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TOWN CLERK
BELMONT, MA

CASE NO. 24-01

2023 DEC -4 AM 9: 56

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT & DESIGN AND SITE PLAN
APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, January 16, 2024 at 7:00 PM by remote access through the Zoom app. to consider the application of Donald Cusano, owner, for One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a two family dwelling at 190 Lexington Street Located in a General Residence (GR) zoning district.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



Town of Belmont
Planning Board

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2023 DEC -4 AM 9:56

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 11/20/23

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 190 Lexington Street, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for the demolition of an existing Single-Family dwelling and the new construction of a Two-Family dwelling pursuant to Section 1.5.4-A-(3) and 6D-2 of the zoning by-law (Special Permit and Site Design Review) on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner

Donald Cusano

Print Name

DONALD CUSANO

Address

7 ANN MAR. QUR WAY
WESTFORD MA 01886

Daytime Telephone Number

781-710 6463

December 6, 2005



**OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900**

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

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

October 31, 2023

190 Lexington Street, LLC
Donald Cusano, owner
2 Annmarique Way
Westford MA, 01886

RE: Denial to Construct a Two-Family Dwelling

Dear Mr. Cusano,

The Office of Community Development is in receipt of your building permit application for your proposal to demolish the existing structure and construct a new two-family dwelling at 190 Lexington Street located in the General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a two family dwelling in a General Residence Zoning District by a Special Permit and a Design and Site Plan Review from the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit for a building permit, or you may request one (1) Special Permit and a DSPR Approval from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings

November 8, 2023

Town of Belmont
Office of Community Development
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

Dear Board Members and Town Staff,

Please accept the attached application and narrative statement and standards below. Thank you in advance for your consideration of our project for approval.

NARRATIVE STATEMENT

1. The proposed two-family structure is a two-story, three-bedroom, colonial-style residence approximately 2,080 square feet (1,040 square feet per unit) in size. The building's footprint is approximately 2,096 square feet, representing a lot coverage of 23.3 percent, where 25 percent is permitted. The lot will be landscaped and consist of approximately 60 percent open space, where 40 percent is required.

2. The lot currently consists of a two-story, four-bedroom, colonial-style single-family dwelling with a building footprint of approximately 1,410 square feet (representing a lot coverage of approximately 16 percent). The proposed two-family building will be similar in style to the existing architecture and similar in size to the existing dwelling, increasing the building footprint by only 670 square feet. The proposed two-family building will be oriented similar to the existing dwelling, with the gable ends directed north to south. In addition, the exterior siding is proposed to be horizontal, similar to the existing dwelling. The proposed development will also have ample landscaping and green space, as exists on the existing site.

3. The proposed development has been designed to architecturally mimic the existing single- and two-family dwellings abutting the property and across Lexington and Ripley Streets.

SECTION 6D.5 – SPECIAL PERMIT STANDARDS

A) The project is generally in harmony with the neighborhood. The project is similar in size; architectural style; and materials, building orientation, and density as other single- and two-family dwellings in the immediate area.

B) The project does not generate excessive traffic, parking, noise or density impacts on the abutters, or create other detrimental effects on the neighborhood. The proposed two-family development would not generate an excessive amount of traffic given the nature of the use and consistency with uses already existing in the area. The site will accommodate two parking spaces per unit, reducing impacts on on-street parking in the area. Given the proposed project is a two-family dwelling, it is consistent with surrounding land uses and structures and, therefore, would not be a detriment to the neighborhood.

SECTION 7.4 – SPECIAL PERMIT CRITERION

A) Location. Given that the property is located on Lexington Street, public utilities are readily available and accessible and the project therefore would not create adverse impacts or environmental impacts.

B) Activity Type/Mix. The proposed two-family dwelling would add to the housing stock of the Town, helping to address housing shortages in the area and provide a mix of housing types encouraged by Town policies.

C) Visual Concerns. The architecture, size, massing, and density of the proposed project is similar to those of abutting dwellings and uses in the immediate area and would not be a departure from existing architectural and development patterns in the existing neighborhood.

D) Access. The site will be accessed from the existing public right-of-way by two clearly delineated driveways. Visual sightlines will be maintained to provide safe ingress and egress from the site.

E) Process. The project has been coordinated with Town staff with no comments or concerns conveyed or mitigation required.

Please let us know if any further information is needed for your review.

Thank you sincerely,



Mike Mena
Owner/Partner

Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 190 Lexington St.

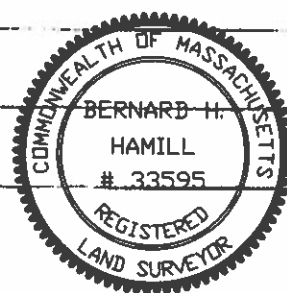
Zone: GR

Surveyor Signature and Stamp: BERNARD H. HAMILL
MA PLS #33595

Date: 17 NOV. 2023

	REQUIRED	EXISTING	PROPOSED
Lot Area	5000	N/A	8997
Lot Frontage	50	N/A	104 (RIPLEY)
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30%	N/D	24.6%
Open Space	40%	N/A	59%
Front Setback	20	N/A	21 (RIPLEY) 39 (LEXINGTON)
Side Setback	10	N/A	13
Side Setback	10	N/A	N/A
Rear Setback	20	N/A	21
Building Height	33'	N/A	26 (AVE.)
Stories	2.5	N/A	2.5
½ Story Calculation	SEE ATTACHED CALCULATIONS FOR BASEMENT		

NOTES:

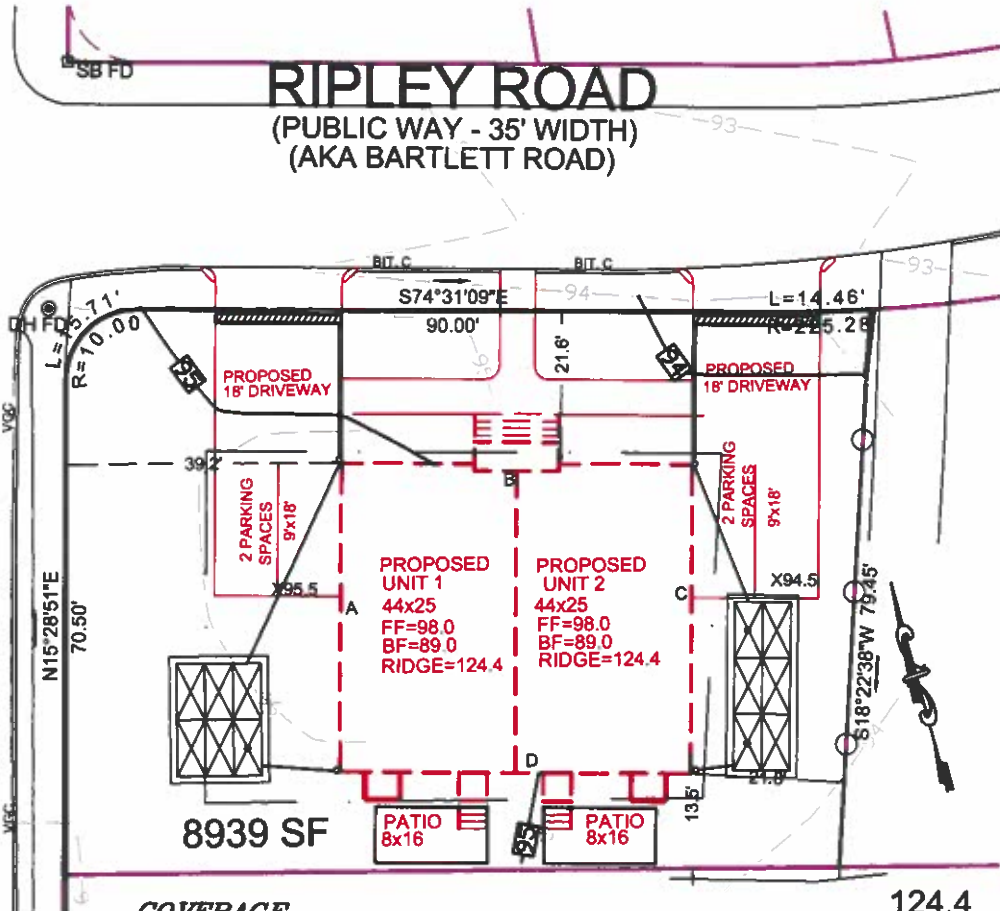


Bernard H. Hamill

GRADING CALCULATIONS

190 LEXINGTON ST., BELMONT, MA

LEXINGTON ST.
(PUBLIC WAY - VAR. WIDTH)



SITE PLAN

SCALE: 1" = 30 FT

COVERAGE
 25% OF 8939 SF=2235 SF
 PRO. DUPLEX=2200 SF
 OR 24.6%
 DRIVEWAY AREA=1440 SF
 OR 16.1%
 OPEN SPACE = 59.3%

PROPOSED GRADE:

SECTION	LENGTH	ELEV1	ELEV2	AVE. ELEV	WEIGHTED AVE.
A	44	95.3	95.2	95.15	4186.6
B	50	95.2	94.2	94.7	4735.0
C	44	94.2	94.4	94.3	4149.2
D	50	94.4	95.3	94.85	4742.5
	188				17813.3

AVE. PROPOSED GRADE = 14190.1/150=94.60

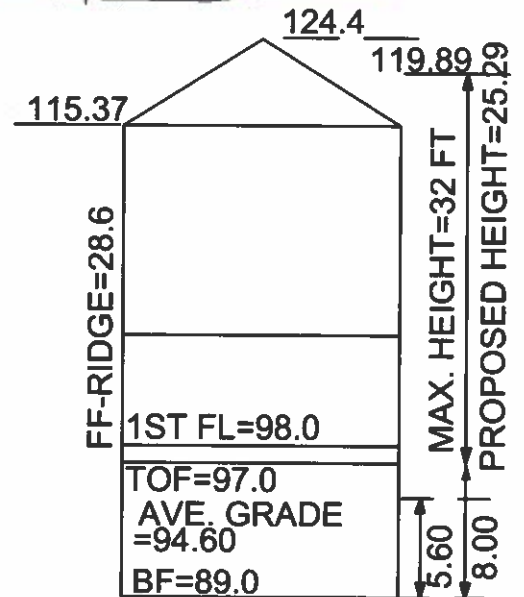
EXISTING GRADE:

SECTION	LENGTH	ELEV1	ELEV2	AVE. ELEV	WEIGHTED AVE.
A	44	95.5	96.2	95.85	4217.4
B	50	96.2	94.4	95.3	4765.0
C	44	94.4	94.4	94.4	4153.6
D	50	94.4	95.5	94.95	4747.5
	188				17883.5

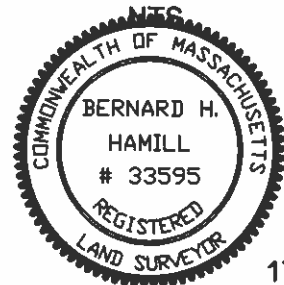
AVE. EXISTING GRADE = 17883.5/188=95.13

AVE. GRADE CHANGE= 95.13-94.6= .53 FT

AVE. PERCENT OF WALL BELOW GRADE=(94.60-89.0)/8.0=70%
 40% MIN.



HOUSE PROFILE



17 NOV. 2023

Bernard H. Hamill

Application Photographs

An areal view of 190 Lexington Street, Belmont



Application Photographs



A view northerly from 190 Lexington Street.



View across Lexington Street from 190 Lexington Street.

Application Photographs



A view of the dwelling to the rear of 190 Lexington Street, on Ripley Road.

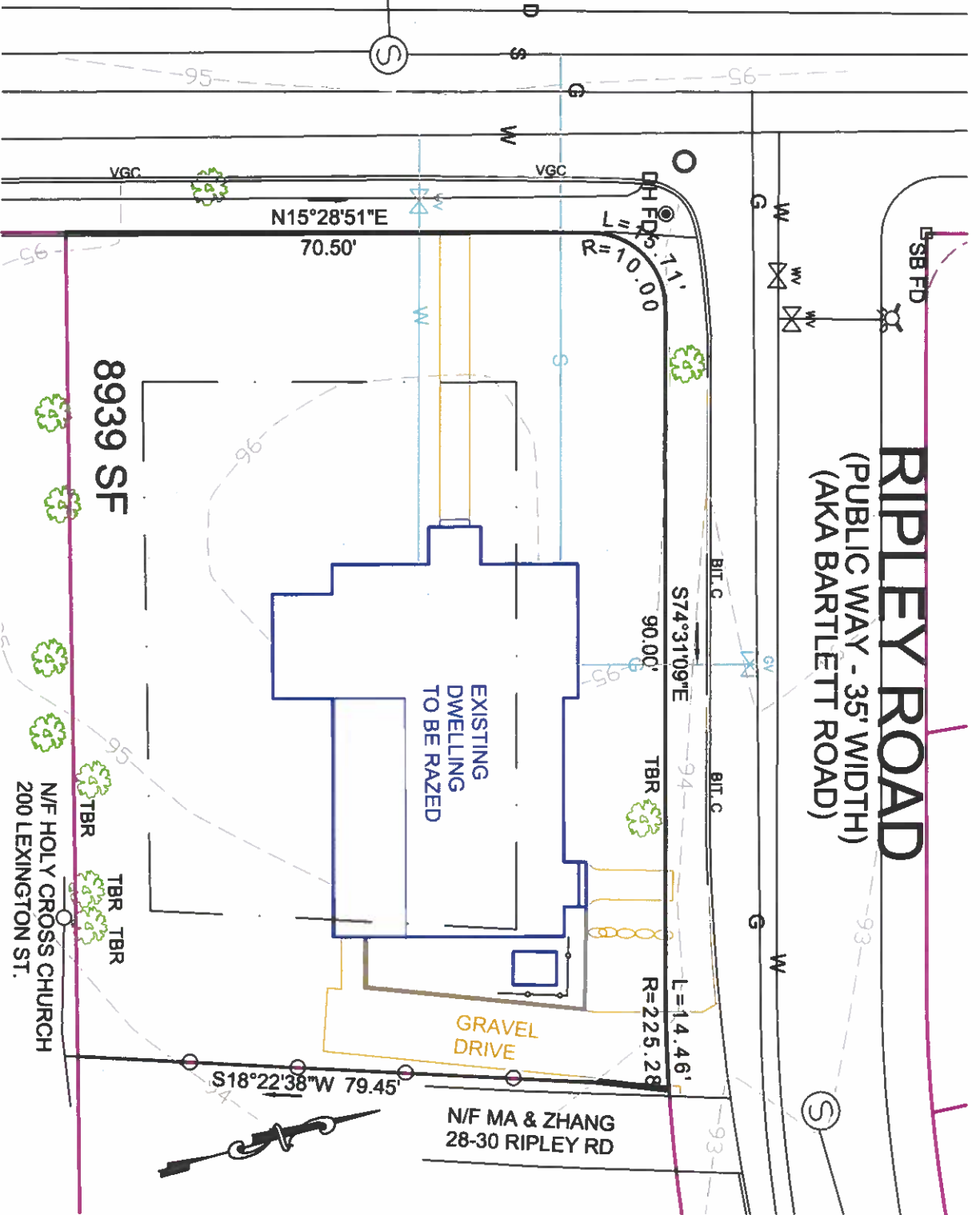
Application Photographs



A view across from 190 Lexington Street, on Ripley Road.

LEXINGTON ST (PUBLIC WAY - VAR. WIDTH)

RIPLEY ROAD (PUBLIC WAY - 35' WIDTH) (AKA BARTLETT ROAD)



- ZONING DISTRICT: GR
- A. ASSESSORS MAP 15 PARCEL 170
 - B. THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAN. SEE FEMA MAP 25017C0414E DATED 4 JUNE 2010. ZONE X
 - C. THE SITE IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.

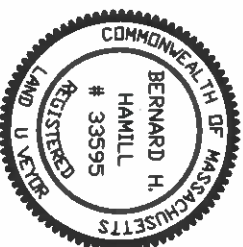
SITE PLAN SCALE: 1" = 20 FT

REFERENCE: 80545 PAGE 203 MSRD.
DEED BOOK 342 PLAN 15 MSRD
PLAN BOOK 6 PLAN 28 MSRD.

N/F HOLY CROSS CHURCH
200 LEXINGTON ST.

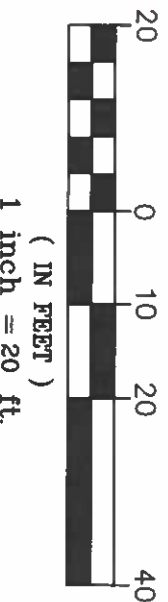
DEMOLITION PLAN 190 LEXINGTON ST. BELMONT, MA

NOTE:
PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY. PUBLIC SHADE TREES SHALL BE PROTECTED AND RETAINED.



Bernard H. Hamill

GRAPHIC SCALE



PROPOSED TWO FAMILY DWELLING 190 LEXINGTON ST.

PREPARED BY:
H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 873-3078
(EMAIL: HSTAR@ATT.NET)

OWNER: 190 LEXINGTON STREET LLC
LOCATION: 190 LEXINGTON ST., BELMONT, MA
ASSESSORS MAP: MAP 15 PARCEL 170
APPLICATION #: _____
DATE: 17 NOV. 2023
SCALE: 1"=20'

