

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO. 23-10
APPLICANT: Alice M. Rushforth
PROPERTY: 55 Warwick Road
DATE OF PUBLIC HEARING: May 2, 2023

2023 MAY 22 PM 1:10

MEMBERS SITTING Jeff Birenbaum (Chairman)
Carol Berberian, Vice Chair, (Associate Member)
Thayer Donham
Renee Guo
Karl Haglund

MEMBERS VOTING: Jeff Birenbaum (Chairman)
Carol Berberian, Vice Chair, (Associate Member)
Thayer Donham
Renee Guo
Karl Haglund

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 Alice M. Rushforth, requests One Special Permit to construct a two-story addition at 55 Warwick Road located in General Residence (GR) Zoning District. Special Permit: §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board. The proposed 2 story addition is 346SF.

Proposal

The Applicant proposes to construct a 2 story addition that would add 346 square foot area to the existing dwelling. Ms. Alice M. Rushforth, Applicant, came before the Board to present her plans for the addition. The proposed addition meets all the intensity requirements of the By-Law for the General Residence zoning district.

Submissions to the Board:

- 1) Application Submission:
 - a. Application for Special Permit dated February 22, 2023.
 - b. Project Narrative prepared by Alice Rushforth and Rock Pulak.
 - c. Construction Documents, dated February 23, 2023.
 - d. Zoning Compliance Check List, dated February 15, 2023.
 - e. Certified Plot Plan, dated October 7, 2022.

Public Hearing

The Board held a duly noticed meeting on May 2, 2023. Alice Rushforth and her husband Rock Pulak made the presentation to the Board. The proposed is a two story, 346 square feet addition to the rear of the house.

Ms. Berberian shared the neighborhood analysis. The existing TLA was 1,614 square feet and the proposed was 2,101 square feet.

Ms. Donham noted that she thought the addition was modest and it will fit well into the neighborhood.

Ms. Guo noted that the Applicant was well prepared and there was a lot of neighborhood support.

There were no public comments.

Deliberation and Decision

On May, 2023, the Board deliberated on the Applicants' request for One Special Permit under Section 1.5 of the Zoning By-Law to construct a two story addition at 55 Warwick Road. Board members found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing home and that it will be in keeping with the character of the neighborhood. The addition will not increase any of the existing nonconformities and has been designed to reflect the character of the surrounding neighborhood.

Accordingly, upon motion duly made by **Mr. Birenbaum** and seconded by **Ms. Berberian**, **The Board voted 5 in favor and 0 oppose (5-0) to grant the Special Permit as requested.**

On Behalf of the Board

Dated: May 22, 2023



Ara Yogurtian
Assistant Director
Office of Community Development