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PB 18-02

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TOWN OF BELMONT

PLANNING BOARD

2018 FEB 21 PM 1:17

CASE NO. 18-02
APPLICANT: Thomas Jackmin
PROPERTY: 53 Raleigh Road



2018 00094387

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DATE OF PUBLIC HEARING: February 6, 2018
53111 - 378

**MEMBERS SITTING/
VOTING:** Charles 'Chuck' Clark, Chair
Thayer Donham
Karl Haglund
Steve Pinkerton
Edmund 'Ed' Starzec

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, Thomas Jackmin ("Applicant"), requests a Special Permit under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure in order to construct a two-story addition at the side of the Applicant's at 53 Raleigh Road located in a General Residence Zoning District.

Proposal

The Applicant proposes to construct a two-story addition at the side of the Applicant's existing, two and one half-story, single-family structure to create a mudroom, rear entrance, and office; and increase floor space in the kitchen and dining areas on the first floor. The increased area on the second floor will allow for a larger master bedroom and walk-in closet. The Applicant suggested this addition will not be detrimental to the neighborhood and will bring the home on par with the other homes in the neighborhood. Architectural details consistent with the existing structure will be applied in order to ensure its appearance is in keeping with the character of the home and neighborhood.

Submissions to the Board

1. December 18, 2017:
 - a. Application for Special Permit;
 - b. Copy of the original denial letter;
 - c. Project narrative;
 - d. Proposed Plot Plan;

- e. Zoning Compliance Checklist;
- f. Existing conditions photographs;
- g. Building Plans:
 - i. Existing floorplans for cellar, first floor, second floor, and attic;
 - ii. Existing roof plan;
 - iii. Proposed floorplans for cellar, first floor, second floor, and attic;
 - iv. Proposed Roof plan;
 - v. Existing elevations (east, west, north, and south);
 - vi. Proposed elevations (east, west, north, and south);
 - vii. Proposed interior elevations;
 - viii. Schedule of finishes;
 - ix. Details; and,
 - x. Electric Plan;

2. January 5, 2018:

- a. Landscape Plan

Public Hearing

The Board held a duly noticed hearing on the application on February 6, 2018. One member of the public, a direct abutter, spoke in support, and no one spoke in opposition to the Applicant's proposal.

Deliberation and Decision

On February 6, 2018, the Board deliberated on the Applicant's request for a Special Permit under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure in order to construct a two-story addition at the side of the existing, single-family home at 53 Raleigh Road 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. Members of the Board noted and expressed concern that the HVAC equipment as proposed would be placed in the side setbacks, and required the Applicant to relocate the HVAC equipment to the rear of the structure.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to construct a two-story addition to alter a nonconforming structure at 53 Raleigh Road subject to the following conditions:**

General:

1. This approval is based upon the submitted plans identified above. No modifications, except as provided in the conditions listed below, may be made without the approval of the Board, or a determination in writing by the Building Inspector that the modification is so minor that the approval of the Board is not required.
2. Upon completion of the project, an as-built plot plan shall be submitted to the Office of Community Development to be incorporated in the Town's building files.

Landscape:

1. The HVAC equipment shall be installed at the rear of the structure and appropriately screened using either fencing or plant materials.

On Behalf of the Board,



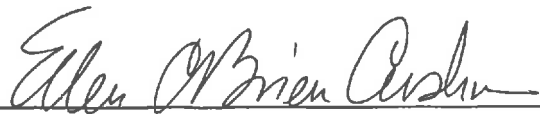
Spencer K. Gober, Staff Planner

Dated: February 21, 2018

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 February 21, 2018 , and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with 3 (three) conditions.

April 26, 2018



Ellen O'Brien Cushman, Town Clerk
Belmont, MA