

J2



2017 01763592

Bk: 01429 Pg: 32 Cert#: 253112

Doc: DECIS 06/27/2017 09:42 AM

TOWN OF BELMONTTOWN CLERK
BELMONT, MA

2017 MAY 26 PM 2:15

PLANNING BOARD**CASE NO.**

17-04

APPLICANT:

Tatiana Scott -

PROPERTY:

8-10 Frederick Street -

LOT 65

DATE OF PUBLIC HEARING: April 13, 2017**MEMBERS SITTING/
VOTING:**

Elizabeth Allison, Chair
Barbara Fiacco, Vice Chair
Charles Clark
Joseph DeStefano
Raffi Manjikian, Associate Member

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, Tatiana Scott (Applicant), requests two (2) Special Permits under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure and to maintain the nonconforming side setback (10.0' allowed, 6.1' existing and proposed) in order to construct a dormer at 8-10 Frederick Street in a General Residence Zoning District.

Proposal

The Applicant proposes to construct a dormer on the north side of her home (the left-hand side when facing the property from Frederick Street) in order to add a bathroom. The dormer does not meet the side setback requirement but is necessary for the family since there is no bathroom on this level of her unit. The Applicant and her family live in the second and third floor unit and need the additional bathroom to accommodate the needs of her young children. The third floor currently contains three bedrooms but no bathroom; the only bathroom in the Applicant's unit is on the second floor and her children have difficulty accessing it at night. The Applicant suggested that the dormer will not be substantially more detrimental to the neighborhood since it has been designed to blend with the surrounding area and the existing architecture of the home. The Applicant noted that the abutter adjacent to the proposed dormer would not be negatively impacted since the dormer will overlook their garage and rear façade. While the existing home is nonconforming with respect to the side setback, the dormer will be constructed to meet all other dimensional regulations, especially the height and half story requirements. The dormer will also be finished to match the existing structure with similar windows and siding. The Applicant has shown the plans of the dormer to several of the

253112

1429-32

neighbors who have not expressed any objections to it, while numerous abutters provided letters of support.

Public Hearing

The Board held a duly noticed public hearing on the application on April 13, 2017. No one spoke in opposition or support of the Applicant's requested Special Permits. Seven letters in support of the project were provided to the Board.

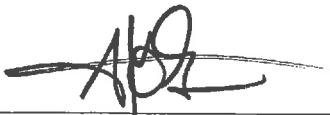
Deliberation and Decision

On April 13, 2017, the Board deliberated on the Applicant's request for two (2) Special Permits under Section 1.5 of the Zoning By-Law to alter a nonconforming structure and to maintain the nonconforming side setback (10.0' allowed, 6.1' existing and proposed) in order to construct a dormer on top of her home located at 8-10 Frederick Street in a General Residence Zoning District. The Board found that the proposed dormer will not be substantially more detrimental to the neighborhood and that it will be in keeping with the character of the neighborhood and/or home. But for the side setback, the dormer will be constructed to meet all other dimensional regulations, it will also be finished to match the existing structure with similar windows and siding, and neighbors have not expressed any objections to it.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR TWO (2) SPECIAL PERMITS** under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure and to maintain the nonconforming side setback (10.0' allowed, 6.1' existing and proposed) **IN ORDER TO CONSTRUCT A DORMER ON AT 8-10 FREDERICK STREET subject to the following CONDITION:**

1. The Applicant shall replace any landscaping that is destroyed during construction of the dormer to its former condition.

On Behalf of the Board,



Spencer K. Gober, Staff Planner

Dated: May 26, 2017

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 May 26, 2017, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with one (1) condition.

June 16, 2017



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

①

Doc 01763592

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Jun 27, 2017 at 09:42A

Document Fee 75.00

Receipt Total: \$78.00

NOTED ON: CERT 253112 BK 01429 PG 32

ALSO NOTED ON:

TATIANA SCOTT
NAME 8-10 FREDERICK ST. TEL.
STREET ADDRESS BEMENT, MA 998-866-8414
CITY OR TOWN ZIP

I HEREBY ATTEST AND CERTIFY ON 06/27/2017
THAT THE FOREGOING DOCUMENT IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE
AND IN MY LEGAL CUSTODY

MARIA C. CURTATONE
ASST RECORDER
LAND COURT

BY 

Official Receipt for Recording in:

Middlesex South Registry of Deeds
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

TITIANA SCOTT
8-10 FREDERICK ST

BELMONT MA

Recording Fees

Document Description	Number	Cert Number	Recording Amount
DEEDS CC	01763592	253112	\$75.00
			\$3.00

Collected Amounts

Payment Type	Amount
Cash	\$3.00
Check	\$75.00
	\$78.00

Total Received : \$78.00
Less Total Recordings: \$78.00

Change Due \$.00

Thank You
MARIA C. CURTATONE - Register of Deeds

By: Karen Haroian

Receipt# Date Time
2098351 06/27/2017 09:42a