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TOWN OF BELMONT

PLANNING BOARD

PB 19-23
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TOWN CLERK
BELMONT, MA

2019 OCT 29 PM 2:31

CASE NO. 19-23

APPLICANT: Peter Arsenault + Anne

PROPERTY: 28-30 Walnut Street

DATE OF PUBLIC HEARING: October 15, 2019

MEMBERS VOTING: Stephen 'Steve' Pinkerton, Chair
Thayer Donham
Karl Haglund
Edmund 'Ed' Starzec
Rence Guo, Alternate

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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, Peter Arsenault ("Applicant"), requests three (3) Special Permits under Sections 4.2.2 and 1.5.4 of the By-Law to alter a nonconforming structure (required: side setback - 10', and maximum stories allowed - 2.5; existing and proposed: side setback - 7.2', and stories - 3.5) in order to increase the size of the structure by more than 300 square feet at 28-30 Walnut Street located in the General Residence Zoning District (GR).

Proposal

The Applicant proposes to raise the height of the roof and construct a dormer in order to expand the attic to create more livable space in the attic. The existing home has a total livable area (TLA) of 2,472 sq. ft., and an additional 670 sq. ft. is being proposed. Upon completion, the home will have a TLA of 3,142 sq. ft. The floor area ratio (FAR) for the existing home is .31, and the proposed FAR will be .40. The proposed addition will increase the number of bedrooms from four to six.

The Applicant stated that the design was in keeping with the surrounding neighborhood with regards to scale and mass, as well as the vernacular. More specifically, the pitch of the existing roof creates a more "squat" appearance as compared to the other homes in the neighborhood, and the proposed pitch will ensure that the house is more consistent with the rest of the neighborhood with regards to height and pitch of the roof. Additionally, the dormer is designed with an elevation that is staggered, or stepped back so as to reduce the appearance of mass and bulk.

Submissions to the Board

1. October 7, 2019:
 - a. Application for Special Permit;
 - b. Copy of the original denial letter;
 - c. Project narrative;
 - d. Photographs of the neighborhood;
 - e. Zoning Compliance Checklist and basement v. cellar calculations;
 - f. Existing and proposed front elevation abutter height comparison;
 - g. Proposed Plot Plan;
 - h. Landscape Plan;
 - i. Building Plans:
 - i. Existing and Proposed Foundation Plans; Existing First Floor Plans; Existing Second Floor Plan; Existing Attic Plans; Existing Elevations;
 - ii. Proposed Second Floor Plan and Sections; Proposed Attic Plan; Proposed attic square footage calculations; Proposed Roof Plan; and, Proposed Elevations.

Deliberation and Decision

The Board held a duly advertised public hearing and closed it on October 15, 2019. No comments were received from the public.

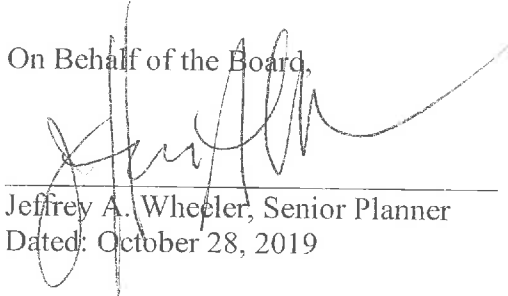
After the close of the public hearing, the Planning Board deliberated on the Applicant's request for three (3) Special Permits under Sections 1.5.4 and 4.2.2 of the By-Law to alter a nonconforming structure in order to increase the size of the structure by more than 300 square feet. The Board agreed that the TLA and FAR of the proposed home were appropriate for the neighborhood, and that the bulk and mass were as well. The Board also determined that the proposed dormer was in-keeping with the scale and character of and would not be more detrimental to the neighborhood.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT THE APPLICANT'S REQUEST FOR THREE (3) SPECIAL PERMITS subject to the following CONDITIONS:**

Conditions:

1. This approval is based upon the plans submitted on October 7, 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. The pitch of the dormer roof shall be increased to 2.5:12; and
3. The ridge height shall be reduced to 33'-0".

On Behalf of the Board,


Jeffrey A. Wheeler, Senior Planner
Dated: October 28, 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 October 29, 2019, and further I certify that no appeal has been filed with regard to the granting of said three (3) Special Permits with three (3) conditions.

November 21, 2019

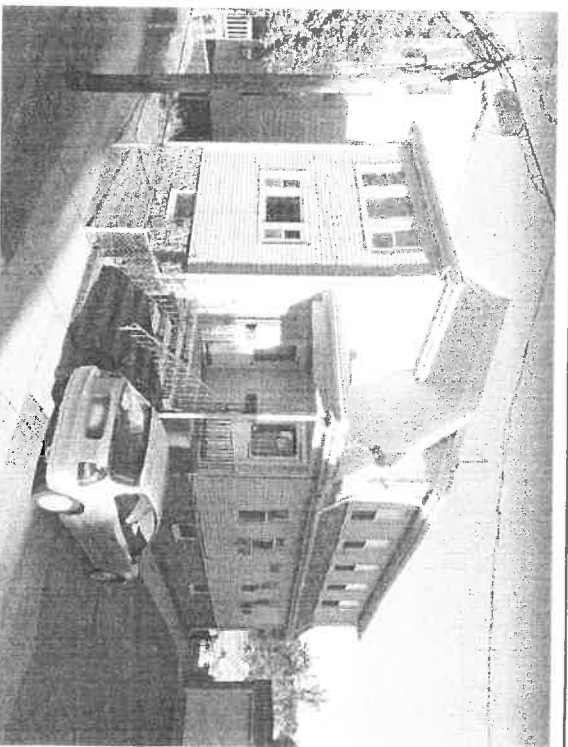
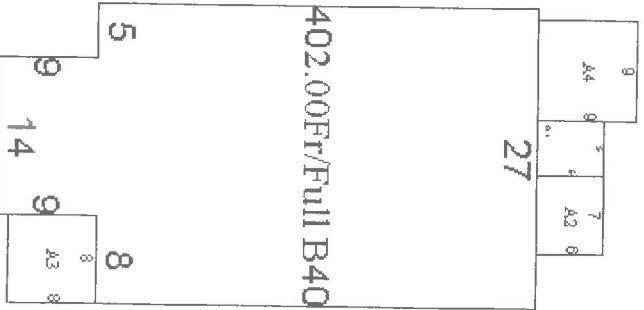

Ellen O'Brien Cushman, Town Clerk
Belmont, MA

BELMONT Property Record Card Current

Parcel ID: 14-186 Location: 28-30 WALNUT ST		Class: 104 2-Family Type: Residential Lot Size: 7850 sq ft Census: 0 Zoning: R Survey #: Account #: Market Area: 16		2019 Market Value Land: \$512,000 Building: \$358,000 Other: \$5,000 Total: \$875,000	
Owner: ARSENAULT TR ANNE M ARSENAULT FAMILY REALTY TRUST DATE		Address: 113 LEXINGTON ST BURLINGTON, MA 01803-			
Sales Information:					
Date	Price	Vol	Page	Seller	DeedType
06/07/2017	\$1 69395	21		ARSENAULT TRS ANNE M AND JAMES A	
05/10/2013	\$1 61771	395		SUCHY TC MARY JAYNE AND ANNE M ARSENAULT	
01/11/2005	\$1 46805	22		RUGGERI LE GUY	
07/02/1997	\$1 27453	126		RUGGERI TE GUY J	
Land Description:					
Topography: Level	Utilities: All Public	Street: Paved	Landlocked: No	Sidewalk: Yes	View: Average
Market	Description Primary Site	Zone R	Nhbd 16	Area 7,850.00	Traffic Average Traff
Classified					
Assessment History					
Year					Value
2019					\$875,000
2018					\$875,000
2017					\$782,000
2016					\$727,000
2015					\$614,000
2014					\$573,000
2013					\$573,000
2012					\$574,000
2011					\$546,000
2010					\$569,000
2009					\$567,000
2008					\$580,000
2007					\$647,000
2006					\$569,000
2005					\$552,000
2004					\$527,000
2003					\$476,000
2002					\$396,000
2001					\$332,000
2000					\$296,000
1999					\$257,000
1998					\$230,000
1997					\$224,000
1996					\$242,000
1995					\$212,000
1994					\$228,000
1993					\$219,000
1992					\$233,000
1991					\$248,700
Permit Information:					
ID #	Date	% Comp	Value	Notes	
19-357	05/24/2019	100	\$ 55,000	compl demo 2nd flr unit down t	
14-176	06/03/2014	100	\$ 8,655	strip & reroof entire structure	
07-565	09/06/2007	100	\$ 7,400	replace 16 windows	
Inspection Information:					
Date	Inspector	Entry	Contact	Notes	
05/06/2019		Occupant Not At Home		left cards 7/	
04/30/2013	RJG	Occupant Not At Home		left card 05/	
03/16/2006		Occupant Not At Home		left cards 5/	
05/29/1996	MO	Entrance Gained	Owner		
04/21/1995		Occupant Not At Home			
06/01/1984	TWN	Entrance & Signature Gained	Owner		
					Signature
					Owner
					Other

BELMONT Property Record Card Current

14-186 28-30 WALNUT ST



Frame: Wood
Style: Old Style
Stories: 2.00
Ext Walls: Alum/nyl
Rooms: 10
Beds: 4
Full Bath: 2
Half Bath: 0
Extra Fix: 2

Basement: Full
Heating: Basic
Heat Sys: Steam
Fuel Type: Oil
Attic: None
Condition: Average
Grade: C+
Traffic: Average Traffic
Int Rel Ext: Same

TLA: 2.472
Rec Room: 0 X 0
Fin Bsmt: 0 X 0
Bsmt Gar: 0 stalls
Stacks: 0
Fireplaces: 0

Notes
Year Built: 1925
Year Remod: 1925

Lower

First

Second

Third

Main

A1

A2

A3

A4

Other Improvements:

Type Garage - Brick/Stone Qty 1 Year 1925 Length 19 Width 9 Grade C Condition Average Adj 1.00

Property Notes:

Area

1,206

30

42

64

81