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TOWN OF BELMONT

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PLANNING BOARD

CASE NO. 18-08

APPLICANT: Judith Petri

65758-112

PROPERTY: 97 Slade Street

DATE OF PUBLIC HEARING: April 5, 2018



**MEMBERS SITTING/
VOTING:**

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Steve Pinkerton, Vice Chair
Thayer Donham
Edward 'Sandy' Sanderson
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, Judith Petri ("Applicant"), requests a Special Permit under Section 1.5.4 (a) of the Zoning By-Law to alter a nonconforming structure (building height stories – 2-1/2 allowed; 3 existing and 3-1/2 proposed) in order to construct a dormer and mudroom at 97 Slade Street located in the General Residence Zoning District.

Proposal

The Applicant proposes to add a dormer on the roof and enclose a ground-floor porch to create a mudroom at the existing, 3-story two-family home. The existing home has 2,979 sq. ft. of total livable area (TLA) and a floor area ratio (FAR) of .50. As proposed, the TLA will increase by 626 sq. ft. of TLA to a FAR of .60.

The additional TLA of the dormer will provide room for a sitting area, an added bathroom, walk-in storage area – which the Applicant states is needed due to moisture and flooding problems that exist in the basement – and a larger bedroom than what currently exists.

The proposed exterior materials will be consistent with the existing home, and the Applicant feels that the design is in harmony with the neighborhood as many other homes have similar dormers.

Submissions to the Board

1. February 8, 2018:

- a. Application for Special Permit;
- b. Copy of the original denial letter;
- c. Project narrative;
- d. Zoning Compliance Checklist;
- e. Copy of letter sent to abutters and distribution list;
- f. Lot Coverage and Open Space Calculations;
- g. Basement Calculations;
- h. Existing conditions and neighborhood photographs;
- i. Proposed Plot Plan;
- j. Building Plans:
 - i. Existing roof plan, and floorplans for the basement, first, second, and third floors;
 - ii. Existing interior and exterior elevations (front, sides, and rear);
 - iii. Proposed roof plan, and floorplans for the basement, first, second, and third floors;
 - iv. Proposed interior and exterior elevations (front, sides, and rear);
 - v. Isometric drawings;
- k. Letters of support;

2. April 18, 2018:

- a. Revised Zoning Compliance Checklist;
- b. Revised half-story calculations and sections drawings;
- c. Revised third story floorplans;
- d. Perspective drawings;
- e. Revised Elevations (front, sides, and rear); and,
- f. Landscape Plan.

Public Hearing

The Board held a duly advertised public hearing on April 5, 2018, and continued it to April 24, 2018. The Board closed the public hearing and deliberated on April 24, 2018.

One member of the public, a direct abutter, spoke in support, and twelve letters of support were submitted. No one spoke in opposition to the Applicant's proposal.

Deliberation

On April 5, 2018, the Board began deliberations on the Applicant's request for a Special Permit under Section 1.5.4 (a) of the Zoning By-Law to alter a nonconforming structure in order to construct a dormer and mudroom at 97 Slade Street located in a General Residence Zoning District. The Board determined that there were concerns about the size of the proposed dormer, which results in the creation of a 3-1/2 story building, and the style of windows being proposed. Given these outstanding concerns, the Board continued the hearing to April 24, 2018, and requested that the Applicant:

- Reduce the proposed mass and size of the dormer;
- Use a different style of windows; and,
- Consider ways to mitigate the impacts of creating a 3-1/2 story building.

The Board reviewed the revised plans at the continued hearing on April 24, 2018. They found that the proposed dormer and mudroom would not be substantially more detrimental to the neighborhood and that it would be in keeping with the character of it as a result of the Applicant's proposal to:

- Create a setback for a portion of the dormer and reducing the size of the dormer by 60 sq. ft. (3,565 sq. ft. proposed TLA);
- Change the proposed window style to match the existing window style; and,
- Revise the landscape plan so that it would better reduce the appearance of height by screening the existing exposed foundation.

Decision

Upon motion duly made and seconded, **the Board voted 4-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to construct a dormer and mudroom at 97 Slade Street 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 a representative of the Board that the modification is so minor that the approval by the Board is not required.
2. The basement shall not be made habitable by this or any future work without prior approval from the Planning Board.


Structure:

1. A revised plot plan shall be submitted that shows the revised dormer.

Landscape:

1. A revised landscape plan shall be submitted that reflects the approved building footprint and orientation.

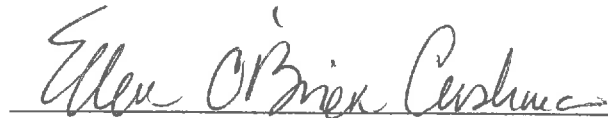
On Behalf of the Board,


Spencer K. Gober, Staff Planner
Dated: May 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 May 3, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with four (4) conditions.

June 1, 2018



Ellen O'Brien Cushman, Town Clerk
Belmont, MA