

Middlesex South Registry of Deeds  
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**Middlesex South Registry of Deeds**  
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Cambridge, MA 02141  
617-679-6300  
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PB 20-10

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TOWN CLERK  
BELMONT, MA

## TOWN OF BELMONT

## PLANNING BOARD

2020 OCT 16 PM 4:49

**CASE NO.** 20-10

**APPLICANT:** Don Cusano

**PROPERTY:** 173-175 White Street

**DATE OF PUBLIC HEARING:** September 1, 2020

**MEMBERS VOTING:** Stephen Pinkerton, Chair  
Matthew Lowrie  
Edmund Starzec  
Thayer Donham  
Renee Guo

This matter came before the Planning Board ("Board") of the Town of Belmont acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts and Chapter 40A of the Massachusetts General Law. The Applicant, Don Cusano ("Applicant"), requests a Special Permit under Section 6D.6 of the Zoning By-Law to construct two single-family homes as an alternative to a two-family home at 173-175 White Street located in a General Residence (GR) Zoning District.

**Overview of the Application:**

The existing 15,470 square foot lot, with 95' of frontage, contained a large two-family home. The existing structure will be demolished and the property will be subdivided into two smaller lots, both with 7,735 square feet and 47.5' of frontage. A single-family home and a detached, two-car garage will be built on each of these lots.

Each proposed single-family home will contain approximately 2,000 square feet and will be two-½ stories. The house at 173 White Street will have a hip roof, while the house at 175 White Street will have its gable end facing White Street. A living room, eating area, kitchen, and a ½ bathroom will be on the first floor and 3 bedrooms, 2 full bathrooms, and a laundry room will be on the second. The cellar will contain a play room and a ½ bathroom and the attic will be used for storage and to house mechanical equipment.

**Public Hearing**

The Board held a duly noticed public hearing on the application on September 1, 2020. No one spoke in support or opposition to the Applicant's proposal at the public hearing.

\*\* For title see deed recorded at Book 74389 Page 488 of the Middlesex South Registry of Deeds

Property Address: 173-175 White Street, Belmont, MA

### **Special Permit Standards and Special Permit Criteria**

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

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

1. The lot size and frontage of each lot is comparable to those in the surrounding neighborhood;
2. The open space between and surrounding the dwellings is maximized since more than the minimum allowed open space will be provided (45% allowed, 58.5% provided);
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.6 and outlined on the next page.

#### **II. Special Permit Criteria (Section 7.4.3)**

- a) Location: Impacts on the municipal infrastructure will be minimal since the development must comply with the Stormwater and Erosion Control By-Law and as single-family homes, traffic impacts will be minimal.
- b) Activity Type and Mix: The two single-family homes will complement the character of the neighborhood and will be beneficial to the Town's housing stock.
- c) Visual Concerns: The development will have minimal impacts on the abutting premises since the homes scale and style have been designed to blend with the neighborhood.
- d) Access: access/egress to the properties will have minimal impacts on the public ways.
- e) Process: Plans reflect input provided by the municipal staff and the Board.

#### **III. Special Permit Standards (Section 6D.5)**

As evidenced by the plans, analysis of the neighborhood data, and compliance with the Standards for Single-Family Alternative (Section 6D.6.1):

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Property: 173-175 White Street  
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- 1) The two single-family homes will be in harmony with the neighborhood; and,
- 2) The two single-family homes will not generate excessive traffic, parking, or create other detrimental effects on the neighborhood.

### **Planning Board Decision**

Therefore, after considering the Special Permit Standards, Factors to Consider, and Special Permit Criteria as set forth in Sections 6D.5, 6D.6.2, and 7.4.3 of the Zoning By-Law, the **PLANNING BOARD UNANIMOUSLY VOTED TO GRANT A SPECIAL PERMIT TO CONSTRUCT TWO SINGLE-FAMILY HOMES AS AN ALTERNATIVE TO A TWO-FAMILY HOME AT 173-175 WHITE STREET** located in a General Residence (GR) Zoning District.

Submitted on Behalf of the Planning Board,

  
Jeffrey A. Wheeler  
Senior Planner

Dated: October 9, 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 October 16, 2020, and further I certify that no appeal has been filed with regard to the granting of said One (1) 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](http://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

November 12, 2020

