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PB 20-05

TOWN OF BELMONT

PLANNING BOARD

CASE NO.

20-05

APPLICANTS:

Hilton and Caitlin Madevu-Matson ✓

PROPERTY:

32 Frost Road ✓

DATE OF PUBLIC HEARING:

May 5, 2020

Continued to May 19, 2020

MEMBERS SITTING/
VOTING:

Steve Pinkerton, Chair
Matthew Lowrie
Thayer Donham
Edmund Starzec
Renee Guo



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Bk: 75965 Pg: 47 Doc: DECIS

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Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont acting as the Special Permit Granting Authority under the Town of Belmont Zoning By-Law and Chapter 40A of the Massachusetts General Law. The Applicants, Hilton and Caitlin Madevu-Matson, request a two (2) Special Permits: (1) to increase the size of the nonconforming home (nonconforming lot area and frontage) by more than 30% of the gross floor area; and, (2) to maintain the nonconforming side setback in order to construct a two story addition at the rear of the existing home at 32 Frost Road located in a Single Residence C Zoning District.

Proposal

The Applicants propose to add a two-story addition at the rear of their home, to convert their three-bedroom home into a four-bedroom. The addition has been designed to fit well within the vernacular, mass, and scale of the neighborhood. The existing 1,845 square foot home will be expanded to become a 2,724 square foot home. The first floor will include, an expanded kitchen, a new dining room (the existing dining room will be converted into a family room), and direct access from the garage with a mud room and half bath. The second floor will include a master bedroom with full bathroom and walk-in closet. The garage will be raised and shifted back so that it will be less impactful to the front façade and provide more light into the family room. The driveway will be raised to eliminate the steep slope.

Public Hearing

The Board held a duly noticed public hearing on the application on May 5, 2020 and continued the hearing to May 19, 2020. During the hearing, the Applicants submitted a petition in support of the proposed two-story addition.

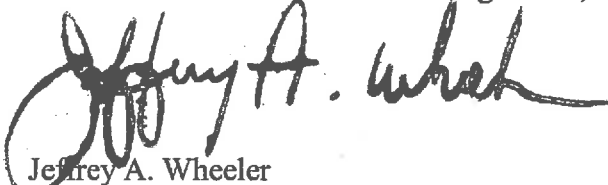
BK. 72901 p. 494

Deliberation and Decision

On May 19, 2020, the Board deliberated on the Applicants request for two (2) Special Permits: (1) to increase the size of the nonconforming home by more than 30% of the gross floor area; and, (2) to maintain the nonconforming side setback in order to construct a two story addition at the rear of the existing home. The Board found that the proposed addition will not be substantially more detrimental to the neighborhood than the existing home and that it will be in keeping with the character of the neighborhood. The addition will not increase any of the existing nonconformities and has been designed to reflect the surrounding neighborhood. Finally, neighbors expressed support for the proposed addition.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to GRANT** the Applicants request for **two (2) Special Permits**: (1) to increase the size of the nonconforming home by more than 30% of the gross floor area; and, (2) to maintain the nonconforming side setback in order to construct a two story addition at the rear of the existing home at 32 Frost Road.

Submitted on Behalf of the Planning Board,



Jeffrey A. Wheeler
Senior Planner


Dated: August 6, 2020

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 24, 2020, and further I certify that no appeal has been filed with regard to the granting of said Two (2) Special Permits with Zero (0) conditions.

Statutory appeal periods, and thus the issuance of Certificates of No Appeal, have been temporarily affected by Court Standing Orders, available at www.mass.gov/guides/court-system-response-to-covid-19. Applicants, abutters and interested parties should consult the Standing Orders to determine their next actions. Any decision by a permit holder to proceed is at their own risk, and the permit holder is urged to consult their own legal counsel.

Under Section 17 of Chapter 53 of the Acts of 2020, the requirement to record permit decisions with the Registry is suspended for so long as the Registry is "closed or subject to rules and procedures restricting public in-person access." However, such recording will still be required upon the full reopening of the Registry. The Middlesex County Registry of Deeds continues to accept filings by postal mail during this period, and permit holders are requested to file for recording through this method to the extent possible.



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

October 15, 2020