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PLANNING BOARD

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CASE NO. 19-12
APPLICANT: Ronald Smith
PROPERTY: 56 Claflin Street
DATE OF PUBLIC HEARING: June 18, 2019

71490-504



2019 00115418

Bk: 73064 Pg: 21 Doc: DECIS
Page: 1 of 3 08/06/2019 11:47 AMMEMBERS SITTING/
VOTING:

Charles 'Chuck' Clark, Chair
Stephen Pinkerton, Vice Chair
Thayer Donham
Karl Haglund

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, Ronald Smith ("Applicant"), requests a two Special Permits under Section 1.5.4 C of the By-Laws to alter a nonconforming structure (Side Setback: Allowed, 10', Existing and Proposed: 9.5') in order to construct a second story addition and increase the size of the single-family home by more than 30 percent at 56 Claflin Street located in the Single Residence C Zoning District.

Proposal

The Applicant proposed to construct a second-floor addition (approximately 1,326 sq. ft. of total livable area (TLA)) above the existing one-story, single-family home (1,234 sq. ft. of TLA). Upon completion, the home will have a TLA of approximately 2,560 sq. ft. The floor area ratio (FAR) for the existing home is .12, and the proposed FAR will be .24. The addition will increase the number of bedrooms by three, bringing the total count to five.

The architectural style would go from a ranch-style to colonial, which the Applicant stated would blend well with the surrounding neighborhood. Additionally, the Applicant stated that in order to maintain the integrity of the proposed architectural style, a center entrance colonial, the nonconforming side setback needed to be maintained in the second story expansion. However, this will only be within the existing footprint and the expansion to the footprint will conform to the side setback requirements.

The Applicant stated that the style and size of the proposed home were consistent with the surrounding neighborhood.

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Submissions to the Board

1. April 18, 2019:
 - a. Application for Special Permit;
 - b. Copy of the original denial letter;
 - c. Applicant Statement;
 - d. Existing conditions and neighborhood photographs;
 - e. Zoning Compliance Checklist (Unofficial);
 - f. Plot Plan;
 - g. Architectural Plans; and,
 - h. Landscape Plan.
2. June 11, 2019:
 - a. Official Zoning Compliance Checklist;
3. June 26, 2019:
 - a. Revised Zoning Compliance Checklist;
 - b. Revised Architectural Plans; and,
 - c. Revised Landscape Plan.
4. July 2, 2019:
 - a. Three signatures of support; and,
 - b. One email of support.

Public Hearing

The Board held a duly advertised public hearing on June 18, 2019, and discussed the application and voted to continue the public hearing to July 2, 2019. The Board closed the hearing and deliberated on July 2, 2019.

No member of the public spoke in favor. However, four members of the public submitted written support for the Applicant's proposal, and one member of the public spoke in opposition.

Deliberation and Decision

On June 18, 2019, the Board discussed the Applicant's request for two Special Permits under Section 1.5.4 C of the By-Law to alter a nonconforming structure in order to construct a second story addition and to increase the size of the single-family home by more than 30 percent at 56 Claflin Street located in the Single Residence C Zoning District. The Board discussed the proposed TLA and FAR. S. Pinkerton stated that the house was large, but that the lot was as well. He also stated that the proposed design successfully masked how large the house was, and as a result the Board agreed that the proposed expansion was in-keeping with the character of the neighborhood. However, issue was raised with regards to the number of dormers proposed on the front elevation, as it was agreed that the dormers added to the bulk and mass of the house. Concerns were also raised with regards to the proposed bedroom and full-bath in the basement, and the need to have the existing street tree labeled on the landscape plan. Therefore, the Board voted to continue the hearing to July 2, 2019, in order to allow the Applicant time to revise his plans accordingly.

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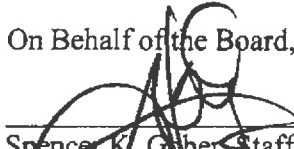
On July 2, 2019, the Board reviewed the revised plans, closed the public hearing, and deliberated on the Applicant's proposal. It was agreed that the reduction in proposed dormers from three to two successfully achieved the Board's desire to reduce the bulk and mass while maintaining the architectural integrity of the design. The Board also agreed that the half bath in the basement was appropriate and noted that the proposed bedroom was removed from the basement in the revised plans. The species of existing street tree was also clearly labeled on the revised landscape plan. Therefore, the Board agreed that the proposed structure was in keeping with the scale and character of the surrounding neighborhood, and that it would not be more detrimental to the neighborhood than the existing home.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT THE APPLICANT'S REQUEST FOR TWO SPECIAL PERMITS to alter a nonconforming structure in order to construct a second story addition and to increase the size of the home by more than 30 percent at 56 Claflin Street subject to the following conditions:**

General:

1. This approval is based upon the plans submitted on June 26, as identified above. No modifications, aside from those outlined in these conditions, 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 in the Town's building files.


On Behalf of the Board,



Spencer K. Gober, Staff Planner
Dated: July 9, 2019

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 July 9, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (2) Special Permits with two (2) conditions.

August 6, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA