

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Notice is hereby given that the Planning Board will hold a public hearing on Thursday, April 8, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application of Belmont Women's Club, Wendy J. Murphy, President to construct 12 parking spaces at 661 Pleasant Street located in Single Residence A (SRA) Zoning District, for Design and Site Plan Review under Section 7.3 of the zoning By-Law. §7.3.2 a) allows the construction of more than 6 parking spaces by Design and Site Plan Review by the Planning Board. The proposed are 12 parking spaces.

**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



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

March 2, 2021

Wendy Murphy  
661 Pleasant Street  
Belmont, MA 02478

RE: Denial to Construct Twelve (12) Parking Spaces

Dear Ms. Murphy:

The Office of Community Development is in receipt of your building permit application to construct twelve parking spaces at 661 Pleasant Street, the Women's Club, located in a Single Residence A (SRA) Zoning District.

Your application can not be approved because Section 7.3.2 a) of the Zoning By-Law requires Design and Site Plan Review from the Planning Board for the creation of more than 6 parking spaces. Your proposal includes 12 parking spaces and therefore requires Design and Site Plan Review from the Planning Board.

If you choose to apply for Design and Site Plan Review, please contact the Office of Community Development at (617)-993-2666 to schedule an appointment with Ara Yogurtian, Assistant Director, in order to begin this process.

Sincerely,

Glenn R. Clancy, P.E.  
Inspector of Buildings



Town of Belmont  
Planning Board

## APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: March 2, 2021

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 at 661 Pleasant Street Street/Road, 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 creation of thirteen parking spots on the left side (facing) of the property 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



Print Name Wendy J. Murphy, President

Belmont Woman's Club

Address 661 Pleasant Street, Belmont, MA 02478

Daytime Telephone Number 617-699-3531

## DESCRIPTION OF PROPOSAL

The Belmont Woman's Club seeks to add parking spots to the left side of the William Flagg Homer House, located at 661 Pleasant Street, Belmont, MA 02478. The area where the parking spots will be created is currently unused land filled with scrub trees, two large dead trees, weeds and tree stumps.

The project will take place in phases, with the first phase involving the removal of two large dead trees as well as weeds, scrub trees, and tree stumps. The area will then be dug to remove the soil and create level ground. The soil removed will be transplanted to the front lawn, which has eroded over time and is need of landfill.

The project will create <sup>twelve</sup>~~thirteen~~ parking spots, including one handicapped spot at the top of the area, adjacent to the left-side of the house (facing). This project is not likely to affect abutters or the neighborhood because the driveway area of the house is currently used for parking by between 3-5 cars per day, and it is not anticipated that more people will use the spaces than currently use the driveway. Additional parking spots will be used by guests during events, rentals, and by Woman's Club members during meetings. They currently meet twice a month from October to May, although they generally meet offsite during January, February and March because many members are older and cannot navigate the driveway and stairs when icy conditions are present.

It is anticipated that the spots will be made available, as needed, to accommodate visitors to Town Hall, or to permit town employees to park in the spots when overflow parking is necessary.

The Woman's Club is pursuing this project because it wants to make the Homer House more accessible to the public. The property has never had designated parking on site. The Woman's Club expects that the visibility of the parking spots will improve community awareness of the House and encourage the public to take tours and learn more about the important history of the Homer House.

# BELMONT WOMAN'S CLUB

661 PLEASANT STREET BELMONT, MA 02478

## SITE IMPROVEMENTS

Job: 2889  
 Date: 09/23/2020  
 Scale: AS NOTED  
 Drawn: ISP  
 Checked: ATR

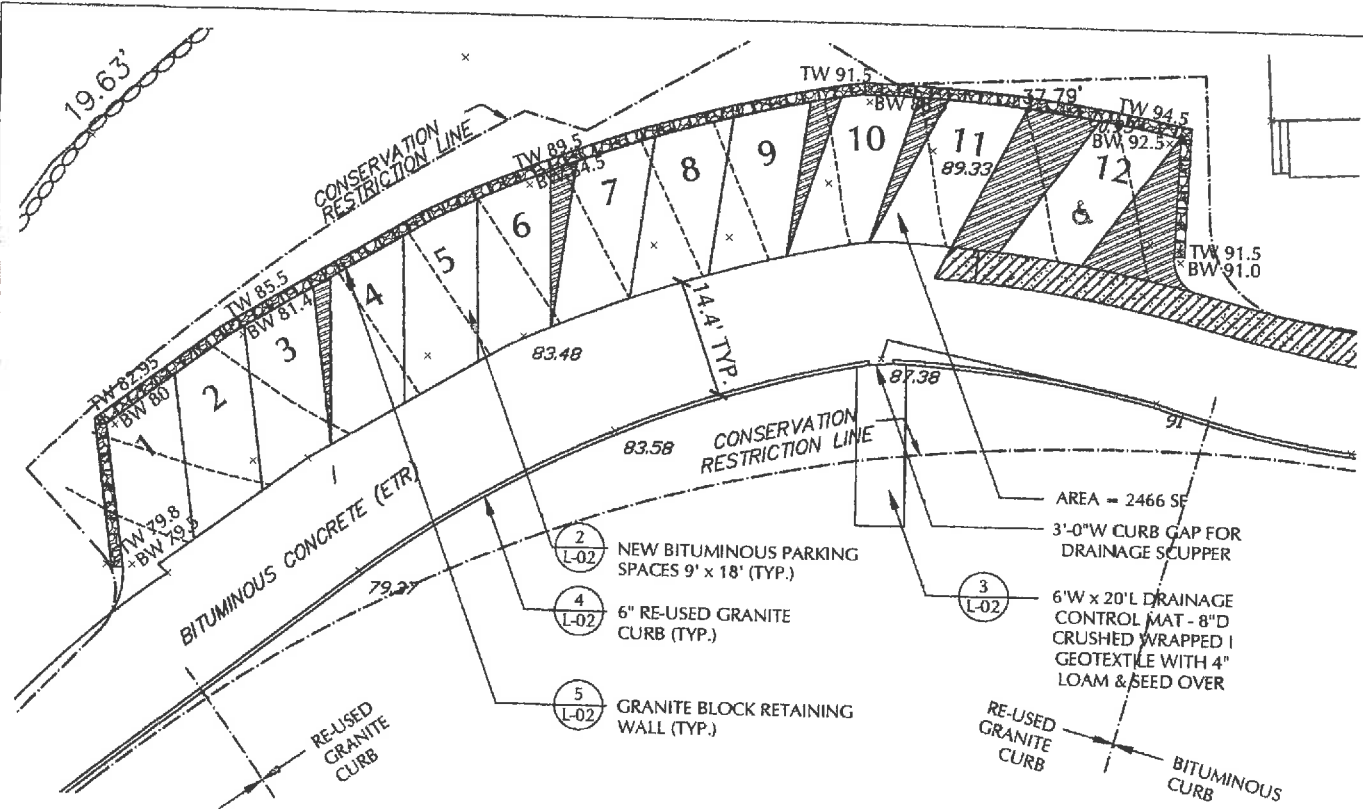
## PROPOSED SITE PLAN - PARTIAL & DETAILS

Rojas Design, Inc.  
 Architecture  
 45 Waltham Street  
 Suite 2A  
 Interior Design  
 Boston, MA 02118-4101  
 Landscape Architecture  
 (617) 710-4100

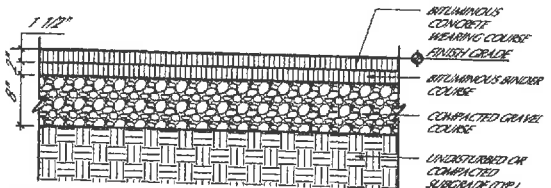
**Rojas**

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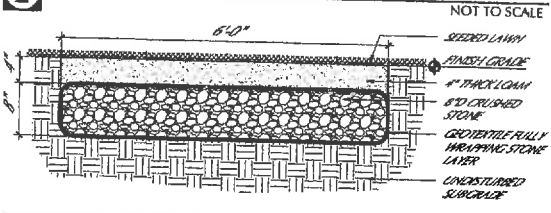
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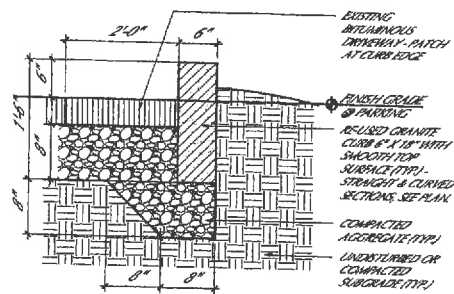
**1** PROPOSED SITE PLAN - PARTIAL



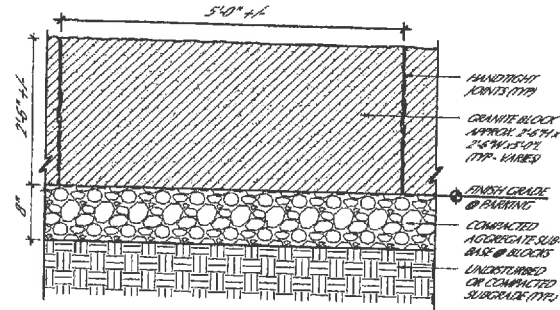
**2** BITUMINOUS PAVEMENT DETAIL



**3** DRAINAGE CONTROL MAT



**4** RE-USE GRANITE CURB DETAIL



**5** GRANITE BLOCK RETAINING WALL

**L-02**

TOPOGRAPHIC PLAN  
 IN  
**BELMONT, MA**  
 (MIDDLESEX COUNTY)  
 DATE: NOVEMBER 11, 2019  
**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533

**REFERENCES**  
 MIDDLESEX REGISTRY OF DEEDS  
 DEED BOOK 5089 PAGE 404 (LOCUS DEED)  
 PLAN 523 OF 2010  
 PLAN 122 OF 1955  
 1879 PLEASANT STREET COUNTY LAYOUT

LEGEND	
	EXISTING TOPO CONTOUR
	PROPOSED TOPO CONTOUR
	6" RE-USED GRANITE/BITUMINOUS CURB (TYP.)
	GRANITE BLOCK RETAINING WALL (TYP.)
	ETR EXISTING TO REMAIN

**BELMONT WOMAN'S CLUB**  
 661 PLEASANT STREET BELMONT, MA 02478

**SITE IMPROVEMENTS**

Job: 2889  
 Date: 09/23/2020  
 Scale: AS NOTED  
 Drawn: ISP  
 Checked: ATR

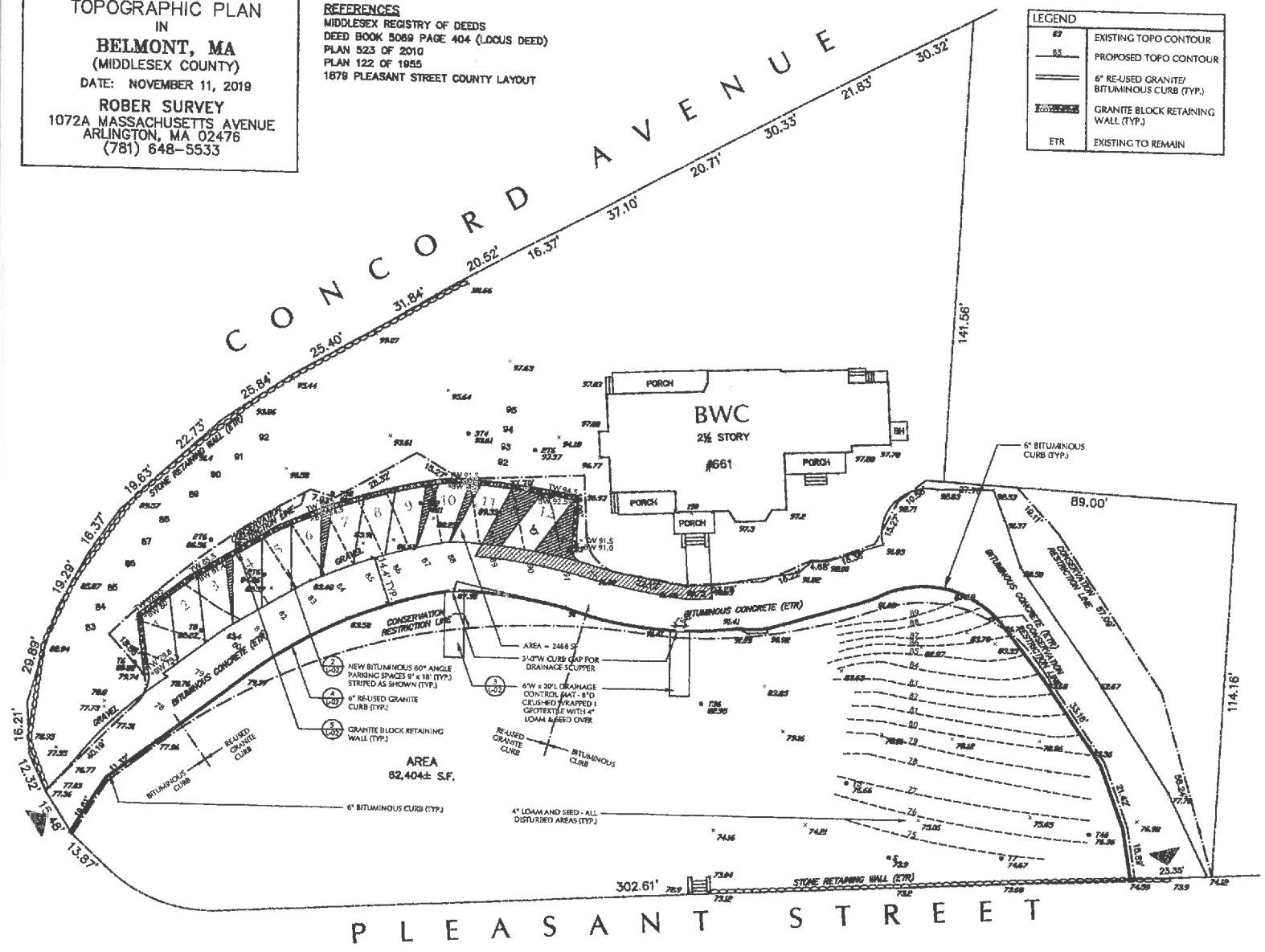
**PROPOSED SITE PLAN**

Rojas Design, Inc.  
 Architecture  
 46 Walpole Street  
 Suite 22  
 Boston, MA 02118-4201  
 Landscape Architecture  
 (617) 720-6300

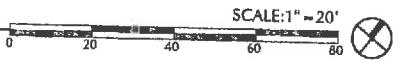
**Rojas**

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**L-01**



**1 PROPOSED SITE PLAN**



SCALE: 1" = 20'

**REFERENCES**  
 MIDDLESEX REGISTRY OF DEEDS  
 DEED BOOK 5069 PAGE 404 (LOCUS DEED)  
 PLAN 523 OF 2010  
 PLAN 122 OF 1995  
 1879 PLEASANT STREET COUNTY LAYOUT

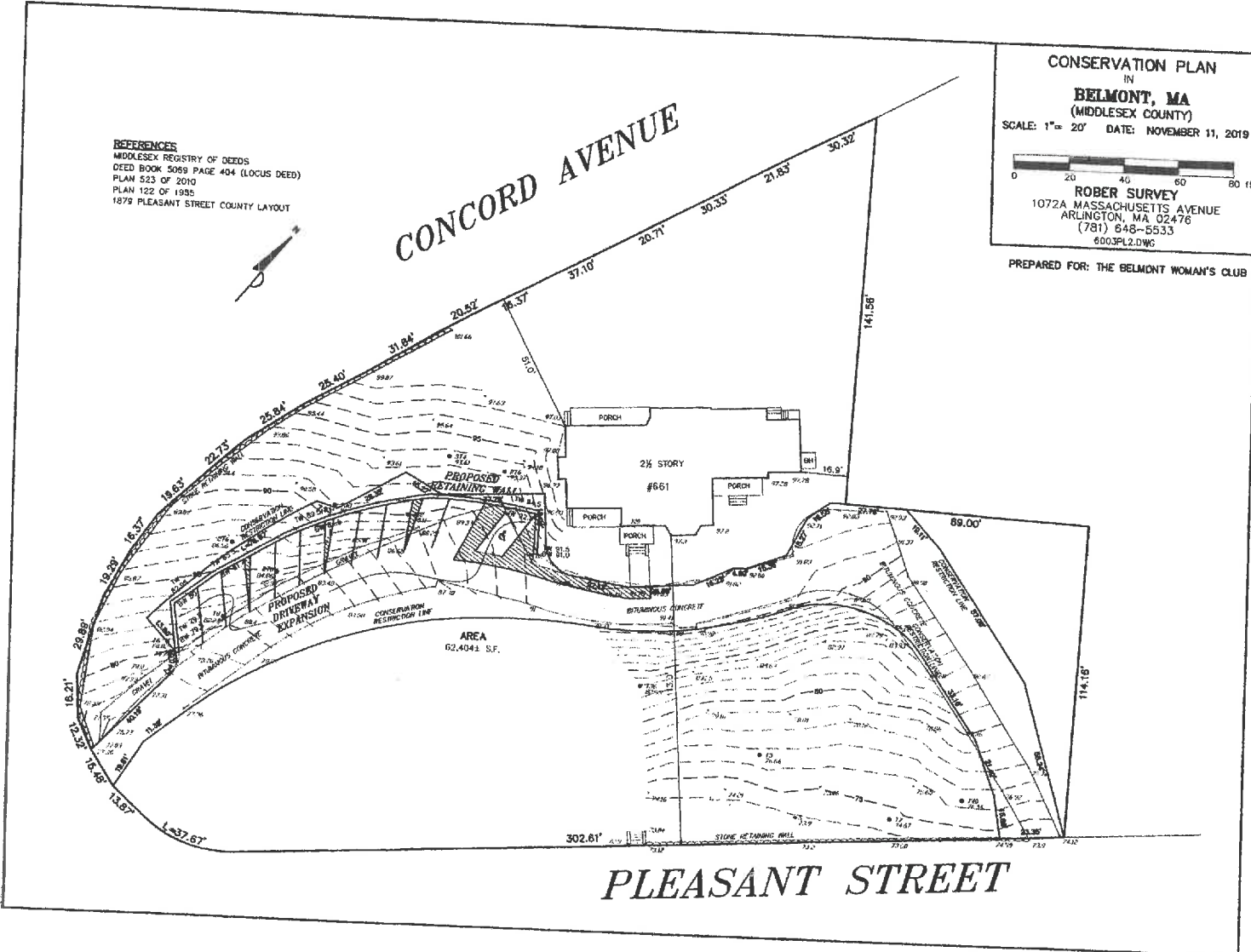


**CONCORD AVENUE**

**CONSERVATION PLAN**  
 IN  
**BELMONT, MA**  
 (MIDDLESEX COUNTY)  
 SCALE: 1" = 20' DATE: NOVEMBER 11, 2019

**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 848-5533  
 6003PL2.DWG

PREPARED FOR: THE BELMONT WOMAN'S CLUB



**PLEASANT STREET**



**TOWN OF BELMONT**  
**Office of Community Development**  
 19 Moore Street P. O. BOX 56  
 BELMONT, MASSACHUSETTS 02478  
 Telephone: (617) 993-2664 Fax: (617) 993-2651

**DRIVEWAY APPLICATION**

Date: March 2, 2021

Location: 661 Pleasant Street, Belmont, MA 02478

Property Owner: Belmont Woman's Club Telephone Number: 617-484-4892

Owner Signature: Walter Ohly (President) 617-699-3531 (best)

Contractor Name: Frank French Telephone Number: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_

**Check one:**

- Replace Existing Driveway (no change to existing dimensions)**
  - Provide photos showing existing driveway location
  - No Fee
  - Upon Community Development approval Street Opening Permit required from DPW (617-993-2680) (First Floor Homer Building. Allow 5 days for processing)
- Expand Existing Driveway (adding to existing dimensions)**
  - Provide Certified Plot Plan showing new driveway limits and zoning compliance
  - Submit a check payable to "Town of Belmont" in the amount of \$50.00.
  - Upon Community Development approval Street Opening Permit required from DPW (617-993-2680) (First Floor Homer Building. Allow 5 days for processing)

**For Office Use Only**

	REQUIRED	EXISTING	PROPOSED	DECISION
Min. Open Space				

Notes: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

DATE: \_\_\_\_\_  
 Approved

Glenn R. Clancy, P.E.  
 Director

Cc: Department of Public Works- Highway Division