

2023 AUG 10 PM 1:18

**TOWN OF BELMONT
PLANNING BOARD**

CASE NO. 23-15

APPLICANT: Daniel Da Fonesca

PROPERTY: 76 White Street

DATE OF PUBLIC HEARING: June 6, 2023
CONTINUED: July 18, 2023

MEMBERS SITTING Jeff Birenbaum, Chairman
Carol Berberian, Vice Chair,
Thayer Donham
Renee Guo
Andrew Osborn
Taylor Yates, (Associate Member)

MEMBERS VOTING: Jeff Birenbaum, Chairman
Carol Berberian, Vice Chair,
Thayer Donham
Renee Guo
Andrew Osborn

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 Daniel Da Fonesca, requests Two Special Permits and Design and Site Plan Review Approval under sections 1.5.4A and 6D-2 of the By-Law to construct two single-family dwellings at 74 and 76 White Street Located in a General Residence (GR) zoning district.

Proposal

The Applicant proposes to demolish an existing single family dwelling and replace with two single-family dwellings at 74 and 76 White Street Located in a General Residence (GR) zoning district.

Submissions to the Board:

- 1) Application Submission:
 - a. Application for Special Permit dated April 3, 2023.
 - b. Project Narrative.
 - c. Construction Documents, dated March 3, 2023.

- d. Zoning Compliance Check List, dated February 27, 2023.
- e. Certified Plot Plan, dated February 27, 2023.
- f. Landscape plans, dated March 2, 2023

Public Hearing

The Board held a duly noticed public hearing on June 6, 2023.

Kenneth Leitner, Attorney representing the Applicant, made the presentation to the Board. The Applicant would like to subdivide the lot into two lots to replace the existing single family dwelling with two single family dwellings. He presented the plans for the proposed two single-family dwellings.

Ms. Berberian reviewed the neighborhood analysis.

Ms. Donham mentioned that she was concerned about the FAR and the height as they are big houses on small lots and in the past, Applicants have reduced the height by a couple of feet to reduce the overall impact on the neighbors.

Steve Corbett, Construction Manager, addressed the concern about the trees that they intend to save.

There are three trees just on the inside of the property line and they will not be disturbed during construction. There was a large fourth tree on the corner that they will also attempt to save.

Norman Kherlop, the architect, noted that the project will be handled very well. There will be restricted hours and access and they will minimize traffic on Sycamore Street at the Butler School. Mr.

Birenbaum asked the Applicant to provide a Construction Management Plan.

Mr. Birenbaum felt that the homes lack architectural features in comparison to the other two families shown across the street. Mr. Kherlop said he would look at enhancing the architectural features. Ms. Guo noted that she was okay with the architectural features, but she felt that the FAR was too high and the size and height needed to come down. Ms. Donham suggested that the height of the structure should be reduced by two feet. Mr. Birenbaum asked the Applicant to make changes to the mass and the height and come back to the Board on July 11.

Ms. Berberian was concerned about parking during construction, and she would like more information on how it will be safely handled.

Mr. Birenbaum asked them to come back with information on the fence, the irrigation and the fourth tree to be added to the plans.

The Board did not meet on July 11, 2023 and the case was continued to July 18, 2023.

Mr. Birenbaum noted at the beginning of the hearing that the 2 newly appointed members have read the minutes from the previous meeting and have completed the Mullin's form thus allowing them to participate and vote on the case.

Kenneth Leitner, Attorney, representing Mr. Fonseca, joined the meeting and noted that the plans had been revised. The height had been reduced, the mass was reduced and the house was moved back. He noted that there was a full landscape plan available. They will add a fence at the neighbor's request, there will be dust control, rodent control and they will save as many trees as possible.

Ms. Berberian asked for an explanation for the parking of the tradespeople and deliveries during construction. Mr. Leitner noted that the parking would be on site. If there are more than five tradespeople they will be parking on the site and in the garage. There are a total of eight spaces available throughout the entire time of the construction. Mr. Birenbaum noted that the construction management plan must be updated to show all 8 spots and to note that they will be available on site. Mr. Leitner noted that the delivery times will be at off-peak times and will not conflict with the school pick

up and drop off times. Drop off time is between 8:00 -8:45 am and pick up is between 2:30 – 3:30pm. No deliveries will happen between these peak hours. Mr. Leitner presented the revised front elevation for 74 White Street and the revised elevations for 76 White Street.

Deliberation and Decision

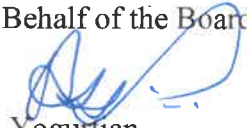
On July 18, 2023, the Board deliberated on the Applicant's request for two Special Permits and Design and Site plan Review Approval to construct two single-family dwellings at 74 and 76 White Street Located in a General Residence (GR) zoning district. Board members found that the revised plans of the new dwellings will not be substantially more detrimental to the neighborhood, and is in character with the other dwellings in the vicinity.

Accordingly, **upon motion to approve with conditions was made by Mr. Birenbaum and seconded by Mr. Yates, the Board voted 5 in favor and 0 apposed (5-0) to grant the Two Special Permits and the Design and Site Plan Approval as requested.**

Condition: 8 parking spaces to be made available on site for the duration of the construction and no deliveries during school peak times.

On Behalf of the Board

Dated: August 10, 2023



Ara Yogurtian
Assistant Director
Office of Community Development