

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



TO: Town Meeting Members
FROM: Planning Board *
Date: May 25, 2016

RE: Revised Article 6

Background: Alarmed by the increase in demolitions and the construction of oversized houses in a portion of the Single Residence C Zoning District, the April 2015 Town Meeting supported a Citizens' Petition for a moratorium on the construction of houses over 32 feet high. This moratorium will expire on June 30.

Since then, the Planning Board has worked to develop revised zoning for Single Residence C that would deal with redevelopment in an equitable fashion over the long term. It has done so in partnership with the Citizen Petitioners and the many Belmont residents who attended the nine public hearings and provided input on this Article.

Originally scheduled for the first session of 2016 Town Meeting, Article 6 was postponed in order to respond to Town Meeting Member requests for clearer, more readable language in Subpart 2, one of its five Subparts.

Our clear and readable Subpart 2 is attached. Please note that there are no changes in substance. A short summary of each Subpart is provided below. For your convenience, Article 6, as originally printed in the Warrant, with Subparts 1, 3, 4 and 5 which are unchanged in either substance or language, and the Zoning map are attached.

Summary: The zoning changes that you will be asked to approve to ensure that development enhances the Single Residence C neighborhood are summarized below. The summaries of revised Subpart 2 are italicized.

- Subparts:
1. Allows the grade of the lot to be lowered to minimize the apparent mass of the building (§ 1.4);
 2. *Establishes a Special Permit process for major construction (very large additions and post demolition reconstructions) on nonconforming lots. This process will be administered by the Planning Board and explicitly requires consideration of the impact on the neighborhood. Smaller additions still require only a building permit and mid-sized additions a permit from the Board of Appeals (§ 1.5.4);*
Provides a detailed list of factors to be considered in granting a Special Permit for major construction for nonconforming lots (§ 1.5.4 B. (5));
 3. Restricts building height to 30 feet to the midpoint and 34 feet to the highest point (§4.2.2);
 4. Limits the placement and requires screening of HVAC equipment and propane tanks (§ 4.2.2); and,
 5. Requires the front setback of the house be consistent with its neighbors (§4.2.2).

We also thank all those who helped to revise this Article and ask that you support it on June 6. Please contact us at [Liz Allison@att.net](mailto:Liz.Allison@att.net) or Jwheeler@belmont-ma.gov with any questions. We will provide additional information next week regarding any amendments submitted by residents.

*Liz Allison (Chair)
Charles Clark

Joseph DeStefano
Barbara Fiacco (Vice chair)

Karl Haglund
Raffi Manjikian