

PB 17-16

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**TOWN OF BELMONT  
PLANNING BOARD**

2017 DEC 28 PM 12:49

**CASE NO.** 17-16  
**APPLICANT:** William Sullivan  
**PROPERTY:** 24-26 Walnut Street  
**DATE OF PUBLIC HEARING:** November 7, 2017

50100-299

**MEMBERS SITTING/  
VOTING:**

Charles Clark, Chair  
Karl Haglund  
Steve Pinkerton  
Edward 'Sandy' Sanderson



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**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, William Sullivan ("Applicant"), requests a Special Permit under Section 1.5 of the Zoning By-Law to enlarge a nonconforming structure and use in order to construct a three-story addition at the rear of the structure at 24-26 Walnut Street located in a General Residence Zoning District.

**Proposal**

The Applicant proposes to construct a three-story addition at the rear of the existing, three-story, three-family structure to increase floor space in the kitchen, dining, and living areas for the rental units occupying each floor (three units total), as well as to construct a second stairway to create better egress and bring the stairs up to code. The Applicant suggested this addition will not be detrimental to the neighborhood since it will improve the appearance of the home and bring it on par with the other homes in the neighborhood. Architectural details consistent with the neighborhood will be applied to the structure in order to ensure its appearance is in keeping with the neighborhood character. The Applicant held two open houses prior to coming before the Board, and according to the Applicant the plans were positively received by the neighborhood.

**Public Hearing**

The Board held a duly noticed hearing on the application on November 7, 2017, and continued it to November 16, 2017. One member of the public spoke in support, and no one spoke in opposition to the Applicant's proposal.

William H. Sullivan Jr.  
637 EAST ST.  
CHARLISLE, MA. 01741

The Board continued the hearing in order to provide the Applicant time to confirm that HVAC equipment mounted on the roof would not negatively impact the view-shed from the abutting Pequossette Park, and to provide revisions to the proposed landscape plan.

### **Deliberation and Decision**

On November 16, 2017, the Board deliberated on the Applicant's request for a Special Permit under Section 1.5 of the Zoning By-Law to enlarge a nonconforming structure and use in order to construct a three-story addition at the rear of the structure at 24-26 Walnut Street located in a General Residence Zoning District. The Board found that the proposed addition would not be substantially more detrimental to the neighborhood and that it would be in keeping with the character of the neighborhood and/or home. The addition was designed to complement the existing home and surrounding neighborhood, will be constructed to meet all dimensional regulations, finished to match the existing structure with similar windows and siding, and neighbors have not expressed any objections to the addition. The use is also consistent with the neighborhood, which contains a mix of residential uses, as well as commercial.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to construct a three-story addition to enlarge a nonconforming structure and use at 24-26 Walnut Street subject to the following condition:**

#### **Landscaping:**

1. A revised landscape plan shall be submitted to the Office of Community Development containing additional shrubs and a River Birch tree at the corners of the rear of the property so as to create a framed view-shed into and out of the abutting Pequossette Park.

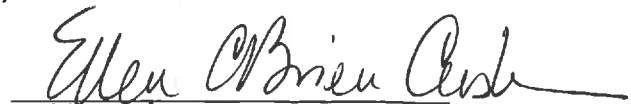
On Behalf of the Board,

  
\_\_\_\_\_  
Spencer K. Gober, Staff Planner

Dated: December 28, 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 December 28, 2017 and further I certify that no appeal has been filed with regard to the granting of said Special Permit with One (1) Condition.

January 19, 2018

  
\_\_\_\_\_  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA