



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A SPECIAL PERMIT

Date: 11-5-2021

Zoning Board of Appeals
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 41-43 White St. Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for A
SPECIAL PERMIT TO CONSTRUCT THE PLANS
ATTACHED.

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner

Print Name

Address

Daytime Telephone Number

[Signature]
JOSEPH DESTEFANO
3 SUMNER LANE
617 430-1292



OFFICE OF COMMUNITY DEVELOPMENT

Town of Belmont

Homer Municipal Building

19 Moore Street

Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

November 1, 2021

Joseph DeStefano
41-43 White Street
Belmont, MA 02478

RE: Denial to Construct a Mixed-Use Building.

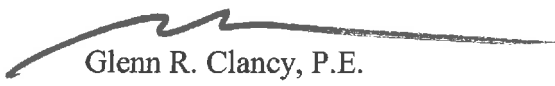
Dear Mr. DeStefano:

The Office of Community Development is in receipt of your building permit application to construct a Mixed-Use Building at 41-43 White Street, located in LBI Zoning District.

Your application has been denied since it does not comply with the current Zoning By-Laws. More specifically, Section 3.3 of the Town of Belmont's Zoning By-Law states, "Mixed-Use - provided that at a minimum the first floor is to be reserved for commercial use and that the residential use comply with §6.10, inclusionary Housing" may be allowed only by Special Permit from the Board of Appeals.

To begin the Special Permit process, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650.

Sincerely,


Glenn R. Clancy, P.E.
Building Commissioner

November 4, 2021

Joseph G. DeStefano
3 Sumner Lane
Belmont, Ma.02478

Belmont Zoning Board of Appeals
Belmont Town Hall
455 Concord Ave
Belmont, Ma. 02478

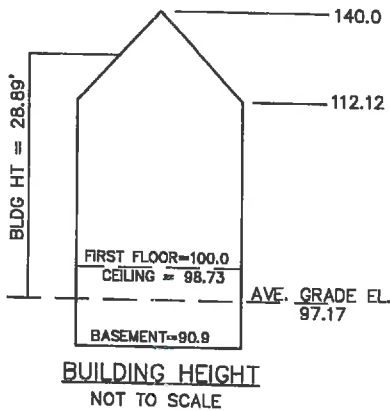
Ladies and Gentlemen,

I write to explain the 3rd building in the proposed re-development of Waverley Square. The development would include the demolition of one (1) existing two (2) story building mixed use building located at 43 White Street containing approximately 10,000-12000square feet of mixed use space. The proposal would re-develop the land into one (1) newly designed mixed use 3 story building consisting of over seven (7) thousand square feet of commercial and 14,000 (14) square feet of residential space. The building would conform with the existing LB1 Zoning Bylaw and is allowed by special permit by the Zoning Board of Appeals. This development would compliment the 2 other buildings developed on the same site and greatly enhance the appearance of White Street and Waverley Square.

Thank You,

Joseph G. DeStefano





80.03% OF BASEMENT UNDERGROUND
THEREFOR BASEMENT IS NOT A STORY

ZONING DISTRICT: LB-1

FRONT SETBACK:

SIDE SETBACK:

REAR SETBACK:

REQ.

5'

6'

6'

PROP.

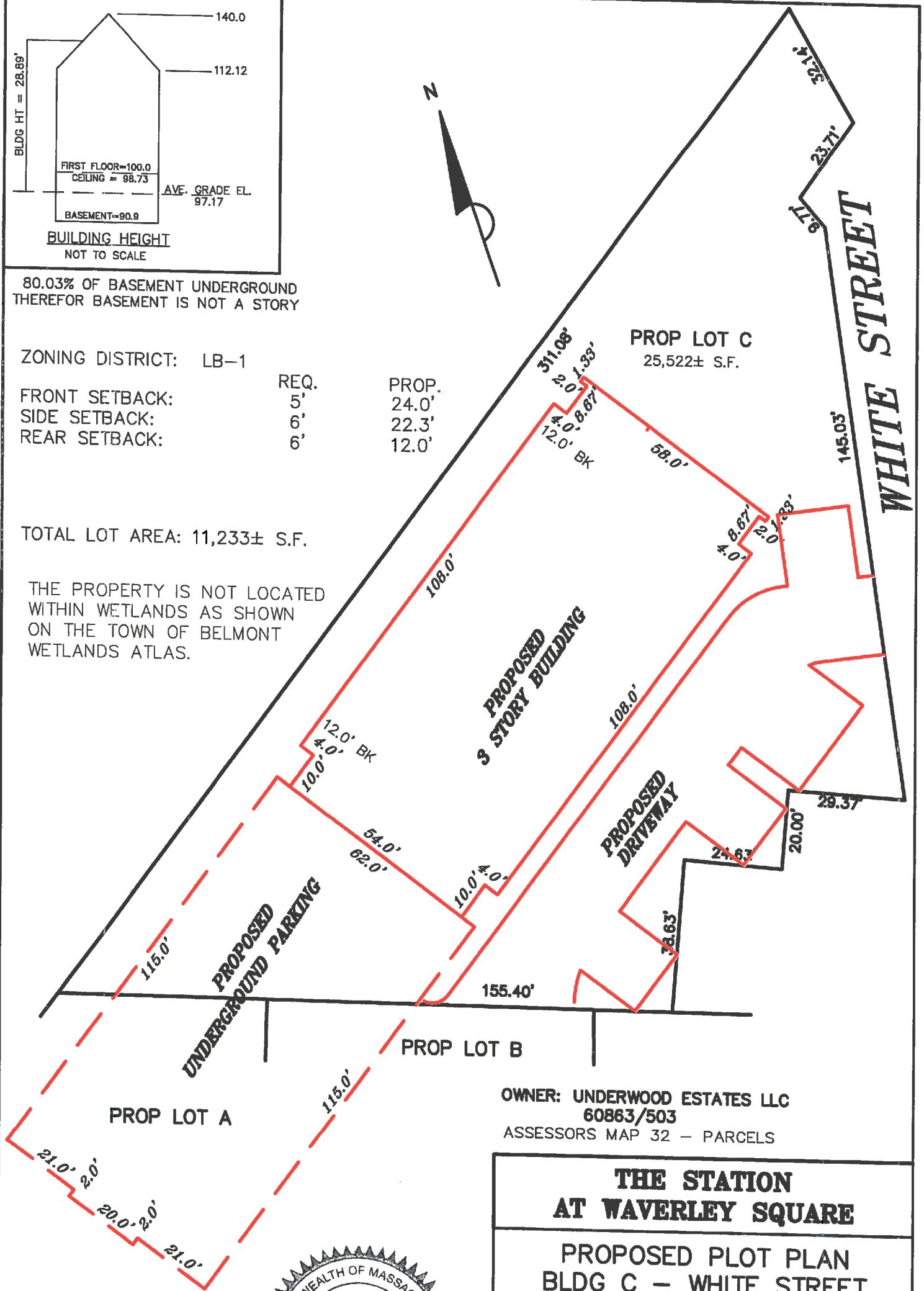
24.0'

22.3'

12.0'

TOTAL LOT AREA: 11,233± S.F.

THE PROPERTY IS NOT LOCATED
WITHIN WETLANDS AS SHOWN
ON THE TOWN OF BELMONT
WETLANDS ATLAS.



OWNER: UNDERWOOD ESTATES LLC
60863/503
ASSESSORS MAP 32 - PARCELS

THE STATION AT WAVERLEY SQUARE

PROPOSED PLOT PLAN
BLDG C - WHITE STREET
IN
BELMONT, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 30'

DATE: 5/1/2018



ROBER SURVEY

1072 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

DWG. NO. 3555SP4lotC.DWG



CLIFFORD E. ROBER, PLS

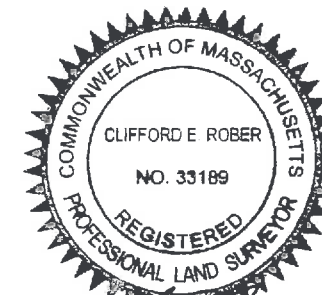
DATE

9/26/21

Segment	Segment From New Grade	Segment To New Grade	Segment Length	Avg Existing	Avg New
A	100.2	100.2	10	#REF!	1002
B	100.2	100.2	4	#REF!	400.8
C	100.2	98	108	#REF!	10702.8
D	98	98	4	#REF!	392
E	98	97	10	#REF!	975
F	97	97	17	#REF!	1649
G	90.7	90.7	20	#REF!	1814
H	97	97	17	#REF!	1649
I	97	94.7	10	#REF!	958.5
J	94.7	94.7	4	#REF!	378.8
K	94.7	94.7	108	#REF!	10227.6
L	94.7	94.7	4	#REF!	378.8
M	94.7	100.5	10	#REF!	976
N	100.5	100.2	54	#REF!	5418.9
			380	#REF!	36923.2

Ceiling Height:	7.83
Basement Floor Elevation	90.9
Ceiling Elevation	98.73
Perimeter Total Length	380.00
Total Perimeter Square Foot	2975.40
Average Existing Grade	#REF!
New Average Grade	97.17
Difference in Grade in feet	#REF!

% Covered using Avg Grade 80.03%

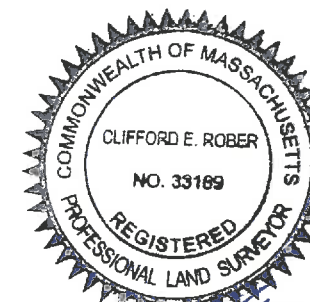


[Signature]
9/26/21

Segment	Ceiling Elevation	Elevation From	Elevation To	Ceiling Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	98.73	100.2	100.2	10.00	7.83	78.30	-14.70	100.00%
B	98.73	100.2	100.2	4.00	7.83	31.32	-5.88	100.00%
C	98.73	100.2	98	108.00	7.83	845.64	-39.96	100.00%
D	98.73	98	98	4.00	7.83	31.32	2.92	90.68%
E	98.73	98	97	10.00	7.83	78.30	12.30	84.29%
F	98.73	97	97	17.00	7.83	133.11	29.41	77.91%
G	98.73	90.7	90.7	20.00	7.83	156.60	160.60	0.00%
H	98.73	97	97	17.00	7.83	133.11	29.41	77.91%
I	98.73	97	94.7	10.00	7.83	78.30	28.80	63.22%
J	98.73	94.7	94.7	4.00	7.83	31.32	16.12	48.53%
K	98.73	94.7	94.7	108.00	7.83	845.64	435.24	48.53%
L	98.73	94.7	94.7	4	7.83	31.32	16.12	48.53%
M	98.73	94.7	100.5	10	7.83	78.3	11.3	85.57%
N	98.73	100.5	100.2	54	7.83	422.82	-87.48	100.00%
	98.73			380.00	7.83	2975.40	594.20	80.03%

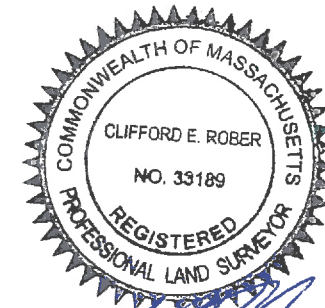
Ceiling Height:	7.83	<- enter
Basement Floor Elevation	90.9	<- enter
Ceiling Elevation	98.73	
Perimeter Total Length	380.00	
Total Perimeter Square Foot	2975.40	
Exposed Square Footage	594.20	
% Covered	80.03%	<- result

North	South	East	West
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00



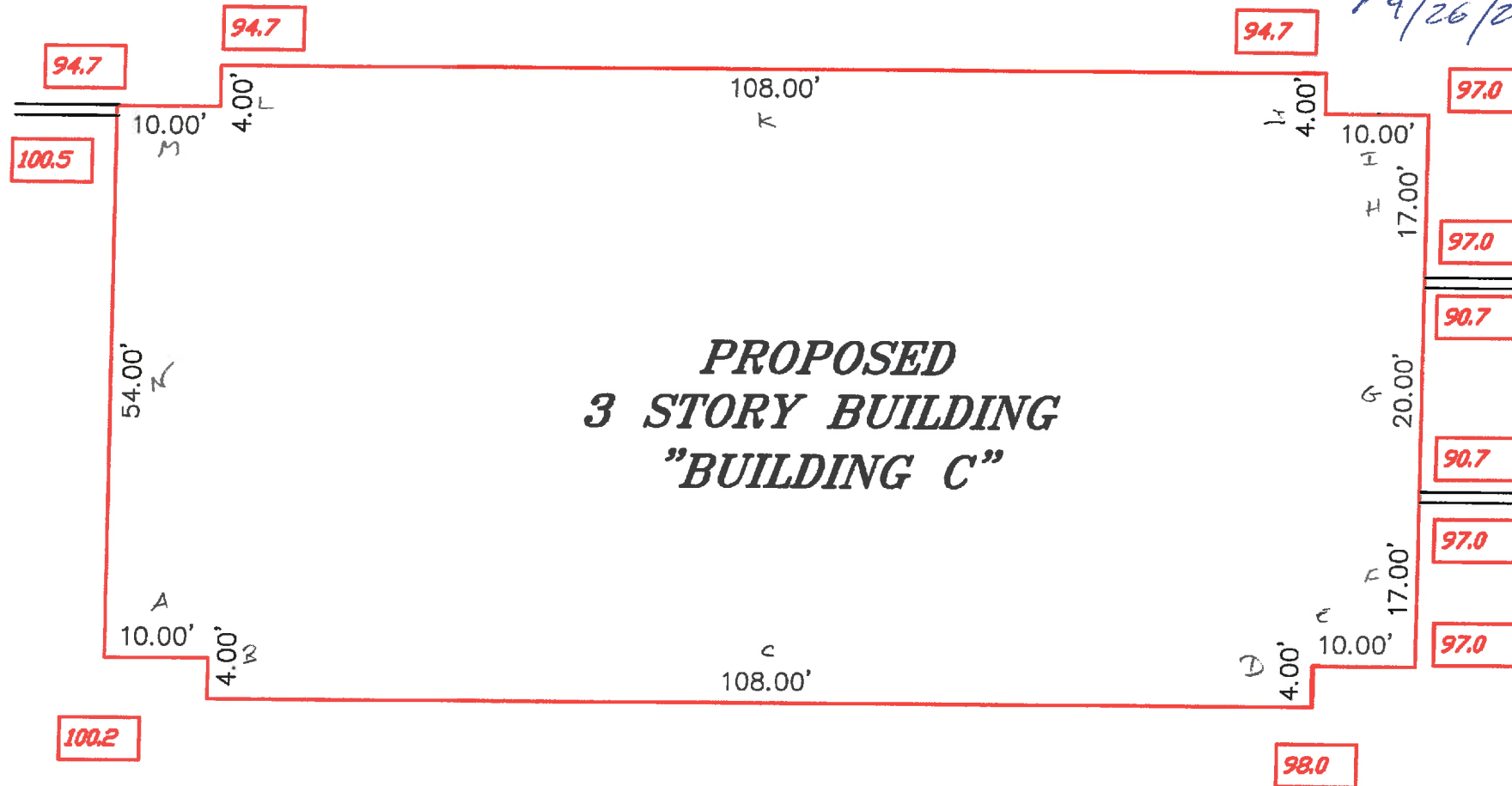
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9/26/21

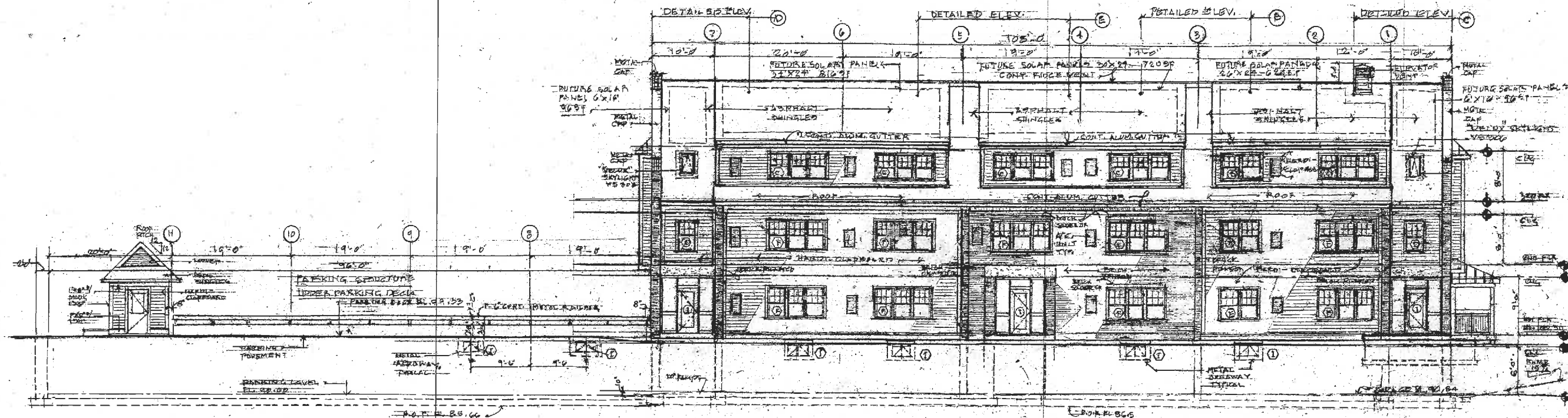
R3555
WAVERLEY SQUARE
11/19/2020



Handwritten signature
9/26/21

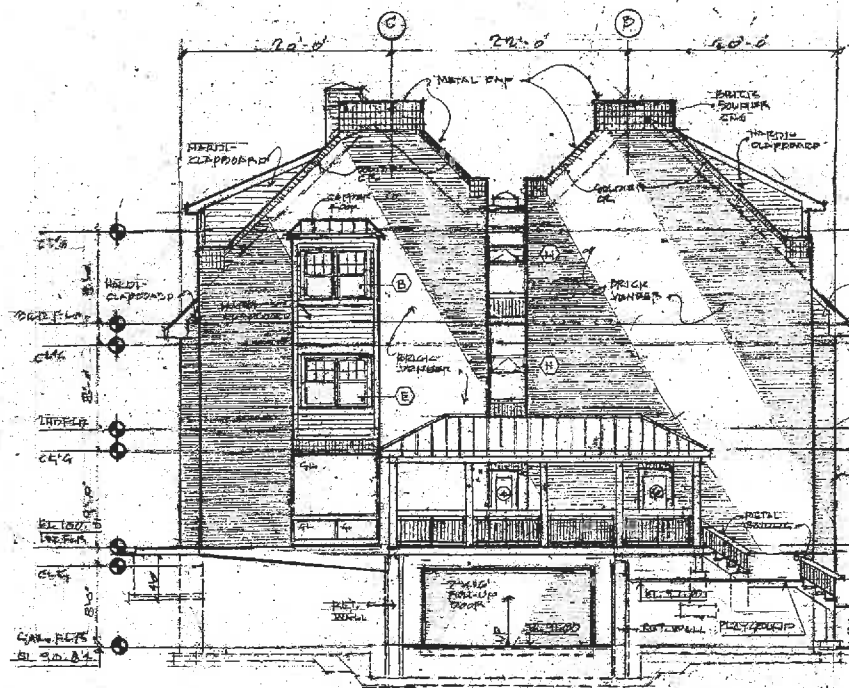
94.7 - PROPOSED GRADE





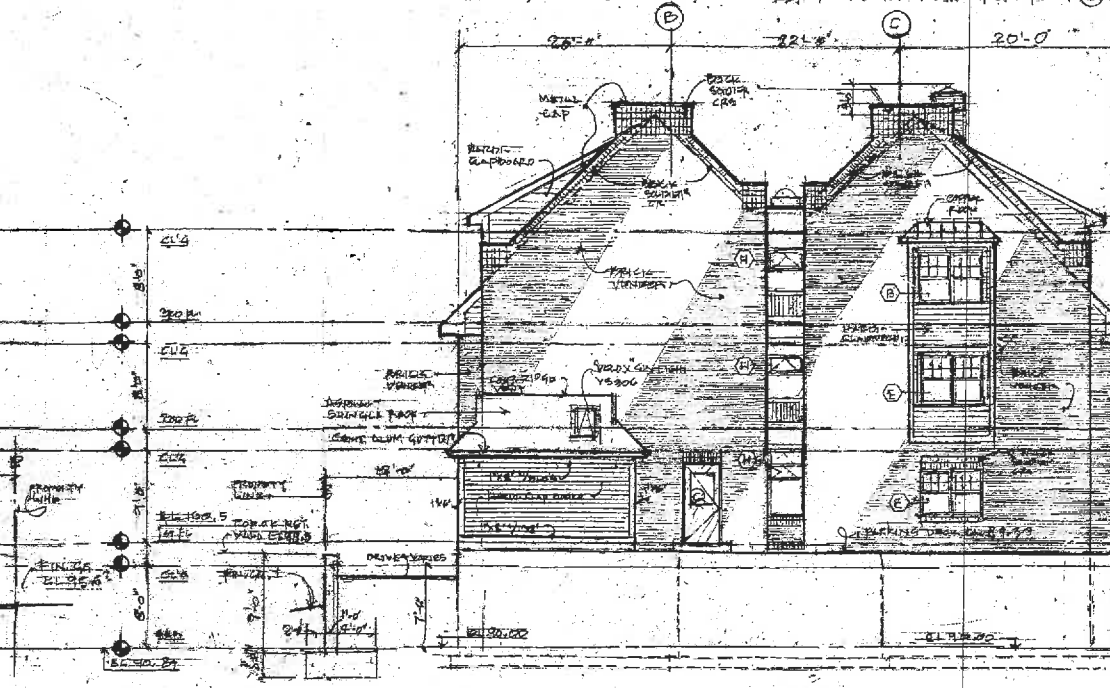
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
REFER TO DWG. A1.2 FOR PART (B) & (C) DETAILED FRONT ELEVATION



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
REFER TO DWG. A1.2 FOR DETAILED
RIGHT SIDE ELEVATION.



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
REFER TO DWG. A1.2 FOR DETAILED
LEFT SIDE ELEVATION.

FUTURE SOLAR PANELS LEGEND

ROOF AREA

FRONT ELEVATION (SOUTH/EAST) 5248 SF

REAR ELEVATION (NORTH/WEST) 5248 SF

TOTAL 10,496 SF

20% OF 10,496 SF TOTAL ROOF AREA 2099 SF

AREA LOCATION INDICATED ON FRONT
& REAR ELEVATIONS REPRESENT THE SIZE
& LOCATION OF FUTURE ROOF SOLAR PANELS

THE TOTAL ROOF SOLAR PANELS INDICATED
ON THE FRONT & REAR ELEVATIONS 3632 SF

3632 SF OR 34.6%

WAVERLEY SQUARE REDEVELOPMENT

43 WHITE STREET, BELMONT, MA.

BUILDING 'C'

DESCO ASSOCIATES, INC.

38 LEXINGTON STREET, BELMONT, MA.

BLDG 'C'

BUILDING 'C'

THE STATION AT WAVERLEY
SQUARE

WAVERLEY SQUARE REDEVELOPMENT

43 WHITE STREET, BELMONT, MA.

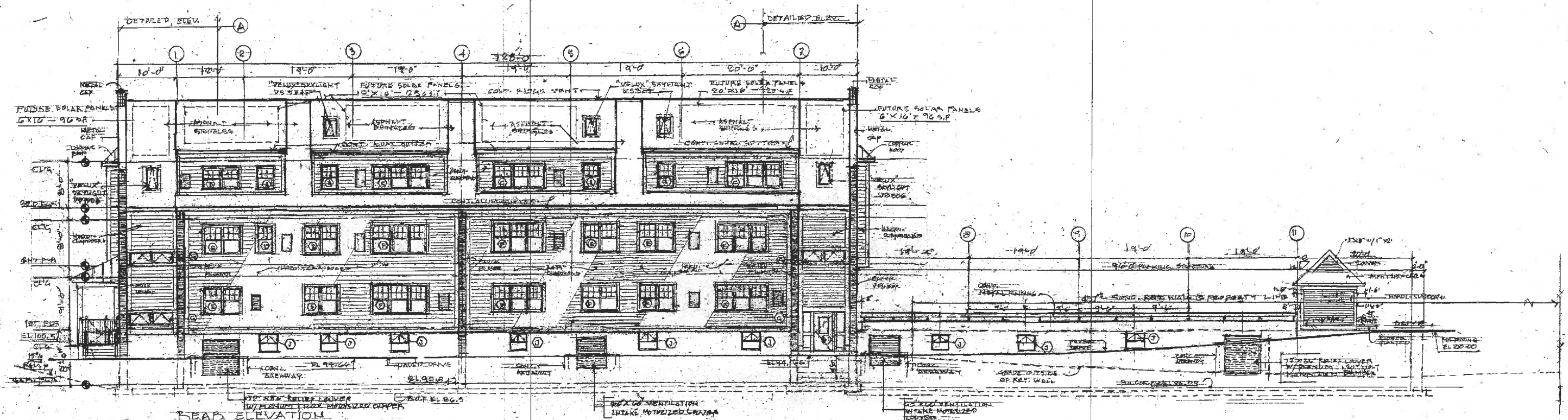
DEVELOPERS:

DESCO ASSOCIATES, INC.
38 LEXINGTON STREET
BELMONT, MA.

PETER M. DIMER
ARCHITECT

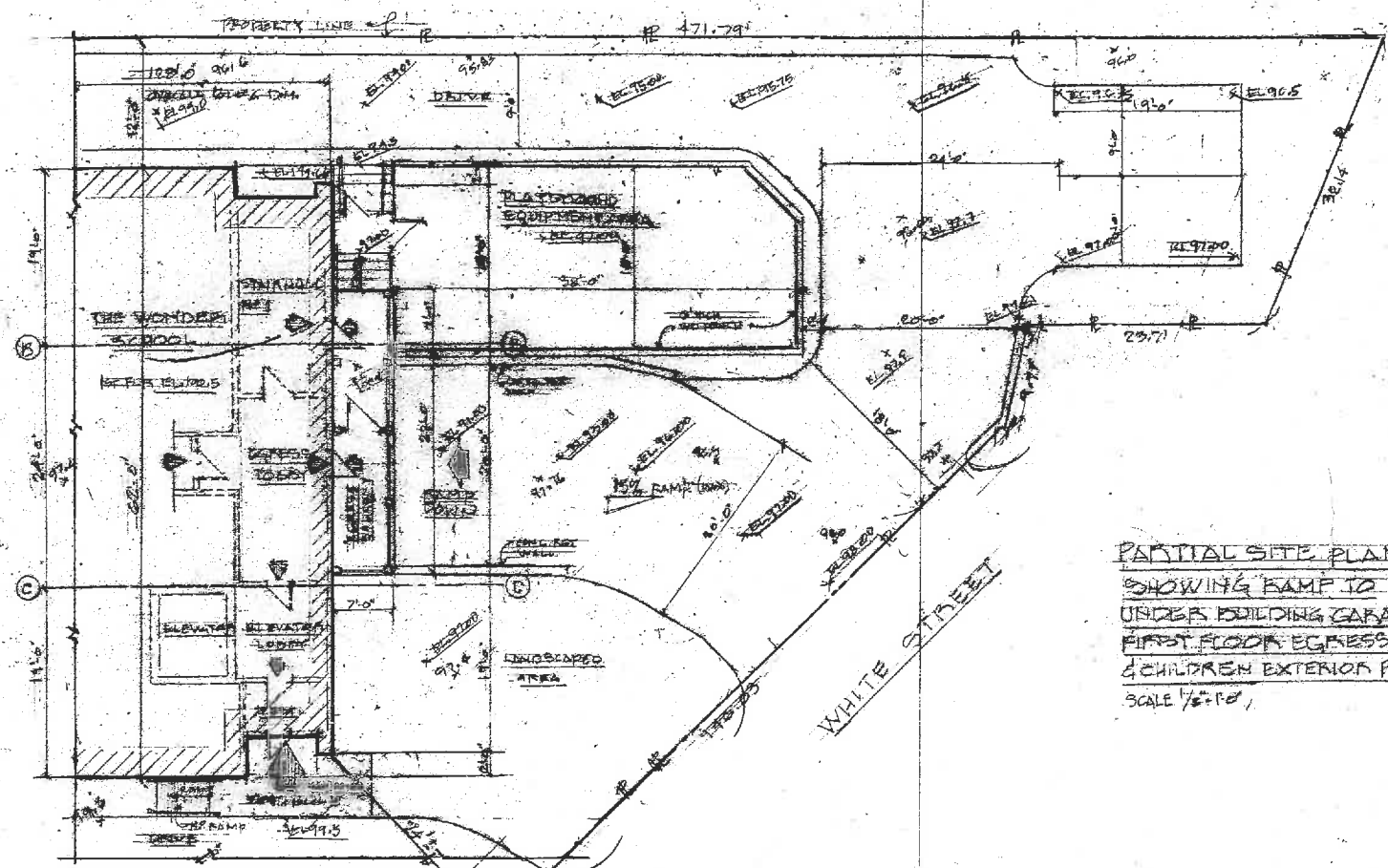
245 ELM STREET
NORTH BOSTON, MA
02104

A1.0



REAR ELEVATION
SCALE 1/8"=1'-0"

NOTE:
REFER TO DWG A1.3 FOR PART (A)
DETAILED REAR ELEVATIONS @
SHEET #1 & 2



PARTIAL SITE PLAN
SHOWING RAMP TO
UNDER BUILDING GARAGE,
FIRST FLOOR EGRESS BALCONY
& CHILDREN EXTERIOR PLAY AREA
SCALE 1/8"=1'-0"

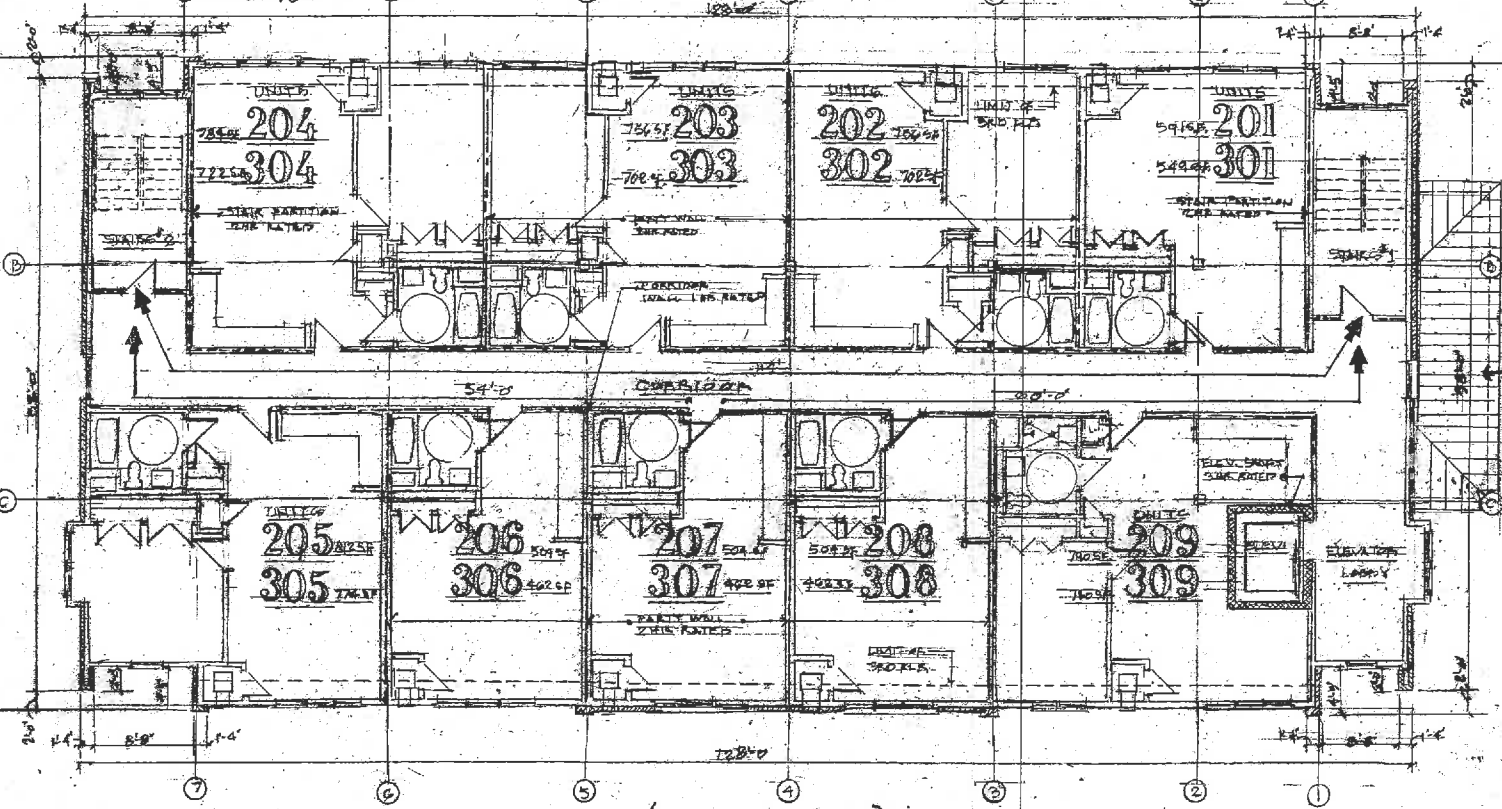
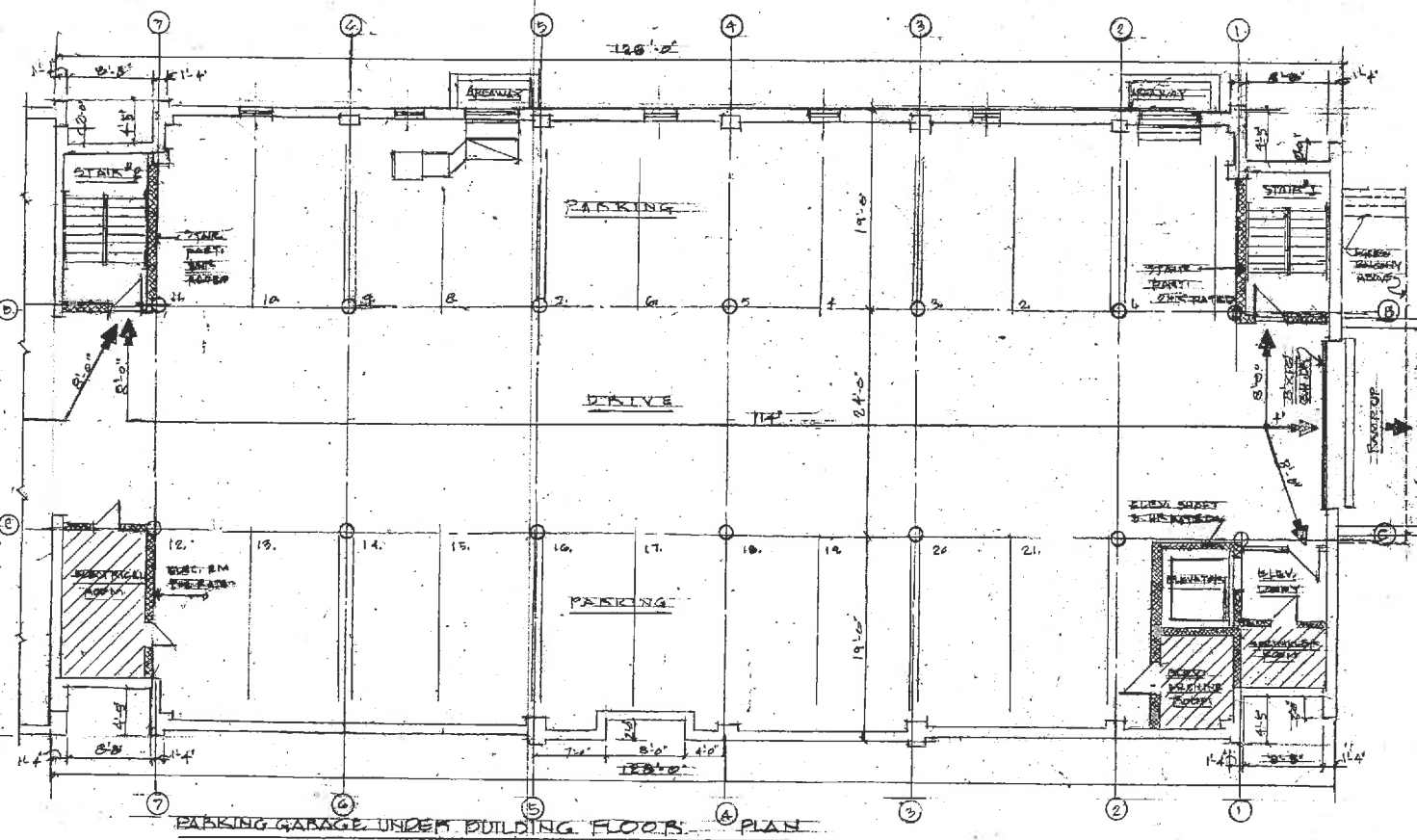
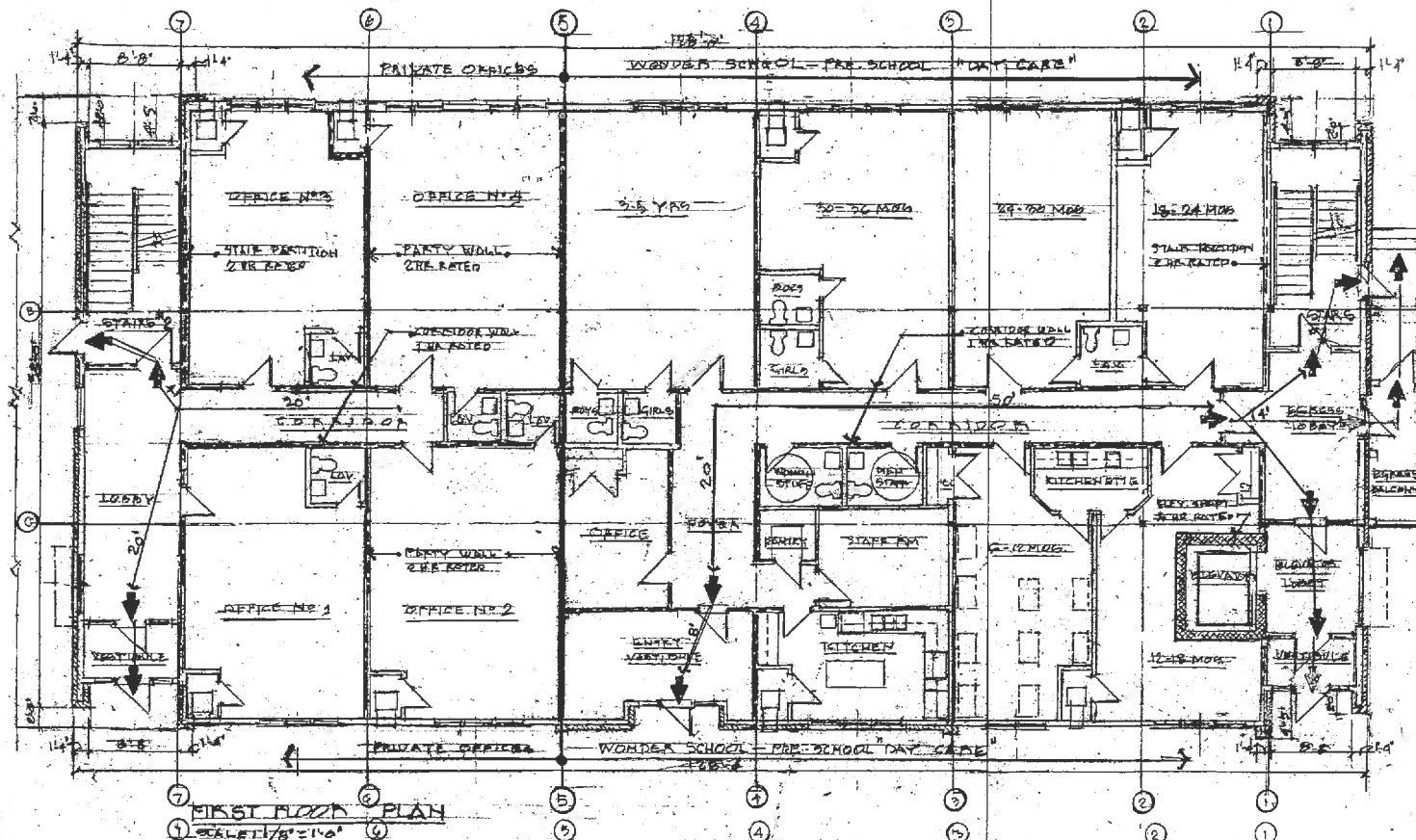
BLDG 'C'

BUILDING "C"
THE STATION AT WAVESLEY
SQUARE

WAVESLEY SQUARE REDEVELOPMENT
49 WHITE STREET, REMONT, MA.
DEVELOPER:
DESCO ASSOCIATES, INC.
35 LEXINGTON STREET
REMONT, MA.

PETER J. DIMCO
ARCHITECT
245 ELM STREET
NORTH BENDING, MA.
01864

ALL



BASEMENT (GARAGE)			
SPACE	AREA (sq ft)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
GARAGE	13,335 SF	200 GROSS	65
Mechanical	465 SF	300 GROSS	2
TOTAL			67

SECOND & THIRD FLOORS (RESIDENTIAL)			
SPACE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
RESIDENTIAL	2ND FLOOR 6,001 S.F.	200 GROSS	30
RESIDENTIAL	3RD FLOOR 5,542 S.F.	200 GROSS	28
TOTAL			58

FIRST FLOOR			
SPACE	AREA (sq ft)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
DAY CARE (PRE-SCHOOL)	2,427 S.F.	95 NET	25
BUSINESS (OFFICES)	2,356 S.F.	150 GROSS	15
TOTAL			40

MEANS OF EGRESS				
LOCATION	MEANS OF EGRESS	CLEAR WIDTH (INCHES)	MIN. FACTOR (1)	MIN. CAPACITY
GARAGE	STAIR #1	36" DOOR	0.75	108
	STAIR #2	36" DOOR	0.75	108
GARAGE (MECHANICAL)	STAIR #1	36" DOOR	0.75	108
	STAIR #2	36" DOOR	0.75	108
1ST FLOOR	EGRESS DOOR	36" DOOR	0.75	108
DAY CARE	MAIN DOOR	36" DOOR	0.75	108
OFFICES	MAIN DOOR	36" DOOR	0.75	108
2ND FLOOR RESIDENTIAL	STAIR #1	36" DOOR	0.75	108
3RD FLOOR RESIDENTIAL	STAIR #1	36" DOOR	0.75	108

BLD'G 'C'

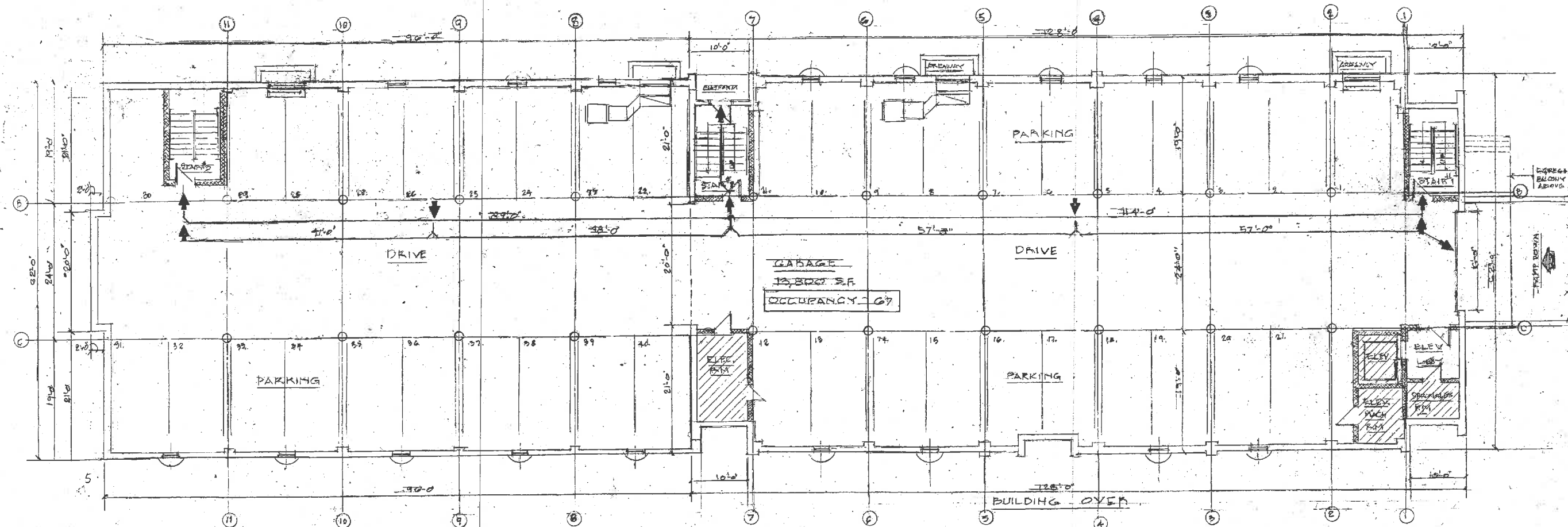
BUILDING 'C'
146 STATION AT WAVERLEY SQUARE
FIRST, SECOND & GARAGE OCCUPANCY & EGRESS PLANS

WAVERLEY SQUARE REDEVELOPMENT
73 WHITE STREET, BELMONT, MA
DEVELOPER: J. J. CONNOLLY & SONS, INC.
38 LEXINGTON STREET, BELMONT, MA

PETER F. D'AMICO
ARCHITECT
245 SUMMIT STREET
NORTH BEECHING, MA
02454

1.07.20

OF 1
OF 2



UNDERGROUND PARKING AND BUILDING OVER GARAGE PARKING FLOOR (OCCUPANCY & EGRESS) PLAN
SCALE: 1/8" = 1'-0"

BLD'G 'C'

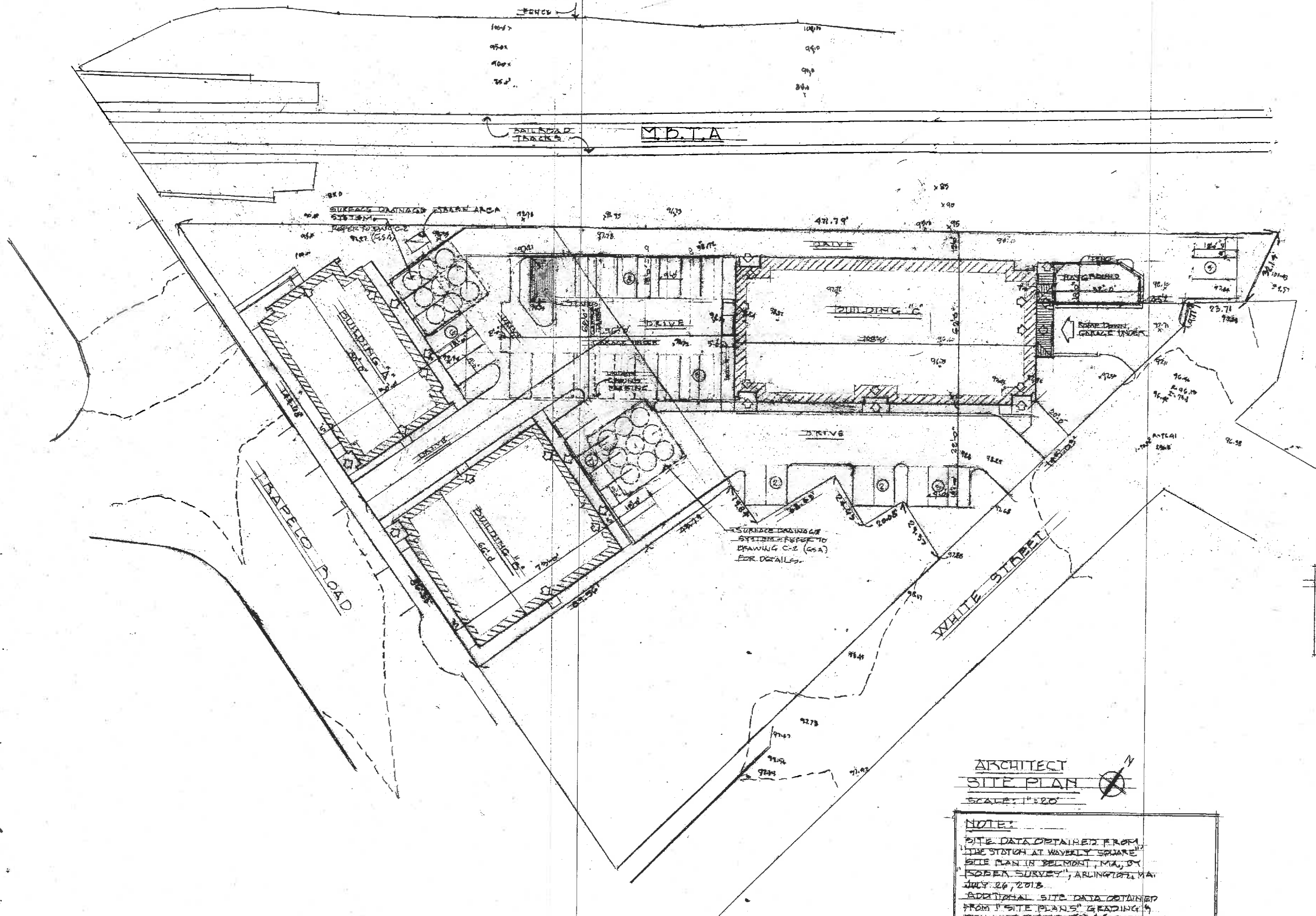
BUILDING "C"
THE STATION AT WAVERLEY
SQUARE
GARAGE, OCCUPANCY &
EGRESS PLAN

WAVERLEY SQUARE REDEVELOPMENT
#3 WHITE STREET, BELMONT, MA.
DEVELOPER:
DESIGN ASSOCIATES, INC.
20 LEXINGTON STREET
BELMONT, MA

PETER DIMIO
ARCHITECT
225 ELM STREET
NORTH BENDING, MA
02454

1.07.20

01.2
OF 2



PARKING SCHEDULE	
SURFACE PARKING	34 CARS
UNDERGROUND	40 CARS
GARAGE PARKING	40 CARS
TOTAL	74 CARS

ARCHITECT
SITE PLAN
SCALE: 1"=20'

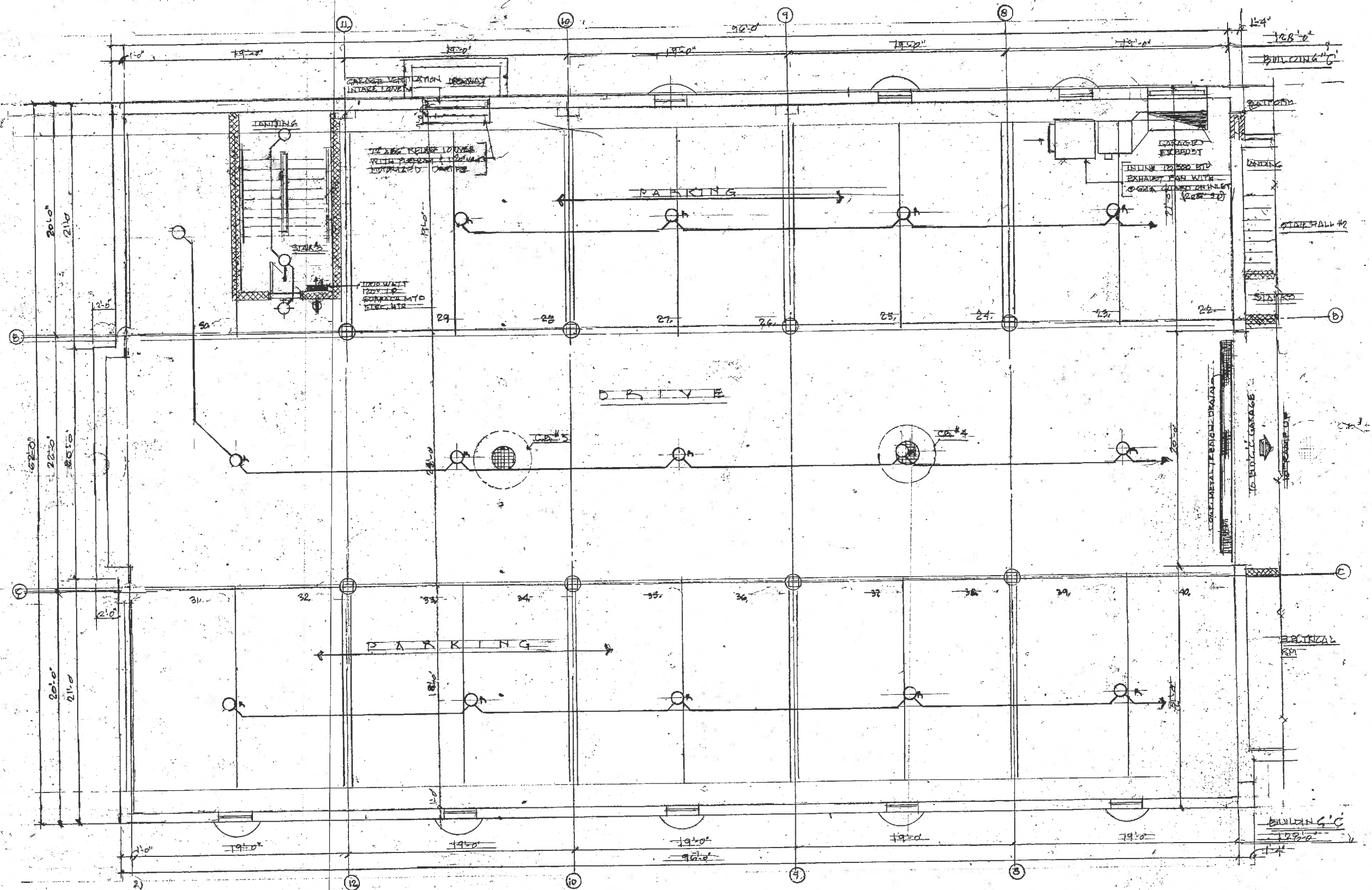
NOTE:
SITE DATA OBTAINED FROM
THE STATION AT WAVERLEY SQUARE
SITE PLAN IN BELMONT, MA, BY
"SOBEK SURVEY", ARLINGTON, MA,
JULY 26, 2013.
ADDITIONAL SITE DATA OBTAINED
FROM "SITE PLANS" GRADING &
DRAINAGE PLANS, AND "SOB TRAFFIC"
BELMONT, MA, BY GATA SUBSISTANCE, INC.
CIVIL ENGINEERS, LEXINGTON, MA,

BUILDING 'C'
THE STATION AT WAVERLEY
SQUARE

WAVERLEY SQUARE REDEVELOPMENT
45 WHITE STREET, BELMONT, MA.
DEVELOPER:
OF SCO ASSOCIATES, INC.
35 LEXINGTON STREET
BELMONT, MA.

PETER F. DIMIO
ARCHITECT
245 BLM STREET
BELMONT, MA
02458

BLD'G 'C'
SP.1



NOTE:

THE COMPLETE ELECTRICAL INSTALLATION (INCLUDING MATERIALS) SHALL BE WIRED AND GROUNDED IN ACCORDANCE WITH LATEST RULES & REGULATIONS OF THE MASSACHUSETTS & NATIONAL ELECTRIC CODES, LOCAL ORDINANCES & LAWS, & THE REQUIREMENTS OF LOCAL UTILITY COMPANY.

BUILDING 'C'

THE STATION AT WAVERLEY
SQUARE

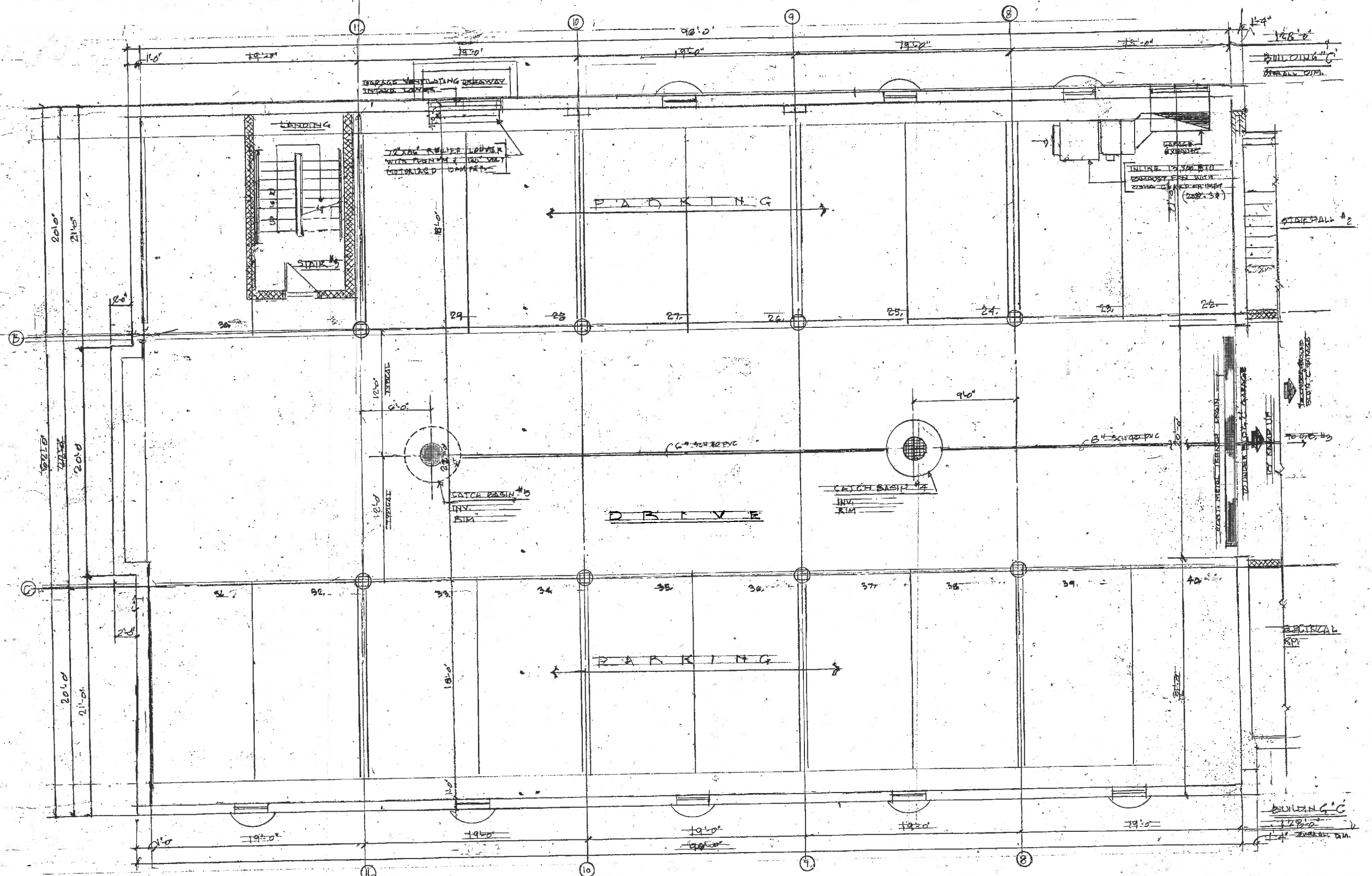
WAVERLEY SQUARE REDEVELOPMENT

505 TRAPelo ROAD, BELMONT, MA.
DEVELOPER: 40 WHITE STREET
DESCO ASSOCIATES, INC.
50 LEXINGTON STREET
BELMONT, MA

PETER F. DIMIO
ARCHITECT
245 BURN STREET
NORTH READING, MA
01864

BLDG 'C'

E.2



UNDERGROUND PARKING STRUCTURE PLAN - PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

NOTE
 1. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS FUEL GAS AND PLUMBING CODES
 2. ALL DRAWINGS ARE A GENERAL SCHEMATIC ONLY. THEY ARE NOT MEANT TO SHOW EVERY FITTING, CHANGE OF DIRECTION OR EVERY SITUATION.

BUILDING "C"
 THE STATION AT WAVERLEY
 SQUARE

WAVERLEY SQUARE REDEVELOPMENT
 505 TRAPPEL ROAD, BELMONT, MA
 DEVELOPER: 40 WHITE STREET
 DESIGNED BY: DESCO ASSOCIATES, INC.
 50 LEXINGTON STREET
 BELMONT, MA

PETER DIMEO
 ARCHITECT
 235 BLM STREET
 NORTH READING, MA
 01864

