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TOWN OF BELMONT

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PLANNING BOARD

CASE NO. 19-21
APPLICANT: Joseph DeStefano
PROPERTY: 14-16 King Street
DATE OF PUBLIC HEARING: September 17, 2019
Continued to October 1, 2019

**MEMBERS SITTING/
VOTING:**

Stephen Pinkerton, Chair
Thayer Donham
Karl Haglund
Edmund Starzec
Matthew Lowrie

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, Joseph DeStefano ("Applicant"), requests a Special Permit under Section 6D.7 of the By-Law in order to construct two single-family homes as an alternative to a two-family home, on two lots each having more than 4,000 sf and 45' of frontage at 14 and 16 King Street, which is located in the General Residence Zoning District (GR).

Proposal

The Applicant proposes to demolish an existing, nonconforming two-family home and detached garage, and to construct two single-family homes on two separate lots. Each lot will have 4,500 square feet, while 14 and 16 King Street will have 49.76' and 50' of frontage respectively. Both single-family dwelling will have a total livable area (TLA) of ~2,550 sf, a FAR of 0.58, four bedrooms, and will be 2.5 stories tall. As compared to the existing two-family home, which has 2,631 sf of TLA, a FAR of 0.58, two bedrooms, and is two stories tall. Each property will also have a detached single car garage that resembles the design of the main house.

The Applicant stated that the houses were designed individually, so as to avoid a cookie cutter appearance, but also to be consistent with the bulk and mass of the surrounding neighborhood. As the neighborhood is a mix of single- and two-family homes, these single-family houses will have massing that is similar to and consistent with that of the two-family homes.

14-16 King St Belmont MA

DEED IN BK 35469, Pg 444

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Submissions to the Board for both 14 and 16 King Street

1. September 9, 2019;
 - a. Copy of the original Denial Letter;
 - b. Project narrative;
 - c. Application;
 - d. Zoning Compliance Checklist;
 - e. Half-story calculations;
 - f. Proposed Plot Plan;
 - g. Photos of the neighborhood;
 - h. Planting Plan;
 - i. Building Plans:
 - i. Front and Right Side Elevations;
 - ii. Left Side and Rear Elevations;
 - iii. First and Second Floor Plans;
 - iv. Basement and Attic Plans;
 - v. Elevations and Floor Plans for the Detached Garages; and,
 - vi. Two Cross Sections.
2. September 27, 2019:
 - a. Revised Building Plans:
 - i. Front and Right Side Elevations;
 - ii. Left Side and Rear Elevations;
 - iii. First and Second Floor Plans;
 - iv. Basement and Attic Plans;
 - v. Elevations and Floor Plans for the Detached Garages; and,
 - vi. Two Cross Sections.

Public Hearing

The Board held a duly advertised public hearing on September 17, 2019, and voted to continue the hearing to October 1, 2019, at which time the Board deliberated and closed the hearing. No spoke in support or opposition to the proposed development. A letter was mailed to the Board from an abutter at 117 Bartlett Avenue opposing the development.

Performance and Special Permit Standards and Special Permit Criteria

Based upon the information submitted and presented to the Board by the Applicant, comments received from the public, data collected and analyzed by the Board, the Board makes the following findings relative to the Factors to Consider (6D.6.2), Special Permit Criteria (Section 7.4.3), Performance Standards (Sections 6D.3), and Special Permit Standards (Section 6D.5):

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I. Factors to Consider (Section 6D.6.2)

1. The lot sizes and frontages of each lot are comparable to those in the surrounding neighborhood and meet the standards of this Section - each lot is 4,500 square feet with 49.76' and 50.0' frontage and the lot;
2. The open space between and surrounding the dwellings is maximized since more than the minimum allowed open space will be provided (45% allowed, 55.4% and 54.2%) and each property will be appropriately landscaped;
3. Each dwelling is compatible with the surrounding neighborhood since the designs of the homes have common architectural elements found throughout the neighborhood;
4. Each dwelling complies with the standards listed in Section 6D.6.1, 'Standards for Single-Family Dwelling Alternative'; and,
5. This development (the lots and proposed dwellings) meets the 'Special Permit Standards' identified in Section 6D.5 and outlined on the next page.

II. Special Permit Criteria (Section 7.4.3)

- a) Location: Impacts on these systems will be minimal since new water and sewer connections will be installed and the development of the lot must comply with the Stormwater and Erosion Control By-Law. Additionally, on-site landscaping and street trees will be added and, as single-family homes, traffic impacts will be minimal.
- b) Activity Type and Mix: The two single-family dwellings will complement the character of the neighborhood and will be beneficial to the Town's housing stock.
- c) Visual Concerns: Development of the lots will have minimal impacts on the abutting premises since the buildings scale and style have been designed to blend with the neighborhood.
- d) Access: access/egress to the dwellings will be safe and will have minimal impacts on the abutting public ways.
- e) Process: Revised plans reflect input provided by the public, municipal staff and the Board.

III. Performance Standards (Section 6D.3)

- a. The scale of the single-family dwellings will be consistent with other structures in the neighborhood as evidenced by the submitted building plans and by data collected for the surrounding neighborhood and analyzed by the Board.

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- b. The designs of the single-family dwellings, will be consistent with the prevailing character of buildings in the neighborhood since they will have typical architectural elements such as, front porches, gable ends of the roofs facing the street, and detached garages.
- c. The heights of the single-family dwellings will be compatible with the buildings in the surrounding neighborhood after further research revealed that the heights of abutting dwellings and the proposed dwellings are similar.
- d. The proportions and relationships of heights to widths between windows, doors, and other architectural elements will be compatible with the architectural style and character of the surroundings.
- e. The siting of the buildings and driveways will maximize open space and shall be in keeping with the general appearance of the neighboring developed areas. Each dwelling is sited in the lot with a detached single car garage.
- f. The circulation on the lots will not detract from the use and enjoyment of adjacent properties since the garages, which will house cars, will reduce any associated disturbances, such as, glare from the headlights and noise from starting them.
- g. The lighting will be arranged to minimize the impact on neighboring properties since it will only be used to illuminate walkways and patios.
- h. The open space will be designed to add to the visual amenities of the neighborhood since street trees and on-site landscaping will be added.
- i. The relation of the single-family dwellings to the open space will be compatible with the surrounding area.
- j. Objectionable features will be screened from abutting properties since landscaping will be added along the front, side and rear of the houses and landscaping will be installed to screen the HVAC equipment.
- k. Drainage will be provided since the new single-family dwellings are required to comply with the Stormwater and Erosion Control By-Law (Town of Belmont General Bylaws Section 60-325).
- l. Street trees exist in the surrounding area and will be augmented by the planting of an additional street tree on King Street.
- m. Outdoor mechanical equipment will comply with all locational restrictions since it will be located at the rear of the dwelling and appropriately screened with shrubs and fencing.

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IV. Special Permit Standards (Section 6D.5)

As evidenced by the revised plans, analysis of the neighborhood data and compliance with the Standards for Single-Family Alternative (Section 6D.7.1):

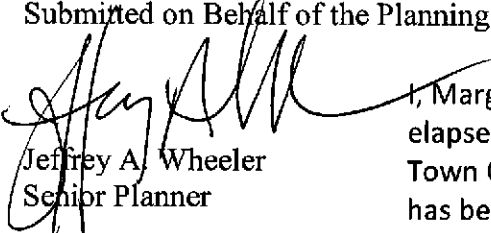
- 1) The two single-family dwellings will be in harmony with the neighborhood; and,
- 2) The two single-family dwellings will not generate excessive traffic, parking, or create other detrimental effects on the neighborhood.

Planning Board Deliberation and Decision

Therefore, after considering the Factors to Consider, Performance and Special Permit Standards and Special Permit Criteria as set forth in Sections 6D.3, 6D.5, 6D.6.2, and 7.4.3 of the Zoning By-Law, the **PLANNING BOARD UNANIMOUSLY VOTED TO GRANT A SPECIAL PERMIT AND DESIGN AND SITE PLAN APPROVAL** to subdivide a parcel of land into 2 lots and to construct a single-family dwelling on each of these lots at 14-16 King Street Lots 11 and 12 in a General Residence (GR) Zoning District **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. This approval is based upon the submitted plans identified above. No modifications, except as provided in conditions listed below, may be made without the approval of the Board, or a determination in writing by the Building Inspector that the modification is so minor that the approval of the Board is not required.
2. An as-built plan shall be submitted to the Office of Community Development prior to the issuance of a Certificate of Occupancy.
3. Final landscape plan shall be submitted for review and approval by the Planning Board prior to the installation of the landscaping.

Submitted on Behalf of the Planning Board,

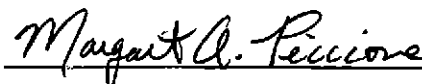

Jeffrey A. Wheeler
Senior Planner

CERTIFICATION

I, Margaret A. Piccione, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on March 11, 2020, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit and Design and Site Plan Approval with three (3) conditions.

Dated: March 10, 2020

July 30, 2021



Margaret A. Piccione, Assistant Town Clerk
Belmont, MA