



Town of Belmont  
Planning Board

## APPLICATION FOR A SPECIAL PERMIT

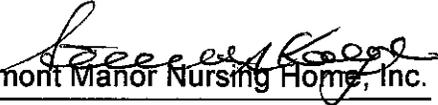
Date: April 3, 2023

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

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Law of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 34 Agassiz Avenue Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** 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 \_\_\_\_\_ modification of an existing use variance to construct an addition to the Belmont Manor Nursing Home, together with associated site plan improvements, as more \_\_\_\_\_ specifically described in the Project Narrative attached hereto.

\_\_\_\_\_ on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner	<u></u> Belmont Manor Nursing Home, Inc.
Print Name	<u>Stewart A. Karger, President</u>
Address	<u>34 Agassiz Avenue</u> <u>Belmont, MA 02478</u>
Daytime Telephone Number	<u>617-489-1200</u>

## **PROJECT DESCRIPTION**

**Belmont Manor is an existing 3-story, approximately 59,889 square foot building that includes a full basement and two residential floors.**

**As shown on the plans (the "Project Plans"), the Applicant proposes to construct a two and a half story addition with a cellar to the northeasterly portion of the nursing home, which will allow for important renovations within the facility, including an improved bedroom layout and a new laundry facility in the cellar (the "Project"). The footprint of the new addition will be approximately 1,658 square feet, with the second and third floors each comprised of approximately 1,658 square feet. The second and third floors will include two (2) new single rooms and two (2) new double rooms. The addition will enable the Applicant to eliminate the remaining triple rooms on two units, and to similarly increase the number of single and double rooms with the addition of four new beds. The addition maintains the existing architectural character of Belmont Manor, and the roof will be similar to that of the existing building.**

**The addition will enable the Applicant to eliminate the remaining six (6) triple rooms and increase the number of single and double rooms with the addition of six new beds. The renovations will also add a much-needed new laundry facility as well as additional common area for the residents. In this way, the proposed renovations will allow Belmont Manor Nursing Home to remain in the forefront of high-quality, state of the art nursing care facilities.**

**The project will also involve planting of significant additional landscaping and buffering areas for the benefit of the neighbors on Agassiz Avenue.**

### **Delay in commencement of construction:**

**In early March of 2020, we were mobilizing to start the addition. Just as the excavation for the foundation was to start, the state of emergency was declared due to the Covid-19 pandemic. This halted all construction for over a year.**

**Once the height of the impacts of the pandemic were lessened in senior housing, I waited to start construction until Belmont Manor stabilized. This meaning a full staff and full occupancy. This was achieved in early 2022**

**The project went back out to bid in early 2022. Due to the pandemic and supply chain shortages, the bid came back over 50% more than the original bid from 2020. At that time, the decision was made to hold off on the construction and let construction costs normalize.**

**Due to the reason above, we are seeking an extension so we may build an addition in the near future. Hopefully to start in the spring of 2024.**

H2

17-32

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BELMONT, MA

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**TOWN OF BELMONT  
ZONING BOARD OF APPEALS**

Case no. 17-32

Applicant: Belmont Manor Nursing Home, Stewart Karger, Administrator

Property Address: 34 Agassiz Ave.

Date of Public Hearing: January 8, 2018

Members Sitting: Nick Iannuzzi, Chair  
Jim Zarkadas  
Faustino Lichauco  
Andrew Plunkett  
Phil Ruggiero, Associate Member

Members Voting: Nick Iannuzzi, Chair  
Jim Zarkadas  
Faustino Lichauco  
Andrew Plunkett  
Phil Ruggiero, Associate Member



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**Introduction**

This matter came before the Board of Appeals ("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") at a joint meeting with the Planning Board for Design and Site Plan Review. The Applicant, Belmont Manor Nursing Home, Stewart Karger administrator seeks to amend a Use Variance previously granted and modified (granted in 1966, modified in 1991 and 2000) to expand a nursing home at 34 Agassiz Avenue.

**Proposal**

The relief sought is permission to expand a non-conforming use in a GR Zoning District by constructing a 2.5 story addition with 4,974 square feet area to eliminate all remaining triple-occupancy rooms, to create additional visiting and dining areas, a common area, and a laundry. §7.6.2 subparagraphs 2 and 3 of the By-Law authorizes the Board to grant and amend variances if it determines that "The desired relief may be granted without substantial detriment to the public good", and "Without nullifying or substantially derogating from the intent or purposes of the By-Law".

The hardship now advanced by the Applicant is that these changes have become necessary as regulations governing nursing homes and patient expectations have changed. An inability to adapt to such changes would thus create a significant adverse impact on the wellbeing of the patients and the business.

The proposed modification is consistent with the use originally permitted. Whether or not such modification would be substantially detrimental to the neighborhood is a question of fact for which it is appropriate to defer to the judgment of those who live in the neighborhood and would be the most familiar with the impact of the modification.

The application indicates that details of the proposed construction were presented to those most directly affected and that no objections were raised. The population of the facility is not changed

STEWART A. KARGER  
BELMONT MANOR N.H.  
34 AGASSIZ AVENUE  
BELMONT, MA 02478

ZBA Case # 17-32  
Address: 34 Agassiz Avenue.

significantly; only the population density is being changed by the reconfiguration. Hence, it is unlikely that increased traffic will result.

No one spoke in favor or in opposition.

Upon completion of the Zoning Board of Appeals Special Permit portion of the hearing, the Planning Board continued the hearing for Design and Site Plan Review.

**Decision**

After the Planning Board's vote 4-0 to accept the Design and Site Plan Review with amendments and conditions, The Board deliberated on case ZBA 17-32.

Upon motion duly made and seconded, **the Board voted 5-0 to grant the requested Use Variance to the applicant to construct a 2.5 story, 4,974 Square foot addition.** Prior to applying for a Building Permit, the applicant must,

- 1. Incorporate all amendments and conditions stipulated by the Planning Board.**

For the Board:

Dated: March 23, 2018

  
Ara Yogurtian  
Assistant Director  
Office of Community Development

BOOK # 11280  
PAGE # 0051

**CERTIFICATION**

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on March 23, 2018, and further I certify that no appeal has been filed with regard to the granting of said Use Variance Amendment with one (1) condition.

April 13, 2018



Ellen O'Brien Cushman, Town Clerk  
Belmont, MA

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BELMONT, MA

COMMUNITY  
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**Town of Belmont Planning Board**  
**DESIGN AND SITE PLAN REVIEW DECISION**  
**ON APPLICATION OF**  
**BELMONT MANOR NURSING HOME**  
**34 AGASSIZ AVENUE**

**March 27, 2018**

Pursuant to Sections 7.3.2 b) of the Belmont Zoning By-Law (the By-Law), and following a duly noticed public hearing held on January 8, 2018, the following is the Planning Board's report and decision on the Design and Site Plan Review application of the Belmont Manor Nursing Home, Stewart Karger, Administrator (the Applicant). The Applicant proposed to construct a 4,974 square foot, 2-1/2 story addition at the side of the existing building located at 34 Agassiz Avenue in a General Residence Zoning District. Sitting for the Planning Board were, Charles Clark, Chair; Steve Pinkerton, Vice Chair; Thayer Donham, and Karl Haglund.

**The Proposal:**

The Applicant proposed to construct a 2-1/2 story addition with a cellar to the northeasterly portion of the nursing home, which will allow for important renovations within the existing facility, including an improved bedroom layout and a new laundry facility in the cellar. The footprint of the new addition will be approximately 1,658 square feet, with the first and second about the same size. The first and second floors will include two (2) new single rooms and two (2) new double rooms. The addition will enable the Applicant to eliminate the remaining triple rooms on two units, and to similarly increase the number of single and double rooms with the addition of four new beds. The addition will also allow for additional visiting and dining areas, which will significantly enhance the quality of life for seventy-two (72) residents. The renovations will also add a much-needed new laundry facility as well as additional common area for the residents. The addition maintains the existing architectural character of Belmont Manor, and the roof will be similar to that of the existing building. The project will also involve planting or significant additional landscaping and buffering areas for the benefit of the neighbors located on Agassiz Avenue. The remainder of the site will remain as currently designed and utilized.

**Design and Site Plan Review:**

This project is subject to Section 7.3.2 b) of the By-Law, which requires Design and Site Plan Review for additions greater than 2,500 square feet. The total size of the addition will be approximately 4,974 square foot of gross floor area (cellar, first and second floors).

Submissions to the Planning Board included:

1. Application for Design and Site Plan Review
2. Project Narrative

**Design and Site Plan Review for 34 Agassiz Avenue**

March 27, 2018

Page 2

3. Open House Invitation and Sign-In Sheet
4. Petition in Support of Application signed by 31 Neighbors and Abutters
5. Existing Conditions, dated July 21, 2014
6. Building Elevations
7. Building Systems and Details, dated June 2, 2017
8. Existing Cellar Floor Plan, dated June 28, 2017
9. Existing First Floor Plan, dated June 28, 2017
10. Existing Second Floor Plan, dated June 28, 2017
11. Proposed Cellar Floor Plan, dated June 28, 2017
12. Proposed First Floor Plan, dated June 28, 2017
13. Proposed Second Floor Plan, dated June 28, 2017
14. Proposed Roof Plan, dated June 28, 2017
15. Partial Enlarged Cellar Plan, dated June 28, 2017
16. Partial Enlarged First Floor Plan, dated June 28, 2017
17. Partial Enlarged Second Floor Plan, dated June 28, 2017
18. Partial Enlarged Roof Plan, dated June 28, 2017
19. Partial Exterior Elevations, dated June 28, 2017
20. Wall Sections, dated June 28, 2017
21. Site Plan, dated December 22, 2017
22. Drainage and Utilities, dated December 22, 2017
23. Landscape Plan
24. Plot Plan, dated December 10, 2017
25. Zoning Compliance Check List
26. Stormwater Management Report, prepared by Nitsch Engineering, December 6, 2017
27. Letters of Support from Direct Abutters: George and Vaso Kokoros, 40-42 Agassiz Avenue; Elizabeth Dionne, owner of 48 Agassiz Avenue
28. DPH Beds/Parking Regulations
29. DPH Compliance Certifications
30. US News and World Report Rating
31. 3-D Simulation
32. E-Mail from Captain Ken Gardiner, Jr.

**Planning Board Decision:**

The Planning Board found that the proposed two-story addition meets the purposes and criteria of Design and Site Plan Review. The addition will provide significant quality of life improvements for Belmont Manor residents as the renovations will increase the number of single and double rooms. The addition also allows for additional visiting and dining areas, which will significantly enhance the residents' quality of life. The addition does not create any other impacts and the Applicant will be enhancing the landscape buffer between the direct abutters. The Board also found that Applicant conducted significant neighborhood outreach, which helped the Applicant design the addition.

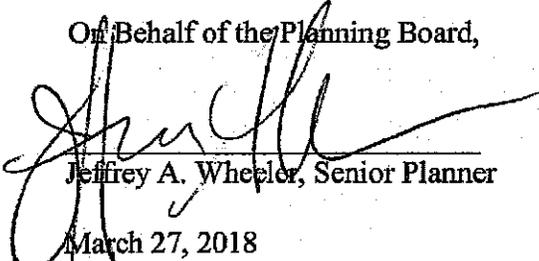
Design and Site Plan Review for 34 Agassiz Avenue

March 27, 2018

Page 3

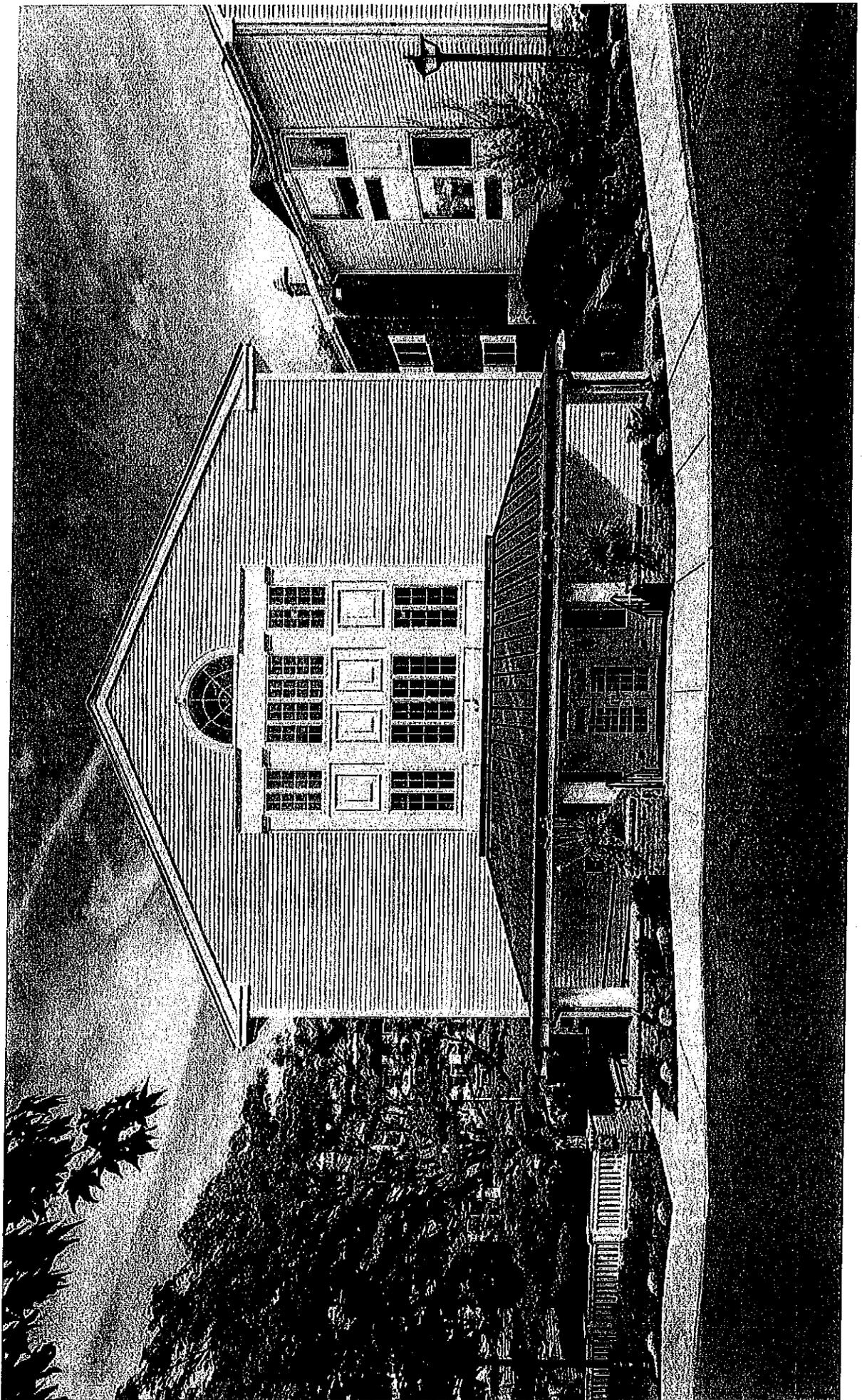
Therefore, after considering the provisions of Section 7.3.2 of the Zoning By-Law, the plans submitted, the statements made at the public hearing, and its deliberations, the **PLANNING BOARD VOTED (5 to 0) TO GRANT** the requested **DESIGN AND SITE PLAN APPROVAL** to construct a **4,974 SQUARE FOOT, 2-1/2 STORY ADDITION** at the side of the existing building located at 34 Agassiz Avenue

On Behalf of the Planning Board,



Jeffrey A. Wheeler, Senior Planner

March 27, 2018



<b>1</b>	Cover Letter
<b>2</b>	Zoning Applications
<b>3</b>	Project Narrative
<b>4</b>	Open House Invitation and Sign In Sheet
<b>5</b>	Petition
<b>6</b>	Building Elevations and Rendering
<b>7</b>	Landscape Plan
<b>8</b>	Fire Department E-Mail
<b>9</b>	Letters of Support from Direct Abutters
<b>10</b>	Zoning Compliance Checklist
<b>11</b>	Storm Water Management Report
<b>12</b>	DPH Regulations Beds/Parking
<b>13</b>	DPH Survey Results
<b>14</b>	US News and World Report
<b>15</b>	Exhibit Architectural Plans

**1**

# COVER LETTER

Belmont Manor Nursing Home, Inc.  
34 Agassiz Avenue  
Belmont, MA 02478

December 26, 2017

Belmont Town Hall  
455 Concord Avenue  
Belmont, MA 02478  
Attention: Ms. Ellen O'Brien Cushman, Town Clerk

Office of Community Development  
19 Moore Street, 2<sup>nd</sup> Floor  
Belmont, MA 02478  
Attention: Mr. Jeffrey A. Wheeler, Senior Planner

**Re: Belmont Manor Nursing Home, Inc. - Applications for Modification of Use Variance  
and Design and Site Plan Review**

Dear Ms. Cushman and Mr. Wheeler:

As you know, we are planning to construct an addition to the Belmont Manor Nursing Home located at 34 Agassiz Avenue in Belmont. This addition to the northeasterly portion of the nursing home will allow for important renovations within the facility, including an improved bedroom layout and a new laundry facility in the cellar as detailed in the plans and accompanying filing materials.

Accordingly, please find enclosed an application package seeking approvals from both the Zoning Board of Appeals and the Planning Board, respectively. More specifically, we are requesting that the ZBA approve a modification of the existing use variance. In addition, because the proposed addition is greater than 2,500 gross square feet, we are also including the necessary filing materials for Design and Site Plan Review by the Planning Board in accordance with Section 7.3.2(a) of the Belmont By-Laws.

The following materials are included with this application package (19 copies enclosed):

Tab 2	Application Forms – (a) Variance for modification of an existing use variance and (b) Design and Site Plan Review
Tab 3	Project Narrative
Tab 4	Open House Invitation and Sign-In Sheet
Tab 5	Petition
Tab 6	Building Elevations
Tab 7	Landscape Plan
Tab 8	Letter of Support from the Town of Belmont Fire Department
Tab 9	Letters of Support from Direct Abutters
Tab 10	Zoning Compliance Checklist
Tab 11	Stormwater Management Report
Tab 12	DPH Regulations re: Beds/Parking
Tab 13	DPH Survey Results
Tab 14	U.S. News and World Report
Tab 15	Architectural Plans

As provided in this filing, the proposed addition meets all applicable variance and design and site plan review criteria and will result in substantial benefits to the residents of Belmont Manor, the neighborhood, and the Town of Belmont generally. The addition will provide significant quality of life improvements for Belmont Manor residents as the renovations will increase the number of single and double rooms, rather than triple rooms. The addition will allow us to eliminate two triple rooms within two units. These units are on the west side of the building and the 72 residents that live there are unable to leave the floor due to either infirmity or dementia. The new space, which is next to the only multi-purpose room on each of the units, will allow for additional visiting and dining areas, which will significantly enhance our residents' quality of life. The renovations will also add a much needed new laundry facility as well as additional common area for the residents. In this way, the proposed renovations to the Belmont Manor Nursing Home will allow us to remain in the forefront of high-quality, state of the art nursing care facilities.

Please note that we have engaged in productive outreach with our neighbors prior to filing this application. As a result of these successful discussion, we have agreed to implement landscaping improvements to enhance existing conditions surrounding the property for the benefit of our neighbors. We are pleased to do our part to enhance the quality of the neighborhood.

We appreciate your coordination of the necessary legal notices, advertisements and mailings. It is my understanding that this matter may be scheduled to be heard at the January 8, 2018 joint Planning Board and ZBA meeting. Please feel free to contact me with any questions, or if you require any additional information. Thank you for your assistance.

Sincerely,



Stewart A. Kafger  
Belmont Manor Nursing Home, Inc.

cc: Paul Finger  
David H. Dunlap  
Matt Nelson  
Peter Tamm, Esq.  
Marvin Cine, Esq.

**2**

# ZONING APPLICATIONS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A VARIANCE**

Date: December 8, 2017

Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of the Massachusetts General Laws, Chapter 40A, Section 10, as amended, I/we, the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 34 Agassiz Avenue Street/Road, petition your Board to vary the terms of the Zoning By-Laws of the Town insofar as the same applies to the proposed erection of a addition, in accordance with the plan attached hereto, on the ground that (submit a written statement addressing each of these criteria):

1. Owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the Zoning District in which it is located, a literal enforcement of the Provisions of this By-Law would involve substantial hardship, financial or otherwise, to the petitioner;
2. Desirable relief may be granted without substantial detriment to the public good, (i.e., surrounding neighborhood), and;
3. Without nullifying or substantially derogating from the intent and purpose of this By-Law.

The petitioner(s) seek permission to construct: (brief description and violation)  
modification of an existing use variance to construct an addition to the Belmont Manor  
Nursing Home, together with associated site plan improvements, as more  
specifically described in the Project Narrative attached hereto.

Signature of Petitioner

  
Belmont Manor Nursing Home, Inc.

Print Name

Stewart A. Karger, President

Address

34 Agassiz Avenue  
Belmont, MA 02478

Daytime Telephone Number

(617) 489-1200

December 6, 2005



**Town of Belmont  
Planning Board**

**APPLICATION FOR DESIGN AND SITE PLAN REVIEW**

(June 27, 2014)

Date: December 8, 2017

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

To Whom It May Concern:

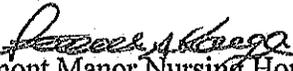
Pursuant to the provisions of Sections 6D, Single and Two-Family Dwellings in the General Residence Zoning Districts, and 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Law, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 34 Agassiz Avenue 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

construction of an addition to the Belmont Manor Nursing Home, together with associated site improvements, as more specifically described in the Project Narrative attached hereto.

\_\_\_\_\_ 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 Sections 6D and 7.3 of said Zoning By-Law.

Signature of Petitioner

  
Belmont Manor Nursing Home, Inc.

Print Name

Stewart A. Karger, President

Address

34 Agassiz Avenue  
Belmont, MA 02478

Daytime Telephone Number

(617) 489-1200

**3**

# PROJECT NARRATIVE

**Applications of Belmont Manor Nursing Home, Inc.  
for (i) Modification of Existing Use Variance and (ii) Design and Site Plan Review  
34 Agassiz Avenue, Belmont, Massachusetts**

**PROJECT NARRATIVE**

**I. INTRODUCTION**

**A. Prior Zoning Relief for the Property**

Belmont Manor Nursing Home ("Belmont Manor") is located within a General Residence Zoning District. In 1966, a use variance (the "1966 Variance") was granted by the Board of Selectmen of the Town of Belmont permitting the construction of Belmont Manor within the General Residence Zoning District. The 1966 Variance allowed the construction of a nursing home facility in accordance with plans approved by the Board of Selectmen. Belmont Manor was constructed pursuant to the 1966 Variance and has been continuously operating since 1967.

In 1991, Belmont Manor Nursing Home, Inc. (the "Applicant") sought and obtained a modification of the 1966 Variance from the Zoning Board of Appeals for the Town of Belmont (the "Board") for the construction of four (4) additions to Belmont Manor in order to upgrade the facility in accordance with then-current nursing home industry standards (the "1991 Modification"). The 1991 Modification also allowed the minimum open space requirements of Section 4.2.1 of the Town of Belmont Zoning By-Laws (the "By-Laws") to vary from the requirement of 40% to 34.72%. Construction under the 1991 Modification also allowed the Applicant to add eleven (11) additional beds to the facility, increasing the aggregate number of permitted beds from 119 to 130.

In 2000, the Applicant sought and obtained a further modification of the 1966 Variance for construction of an addition on the front side of the building (away from Agassiz Avenue) to meet the goal of eliminating certain triple rooms (the "2000 Modification"). The 2000 Modification also allowed the Applicant to increase its allowable beds by one (1) bed from 130 to 131.

Following the Board's approval of the 2000 Modification, the Applicant performed work to the interior of the building, adding one (1) bed, but did not construct the proposed addition, having concluded that it was not financially feasible to do so. In 2007, however, the Applicant elected to proceed with construction of the addition approved by the 2000 Modification, and requested (and received) approval from the Board to do so (the "2007 Modification").

In 2011, the Applicant sought and obtained (i) a further modification of the 1966 Variance for construction of a three-story addition on the west side of the existing nursing home facility, which allowed the Applicant to (x) eliminate all existing four bed patient rooms, (y) reduce the number of triple occupancy patient rooms from 14 to 6 and (z) increase its allowable beds by four (4) from 131 to 135 (the "2011 Variance"), and (ii) a Special Permit from the Board to permit an alteration or extension of the nonconforming building. For the purposes hereof, the 1966 Variance, 1991 Modification, 2000 Modification, 2007 Modification and 2011 Variance are sometimes collectively referred to herein as the "Variance".

**B. Proposed Project**

Belmont Manor is an existing 3-story, approximately 59,889 square foot building that includes a full basement and two residential floors. The facility has 54 existing parking spaces and is licensed for 135 patients.

As shown on the plans (the "Project Plans"), the Applicant proposes to construct a two and a half story addition with a cellar to the northeasterly portion of the nursing home, which will allow for important renovations within the facility, including an improved bedroom layout and a new laundry facility in the cellar (the "Project"). The footprint of the new addition will be approximately 1,658 square feet, with the second and third floors each comprised of approximately 1,658 square feet. The second and third floors will include two (2) new single rooms and two (2) new double rooms. The addition will enable the Applicant to eliminate the remaining triple rooms on two units, and to similarly increase the number of single and double rooms with the addition of four new beds. The addition maintains the existing architectural character of Belmont Manor, and the roof will be similar to that of the existing building.<sup>1</sup>

The addition will enable the Applicant to eliminate the remaining six (6) triple rooms and increase the number of single and double rooms with the addition of four new beds. The new space will also allow for additional visiting and dining areas, which will significantly enhance the quality of life for seventy-two (72) residents. The renovations will also add a much-needed new laundry facility as well as additional common area for the residents. In this way, the proposed renovations will allow Belmont Manor Nursing Home to remain in the forefront of high-quality, state of the art nursing care facilities.

The following summarizes the room reconfiguration in connection with the Project:

<b>Existing Bed Configuration</b>	<b>Proposed Bed Configuration</b>
Single Rooms: 15 = 15 beds	Single Rooms: 21 = 21 beds
Double Rooms: 51 = 102 beds	Double Rooms: 59 = 118 beds
Triple Rooms: 6 = 18 beds	Triple Rooms: 0 = 0 beds
Quad Rooms: 0 = 0 beds	Quad Rooms: 0 = 0 beds
<b>Total</b> <b>135 beds</b>	<b>Total</b> <b>139 beds</b>

The Project will also involve planting of significant additional landscaping and buffering areas for the benefit of the neighbors located on Agassiz Avenue.

## II. REQUESTED RELIEF

### A. Modification of Use Variance

Pursuant to Section 7.6.2 of the By-Laws, the Applicant hereby requests that the Board approve a modification of and amendment to the terms and conditions of the Variance to allow the construction of the Project. We note that, although use variances are no longer authorized under the By-Laws, Section 7.6.2 grants the Board the authority to modify a use variance granted prior to January 1, 1976.<sup>2</sup>

<sup>1</sup> The height of the existing building was approved on July 15, 2011 in Case No. 11-05 using average grade of 57.7 ft. and measured to the top of peak as defined at that time. The height of the addition is measured relative to average grade of 58.3 ft. (including grade around proposed addition), and measured to the midpoint between the lowest and highest points of the roof for gable, hip and gambrel roofs as defined in the 2017 Belmont By-Laws.

<sup>2</sup> The grant of the 1966 Variance allows for the expansion of this use.

**B. Design and Site Plan**

Pursuant to Section 7.3.2 of the By-Laws, Design and Site Plan Review is required for any new building in any zoning district in excess of 2,500 square feet and/or the reconfiguration of 6 or more parking spaces. Because the addition to the existing nursing facility will be in excess of 2,500 square feet, the Applicant is also submitting for Design and Site Plan Review in order to proceed with the construction of the Project.

**C. Requirement for Relief**

The relief requested is necessitated by continued changes in managed care and the resulting changes in the operation of nursing homes. Nursing homes are an important component of the health care industry that are becoming increasingly complex. As the nursing home market continues to be stressed by an increasing demand for services combined with a constrained growth rate, Belmont Manor remains one of the preeminent facilities not only in the Commonwealth of Massachusetts as demonstrated by Belmont Manors' continued deficiency free surveys from the Department of Public Health, but also in the country, as evidenced by its 5-star rating in the U.S. World News Report, due to its ability to adapt to these changes within the industry and prescience in determining what a modern first-rate facility should have in terms of amenities and staff personnel. Because hospitals are discharging patients sooner and in a more critical state, residents are coming to Belmont Manor (or being returned to Belmont Manor) in need of first-rate medical care. In addition, due to the increased popularity of assisted living facilities and home health care, many elderly and ill people now begin their care at home or in assisted living facilities, only coming to a nursing home such as Belmont Manor when they are in need of a higher level of medical care and attention.

The residents of Belmont Manor deserve modern amenities that will improve their quality of life, and, as the steward of this nursing care facility, the Applicant believes that such upgrades to Belmont Manor can best be facilitated through the Project. Regulatory and market demands require additional area be allocated per resident in order to accommodate bed rooms, social areas, and visiting areas for families. This will allow Belmont Manor to remain as the gold standard for nursing care facilities.

**III. APPLICANT'S NEIGHBORHOOD AND MUNICIPAL OUTREACH EFFORTS**

**A. Neighborhood Outreach**

As described above, from the very early stages of the Project, the Applicant has reached out to, and communicated extensively with, its neighbors about the Project – seeking their input on design and proposed mitigation. The Applicant met with neighbors, offering information about the Project and an opportunity for comment and discussion, on the following dates:

- February 1, 2017
- March 12, 2017
- April 5, 2017
- June 1, 2017
- October 19, 2017
- October 26, 2017
- November 1, 2017
- "Open House" on November 2, 2017
- November 24, 2017
- November 26, 2017

- December 4, 2017

The Applicant sent out over 69 invitations to its open house held on November 2, 2017. Two (2) residents from the neighborhood attended this open house. A copy of the invitation sent to neighbors, as well as the sign-in sheet, is included in Tab 4 of the application. Many of Belmont Manor's neighbors have signed a petition in support of this application, a copy of which is also included in Tab 5. The Applicant has continually refined the Project design and mitigation commitments over the last year as a result of neighborhood input, and the Project therefore is reflective of the collaborative approach that the Applicant has undertaken with this development. The Applicant has also agreed to implement landscaping improvements, as shown on the Site Plans, to enhance existing conditions surrounding the property for the benefit of its neighbors.

B. Meetings with Town Officials

In addition to its meetings with neighbors, the Applicant has also met with municipal officials to discuss and review the Project. The Applicant met with Chief Kenneth Gardiner of the Belmont Fire Department on October 26, 2017. A copy of the Belmont Fire Department's letter in support of the Project is included in Tab 8 of this application.

The Applicant also met with members of the Office of Community Development, including Glenn Clancy, Jeffrey Wheeler and Ara Yogurtian on November 1, 2017, and again with Jeffrey Wheeler on December 4, 2017.

IV. ADDITIONAL INFORMATION REGARDING THE PROJECT

A. Operational Impacts

The addition of four new beds, and the reconfiguration of existing rooms, in connection with the Project will not impact the existing operation of Belmont Manor – no new staff or resources will be required.

B. Traffic, Parking, and Access

Based upon actual parking demand at the facility, the Applicant expects that any incremental traffic impacts of the Project will be minimal. It is anticipated that the four new beds associated with the Project will result in only 4 new vehicular trips over a 7-day period (less than 1 trip per day). Traffic to and from Belmont Manor therefore will continue to be processed the same manner as it is today. Similarly, no new material parking demand will result from the Project. The Planning Board may confirm this in the course of Design and Site Plan Review in accordance with Section 5.2.1(i) of the Belmont By-Laws.

Belmont Manor's current access driveway off of Agassiz Avenue will remain unchanged.

C. Lighting

No new site or parking lot lighting is anticipated in connection with the Project. The Applicant has already ensured that existing post lighting is properly shielded to limit spillover or glare onto abutting properties. All building lighting for the addition will utilize fully shielded, full cut-off style fixtures to limit spillover onto abutting properties. No flood-type building lighting will be installed.

D. Utilities

The existing water, sewer, and other utilities will continue to serve Belmont Manor following construction of the addition. Since the addition is being constructed over the existing utility services, they will be replaced/relocated in the same configuration, as shown on the Site Utility Plan.

E. Stormwater Treatment

Stormwater from the roof will be collected in gutters and downspouts and directed to an infiltration system. The stormwater system will be designed in conformance with the applicable provisions of Massachusetts Stormwater Management Policy, guidelines and the Town's Stormwater and Erosion Control Bylaw. For the Board's information, a copy of the Applicant's Stormwater Management Report is included with this Application.

F. Refuse Removal

Refuse removal will continue to be conducted as it currently is performed, outside of the view of residential abutters.

G. Noise

The Project will have minimal impact, if any, on sound levels in the vicinity of the Project site. Existing HVAC systems will be updated as necessary to incorporate the addition. These HVAC units are specifically designed to operate at low noise levels and will comply with the Town of Belmont's Noise Bylaw.

H. Landscaping and Screening

Based upon a number of discussions and meetings with neighbors, the Applicant has committed to install extensive landscaping and screening, both on its own property and on abutting properties, as shown on the landscaping plans included in Tab 7 of the application. Therefore, any visual or other minor impacts of the Project will be carefully mitigated through the Applicant's implementation of this screening, landscaping, and plantings.

V. SATISFACTION OF VARIANCE REQUIREMENTS

The Variance modification requested by the Applicant pursuant to Section 7.6.2 of the By-Laws is warranted because the Project satisfies the variance criteria set forth in said Section 7.6.2, as follows:

A. The soil conditions, shape and topography of the land on which Belmont Manor is situated do not generally affect the zoning district in which Belmont Manor is located.

Belmont Manor is situated on a triangular lot abutting conservation land containing mostly wetlands. While the land that abuts Belmont Manor is substantially higher and generally suitable for residential construction, the Property itself is located in a depressed valley or swale, and has surface and soil conditions that do not render it suitable for residential construction (or any other use expressly permitted within the General Residence Zoning District) due to the costs involved. The shape, soil, and topography characteristics noted above apply only to Belmont Manor and do not apply to other properties within the General Residence Zoning District. As a result of these conditions, together with the close proximity of Belmont Manor to abutting conservation land and neighboring residential properties – all of which uniquely affect the Applicant's property – the developable area at Belmont Manor is extremely limited. The area of the Project (on already improved land) therefore is the only feasible area on which to construct the addition.

- B. A literal enforcement of the provisions of the By-Laws would involve substantial hardship, financial or otherwise, for the applicant and the residents of Belmont Manor.

As discussed above, the Project is driven by the changing health care climate and resulting changes in the needs of residents of Belmont Manor. Due to these changes, as well as residents' increasing demands for private and semi-private rooms, more square footage is required per resident in order to provide medical equipment to assist residents, accommodate family members and other visitors, and provide residents with their desired level of privacy. Without this addition, the quality of care that Belmont Manor would be able to provide residents would be compromised and, as a result, substantial hardship would occur for both the Applicant as the provider of these services and the residents of Belmont Manor as the recipients.

Belmont Manor has since its inception been a state-of-the-art facility committed to providing the highest quality of care for its residents. As a result of this commitment, Belmont Manor has consistently been found to be in compliance with all Massachusetts Department of Public Health regulations and requirements. The proposed addition will allow Belmont Manor to remain a five-star state-of-the-art facility in the Town of Belmont. Without the proposed addition, the applicant would suffer hardship as a result of not being able to continue to provide first-rate services to its residents.

- C. The requested Variance modification may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-Laws.

The requested relief will not be a detriment to the public good but will in fact benefit the public good by providing the following benefits:

- (i) Any visual or other minor impacts of the Project on abutting residential properties will be carefully mitigated through the Applicant's generous use of screening, landscaping, and plantings.
- (ii) Due to the elimination of all triple rooms, together with a commensurate increase in the number of single and double rooms, approximately 84 residents of Belmont Manor will directly benefit from an improved level of care due to increased capacity for medical equipment and family visits in their immediate living areas, and the Applicant will be able to continue to provide the amenities of a five star, state-of-the-art elderly care facility in the Town of Belmont.

Furthermore, the relief will not nullify or derogate from the intent or purpose of the By-Laws. The By-Laws allow for uses similar to nursing home uses by special permit in the General Residence District, including hospitals, sanitariums, and elderly housing. Belmont Manor is the only nursing home in the Town of Belmont and provides critical services for residents of the Town. By proactively engaging the neighborhood in planning for the Project, the Applicant has ensured that the Project provides protections that are central to the purpose and intent of the By-Laws, and to the existing Variance itself: substantial landscaping and screening improvements, appropriate mitigation of all Project impacts, and creation of an improved condition for the neighborhood and the community as a whole.

## VI. SATISFACTION OF DESIGN AND SITE PLAN APPROVAL REQUIREMENTS

The site plan approval requested by the Applicant pursuant to Section 7.3 of the By-Laws is warranted because the Project satisfies the site plan approval criteria set forth in Section 7.3.5, as follows:

- B. The dimensions of the proposed building, lot, and lot coverage shall comply with the requirements in Section 4 of the By-Laws.

As set forth in the Zoning Compliance Checklist attached as Tab 10 to the application, the Project complies with all applicable dimensional requirements. However, note that the existing structure is currently classified as legally nonconforming with respect to height.

- B. The arrangement of parking and loading spaces, internal traffic circulation, and traffic controls in relation to the proposed uses complies with Section 5.1 of the By-Laws.

As described above, the addition of four new beds, and the reconfiguration of existing rooms, in connection with the Project will not impact the existing operation of Belmont Manor – no new staff or resources will be required. The Applicant therefore expects that any traffic impacts of the Project will be minimal. It is anticipated that the four new beds associated with the Project will result in only 4 new vehicular trips over a 7-day period (less than 1 trip per day). Traffic to and from Belmont Manor therefore will continue to be processed safely and efficiently – in the same manner as it is today.

Parking similarly will be only minimally impacted by the Project. While the By-Laws do not prescribe parking requirements for nursing home uses, Belmont Manor will continue to provide spaces well in excess of the “1 space per 4 beds” standard set forth in the regulations of the Massachusetts Department of Public Health (1 space per 2.5 beds will be provided). The Applicant has also secured temporary parking rights during construction of the Project, to avoid impacts on the existing operation of Belmont Manor.

The configuration and design of the parking area (including individual spaces) and access driveway ensures that vehicles will be able to move safely and efficiently through the site. The site and parking area improvements associated with the Project comply with the requirements of Section 5.1 of the By-Laws.

- C. All signs shall comply with Section 5.2 of the By-Laws.

The Project will not involve any modifications to existing site signage, and there will be no new signs.

- D. All landscaping requirements comply with Section 5.3 of the By-Laws.

Based upon a number of discussions and meetings with neighbors, the Applicant has committed to install substantial landscaping and screening to minimize any visual impacts of the Project on abutting properties, as shown on the landscaping plans included in Tab 7 of the application. Therefore, any visual or other minor impacts of the Project will be carefully mitigated through the Applicant’s use of screening, landscaping, and plantings. The landscaping improvements associated with the Project meet or exceed the requirements set forth in Section 5.3 of the By-Laws.

- E. The method to dispose of refuse and other waste is located within the structure.

As noted above, refuse removal, which is currently conducted outside the building in an area outside of the view of residential abutters, will continue to be conducted as it currently is performed.

- F. All environmental controls comply with Section 5.4 of the By-Laws.

As noted above, no new site or parking lot lighting is anticipated in connection with the Project. The Applicant has already ensured that existing post lighting is properly shielded to limit spillover or glare onto abutting properties. All building lighting for the addition will utilize fully shielded, full cut-off style fixtures to limit spillover onto abutting properties. No flood-type building lighting will be installed.

In addition, the Project will have only a minimal impact on sound levels in the vicinity of the Project site. Following its discussions with neighbors, the Applicant has committed to use HVAC units that are specifically designed to operate at low noise levels. In these and all other respects, the improvements associated with the Project comply with Section 5.4 of the By-Laws.

4

**OPEN HOUSE INVITATION  
AND  
SIGN IN SHEET**



September 25, 2017

Dear Neighbor,

I am writing to extend an invitation to an Open House at Belmont Manor on Thursday, November 2, 2017 at 7:00pm. The purpose of this open house is to provide information to our neighbors regarding a proposed addition that we are contemplating. We would like to solicit your input and support prior to submitting any documentation to the Town of Belmont.

The scope of the addition is limited. We are proposing to build a small addition on the east side of the building on the front lawn. The addition would have 2 stories above ground and 1 story below ground (basement). The addition would be approximately 1,400 square feet per floor foot print housing 2 single bedrooms and 2 double bedrooms. The basement would house a new laundry.

As you may know, Belmont Manor's mission is to continue to be a leader in short term rehabilitation and long term care. We have been ranked a Five Star facility for the past 6 years, and ranked among the best nursing facilities, not only in Massachusetts, but in the country. By eliminating the remaining 6 three bedrooms, the 18 residents that reside in these rooms would greatly benefit and their quality of life enhanced. We would also be able to convert additional interior space into sitting/dining areas, to give residents choices where they eat, and relax. The current census of Belmont Manor is 135 beds. We are proposing to add 4 beds for a total new census of 139 beds. The additional beds have been designed and would be distributed so that no new staff will be needed. Therefore, there will be virtually no impact to the neighborhood. Belmont Manor, as in the past, is committed to proving the best care for our residents as well as being a good neighbor. We want to continue to be the only premier elder care provider in Belmont.

The addition has been designed to have little to no visual or impact on most of the neighborhood. I have met with the neighbors that live directly behind the proposed addition. These neighbors have already seen the sketches and are in complete support of the proposal. Landscaping and site work will be done to enhance the north and east sides of the addition.

I look forward to seeing you at the Open House where you will be able to view our plans, ask questions or voice any concerns. If you are unable to attend, please do not hesitate to contact me directly at 617-489-1200 and I would be happy to answer any of your questions.

Sincerely,

A handwritten signature in cursive script that reads "Stewart A. Karger".

Stewart A. Karger,  
Administrator

Belmont Manor  
*nursing and rehabilitation center*

OPEN HOUSE - NOVEMBER 2, 2017

NAME

ADDRESS

George Kukulak

40-42 AGASSIZ AVE BELMONT MA 02517

Janet Collett

31 Agassiz



# PETITION



**A PETITION TO THE BELMONT ZONING BOARD OF APPEAL**

We the undersigned are sending you this petition to notify you of our full support for the variance for Belmont Manor Nursing Center's proposed addition.

It is our understanding that Belmont Manor is seeking to add a two story addition with a basement on the east side of the building. The additional space will be Resident single and double rooms which will allow Belmont Manor to eliminate the remaining six triple bedrooms. Additionally, we will be able to create more social areas for our Residents to dine, relax and visit. The census is proposed to go from 135 (currently) to adding four beds, for a total of 139

We are all either immediate abutters or close neighbors to Belmont Manor and we are the ones who would be most closely affected by this addition..

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE #.</u>
<i>Elizabeth Dionne</i>	<i>48 Agassiz Ave (owner)</i>	<i>617-932-1624</i>
<i>Keith Dionne</i>	<i>48 Agassiz Ave (owner)</i>	<i>617-719-4350</i>
<i>Tom Pappas</i>	<i>64 Agassiz Ave</i>	<i>617 484 6870</i>
<i>Patricia Phillips</i>	<i>64 Agassiz Ave</i>	<i>617 484 6870</i>
<i>Gert Caspritz</i>	<i>53 Moravia St</i>	<i>617 407 2965</i>
<i>Handwritten</i>	<i>33 MONROE ST</i>	<i>732 332 8359</i>
<i>M. J. [unclear]</i>	<i>15 moravia st</i>	<i>617-482-6889</i>
<i>Scott Moorhan</i>	<i>56 AGASSIZ AVE</i>	<i>617-955-7170</i>
<i>Jordan Hampton</i>	<i>52 Agassiz Ave</i>	<i>617 480 7586</i>
<i>Paul Sullivan</i>	<i>52 Agassiz Ave</i>	<i>617 596 9387</i>
<i>[unclear]</i>	<i>82 Agassiz Ave</i>	<i>617-610-8738</i>
<i>M. J. [unclear]</i>	<i>96 Agassiz Ave.</i>	<i>404-422-7777</i>
<i>Christine O'Neill</i>	<i>35 Agassiz Ave.</i>	<i>617. 489. 4456</i>

# Belmont Manor

*nursing and rehabilitation center*

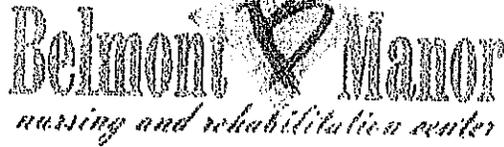
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<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE #.</u>
Kathleen M Allen	43 Agassiz Ave	617-216-8192
Dalai Gaby	25 Agassiz Ave	781-699-2880
Chris	40 AGASSIZ AVE	617 312-8920
Philip Rosson	35 Agassiz Ave	617-489-4456
Derek Tommy	26 Agassiz Ave	617-699-1455
Kenny Shea	55 Main St	781-608-3140
Ben Swann	11 Morrill St	617-407-2440
Renee Ann	27 Agassiz Ave	617 484 7163
Todd DeWald	57 Agassiz Ave	617-483-8222
Philip Lawrence	68 Agassiz Ave	617 592-3009
Lillian Lakes	562 Tropelo Rd	404-734-4044
SILVIA VATAI	564 Tropelo Rd	617-290-7564



**A PETITION TO THE BELMONT ZONING BOARD OF APPEAL**

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We are all either immediate abutters or close neighbors to Belmont Manor and we are the ones who would be most closely affected by this addition..

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE #.</u>
Jessica Shursky	5108 Trapelo Rd	1017 354 3970
NATALY TURKOWIK	566 Trapelo Rd	310 936 5739 -
Mcy Munkie	570 Trapelo Rd.	323.841.4418
Alexandra Sprague	592 Trapelo Rd. 1	774-266-1975
Robert Martiney	620 Trapelo Rd	617 301 0587
Dan D. Benson	39 Agassiz Ave	471 484-1105



# BUILDING ELEVATION

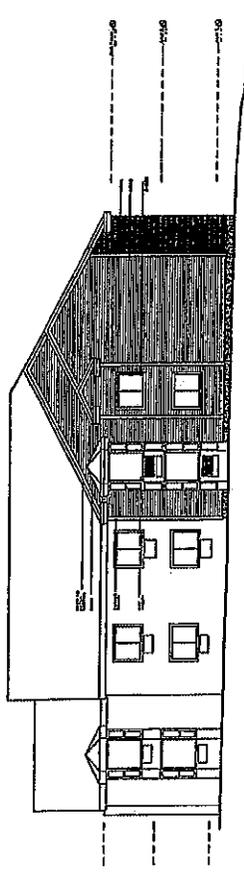
PARTIAL EXTERIOR ELEVATIONS

Belmont Manor Addition & Renovation  
Belmont, Massachusetts

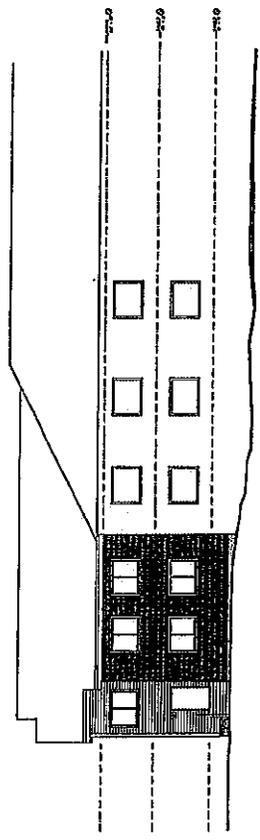


David H. Dunlap Associates Inc.  
ARCHITECTS, ENGINEERS & PLANNERS  
108 WESTERN STREET, SUITE 2  
ROCKY HILL, CONNECTICUT 06154  
PHONE: (860) 339-8888  
FAX: (860) 339-8889  
WWW.DUNLAPASSOCIATES.COM

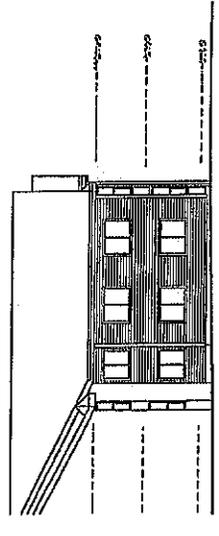
Professional Seal  
DAVID H. DUNLAP  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF MASSACHUSETTS  
LICENSE NO. 10100  
EXPIRES 12/31/2010



1 PARTIAL ELEVATION  
SCALE: 1/8" = 1'-0"



2 PARTIAL ELEVATION  
SCALE: 3/8" = 1'-0"



3 PARTIAL ELEVATION  
SCALE: 1/8" = 1'-0"

7

# LANDSCAPE PLAN

**BELMONT  
MANOR  
NURSING  
CENTER**

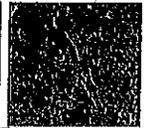
Belmont  
Manor  
Nursing Center  
020176-0025

**ADDITION  
AND  
RENOVATION**



**LPA**  
LANDSCAPE ARCHITECTURE, INC.  
1000 WASHINGTON STREET  
SUITE 200  
BOSTON, MASSACHUSETTS 02108  
TEL: 617-552-1234  
FAX: 617-552-1235

Client: Belmont Manor Nursing Center, Inc.  
215 North Street  
Belmont, MA 02458



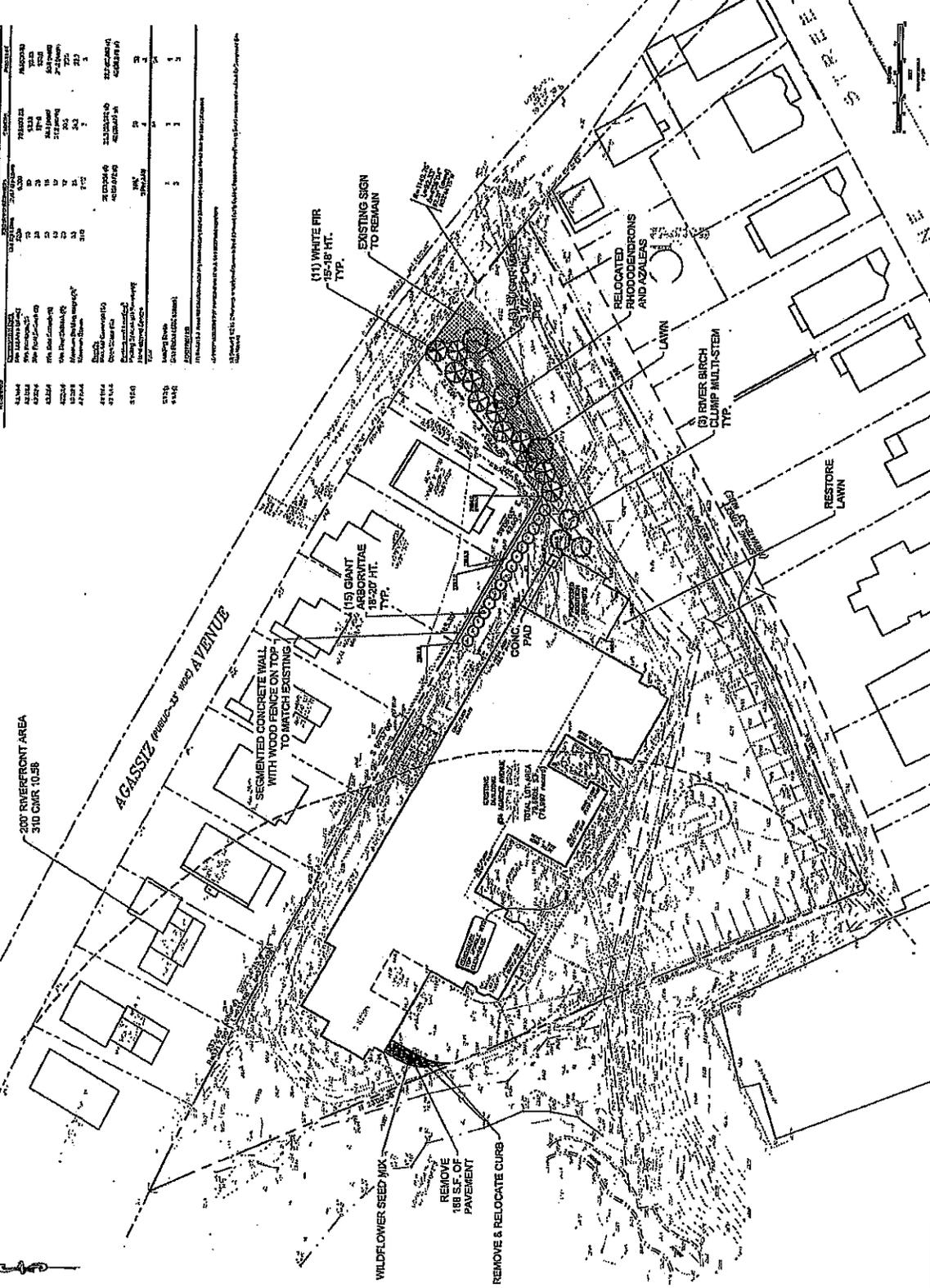
NO.	DATE	DESCRIPTION
1	01/15/00	PRELIMINARY
2	02/10/00	REVISED
3	03/05/00	REVISED
4	04/01/00	REVISED
5	05/01/00	REVISED
6	06/01/00	REVISED
7	07/01/00	REVISED
8	08/01/00	REVISED
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11	11/01/00	REVISED
12	12/01/00	REVISED

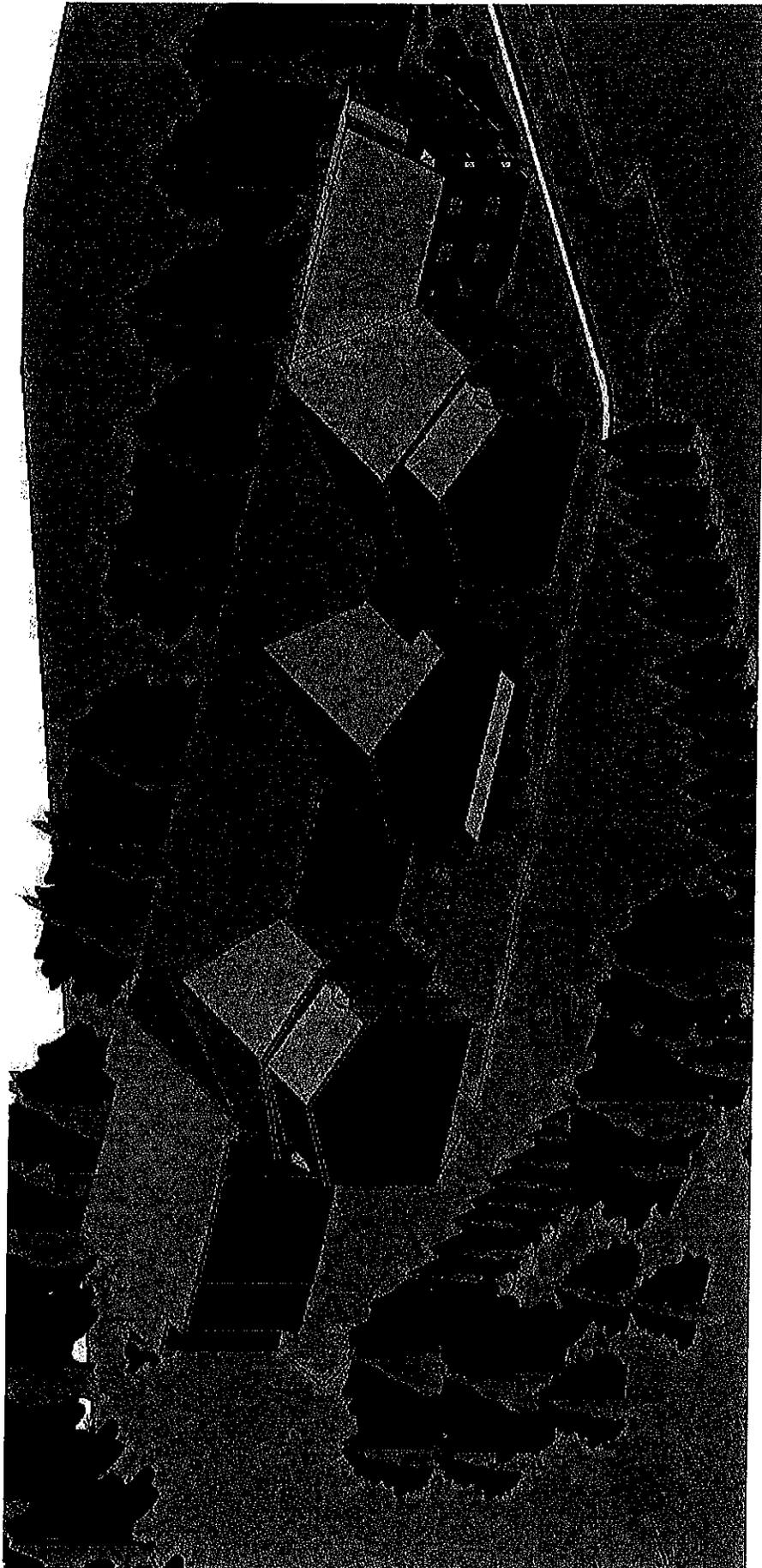
**SITE PLAN**

**L-2.0**

**ZONING DATA - S. AGASSIZ STREET**

NO.	DATE	DESCRIPTION
1	01/15/00	PRELIMINARY
2	02/10/00	REVISED
3	03/05/00	REVISED
4	04/01/00	REVISED
5	05/01/00	REVISED
6	06/01/00	REVISED
7	07/01/00	REVISED
8	08/01/00	REVISED
9	09/01/00	REVISED
10	10/01/00	REVISED
11	11/01/00	REVISED
12	12/01/00	REVISED







# FIRE DEPARTMENT E-MAIL

## Stewart Karger

---

**From:** Gardiner, Kenny <kgardiner@belmont-ma.gov>  
**Sent:** Thursday, December 21, 2017 9:12 AM  
**To:** Wheeler, Jeffrey; Yogurtian, Ara  
**Cc:** 'Stewart Karger'; Frizzell, David  
**Subject:** ZBA/Planning Board

Jeffrey/Ara,

I met with Mr. Karger a few weeks back and went over the preliminary plan for the addition to the Belmont Manor Nursing Home . Fire department access was discussed , driveway width compliance of 20', etc., and extension of fire alarm and sprinkler protection into new addition. Of course final acceptance/ approval will be necessary in future with final plan submission but as of now no issues are present for Fire Prevention.

Regards

Captain Gardiner

**Captain Ken Gardiner Jr, Fire Inspector I**  
**Belmont Fire Prevention Bureau**  
**FF Roland A. Weatherbee Fire Headquarters**  
**299 Trapelo Road**  
**Belmont Mass. 02478**  
**Phone: 617-993-2207**  
**Fax : 617-993-2211**



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# ZONING COMPLIANCE CHECK LIST

## Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 34 Agassiz Avenue

Zone: GR

Surveyor Signature and Stamp: \_\_\_\_\_

Date: 12/22/17



	REQUIRED	EXISTING	PROPOSED
Lot Area	5,000	79,680	79,680
Lot Frontage <sup>1</sup>	50	92.33	92.33
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	30% (23,904 sf)	25.5% (20,312 sf)	27.7% (22,082 sf)
Open Space	40% (31,872 sf)	42% (33,477 sf)	40% (31,878 sf)
Front Setback	20	121.6	120.8
Side Setback	10	58.1 (east)	50.8 (east)
Side Setback	10	21.2 (north)	21.2 (north)
Rear Setback	12	20.5	20.5
Building Height	33	32.4 <sup>2</sup>	30.2 <sup>3</sup>
Stories	2 1/2	3	2 1/2 <sup>4</sup>
1/2 Story Calculation			

**NOTES:**

- (1) Property Frontage is on Agassiz Avenue.
- (2) Height of existing building as approved on July 15, 2011 in Case No. 11-05 using average grade of 57.7.
- (3) Height of proposed addition measured relative to average grade of 63.3 (grade around proposed addition).
- (4) The addition consists of a cellar and 2 1/2 floors above



**LETTERS OF SUPPORT  
FROM DIRECT ABUTTERS**

## Stewart Karger

---

**From:** George Kokoros <gkokoros@gmail.com>  
**Sent:** Monday, November 20, 2017 3:24 PM  
**To:** Stewart Karger  
**Subject:** RE: Proposed Building Expansion of Belmont Manor Nursing Facility

To Whom It May Concern:

Our property located at 40-42 Agassiz Avenue, directly abuts Belmont Manor Nursing located at 34 Agassiz Ave. The administrator and owner of the Nursing Home, Mr. Stewart Karger, approached my parents and me as he began making plans for an expansion along the eastern side of his business property. We naturally had very legitimate concerns and questions about how this expansion would affect the privacy, aesthetics, light/noise levels, and overall enjoyment of our property.

Mr. Karger has met with us several times along with his landscape architect and showed us building and landscape design plans that will completely hide the new addition from view, address land grading issues, and improve the overall privacy and landscaping along the entire border of our properties.

With these assurances and considering that Mr Karger has been a thoughtful neighbor for many years, we are comfortable supporting the expansion plans as we understand them.

Best,

George Kokoros 617-312-8920  
James & Vaso Kokoros 617-484-5604  
40-42 Agassiz Avenue  
Belmont, MA 02478



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## Stewart Karger

---

**From:** Elizabeth Harmer Dionne <eharmerdionne@comcast.net>  
**Sent:** Monday, June 26, 2017 7:57 PM  
**To:** Stewart Karger  
**Cc:** Keith Dionne; Lauren Szufat; Owen Cunningham  
**Subject:** RE: FW: Meeting on April 5

Dear Stewart:

Thank you for meeting with us on June 1. As we indicated when we met, we support the proposed addition to Belmont Manor, provided you create the privacy landscaping screening as proposed in the models you showed us.

When you have an opportunity, could you please send us a .pdf of the proposed landscaping screening? We would like to share that with our tenants as well.

Best regards,

Elizabeth Dionne

55 Wellesley Road

Owner, 48 Agassiz Ave

Belmont, MA 02478

On June 2, 2017 at 2:06 PM Stewart Karger <stewartkarger@belmontmanor.com> wrote:

Good afternoon Elizabeth,

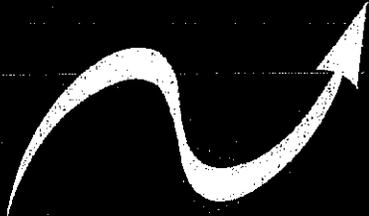
I want to thank you for taking the time to meet with me last evening. I am glad that Belmont Manor and myself will be able to achieve our goals with the proposed addition. In addition, enhance your property by providing more privacy for your tenants. When you have a chance, I would appreciate if you could send me a note stating your support.

Thank you again, and have a nice weekend.

Stewart



**STORM WATER  
MANAGEMENT REPORT**



**Nitsch Engineering**

December 6, 2017

**STORMWATER  
MANAGEMENT REPORT**

For

**BELMONT MANOR NURSING CENTER**  
Belmont, Massachusetts

Prepared for:

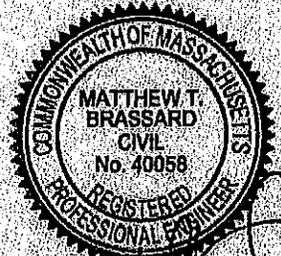
**Paul Finger Associates**  
14 Spring Street  
2<sup>nd</sup> Floor  
Waltham, MA 02453

Prepared by:

**NITSCH ENGINEERING, INC.**  
2 Center Plaza, Suite 430  
Boston, MA 02108

NITSCH PROJECT #11069  
SITE UTILITIES

Nitsch Project #11069



*Matthew T. Brassard*  
12/6/2017

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## **1.0 PROJECT BACKGROUND**

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The Belmont Manor Nursing Center is situated on a 1.8-acre parcel located at 34 Agassiz Avenue in Belmont Massachusetts. It is bounded to the north & east/southeast by residential properties, and to the west/southwest by Commonwealth of Massachusetts property. Most of the site is developed and includes an existing building, parking and access areas, and landscape improvements.

The existing drainage system serving the building areas and parking facility consists of standard deep-sump hooded catch basins and a closed pipe network that ultimately discharges to Beaver Brook via an 18" diameter piped connection approximately 110 feet in length. In addition to runoff generated by the project site, this discharge pipe also receives runoff collected offsite by the municipal drainage pipe network located in Agassiz Avenue. A 15" municipal drain line crosses the subject property and connects to the existing 18" discharge pipe immediately downstream of the terminus of the on-site drainage system.

Exterior improvements to the existing building, landscape, and drainage systems were recently completed under a previous Order of Conditions issued by the Belmont Conservation Commission. Drainage improvements were completed for both the on-site private and municipal drainage systems which meet and exceed the Massachusetts Department of Environmental Protection Stormwater Management Standards (DEP Standards). Improvements to the existing drainage system associated with the above-referenced project included the following:

- Installation of a treatment chamber,
- Installation of pervious pavers, and
- Construction of a rain garden.

An approved Stormwater Management System Operation and Maintenance Plan was also created for the property and approved as part of that permitting process.

## **2.0 PROPOSED IMPROVEMENTS**

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### **2.1 Building Addition**

The proposed project involves the construction of a small addition to the facility with a footprint of approximately 1,770 sf. No changes to the parking lot are proposed other than a minor relocation of the curb line near the delivery area. Although the addition is less than the 2,500 sf of alteration threshold that designates a regulated activity, the landscape improvements and stormwater improvements described below will likely result in a total disturbed area that exceeds the threshold.

### **2.2 Runoff Mitigation**

The stormwater runoff generated by the proposed addition will be conveyed by downspouts and collector pipe to a subsurface recharge system consisting of a perforated pipe in a crushed stone bed. The system will be sized to mitigate the increase in runoff generated by the roof area of the building addition, with an overflow connection to the existing drainage pipe system.

### **2.3 Erosion Control**

Due to the relatively small construction area, typical erosion control will be limited to installation of silt sacks in catch basins in the adjacent parking lot, and street sweeping. Additional erosion control can be incorporated into the plan as required and detailed in the application for the Stormwater Management permit.

### **3.0 MassDEP Stormwater Management Standards**

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The Project will be considered a *redevelopment* under the DEP Stormwater Management Standards. However, the Project is designed to meet and exceed the MassDEP Stormwater Management Standards as summarized below:

#### **Standard 1: No New Untreated Discharges or Erosion to Wetlands**

The Project will not generate any runoff requiring treatment under the DEP Standards (roof and landscape runoff only). The Project will not generate stormwater flow capable of causing erosion.

#### **Standard 2: Peak Rate Attenuation**

Existing peak discharge rates from the project will be maintained by infiltration of the roof runoff. No impacts on downstream flood conditions are anticipated for this small redevelopment project.

#### **Standard 3: Groundwater Recharge**

The static recharge volume provided by the infiltration trench exceeds the required recharge volume for the Project.

#### **Standard 4: Water Quality Treatment**

Not applicable; no runoff requiring treatment under the DEP Standards will be generated by the Project (roof and landscape runoff only).

#### **Standard 5: Land Uses with Higher Potential Pollutant Loads**

Not applicable; the Project does not contain Land Uses with Higher Potential Pollutant Loads.

#### **Standard 6: Critical Areas**

Not applicable; the Project is not located within any critical areas.

#### **Standard 7: Redevelopments**

The Project is considered a redevelopment under the MassDEP Stormwater Management Standards. However, all applicable Standards have been fully met.

#### **Standard 8: Construction Period Pollution Prevention and Sedimentation Control**

Any sediment generated by this small construction site will be contained by the basic site erosion controls proposed.

**Standard 9: Operation and Maintenance Plan**

A post-construction operation and maintenance (O&M) plan was prepared under a previous permitting process. The existing O&M plan will be modified to include the stormwater recharge BMP proposed for the Project.

**Standard 10: Prohibition of Illicit Discharges**

An illicit discharge statement is included in the existing Operation and Maintenance Plan.



# **DPH BEDS/PARKING REGULATIONS**

105 CMR 150.000: LICENSING OF STANDARDS FOR LONG-TERM  
CARE FACILITIES

SECTION

- 150.001: Definitions
- 150.002: Administration
- 150.003: Admissions, Transfers and Discharges
- 150.004: ~~Patient-Resident~~ Care Policies
- 150.005: Physician Services
- 150.006: Other Professional Services and Diagnostic Services
- 150.007: Nursing Services
- 150.008: Pharmaceutical Services and Medications
- 150.009: Dietary Service
- 150.010: Restorative Therapy Services: Physical Therapy, Occupational Therapy, Speech, Hearing and Language Therapy (and Therapeutic Recreation in a SNCFC)
- 150.011: Social Services
- 150.012: Activities and Recreation
- 150.013: Clinical and Related Records
- 150.014: Utilization Review
- 150.015: ~~Patient-Resident~~ Comfort, Safety, Accommodations and Equipment
- 150.016: Environmental Health and Housekeeping
- 150.017: ~~Construction and Equipment-Reserved-~~
- 150.018: **Hospital Based Long-Term Care Facilities (HB/LTCF) - Provisions Regarding the Sharing of Services**
- 150.019: Education Services (SNCFC)
- ~~150.020: Supplement A: Limited Nursing Care in Certain Level IV Units~~
- 150.021: Support Services Plan for Level IV Community Support Facilities
- 150.022: Standards for Dementia Special Care Units
- 150.023: DSCU Definitions
- 150.024: Staff Qualifications and Training
- 150.025: Content of Training
- 150.026: Therapeutic Activity Directors in Dementia Special Care Units
- 150.027: Activities in Dementia Special Care Units
- 150.028: Dementia Special Care Unit Disclosure Requirement
- 150.029: Physical Environment for Dementia Special Care Units
- 150.030: Definitions
- 150.031: Provision of Information on Palliative Care and End-of-Life Options
- 150.100: **State and Local Rules**
- 150.110: **Type of Construction**
- 150.120: **Determination of Need Approvals**
- 150.130: **Conversions**
- 150.140: **Reserved**
- 150.150: **Special Requirements: HB/LTCF**
- 150.160: **Restrictions**
- 150.200: **Location**
- 150.210: **Roads and Walks**
- 150.220: **Parking**
- 150.230: **Provisions for Individuals with Disabilities**
- 150.240: **Outdoor Recreation**
- 150.300: **Maximum Number of Beds –Nursing Care Units**
- 150.310: **Required Supporting Elements – Nursing Care Units**
- 150.320: **Bedrooms – Nursing Care Units**

150.330: Special Care Room – Nursing Care Unit  
150.340: Nurses Station  
150.350: Medicine Room – Nursing Care Units  
150.360: Activity Area – Nursing Care Units  
150.370: Resident Bathrooms and Washrooms  
150.380: Storage Areas -- Nursing Care Units  
150.390: Utility Rooms -- Nursing Care Units  
150.400: Maximum Number of Beds – Resident Care  
Units  
150.410: Required Supporting Elements – Resident Care Units  
150.420: Resident Bedrooms -- Resident Care Units  
150.430: Special Care Room -- Resident Care Units  
150.440: Attendant's Station  
150.450: Medicine Closet -- Resident Care Units  
150.460: Activity Areas -- Resident Care Units  
150.470: Resident Bathrooms and Washrooms -- Resident Care Units  
150.480: Storage Areas -- Resident Care Units  
150.500: Storage Areas  
150.510: General and Special Activity Areas  
150.520: Examination and Treatment Room  
150.530: Office Space  
150.540: Restorative Service Areas  
150.550: Staff and Public Toilets and Washrooms  
150.560: Central Kitchen  
150.570: Central Dining  
150.580: Nourishment Kitchen  
150.590: Central Laundry  
150.600: Corridors  
150.610: Ramps  
150.620: Stairs and Stairways  
150.630: Doors and Doorways  
150.640: Windows  
150.650: Carpeting  
150.660: Room Surface Finishes  
150.670: Ceiling Heights In Resident Areas  
150.700: Heating and Air Conditioning Systems  
150.710: Ventilation Systems  
150.720: Water Supply  
150.730: Sewerage  
150.740: Elevators  
150.750: Refrigeration  
150.800: Lighting  
150.810: Night Lights  
150.820: Reading Lights  
150.830: Emergency Electrical Systems  
150.840: Electrical Outlets  
150.850: Call Systems  
150.860: Telephone Systems  
150.1000: Severability

**150.300: Maximum Number of Beds -- Nursing Care Units**

- (A) Level I and II nursing units shall consist of not more than 41 beds.
- (B) Level III nursing units shall consist of not more than 60 beds.
- (C) A nursing unit shall not encompass beds on more than one floor.
- (D) An HB/LTCF shall consist of at least 20 but not more than 41 beds.

**150.310: Required Supporting Elements -- Nursing Care Units**

A unit shall have, centrally located within its area, a special care room, a nurse's station, a nurse's toilet, a walk-in medicine room, a clean utility room, a soiled utility room, a linen storage closet, a drinking fountain or water dispenser, a janitor's closet and a room for the storage of supplies and equipment.

**150.320: Bedrooms -- Nursing Care Units**

**(A) Floor Area.**

- (1) The floor area of resident bedrooms, excluding closet, vestibule and toilet room areas shall not be less than 125 square feet for single occupancy rooms and 90 square feet per bed for multiple occupancy rooms.
- (2) For HB/LTCFs, the floor area of resident bedrooms, excluding closet, vestibule and toilet room areas shall not be less than 100 square feet for single occupancy rooms and 80 square feet per bed for multiple occupancy rooms.

(B) No resident bedroom shall contain more than two beds.

(C) Rooms shall be shaped and sized so each bed can be placed at least three feet from any lateral wall and at least three feet from any window or radiator. Beds shall be spaced at least three feet from any other bed and an unobstructed passageway of at least four feet shall be maintained at the foot of each bed.

(D) Resident bedrooms shall have a floor level above the grade level adjacent to the building.

(E) All resident bedrooms shall be along exterior walls with window access to the exterior.

(F) All resident bedrooms shall open directly to a main corridor and shall be permanently and clearly identified by number on or beside each entrance door.

105 CMR: DEPARTMENT OF PUBLIC HEALTH

151.200: Location

Each facility shall be located on a site subject to the approval of the Department. Sites shall be away from nuisances such as large commercial or industrial developments or similar developments that produce high levels of noise or air pollution; and shall afford a safe, sanitary and pleasant environment for patients.

151.210: Roads and Walks

Roads and walks shall be provided separately within the lot lines to the main entrance, ambulance entrance, kitchen entrance and the delivery and receiving areas.

151.220: Parking

(A) Parking shall be provided in accordance with the provisions of local zoning and building ordinances, but in no case shall the ratio of offstreet parking be less than one parking space for each four beds. Exception to this requirement may be granted only with the approval of the Department.

(B) For HB/LTCF,

(1) if access to an LTCF is through the main hospital entrance, that portion of existing hospital parking nearest the entrance shall be reserved for LTCF visitors.

(2) if access is provided by a separate entrance, existing parking nearest the entrance shall be designated for the visitors.

151.230: Provisions for Handicapped

(A) Gradients of Walks. Public walks shall be not less than four feet wide and shall have a gradient of not greater than 8%.

(B) Walks -- Continuous Surface. Walks shall be of a continuing common surface, not interrupted by steps or abrupt changes in level. Wherever walks cross other walks, driveways or parking lots, they shall blend to a common level.

(C) Handicapped Parking.

(1) At least two parking spaces shall be provided and identified for use by the physically handicapped. These spaces shall be in close proximity to the building entrance.

(2) Such parking spaces, if diagonal or headon, shall be not less than 12 feet wide to allow proper access in or out of vehicles.

(3) Walks and ramps from parking areas, garages, *etc.* shall conform to 105 CMR 151.230(A) and (B).

(4) Access from parking areas through a primary building entrance shall be a continuous level or ramped surface without steps or abrupt changes in level.

151.240: Outdoor Recreation

Outdoor recreational area for patients of at least 25 square feet per bed shall be provided for 100% of total authorized beds and shall exclude parking areas. Exceptions to this requirement may be granted only with the approval of the Department.

151.300: Maximum Number of Beds -- Nursing Care Units

(A) Level I and II nursing units shall consist of not more than 41 beds.

(B) Level III nursing units shall consist of not more than 60 beds.

(C) A nursing unit shall not encompass beds on more than one floor.

(D) An HB/LTCF shall consist of at least 20 but not more than 41 beds.



# DPH SURVEY RESULTS

DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CENTERS FOR MEDICARE & MEDICAID SERVICES

PRINTED: 06/16/2016  
FORM APPROVED  
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  225419	(X2) MULTIPLE CONSTRUCTION A. BUILDING _____ B. WING _____	(X3) DATE SURVEY COMPLETED  06/14/2016
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NAME OF PROVIDER OR SUPPLIER  BELMONT MANOR NURSING HOME, IN	STREET ADDRESS, CITY, STATE, ZIP CODE 34 AGASSIZ AVENUE BELMONT, MA 02478
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(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
F000	<p>INITIAL COMMENTS</p> <p>Belmont Manor Nursing home was surveyed and found to be in compliance with 42 CFR Part 483, subpart B requirements for long term care facilities.</p>	F000		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ (X6) DATE 06/16/2016  
Electronically Signed

Any Deficiency statement ending with an asterisk (\*) denotes a deficiency which the Institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of the survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

This form is a printed electronic version of the CMS 2567L. It contains all the information found on the standard document in much the same form. This electronic form once printed and signed by the facility administrator and appropriately posted will satisfy the CMS requirement to post survey information found on the CMS 2567L.

MA DPH/Division of Health Care Facility Licensure

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  225419	(X2) MULTIPLE CONSTRUCTION A. BUILDING _____ B. WING _____	(X3) DATE SURVEY COMPLETED  06/14/2016
NAME OF PROVIDER OR SUPPLIER  BELMONT MANOR NURSING HOME, IN			STREET ADDRESS, CITY, STATE, ZIP CODE 34 AGASSIZ AVENUE BELMONT, MA 02478	
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
R000	Initial Comments  Based on a Dementia Special Care Unit (DSCU) focused licensure survey, the facility was found in compliance with those specific licensure regulations pertaining to the provision of DSCU services for applicable residents.	R000		

MA Division of Health Care Facility Licensure and Certification

TITLE

(X6) DATE

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

Electronically Signed

06/16/2016

DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CENTERS FOR MEDICARE & MEDICAID SERVICES

PRINTED: 04/07/2015  
FORM APPROVED  
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  225419	(X2) MULTIPLE CONSTRUCTION A. BUILDING _____ B. WING _____	(X3) DATE SURVEY COMPLETED  03/16/2015
--	--	--	--

NAME OF PROVIDER OR SUPPLIER  BELMONT MANOR NURSING HOME, IN	STREET ADDRESS, CITY, STATE, ZIP CODE 34 AGASSIZ AVENUE BELMONT, MA 02478
--	---

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
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F000	INITIAL COMMENTS  Belmont Manor Nursing Home is in compliance with the requirements of 42 CFR Part 483 Subpart B requirements for Long Term Care Facilities	F000		
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LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE	TITLE	(X6) DATE
	Electronically Signed	04/07/2015

Any Deficiency statement ending with an asterisk (\*) denotes a deficiency which the Institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of the survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

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DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CENTERS FOR MEDICARE & MEDICAID SERVICES

Printed 02/11/2013  
FORM APPROVED  
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>225419</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING _____ B. WING _____	(X3) DATE SURVEY COMPLETED  <b>02/07/2013</b>
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NAME OF PROVIDER OR SUPPLIER <b>BELMONT MANOR NURSING HOME, IN</b>	STREET ADDRESS, CITY, STATE, ZIP CODE <b>34 AGASSIZ AVENUE BELMONT, MA 02478</b>
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(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE
F 000	<p><b>INITIAL COMMENTS</b></p> <p>Belmont Manor Nursing Home is in compliance with the requirements of 42 CFR Part 483 Subpart B requirements for Long Term Care Facilities.</p>	F 000		

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

Any deficiency statement ending with an asterisk (\*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See Instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

Post-Certification Revisit Report

Public reporting for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information including suggestions for reducing the burden, to CMS, Office of Financial Management, P.O. Box 26684, Baltimore, MD 21207; and to the Office of Management and Budget, Paperwork Reduction Project (0938-0390), Washington, D.C. 20503.

(Y1) Provider / Supplier / CLIA / Identification Number 225419	(Y2) Multiple Construction A. Building B. Wing	(Y3) Date of Revisit 11/29/2013
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Name of Facility BELMONT MANOR NURSING HOME, IN	Street Address, City, State, Zip Code 34 AGASSIZ AVENUE BELMONT, MA 02478
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This report is completed by a qualified State surveyor for the Medicare, Medicaid and/or Clinical Laboratory Improvement Amendments program, to show those deficiencies previously reported on the CMS-2567, Statement of Deficiencies and Plan of Correction that have been corrected and the date such corrective action was accomplished. Each deficiency should be fully identified using either the regulation or LSC provision number and the identification prefix code previously shown on the CMS-2567 (prefix codes shown to the left of each requirement on the survey report form).

(Y4) Item	(Y5) Date	(Y4) Item	(Y5) Date	(Y4) Item	(Y5) Date
ID Prefix <b>F0333</b> Reg. # <b>483.25(m)(2)</b> LSC _____	Correction Completed 11/28/2013	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed
ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed
ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed
ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed
ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed	ID Prefix _____ Reg. # _____ LSC _____	Correction Completed

Reviewed By _____ State Agency	Reviewed By <i>Barbara Russo</i>	Date: <i>11-29-13</i>	Signature of Surveyor: <i>Marilyn Reccio</i>	Date: _____
Reviewed By _____ CMS RO	Reviewed By _____	Date: _____	Signature of Surveyor: _____	Date: _____

Followup to Survey Completed on: 10/7/2013	Check for any Uncorrected Deficiencies. Was a Summary of Uncorrected Deficiencies (CMS-2567) Sent to the Facility? YES NO
---	--

DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CENTERS FOR MEDICARE & MEDICAID SERVICES

Printed: 11/22/2011  
FORM APPROVED  
OMB NO. 0938-0391

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  <b>225419</b>	(X2) MULTIPLE CONSTRUCTION A. BUILDING _____ B. WING _____		(X3) DATE SURVEY COMPLETED  <b>11/21/2011</b>
NAME OF PROVIDER OR SUPPLIER <b>BELMONT MANOR NURSING HOME, IN</b>			STREET ADDRESS, CITY, STATE, ZIP CODE <b>34 AGASSIZ AVENUE BELMONT, MA 02478</b>		
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE	
F 000	INITIAL COMMENTS  Belmont Manor Nursing Home is in compliance with the requirements of 42 CFR Part 483 Subpart B requirements for Long Term Care Facilities.	F 000			

LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE

TITLE

(X6) DATE

Any deficiency statement ending with an asterisk (\*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility: if deficiencies are cited, an approved plan of correction is requisite to continued program participation.

14

**US NEWS AND WORLD  
REPORT RATING**



# Belmont Manor Nursing Home, IN

34 Appleton Avenue, Belmont, MA 02458 | (517) 426-1244

Overall Rating: Top Performing

[Overview](#)

[Inspection Results](#)

[Contact Info](#)

## Overview

Belmont Manor Nursing Home, IN in Belmont, MA, has an overall rating of Top Performing. It is a large facility with 135 beds and has for-profit, corporate ownership. Belmont Manor Nursing Home, IN is not part of a continuing care retirement community. It participates in Medicare and Medicaid.



**EXHIBIT:**  
**ARCHITECTURAL PLANS**

