
Official Receipt for Recording in:

Middlesex South Registry of Deeds
208 Cambridge St.

Cambridge, Massachusetts 02141

Issued To:

QUAN WAN
22 BACON ROAD
BELMONT MA 02478

Recording Fees

Document			Recording	
Description	Number	Book/Page	Amount	Amount
DECIS	00087157	71170 104	\$75.00	
CERTCPY			\$3.00	
				\$78.00

Collected Amounts

Payment Type	Amount
Cash	\$5.00
Check	\$75.00
	\$80.00

Total Received :	\$80.00
Less Total Recordings:	\$78.00
Change Due :	\$2.00

Thank You
MARIA C. CURTATONE - Register of Deeds

By: Beth I

Receipt# Date Time
2218484 06/18/2018 09:12a

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2018 00087157
Bk: 71170 Pg: 104 Doc: DECIS
Page: 1 of 3 06/18/2018 09:12 AM

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RECEIVED
TOWN CLERK
BELMONT, MA

TOWN OF BELMONT

PLANNING BOARD

2018 MAY 16 AM 11:14

CASE NO. 18-09

APPLICANT: Quan Wan
and owner

PROPERTY: 22 Bacon Road 53451-431

DATE OF PUBLIC HEARING: April 5, 2018

**MEMBERS SITTING/
VOTING:** 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, Quan Wan ("Applicant"), requests a Special Permit under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure (lot size 9,000 sq. ft. allowed; 8,452 sq. ft. existing and proposed) in order to construct a new single-family home (existing home will be demolished) at 22 Bacon Road located in a Single Residence C Zoning District.

Proposal

The Applicant proposed to demolish the existing, one-story, single-family home (1,188 sq. ft. of total livable area (TLA)) and construct a new, two-story, single-family home (3,394 sq. ft. of TLA). The floor area ratio (FAR) for the existing home is .14, and the proposed FAR will be .40. The difference in TLA represents an increase of 186 percent, and the difference in FAR represents a 48 percent increase.

The Applicant stated that the proposed design is in harmony with the neighborhood vernacular. Additionally, that it will not be detrimental to the neighborhood and that it represents a significant improvement to the property and the neighborhood as a whole.

Quan Wan
22 Bacon Road
Belmont MA 02478

Submissions to the Board

1. February 7, 2018:
 - a. Application for Special Permit;
 - b. Copy of the original denial letter;
 - c. Project narrative;
 - d. Existing conditions photographs;
 - e. Radon Test Report dated February 5, 2018, and additional radon information;
 - f. Zoning Compliance Checklist;
 - g. Building Plans:
 - i. Existing floorplans for cellar and first floor;
 - ii. Existing elevations (front, sides, and rear);
 - iii. Proposed floorplans for cellar, first floor, second floor, and attic;
 - iv. Proposed Roof plan;
 - v. Proposed elevations (front, sides, and rear);
 - h. Landscape Plan;
 - i. Proposed Plot Plan;
2. April 13, 2018:
 - a. New Elevations (front, sides, and rear);
 - b. New Floorplans for the first and second floors;
3. April 23, 2018:
 - a. New Elevations (front, sides, and rear);
 - b. New Floorplans for cellar, first, and second floors;
4. April 24, 2018:
 - a. Signatures of support from 35 neighbors.

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.

Three members of the public, of which one is a direct abutter, spoke in support, and no one spoke in opposition to the Applicant's proposal.

Deliberation and Decision

On April 5, 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 new single-family home (existing home will be demolished) at 22 Bacon Road located in a Single Residence C Zoning District. The Board determined that the proposed home was out of scale and character with the surrounding neighborhood, continued the hearing to April 24, 2018, and requested that the Applicant reduce the mass and size of the building and revise the orientation to be aligned with Bacon Road.

The Board reviewed the revised plans at the continued hearing on April 24, 2018. They found that by reducing the size of the home by 479 sq. ft. (2,915 sq. ft. proposed TLA) and by revising exterior architectural features, the proposed home would not be substantially more detrimental to the neighborhood and that it would be in keeping with the character of it.

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 new single-family home (existing home will be demolished) at 22 Bacon 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 a representative of the Board that the modification is so minor that the approval by the Board is not required.
2. The cellar shall not be made habitable by this or any future work without prior approval from the Planning Board.
3. 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.


Structure:

1. The portico on the rear façade shall be removed and a revised rear elevation plan shall be submitted.
2. A revised plot plan shall be submitted that shows the revised building footprint and orientation.

Landscape:

3. A new landscape plan shall be submitted that reflects the approved building footprint and orientation.

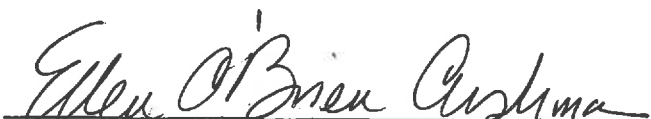
On Behalf of the Board,



Spencer K. Gober, Staff Planner
Dated: May 16, 2018

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 16, 2018, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with six (6) conditions.

June 7, 2018



Ellen O'Brien Cushman, Town Clerk
Belmont, MA