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## TOWN OF BELMONT

## PLANNING BOARD

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## CASE NO.

18-16

## APPLICANT:

and  
owners

John and Carol Barera

## PROPERTY:

136 Blanchard Road

15069-16

## DATE OF PUBLIC HEARING:

September 18, 2018

MEMBERS SITTING/  
VOTING:

Charles 'Chuck' Clark, Chair  
Stephen 'Steve' Pinkerton, Vice Chair  
Thayer Donham  
Karl Haglund  
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 Applicants, John and Carol Barera ("Applicants"), request a Special Permit under Section 4.2.1 (minimum lot size required: 9,000 sf; lot size existing and proposed: 7,524 sf) of the Zoning By-Law in order to construct a single-family home at 136 Blanchard Road which is located in the Single Residence C Zoning District.

Proposal

The Applicants proposed to demolish the existing one-story, single-family home in order to construct a new 1½ story, single-family home. The proposal will reduce the total number of bedrooms from four (existing) to two (proposed), and will leave the attic space, which is accessible via a staircase, unfinished. The Applicants stated that their goal was to create a home that would allow them to age in place and that was designed to accommodate a wheelchair if one was needed in the future.

The total livable area (TLA) of the existing home is 1,234 sf with a floor area ratio (FAR) of 0.17. The proposed home will have a TLA of 1,867 sf with a FAR of 0.25.

In order to maximize southern exposure, the proposed home will be oriented towards Mannix Circle while the existing home is oriented towards Blanchard Road.

John Barera  
71 LIVERMORE RD  
BELMONT MA 02428

### **Submissions to the Board**

1. Stamped with Office of Community Development on September 10, 2018:
  - a. Building Permit Denial Letter;
  - b. Special Permit Application;
  - c. Narrative Statement;
  - d. Existing Elevations (with pictures), and Proposed Elevations and Interior Layout Plans;
  - e. Landscape Plan;
  - f. Certified Plot Plan;
  - g. Zoning Compliance Checklist; and,
  - h. Additional Materials:
    - i. Neighborhood Letters,
    - ii. Pictures of Neighboring Buildings and Homes.

### **Public Hearing**

The Board held a duly advertised public hearing on September 18, 2018, and the Board closed the public hearing and deliberated on the same night. No member of the public spoke in favor of or in opposition to the Applicants' proposal.

### **Deliberation and Decision**

On September 18, 2018, the Board discussed the Applicants' request for a Special Permit under Section 4.2.1 (minimum lot size required: 9,000 sf; lot size existing and proposed: 7,524 sf) of the Zoning By-Law in order to construct a single-family home at 136 Blanchard Road which is located in the Single Residence C Zoning District.

During the discussion, the Board asked the Applicants why the plans submitted were not stamped by a licensed architect and whether or not the Applicants intended to have the plans stamped by a licensed architect. The Applicants stated that they were waiting to incur the cost of having a licensed architect stamp the plans until after they were sure the project would get approved, and went on to answer additional interior layout questions that the Board identified as being minor alterations that were worth considering (e.g. laundry room accommodations on the main floor and reversing the direction in which the side door opened into the mudroom) but were not obligatory.

The Board closed the hearing on September 18, and deliberated on the proposed plans. The Board determined that the proposed home was in keeping with neighborhood character, was within the neighborhood average range for both TLA and FAR, and that it would not be substantially more detrimental to the neighborhood.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANTS' REQUEST FOR A SPECIAL PERMIT to construct a single-family home on a nonconforming lot at 136 Blanchard Road subject to the following conditions:**

#### **General:**

1. This approval is based upon the plans submitted September 18, 2018. 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. Upon completion of the project, an as-built plot plan shall be submitted to the Office of Community Development to be incorporated into the Town's building files.

Building Plans

1. Applicants shall submit building plans stamped by a licensed architect before the issuance of a building permit.

On Behalf of the Board,



Spencer K. Gober, Staff Planner

Dated: September 20, 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 September 20, 2018, and further I certify that no appeal has been filed with regard to the granting of said Special Permit with Two (2) Conditions.

October 12, 2018  
Date

  
Ellen O'Brien Cushman, Town Clerk  
Belmont, MA