

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 19-42

2019 NOV 15 AM 9:33

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR TWO VARIANCES AND ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, December 2, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of Empire Management Corporation, Brian Lafferty, President at 774 Pleasant Street located in a Local Business II (LBII) Zoning District for Two Variances and One Special Permit under §1.5 of the Zoning Bylaw to construct an addition and a third story. Section 4.2 of the Zoning By-Law Dimensional Regulations allows a maximum lot coverage of 35%, a maximum of 2 stories and a maximum building height of 32.0'. 1.-A variance is required to convert an existing conforming Two (2) story building to a non-conforming three (3) story building, the lowest level of the structure is a basement (55.84% of the foundation walls are covered) and is considered a story. The proposed addition is a third story addition (44.56% of the foundation walls will be covered). 2.- A Special Permit is required to increase the lot coverage from 37.6% existing to 74.9% proposed and 3.- A Variance is required to increase the height of the building from 32' conforming to 38' non-conforming.

ZONING BOARD OF APPEALS



Transmittal

To: Ara Yogurtian
Assistant Director
Belmont Community Development
Homer Municipal Building
455 Concord Avenue
Belmont, MA 02478

Date: 10/25/19

Project: Cityside Subaru

Job No.: 0129.04

From: James Almonte, RLA
Principal

Via: Hand Delivered

cc.

Qty.	Date	Item
10	10/21/19	Building Permit Denial Letter
10	10/9/19	Application for a Special Permit
10	10/9/19	Application for Variance
10	10/9/19	Statement Memo (Alphen & Santos, P.C.)
10	10/10/19	Zoning Compliance Check List
10	10/21/19	Existing Building Height Calculation Exhibit
10	10/21/19	Existing Building Story Calculation Exhibit
1	10/21/19	Site Plans including Plot Plan – Sheet C1.02 by WDA Design Group (24x36)
10	10/21/19	Site Plans including Plot Plan – Sheet C1.02 by WDA Design Group (11x17)

Comments

G:\comm\0129A\admin\0129.04\Permitting\Variance & Special Permit\Permitting Components\0129.04_1102.docx



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

October 21, 2019

Empire Management Corporation
Brian Lafferty, President
171 Great Road
Acton, MA 01720

RE: Denial to Construct an Addition and a Third Story

Dear Mr. Lafferty,

The Office of Community Development is in receipt of your building permit application for your proposal to construct an addition and a third story at 774 Pleasant Street located in a Local Business II (LBII) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2 of the Zoning By-Law Dimensional Regulations allows a maximum lot coverage of 35%, a maximum of 2 stories and a maximum building height of 32.0'.

1. The existing structure is two (2) stories. The lowest level of the structure is a basement (55.84% of the foundation walls are covered) and is considered a story. The proposed addition is a third story addition (44.56% of the foundation walls will be covered), a Variance.
2. The existing lot coverage is 37.6% and the proposed is 74.9%, a Special Permit.
3. The existing Building Height, measured from the average grade is less than 32' and the proposed is 38.0', a Variance.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request two (2) Variances and One Special Permit from the Zoning Board of Appeals. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

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



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2019 NOV 15 AM 9:33

APPLICATION FOR A SPECIAL PERMIT

Date: 10/9/19

Zoning Board of Appeals
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-Laws 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 774A (portion), 778, 782, 790 Pleasant 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 _____
the expansion of pre-existing nonconformity of the maximum lot coverage (see enclosure)

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

Signature of Petitioner

Print Name

Brian Lafferty

Address

Empire Management Corporation

171 Great Road, Acton, MA 01720

Daytime Telephone Number

978-790-8300



Town of Belmont
Zoning Board of Appeals

APPLICATION FOR A VARIANCE

Date: 10/9/19

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 774A (portion), 778,782,790 Pleasant 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 building, 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)

a building that will exceed the maximum building height and number of stories requirements.
(see enclosure)

Signature of Petitioner



Print Name

Brian Cafferty

Address

Empire Management Corporation

171 Great Road, Acton, MA 01720

Daytime Telephone Number

978-790-8300

ALPHEN & SANTOS, P.C.

ATTORNEYS AND COUNSELORS AT LAW
200 LITTLETON ROAD, WESTFORD, MASSACHUSETTS 01886-3589
(978) 692-3107 FAX: (978) 692-5454
palphen@alphensantos.com

TO: Belmont Zoning Board of Appeals
FM: Paul F. Alphen, Esq
RE: Cityside Subaru
DA: October 9, 2019

The applicant respectfully requests that the Board of Appeals consider the following facts and findings in support of the application for a Special Permit and a Variance.

The Cityside Subaru property has been used for automotive use, going back over 70, the property was occupied by Zarren Motors, Heritage Chrysler-Plymouth and a Body Shop. To proceed with renovations, the applicant will need a Special Permit and a Variance, as follows:

SPECIAL PERMIT. The subject property is located in the LB II Zoning District and is non-conforming in that it exceeds the Maximum Lot Coverage requirement of Section 4.2. However, currently, and as proposed, the site will comply with the Floor Area Ratio Requirements.

Per MGL C40A §6, "Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority or by the special permit granting authority designated by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood."

If approved, the Special Permit will not create a new non-conformity, but it will allow an expansion of the existing lot-coverage non-conformity. It will not be more detrimental to the neighborhood for the reasons stated below, and it will result in the automotive sales, service and inventory activities to be conducted within a single building, consistent with the practices of other businesses on Pleasant Street.

The immediate neighborhood consists of the following: The land to the North, is forested and owned by the Town of Belmont. The land to the west is a road contractor's yard. The land to the east is in automotive use, as Auto Engineering Bodyworks. The land is abutted to the South, by railroad tracks, a tree line and municipal DPW storage yards, beyond that. There are no residential structures within 200' of the property.

Pleasant Street historically has been the "Automotive Row" of Belmont. As the automobile industry evolved Wheaton Pontiac, Belmont VW, the Chevrolet dealership in Cushing Square, Heritage Chrysler-Plymouth, Belmont Ford, Pleasant Street Garage/Dodge, and Zarren Motors all left town.

Therefore, because of the unique topography of the subject lot, and the specific language of the Belmont Zoning Bylaw regarding “basements/cellars”, the proposed building is considered a 3 (three) story building, despite appearing to be a 2 (two) story building to anyone who views the building from a public street

The granting of the variance will not affect generally the zoning district. The building will appear to be a two (2) story building from the street side and as a three (3) story building from the rear (railroad side). The view at the rear of the building will be at least 200’ feet from the closest residential building and screened from that property by an existing landscaped buffer. The rear properties are also divided from the subject land by the railroad tracks, a parking lot and other municipal properties that include Belmont Water, Light, and the DPW Yard and Garages.

The requested relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law, as if the grade was different (or the bylaw permitted changing the grade) the basement would be considered a “cellar”, not a “basement”, and the view of the rear of the building would be almost identical to the proposed view.

If not for the topography of the site and the cellar/basement distinction in the Belmont bylaw, the exact building as proposed, would meet the height and story requirements of the bylaws.

Zoning Compliance Check List (Registered Land Surveyor)



Property Address: 774A (portion), 778, 782 790 Pleasant Street

Zone: LB-II

Surveyor Signature and Stamp: _____

Date: _____

	REQUIRED	EXISTING	PROPOSED
Lot Area	N/A	63,743+/- SF*	63,743+/- SF*
Lot Frontage	20'	450'+/-	450'+/-
Floor Area Ratio	1.05	0.53	0.62
Lot Coverage	35%	37.6%	74.9%
Open Space	N/A	N/A	N/A
Front Setback	10'	VARIABLES (22.6', 29.0', 30.4')	10.8'
Side Setback	0'	VARIABLES (19.6', 44.3', 20.2')	23.1'+/-
Side Setback	0'	VARIABLES (0', 4.5', 26.4')	25.0'+/-
Rear Setback	20'	VARIABLES (0.3 ENCROACHMENT 17.9', 20.5')	20.2'+/-
Building Height	32'	LESS THAN 32'	38.0'+/-
Stories	2 STORIES	2 STORIES	3 STORIES
½ Story Calculation			

NOTES:

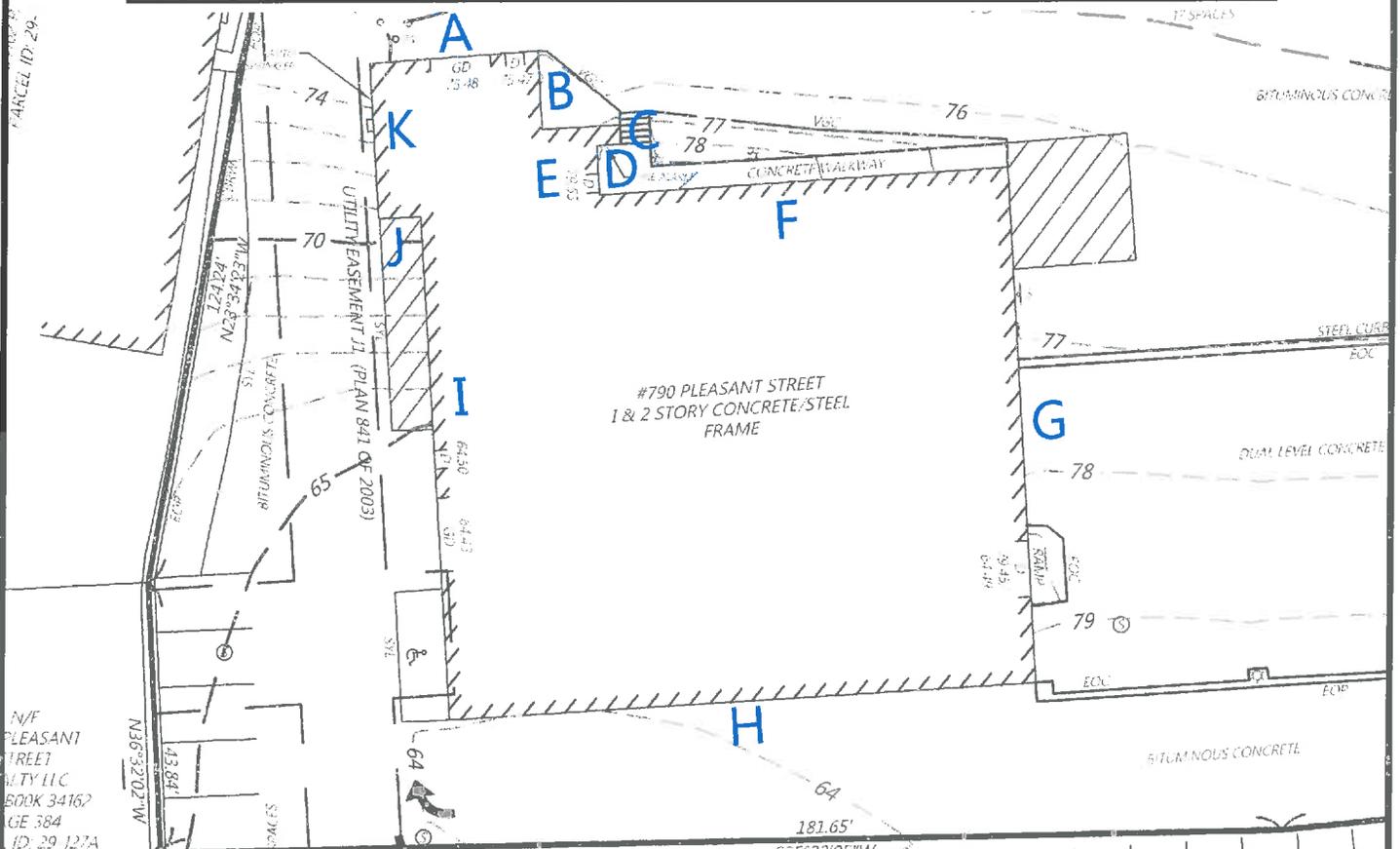
* 774A Pleasant Street (Parcel 2) is excluded from the lot area calculation per Section 1.4 of the Town of Belmont Zoning Bylaw, lot area definition... "if the distance between any two points on lot lines is less than 50 feet, as measured in a straight line, the smaller portion of the lot as divided by that line shall not be included in lot area unless the two points are separated by less than 150 feet measured along lot lines.

Existing Building Height Calculation - Cityside Subaru - Pleasant Street, Belmont, MA

21-Oct-19

Wall Segment	Direction Facing	Top of Parapet Elevation	Elevation From	Elevation To	Length	Length Percentage of Building	Average Grade around Building	Weighted Average Grade around Building	Building Height
A	North	94.31	75.50	75.50	27.36	6.43%	75.50		
B	North	94.31	75.50	76.00	12.67	2.98%	75.75		
C	North	94.31	76.50	78.00	12.67	2.98%	77.25		
D	North	94.31	78.00	78.00	3.11	0.73%	78.00		
E	North	94.31	78.00	78.00	3.91	0.92%	78.00		
F	North	94.31	78.00	78.00	7.99	1.88%	78.00		
G	North	94.31	78.00	76.50	66.13	15.54%	77.25		
H	East	94.31	76.50	78.00	83.39	19.60%	77.25		
I	South	94.31	64.50	64.50	95.01	22.33%	64.50		
J	West	94.31	64.50	70.50	81.37	19.12%	67.50		
K	West	94.31	70.50	71.00	6.87	1.61%	70.75		
L	West	94.31	71.00	74.50	25.02	5.88%	72.75		

TOTAL:		94.31			425.50	100.00%	74.38	72.04	22.27
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PREPARED BY:

**WDA
DESIGN
GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
WDA-D6.COM

TITLE:

EXISTING BUILDING HEIGHT EXHIBIT

790 PLEASANT STREET
Belmont, MA
(Middlesex County)

TOWN PERMITTING

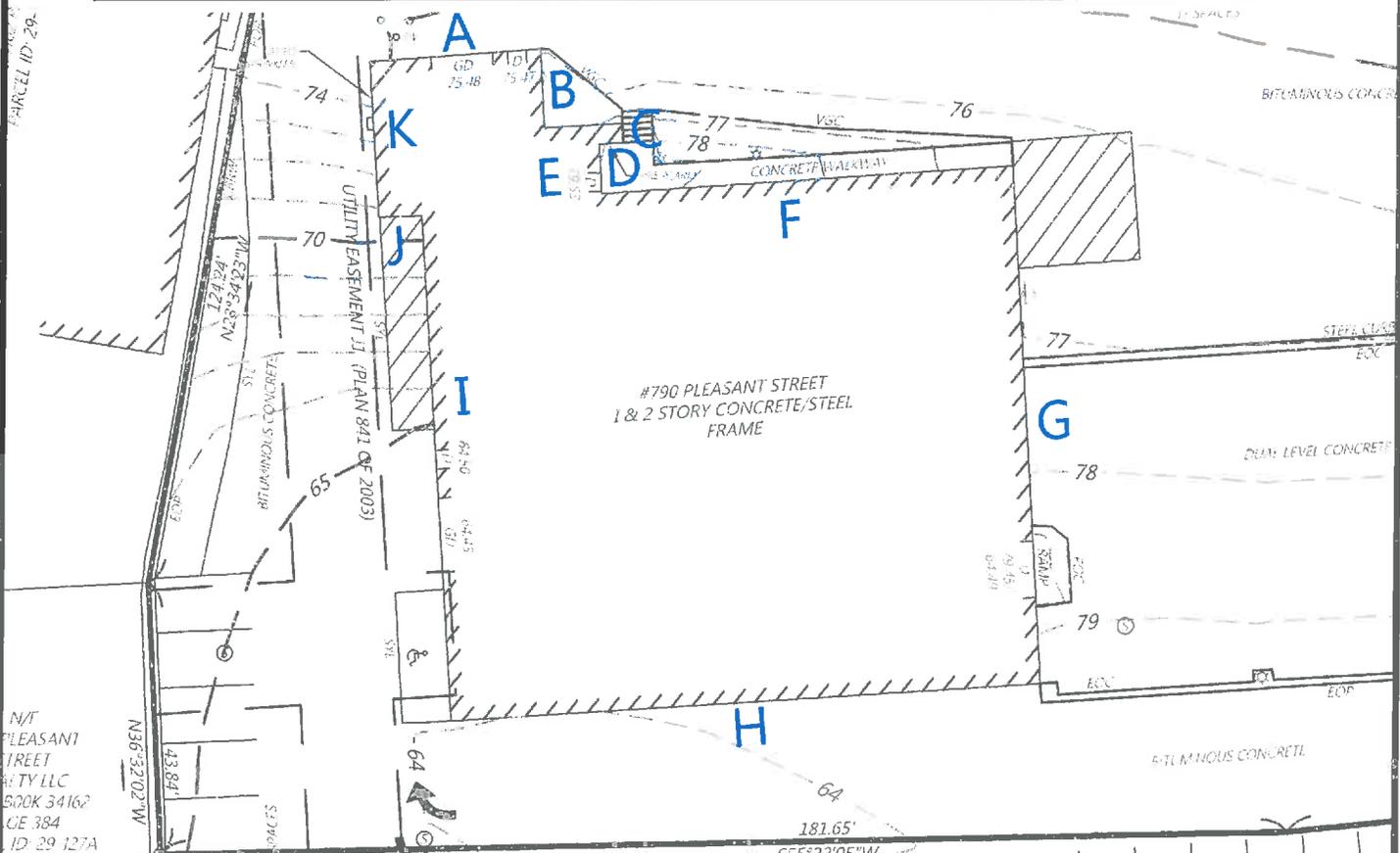
DATE: 1/21/19 JOB NO.: 0129.04
DRAWN BY: JTA

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Existing Building Story Calculation
 Variance Exhibit
 Cityside Subaru - Pleasant Street, Belmont, MA
 21-Oct-19

Wall Segment	Direction Facing	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
A	North	78.00	75.50	75.50	27.36	13.50	369.36	68.40	81.48%
B	North	78.00	75.50	76.00	12.67	13.50	171.05	28.51	83.33%
C	North	78.00	76.50	78.00	12.67	13.50	171.05	9.50	94.44%
D	North	78.00	78.00	78.00	3.11	13.50	41.99	0.00	100.00%
E	North	78.00	78.00	78.00	3.91	13.50	52.79	0.00	100.00%
F	North	78.00	78.00	78.00	7.99	13.50	107.87	0.00	100.00%
G	North	78.00	78.00	76.50	66.13	13.50	892.76	49.60	94.44%
H	East	78.00	76.50	78.00	83.39	13.50	1,125.77	62.54	94.44%
I	South	78.00	64.50	64.50	95.01	13.50	1,282.64	1,282.64	0.00%
J	West	78.00	64.50	70.50	81.37	13.50	1,098.50	854.39	22.22%
K	West	78.00	70.50	71.00	6.87	13.50	92.75	49.81	46.30%
L	West	78.00	71.00	74.50	25.02	13.50	337.77	131.36	61.11%

TOTAL:					425.50	13.50	5,744.25	2,536.73	55.84%
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PREPARED BY:  31 EAST MAIN STREET WESTBOROUGH, MA 508.366.6552 WDA-DG.COM	TITLE: EXISTING BUILDING STORY EXHIBIT	
	790 PLEASANT STREET Belmont, MA (Middlesex County)	
	TOWN PERMITTING	
	DATE: 1/21/19 JOB NO.: 0129.04 DRAWN BY: JTA	
		



Special Permit & Variance Plans

FOR

CITYSIDE SUBARU

774A - 790 Pleasant Street

IN

Belmont, Massachusetts (Middlesex County)

DATE: October 21, 2019

PREPARED BY:

**WDA
DESIGN
GROUP**

31 EAST MAIN STREET WESTBOROUGH, MA | 508.366.6552
WDA-DB.COM

OWNER:

EMPIRE MANAGEMENT CORPORATION

171 Great Road
Acton, MA 01720

PREPARED FOR:

EMPIRE MANAGEMENT CORPORATION

171 Great Road
Acton, MA 01720

SHEET LIST:

C1.02	PROPOSED PLOT PLAN
C2.01	CONCEPTUAL SITE PLAN (MAIN LEVEL)
C2.02	CONCEPTUAL SITE PLAN (LOWER LEVEL)
C2.03	CONCEPTUAL SITE PLAN (LEVEL 2)
C2.04	CONCEPTUAL SITE PLAN (ROOF)
C2.05	CONCEPTUAL BUILDING ELEVATIONS

ZONING SUMMARY TABLE
DISTRICT LBB - LOCAL BUSINESS II

	REQUIRED	790 PLEASANT STREET	EXISTING	778 PLEASANT STREET	776A PARCEL 2	PROPOSED
MINIMUM LOT AREA	N/A	42,231± S.F.	782 PLEASANT STREET 10,719± S.F.	10,793± S.F.	20,611± S.F.	63,743± S.F. (LOTS 790, 782 & 778 COMBINED)**
MINIMUM FRONTAGE	20'	250.0'	100.0'	100.0'	0.0'	450.0'
FRONT YARD SETBACK	10'	30.4'	29.0'	22.6'	29.0'	10.8'
SIDE YARD SETBACK (WEST)	0'	20.2'	44.3'	19.6'	NO BUILDINGS	23.1'
SIDE YARD SETBACK (EAST)	0'	137.4'	4.5'	NO BUILDINGS	NO BUILDINGS	25.0'
REAR YARD SETBACK	20'	20.5'	17.9' (41.5' TO PARCEL 2)	LESS THAN 32'	0.3 ENCROACHMENT; (45.4' TO PARCEL 2)	NO BUILDINGS
MAXIMUM BUILDING HEIGHT (FEET)	32'	LESS THAN 32'	LESS THAN 32'	LESS THAN 32'	NO BUILDINGS	38.2'
MAXIMUM BUILDING HEIGHT (STORIES)	2 STORIES	2 STORIES	2 STORIES	2 STORIES	NO BUILDINGS	3 STORIES
MAXIMUM LOT COVERAGE	35%	35.4%	28.3%	55.2%	NO BUILDINGS	74.9%
MINIMUM OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO**	1.05	0.53	** FOR 790, 782 & 778 PLEASANT STREET LOTS COMBINED	0.43	1.10*	0.62

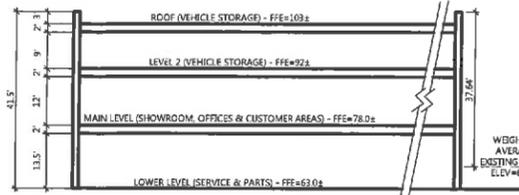
* PRE-EXISTING NONCONFORMING
 ** PARCEL 2 IS EXCLUDED FROM CALCULATION PER SECTION 1.4 OF THE TOWN OF BELMONT ZONING BY-LAW. LOT AREA DEFINITION: "IF THE DISTANCE BETWEEN ANY TWO POINTS ON LOT LINES IS LESS THAN 50 FEET, AS MEASURED IN A STRAIGHT LINE, THE SMALLER PORTION OF THE LOT AS DIVIDED BY THAT LINE SHALL NOT BE INCLUDED IN LOT AREA UNLESS THE TWO POINTS ARE SEPARATED BY LESS THAN 150 FEET MEASURED ALONG LOT LINES."
 *** FLOOR AREA RATIO - ANY BUILDING AREA HAVING A FLOOR TO CEILING HEIGHT IN EXCESS OF 15 FEET SHALL BE COUNTED TWICE
 REFER TO THE TOWN OF BELMONT ZONING BYLAW FOR ADDITIONAL REQUIREMENTS.

Proposed Building Height Calculation - Cityside Subaru - Pleasant Street, Belmont, MA
21-Oct-19

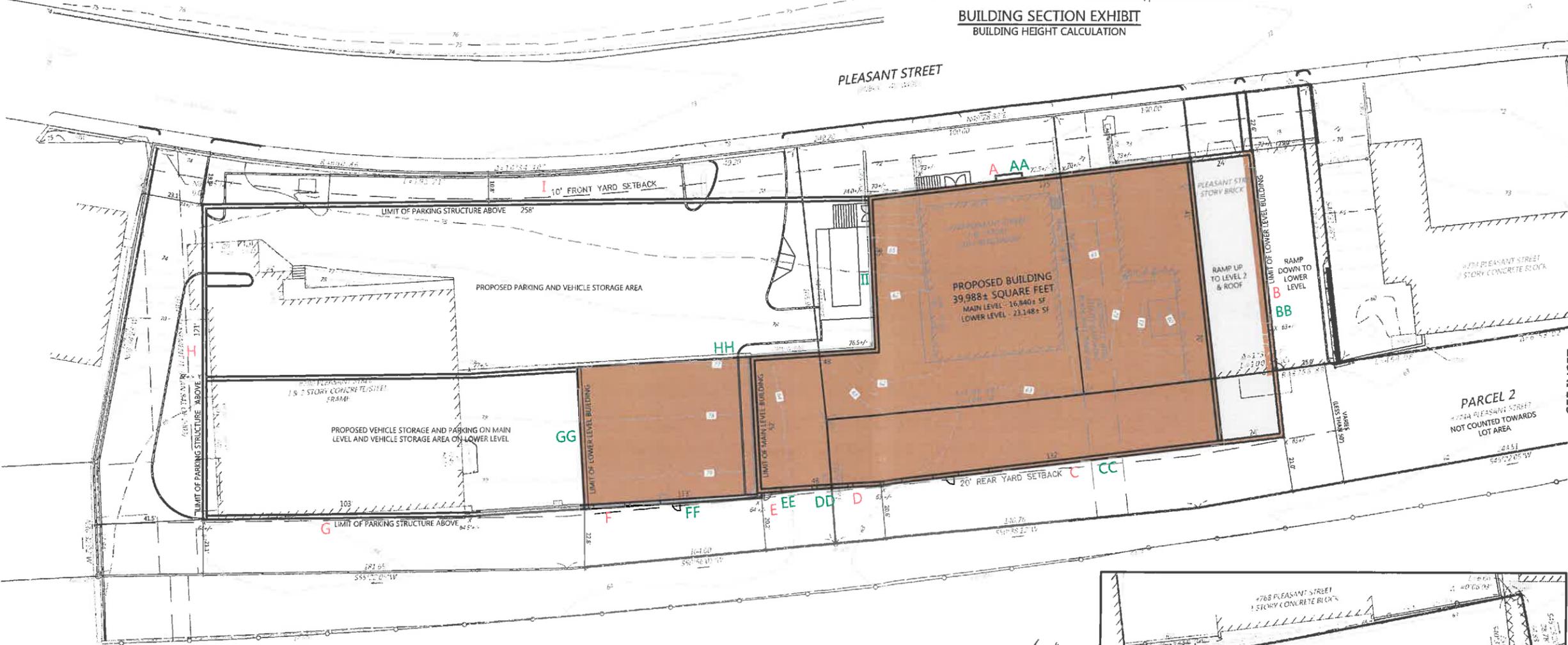
Wall Segment	Direction	Top of Parapet Elevation	Elevation From	Elevation To	Length	Percentage of Building	Average Grade around Building	Weighted Average Grade around Building	Building Height	
A	North	106.00	70.00	73.00	149.85	14.07%	71.50			
B	East	106.00	63.00	73.00	110.65	10.44%	68.00			
C	South	106.00	63.00	63.00	156.61	14.75%	63.00			
D	South	106.00	63.00	64.00	48.16	4.54%	63.50			
E	South	106.00	64.00	64.00	1.91	0.18%	64.00			
F	South	106.00	64.00	64.50	112.97	10.64%	64.25			
G	South	106.00	64.00	64.50	102.32	9.70%	64.25			
H	West	106.00	64.00	74.00	121.00	11.40%	68.00			
I	North	106.00	74.00	74.00	257.71	24.28%	74.00			
TOTAL:					106.00	106.148	100.00%	66.83	68.35	37.65

Proposed Building Story Calculation
Cityside Subaru - Pleasant Street, Belmont, MA
21-Oct-19

Wall Segment	Direction	Ceiling Elevation	Elevation From	Elevation To	Length	Ceiling Height	Square Footage	Exposed Square Footage	% Covered
AA	North	76.50	70.00	73.00	149.85	13.50	2,016.23	746.75	37.04%
BB	East	76.50	63.00	73.00	110.65	13.50	1,496.48	942.23	63.04%
CC	South	76.50	63.00	63.00	156.61	13.50	2,114.24	2,114.24	100.00%
DD	South	76.50	63.00	64.00	48.16	13.50	650.16	626.08	96.27%
EE	South	76.50	64.00	64.00	1.91	13.50	25.79	23.88	92.98%
FF	South	76.50	64.50	64.50	112.97	13.50	923.54	820.92	88.91%
GG	South	76.50	64.50	64.50	102.32	13.50	736.70	327.42	44.31%
HH	North	76.50	76.00	76.50	115.62	13.50	1,560.87	28.91	1.85%
II	West	76.50	76.00	74.00	58.59	13.50	790.57	87.89	11.11%
TOTAL:						764.07	10,314.95	5,718.30	44.56%



BUILDING SECTION EXHIBIT
BUILDING HEIGHT CALCULATION



OWNER OF RECORD:
EMPIRE MANAGEMENT CORPORATION
171 GREAT ROAD
ACTON, MA 01720

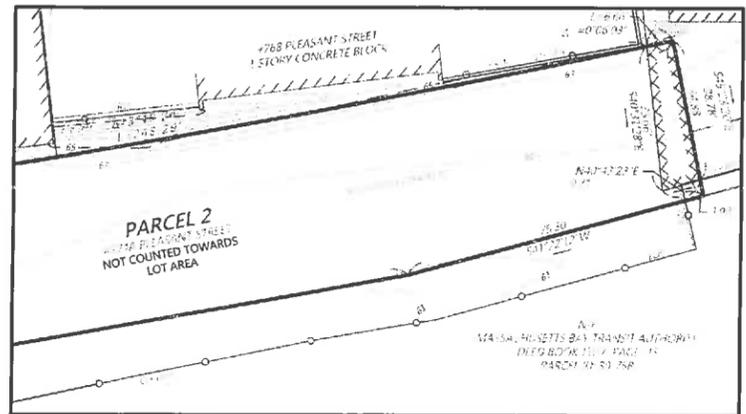
ASSESSORS MAP REFERENCES:
MAP 30 PARCEL 78 (DEED BOOK 31277 PAGE 133)
MAP 30 PARCEL 77 (DEED BOOK 44000 PAGE 519)
MAP 30 PARCEL 76 (DEED BOOK 53729 PAGE 2)
MAP 30 PARCEL 75A (DEED BOOK 53729 PAGE 2)

DEED REFERENCES:
DEED BOOK 31277 PAGE 133 (MAP 30 PARCEL 78)
DEED BOOK 44000 PAGE 519 (MAP 30 PARCEL 77)
DEED BOOK 53729 PAGE 2 (MAP 30 PARCEL 76)
DEED BOOK 53729 PAGE 2 (MAP 30 PARCEL 75A)

PLAN REFERENCES:
PLAN 418 OF 1952
PLAN 185 OF 1956
PLAN 128 OF 1960
PLAN 208 OF 1960
PLAN 841 OF 2003
1997 RECONSTRUCTION PLANS OF PLEASANT STREET

FIRM CLASSIFICATION:
FLOOD INSURANCE RATE MAP NUMBER 2507C0418E
EFFECTIVE JUNE 4, 2010

- NOTES:**
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION IS BASED ON AN ON THE GROUND FIELD SURVEY BY WATERMAN DESIGN ASSOCIATES, INC. IN JULY, 2009, FIELD CHECKED AND UPDATED IN AUGUST, 2017. ELEVATIONS ARE BASED ON NAVD 1988.
 - LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DEPICTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS. COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
 - APPROXIMATE LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AND ZONE C (AREAS OF MINIMAL FLOODING) DO NOT EXIST WITHIN THE LOCUS PARCELS AS COMPILED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 2507C0418E, MIDDLESEX COUNTY, EFFECTIVE JUNE 4, 2010.
 - SEE CONCEPTUAL SITE PLANS SHEETS C2-01-C2 DATED 10/02/19 FOR ADDITIONAL SITE PLAN AND BUILDING INFORMATION.



INSET

LOCUS MAP
N.T.S.

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSIDERED AS PUBLICATION IN VIOLATION OF WDA DESIGN GROUP'S RIGHTS. ©2019 WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
A		INITIAL ISSUE	

PREPARED BY:

WDA DESIGN GROUP

31 EAST MAIN STREET WESTBOROUGH, MA | 508.246.6552
WDA-DG.COM

OWNER:

EMPIRE MANAGEMENT CORPORATION
171 Great Road
Acton, MA 01720

PREPARED FOR:

EMPIRE MANAGEMENT CORPORATION
171 Great Road
Acton, MA 01720

TITLE:

PROPOSED PLOT PLAN
774A-790 PLEASANT STREET
Belmont, MA
(Middlesex County)

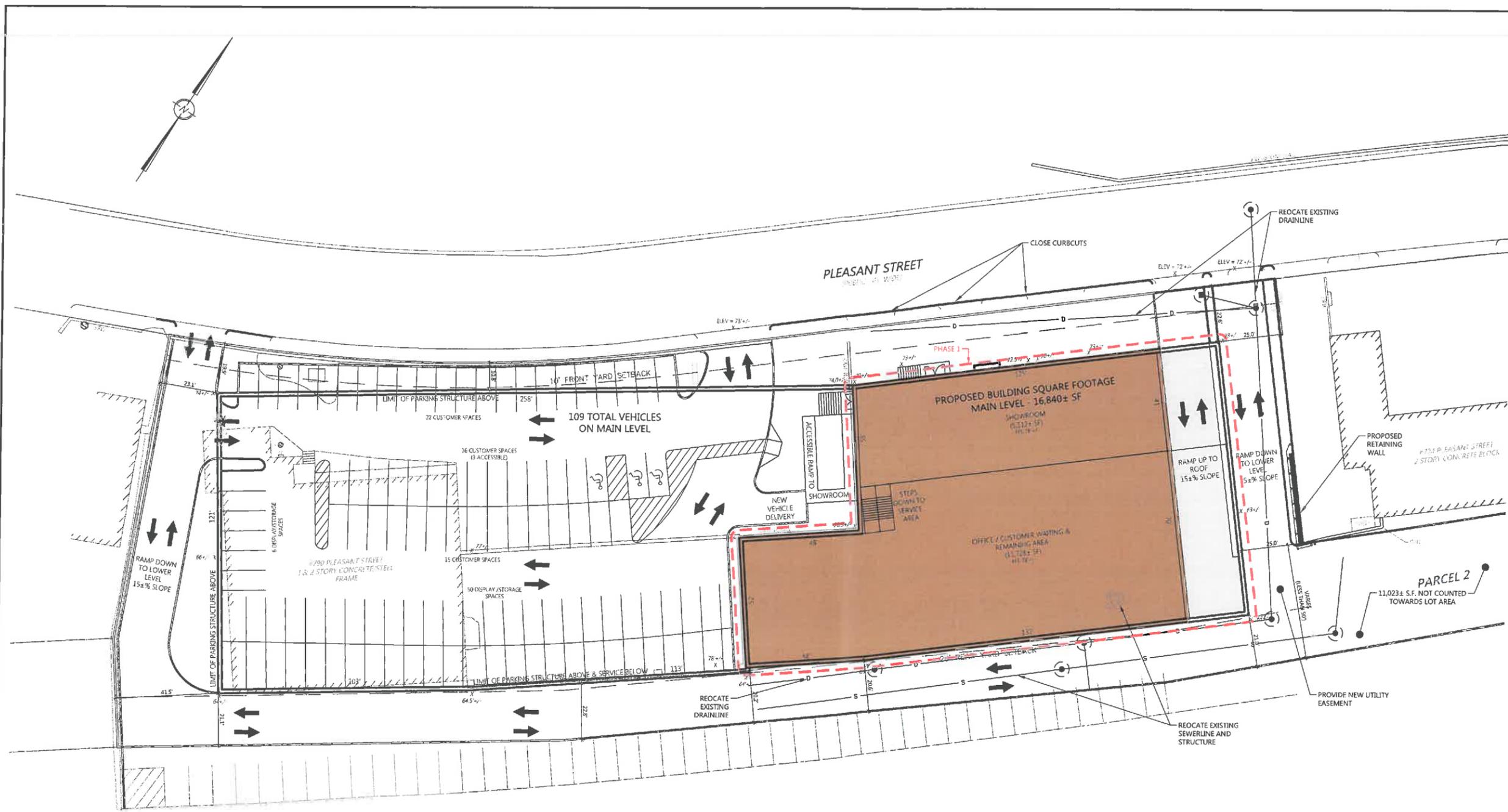
TOWN PERMITTING

SCALE: 1" = 20'

0 20 40 60

JOB NO.: 0129.04 DATE: 10/21/19
DWN. BY: JTA SHEET:
CHKD. BY: KTS

C1.02



PLAN SUMMARY:
 TOTAL BUILDING SQUARE FOOTAGE = 39,988± SF
 MAIN LEVEL: 16,840± SF
 - 5,112 SF SHOWROOM
 - 11,728 SF OFFICE / CUSTOMER WAITING & REMAINING AREA
 109 TOTAL VEHICLE SPACES (8'x18' WITH 20' AISLES)
 - 53 CUSTOMER SPACES
 - 56 DISPLAY / STORAGE
 LOWER LEVEL: 23,148± SF (EXCLUDES VEHICLE STORAGE)
 PHASE ONE:
 - 6,231 SF PARTS AND EQUIPMENT STORAGE
 - 21 SERVICE BAYS (14'x24')
 PHASE TWO:
 - 2 - 3 ADDITIONAL SERVICE BAYS
 - SERVICE SUPPORT AND RECEPTION
 - 18 ADDITIONAL VEHICLE STORAGE SPACES (2',/10± SF OPEN AIR)
 LEVEL 2:
 185 VEHICLE STORAGE SPACES (OPEN AIR)
 ROOF LEVEL:
 185 VEHICLE STORAGE SPACES (OPEN AIR)
 TOTAL:
 497 VEHICLE SPACES
 28 SERVICE BAYS

LOCUS MAP
N.T.S.

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REV.	DATE	DESCRIPTION	INIT.
A		INITIAL ISSUE	

PREPARED BY:
WDA DESIGN GROUP
 31 EAST MAIN STREET WESTBOROUGH, MA 1 508.366.4552
 WDA-DG.COM

OWNER:
EMPIRE MANAGEMENT CORPORATION
 171 Great Road
 Acton, MA
 01720

PREPARED FOR:
EMPIRE MANAGEMENT CORPORATION
 171 Great Road
 Acton, MA
 01720

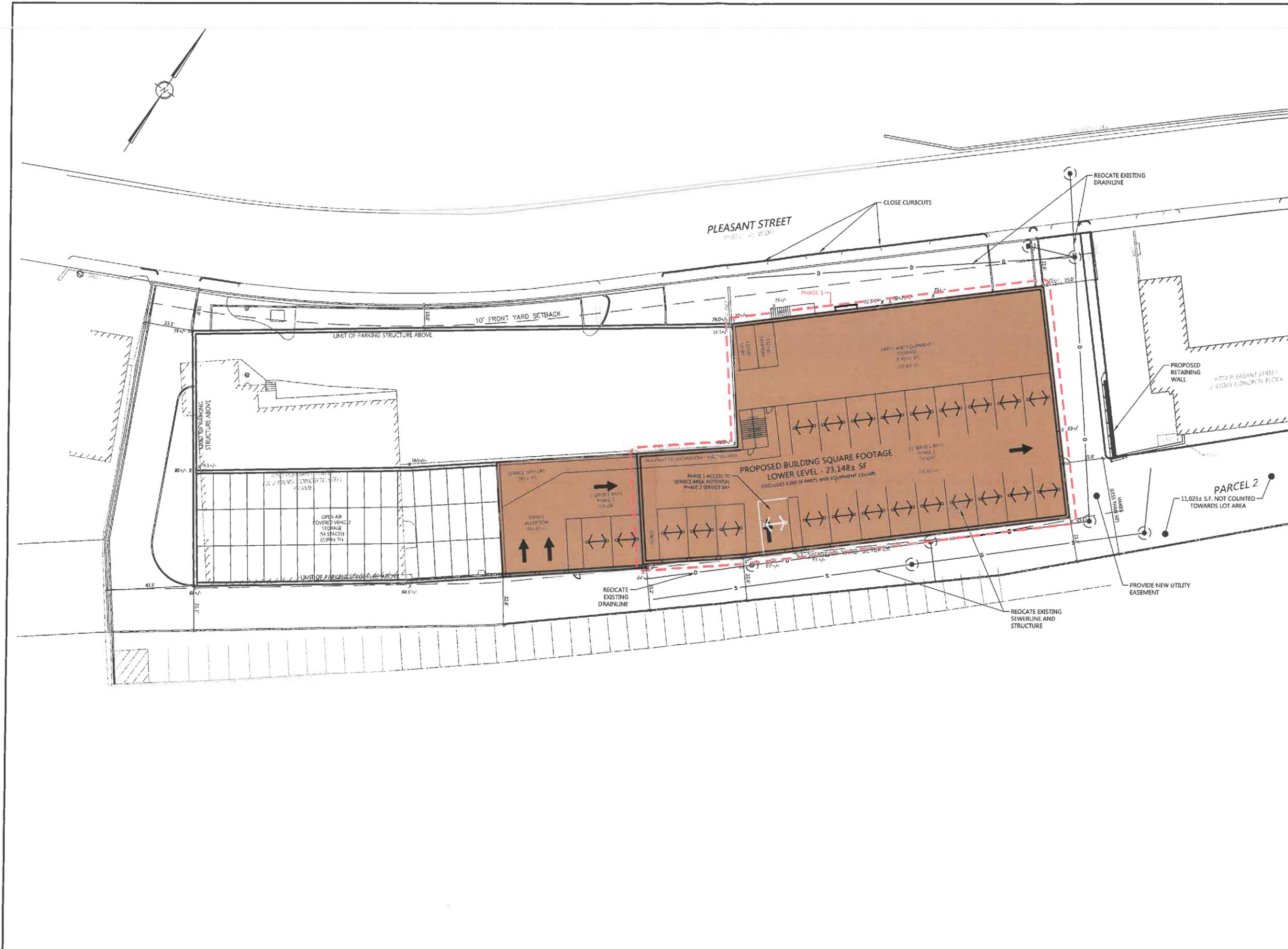
TITLE:
CONCEPTUAL SITE PLAN (MAIN LEVEL)

CITYSIDE SUBARU
 774A - 790 Pleasant Street
 Belmont, MA
 (Middlesex County)

TOWN PERMITS

SCALE: 1" = 20'

JOB NO:	0129.04	DATE:	10/21/19
DWN. BY:	JTA	SHEET:	
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LOCUS MAP
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PREPARED BY:

31 EAST MAIN STREET WESTBOROUGH, MA | 508.266.6532
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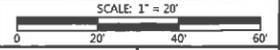
OWNER:
EMPIRE MANAGEMENT CORPORATION
171 Great Road
Acton, MA
01720

PREPARED FOR:
EMPIRE MANAGEMENT CORPORATION
171 Great Road
Acton, MA
01720

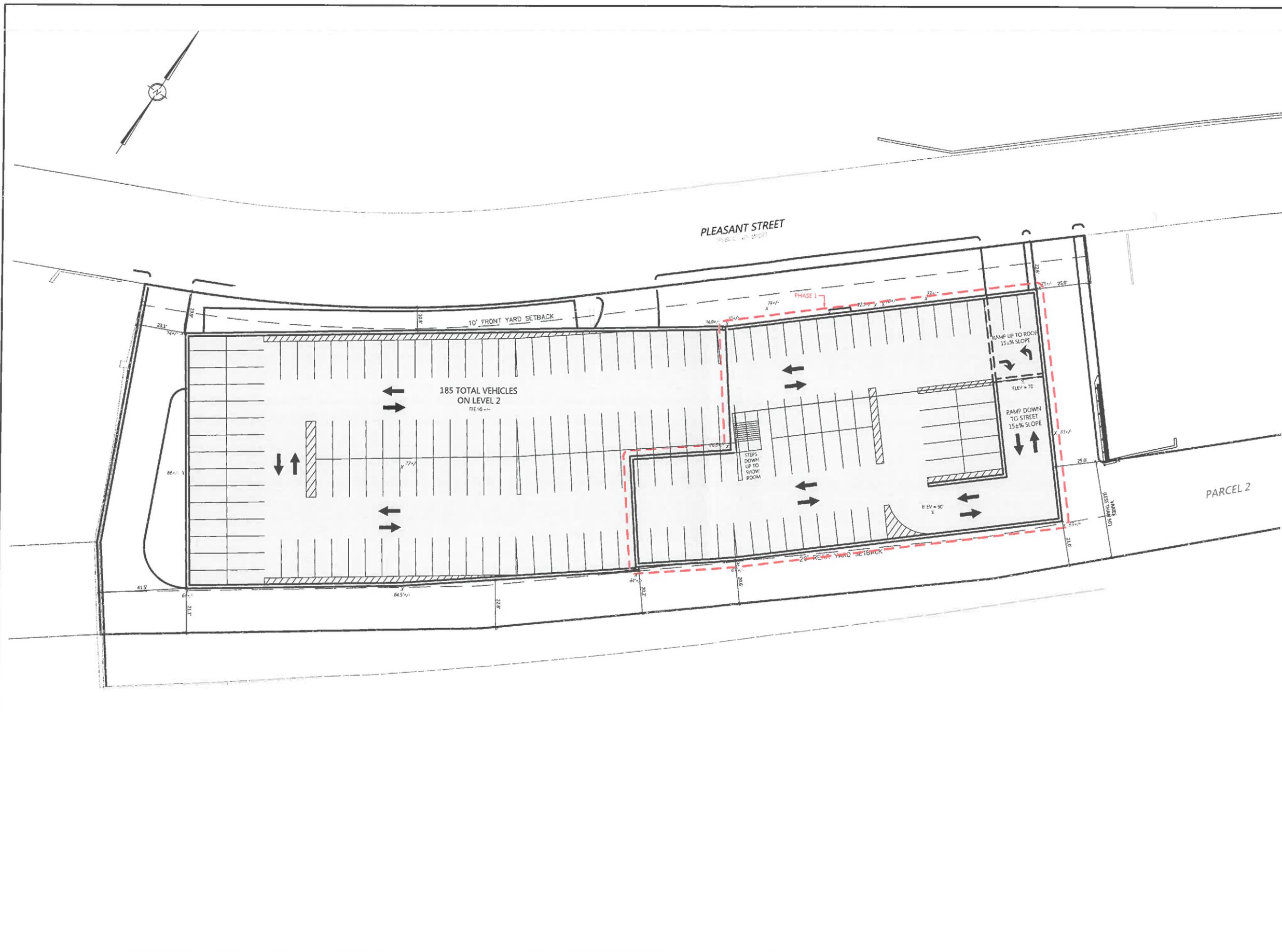
TITLE:
CONCEPTUAL SITE PLAN (LOWER LEVEL)

CITYSIDE SUBARU
774A - 790 Pleasant Street
Belmont, MA
(Middlesex County)

TOWN PERMITS



JOB NO.:	0129.04	DATE:	10/21/19
DWN. BY:	JTA	SHEET:	
CHK'D. BY:	KTS		C2.02



LOCUS MAP
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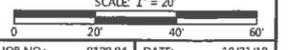
OWNER:
EMPIRE MANAGEMENT CORPORATION
171 Great Road
Acton, MA
01720

PREPARED FOR:
EMPIRE MANAGEMENT CORPORATION
171 Great Road
Acton, MA
01720

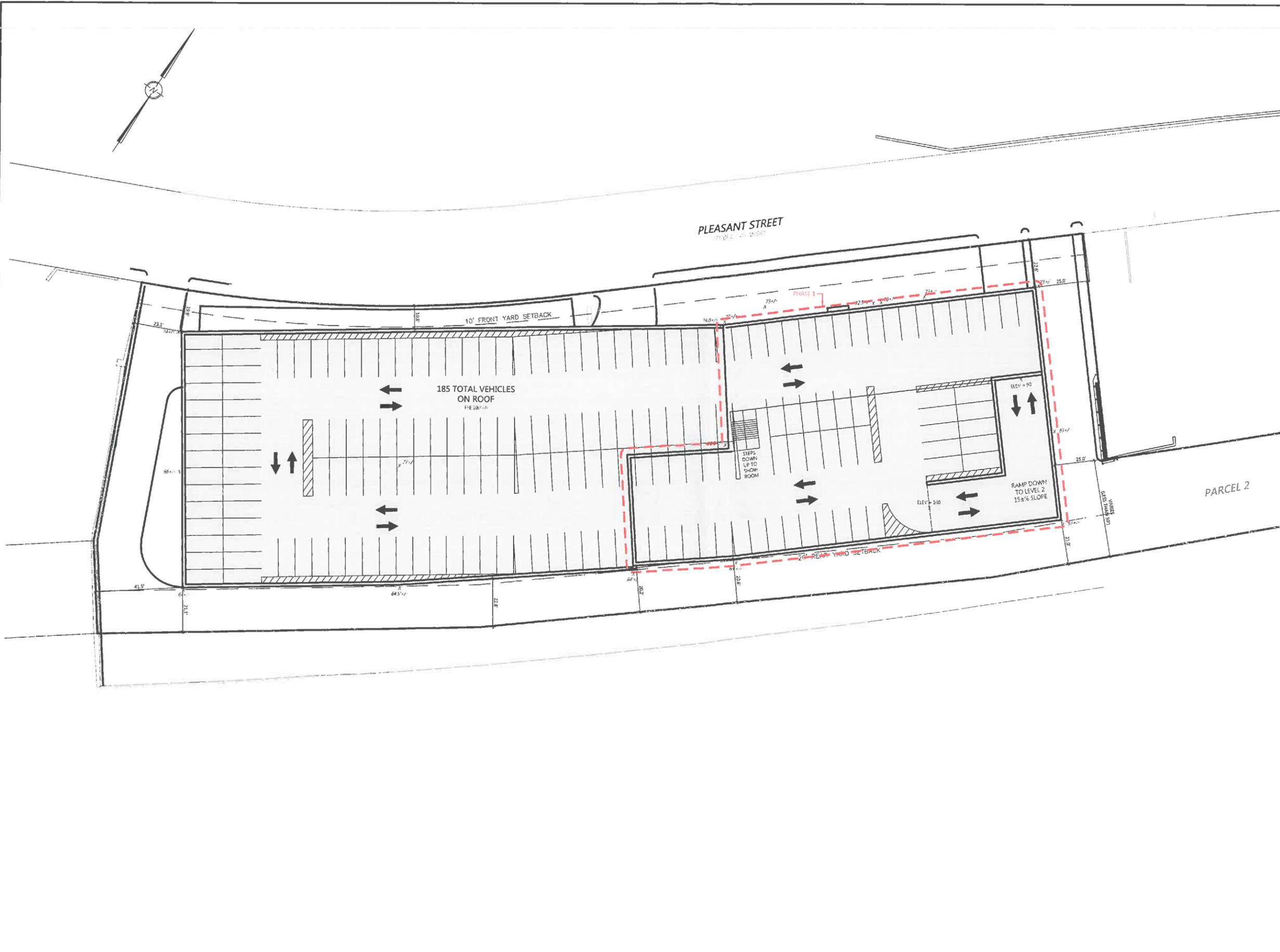
TITLE:
CONCEPTUAL SITE PLAN (LEVEL2)

CITYSIDE SUBARU
774A - 790 Pleasant Street
Belmont, MA
(Middlesex County)

TOWN PERMITS



JOB NO.:	0129.04	DATE:	10/21/19
DWN. BY:	JTA	SHEET:	
CHK'D. BY:	KTS		C2.03



LOCUS MAP
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EMPIRE MANAGEMENT CORPORATION
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Acton, MA
01720

PREPARED FOR:
EMPIRE MANAGEMENT CORPORATION
171 Great Road
Acton, MA
01720

TITLE:
CONCEPTUAL SITE PLAN (ROOF)
CITYSIDE SUBARU
774A - 790 Pleasant Street
Belmont, MA
(Middlesex County)

TOWN PERMITS

SCALE: 1" = 20'

JOB NO.:	0129.04	DATE:	10/21/19
DWN. BY:	JTA	SHEET:	
CHK'D. BY:	KTS		C2.04

