

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR A SPECIAL PERMIT & DESIGN AND SITE PLAN
APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, October 15, 2024 at 7:00 PM by a hybrid public hearing at the Art Gallery on the third floor of the Homer Building, 19 Moore Street, and by remote access through the Zoom app. to consider the application of 46 Hamilton Road, LLC, Tarley Yamamoto, agent, for One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a Single family dwelling at 46 Hamilton Road Located in a General Residence (GR) zoning district.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD

2024 SEP 11 PM 1:17

RECEIVED
TOWN CLERK
BELMONT, MA



Town of Belmont
Planning Board

RECEIVED
TOWN CLERK
BELMONT, MA

2024 SEP 11 PM 1:18

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 07/16/2024

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

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 46 Hamilton 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-Laws of said Town for the building of a single family home per plan. This house will correspond to other single family houses on the neighborhood.

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

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner	<u></u>
Print Name	<u>Tarley Yamamoto</u>
Address	<u>33 Rumford Avenue</u> <u>Waltham MA 02453</u>
Daytime Telephone Number	<u>424-313-4685</u>



Town of Belmont
Planning Board

APPLICATION FOR A SPECIAL PERMIT

Date: 07/16/2024

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 46 Hamilton 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 New single family building

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 Tarely Yamamoto
Address 33 Rumford Avenue
Waltham MA 02453
Daytime Telephone Number 424-313-4685
Email tarely@alfonproperties.com

September 28, 2023



**OFFICE OF PLANNING & BUILDING
TOWN OF BELMONT
19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900**

**Building Division
(617) 993-2661
Planning Division
(617) 993-2666**

Telephone: (617) 993-2650

July 8, 2024

46 Hamilton Road, LLC.
Tarley Yamamoto
18 Saybrook Street
Brighton, MA 02135

RE: Denial to Construct a Single-Family Dwelling

Dear Mr. Yamamoto,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct a new Single-family dwelling at 46 Hamilton Road located in the General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the Town of Belmont Zoning By-Law. More specifically, §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new single family dwelling in a General Residence Zoning District by a Special Permit and a Design and Site Plan Review from the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit for a building permit, or you may request one (1) Special Permit and a DSPR Approval from the Planning Board. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings

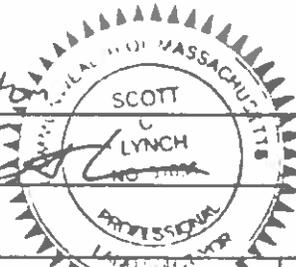
Zoning Compliance Check List (Registered Land Surveyor)

Property Address: 46 Hamilton

Zone: 62

Surveyor Signature and Stamp: Scott Lynch

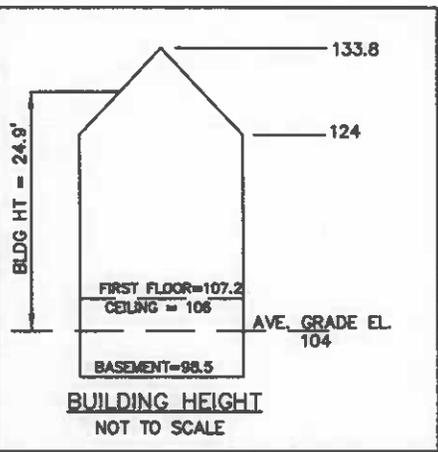
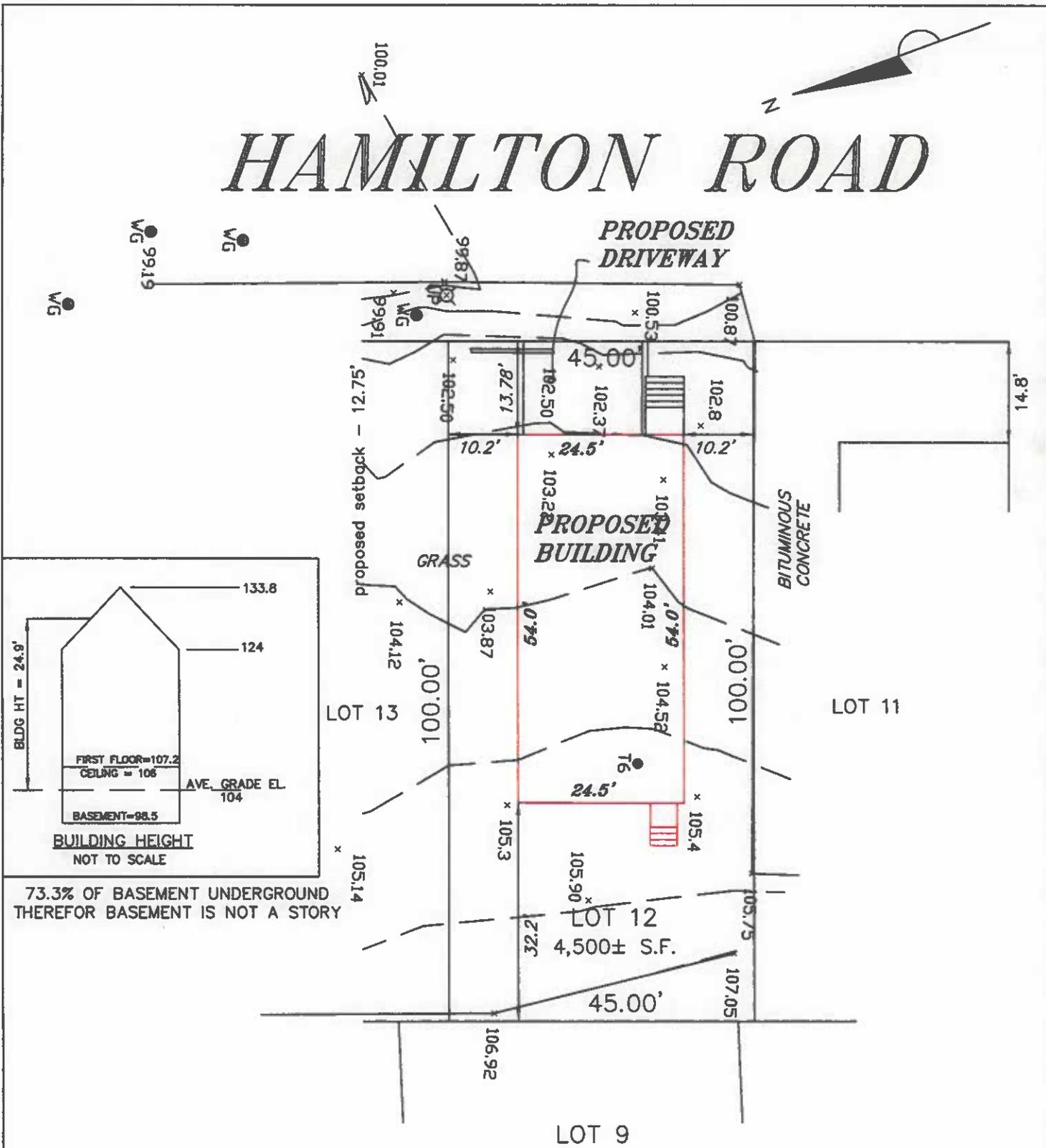
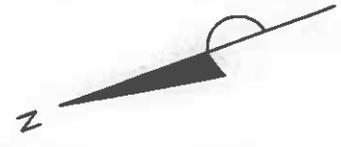
Date: 7/25/2021



	REQUIRED	EXISTING	PROPOSED
Lot Area	5000	4500	-
Lot Frontage	50	45.10	-
Floor Area Ratio			
Lot Coverage	30	-	29.9%
Open Space	40	-	65.1%
Front Setback	13.78	-	13.78
Side Setback	10	-	10.2
Side Setback	10	-	10.2
Rear Setback	2	-	32.2
Building Height	30	-	24.9
Stories	2 1/2	-	2 1/2
1/2 Story Calculation			

NOTES:

HAMILTON ROAD



73.3% OF BASEMENT UNDERGROUND THEREFOR BASEMENT IS NOT A STORY

ZONING DISTRICT:	GR (GENERAL RESIDENCE)	REQ.	EXISTING	PROP.
FRONT SETBACK:	13.78'	-	-	13.78'
SIDE SETBACK:	10'	-	-	10.2'
REAR SETBACK:	20'	-	-	32.2'
MAXIMUM LOT COVERAGE:	30%	0%	29.9%	29.9%
MINIMUM OPEN SPACE:	40%	100%	65.1%	65.1%

THE PROPERTY IS NOT LOCATED WITHIN WETLANDS AS SHOWN ON THE TOWN OF BELMONT WETLANDS ATLAS.

PREPARED FOR: ALFON PROPERTIES
ASSESSORS MAP 22 - PARCEL 121

46 Hamilton Road,
Belmont, Massachusetts.



Site Location



List of Symbols

-  Smoke Detector
-  Smoke/CO Detector
-  Heat Detector
-  Bathroom Exhaust Fan

Area Schedule (Gross Building)

Level	Area
Lower Level	803 SF
First Floor	1323 SF
Second Floor	1323 SF
Total	3449 SF

Drawing List

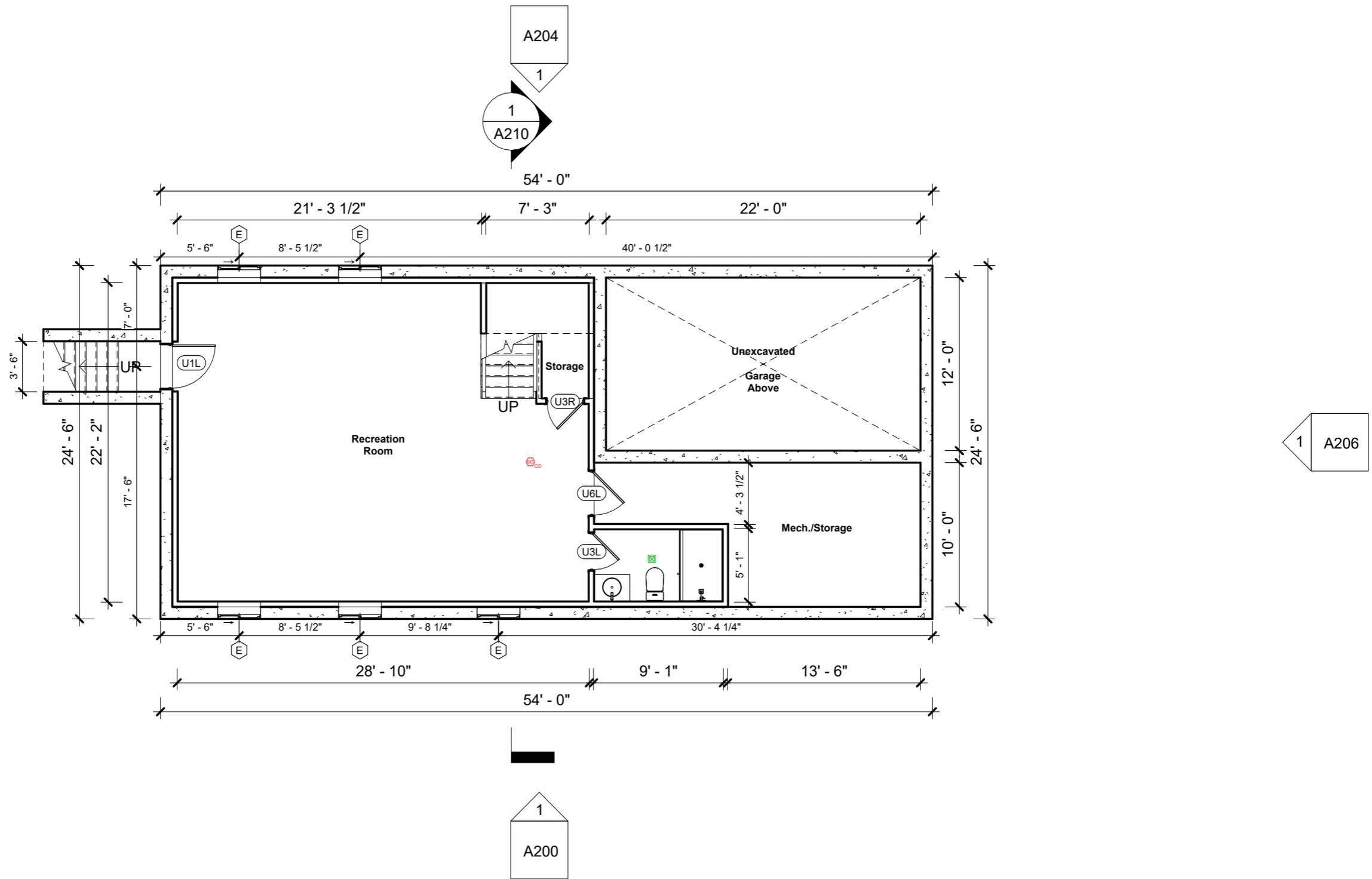
Architectural		Structural	
Sheet Number	Sheet Name	Sheet Number	Sheet Name
A000	Cover Page	S100	First Floor Framing
A100	Proposed Lower Level	S101	Second Floor Framing
A102	Proposed First Floor	S102	Attic Framing
A104	Proposed Second Floor	S103	Roof Framing
A200	Proposed West Elevation	S200	Foundation Plan
A202	Proposed North Elevation		
A204	Proposed East Elevation		
A206	Proposed South Elevation		
A210	Building Section		
A300	Window & Door Schedule		
A400	Window & Door Details		
A500	Partition Types		
A600	Typical Stair Details		
A700	Typical Roof Details I		
A710	Typical Roof Details II		

46 Hamilton Rd, Belmont, MA.

No.	Description	Date

Cover Page

Project number	Project number	A000
Date	08/12/24	
Drawn by	Author	
Checked by	Checker	
Scale		



46 Hamilton Rd, Belmont, MA.

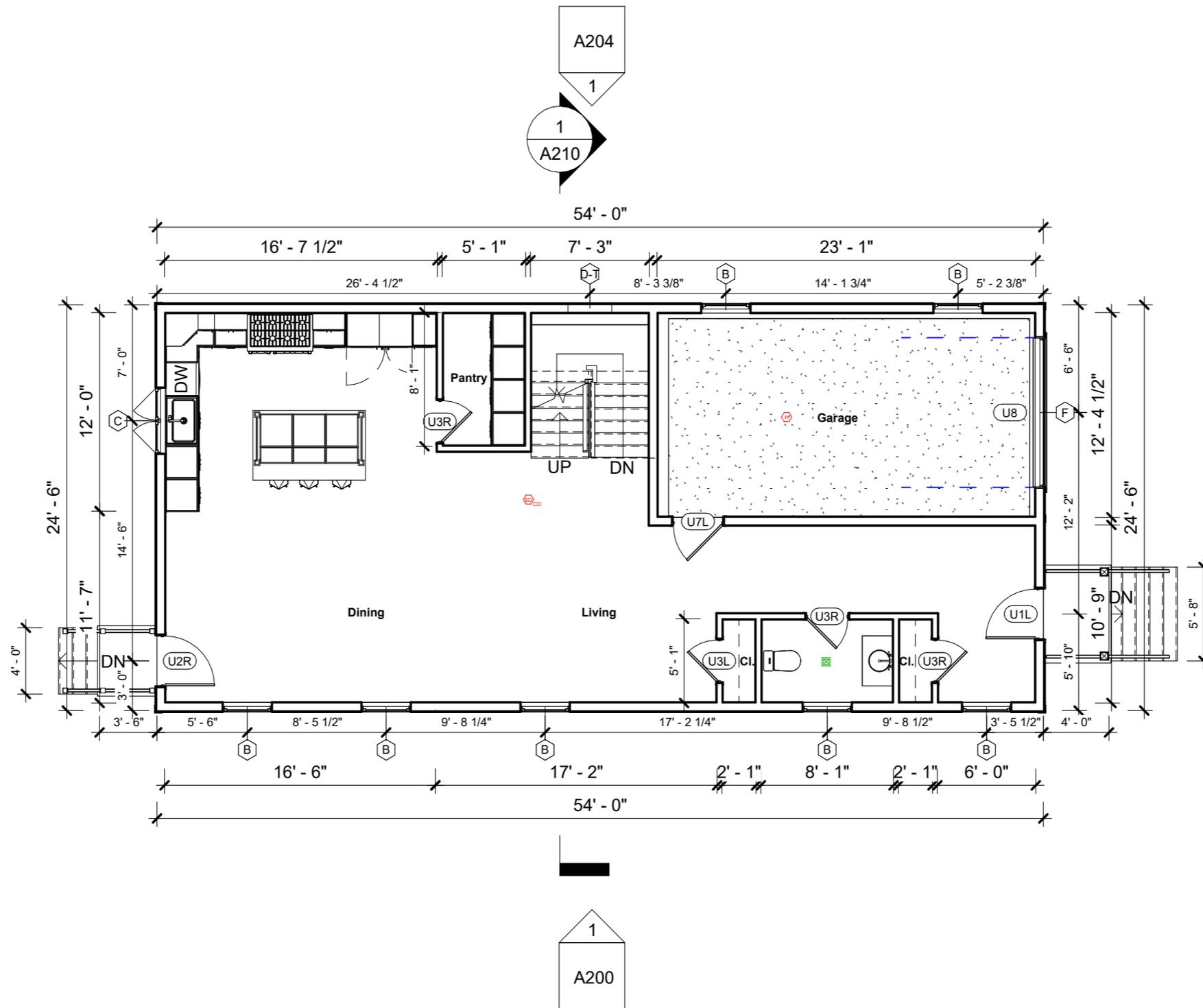
No.	Description	Date

Proposed Lower Level

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A100

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

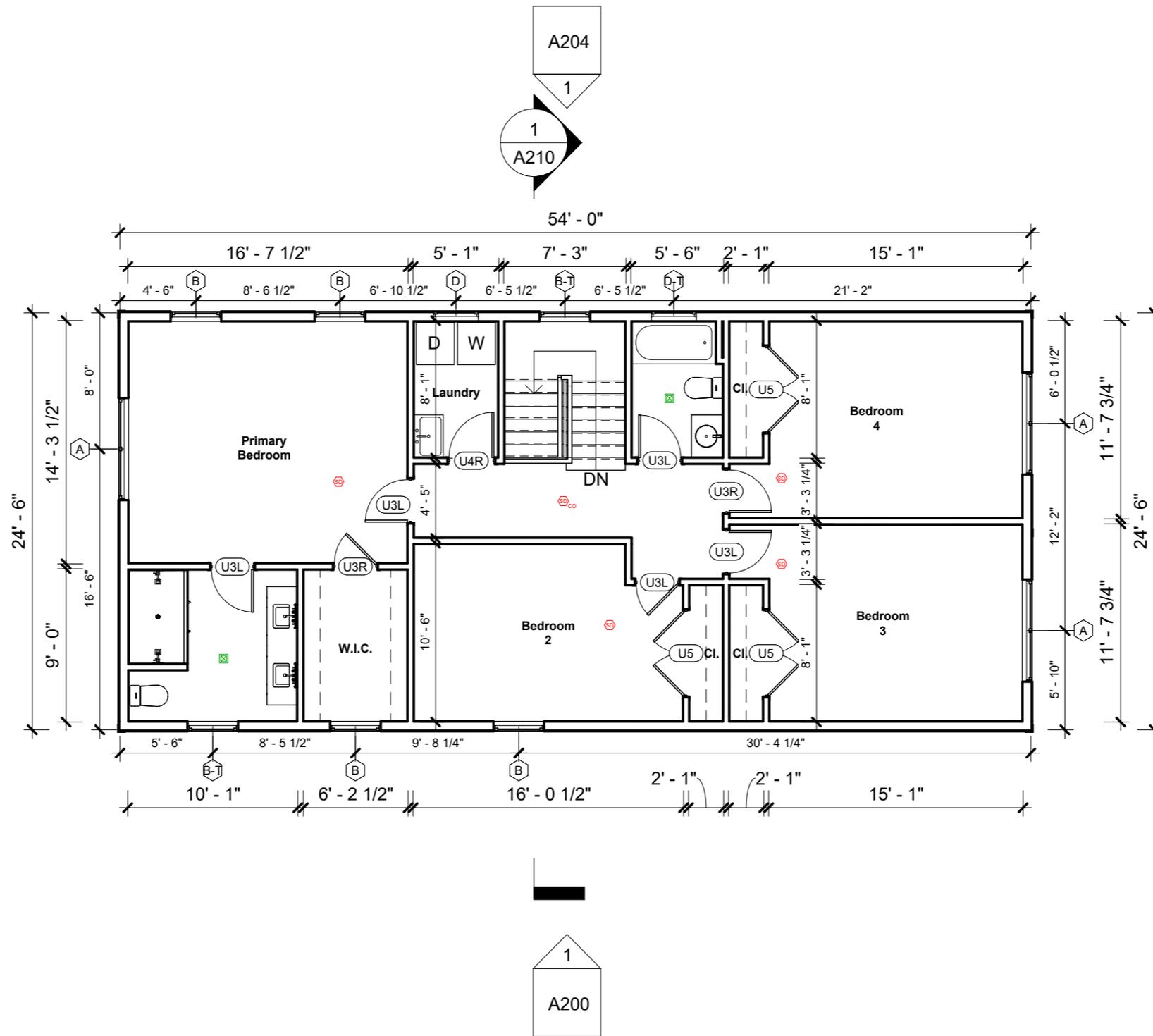
No.	Description	Date

Proposed First Floor

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A102

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

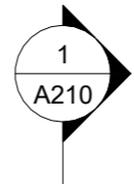
No.	Description	Date

Proposed Second Floor

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A104

Scale 1/8" = 1'-0"



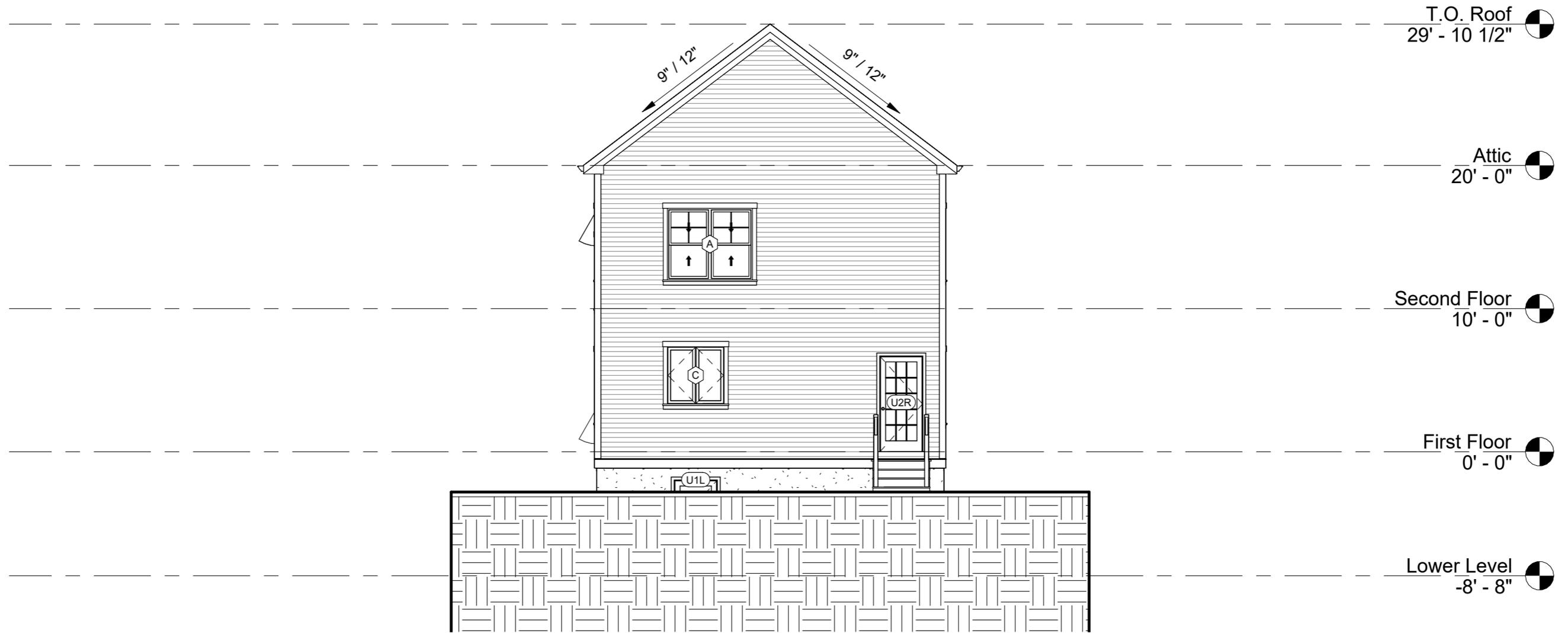
46 Hamilton Rd, Belmont, MA.

No.	Description	Date

Proposed West Elevation

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A200
Scale 1/8" = 1'-0"



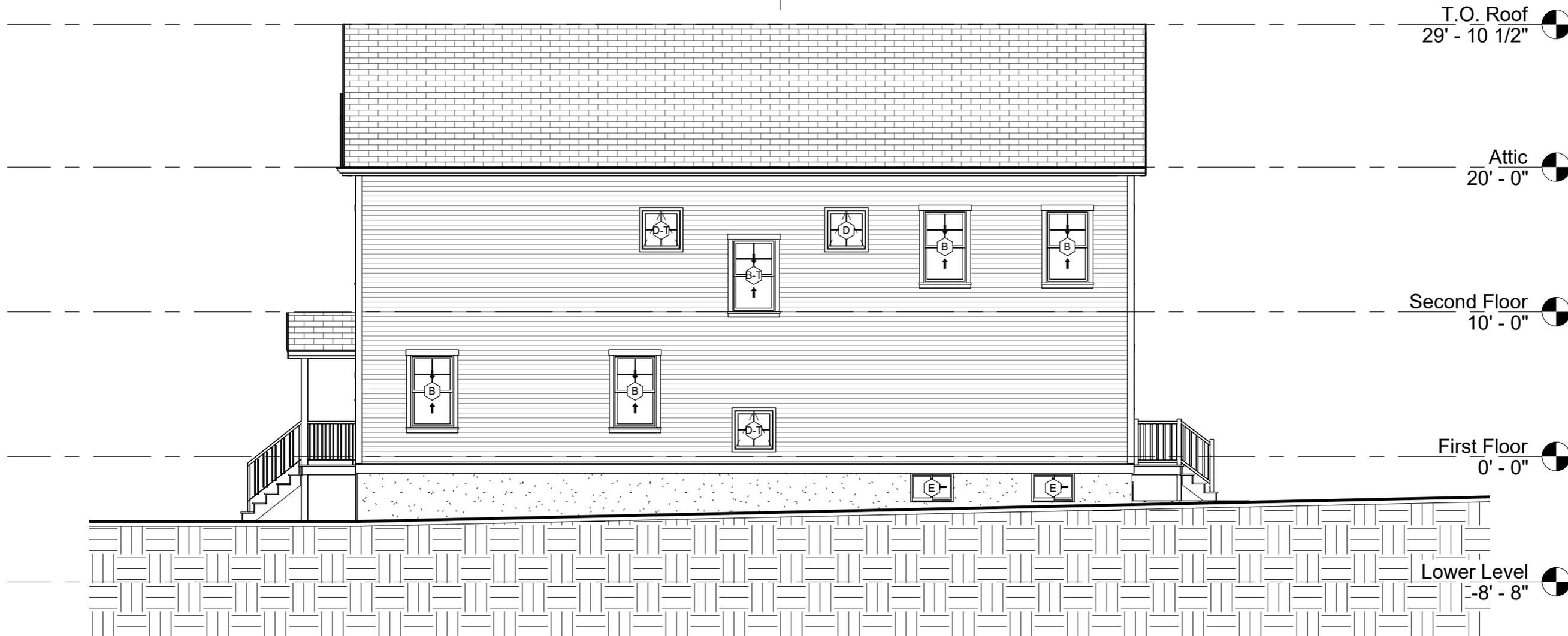
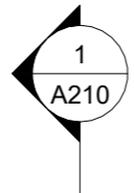
46 Hamilton Rd, Belmont, MA.

No.	Description	Date

Proposed North Elevation

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A202
Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

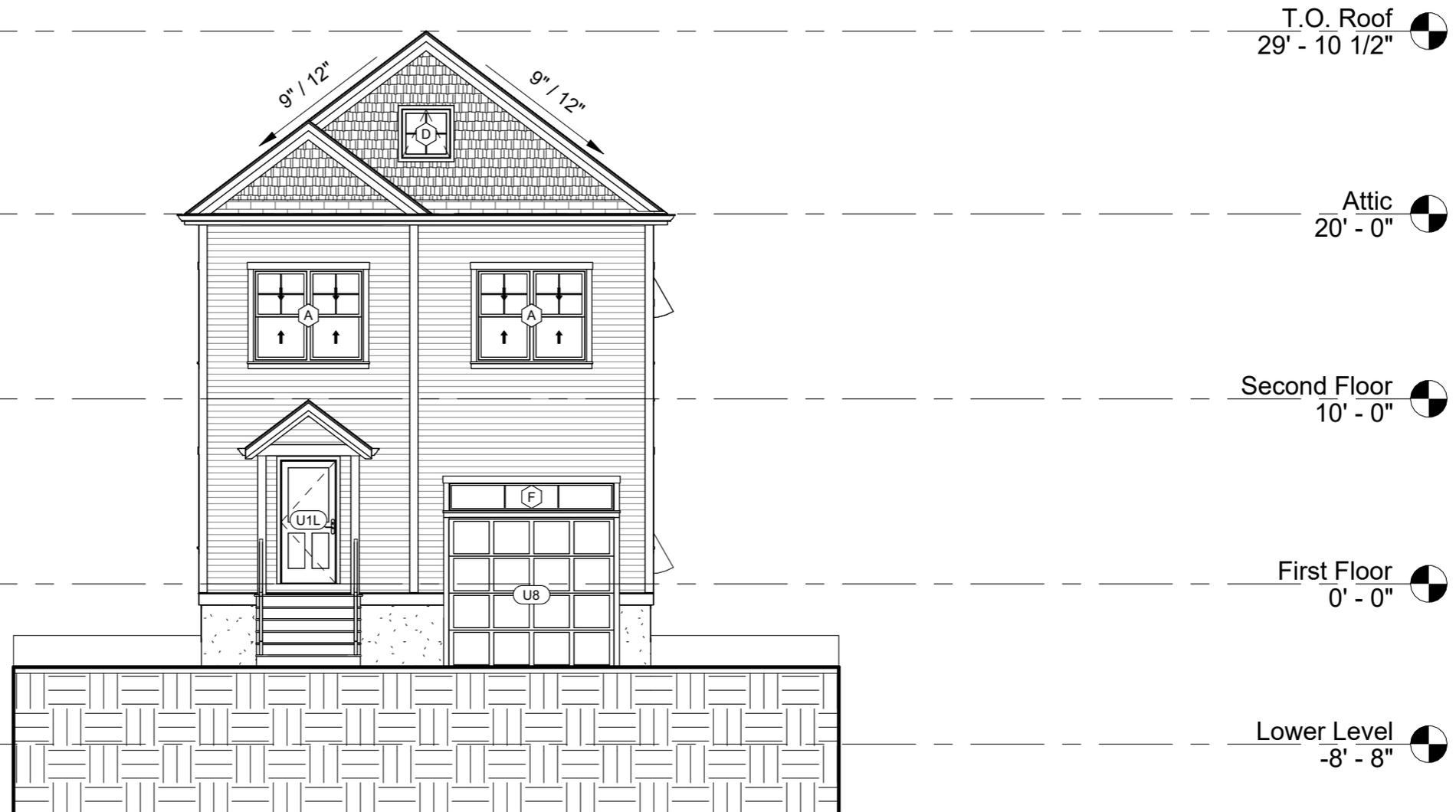
No.	Description	Date

Proposed East Elevation

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A204

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

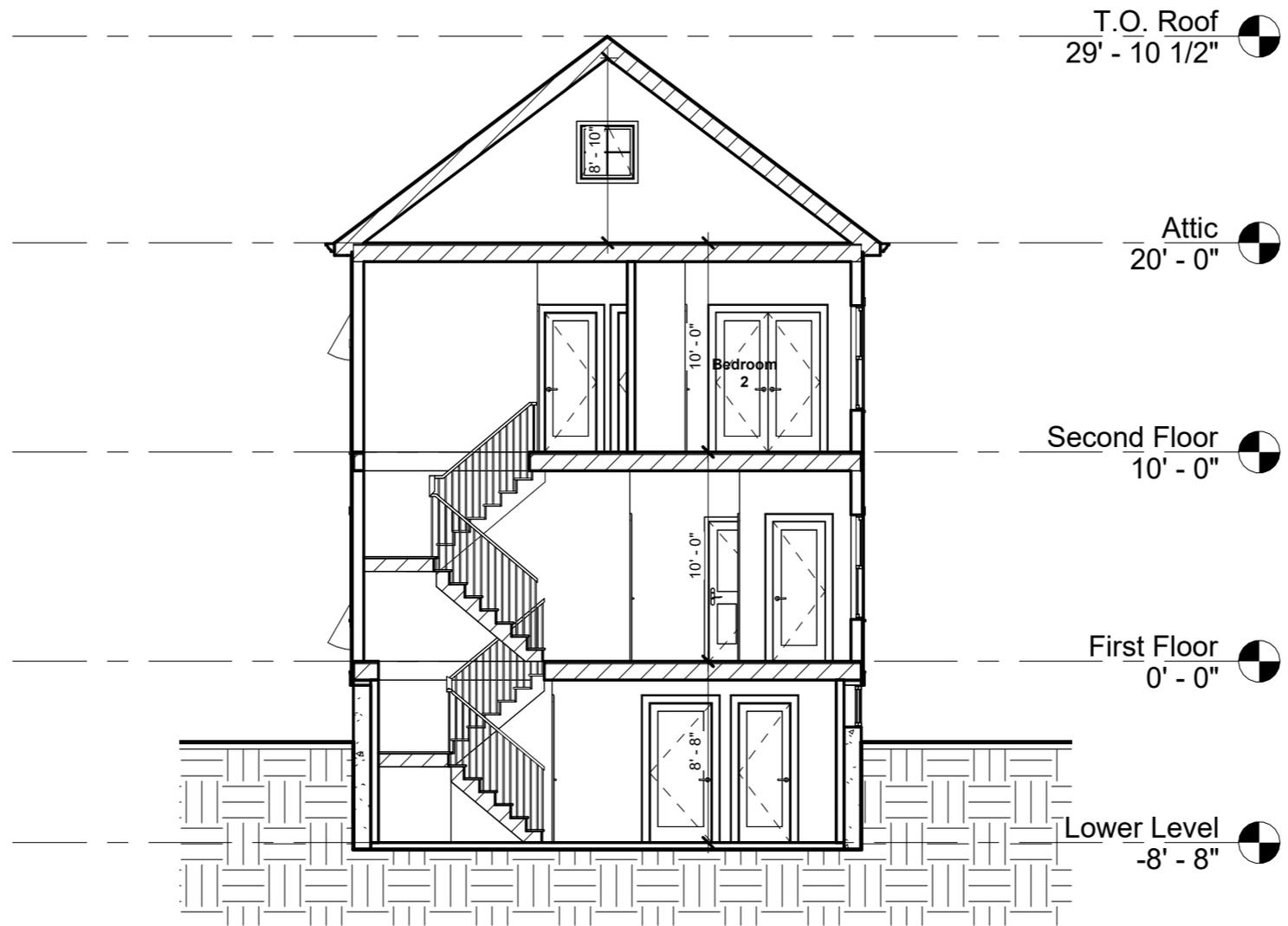
No.	Description	Date

Proposed South Elevation

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A206

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

No.	Description	Date

Building Section

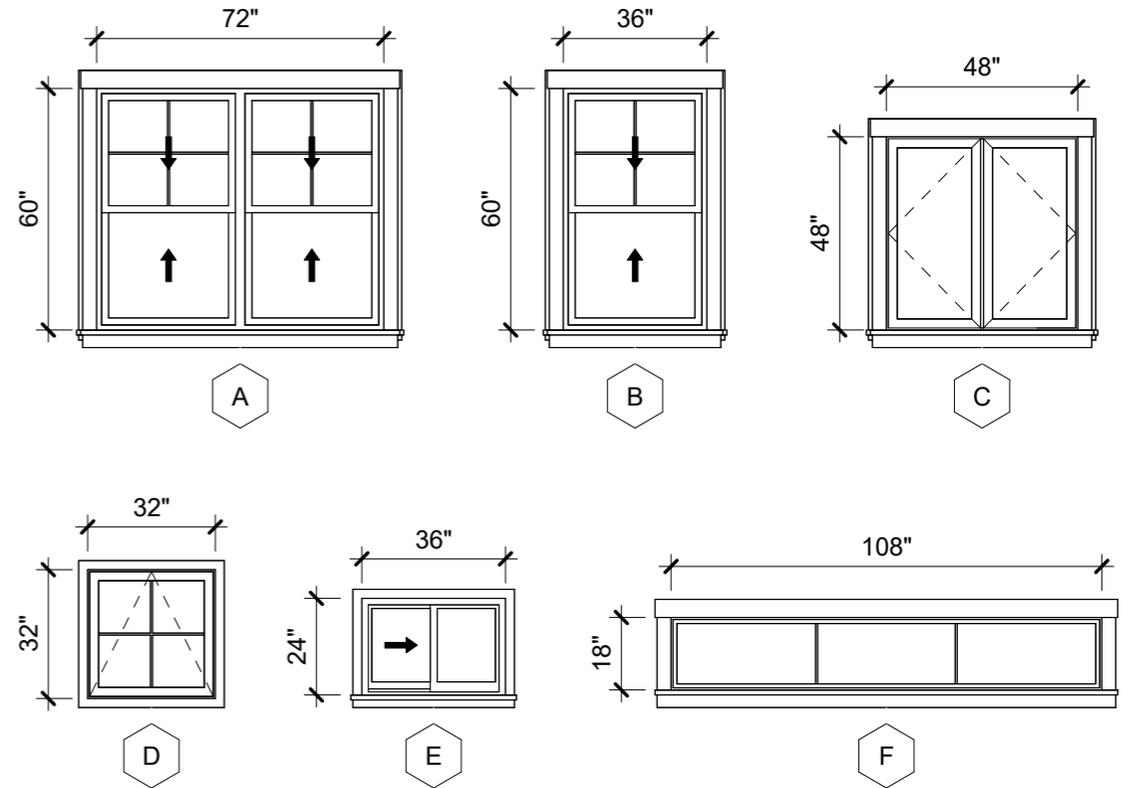
Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A210

Scale 1/8" = 1'-0"

Window Schedule

Type Mark	Count	Width	Height	Type	Tempered
A	3	72"	60"	Window-Double-Hung-Double	No
B	11	36"	60"	Window-Double-Hung	No
B-T	2	36"	60"	Window-Double-Hung	Yes
C	1	48"	48"	Window-Casement-Double	No
D	2	32"	32"	Window-Awning-Single	No
D-T	2	32"	32"	Window-Awning-Single	Yes
E	5	36"	24"	Window-Sliding-Double	No
F	1	108"	18"	Window-Fixed	No



Door Schedule

Type Mark	Count	Width	Height	Comments
U1L	2	36"	80"	Entry Door
U2R	1	36"	80"	Rear Entry Glass Door
U3L	7	30"	80"	Interior Door
U3R	6	30"	80"	Interior Door
U4R	1	32"	80"	Interior Door
U5	3	60"	80"	Interior Double Door
U6L	1	36"	80"	Interior Door
U7L	1	36"	80"	Garage Entry Door - 20 Min. Fire Rated
U8	1	108"	96"	Garage Door

46 Hamilton Rd, Belmont, MA.

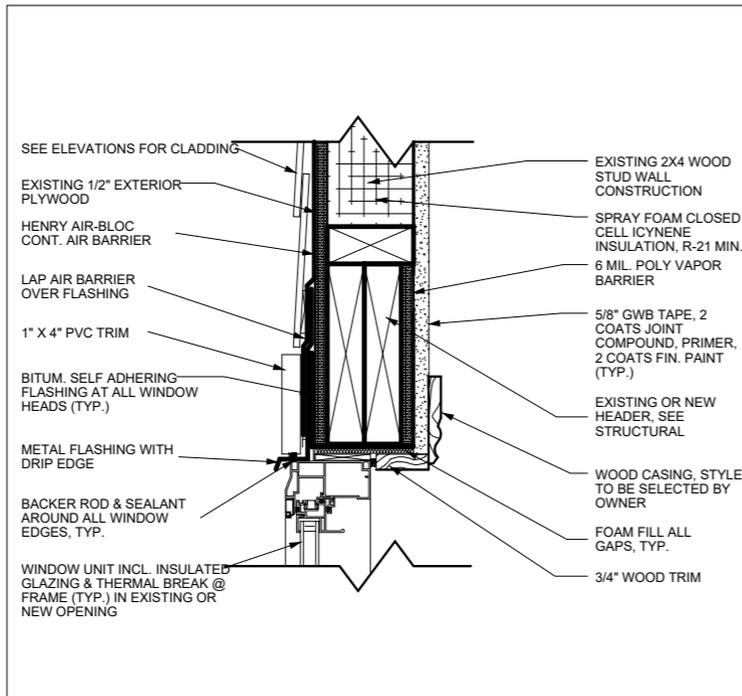
No.	Description	Date

Window & Door Schedule

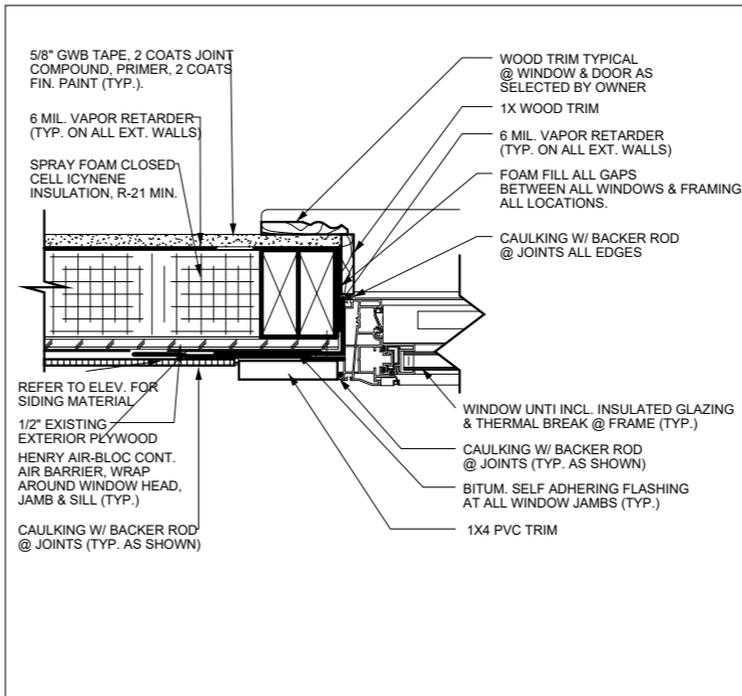
Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A300

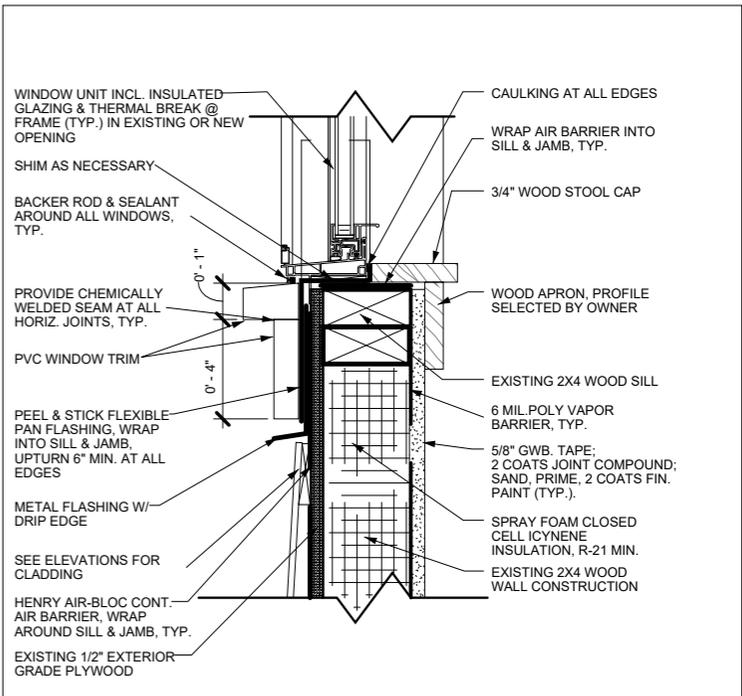
Scale 1/4" = 1'-0"



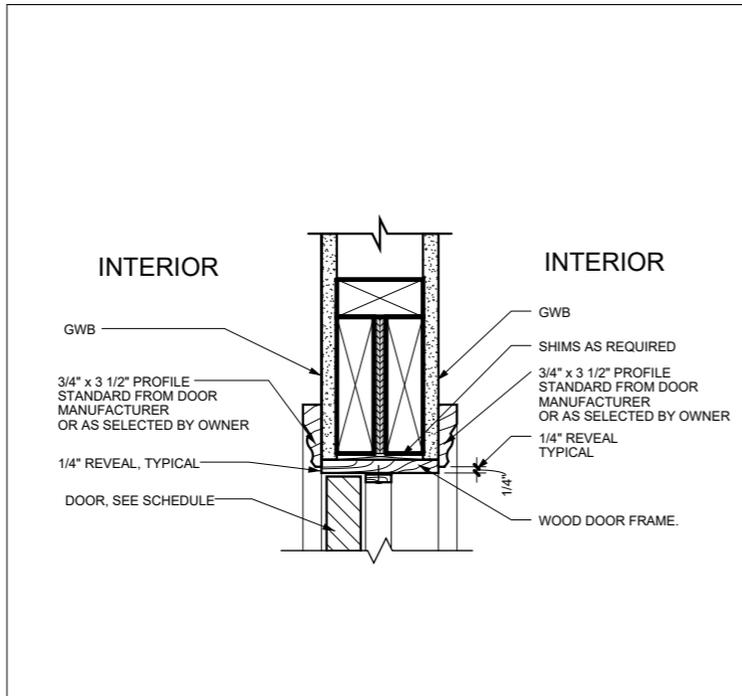
1 WINDOW HEAD DETAIL- EXISTING WALL
A-500 Scale: N.T.S



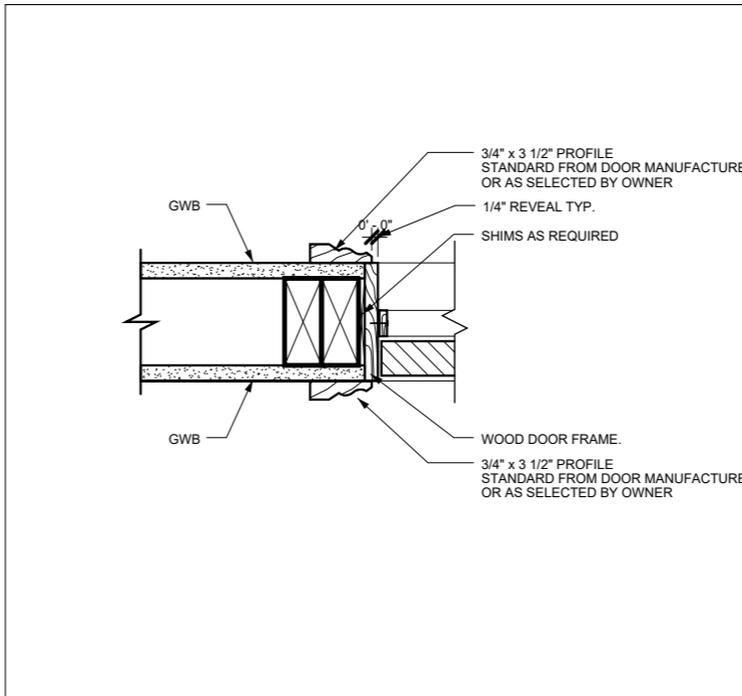
2 WINDOW JAMB DETAIL- EXISTING WALL
A-500 Scale: N.T.S



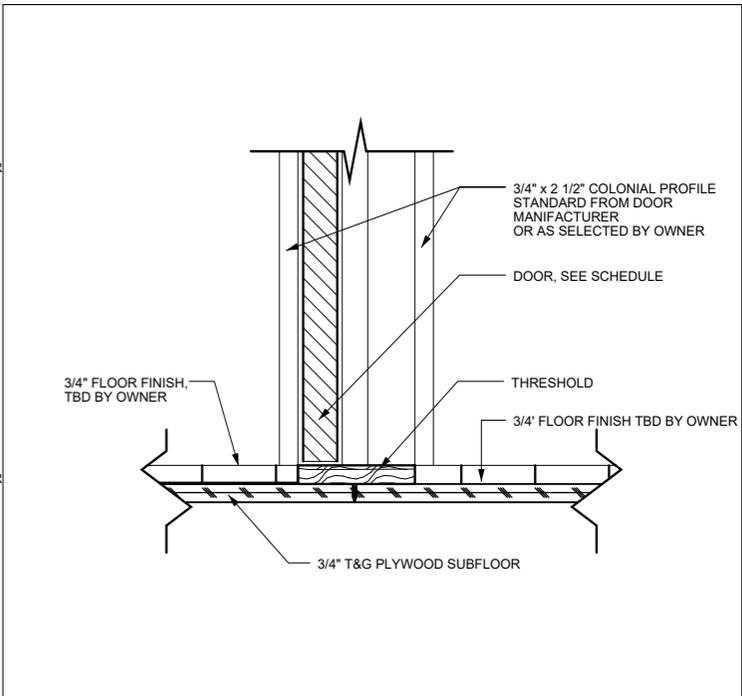
3 WINDOW SILL DETAIL- EXISTING WALL
A-500 Scale: N.T.S



4 INTERIOR WOOD FRAME- DOOR HEAD DETAIL
A-500 Scale: N.T.S



5 INTERIOR WOOD FRAME- DOOR JAMB DETAIL
A-500 Scale: N.T.S



6 INTERIOR WOOD FRAME- DOOR THRESHOLD DETAIL
A-500 Scale: N.T.S

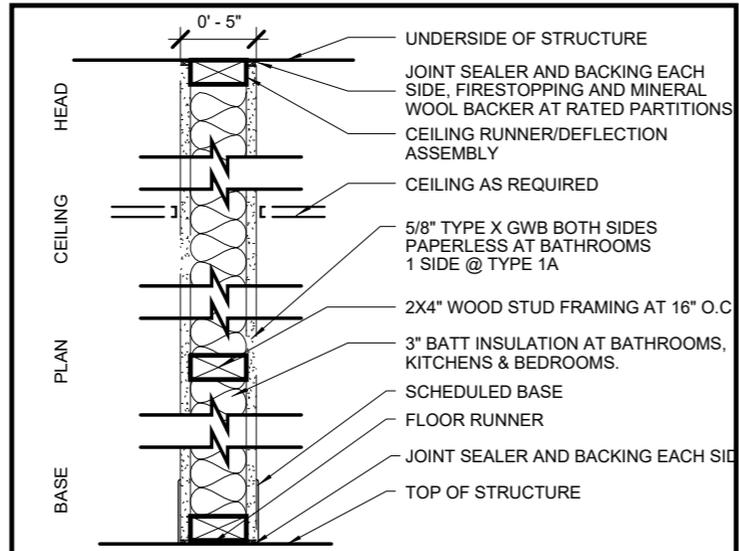
46 Hamilton Rd, Belmont, MA.

No.	Description	Date

Window & Door Details		A400
Project number	Project number	
Date	08/12/24	
Drawn by	Author	
Checked by	Checker	Scale

Climate Zone Requirements

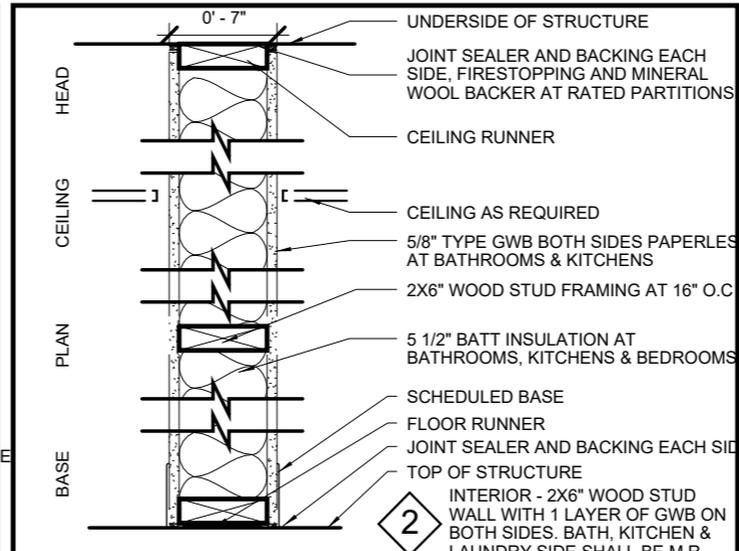
CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30i
SKYLIGHT U-FACTOR:	0.55
GLAZED FENESTRATION:	0.4
CEILING R-VALUE:	60
WOOD FRAME WALL R-VALUE:	30 or 20 + 5cih
MASS WALL R-VALUE:	13/17
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	15ci or 19
SLAB R-VALUE & DEPTH:	10ci, 4 Feet
CRAWL SPACE WALL R-VALUE:	15ci or 19



1A INTERIOR - 2X4" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R.

1 INTERIOR - 2X4" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R.

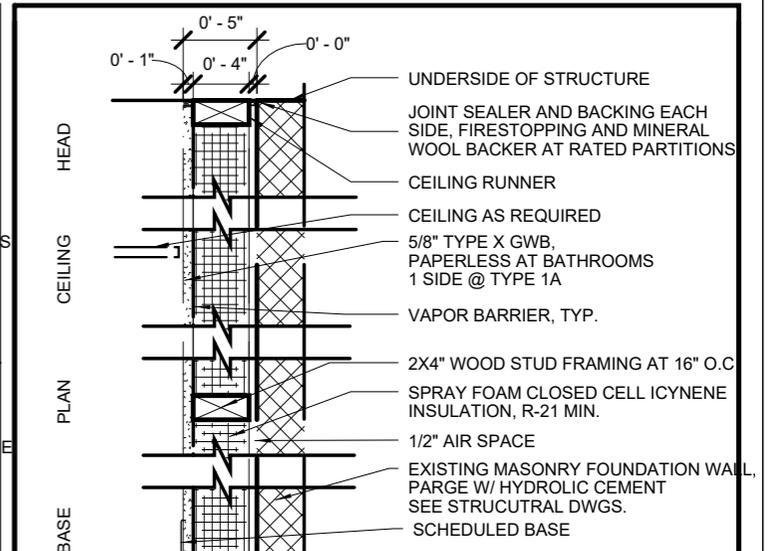
1 TYPICAL 2X4" STUD PARTITION TYPE



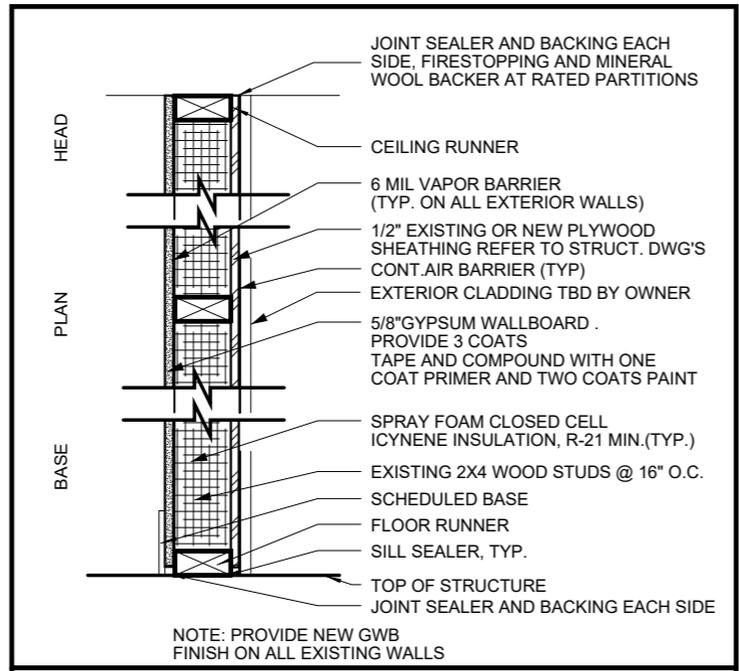
2 INTERIOR - 2X6" WOOD STUD WALL WITH 1 LAYER OF GWB ON BOTH SIDES. BATH, KITCHEN & LAUNDRY SIDE SHALL BE M.R. UL # U305, STC: 34+

2A INTERIOR - 2X6" WOOD STUD WALL WITH GWB 1 SIDE. GWB AT BATH SHALL BE M.R. UL # U305, STC: N/A

2 6" STUD PARTITION TYPE

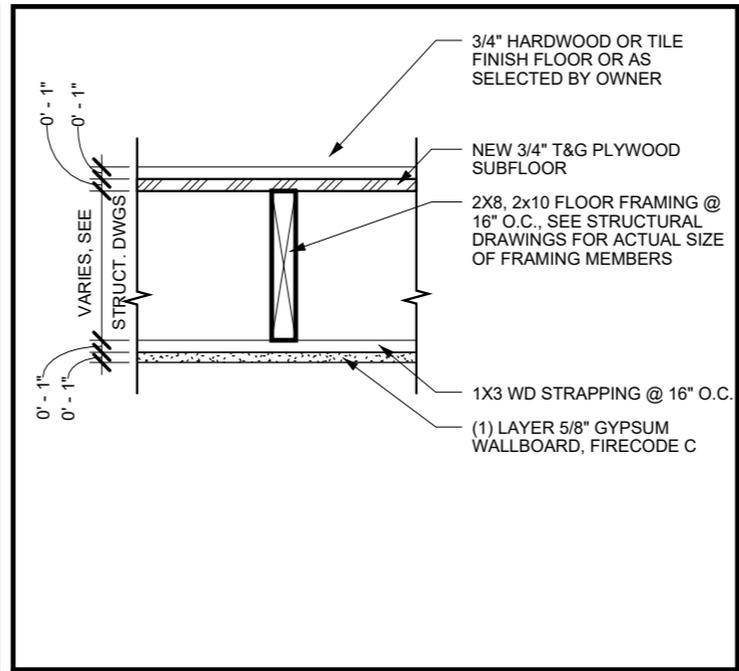


3 FURRED MASONRY WALL

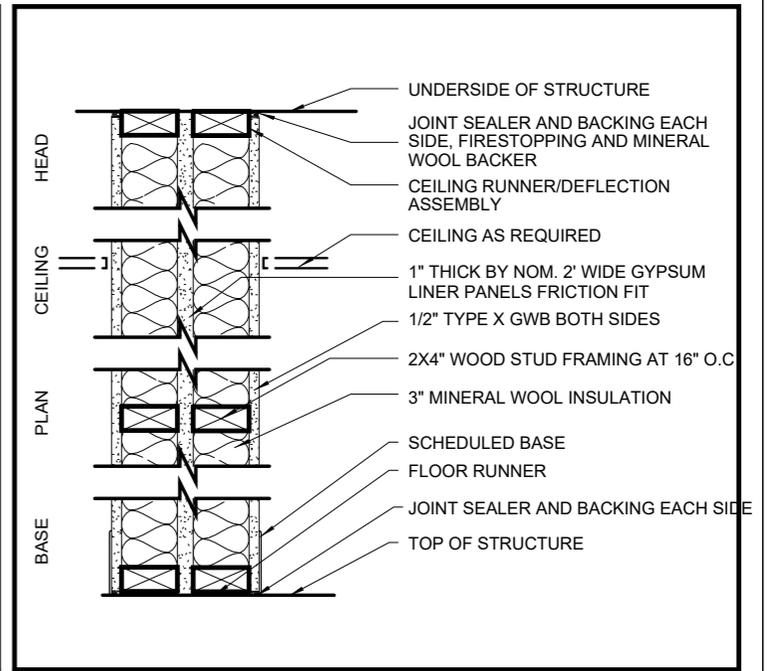


4 EXTERIOR WALL TYPE- EXISITING WALL

NOTE: PROVIDE NEW GWB FINISH ON ALL EXISTING WALLS



5 FLOOR/CEILING ASSEMBLY @ EXISTING BUILDING



1X INTERIOR - UNIT SEPARATION DEMISING WALL

46 Hamilton Rd, Belmont, MA.

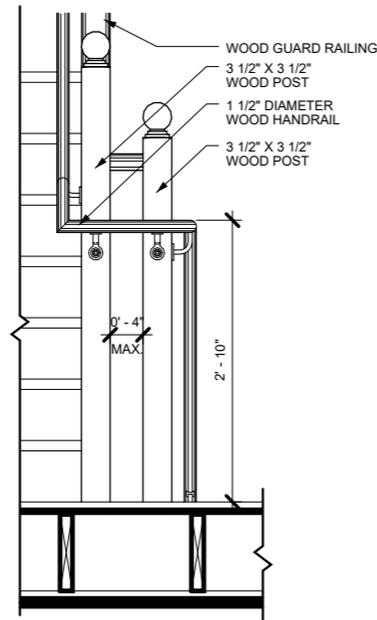
No.	Description	Date

Patition Types

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

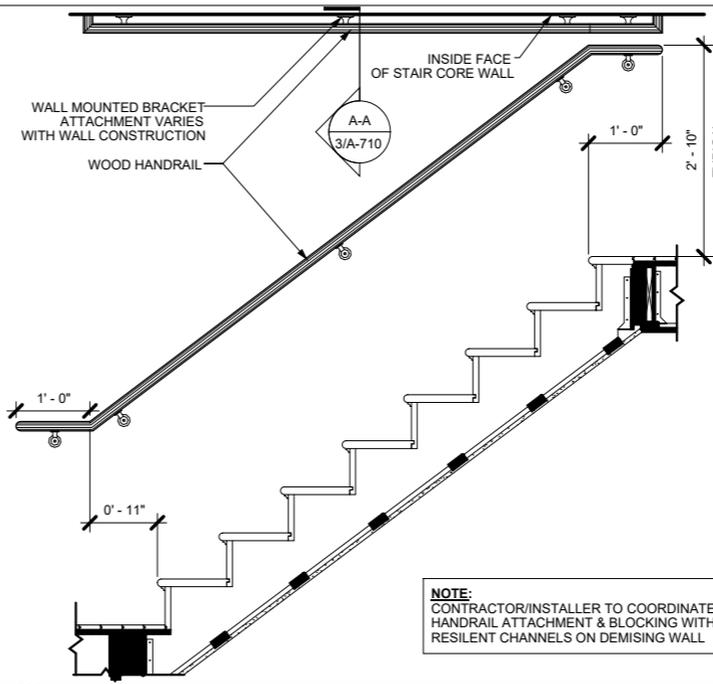
A500

Scale



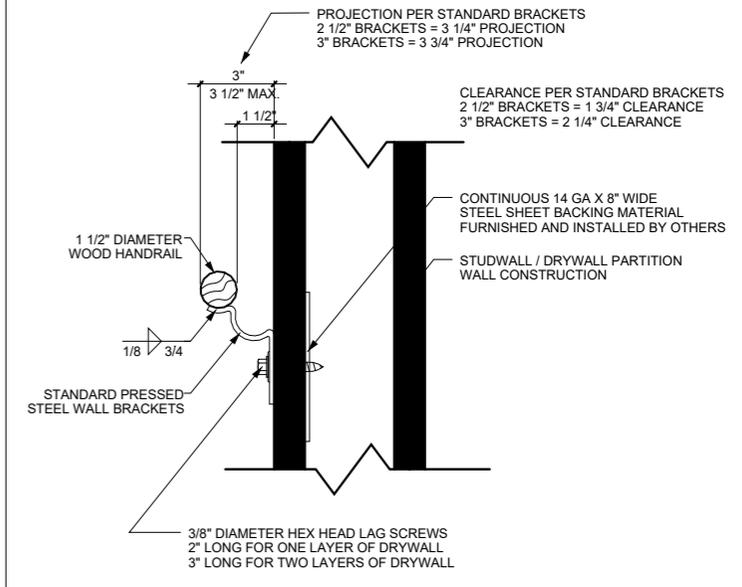
1 PICKET RAIL TRANS. BETWEEN LANDINGS

A-400 SCALE: N.T.S.



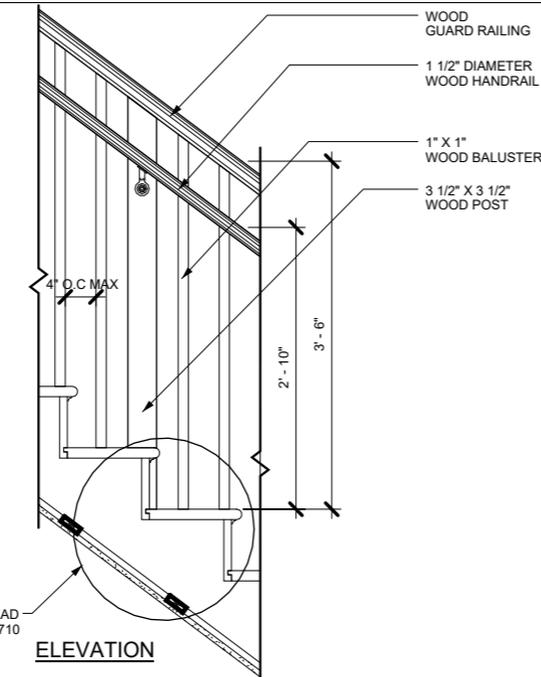
2 TYPICAL WALL RAIL

A-400 SCALE: N.T.S.



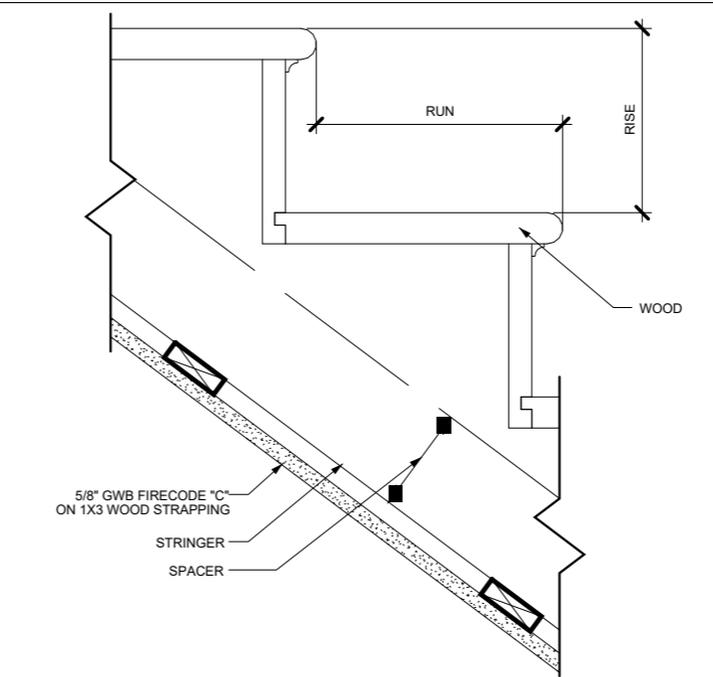
3 WALL HANDRAIL BRACKET MOUNTING DETAIL

A-400 SCALE: N.T.S.



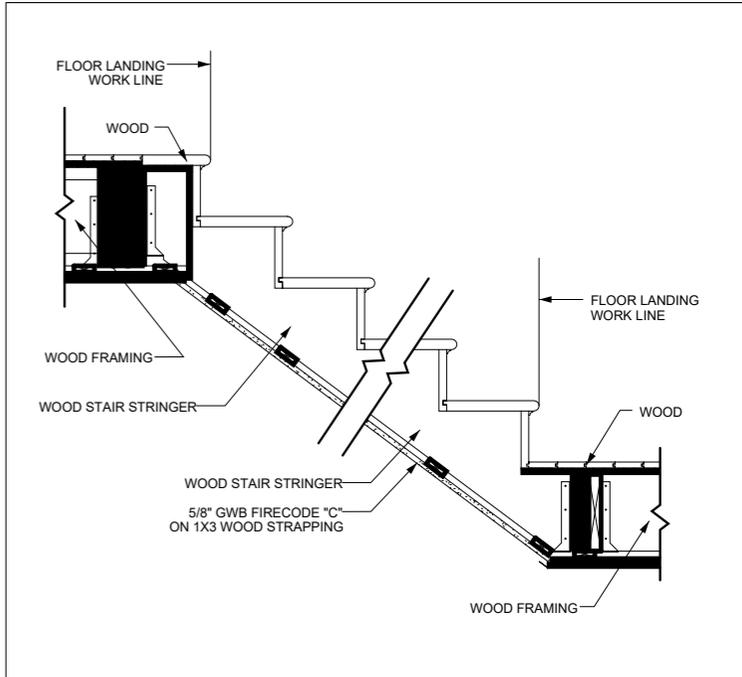
4 PICKET RAIL INTERMEDIATE POST

A-400 SCALE: N.T.S.



5 WOOD STAIR DETAIL

A-400 SCALE: N.T.S.



6 TYPICAL STAIR SECTION

A-400 SCALE: N.T.S.

46 Hamilton Rd, Belmont, MA.

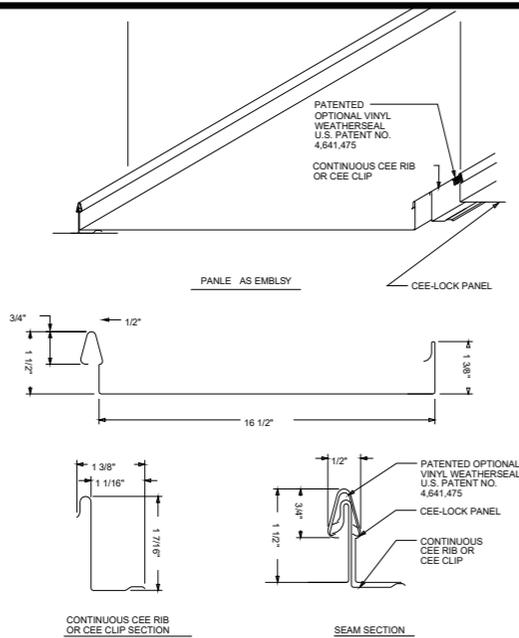
No.	Description	Date

Typical Stair Details

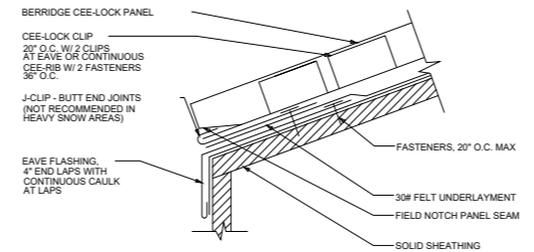
Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A600

Scale



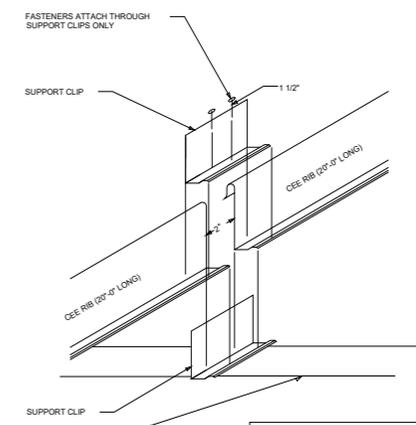
1 PANEL OVERVIEW
A-300 Scale:N.T.S



NOTE: PLACE A SMALL AMOUNT OF CAULK AT J-CLIP FASTENER LOCATION. DRIVE FASTENER THROUGH CAULK. THEN CAULK FASTENER HEAD.

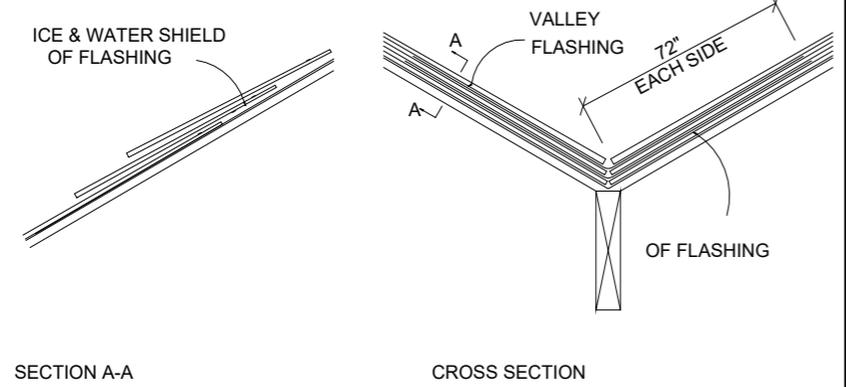
1 AS ROOF PANELS ARE INSTALLED, NOTCH PANEL SEAM AT EAVE.
 2 THIS DETAIL NOT RECOMMENDED FOR AREAS WITH HEAVY SNOW LOADS. SEE DETAIL CL-11.
 3 IF SOLID SHEATHING (BY OTHERS) IS USED, SHEATHING MUST BE MINIMUM 5/8" T&G OSB OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
 4 ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

2 EAVE DETAIL W/ J-CLIP
A-300 Scale:N.T.S

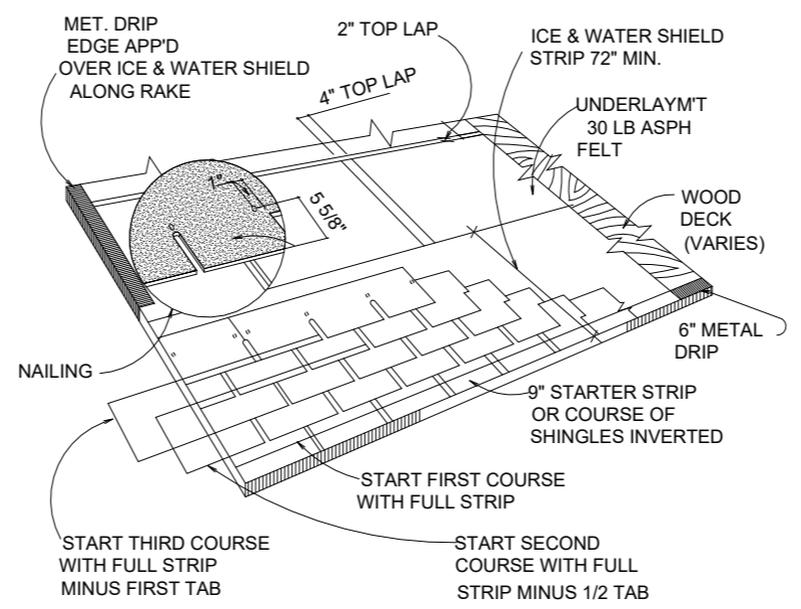


NOTE: STANDING SEAM METAL ROOFING DETAILS BASED ON "BERRIDGE" ROOFING SYSTEM

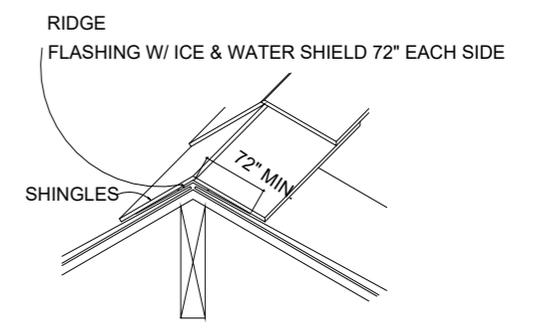
3 CEE-RIB EXPANSION JOINT
A-300 Scale:N.T.S



4 VALLEY FLASHING
A-300 Scale:N.T.S



5 TYPICAL ROOF LAYOUT
A-300 Scale:N.T.S



6 CONCEALED RIDGE FLASHING
A-300 Scale:N.T.S

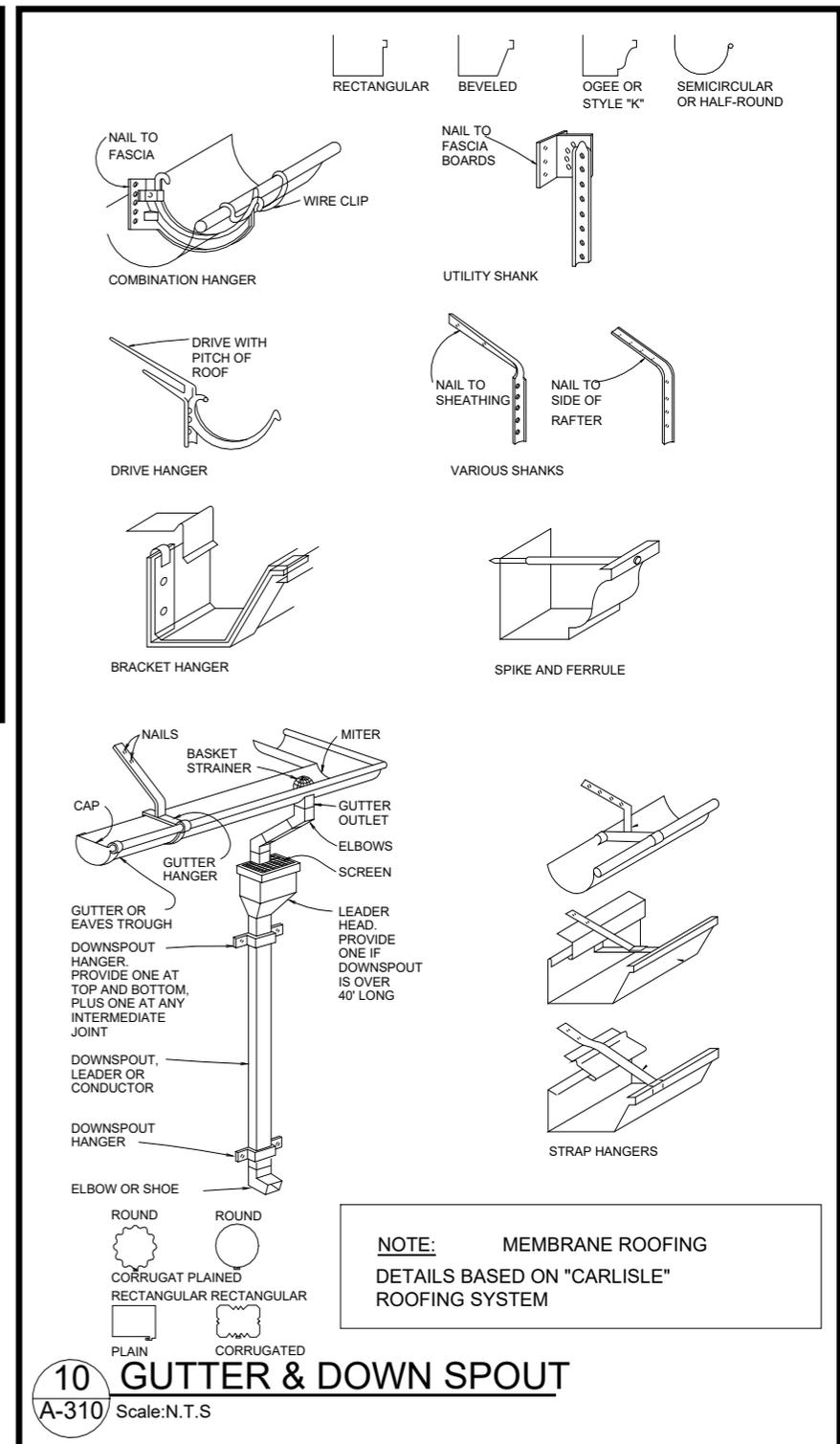
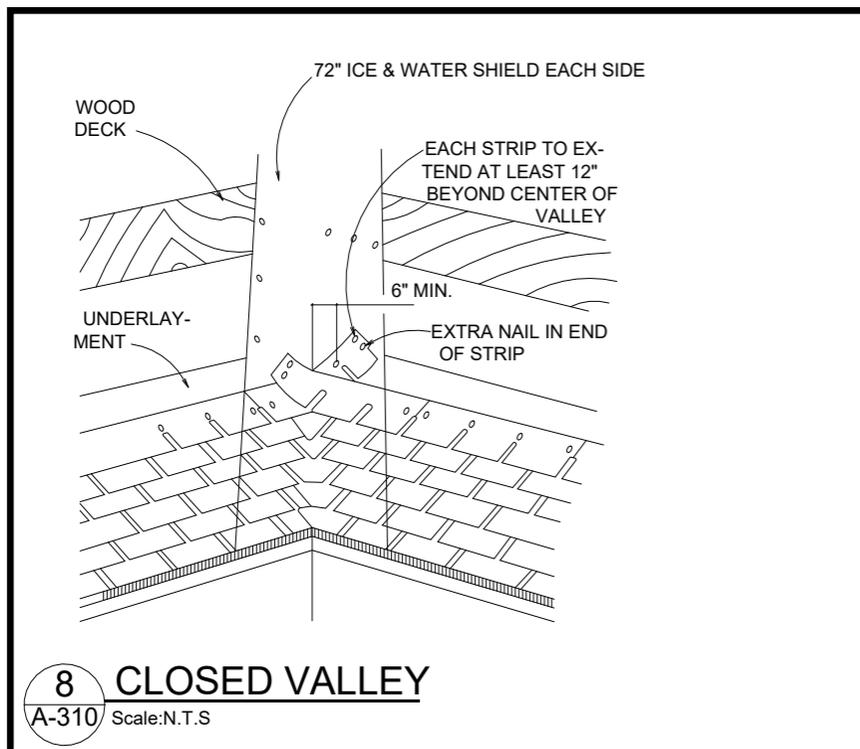
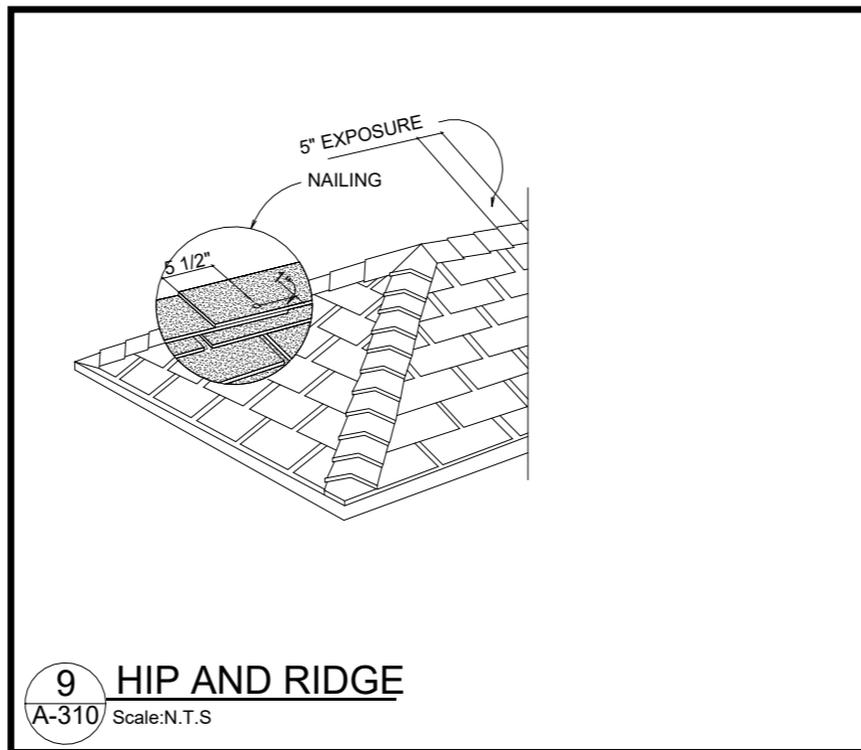
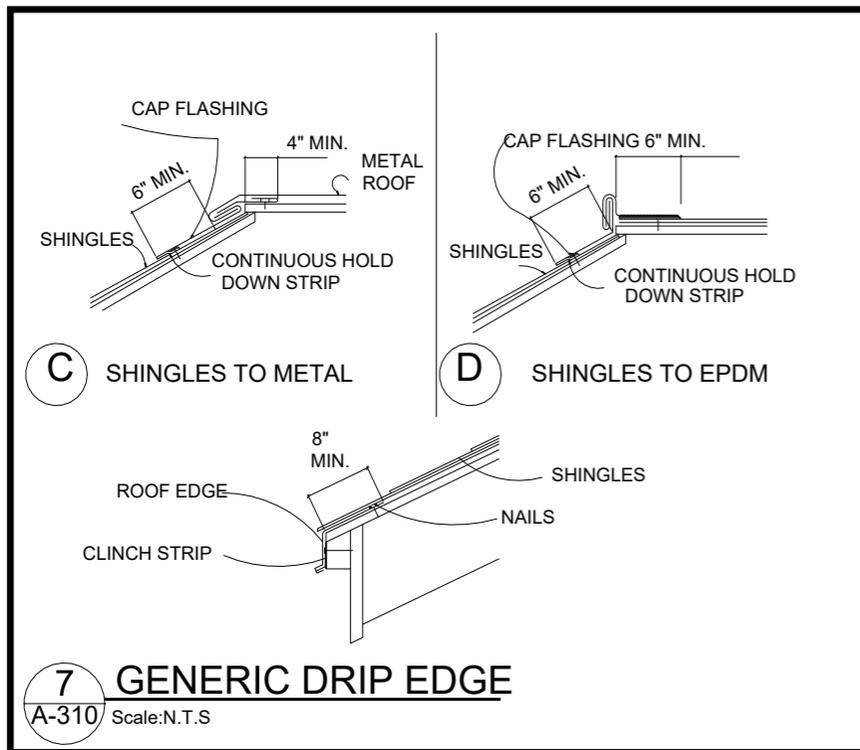
46 Hamilton Rd, Belmont, MA.

No.	Description	Date

Typical Roof Details I

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A700
Scale



46 Hamilton Rd, Belmont, MA.

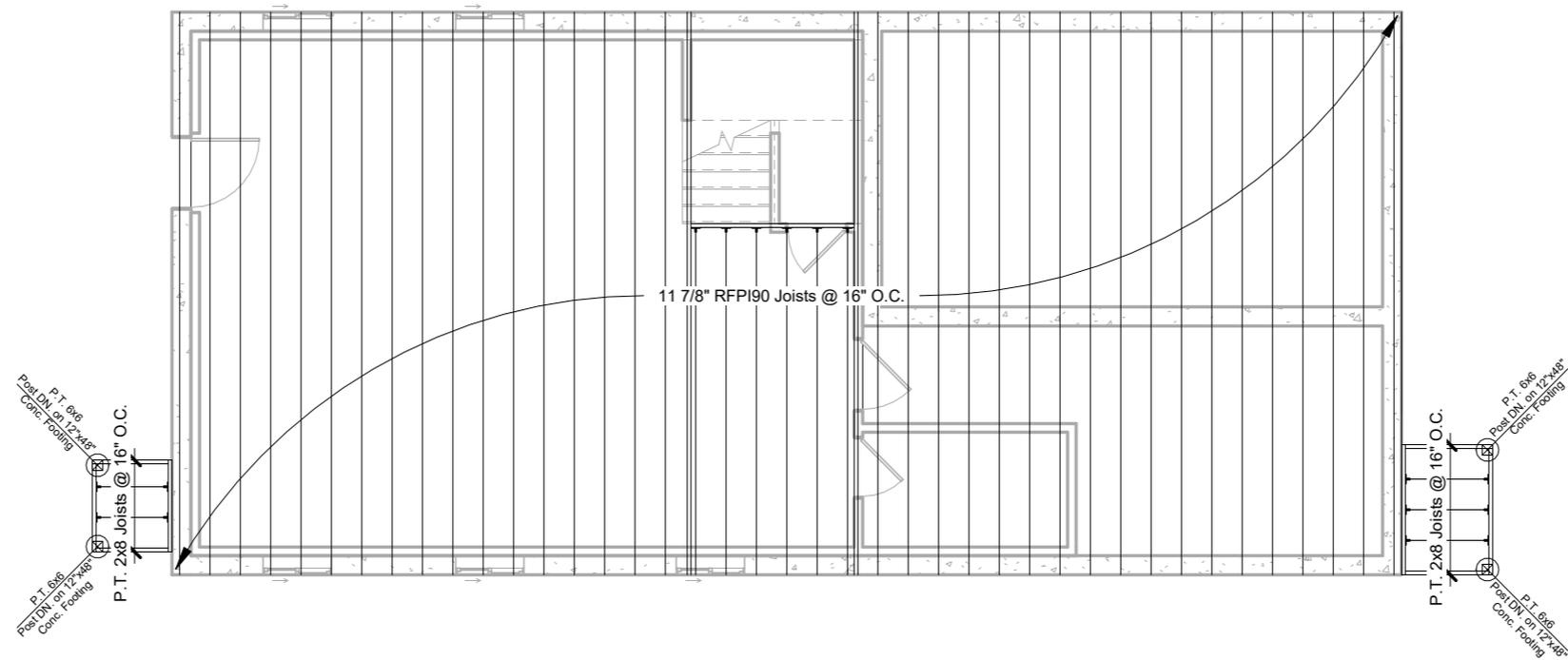
No.	Description	Date

Typical Roof Details II

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

A710

Scale



46 Hamilton Rd, Belmont, MA.

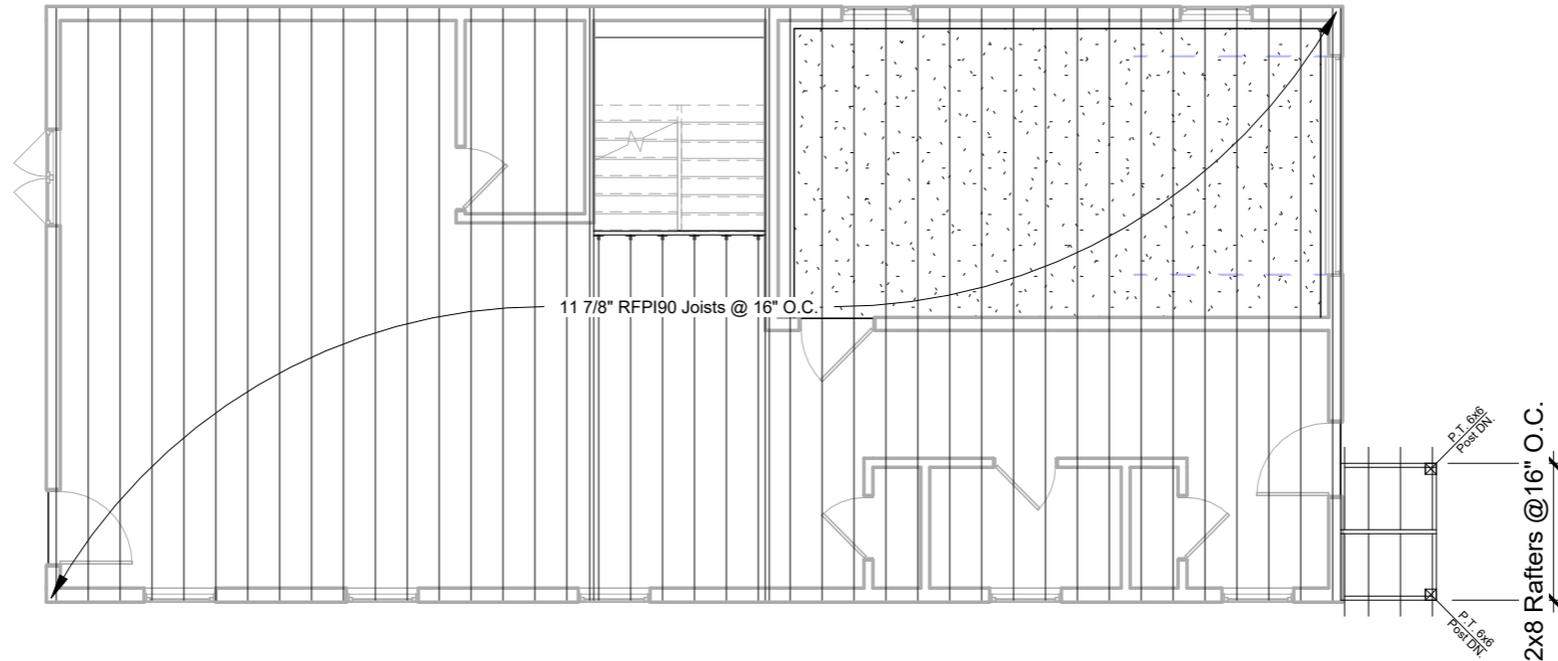
No.	Description	Date

First Floor Framing

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

S100

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

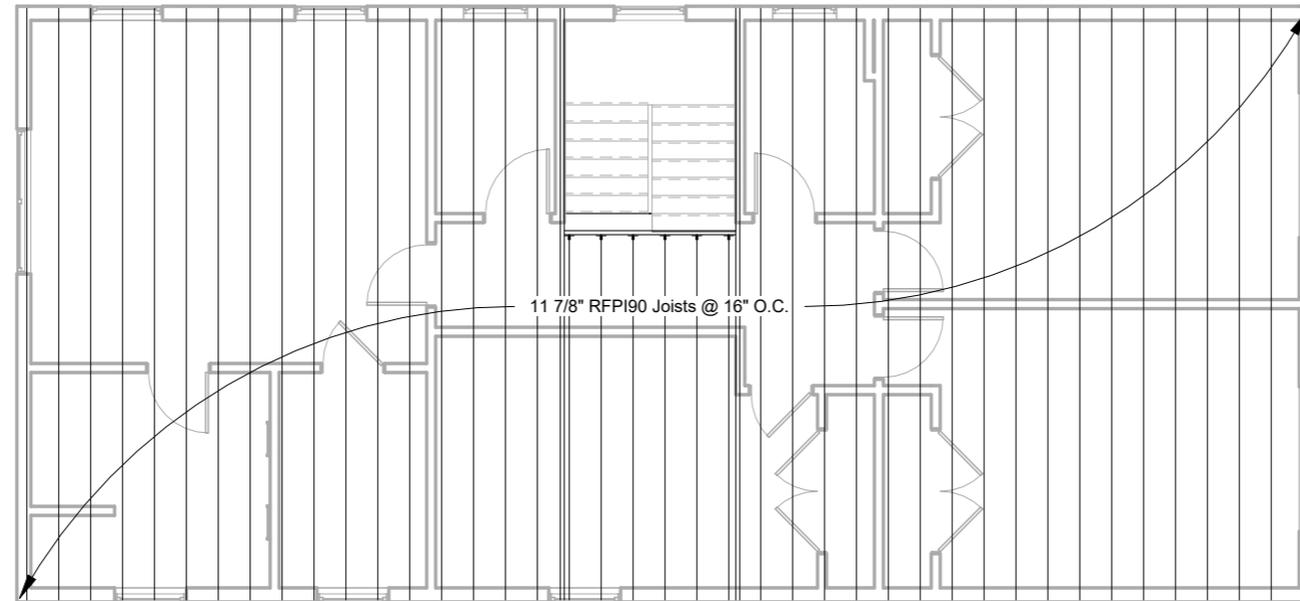
No.	Description	Date

Second Floor Framing

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

S101

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

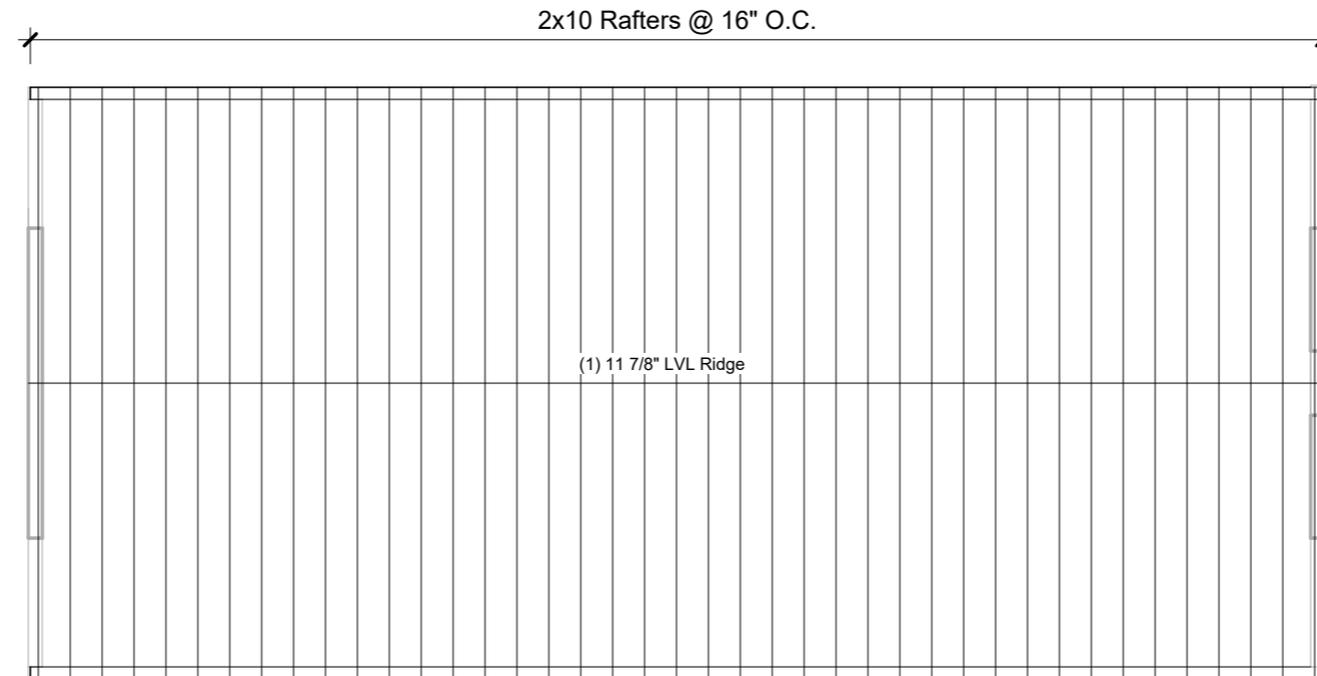
No.	Description	Date

Attic Framing

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

S102

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

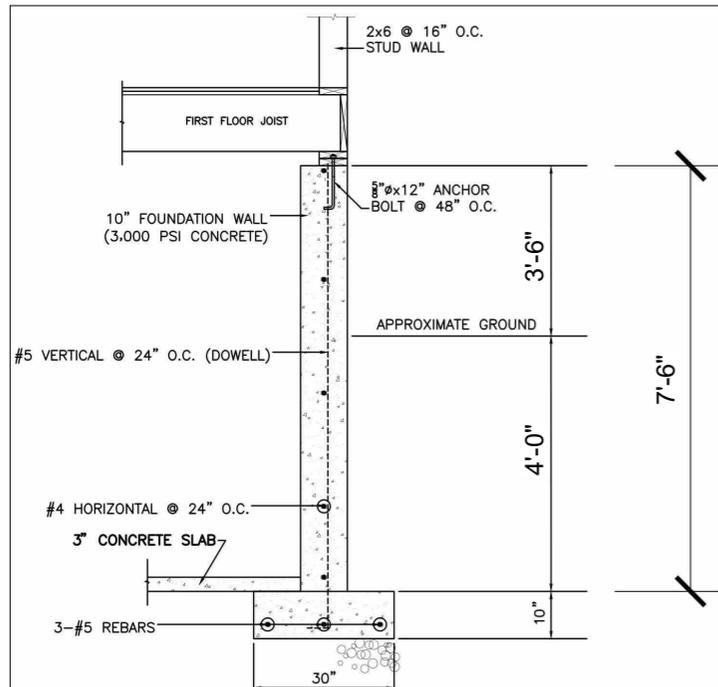
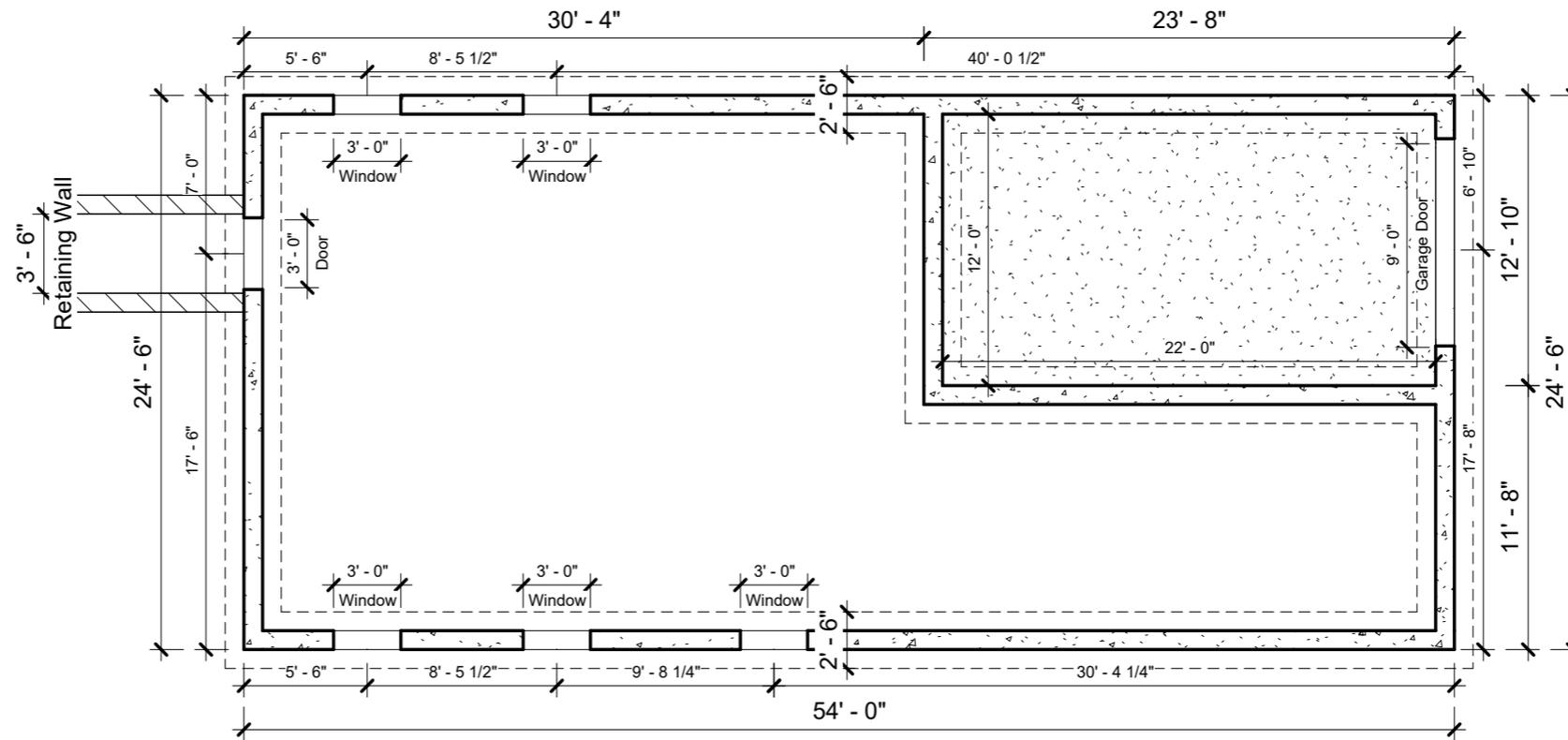
No.	Description	Date

Roof Framing

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

S103

Scale 1/8" = 1'-0"



46 Hamilton Rd, Belmont, MA.

No.	Description	Date

Foundation Plan

Project number	Project number
Date	08/12/24
Drawn by	Author
Checked by	Checker

S200

Scale 1/8" = 1'-0"