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TOWN OF BELMONT

2021 OCT -6 PM 2:09

PLANNING BOARD

CASE NO. 21-19

APPLICANTS: Paul and Erica Jonak ✓

PROPERTY: 60 Drew Road ✓ 74059-47

DATE OF PUBLIC HEARING: October 5, 2021

MEMBERS SITTING/ Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Karl Haglund
Renee Guo (Alternate)

MEMBERS VOTING: Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Karl Haglund
Renee Guo (Alternate)



2021 00248800

Bk: 79142 Pg: 330 Doc: DECIS
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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, Paul and Erica Jonak ("Applicants"), requested two (2) Special Permits under Sections 1.5.4 A (2) and 4.2.2 of the By-Law to alter a nonconforming structure. The proposal is located at 60 Drew Road located in the General Residence Zoning District (GR).

§1.5.4A (2) of the By-Law allows additions in the GR zoning district that exceed 300 square feet by a Special Permit granted by the Planning Board; and exceeding 2 ½ stories in height.

The two (2) requested Special Permits are as follows:

- 1) The proposed addition exceeds 300 square foot and is allowed by a Special Permit granted by the Planning Board.
- 2) The existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (31.4% of the foundation walls are covered) and is considered a story. The proposed addition is considered a third level addition.

Proposal

The Applicants proposed to construct a screen-in porch in the rear of the dwelling and a second floor addition. The lowest level of the dwelling is considered a basement and considered a story.

Jonak Paul
60 Drew Rd
Belmont, MA 02478

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The proposed second floor addition is considered a third level. The existing dwelling has a total livable area (TLA) of 1,622 sq. ft., and the additional 349 sq. ft. is being proposed. Upon completion, the home will have a TLA of 1,971 sq. ft.

Submissions to the Board

1. August 19, 2021 Application
 - a. Application for Special Permit;
 - b. Copy of the Original Denial Letter;
 - c. Project Narrative;
 - d. Survey Plan;
 - e. Zoning Compliance Check List;
 - f. Basement Plan & Measurements;
 - g. Architectural Plans;
 - h. Neighborhood Support Letters;
2. 60 Drew Road Neighborhood Analysis & Abutter's Map

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 October 5, 2021 and 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 two (2) Special Permits under Sections 1.5.4 A (2) and 4.2.2 of the By-Law to alter a nonconforming structure in order to increase the size of the structure by more than 300 square feet and one special permit to exceed the maximum story requirement. The Board agreed that the TLA of the proposed home was appropriate for the neighborhood.

The five (5) Board members voting on the case found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing homes and that it will be in keeping with the character of the neighborhood. The additions will not substantially increase any of the existing nonconformities.

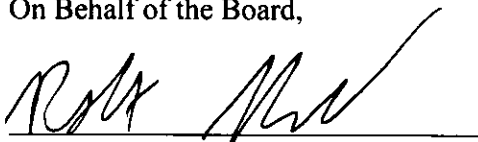
Accordingly, upon motion duly made and seconded, the Board voted 5-0 to grant the applicants' request for the Special Permits to construct the addition at 60 Drew Road subject to the following condition.

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Conditions:

1. This approval is based upon the plans presented at the October 5, 2021's 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. Additional windows on the right side facade shall be allowed per administrative approval by the Planning Division staff.
3. 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.

On Behalf of the Board,



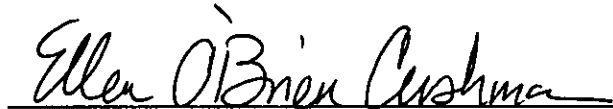
Robert Hummel, Senior Planner

Dated: October 6, 2021

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 October 6, 2021, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with three (3) conditions.

November 3, 2021



Ellen O'Brien Cushman, Town Clerk
Belmont, MA