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BELMONT, MA

CASE NO. 18-07

2018 FEB -7 PM 1:24
NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Notice is hereby given that the Belmont Planning Board will hold a public hearing on THURSDAY, FEBRUARY 15, 2018, at 7:00 p.m. in the Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave., to consider the application of ROBERT CALNAN for DESIGN AND SITE PLAN REVIEW under Section 6D of the Zoning By-Law to CONSTRUCT A SINGLE-FAMILY HOME at 174 LEXINGTON STREET located in a General Residence Zoning District.

Planning Board



Town of Belmont
Planning Board

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 2-1-18

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

To Whom It May Concern:

Pursuant to the provisions of Section 6D, Single and Two-family Dwellings in the General Residence Zoning Districts, of the Town of Belmont Zoning By-Law, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 174 Lexington ST 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-Law of said Town for _____

_____ 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 6D.4 of said Zoning By-Law.

Signature of Petitioner

Robert F. Calnan

Print Name

Robert F Calnan

Address

7 molloy ST

Watertown MA 02472

Daytime Telephone Number

781 844 8702

Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 174 Lexington St.

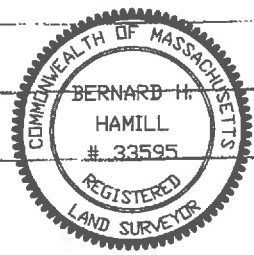
Zone: GR

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

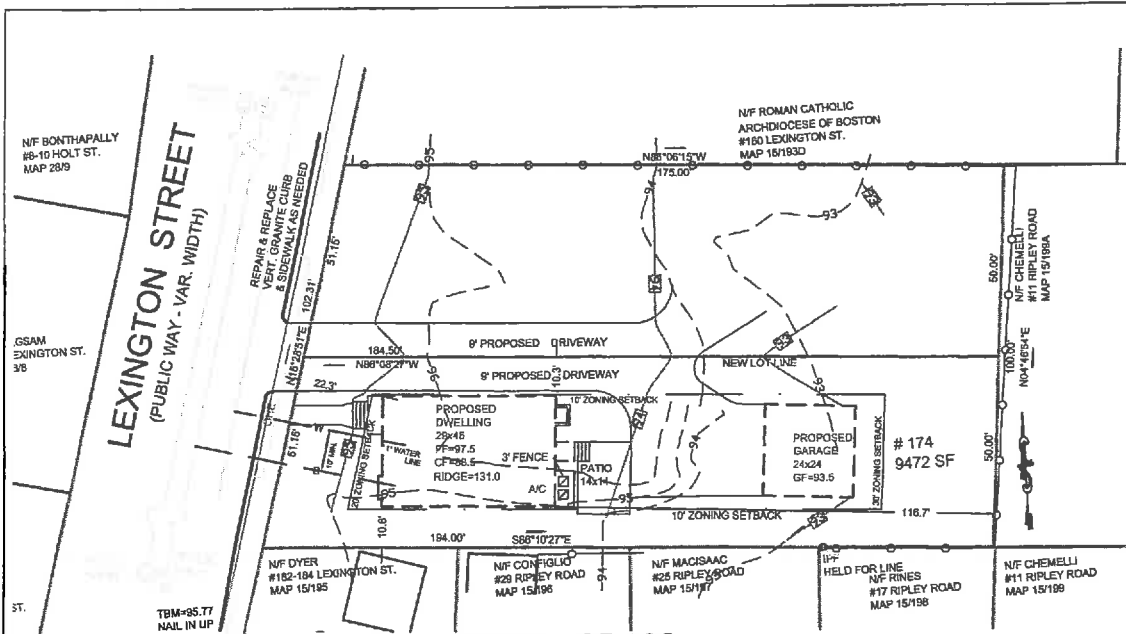
Date: 14 Dec. 2017

	REQUIRED	EXISTING	PROPOSED
Lot Area	5000	N/A	9472
Lot Frontage	50	N/A	51
Floor Area Ratio		N/A	
Lot Coverage	30%	N/A	20.2%
Open Space	40%	N/A	59%
Front Setback	20	N/A	22.3
Side Setback	10	N/A	10.3
Side Setback	10	N/A	10.7
Rear Setback	20	N/A	116
Building Height	33'	N/A	25.9 (AVE.)
Stories	2.5	N/A	2.5
½ Story Calculation SEE ATTACHED CALCULATIONS FOR BASEMENT			

NOTES:



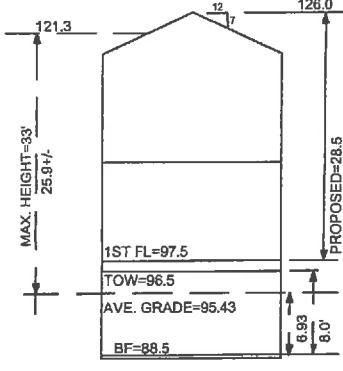
Bernard H. Hamill



SITE PLAN
SCALE: 1" = 40 FT
PLOT PLAN
174 LEXINGTON ST.
BELMONT, MA

PRE-CONSTRUCTION

AVE. GRADE	94.9
	95.6
	96.2
	95.0
	381.7/4=95.43
% BELOW GRADE	6.93/8.0=87%



HOUSE PROFILE
NTS

COVERAGE

30% OF 9472 SF = 2842 SF
PRO. HOUSE + GARAGE = 1916 SF OR 20.2%
DRIVEWAY AREA = 1921 SF OR 20.3%
OPEN SPACE = 59.5%

FRONT YARD SETBACK

EXIST. DWELLING #182 = 20.7 FT

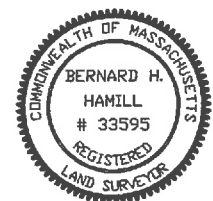
ZONING DISTRICT: GR
ZONING DIMENSIONS

LOT REQUIREMENTS	REQUIRED	PROPOSED
1. AREA (SF)	5000	9472
2. WIDTH (FT)	---	---
3. AREA/DU	3500	N/A
4. FRONTAGE (FT)	50	51
5. FRONT SETBACK (FEET)	20	22.3
6. SIDE (FEET)	10	10.3
7. REAR (FEET)	20	118
8. COVERAGE	30%	20.2%
9. HEIGHT (FEET)	33'	25.9 (AVE.)
10. STORIES	2.5	2.5
11. MIN. OPEN SPACE	40%	59%

PROPOSED DWELLING
174 LEXINGTON ST.

OWNER: 172 LEXINGTON ST., LLC
LOCATION: 174 LEXINGTON ST., BELMONT, MA

APPLICATION #: _____



Bernard H. Hamill

- REFERENCE:**
- PLAN OF LAND RECORDED IN PLAN BOOK 324 PLAN 15 MSRD. ERRORS NOTED IN PLAN CLOSURE. RIPLEY ROAD WAS PREVIOUSLY KNOWN AS BARTLETT ROAD.
 - PLAN OF LAND RECORDED IN PLAN BOOK 6 PLAN 28 MSRD (LOT 216).
 - BELMONT ASSESSORS MAP 15 PARCEL 194.
 - BELMONT ZONING MAP: ZONING DISTRICT - GENERAL RESIDENCE
 - DEED BOOK 6731 PAGE 138 MSRD.
 - LAND COURT PLAN 6726B MSRD.
 - PLAN 86 OF 2004 MSRD.

NOTE:
BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO ESTABLISH PROPERTY LINES.

CERTIFICATION:
PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR FOUNDATION INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.

- THE BUILDING CONFORMS TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF BELMONT, MA.
- THE BUILDING IS NOT IN THE 100 YEAR FLOOD PLAIN. SEE FEMA MAP FM25017C0414E DATED 4 JUNE 2010.

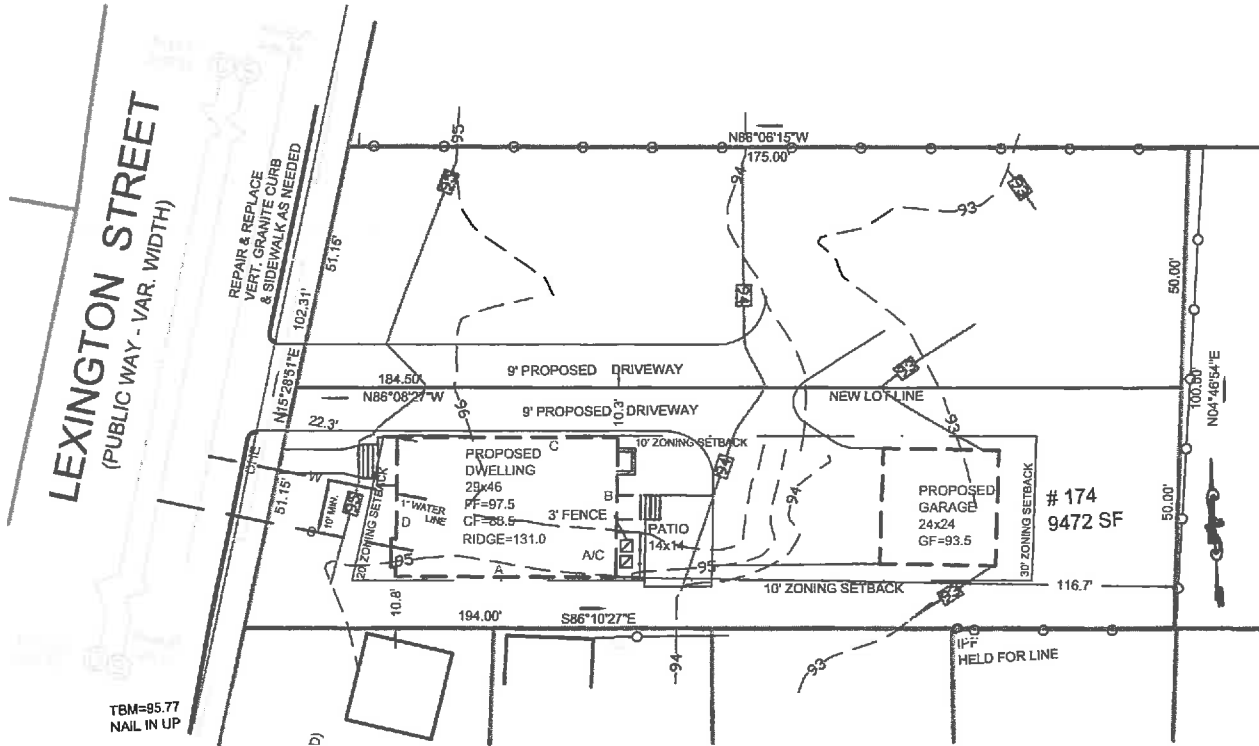
DATE: 14 DEC. 2017

PREPARED FOR:
172 LEXINGTON ST., LLC
7 MOLLOY ST.
WATERTOWN, MA

PREPARED BY:
H-STAR ENGINEERING
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
(EMAIL: HSTAR@ATT.NET)

GRADE CALCULATIONS 174 LEXINGTON ST. BELMONT, MA

BF=86.5 TOW=96.5 WALL HEIGHT= 8.0 FT GF=93.5



EXISTING GRADE:

SECTION	LENGTH	ELEV1	ELEV2	AVE. ELEV	WEIGHTED AVE.
A	46	94.7	94.3	94.95	4367.7
B	29	94.3	96.0	95.5	2769.5
C	46	96.0	94.9	95.9	4411.4
D	29	94.9	94.7	95.35	2765.2
	<u>150</u>				<u>14313.8</u>

AVE. EXISTING GRADE = 14313.8/150=95.43

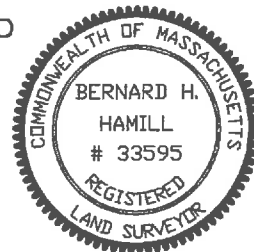
PROPOSED GRADE:

SECTION	LENGTH	ELEV1	ELEV2	AVE. ELEV	WEIGHTED AVE.
A	46	94.8	94.3	94.55	4349.3
B	29	94.3	94.4	94.35	2736.2
C	46	94.4	94.9	94.65	4353.9
D	29	94.9	94.8	94.85	2750.7
	<u>288.4</u>				<u>14190.1</u>

AVE. PROPOSED GRADE = 14190.1/150=94.60

AVE. GRADE CHANGE= 95.43-94.6= .83 FT

AVE. PERCENT OF WALL BELOW GRADE=(94.60-88.5)/8.0=76%



Bernard H. Hamill

14 DEC. 2017

To: Planning Board Members
RE: 172-174 Lexington Street Impact Letter

The following is a narrative statement, with regards to 172-174 Lexington Street in Belmont, and the potential impact on the neighborhood and abutters.

The applicant is submitting a plan to build 2 single-family homes with a minimum height to be consistent with the abutter's homes. Average grade max is 33', and proposed height is 28'. Each energy efficient home will consist of 3 bedrooms, 2 full and 2 half baths, and approx. 2600' of living area on the 18,000' sq ft lot which will be divided into approximately 2, 9000 sq ft lots. These will include 57% open space and lot coverage is 21%.

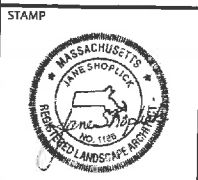
The existing home is a colonial style, 3 family, 3 story home with a unfinished walk up attic. The 3 bedroom, 2 bath units have outdated electrical, heating, utilities, and smoke/carbon alarms.

Lexington Street is public road, with primary access to the town center. It is a GR zoned neighborhood with a mixture of both single and 2 family homes, Colonial and Victorian style homes.

The applicant believes this energy efficient home will blend into the existing neighborhood without any significant impact.

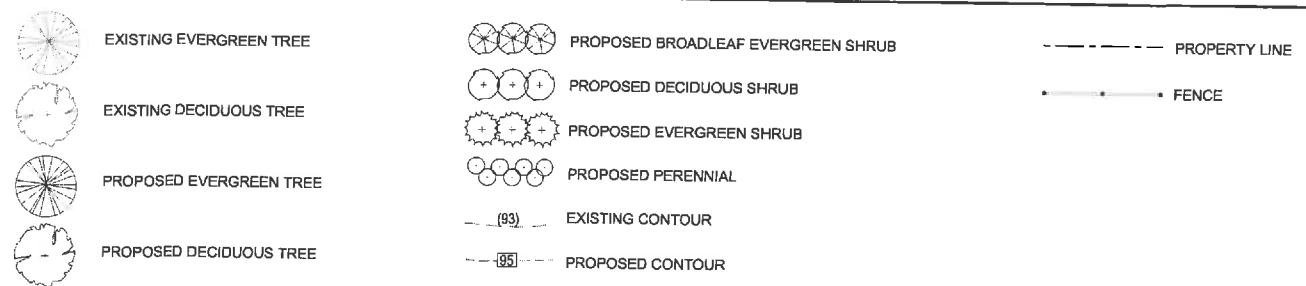
Thank you,

172-174 Lexington Street LLC
Robert Calnan



Shoplick Associates
 Landscape Architecture
 602 Centre Street
 Newton, MA 02458
 T: 617-244-7309
 F: 617-795-1506

LEGEND

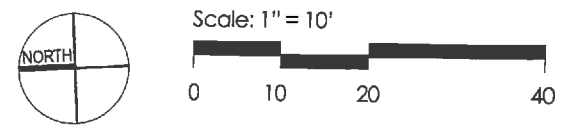
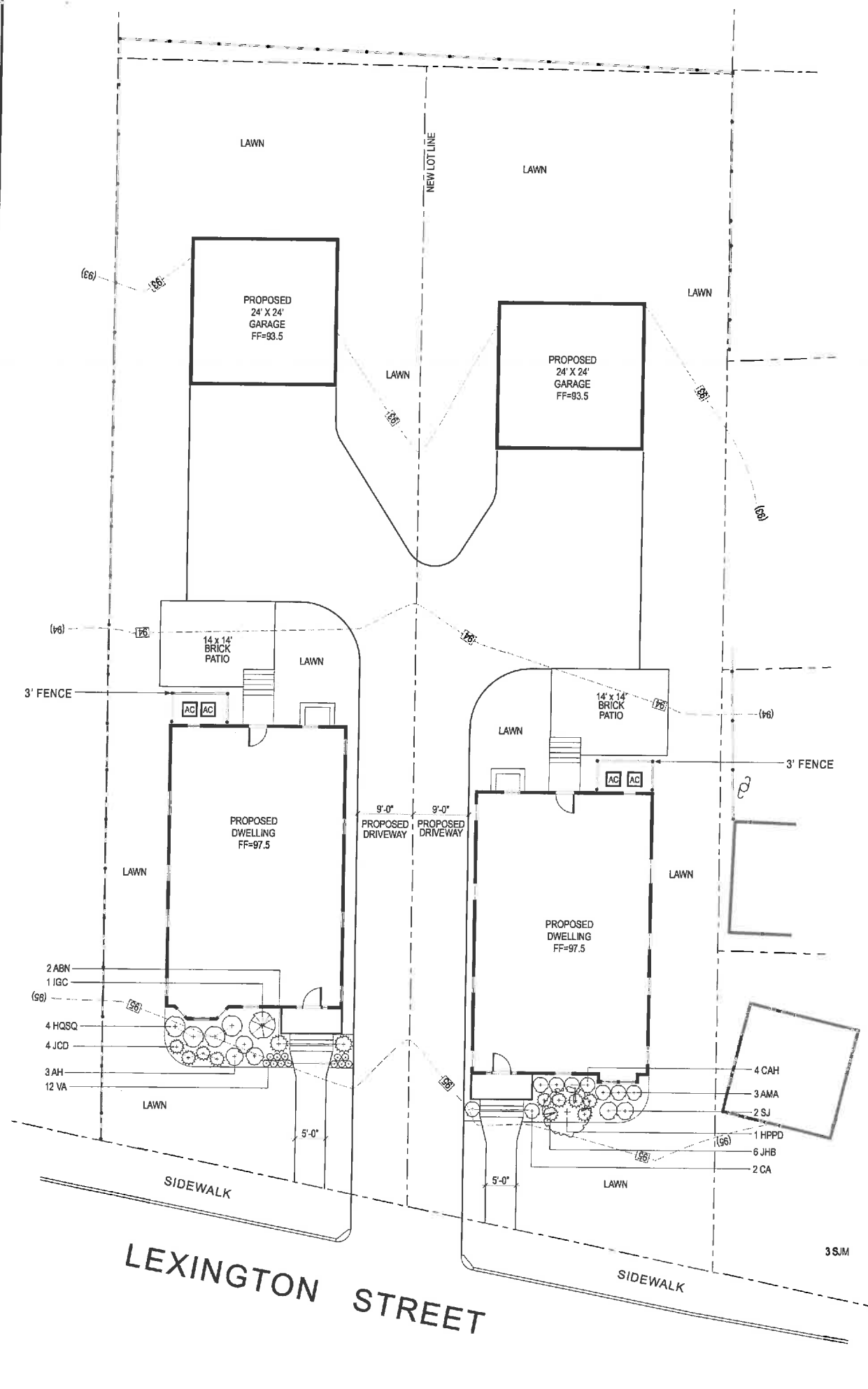


PLANT LIST

Key	Qty	Botanical Name	Common Name	Mature Size	Description, including flower color	Installed Size	Remarks/ Acceptable Plant Substitutions
Shrubs							
ABN	2	Abies balsamea 'Nana'	Dwarf Balsam Fir	2-3'H x3-4'W	Slow growing. Dense compact globe shaped. Very hardy.	#10	Subs: Picea orientalis 'Barnes', Picea pungens 'Mrs. Cesarini'
AMA	3	Aronia melanocarpa 'Autum Magi'	Autumn Magic black Chokeberry	4-5'H x 3-4'W	White May flowers, purple-black berries. red-purple fall color	#7	Sub: Cornus 'Arctic Fire' or 'Pucker Up'
AH	3	Azalea Hino-Crimson	Hino Crimson Azalea	2-3'H x 3-4'W	Evergreen spring blooming. Red May flowers. Dark red fall foliage	#5	3' staggered spacing. OK to sub Azalea 'Girards Hot Spot' or 'Blaauws Pink'
CA	2	Ceanothus americanus	New Jersey Tea	2-3'H x 2-3'W	Compact dense rounded form. White flowers in summer.	#3	Subs: Potentilla Pink Beauty, Hypericum Albary Purple, Azalea 'Blaauws Pink'
CAH	4	Clethra alnifolia 'Hummingbird'	Clethra alnifolia Hummingbird	3-4'H x 4'W	Deciduous; fragrant white flower spikes in summer	#10	2.5-3' spacing. Sub: Clethra 'Ruby Spice'
HPPD	1	Hydrangea paniculata 'Pink Diamond'	Pink Diamond Panicle Hydrangea	8-10'H x 8-10'W	Large flowers emerge white, turn pink, then red. New red stems	5-6'	Tree Form; Sub: Prunus incisa 'Little Twist'
HQSQ	4	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	4-5'H x 5-6'W	Erect white flower heads in summer turn pink. Burgundy fall color	#10	3.5' Spacing. Sub: Fothergilla 'Blue Shadow', Hydrangea pan. 'Sweet Summer'
IGC	1	Ilex glabra 'Compacta'	Compact Inkberry	5-6'H x 5-6'W	Broadleaf evergreen with dense branching & rounded form.	4-4.5'	Sub: Viburnum nudum 'Brandywine' or Ilex crenata 'Compacta'
JCD	4	Juniperus com. dep. 'Blueberry Delight'	Blueberry Delight Juniper	18-24" H x 4-5'W	Evergreen foliage w/ silvery-blue hues on upper surfaces. Blue fruit	#5	2.5' staggered spacing. Sub: J. horizontalis Plumosa Compacta
JHB	6	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	6-12" x 6-8'	Evergreen w/ bluegrey summer foliage & purplish blue winter color	#3	3' staggered spacing. Sub: Taxus 'Ever-Low'
SJ	2	Spiraea japonica 'Little Princess'	Little Princess Dwarf Spirea	2-3'H x 3-5'W	Deciduous shrub; Mounded form. Rose-pink flowers in summer	#5	3' spacing. Subs: Buxus 'Vander Valley' or 'Winter Gem'
VA	12	Vaccinium angustifolium	Lowbush Blueberry	12" H x 12" W	Native groundcover w/ small edible berries; red fall color	#1	12-15" spacing. OK to sub Arctostaphylos uva-ursi

PLANT NOTES

- This Planting Plan is based on the following drawings: 1. a drawing titled 'SITE PLAN, 172-174 LEXINGTON ROAD, BELMONT, MA', prepared by H-Star Engineering, Inc., 200 Greenville Road, New Ipswich, NH 03071, dated Dec 4, 2017, and received by Shoplick Associates on December 8, 2017. 2. Plans A-1 through A-6, titled PROPOSED NEW HOUSE, 172 LEXINGTON STREET, BELMONT, MA, by Costa Architects, 681 Main Street, Waltham, MA 02451, dated October 27, 2017, and received by Shoplick Associates on Dec. 8, 2017, 2017. Shoplick Associates assumes no responsibility for errors, inconsistencies, updates, or omissions in these drawings.
- PROTECTION OF EXISTING VEGETATION:** Trees and other vegetation designated to remain shall be protected throughout the duration of the construction period with bright orange plastic fence placed in a circle 10' away from trunk. Any damages resulting from the Contractor's operations or neglect shall be repaired or replaced by the Contractor. No equipment or materials shall be stored or stockpiled within the drip line of the trees. If, in order to perform excavation work, it becomes necessary to cut a tree's roots, such roots must be cleanly cut by a Certified Arborist. Tree protection must remain in place throughout construction until final acceptance by Owner.
- CLEARING AND GRUBBING:** Verify all items to be removed and to remain before commencing any demolition work. Do no clearing without full knowledge of existing conditions to be preserved. Tree and shrub removal includes the cutting and grubbing of all stumps, roots and root clusters that have a diameter of 1 inch or larger to a depth of at least 2 feet below finish grade elevations. The Contractor is responsible for complying with local and state rules and regulations pertaining to the off-site disposal of all soil, trees, shrubs, stumps, vegetative, and extraneous debris produced by removal and construction operations.
- Maintain existing grade at trees to remain.
- CUT AND FILL:** During grading operations, stockpile existing loam to be used for proposed lawn and plant bed areas. Any existing or introduced fill shall be well-graded, natural, inorganic soil, free of debris, stones larger than 4", & all materials subject to decomposition including roots & limbs. It shall also be free of highly plastic clays. Fill shall be placed in 6" horizontal layers, and compacted before adding the next layer. Never place wet or frozen fill. Compact the top 18" of fill/soil in lawn and plant bed areas to 65% density.
- PLANT BED PLANTING MIX:** Planting soil mix shall consist of onsite loam supplemented with loam from off-site sources, if required. Contractor shall have on and off site samples tested at either a state or recognized commercial laboratory. The soil test shall determine the soil texture, pH, magnesium, phosphorus, potassium, soluble salts, total calcium, nitrogen, and percent organic matter. Soil test results shall include laboratory recommendations for soil amendments to correct deficiencies and accomplish planting objectives. The pH for soil for lawn areas shall be between 6.0-7.0, and contain more than 3% organic matter. The soil for plant bed areas shall be based on the specific plant requirements but shall be within the pH range of 5.5-6.5, and contain more than 5% organic matter. Planting soil shall be fertile, friable, natural topsoil or loamy character, without admixture of subsoil material, reasonably free of lumps, stones, plants, roots, & other foreign matter. Planting mix and subsoil in all plant beds shall freely drain.
- PLANT MATERIALS: NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT CONSENT OF LANDSCAPE ARCHITECT.** The Contractor shall adjust quantities of plant materials & their layout to fit actual site conditions. All plant material shall conform to the sizing & grading standards of the latest edition of The American Standard For Nursery Stock, published by the American Nursery & Landscape Association. The Contractor shall provide stock true to botanical name, and legibly labeled. Plants shall be delivered free of defects, diseases, & all forms of insect infestation.
- WARRANTY:** The Contractor shall provide a 1 year warranty on all plant materials.
- PLANTING:** The subgrade for all plant beds and lawn areas shall be loosened by discing or rototilling to a depth of three inches (3") to permit bonding of loam to the subsoil. Place all trees, shrubs, & individual herbs and perennials for approval by the Owner prior to planting. The Owner reserves the right to adjust the spacing and placement of the plants according to actual site conditions. The Contractor shall remove all artificial burlap and twine, if used, at time of installation. The Contractor shall cut all wire baskets, if used, down to a maximum of 6" from the bottom of each root ball. The width of the holes dug for shrubs & trees shall be 2 1/2 times the diameter of the root ball. It is more important that the hole for plants be wide rather than deep. All shrubs & trees shall bear the same relationship to the final grade as to spread into hole. Place plant in hole and back fill 6" deep with loam. Water thoroughly. After water has soaked into backfilled loam, resume filling the remainder of the hole in 6" lifts. Form a saucer around the outside edge of the plant, and fill with water again.
- MULCHING:** The Contractor shall spread a 2-3" deep bed of dark aged mulch in all plant beds & throughout the planting area. Keep mulch away from the base of all trunks to prevent rotting of the bark.
- WATERING:** The Contractor is responsible for watering all plant materials while on site until acceptance of project by Owner. The following watering schedule depends on rain frequency: Water plants every day for the first week, every other day for the second week, & two-three times a week for the third and fourth weeks. After the fourth week water once a week if less than 1" of rain falls during the week. The Contractor shall apply 10-20 gallons of water per application on trees greater than 2" caliper.



REV. NO.	DATE	DESCRIPTION

DRAWING TITLE	PLANTING PLAN
DRAWING NUMBER	L-1
SHEET	1 OF 1

SITE PLAN

172-174 LEXINGTON ROAD BELMONT, MA

ZONING DISTRICT: GR
ZONING DIMENSIONS

LOT REQUIREMENTS	REQUIRED	#172	#174
1. AREA (SF)	7000	8897	9472
2. WIDTH (FT)	---	---	---
3. AREA/DU	3500	4498	4798
4. FRONTAGE (FT)	50	51	51
5. FRONT SETBACK (FEET)	20	34	33
6. SIDE (FEET)	10	10.4	10.3
7. REAR (FEET)	20	95	105
8. COVERAGE	30%	14.0%	14.1%
9. HEIGHT (FEET)	33'	32.5 (AVE.)	32.5 (AVE.)
10. STORIES	2.5	2.6	2.5
11. MIN. OPEN SPACE	40%	81%	82%

SEE REQUIREMENTS FOR 2 FAMILY DWELLING

- LEGEND**
- MONUMENT TO BE SET
 - MONUMENT FOUND
 - ☼ CONIFEROUS TREE
 - ☼ DECIDUOUS TREE
 - ⊗ EXISTING FIRE HYDRANT
 - ⊗ GAS VALVE
 - ⊗ IRON PIPE FOUND
 - ⊗ LIGHT POST
 - ⊗ MAILBOX
 - ⊗ ROCK
 - ⊗ SHRUB
 - ⊗ SURVEY STATION
 - ⊗ TREE STUMP
 - ⊗ STONEWALL
 - ⊗ UTILITY POLE
 - ⊗ ANCHOR POINT
 - ⊗ WELL
 - ⊗ WATER VALVE
 - ⊗ BENCH MARK
 - ⊗ TREE LINE
 - ⊗ SHRUB LINE
 - ⊗ BRUSH LINE
 - ⊗ ELEVATION POINT
 - ⊗ IRON PIN SET (IPS)
 - ⊗ PK SET
 - ⊗ DRILL HOLE (DH)
 - ⊗ DRAINAGE MANHOLE
 - ⊗ SEWER MANHOLE (F ~ FLUSHING)
 - EDGE OF WETLAND
 - EDGE OF STREAM
 - GAS LINE
 - FINISH CONTOUR
 - EXISTING CONTOUR
 - 100' BUFFER ZONE
 - D DRAINAGE
 - S SEWER
 - W WATER
 - EASEMENT

NOTE:
BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO ESTABLISH PROPERTY LINES.

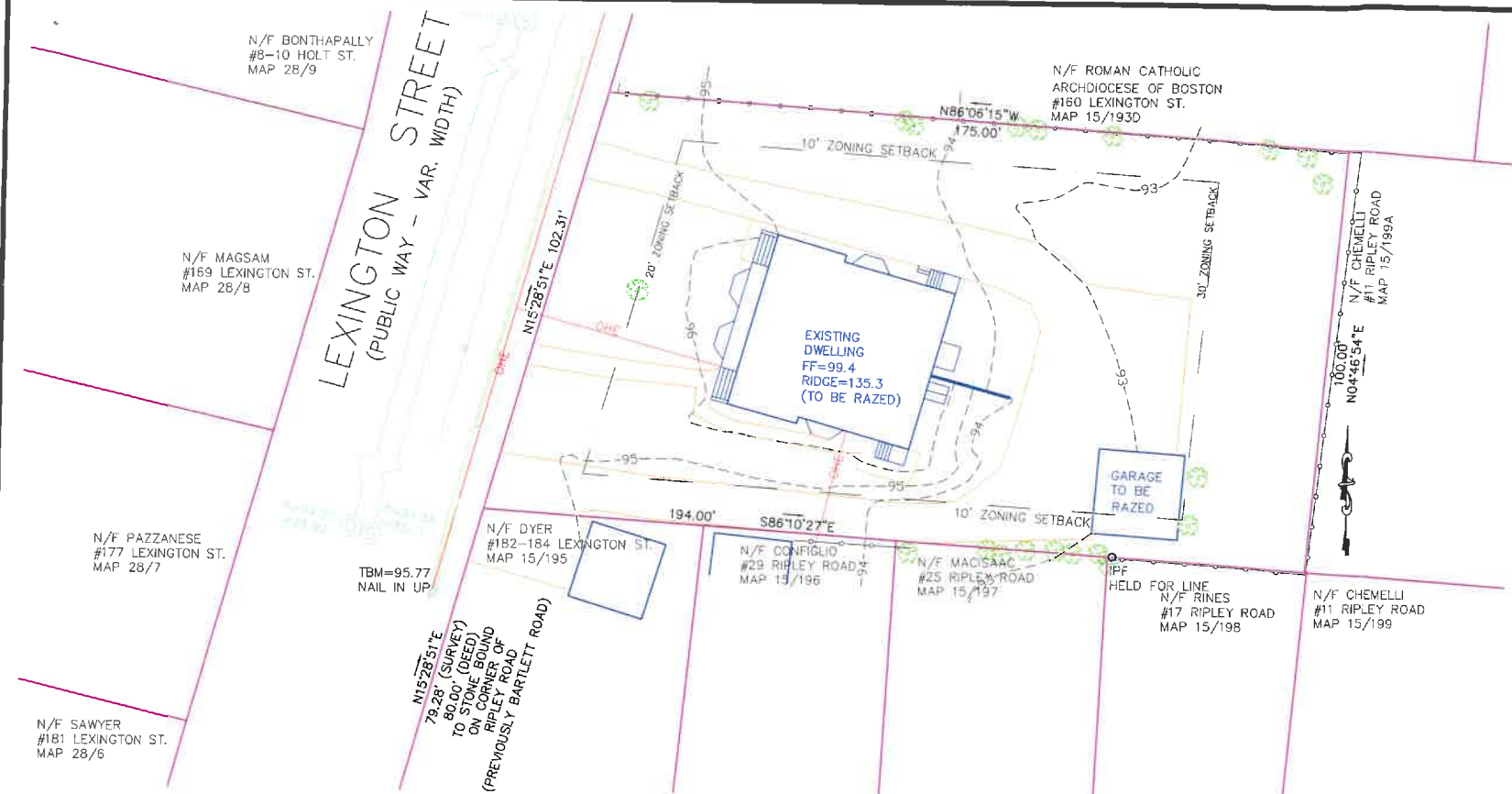
BASIS OF SURVEY:
BASED ON AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR SURVEYS AS ADOPTED BY THE MASSACHUSETTS ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.
A. THE PROPOSED BUILDING CONFORMS TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN OF BELMONT. PROPOSED DIVISION OF LAND WAS CREATED IN ACCORDANCE WITH CURRENT ZONING.
B. THE BUILDING IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS. SEE FEMA MAP 25017C0414E DATED 4 JUNE 2010.
C. THE LOT IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.
D. THE LOT IS NOT SUBJECT TO THE RIVERS PROTECTION ACT.
E. ON-THE-GROUND SURVEY PERFORMED IN SEPT. 2017.

REFERENCE:
1. PLAN OF LAND RECORDED IN PLAN BOOK 324 PLAN 15 MSRD. ERRORS NOTED IN PLAN CLOSURE.
2. PLAN OF LAND RECORDED IN PLAN BOOK 6 PLAN 28 MSRD (LOT 216). BELMONT ASSESSORS MAP 15 PARCEL 104.
3. BELMONT ZONING MAP: ZONING DISTRICT - GENERAL RESIDENCE
4. DEED BOOK 0731 PAGE 138 MSRD.
5. LAND COURT PLAN 87288 MSRD.
6. PLAN 98 OF 2004 MSRD.

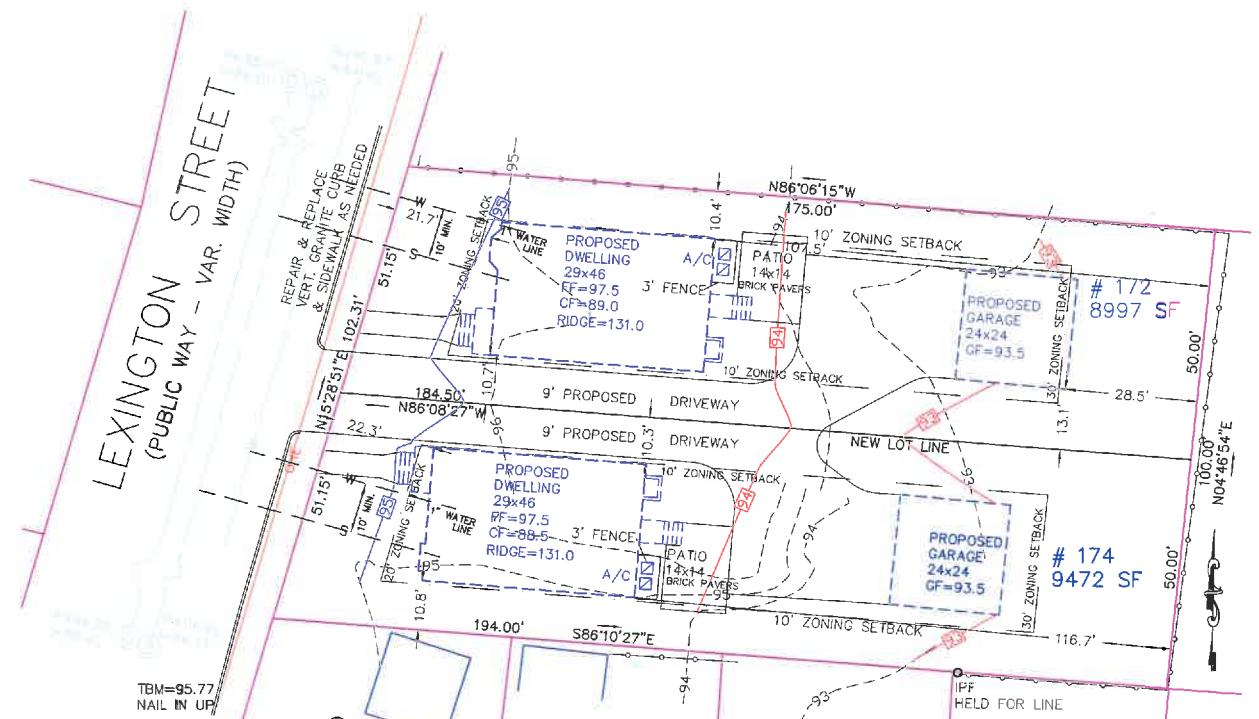
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



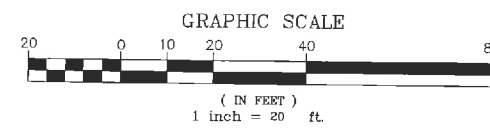
Bernard H. Hamill



EXISTING SITE
1"=20 FT



PROPOSED SITE
1"=20 FT



DIG-SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.



GIS PLAN
1"=60 FT

FRONT YARD SETBACK
EXIST. DWELLING #182-184 = 20.7 FT
EXIST. BUILDING #160 = 85 FT
AVE. SETBACK = 105/2 = 52.5 FT

DATE: 4 DEC. 2017

PREPARED FOR:
172 LEXINGTON LLC
21 PINE ROAD
WESTFORD, MA 01886

PREPARED BY:
H-STAR ENGINEERING, INC.
200 GREENVILLE ROAD
NEW IPSWICH, NH 03071
(978) 973-3078
EMAIL: HSTAR@ATT.NET

**NOTICE TO ABUTTERS & NEIGHBORS FOR
172-174 LEXINGTON ST. , BELMONT, MA**

January 6, 2018

Dear Neighbors,

My name is Robert Calnan, of the 172-174 Lexington St., LLC. I would like to invite you to the Century 21 Adams Lawndale office at 486 Common St. Belmont on Tuesday January 16, 2018 at 7 pm. The purpose of the gathering is to have an informal meeting to show you the architectural plans and renderings for 2 new single family homes to be built on 172-174 Lexington St., Belmont. We look forward to meeting with you. For any questions, please call Bob Calnan at 781-844-8702.

Thank You,

Bob Calnan