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Town of Belmont Planning Board**DESIGN AND SITE PLAN APPROVAL****Town of Belmont Zoning By-Law, Section 6D****SINGLE-FAMILY DWELLING at 174 LEXINGTON STREET****May 1, 2018**

Pursuant to Section 6D of the Town of Belmont Zoning By-Law, the Planning Board submits its decision on the application of Robert Calnan for Design and Site Plan Approval to allow the construction of a single-family dwelling at 174 Lexington Street in a General Residence (GR) Zoning District.

The Board held a duly advertised public hearing on February 15, 2018, and continued it to March 6, 2018. The Board closed the public hearing and deliberated on March 6, 2018. Sitting for the Board were Charles Clark, Chair; Stephen Pinkerton, Vice Chair; Karl Haglund, Thayer Donham, and Edward Starzec.

Overview of the Application:

The flat, 18,000 square foot lot with 102.3' of frontage currently contains a 2-1/2-story, two-family home. This building will be demolished and the property subdivided and a 2-1/2 story, single-family home will be built on each lot (this decision is for 174 Lexington Street; 172 Lexington Street will be discussed under a separate decision). The proposed single-family dwelling will contain 2,650 square feet with a family and dining room, kitchen, and half bath on the first floor and 3 bedrooms and 2 full bathrooms on the second. The cellar will be finished and will be used as entertainment space and will also contain a utility room and half bathroom. The attic will be used only for storage and will be accessible with pull down stairs. The house will be finished in a colonial style with the gable end of the roof facing Lexington Street and the front entrance with covered porch will be on the left side of the house. A detached 2-car garage will be built at the rear of the home. Mature landscaping along the perimeter of the lot will be maintained and additional landscaping will be added around the home. Two street trees will be plant at the front of the lot, close to Lexington Street, instead of in the grass strip.

Performance Standards (Sections 6D.4):

Based upon the information submitted and presented to the Board by the Applicant, comments received from the public, and data collected and analyzed by the Board, the Board makes the following findings:

- a. The scale of the single-family dwelling will be consistent with other structures in the neighborhood as evidenced by the submitted and revised building plans and data collected and analyzed for the surrounding neighborhood. Moreover, the surrounding

neighborhood consists of fairly even mix of single and two-family homes.

- b. The design of the single-family dwelling, with typical architectural elements such as, a front porch, pitch of the roof, two-story bay window, and gable end facing the street, will be consistent with the prevailing character of buildings in the neighborhood.
- c. The height of the single-family dwelling at 2-1/2 stories and 28.5', to the ridge, will be compatible with the buildings in the surrounding neighborhood.
- d. The proportions and relationships of height to width between windows, doors, and other architectural elements will be compatible with the architectural style and character of the surroundings.
- e. The siting of the building and driveway will not change from what currently exists: the front door will face Lexington Street and the existing driveway location will be maintained.
- f. The circulation on the lot will not detract from the use and enjoyment of adjacent properties since the driveway will be utilized by only the occupants of the property.
- g. The lighting will be arranged to minimize the impact on neighboring properties.
- h. The open space will be designed to add to the visual amenities of the neighborhood since additional landscaping will be added to the property. Mature trees will be maintained along the right side of the property and additional landscaping will be added to the site.
- i. The relation of the single-family dwelling to the open space will be compatible with the surrounding area since the home will meet the setback requirements. Additionally, the lot size is greater than the average for the neighborhood (9,000 s.f., compared to 6,716 s.f.).
- j. Objectionable features will be screened from abutting properties since landscaping will be added along the front, side and rear of the house and property lines.
- k. Drainage, as evidenced by the Grading/Drainage Plan, will comply with the Stormwater and Erosion Control By-Law (Town of Belmont General Bylaws Section 60-325).
- l. Street trees (and number of matures trees) exist in the surrounding area and will be augmented with the planting of 2 trees in the front yard, instead of the grass strip in order that they have a better chance to survive.
- m. Outdoor mechanical equipment will comply with all locational restrictions since it will be located behind the dwelling and appropriately screened with 3.0' tall fencing and 3 Summersweet and 5 Azalea bushes.

Planning Board Decision

Therefore, after considering the Performance Standards as set forth in Section 6D.4 of the Zoning By-Law, the **PLANNING BOARD UNANIMOUSLY VOTED TO GRANT DESIGN AND SITE PLAN APPROVAL** for the construction of a single-family dwelling at 174 Lexington Street **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1 This approval is based upon the submitted plans identified above. No modifications, except as provided in condition 6 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 An as-built plan shall be submitted to the Office of Community Development prior to the issuance of a Certificate of Occupancy.
- 3 A final landscape plan shall be submitted for review and approval by the Planning Board prior to the installation of the landscaping.
- 4 Landscaping shall be maintained as approved. All failed landscaping shall be replaced as soon as reasonably practical with comparable plant species and size.
- 5 The Applicant shall guarantee the trees for 1 year. Dead trees shall be replaced as soon as reasonably practical with comparable plant species and size.
- 6 All trees throughout the property shall be a minimum 3-1/2"-4" caliper

Submitted on Behalf of the Planning Board,



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Senior Planner

Dated: June 8, 2016