

June 11, 2025

Joseph G. DeStefano
3 Sumner Lane
Belmont, Ma.02478

Planning Board
Homer Building
19 Moore Street
Belmont, Ma. 02478

RE: 41-43 White Street, Mix-Use building

Ladies and Gentlemen,

I write to explain the 3rd building in the proposed re-development of The Station at Waverley Square. The development would include the demolition of one (1) existing two (2) story mixed use building located at 43 White Street containing approximately 10,000-12000 square feet of mixed-use space. The proposal would re-develop the land into one (1) newly designed mixed-use 5-story building consisting of over six (6) thousand square feet of commercial and over twenty-four (24) thousand square feet of residential space. The building is allowed by-right under the Multifamily Housing Overlay District, MOZ-5B requiring Site Plan Review by the Planning Board. This development would complement the 2 other buildings developed in the same area and greatly enhance the appearance of White Street and Waverley Square.

In response to PB memo:

- Residential amenities and open space requirements (roof deck with tables and chairs, lawn, landscaped areas, and a recreation area)
- Snow removal & snow storage. This will be handled by a private company, see plan for possible locations
- Waste and Recycle containers will be covered and locked, removal will be handled by a private company, see plan for possible location
- Short term and Long term bicycle parking will be provided as required by the By-law, possible locations are shown on the plan

Thank You,

Joseph G. DeStefano