

# Middlesex South Registry of Deeds

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**Middlesex South Registry of Deeds**  
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## TOWN OF BELMONT

## PLANNING BOARD

2019 NOV -7 AM 9:16

**CASE NO.** 19-16

**APPLICANT:** Fushuang Liu

**PROPERTY:** 73 Trowbridge Street, Lot 62

**DATE OF PUBLIC HEARING:** September 10, 2019

**MEMBERS SITTING/  
VOTING:** Stephen 'Steve' Pinkerton, Chair  
Thayer Donham  
Karl Haglund  
Edmund 'Ed' Starzec  
Renee Guo. Alternate

**Introduction**

The Planning Board issues the following report pursuant to Sections 6D.2 and 7.3 of the Zoning By-Law (By-Law) of the Town of Belmont (the Town) after holding a duly noticed public hearing on the Design and Site Plan Review application of Fushuang Liu (Applicant) to construct a single-family home at 73 Trowbridge Street, Lot 62, in the General Residence Zoning District (GR).

**Proposal**

The Applicant proposes to demolish the existing, single-family home at 73 Trowbridge Street, which is on a lot that is 12,000 sf and has a total livable area (TLA) of 1,808 sf, and subdivide the existing lot to construct a:

1. Single-Family home with a TLA of 2,298 sf on Lot 62, which will have 6,000 sf and 50' of frontage, and will conform to all setback requirements; and,
2. Two-Family home (Case No. 19-17<sup>1</sup>) with a TLA of 2,990 sf on Lot 63, which will have 6,000 sf and 50' of frontage, and will conform to all setback requirements.

The Applicant highlighted the eclectic architecture and housing stock found within the surrounding neighborhood, and stated that the design was in keeping with the surrounding neighborhood with regards to scale and mass, as well as the vernacular. Additionally, the Applicant stated that the existing single-family home on a large lot was an anomaly in the

<sup>1</sup> Note: This decision pertains only to Design and Site Plan Review of the single-family home on Lot 62. A separate application was submitted, hearing process conducted, and decision filed for the two-family home on Lot 63.

Case No. 19-16  
Property: 73 Trowbridge Street Lot 62

neighborhood, and that this proposal is more consistent with and would not be more detrimental to the neighborhood character than what currently exists.

### **Submissions to the Board**

1. July 18, 2019:
  - a. Application for Special Permit;
  - b. Copy of the original denial letter;
  - c. Project narrative;
  - d. Photographs of the neighborhood;
  - e. Letter regarding the Town's stormwater and erosion control bylaw;
  - f. Zoning Compliance Checklist;
  - g. Proposed Plot Plan;
  - h. Building Plans:
    - i. Existing: site plan; cellar; first floor plan; second floor plan; attic plan; elevations;
    - ii. Proposed: site plan (including landscaping); first floor plan; second floor plan; attic plan; and, elevations.
2. September 9, 2019:
  - a. 18 letters of support; and,
  - b. 18 signatures of support
3. September 26, 2019:
  - a. Narrative outlining the plan revisions;
  - b. Revised Building Plans: site plan (including landscaping); cellar floor plan; first floor plan; second floor plan; attic floor plan; elevations; and, garage elevations.

### **Public Hearing**

The Board held a duly advertised public hearing on September 10, 2019, and continued the hearing to October 1 and 15, 2019. The Board deliberated, and closed the hearing on October 15, 2019. No one spoke in support or opposition to the application.

### **Deliberation and Decision**

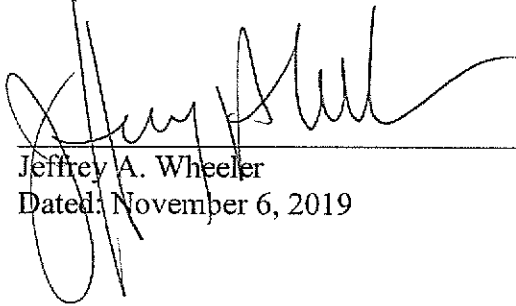
On October 15, 2019, the Planning Board deliberated on the Applicant's application. The Board agreed that the TLA and FAR of the proposed home were appropriate for the neighborhood, and that the bulk and mass were as well. It was also agreed that by creating a hip-roof as opposed to a gabled roof, the mass and bulk of the building was significantly reduced. It was determined by the Board that the proposed additions were in-keeping with scale and character of and would not be more detrimental to the neighborhood.

Therefore, after considering the Performance Standards as set forth in Section 6D.4 of the Zoning By-Law, the application materials, and the comments made at the public hearing, the **PLANNING BOARD UNANIMOUSLY VOTED TO GRANT DESIGN AND SITE PLAN APPROVAL** for the construction of a single-family dwelling at **73 TROWBRIDGE STREET LOT 62 SUBJECT TO THE FOLLOWING CONDITIONS:**

Case No. 19-16  
Property: 73 Trowbridge Street Lot 62

1. This approval is based upon the plans submitted on September 26, 2019. 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 into the Town's building files.

On Behalf of the Board,

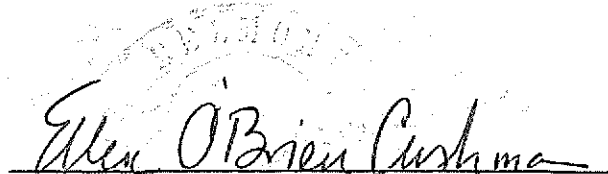


Jeffrey A. Wheeler  
Dated: November 6, 2019

CERTIFICATION

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 November 7, 2019, and further I certify that no appeal has been filed with regard to the granting of said Design and Site Plan Review with two (2) conditions.

July 13, 2021



Ellen O'Brien Cushman

Ellen O'Brien Cushman, Town Clerk  
Belmont, MA