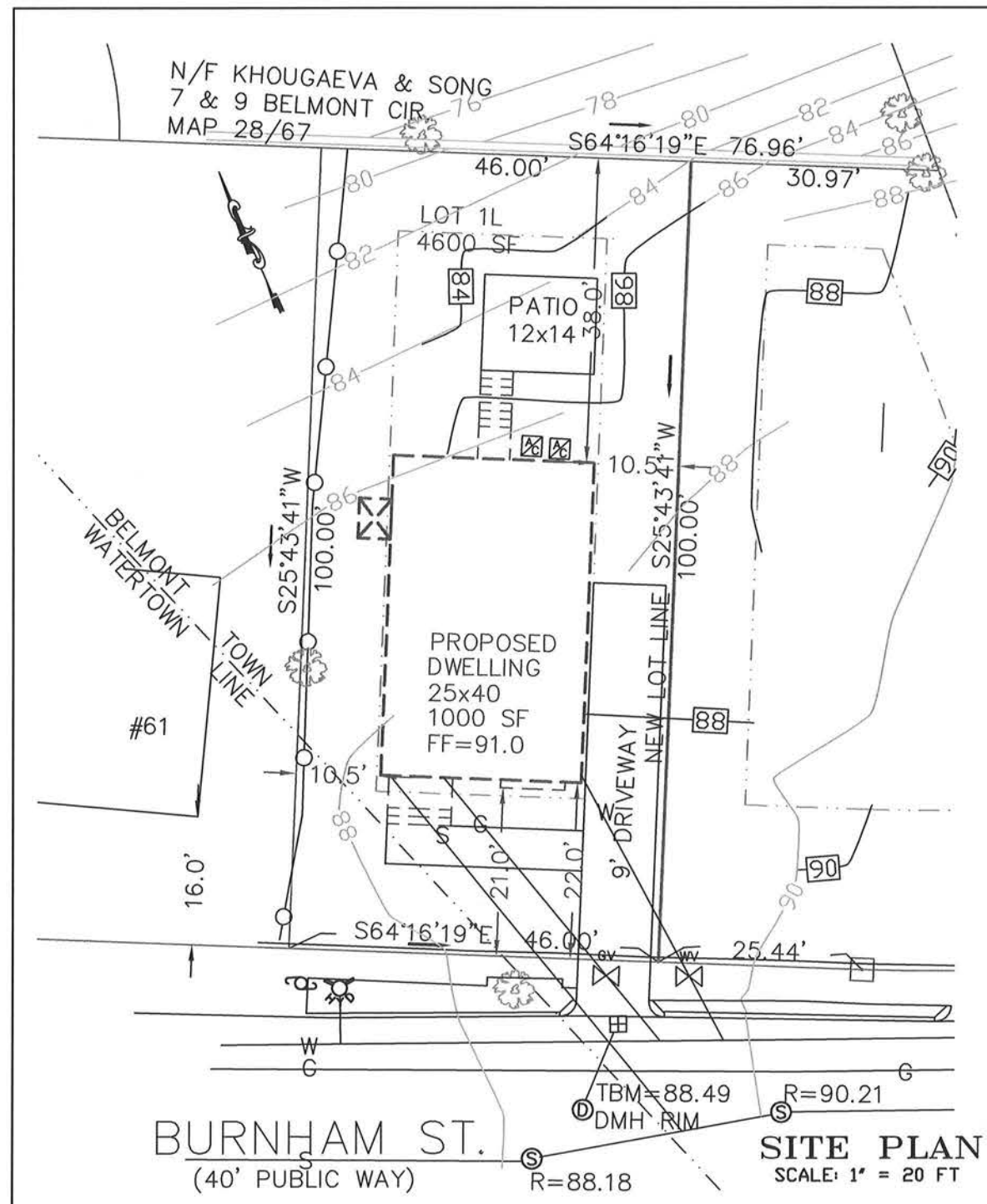
PROJECT: BOB CALNAN
59 BURNHAM ST.
BELMONT, MA

ATTIC AND ROOF
FRAMING PLANS

DATE : 8/18/2022
SCALE : 1/4" = 1'-0"
CONSTRUCTION DOCUMENTS

REVISIONS

DATE



FOUNDATION BELOW GRADE
40% MIN.
PERCENTAGE BELOW GRADE
= 5.18 FT / 8 FT = 64%

FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2 = 18.0 FT

COVERAGE
30% OF 4600 SF = 1380 SF
PRO. HOUSE = 1000 SF OR 21.7%
DRIVEWAY AREA = 463 SF OR 10.1%
OPEN SPACE = 68.2%

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

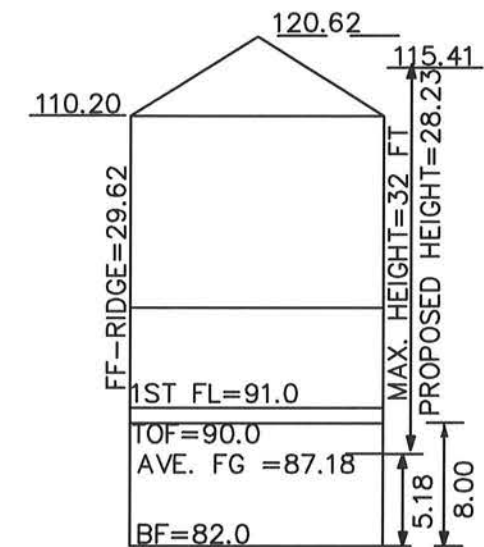
- ZONING DISTRICT: GR
- A. ASSESSORS MAP 28 PARCEL 171 NTS
- B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN.
SEE FEMA MAP 25017C0414E DATED 4 JUNE 2010;
ZONE X
- C. THE SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.
- D. PUBLIC SHADE TREES LOCATED WITHIN THE LIMITS
OF THE PROPERTY FRONTAGE TO BE RETAINED.

PROPOSED SINGLE FAMILY DWELLING
57-59 BURNHAM ST., LEFT



REFERENCE:
DEED BOOK 79026 PAGE 589 MSRD.
EXISTING DWELLING NOT SHOWN.

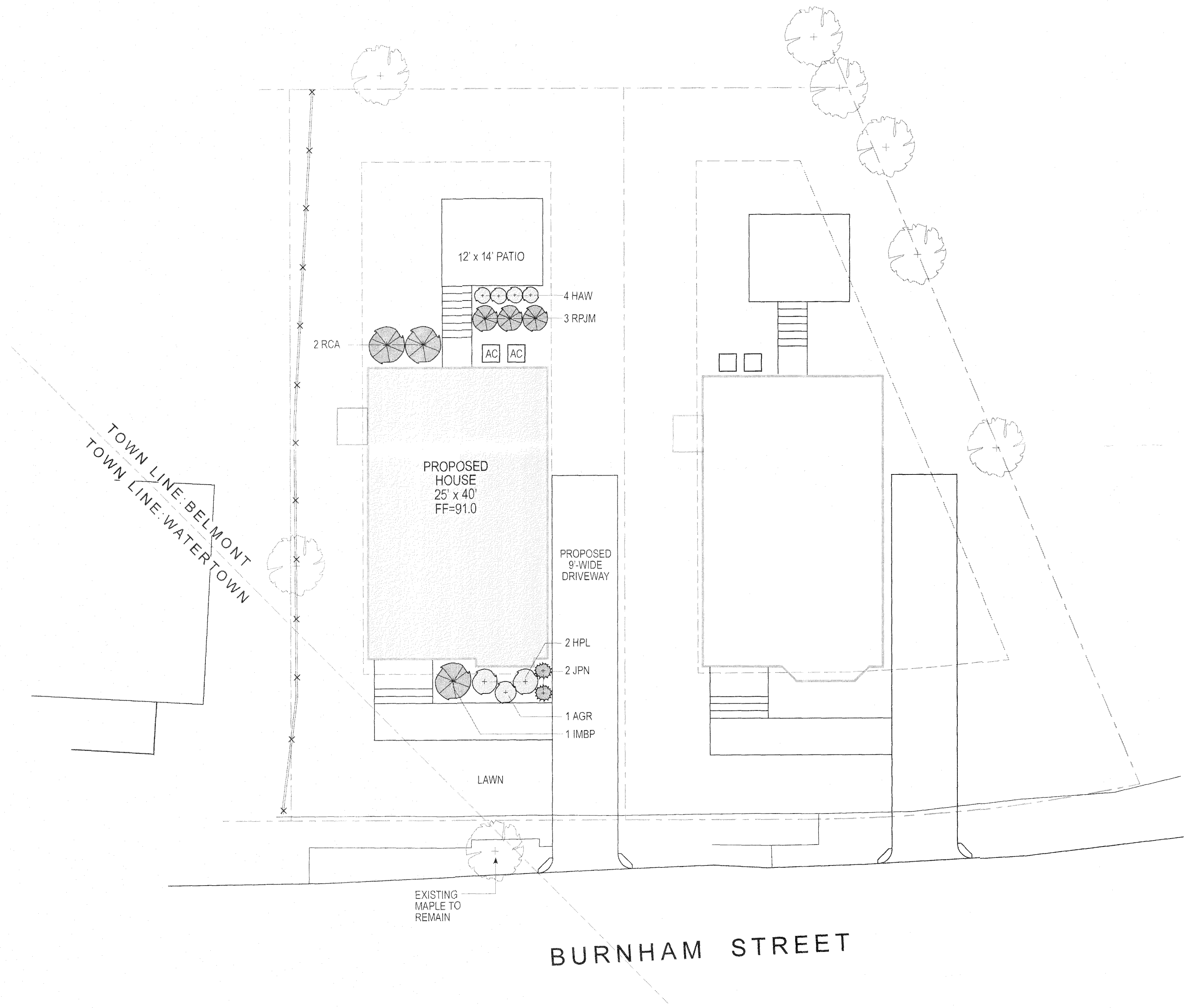
PLOT PLAN 57-59 BURNHAM ST., LEFT BELMONT, MA



HOUSE PROFILE

PREPARED BY:
H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
(EMAIL: HSTAR@ATT.NET)

OWNER: 57-59 BURNHAM LLC
LOCATION: 57-59 BURNHAM ST., BELMONT, MA
ASSESSORS MAP: MAP 28 PARCEL 37 & 38
APPLICATION #:
DATE: 10 SEPT. 2022
SCALE: 1"=20'



LEGEND

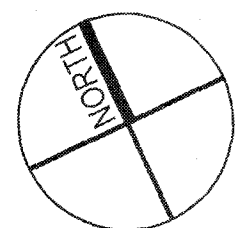
	EXISTING EVERGREEN TREE		PROPOSED DECIDUOUS TREE		PROPOSED BROADLEAF EVERGREEN SHRUB		PROPERTY LINE
	EXISTING DECIDUOUS TREE		PROPOSED EVERGREEN TREE		PROPOSED DECIDUOUS SHRUB		YARD SETBACK LINE
	EXISTING SHRUB				PROPOSED EVERGREEN SHRUB		EXISTING FENCE
					PROPOSED PERENNIAL		PROPOSED FENCE

PLANT LIST: 57-59 BURNHAM ST., LOT 1L

Key	Qty	Botanical Name	Common Name	Mature Size	Description, including flower color	Installed Size	Remarks
Shrubs							
AGR	1	Azalea 'Girard's Renee Michelle'	Girard's Renee Michelle Azalea	2-3'H x 3-4'W	3-4'H x 4-5'W. Low compact plant with deep pink flowers and light red spotting; dark evergreen foliage. Attracts butterflies.	#5	Sub: Azalea Hot Shot
HAW	4	Hydrangea arborescens 'Invincible Wee White'	Wee White Smooth Hydrangea	2-3'H x 2-3'W	Deciduous. Flowers emerge with green tint, brighten to creamy white, then pick up a pink tint as they age. Compact and floriferous.	#3	Sub: Invincible Mini Mauvette
HPL	2	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Panicle Hydrangea	3-4'H x 3-4'W	Deciduous. Begins blooming 1 month earlier than other panicle hydrangeas. Dwarf form of Broadleaf evergreen female. Pyramidal. Blue green spiky leaves, red berries in winter. Pair with Blue Prince for pollination.	#6	Sub: H pan. Little Lime
IMBP	1	Ilex meserveae 'Blue Princess'	Blue Princess Holly	8-10'H x 6-8'W	Coniferous groundcover. Cushion like growth. Slow growing. Sage green foliage tinged purple in winter. Prefers dryish sandy soil.	4-6'	clipped into pyramidal form
JPN	2	Juniperus procumbens 'Nana'	Dwarf Japanese Garden Juniper	6-12'H x 5-6'V	Large leaf broadleaf evergreen. Wide spreading form. Pale lilac buds open to white flowers with a greenish yellow blotch in May.	#3	
RCA	2	Rhododendron catawbiense 'Album'	White Catawba Rhododendron	5-6'H x 5-6'W	Small leaf broadleaf evergreen. Lavender pink flowers in mid-late April. Burgundy foliage in winter. R. carolinianum and R. dauricum sempervirens hybrid. Noted for winter hardiness.	3-3.5'	full to ground
RPJM	3	Rhododendron 'PJM'	PJM Rhododendron	5-6'H x 5-6'W		2.5-3'	Sub: PJM Elite

PLANT NOTES

- This Planting Plan is based on the following: 1. a drawing titled 'PLOT PLAN, 57-59 Burnham Street, Left, BELMONT, MA', prepared by H-Star Engineering, Inc., 200 Greenville Road, New Ipswich, NH 03071, dated Feb 21, 2020, and received by Shoplick Associates on Sept 7, 2022. Shoplick Associates assumes no responsibility for errors, inconsistencies, updates, or omissions in this drawing.
- PROTECTION OF EXISTING VEGETATION:** Trees and other vegetation designated to remain shall be protected throughout the duration of the construction period with bright orange plastic fence placed in a circle 10' away from trunk. Any damages resulting from the Contractor's operations or neglect shall be repaired or replaced by the Contractor. No equipment or materials shall be stored or stockpiled within the drip line of the trees. If, in order to perform excavation work, it becomes necessary to cut a tree's roots, such roots must be cleanly cut by a Certified Arborist. Tree protection must remain in place throughout construction until final acceptance by Owner.
- CLEARING AND GRUBBING:** Verify all items to be removed and to remain before commencing any demolition work. Do no clearing without full knowledge of existing conditions to be preserved. Tree and shrub removal includes the cutting and grubbing of all stumps, roots and root clusters that have a diameter of 1 inch or larger to a depth of at least 2 feet below finish grade elevations. The Contractor is responsible for complying with local and state rules and regulations pertaining to the off-site disposal of all soil, trees, shrubs, stumps, vegetative, and extraneous debris produced by removal and construction operations.
- Maintain existing grade at trees to remain.
- CUT AND FILL:** During grading operations, stockpile existing loam to be used for proposed lawn and plant bed areas. Any existing or introduced fill shall be well-graded, natural, inorganic soil, free of debris, stones larger than 4", & all materials subject to decomposition including roots & limbs. It shall also be free of highly plastic clays. Fill shall be placed in 6" horizontal layers, and compacted before adding the next layer. Never place wet or frozen fill. Compact the top 18" of fill/soil in lawn and plant bed areas to 65% density.
- PLANT BED PLANTING MIX:** Planting soil mix shall consist of onsite loam supplemented with loam from off-site sources, if required. Contractor shall have on and off site samples tested at either a state or recognized commercial laboratory. The soil test shall determine the soil texture, pH, magnesium, phosphorus, potassium, soluble salts, total calcium, nitrogen, and percent organic matter. Soil test results shall include laboratory recommendations for soil amendments to correct deficiencies and accomplish planting objectives. The pH for soil for lawn areas shall be between 6.0-7.0, and contain more than 3% organic matter. The soil for plant bed areas shall be based on the specific plant requirements but shall be within the pH range of 5.5-6.5, and contain between 5% and 15% organic matter. Planting soil shall be fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, reasonably free of lumps, stones, plants, roots, & other foreign matter. Planting mix and subsoil in all plant beds shall freely drain.
- PLANT MATERIALS: NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT CONSENT OF LANDSCAPE ARCHITECT.** The Contractor shall adjust quantities of plant materials & their layout to fit actual site conditions. All plant material shall conform to the sizing & grading standards of the latest edition of The American Standard For Nursery Stock, published by the American Nursery & Landscape Association. The Contractor shall provide stock true to botanical name, and legibly labeled. Plants shall be delivered free of defects, diseases, & all forms of insect infestation.
- WARRANTY: The Contractor shall provide a 1 year warranty on all plant materials.**
- PLANTING:** The subgrade for all plant beds and lawn areas shall be loosened by discing or rototilling to a depth of three inches (3") to permit bonding of loam to the subsoil. Place all trees, shrubs, & individual herbs and perennials for approval by the Owner prior to planting. The Owner reserves the right to adjust the spacing and placement of the plants according to actual site conditions. The Contractor shall remove all artificial burlap and twine, if used, at time of installation. The Contractor shall cut all wire baskets, if used, down to a maximum of 6" from the bottom of each root ball. **The width of the holes dug for shrubs & trees shall be 2 1/2 times the diameter of the root ball.** It is more important that the hole for plants be wide rather than deep. **All shrubs & trees shall bear the same relationship to the final grade as to the original grade before planting.** Remove all nursery mulch to determine correct root flare. After removing the plant from its container, rough up the sides of the root ball to loosen soil and encourage roots to spread into hole. Place plant in hole and back fill 6" deep with loam. Water thoroughly. After water has soaked into backfilled loam, resume filling the remainder of the hole in 6" lifts. Form a saucer around the outside edge of the plant, and fill with water again.
- MULCHING:** The Contractor shall spread a 2-3" deep bed of dark aged mulch in all plant beds & throughout the planting area. **Keep mulch away from the base of all trunks to prevent rotting of the bark.**
- WATERING:** The Contractor is responsible for watering all plant materials while on site until acceptance of project by Owner. The following watering schedule depends on rain frequency: Water plants every day for the first week, every other day for the second week, & two-three times a week for the third and fourth weeks. After the fourth week water once a week if less than 1" of rain falls during the week. The Contractor shall apply 10-20 gallons of water per application on trees greater than 2" caliper.



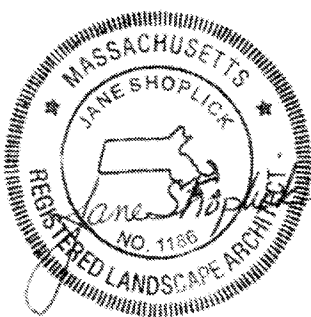
Scale: 1"=10'

0' 10' 20' 40'

PROJECT NAME

57-59 Burnham Street
LOT 1L
Belmont, MA 02478

STAMP



Shoplick Associates
Landscape Architecture

602 Centre Street
Newton, MA 02458

T: 617-244-7309
F: 617-795-1506

DESCRIPTION

DATE

REV. NO.

DRAWING TITLE

PLANTING
PLAN

DRAWING NUMBER

L-1

SHEET

1

OF

1

REFERENCE:

SUBJECT TO EASEMENTS AND/OR
RESTRICTIONS AS SHOWN AND/OR RECORDED.
BELMONT ASSESSORS MAP 28 PARCELS 37 & 38
WATERTOWN ASSESSORS GIS ID 521/9/2P
PLAN DATED 21 OCT. 1905 BOOK 3197 END MSRD.
PLAN 540 OF 2010 MSRD.
DEED BOOK 68740 PAGE 184 MSRD.

NOTE:

BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY
FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO
ESTABLISH PROPERTY LINES.

CERTIFICATION:

PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE
WITH THE TECHNICAL STANDARDS FOR FOUNDATION
INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS
ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.

- THE BUILDING CONFORMS TO THE DIMENSIONAL
REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN
OF BELMONT, MA. LOT IS "GRANDFATHERED".
- THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN.
FEMA MAP #2501700414E DATED 4 JUNE 2010.

EXISTING 2 FAMILY DWELLING
57-59 BURNHAM ST.

APPLICANT: 57-59 BURNHAM ST., LLC
LOCATION: 57-59 BURNHAM ST., BELMONT, MA

LEFT

FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2 = 18.0 FT

COVERAGE
30% OF 4600 SF = 1380 SF
PRO. HOUSE = 1000 SF OR 21.7%
DRIVEWAY AREA = 483 SF OR 10.1%
OPEN SPACE = 68.2%

RIGHT

FRONT YARD SETBACK
EXIST. DWELLING #61 BURNHAM ST.
(16 + 20)/2 = 18.0 FT

COVERAGE
30% OF 5120 SF = 1536 SF
PRO. HOUSE = 1000 SF OR 19.5%
DRIVEWAY AREA = 548 SF OR 10.7%
OPEN SPACE = 69.8%

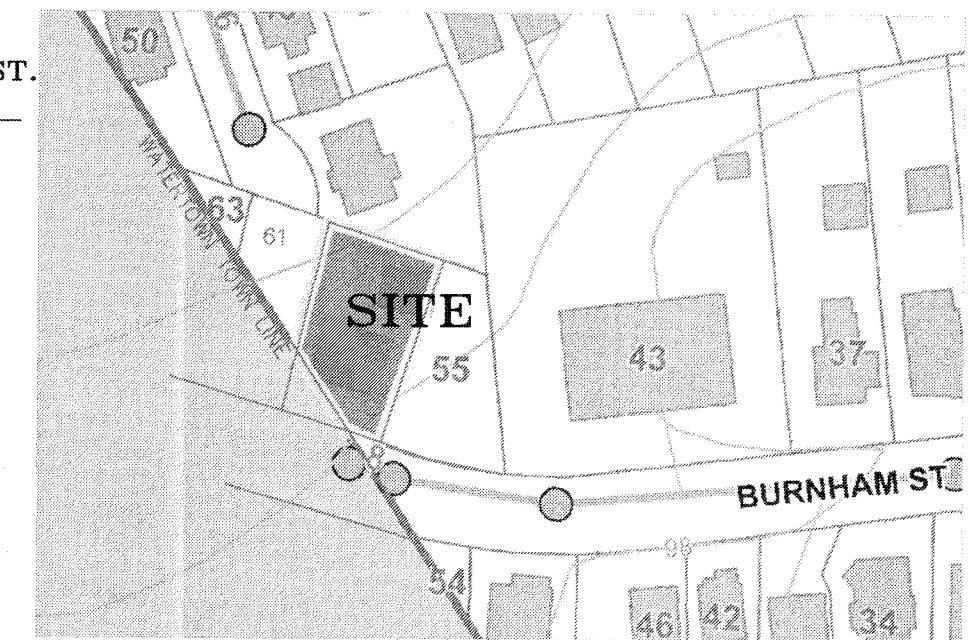
ZONING DISTRICT: GR

ZONING DIMENSIONS

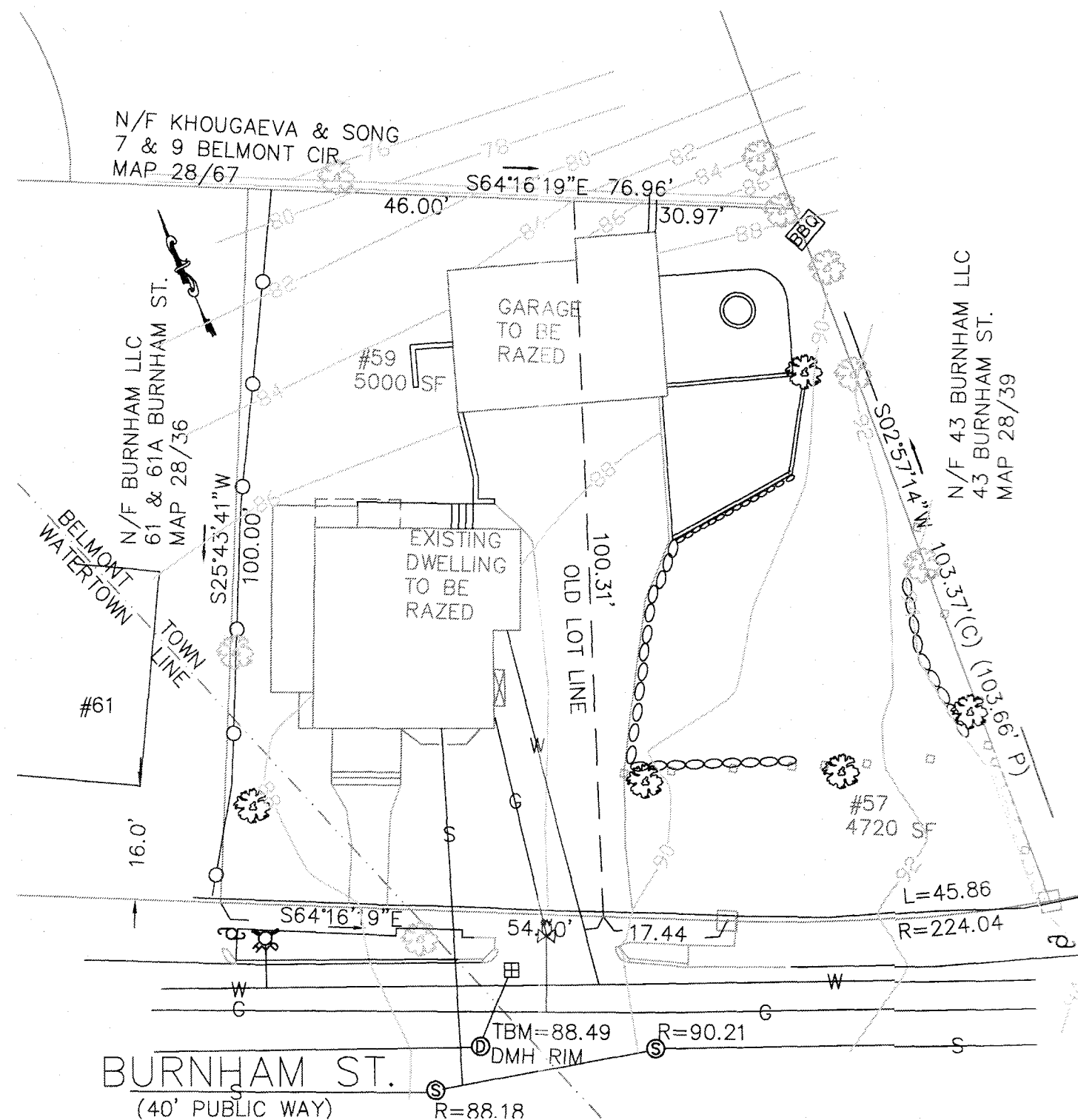
LOT REQUIREMENTS

	REQUIRED	57 & 59 EXISTING	PROPOSED 57-59 BURNHAM ST. RIGHT	LEFT
1. AREA (SF/DU) (2 FAMILY)	3500	9720	---	---
AREA (SF) (1 FAMILY)	4000	---	5120	4600
2. WIDTH (FT) (REAR BLDG LINE)	45	---	46	46
3. DEPTH (FT)	---	---	---	---
4. FRONTAGE (FT)	70	117.3	71.3	46
5. FRONT SETBACK (BURNHAM) (FT)	18.0 (AVE)	23.5	20.5	22.0
6. SIDE SETBACK (FEET)	10	5	10.8	10.5
7. REAR SETBACK (FEET)	20	N/D	39	38
LOT DEPTH (100' +; 20%)	20'	N/D	---	---
8. COVERAGE	30%	N/D	30.2%+	31.8%
OPEN SPACE	40%	N/D	69%	68%
9. HEIGHT (FEET) MAX.	32	N/D	28	28
10. STORIES	2.5	2.5	2.5	2.5

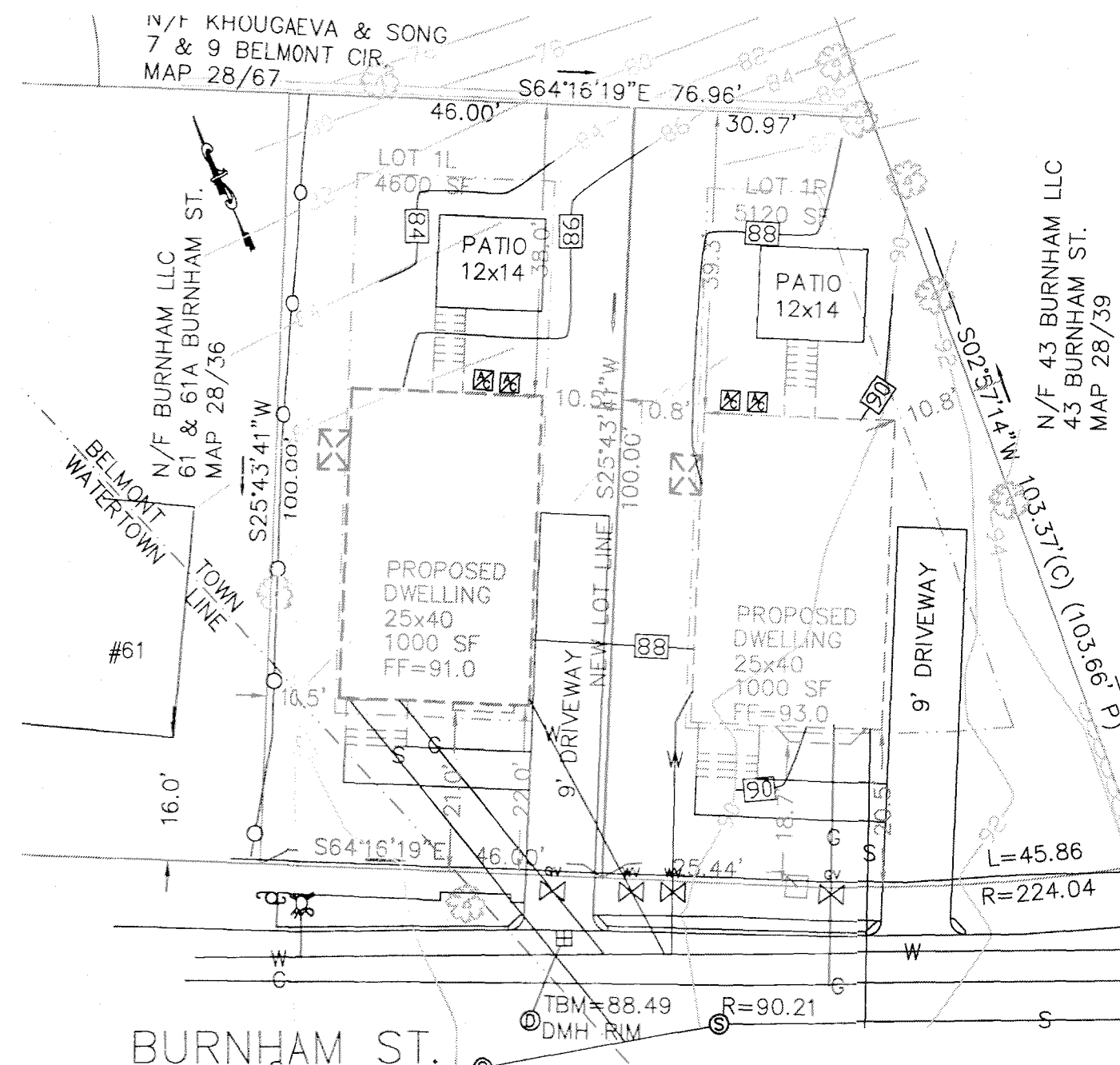
PLOT PLAN 57-59 BURNHAM ST. LEFT & RIGHT BELMONT, MA



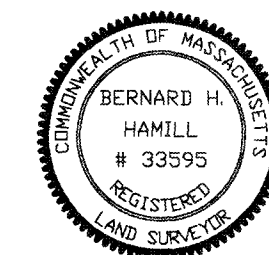
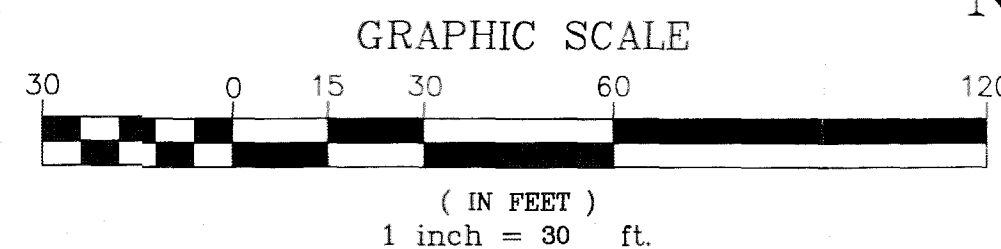
LOCUS PLAN 1"=100 FT



EXISTING SITE 1"=20 FT



NEW SITE LAYOUT 1"=20 FT



Bernard H. Hamill

DATE: 10 SEPT. 2022

PREPARED FOR:

57-59 BURNHAM STREET LLC
166 CIRCLE DR.
WALTHAM, MA

PREPARED BY:

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200 GREENVILLE ROAD
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EMAIL: HSTAR@ATT.NET