

RECEIVED
TOWN CLERK
BELMONT, MA

2018 MAR -1 PM 1:20

TOWN OF BELMONT
PLANNING BOARD

CASE NO. 18-04

APPLICANT: Michael McNamara
and owner

PROPERTY: 23 Centre Avenue

deed: 62903/90

DATE OF PUBLIC HEARING: February 15, 2018



2018 00062052

Bk: 70963 Pg: 271 Doc: DECIS
Page: 1 of 2 05/04/2018 08:08 AMMEMBERS SITTING/
VOTING:

Charles 'Chuck' Clark, Chair
Thayer Donham
Karl Haglund
Steve Pinkerton
Edmund 'Ed' Starzec

Introduction

This matter came before the Planning Board of the Town of Belmont acting as the Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts and Chapter 40A of the Massachusetts General Law. The Applicant, Michael McNamara (Applicant), seeks a Special Permit, under Section 6.11 of the Town of Belmont Zoning By-Law to enlarge a previously approved historic accessory dwelling unit within the existing accessory structure at 23 Centre Avenue located in the Single Residence A Zoning District. The structure is located on the Applicant's property at 23 Centre Avenue.

Proposal

The Applicant proposes to enlarge the previously approved dwelling unit from 897 sq. ft. of existing living space by approximately 250 sq. ft. of additional living space, to a total of 1,471 sq. ft. This will be achieved by expanding the dwelling unit into space that is currently underutilized as storage and an unfinished basement. The proposed scope of work will be entirely contained within the existing, historic structure, and will not impact the exterior of the structure in any way.

The Applicant submitted a letter from the Belmont Historic District Commission (HDC), which stated that the HDC reviewed the proposed scope of work at their November 14, 2017, meeting, and from a historic preservation perspective voted to approve the project so long as the scope is contained entirely within the existing structure and does not impact the exterior of the structure in any way.

Michael McNamara
23 Centre Ave.
Belmont, MA 02478

Public Hearing

The Board held a duly noticed public hearing on the application on February 15, 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 15, 2018, the Board deliberated on the Applicant's request for a Special Permit under Section 6.11 of the Zoning By-Law to enlarge a previously approved historic accessory dwelling unit within the existing structure at 23 Centre Avenue located in the Single Residence A Zoning District. The structure is located on the Applicant's property at 23 Centre Avenue. The Board found that the proposed expansion would be in keeping with the intent of the By-Law and with the character of the neighborhood and/or home.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to enlarge a previously approved historic accessory dwelling unit within the existing accessory structure at 23 Centre Avenue subject to the following condition:**

1. That the scope of work will not alter the exterior of the structure. If the scope of the project changes to include alterations to the exterior of the structure, the Applicant must first gain approval from the HDC and then reapply for a new Special Permit from the Board.

On Behalf of the Board,



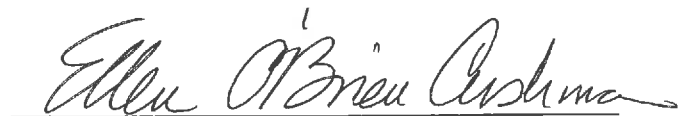
Spencer K. Gober, Staff Planner

Dated: March 1, 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 March 1, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with one (1) condition.

May 3, 2018



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

Pickering, Kevin

From: Gober, Spencer
Sent: Friday, May 04, 2018 10:26 AM
To: Pickering, Kevin
Subject: FW: 23 Centre Ave Project

Hi Kevin,

See my response to Mike McNamara below.

As far as the Planning Board and HDC approvals are concerned, he is good to move forward with the Building Permit.

Best,
Spencer

From: Michael McNamara [mailto:mmcnamara73@gmail.com]
Sent: Monday, April 23, 2018 7:52 PM
To: Gober, Spencer <sgober@belmont-ma.gov>
Subject: Re: 23 Centre Ave Project

I can confirm, There will be no changes to the exterior.

Thank you,

Mike

Sent from my iPhone

On Apr 23, 2018, at 12:39 PM, Gober, Spencer <sgober@belmont-ma.gov> wrote:

Hi Mike,

I apologize for my delayed response.

I've reviewed the plans, and from what I can see the changes do not pose any issues with regards to the Planning Board and the HDC approvals.

However, please confirm that the revised scope of work does not impact the exterior of the structure.

Once I have your confirmation, I will let the Building Inspectors know that you are ok to move forward with the changes to the plans.

Best,
Spencer

From: Michael McNamara [<mailto:mmcnamara73@gmail.com>]
Sent: Friday, April 13, 2018 4:09 PM

To: Gober, Spencer <sgober@belmont-ma.gov>

Subject: 23 Centre Ave Project

Spencer:

We provided our final plans to the building inspector. He asked if there were any differences between the final plans and the plans that the board approved. I let him know that there were some differences. He didn't see the changes as much of a problem, but asked that we reach out to you.

Attached, please find the plans approved by the board and the "final" plans. As you can see, the plans change the configuration of non-load bearing walls in the lower floor. It pushes the storage onto one wall, and expands the room off the front door.

Please let us know if this presents a problem.

Regards,

Mike McNamara
781-816-3534

MUST COMPLY WITH
780 CMR 51.00
MASS. RESIDENTIAL CODE

23 LENTRE