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**TOWN OF BELMONT**

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**PLANNING BOARD**

**CASE NO.**

18-10

**APPLICANT:** *and owner*

Xiwen Lu

**PROPERTY:**

49 Carleton Road  
*59921-234*

**DATE OF PUBLIC HEARING:**

May 8, 2018

**MEMBERS SITTING/  
VOTING:**

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



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**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, Xiwen Lu ("Applicant"), requests four Special Permits 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 front of the Applicant's home at 49 Carleton Road located in a General Residence Zoning District.

**Proposal**

The Applicant proposes to construct a two-story addition at the front of her existing, three and one half-story, single-family structure to enlarge the living room on the first floor and add a new master suite on the second floor, which would increase the bedroom count from three to four. The addition will enable the Applicant's growing family to remain in the home. The Applicant suggests that the first floor addition would be minimal as it will replace an existing foyer that extends off the front of the house, and that it would be in-keeping with the scale and character of the surrounding neighborhood. The Applicant stated that this addition will not be detrimental to the neighborhood.

The existing structure has 1,572 sf. of total livable area (TLA) with 292 sf. of TLA being proposed. This increase would result in a home with a TLA of 1,864 sf., which is 340 sf. smaller than the average home in the neighborhood. Additionally, the proposed FAR is 0.31, which is consistent with the average FAR for single-family homes in the neighborhood.

*Xiwen Lu*

*49 Carleton Rd*

*Belmont MA 02478*

### **Submissions to the Board**

1. February 21, 2018:
  - 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. Landscape Plan
    - ii. Existing floorplans for cellar, first floor, second floor, and attic;
    - iii. Existing elevations (east, west, north, and south);
    - iv. Proposed floorplans for cellar, first floor, second floor, and attic;
    - v. Proposed elevations (east, west, north, and south);
2. May 8, 2018:
  - a. 18 signatures of support;
  - b. Email of support;
3. June 5, 2018:
  - a. Planning Staff submitted a front setback analysis for Carleton Road.

### **Public Hearing**

The Board held a duly noticed public hearing on the application on May 8 and continued it to June 5, 2018. One member of the public spoke in support, and no one spoke in opposition to the Applicant's proposal. The Applicant also submitted 18 signatures of support, and Planning Staff submitted an email of support received from an abutter.

### **Deliberation and Decision**

On May 8, 2018, the Board discussed 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 front of the existing, single-family home at 49 Carleton Road located in a General Residence Zoning District. The Board expressed concerns regarding the proposed increase of the nonconforming front setback (20' required, 15.3' existing and proposed), and asked the Applicant to consider an addition off of the rear of the home instead. To provide the Applicant time to respond to this request, the Board continued the hearing and asked Planning Staff to conduct an analysis of front setbacks along Carleton Road.

On June 5, 2018, the Board continued their deliberation, heard from the Applicant on why a rear addition would not be feasible, and reviewed Planning Staff's findings that Carleton Road lacked conformity with regards to front setbacks, with an average front setback of 16.4'. Given this information, the Board found that the existing and proposed front setback of 15.3'

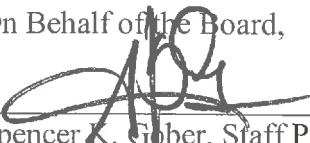
was consistent with the neighborhood character and that as designed the addition would complement surrounding neighborhood and would not be substantially more detrimental

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR FOUR SPECIAL PERMITS to alter a nonconforming structure at 49 Carleton 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.

On Behalf of the Board,

  
\_\_\_\_\_  
Spencer K. Gober, Staff Planner  
Dated: June 18, 2018

CERTIFICATION

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on June 18, 2018, and further I certify that no appeal has been filed with regard to the granting of said four (4) Special Permits with two (2) conditions.

July 25, 2018

  
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Margaret A. Piccione, Assistant Town Clerk  
Belmont, MA