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**TOWN OF BELMONT  
PLANNING BOARD**

**CASE NO.** 23-11

**APPLICANT:** Nazar Vincent

**PROPERTY:** 147 Lexington Street

**DATE OF PUBLIC HEARING:** May 16, 2023  
**CONTINUED:** June 20, 2023 and July 18, 2023

**MEMBERS SITTING** Jeff Birenbaum, Chairman  
Carol Berberian, Vice Chair,  
Thayer Donham  
Rence Guo  
Andrew Osborn  
Taylor Yates, (Associate Member)

**MEMBERS VOTING:** Jeff Birenbaum, Chairman  
Carol Berberian, Vice Chair,  
Thayer Donham  
Renee Guo  
Andrew Osborn

**Introduction**

This matter came before the Planning Board (“Board”) of the Town of Belmont (“Town”) acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (“By-Law”) and Chapter 40A of the Massachusetts General Law (“Zoning Act”). The Applicant Nazar Vincent, requests Design and Site Plan Review Approval under section 6D-2 of the By-Law to construct a two family dwelling at 147 Lexington Street Located in a General Residence (GR) zoning district.

**Proposal**

The Applicant proposes to demolish an existing single family dwelling and replace with a new two family dwelling. Mr. Robert Paccione, the architect of the project made the presentation to the Board. The proposed new two family dwelling meets all the intensity regulation requirements of the By-Law for the General Residence zoning district.

**Submissions to the Board:**

- 1) Application Submission:
  - a. Application for Special Permit dated March 23, 2023.
  - b. Project Narrative dated March 23, 2023.

- c. Construction Documents, dated March 23, 2023.
- d. Zoning Compliance Check List, dated January 9, 2023.
- e. Certified Plot Plan, dated January 9, 2023.

### **Public Hearing**

The Board held a duly noticed meeting on May 16, 2023 and continued on June 20, 2023 and July 18, 2023. Robert Paccione, Architect, RP Architectural Studio, presented the plans for the two-family dwelling. He noted that the proposed building would be 5 feet taller than the existing building. Ms. Berberian reviewed the neighborhood analysis. The existing home is 2,778 square feet and the proposed dwelling is 4,980 square feet. This would make it the largest dwelling unit in the neighborhood. The FAR existing was 0.22 and the proposed was 0.39.

Karen Kantor, 151 Lexington Street, noted that the houses on each side of this project were historic homes on the Town's Demo Delay list. She said that she has a huge black locust tree in the back of the property that she was concerned about. She asked for clarification on the setback at the fence and she wanted a guarantee on her garden as she does not want the garden to die during construction. She noted that it was difficult to back out onto Lexington Street and they should make enough room to turn around in the driveway.

Mr. Birenbaum noted that the proposed dwelling was too large, the character of the building was out of character and the trees should be evaluated by an Arborist to learn about how the trees can survive.

Ms. Donham noted the tilted roofline was causing one whole face of the building to be taller than what they usually approve.

Ms. Guo noted that it was too big and they needed to have more respect for the neighbors especially because they are historic properties on both sides. She noted that they were going to create a lot of stormwater runoff issues because of the digging. Out of respect, they should set off the excavation with a buffer from the property line.

On June 20, 2023 the applicant presented revised plans to the Board.

Ms. Donham noted that the height of 40 feet to the ridge was too tall. She also felt that the roof, the entrance, and the second level looked like a church without a steeple. She would like to see if it could be treated differently.

Ms. Guo noted that she felt it was too tall and perhaps they could reduce the height a little bit.

Ms. Berberian reviewed the neighborhood analysis. The revised proposed TLA was 4,198 square feet, placing it as the fifth largest home within the 300-foot radius.

Ms. Berberian asked to see the total lot coverage as it currently existed and the proposed lot coverage.

Mr. Yogurtian noted that the proposed lot coverage will be 22.1 percent and the allowed is 30 percent.

Ms. Donham noted that a new plot plan was not part of this package. Mr. Yogurtian will ask the Applicant for an updated plot plan.

Mr. Birenbaum asked the Applicant to return with the following:

- Height study of the neighboring homes.
- Letter from the neighbor on the left stating that they were okay with everything.
- Zoning Compliance Checklist

On July 18, 2023, changes were made based on the comments of the Board at the last meeting. The elevation was dropped three feet and the top window was redesigned. Mr. Robert Paccione, Architect reported the results of his height study and he noted that the proposed home was lower than the existing

home. He noted that they were in the height range of the other houses in the neighborhood and that they had a conversation with the neighbor to the left and things were in good order.

Nazar Vincent, Builder, noted that the snow would be removed by snow blowing to the left and to the right. There was plenty of space at the front of the house to remove the snow off the driveway. They will add a drain in the middle of the driveway with a catch basin to catch snow melt runoff.

Mr. Yogurtian noted that the snow melt water must be absorbed and recharged back into the ground and that the neighbors cannot be affected by the runoff. Ms. Guo noted that she felt that a heated driveway at the top of the driveway would be a good idea. Mr. Yates agreed with the proposed partially heated driveway.

### **Deliberation and Decision**

On July 18, 2023, the Board deliberated on the Applicant's request for Design and Site plan Review Approval to construct a two family dwelling at 147 Lexington Street Located in a General Residence (GR) zoning district. Board members found that the revised plans of the new dwelling will not be substantially more detrimental to the neighborhood, and is in character with the other dwellings in the vicinity

Accordingly, upon motion duly made by **Mr. Birenbaum** and seconded by **Ms. Berberian**, **The Board voted 5 in favor and 0 oppose (5-0) to grant the Design and Site Plan Review Approval as requested, with the following condition.**

1. The 25 feet of the sloped portion of the driveway is to be heated.

On Behalf of the Board



Ara Yogurtian  
Assistant Director  
Office of Community Development

Dated: August 10, 2023