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**TOWN OF BELMONT
PLANNING BOARD**

CASE NO. 19-17

APPLICANT: Fushuang Liu

PROPERTY: 73 Trowbridge Street, Lot 63

DATE OF PUBLIC HEARING: September 10, 2019
Continued to: October 1 and 15, 2019

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

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, Fushuang Liu (Applicant), requests three (3) Special Permits, one (1) under Section 3.3 for a two-family home, and two (2) under Section 4.2.1 to allow for a reduction in the required lot frontage and lot size. Additionally, the Planning Board issues the following report pursuant to Sections 6D.2 and 7.3 of the By-Law after holding a duly noticed public hearing on the Design and Site Plan Review application to construct a two-family home at 73 Trowbridge Street, Lot 63, 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 (Case No. 19-16¹) 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 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.

¹ Note: A separate decision was filed pertaining to Design and Site Plan Review of the single-family home on Lot 62.

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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 neighborhood, and that this proposal (a single-family home and a two-family home) 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;
 - ii. Existing Cellar;
 - iii. Existing First Floor Plan;
 - iv. Existing Second Floor Plan;
 - v. Existing Attic Plan;
 - vi. Existing Elevations;
 - vii. Proposed Site Plan (including landscaping);
 - viii. Proposed First Floor Plan;
 - ix. Proposed Second Floor Plan;
 - x. Proposed Attic Plan; and,
 - xi. Proposed 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:
 - i. Site Plan (including landscaping);
 - ii. Cellar Floor Plan;
 - iii. First Floor Plan;
 - iv. Second Floor Plan;
 - v. Attic Floor Plan;
 - vi. Elevations; and,
 - vii. New Garage Elevations.

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4. September 30, 2019:
 - a. Letter requesting a continuance to October 15, 2019.
5. October 9, 2019:
 - a. Shade impact study

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.

The Applicant submitted a petition signed by neighbors in support of the project.

A neighbor from 75 Hittinger Street spoke in opposition to the two-family. He noted that the building will be closer to his home than the existing home and expressed concern about the loss of sunlight during the winter months. He stated that the house seems too big and too close to his. Another neighbor from 75 Trowbridge Street agreed with her neighbor and expressed concern about the home blocking the sun.

Deliberation and Decision

October 15, 2019, the Board deliberated on the Applicant's request for three (3) Special Permits, one (1) under Section 3.3 for a two-family home, and two (2) under Section 4.2.1 to allow for a reduction in the required lot frontage and lot size at 73 Trowbridge Street, Lot 63 located in the General Residence Zoning District.

The Board review the Applicant's revised building plans and noted that the dormer was shifted to the opposite side of the house (reconfiguration of the interior layout also occurred as well) in order to reduce any shadow impacts it might have on the abutter at 75 Hittinger and 75 Trowbridge Streets. The plans also showed that the rear bulkhead was reconfigured in order to access the basement through a utility room rather than a bathroom. The plans further showed that the home would be built further into the ground in order to reduce the overall height of the building. Additionally, the Applicant submitted a shade impact study which showed that shadows would be cast on the abutting properties, but only for a very limited number of days per year when the sun is at its lowest point and out for the shortest amount of time.

As a result of the revised plans and the shade impact study, the Board determined that the mass and scale of the two-family would fit into the neighborhood. Additionally, the size of the two-family (in terms of TLA and FAR) would be similar to those found in the neighborhood as well. Finally, the Board found that the design of the two-family fits into the neighborhood and will not detract from it.

Therefore, the Board determined that the proposed two-family was in-keeping with scale and character of and would not be more detrimental to it.

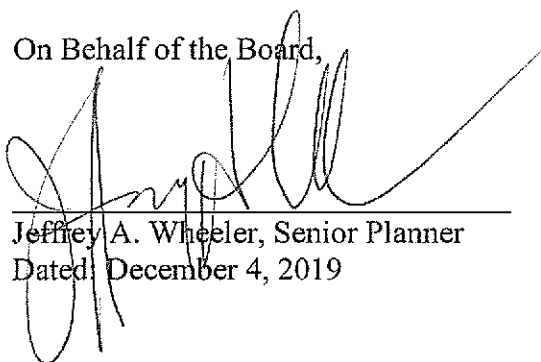
Accordingly, upon motion duly made and seconded, the Board voted 5-0 to **GRANT THE APPLICANT'S request for three (3) Special Permits, one (1) under Section 3.3 for a two-**

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family home, and two (2) under Section 4.2.1 to allow for a reduction in the required lot frontage and lot size subject to the following conditions:

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, Senior Planner

Dated: December 4, 2019

CERTIFICATION

I, Ellen O'Brien Cushman, Town Clerk of the Town of Belmont, Massachusetts, do hereby certify as follows:

1. Twenty days have elapsed since the above decision dated December 5, 2019 was filed in the office of the Town Clerk.
2. Notice of only one appeal (Sarah Ma, individually and as Trustee of the S and S Ma Revocable Trust v. Belmont Zoning Board of Appeals et al., Land Court 19 MISC 000618), was filed in my office prior to the expiration of said 20-day appeal period.
3. Satisfactory evidence has been provided to me that a final judgment of dismissal of the appeal has been entered in that case.



Ellen O'Brien Cushman, Town Clerk July 13, 2021
Belmont, Massachusetts