

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 23-11

2023 APR -7 AM 10: 51

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, May 16, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Avatar Construction- James Patnaude, 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 147 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



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

February 14, 2023

Nazar Vincent
60 Arsenal Street
Watertown, MA 02472

RE: Denial to Construct a Two-Family Dwelling

Dear Mr. Vincent,

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 147 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, §6D of the Zoning By-Law allows a new two family dwelling in a General Residence Zoning District by a Design and Site Plan Review approval 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 a DSPR 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,

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

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23 March, 2023

Town of Belmont Planning Board
Office of Community Development
Homer Municipal Building
2nd Floor
Belmont, MA 02478

Re: Design and Site Plan Review Narrative

Planning Board Members,

The following is a brief narrative describing the proposed two-family new construction project located at 147 Lexington Street in Belmont.

The existing lot is approximately 12,808 SF. An existing two-family rental structure, which is intended to be demolished, is currently located on the lot and has a total living area of approximately 2,778 GSF.

Avatar Construction, the developer, is proposing to build a new two-family dwelling to be sold as a condominium with a total building area (including garages and cellar living space) of 7,802 GSF. Total Living area for unit #1 is 3,146 GSF and unit #2 is 3,194 GSF. A below grade two car garage is being provided for each unit alongside a playroom and ½ bath located in the Cellar. The first floor contains a living room, Kitchen, ½ bath, and outdoor deck above the garage space. Second floor contains bedrooms, bathrooms, and laundry.

The structure has been sited on the lot to meet the by-laws for setbacks, building heights, open space, and other zoning requirements. The overall design, height, and sizing was designed to keep in balance with other two-family structures in the surrounding neighbourhood. Both front entries are located off of Lexington Street and we purposefully kept the front half of the building height lower with a flat roof to maintain a more pedestrian scale of the structure at the street side.

As mentioned, the garage has been located below grade with a sloping driveway access on the side of the structure. While the average grade on the site has remained the same, the grades have been adjusted around the structure such that the lower level is 60% below grade to meet the Cellar definition.

The site will be relandscaped with ample shrubs, perennials, and trees to compliment the new lawn and patio areas. The large street tree at the front of the property will be maintained, but no significant trees or shrubs over 8" trunk diameter will be removed from the site. The handful of trees being removed are older fruit trees that are past their prime. A new solid 6'-0" tall fence will be provided at the rear and side lot lines. The rear deck is located 52.2' and the exterior rear wall located 64.2' respectively from the rear lot line.

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In closing, we feel this proposed structure will have a positive impact on the neighbourhood, fits in well with the current fabric of the surrounding area, and will provide ample privacy for both the future owners of the units and the surrounding neighbours.

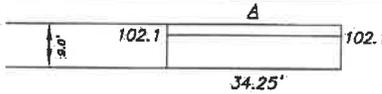
We look forward to presenting this application to the board.

Sincerely,

Rob Paccione, RA, LEED AP

BASEMENT CEILING 103.67 (TYP)

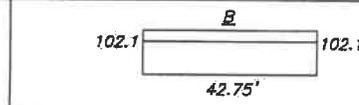
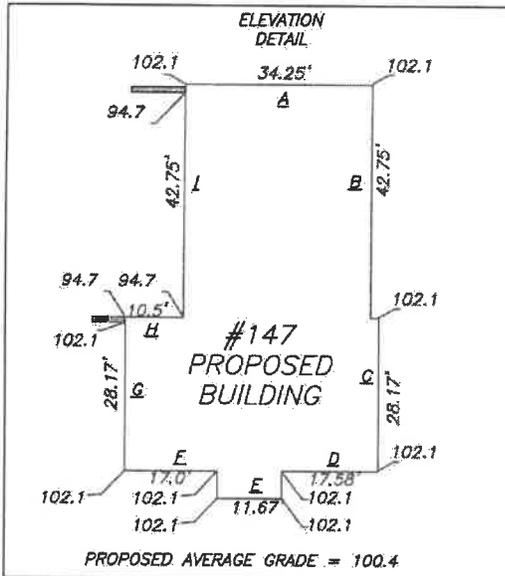
BASEMENT FLOOR 94.67 (TYP)



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

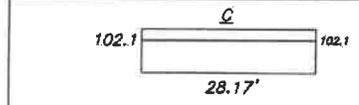
$$(1.57 + 1.57) / 2 \times 34.25 = 53.77$$



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

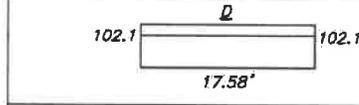
$$(1.57 + 1.57) / 2 \times 42.75 = 67.12$$



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

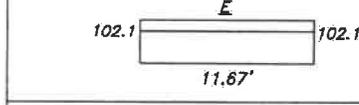
$$(1.57 + 1.57) / 2 \times 28.17 = 44.23$$



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

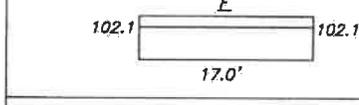
$$(1.57 + 1.57) / 2 \times 17.58 = 27.60$$



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

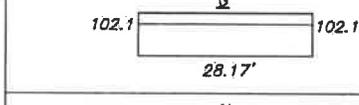
$$(1.57 + 1.57) / 2 \times 11.67 = 18.32$$



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

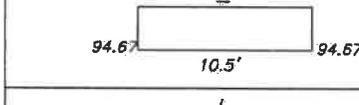
$$(1.57 + 1.57) / 2 \times 17.0 = 26.69$$



$$103.67 - 102.1 = 1.57$$

$$103.67 - 102.1 = 1.57$$

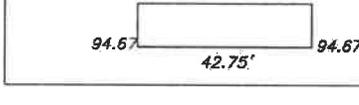
$$(1.57 + 1.57) / 2 \times 28.17 = 44.23$$



$$103.67 - 94.67 = 9.0$$

$$103.67 - 94.67 = 9.0$$

$$(9.0 + 9.0) / 2 \times 10.5 = 94.5$$



$$103.67 - 94.67 = 9.0$$

$$103.67 - 94.67 = 9.0$$

$$(9.0 + 9.0) / 2 \times 42.75 = 384.75$$

FOUNDATION ABOVE GRADE CALCULATION

$$\frac{53.77 + 67.12 + 44.23 + 27.60 + 18.32 + 26.69 + 44.23 + 94.5 + 384.75}{9.0(232.84)} = \frac{761.21}{2,095.56}$$

$$\frac{761.21}{2,095.56} = 36.3\% \text{ OF FOUNDATION ABOVE GRADE}$$

FOUNDATION ABOVE GRADE CALCULATION

- A $(102.1 + 102.1) / 2 \times 34.25 = 3,496.93$
- B $(102.1 + 102.1) / 2 \times 42.75 = 4,364.78$
- C $(102.1 + 102.1) / 2 \times 28.17 = 2,876.16$
- D $(102.1 + 102.1) / 2 \times 17.58 = 1,794.92$
- E $(102.1 + 102.1) / 2 \times 11.67 = 1,191.51$
- E $(102.1 + 102.1) / 2 \times 17.0 = 1,735.7$
- G $(102.1 + 102.1) / 2 \times 28.17 = 2,876.16$
- H $(94.67 + 94.67) / 2 \times 10.5 = 994.04$
- I $(94.67 + 94.67) / 2 \times 42.75 = 4,047.14$

232.84

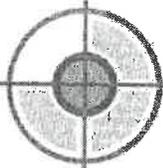
$$\frac{23,377.34}{232.84} = 100.4 \text{ AVERAGE GRADE}$$

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Dennis O'Brien
Dennis O'Brien P.L.S.



D. O'BRIEN
LAND SURVEYING

EST. 1938
480 WEST CENTRAL ST.
FRANKLIN, MA 02038 508-541-0049

GRADE CALCULATIONS
147 LEXINGTON STREET
BELMONT, MA MIDDLESEX COUNTY

SCALE: N.T.S.

DATE: 1/9/2023

REVISED:

DRAWN BY: M.F.W.

CHECKED BY: D.O.