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TOWN OF BELMONT

PLANNING BOARD

2019 JUL 19 AM 10:23

CASE NO. 19-14

APPLICANT: Heather Lance

PROPERTY: 16 Ripley Road

DATE OF PUBLIC HEARING: July 16, 2019

54897 - 486

MEMBERS SITTING/
VOTING:

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



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Bk: 73082 Pg: 65 Doc: DECIS
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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, Heather Lance ("Applicant"), requests a Special Permit under Section 1.5.4 A of the By-Laws to alter a nonconforming structure in order to construct a second story addition and increase the size of the single-family home by more than 300 square feet at 16 Ripley Road located in the General Residence Zoning District.

Proposal

The Applicant proposed to construct a two-story addition (approximately 430 sq. ft. of total livable area (TLA)) at the rear of the existing one and one half-story, single-family home (1,196 sq. ft. of existing TLA). Upon completion, the home will have a TLA of approximately 1,626 sq. ft. The floor area ratio (FAR) for the existing home is .30, and the proposed FAR will be .40. The addition will increase the number of bedrooms by one, bringing the total count to three.

With the growing family, the Applicant stated that the addition was needed in order to have more than one full bath and enough bedrooms to meet the needs of their children. The Applicant highlighted that since the entire addition would be at the rear of the house, it would appear completely unchanged from the street. Therefore, the character of the surrounding neighborhood would not be impacted. The history of the house was also discussed -- it was built in the 1880s and served as the carriage house for the much larger home on the corner of Ripley Road and White Street.

Submissions to the Board

1. July 2, 2019:
 - a. Application for Special Permit;
 - b. Copy of the original denial letter;
 - c. Applicant Statement;
 - d. Plot Plan;
 - e. Zoning Compliance Checklist;
 - f. Landscape Plan;
 - g. Copy of neighborhood outreach letter;
 - h. Signatures of support;
 - i. Existing conditions photographs;
 - j. Architectural Plans dated June 17, 2019:
 - i. Existing and Proposed Elevations;
 - ii. Existing and Proposed Floor Plans;
 - iii. Framing Plans; and,
 - iv. Building Section.

Public Hearing

The Board held a duly advertised public hearing, discussed, closed the hearing, deliberated, and voted on July 16, 2019.

One member of the public spoke in favor of the project at the hearing, and 11 members of the public submitted written support. No one spoke in opposition to the proposed addition.

Deliberation and Decision

On July 16, 2019, the Board discussed and deliberated on the Applicant's request for a Special Permit under Section 1.5.4 A 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 300 square feet at 16 Ripley Road located in the General Residence Zoning District. The Board discussed the eclectic nature of the housing stock in the neighborhood (a mix of one- and two-family homes), as well as the proposed TLA and FAR. It was agreed that the bulk and mass of the addition was at the rear of the house, determined that this was the most appropriate location for the addition, and that the view from the street would remain unchanged.

Therefore, the Board agreed that the proposed addition and resulting home was in keeping with the scale and character of the surrounding neighborhood, and that it would not be more detrimental to the neighborhood than what currently exists.

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Accordingly, upon motion duly made and seconded, the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to alter a nonconforming structure in order to construct a second story addition and to increase the size of the home by more than 300 square feet at 16 Ripley Road subject to the following conditions:

General:

1. This approval is based upon the plans submitted on July 2, as identified above. No modifications 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,

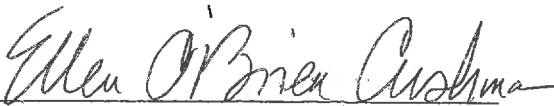


Spencer K. Gohier, Staff Planner
Dated: July 19, 2019

CERTIFICATION BY TOWN CLERK

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 19, 2019, and further I certify that no appeal has been filed with regard to the granting of said Special Permit with two (2) condition.

August 9, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA