

RECEIVED
TOWN CLERK
BELMONT, MA

2025 APR -9 PM 2: 37

CASE NO. 25-09

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR DESIGN AND SITE PLAN REVIEW APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, May 6, 2025 at 7:00 PM by a hybrid public hearing at the Select Board meeting Room on the first floor of the Town Hall, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Desco Associates, Joseph DeStefano, owner, for Design and Site Plan Review Approval to construct a New Apartment Building at 41-43 White Street, located in MOZ 5B Overlay District. Section 7. 3. 2 a) of the Zoning By-Law requires Design and Site Plan Review Approval from the Planning Board for the construction of a Mixed-Use building that has a total Gross Floor Area greater than 2,500 square feet or a proposal that results in the need for six (6) or more parking spaces.

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

TOWN OF BELMONT PLANNING BOARD



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

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

Telephone: (617) 993-2650

March 4, 2025

Desco Associates
Joseph DeStefano, owner
3 Sumner Lane
Belmont, MA 02478

RE: To Construct a New Apartment Building in MOZ 5B Overlay District.

Dear Mr. DeStefano,

The Office of Planning and Building is in receipt of your building permit application for your proposal to construct an apartment building at 41-43 White Street located in MOZ 5B overlay zoning district.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 7.3.2 of the By-Law requires a Design and Site Plan approval for any predominantly non-residential buildings greater than 2500 SF gross floor area and/or proposal that results in the need for more than six parking spaces.

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 Design and Site Plan Approval from the Planning Board. If you choose this option, please contact the Office of Planning and Building to schedule an appointment with Chris Ryan, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian, CBO
Inspector of Buildings

RECEIVED
TOWN CLERK
BELMONT, MA
2025 APR 10 AM 10:56

RECEIVED
TOWN CLERK
BELMONT, MA

2025 APR 10 AM 10:56

 BOND
WORTHINGTON
ARCHITECTURE

21 BISHOP ALLEN DRIVE
CAMBRIDGE MASSACHUSETTS 02139
WWW.BONDWORTHINGTON.COM



41 - 43 WHITE STREET

DRAWING LIST

- G000 COVER SHEET
- G001 CODE SUMMARY, ARCH SITE DRAWING
- G002 AREA PLANS
- A101 BASEMENT AND FIRST FLOOR OVERALL PLANS
- A102 SECOND AND THIRD FLOOR OVERALL PLANS
- A103 FOURTH AND FIFTH FLOOR OVERALL PLANS
- A104 ROOF PLAN OVERALL
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR OPENING SCHEDULES
- A203 EXTERIOR 3D VIEWS
- A301 BUILDING SECTIONS



Project
**41 - 43 WHITE
STREET**
BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

Date 3-3-25

Scale 1/2" = 1'-0"

COVER SHEET

G000

APPLICABLE CODES	
BUILDING CODE:	780 CMR - MASSACHUSETTS STATE BUILDING CODE - TENTH EDITION (2021 IBC)
STRUCTURAL CODE:	780 CMR - MASSACHUSETTS STATE BUILDING CODE - TENTH EDITION (2021 IBC)
FIRE CODE:	527 CMR 1.00 MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE
SPRINKLER CODE:	MASSACHUSETTS STANDARD FOR SPRINKLER INSTALLATION 2013 (NFPA 13)
ELECTRICAL CODE:	NFPA 70-2023 WITH 527 CMR CHAPTER 12 MASSACHUSETTS ELECTRICAL CODE AMENDMENTS
PLUMBING CODE:	248 CMR 10.00 UNIFORM STATE PLUMBING CODE
ENERGY CODE:	INTERNATIONAL ENERGY CONSERVATION CODE 2021 (IECC 2021) AND MASSACHUSETTS AMENDMENTS
ACCESSIBILITY:	521 CMR - ARCHITECTURAL ACCESS BOARD RULES & REGULATIONS

PROJECT SCOPE
 NEW 5 STORY MIXED USE BUILDING WITH BASEMENT PARKING. THE FIRST FLOOR WILL CONTAIN OFFICE AND DAYCARE WITH TWO RESIDENTIAL LOBBIES. THE SECOND FLOOR THROUGH FIFTH FLOOR WILL CONTAIN 11 RESIDENTIAL DWELLING UNITS PER LEVEL WITH A TOTAL OF 44 DWELLING UNITS. THE ROOF TOP WILL FEATURE A ROOF DECK OPEN TO THE RESIDENTIAL PORTION OF THE BUILDING. THE BUILDING WILL CONTAIN AN ELEVATOR THAT TRAVELS FROM THE BASEMENT TO THE ROOF.

OCCUPANT LOAD (TABLE 1004.5)				
FLOOR LEVEL	USE GROUP	FLOOR AREA	LOAD FACTOR	OCCUPANT LOAD
GARAGE	S2	8,509 SF	200 GROSS	43
FIRST FLOOR	R2	1,521 SF	200 GROSS	8
FIRST FLOOR	B	2,522 SF	150 GROSS	17
FIRST FLOOR	E	4,289 SF	20 NET	215
SECOND FLOOR	R2	8,662 SF	200 GROSS	44
THIRD FLOOR	R2	8,662 SF	200 GROSS	44
FOURTH FLOOR	R2	8,662 SF	200 GROSS	44
FIFTH FLOOR	R2	8,662 SF	200 GROSS	44
ROOF / PATIO	R2 (AS ACCESSORY)	2,000 SF	15 NET	134
TOTAL				590

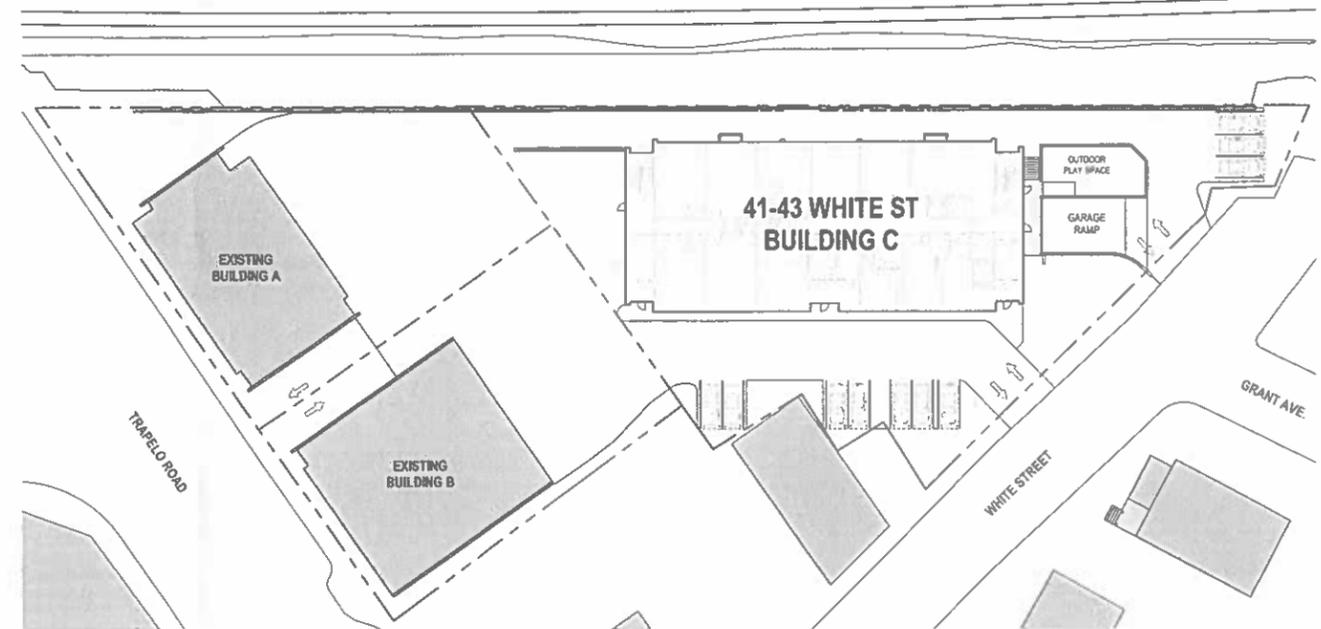
CONSTRUCTION TYPE
 BUILDING WILL BE TYPE IIB CONSTRUCTION, FULLY SPRINKLERED W/ NFPA 13 FIRE SUPPRESSION SYSTEM. NONCOMBUSTIBLE, 2-HR RATED LOAD-BEARING EXTERIOR WALLS.
 COMBUSTIBLE CONSTRUCTION IS PERMITTED FOR THE INTERIOR STRUCTURAL ELEMENTS.
 CORRIDOR WALLS, DWELLING SEPARATIONS, AND SUPPORTING CONSTRUCTION SHALL BE 1/2 HOUR FIRE RESISTANCE RATING (780 CMR 703.2 EXCEPTIONS 1 AND 2: CORRIDOR WALLS AND DWELLING UNIT SEPARATIONS).

REQUIRED SEPARATION (TABLE 508.4)			
USE GROUP	USE GROUP	REQUIRED SEPARATION	PROVIDED SEPARATION
S-2	B	1 HOUR	1 HOUR
S-2	E	1 HOUR	1 HOUR
S-2	R2	1 HOUR	1 HOUR
B	R2	1 HOUR	1 HOUR
B	E	1 HOUR	1 HOUR
R2	R2	1/2 HOUR	1 HOUR

ALLOWABLE AREA AND HEIGHT (TABLE 504.4, 504.3, & 506.2)			
FLOOR LEVEL	USE GROUP	ALLOWED	PROPOSED
1	B	76,000 SF	2,522 SF
1	E	58,000 SF	2,522 SF
1	R-2	84,000 SF	4,289 SF
2	R-2	84,000 SF	8,662 SF
3	R2	84,000 SF	8,662 SF
4	R-2	84,000 SF	8,662 SF
5	R-2	84,000 SF	8,662 SF
TOTAL		320,000 SF	42,410 SF
BUILDING HEIGHT	R-2	75 FT	55.3 FT
NUMBER OF STORES	R-2	5	5

EXTERIOR WALL RATING FOR FIRE SEPARATION DISTANCE	
FIRE SEPARATION DISTANCE FROM PROPERTY LINE	REQUIRED RATING (NONBEARING WALLS)
X ≤ 5	1 HOUR (FIRE RATING FROM INTERIOR AND EXTERIOR)
5 < X ≤ 10	1 HOUR (FIRE RATING FROM INTERIOR AND EXTERIOR)
10 < X ≤ 30	1 HOUR (FIRE RATING FROM INTERIOR ONLY)
X > 30	0 HOUR

ALLOWABLE WALL OPENINGS / FIRE SEPARATION DISTANCE					
SPRINKLERED BUILDING, UNPROTECTED OPENING					
FIRE SEPARATION DISTANCE FROM PROPERTY LINE FT	ALLOWABLE AREA %	DESIGNED %			
		NORTH	EAST	SOUTH	WEST
0 TO < 3	NOT PERMITTED	-	-	-	-
3 TO < 5	15%	-	-	-	-
5 TO < 10	25%	-	-	-	8.9%
10 TO < 15	45%	24.9%	-	-	-
15 TO < 20	45%	-	-	-	-
> 20	UNLIMITED	-	X	X	-



1 ARCH SITE DRAWING - SEE SURVEY FOR MORE INFORMATION
 0001 1" = 30'-0"

BOND WORTHINGTON ARCHITECTURE

21 BISHOP ALLEN DRIVE
 CAMBRIDGE MASSACHUSETTS 02139
 WWW.BONDWORTHINGTON.COM



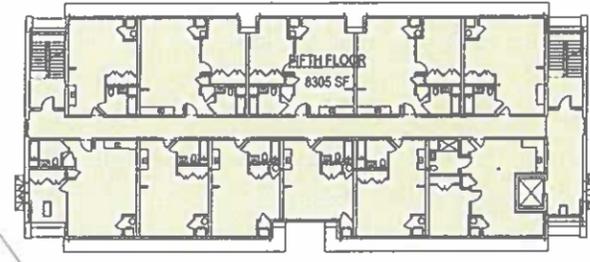
Project
41 - 43 WHITE STREET
 BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

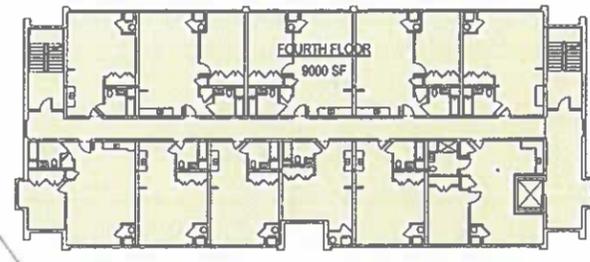
Date 3-3-25
 Scale As indicated

CODE SUMMARY, ARCH SITE DRAWING

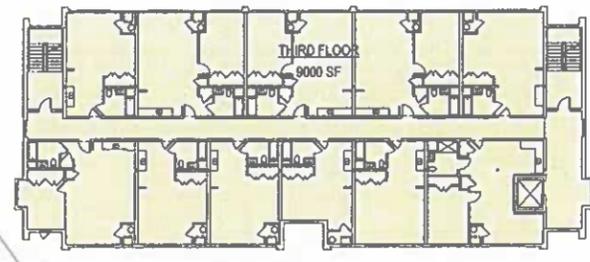
G001



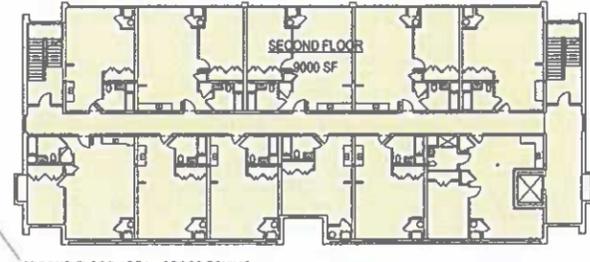
FIFTH FLOOR AREA - GROSS ZONING
364' x 1'-0"



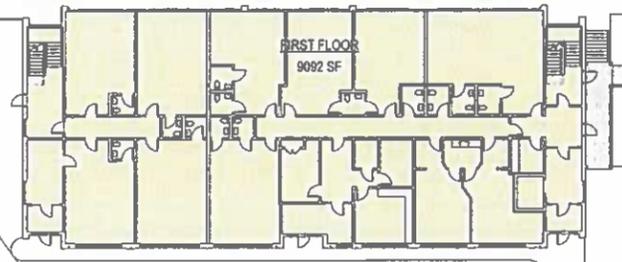
FOURTH FLOOR AREA - GROSS ZONING
364' x 1'-0"



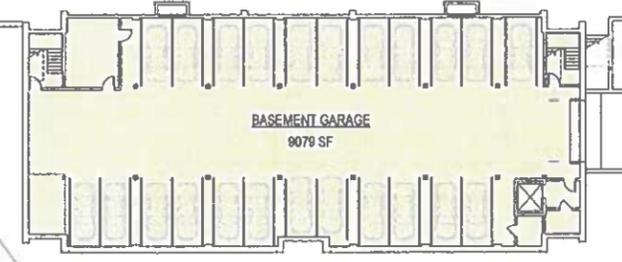
THIRD FLOOR AREA - GROSS ZONING
364' x 1'-0"



SECOND FLOOR AREA - GROSS ZONING
364' x 1'-0"

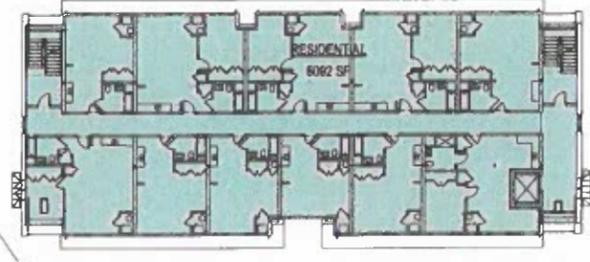


FIRST FLOOR AREA - GROSS ZONING
364' x 1'-0"

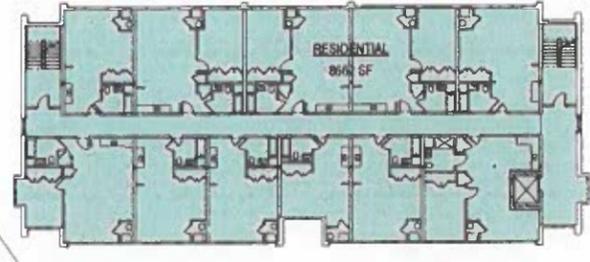


BASEMENT AREA - GROSS ZONING
364' x 1'-0"

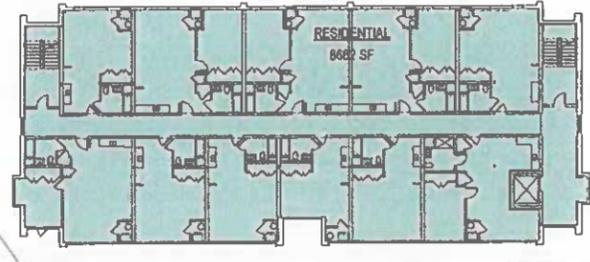
GROSS FLOOR AREA		
NAME	LEVEL	AREA
FIRST FLOOR	L1	9092 SF
SECOND FLOOR	L2	9000 SF
THIRD FLOOR	L3	9000 SF
FOURTH FLOOR	L4	9000 SF
FIFTH FLOOR	L5	8305 SF
BASEMENT GARAGE	BASEMENT	9079 SF
Grand Total		53475 SF



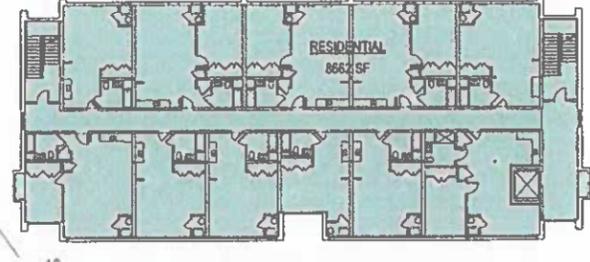
L5
364' x 1'-0"



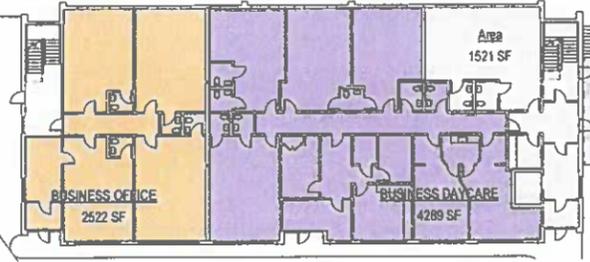
L4
364' x 1'-0"



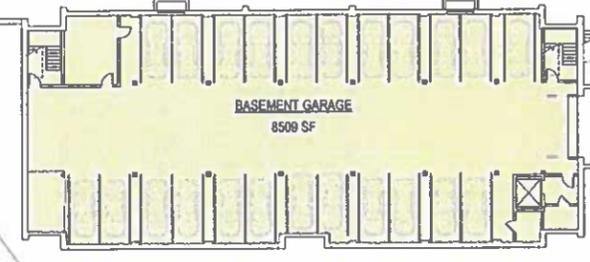
L3
364' x 1'-0"



L2
364' x 1'-0"



L1
364' x 1'-0"



BASEMENT
364' x 1'-0"

UNIT MATRIX

Unit Type	No. of Units	Area (SF)	Total
1-BED	1	1	26
2-BED	1	4	26
3-BED	1	4	26
TOTAL			78

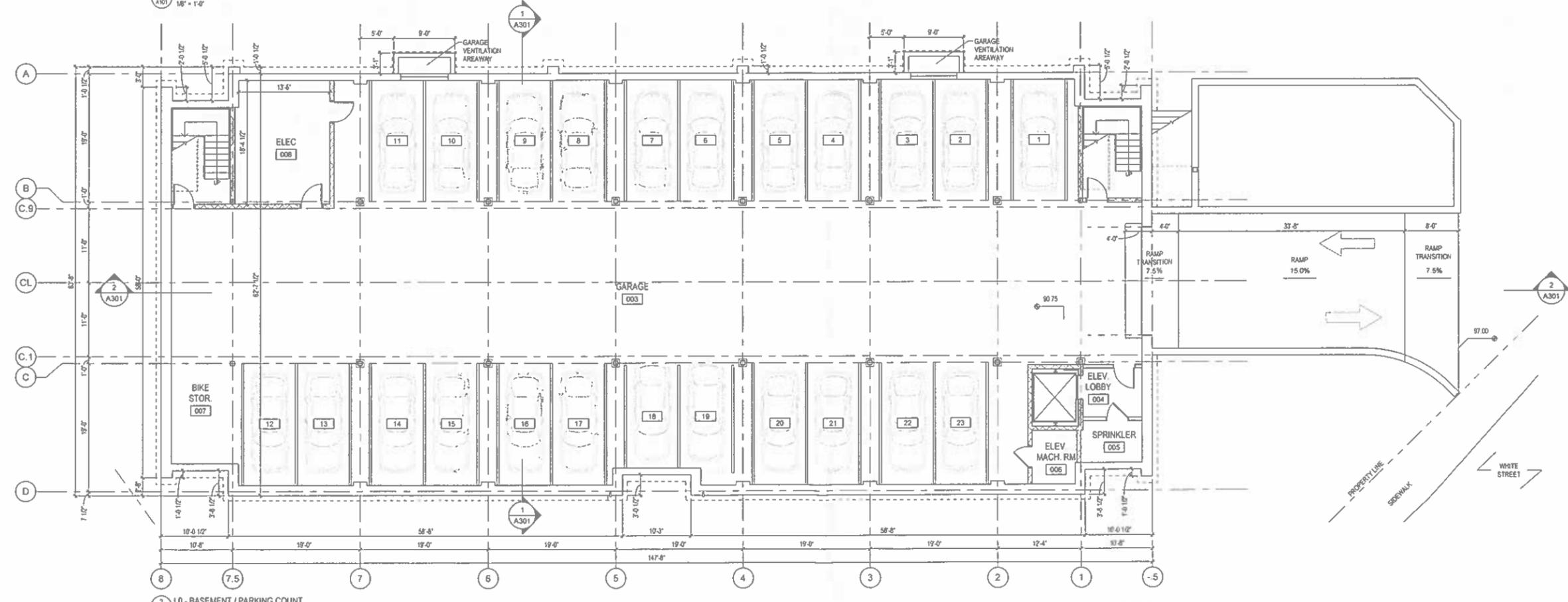
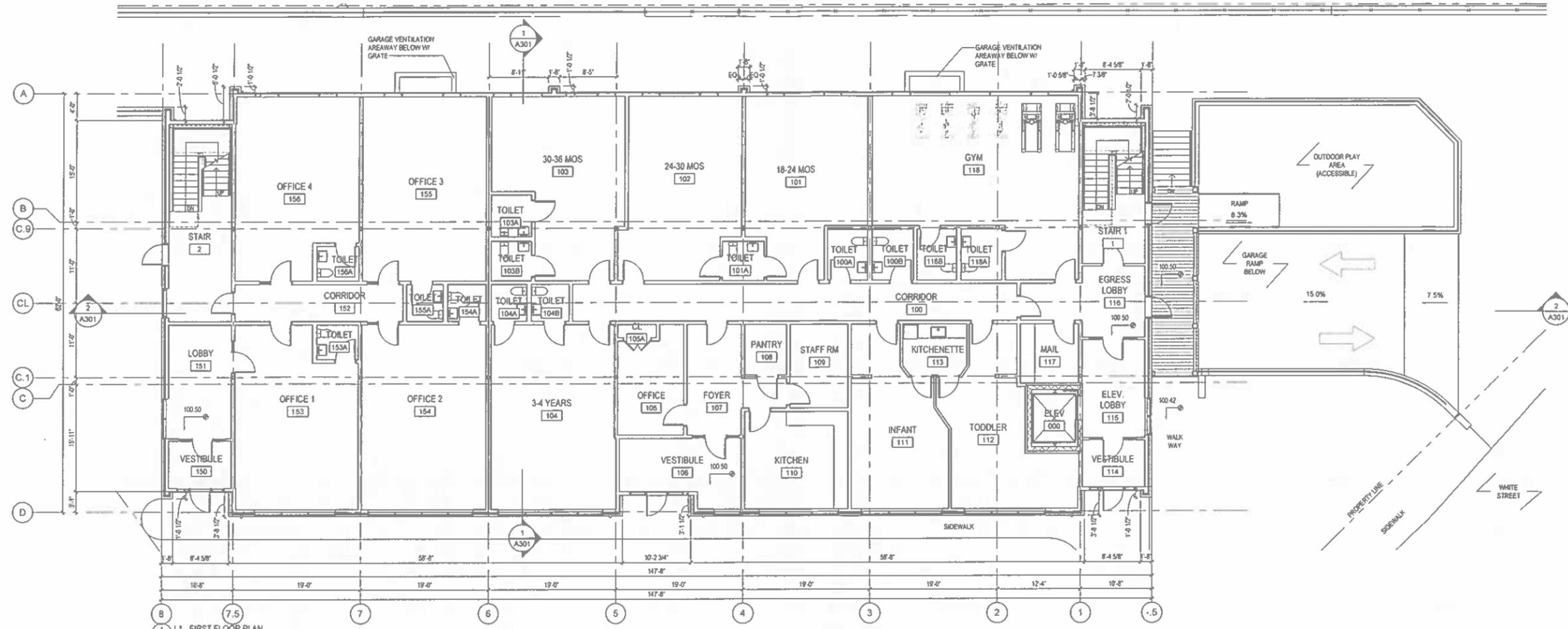


Project
41 - 43 WHITE STREET
BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

Date 3-3-25
Scale As Indicated

AREA PLANS

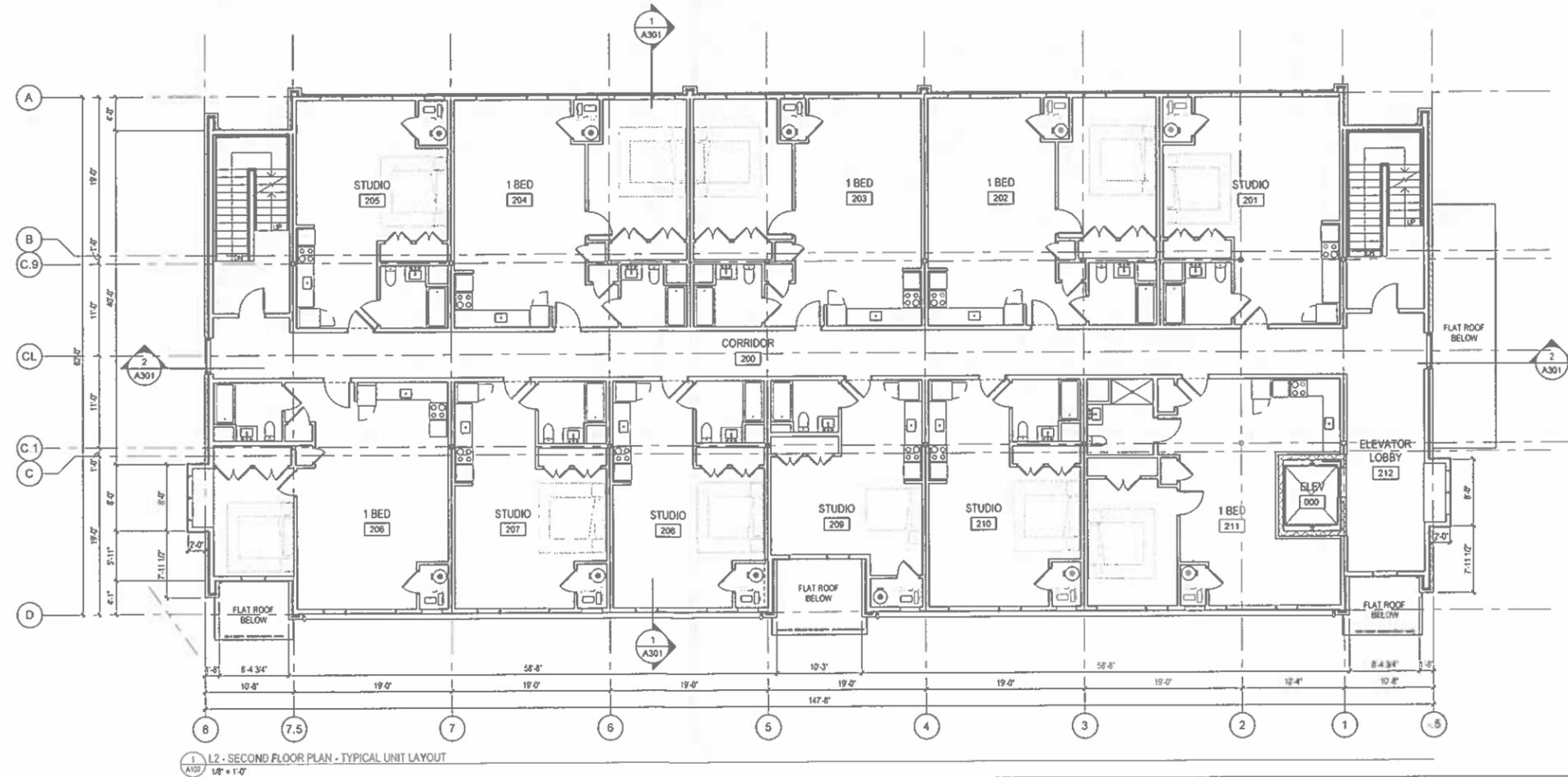
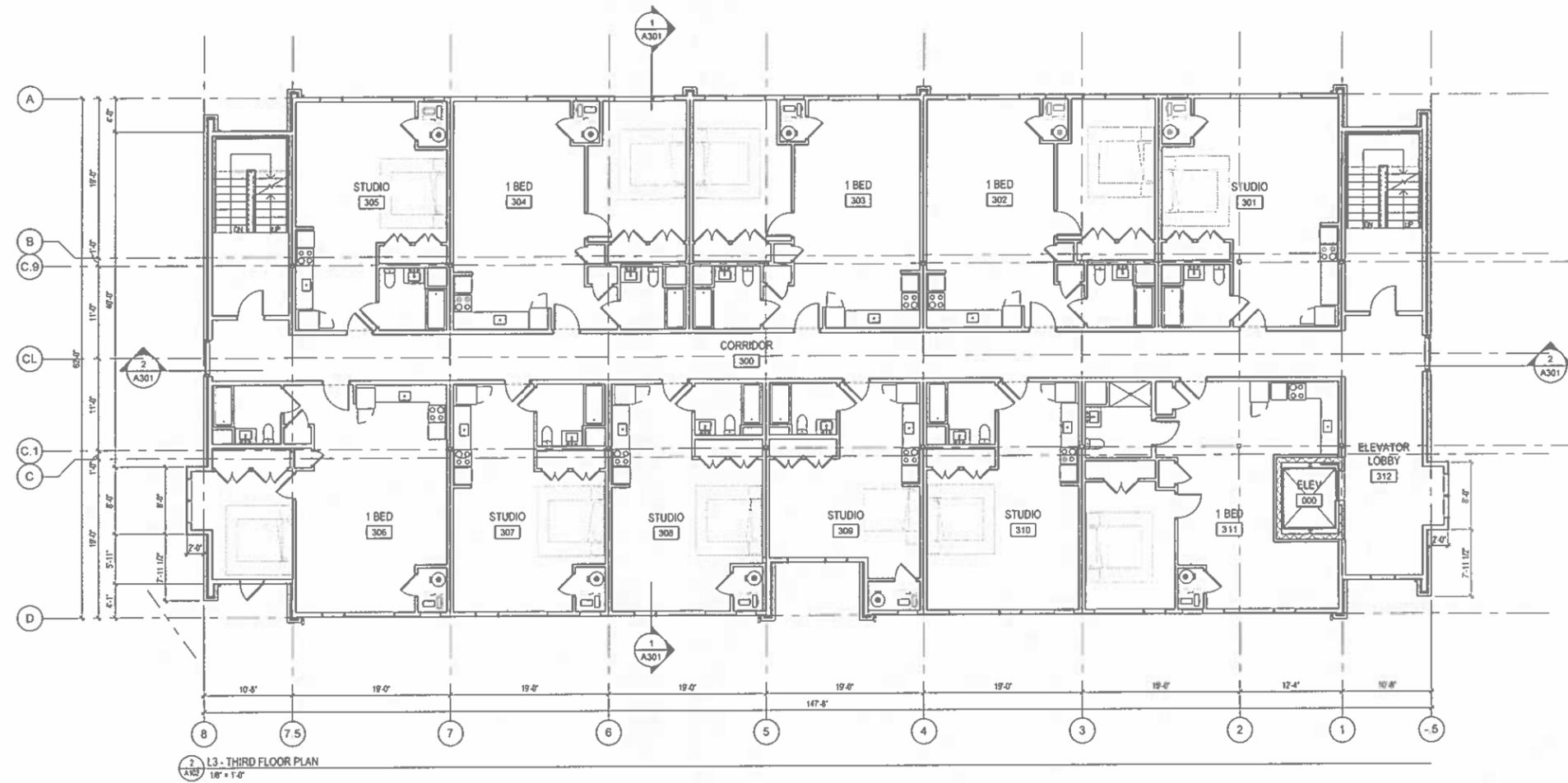


Project
41 - 43 WHITE STREET
BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

Date 3-3-25
Scale 1/8" = 1'-0"

BASEMENT AND FIRST FLOOR OVERALL PLANS



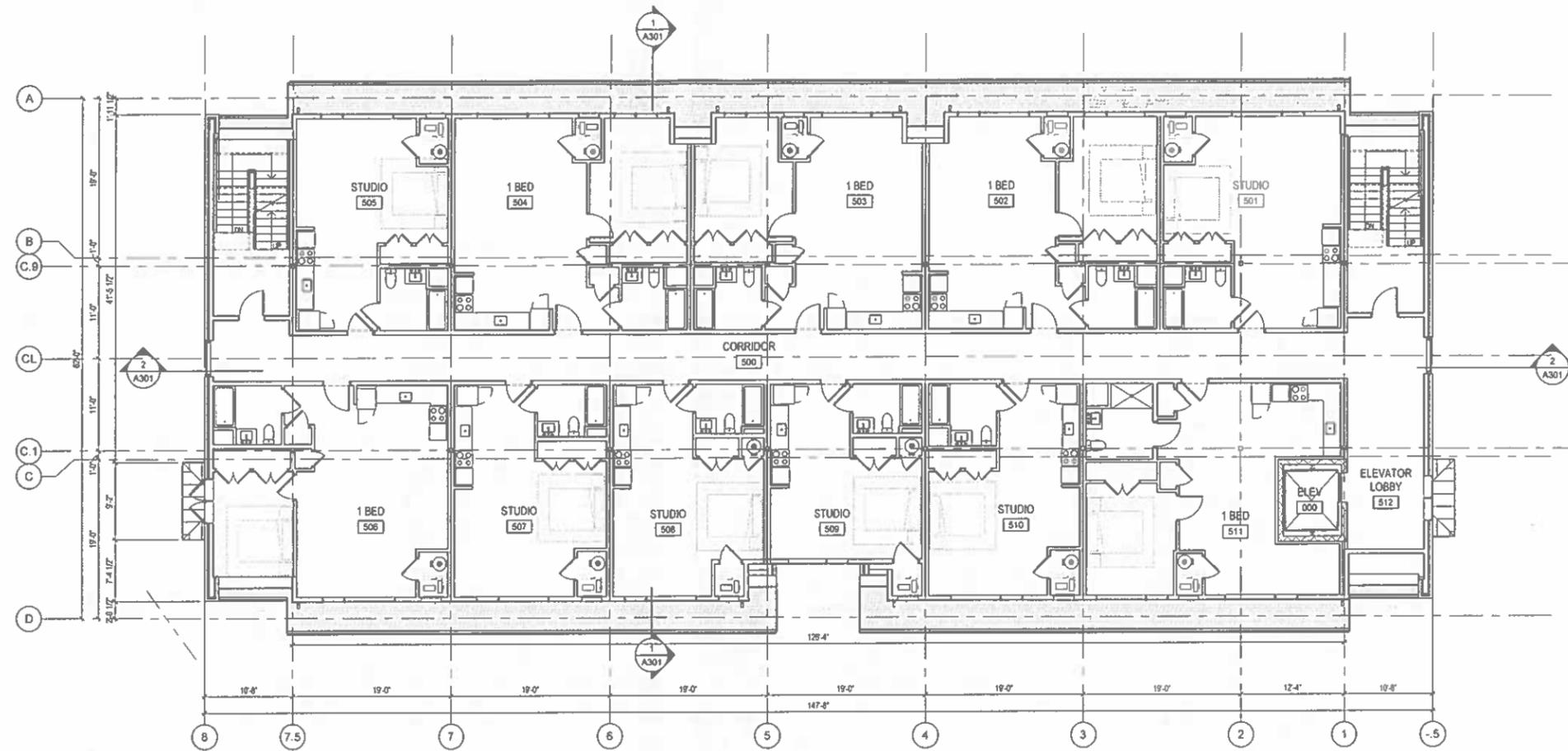
Project
**41 - 43 WHITE
STREET**
BELMONT MA 02478

DATE: 3-3-25

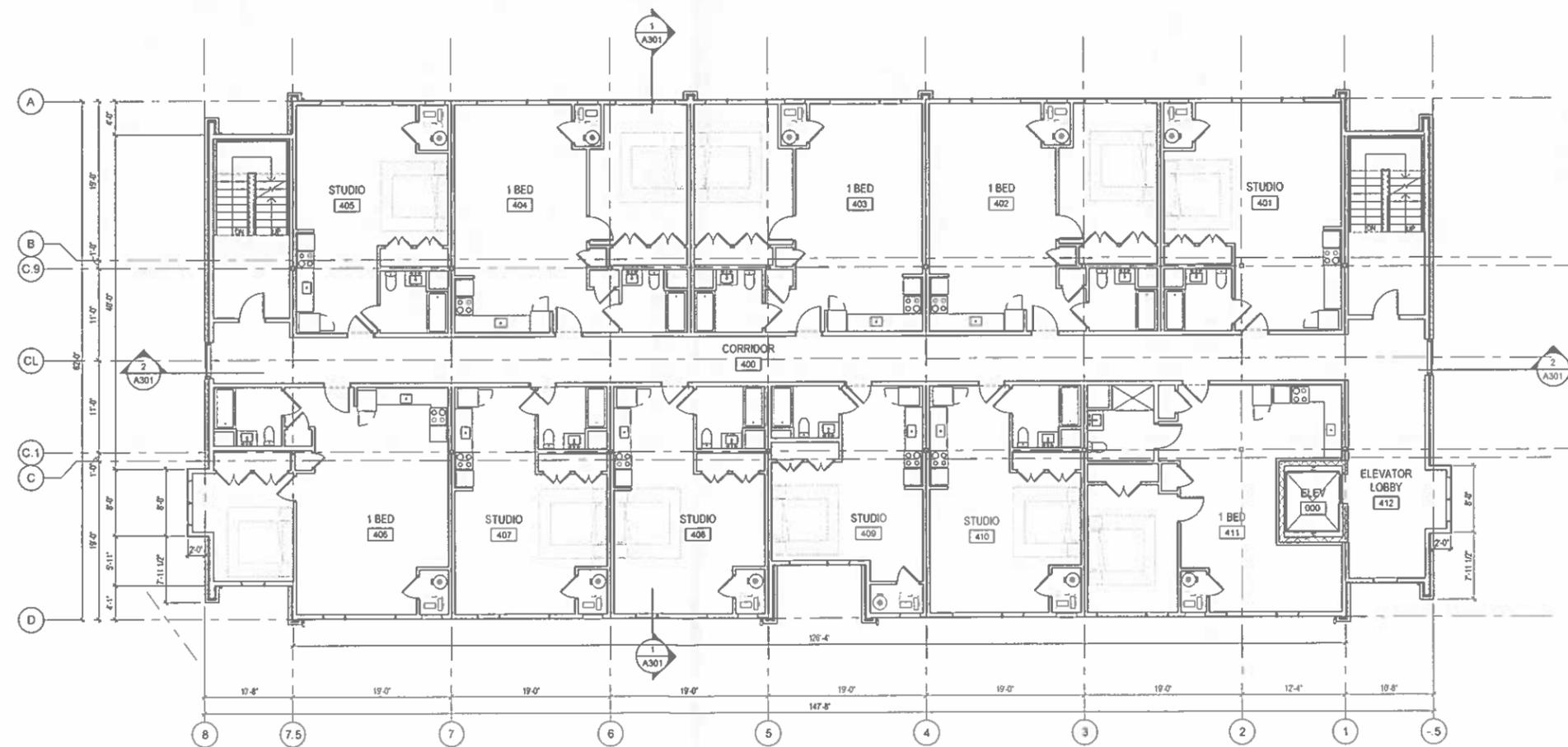
Date: 3-3-25

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

**SECOND AND THIRD
FLOOR OVERALL
PLANS**



1
A103
L5 - FIFTH FLOOR PLAN
1/8" = 1'-0"



1
A103
L4 - FOURTH FLOOR PLAN
1/8" = 1'-0"

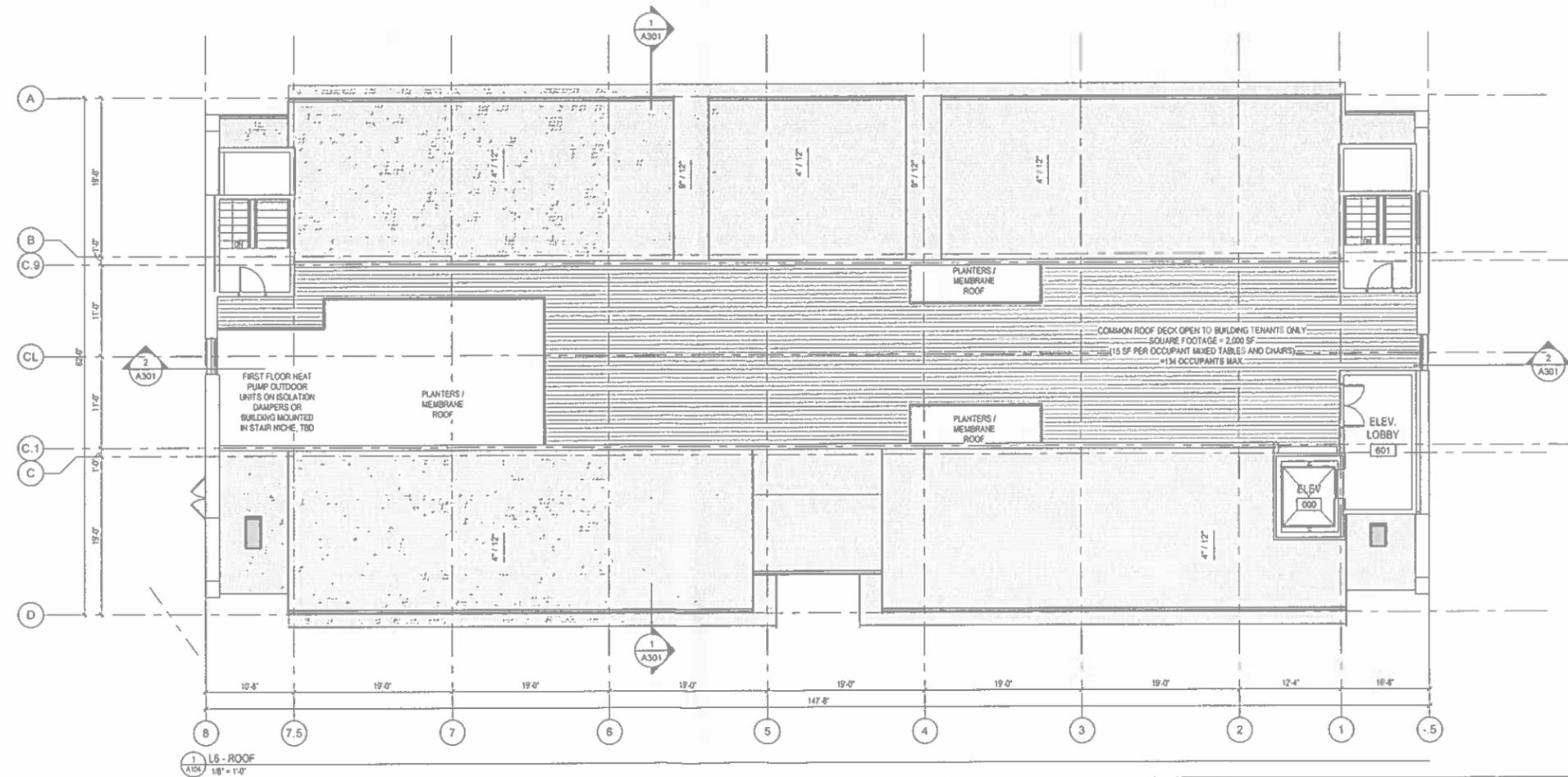


Project
**41 - 43 WHITE
STREET**
BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

Date 3-3-25
Scale 1/8" = 1'-0"

**FOURTH AND FIFTH
FLOOR OVERALL
PLANS**

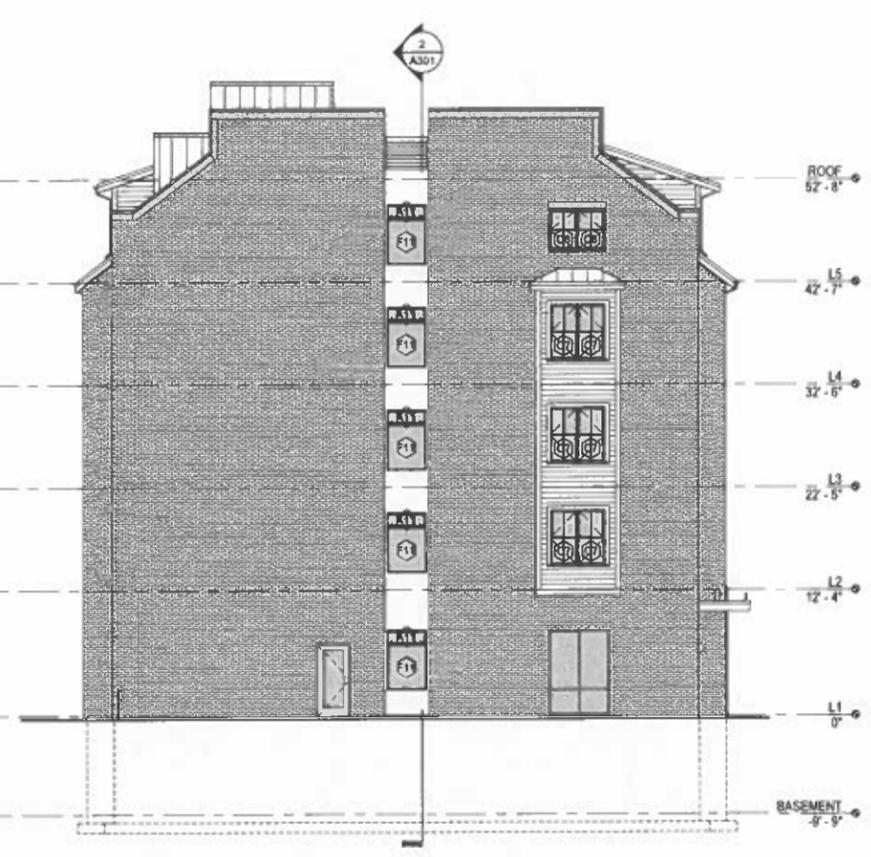


Project
**41 - 43 WHITE
STREET**
BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

Date 3-3-25
Scale 1/8" = 1'-0"

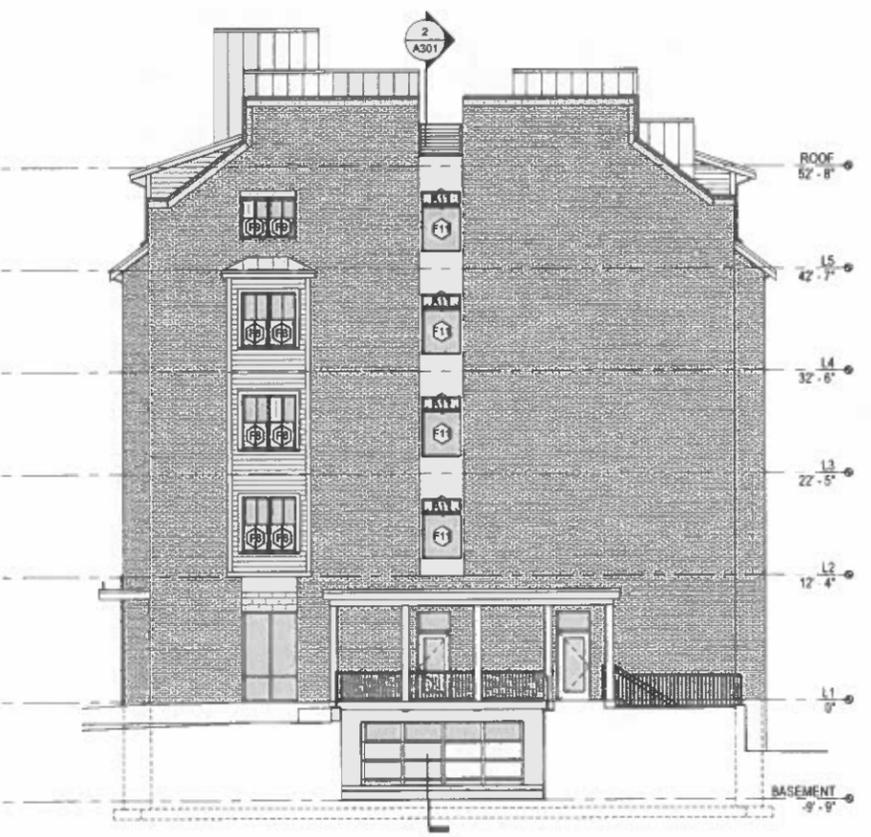
ROOF PLAN OVERALL



2 NORTH ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

ROOF 52'-8"
L5 42'-7"
L4 32'-6"
L3 22'-5"
L2 12'-4"
L1 0"
BASEMENT -9'-9"



3 SOUTH ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

ROOF 52'-8"
L5 42'-7"
L4 32'-6"
L3 22'-5"
L2 12'-4"
L1 0"
BASEMENT -9'-9"



Project
**41 - 43 WHITE
STREET**
BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

Date 3-3-25
Scale 1/8" = 1'-0"

**EXTERIOR
ELEVATIONS**

WINDOW SCHEDULE BY TYPE											
KEY	QTY	MANUF.	OPERATION	CALL NUMBER / SIZE	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT	MULL W/ TYPE	BRICK MOULD	COMMENTS
A11	9	Pella	Awning	4717	3'-11"	1'-5"	3'-11 3/4"	1'-5 3/4"	F11		
C2	43	Pella	Casement	3265	2'-8"	5'-5"	2'-8 3/4"	5'-5 3/4"	F2		
C3	12	Pella	Casement	3258	2'-8"	4'-11"	2'-8 3/4"	4'-11 3/4"	F3		
C4	15	Pella	Casement	3265 w/F4	2'-8"	5'-5"	2'-8 3/4"	5'-5 3/4"	F4		
C5	4	Pella	Casement	3258 Pair	2'-8"	4'-11"	2'-8 3/4"	4'-11 3/4"	CS PAIR		
C6	3	Pella	Casement	3665	2'-11"	5'-5"	2'-11 3/4"	5'-5 3/4"			
C7	6	Pella	Casement	3265 Pair	2'-8"	5'-5"	2'-8 3/4"	5'-5 3/4"	C7		
C8	2	Pella	Casement	3247 Brick Pair	2'-8"	3'-11"	2'-8 3/4"	3'-11 3/4"	C8	BRICK MOULD	
F2	39	Pella	Rectangular	6'-0" x 5'-6"	6'-0"	5'-5"	6'-0 3/4"	5'-5 3/4"	C2		
F3	11	Pella	Rectangular	6'-0" x 4'-11"	6'-0"	4'-11"	6'-0 3/4"	4'-11 3/4"	C3		
F4	15	Pella	Rectangular	4'-8" x 5'-5"	4'-8"	5'-5"	4'-8 3/4"	5'-5 3/4"	C4		
F5	3	Pella	Casement	3665	2'-11"	5'-5"	2'-11 3/4"	5'-5 3/4"			
F8	6	Pella	Casement	3265 Pair	2'-8"	5'-5"	2'-8 3/4"	5'-5 3/4"	F8 PAIR		
F9	2	Pella	Casement	3247 Brick Pair	2'-8"	3'-11"	2'-8 3/4"	3'-11 3/4"	F9 PAIR	BRICK MOULD	
F10	10	Pella	Awning	5621	4'-11"	1'-9"	4'-11 3/4"	1'-9 3/4"			
F11	9	Pella	Rectangular	3'-11" x 4'-6"	3'-11"	4'-6"	3'-11 3/4"	4'-6 3/4"	A11		
F12	1	Pella	Rectangular	4'-8" x 4'-11"	4'-8"	4'-11"	4'-8 3/4"	4'-11 3/4"	C3		
SL1	1	VELUX	FS	004	1'-9 1/2"	3'-2 3/8"	1'-9"	3'-1 7/8"			
SL2	1	VELUX	FS	008	1'-9 1/2"	4'-6 1/8"	1'-9"	4'-6 2/8"			
Grand total: 192											

WINDOW SCHEDULE NOTES

KEYS
 F = FIXED UNITS (SEE PELLA FIXED CASEMENT CALL NUMBER, SEE PELLA FIXED AWNING CALL NUMBER, SEE FIXED RECTANGULAR UNIT DIMENSIONS TO MATCH STOCK HEIGHTS)
 C = CASEMENT UNITS (MAY BECOME DOUBLE HUNG)
 A = AWNING UNITS

PROVIDE TEMPERED GLAZING IN ALL HAZARDOUS LOCATIONS PER CODE. SEE WINDOWS NOTED AS "SAFETY GLAZING". GC TO VERIFY ALL LOCATIONS
 PROVIDE WINDOW OPENING CONTROL DEVICES FOR ALL WINDOWS WITH SILLS <24" A.F.F. AND ABOVE 6FT OF THE EXTERIOR GRADE AS REQUIRED BY CODE. GC TO VERIFY ALL LOCATIONS
 FIELD VERIFY ALL WINDOW OPENINGS PRIOR TO PLACING WINDOW ORDER
 FIELD VERIFY ALL MASONRY OPENINGS FOR WINDOWS

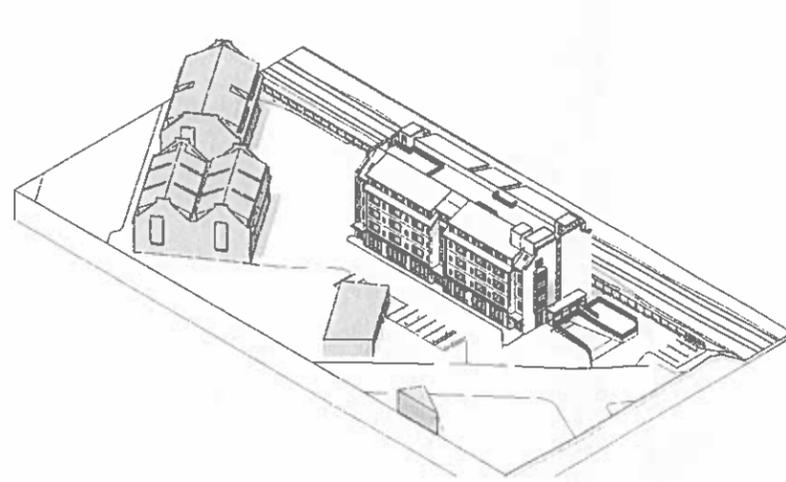


Project
**41 - 43 WHITE
 STREET**
 BELMONT MA 02478

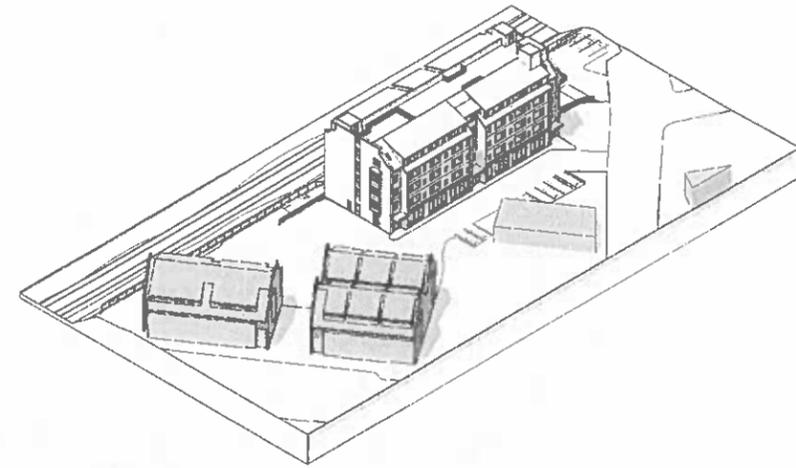
DRAWING ISSUE DATE 3-3-25

Date 3-3-25
 Scale 1/4" = 1'-0"

**EXTERIOR OPENING
 SCHEDULES**



AXON WITH BUILDINGS A+B LOOKING WEST



AXON WITH BUILDINGS A+B LOOKING NORTH



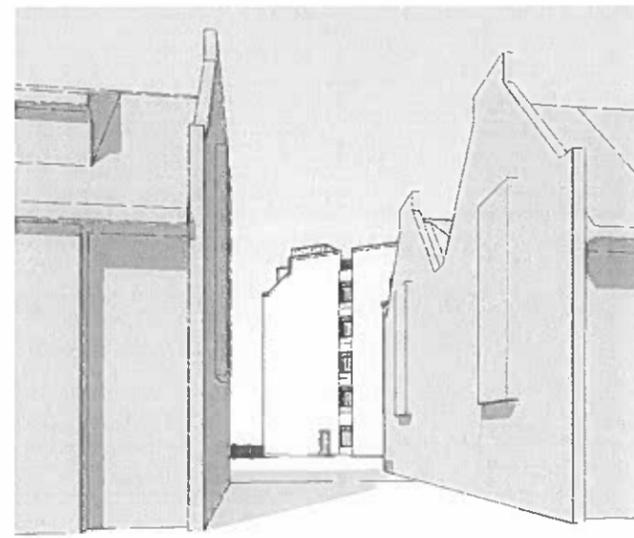
VIEW FROM MAIN ENTRANCE



VIEW FROM GRANT AVE



RESIDENTIAL ENTRANCE



VIEW BETWEEN BUILDING A+B



VIEW FROM TRAPELO RD / BRIDGE



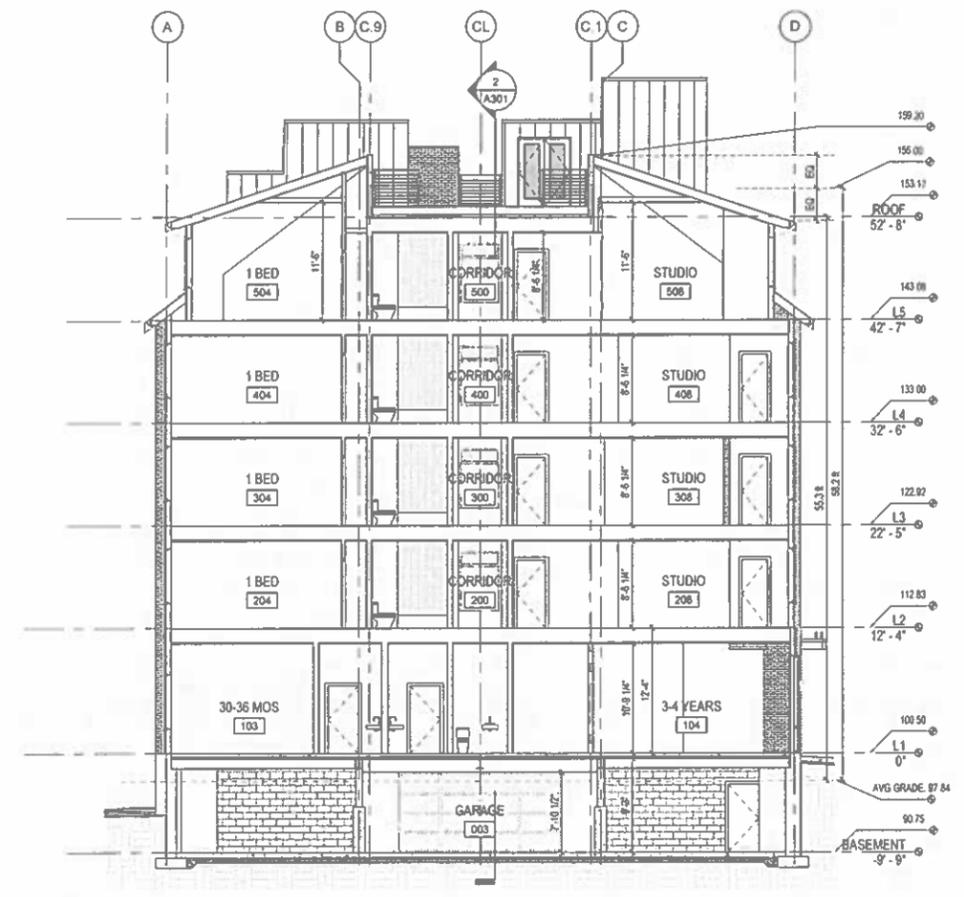
Project
**41 - 43 WHITE
STREET**
 BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

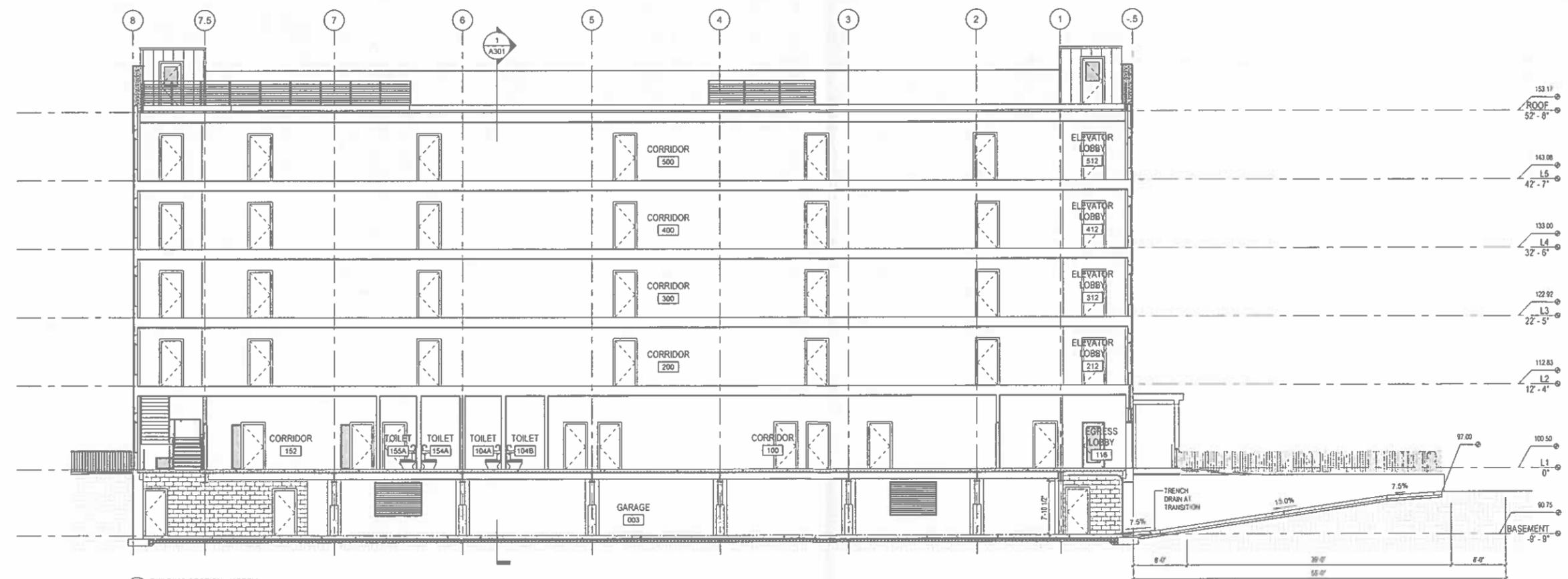
Date 3-3-25

Scale

EXTERIOR 3D VIEWS



1 BUILDING SECTION - EAST
1/8" = 1'-0"



2 BUILDING SECTION - NORTH
1/8" = 1'-0"



Project
**41 - 43 WHITE
STREET**
BELMONT MA 02478

DRAWING ISSUE DATE 3-3-25

Date 3-3-25
Scale 1/8" = 1'-0"

BUILDING SECTIONS