

RECEIVED
TOWN CLERK
BELMONT, MA

CASE NO. 19-20

2019 MAY -2 PM 3: 36

NOTICE OF PUBLIC HEARING BY THE
BELMONT ZONING BOARD OF APPEALS

ON APPLICATION FOR 1 SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday May 13, 2019 at 7:00 PM in the Art Gallery, 3rd floor, Homer Municipal Building, 19 Moore St., to consider the application of John Sciretta at 606-608 Trapelo Road located in a General Residence (GR) Zoning District for One Special Permit under Section 1.5 of the Zoning Bylaw to construct a one story deck. Special Permits -1.- §1.5.4 A.1 allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

ZONING BOARD OF APPEALS



Town of Belmont
Zoning Board of Appeals

RECEIVED
TOWN CLERK
BELMONT, MA

2019 MAY -2 PM 3:37

APPLICATION FOR A SPECIAL PERMIT

Date: April 15, 2019

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 606 Trapelo Rd 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 a special Permitto build a deck as a second means of from the 1st floor for the purpose of safety.

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

Address

Daytime Telephone Number

[Signature]
John Sciretta
385 Concord Ave
Belmont, MA 02478
617 872 6905



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

April 16, 2019

John Sciretta
385 Concord Avenue
Belmont, MA 02478

RE: Denial to Construct a One Story Deck

Dear Mr. Sciretta;

The Office of Community Development is in receipt of your building permit application for your proposal to construct a one story deck at 606-608 trapelo Road located in a General Residence (GR) Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning Bylaws. More specifically, §1.5.4 A.1 allows extensions and alterations of non-conforming structures in the GR zoning district by a Special Permit from the Zoning Board of Appeals.

1. The proposed changes to the structure are allowed by a Special Permit.

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 one (1) 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

**John Sciretta LICSW
P.O. Box 35
Belmont, Massachusetts 02478**

I am writing this narrative as introduction regarding my request for a permit to build a home at 606 Trapelo Road. We plan to build a residential program housing eight adults.

Wild Acre Inns had been in operation from 1972-2014, opening its first home in Lexington MA. In 1974, Wild Acre Inns opened its second program at 220 Lexington St. in Belmont. Wild Acre grew to encompass 8 residences and 3 day treatment programs. I served as Chief Clinical officer of Wild Acre Inns from 1983-1996.

In 2014, the founder of Wild Acre Inns retired, and I purchased the Belmont residence at 220 Lexington St. The company was renamed to Wild Acre and Mental Health Solutions.

The closing of Wild Acre Inns left a void in the mental health community, and it is my desire to expand on a modest scale in an attempt to fill that void.

The Belmont House serves a population with persistent mental illness, and serves people needing long term residential care.

It is my plan to open a second house in Belmont to serve a population that needs a moderate length of stay from Six to 18 months. It will be for individuals that require support to meet vocational or educational goals. To meet those goals, the house at 606 Trapelo Road will offer the following:

1. A home staffed 24 hours a day, 7 days a week, providing a homelike environment.
2. Dinner prepared each evening by staff with the assistance of residents.
3. Active case management to help residents set goals, and to help assure adherence to their treatment program
4. Communication with outside treatment team members
5. Day and evening groups that are designed to enhance the individual's outpatient treatment program.
6. Close coordination with and referrals to area hospitals and educational programs
7. Weekly supervised outings to community and cultural events.

In order to complete this project, I am requesting a back deck that will become the second means of egress from the first floor. This is for the safety of the occupants, as is the alarm system and the fire the suppression system that has been installed.

If you have any questions, please do not hesitate to call me at 617-826-1050.

Sincerely,

John Sciretta



Zoning Compliance Check List

(Registered Land Surveyor)

Property Address: 606-608 TRAPELO RD. BELMONT, MA_02468 **Zone:** __ GR __

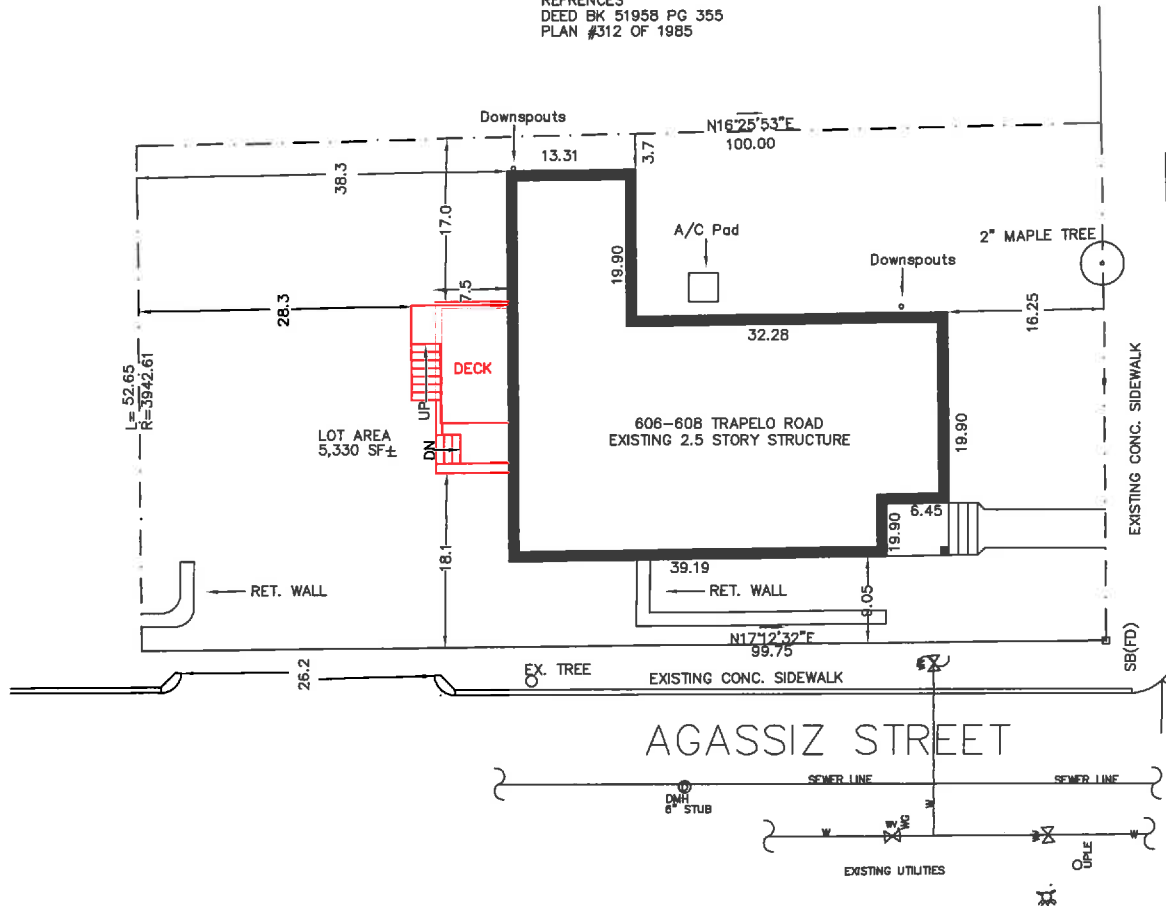
Surveyor Signature and Stamp: _____ **Date:** _2/21/2019

	REQUIRED	EXISTING	PROPOSED
Lot Area	MIN. 5,000 S.F.	5,335 S.F.	5,335 S.F.
Lot Frontage	MIN. 50'	54'	54'
Floor Area Ratio	NA	NA	NA
Lot Coverage	MAX. 30%	25.83%	28.79%
Open Space	MIN. 40%	42.6%	42.6%
Front Setback	MIN. 20'	16.25'	16.25'
Side Setback	MIN. 10'	9.05'	9.05'
Side Setback	MIN. 10'	3.7'	3.7'
Rear Setback	MIN. 20'	38.3'	28.3'
Building Height	MAX 33'	32.46'	32.46'
Stories	MAX. 2.5	2.5	2.5
½ Story Calculation			

NOTES:

NOTE: *RED DENOTES PROPOSED WORK

REFERENCES
DEED BK 51958 PG 355
PLAN #312 OF 1985



606-608 TRAPELO RD.
BELMONT, MA 02478

ZONING DISTRICT:
GENERAL RESIDENCE (GR)

PROPOSED CONDITIONS:

LOT AREA: 5,330 S.F.±
 LOT FRONTAGE: 54'
 FRONT SETBACK: 16.25'
 SIDE SETBACK: 3.7'
 SIDE SETBACK: 9.05'
 REAR SETBACK: 28.3'
 LOT COVERAGE: 28.79%

OWNER: JOHN SCIRETTA
 LOC. HOUSE NO.: 606-608
 LOT NO.: 8
 APP. NO.:
 DATE: 4.05.18
 SCALE: 1"=20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SHEET
1 of 1

DATE IN 4-5-2018
 DRAWN BY T.F.S., P.C.G.
 CHECKED BY R.E.M.
 REVISED 2-21-2019



ENVIRONMENTAL SCIENCE, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEY
 31 MUNROE ST. LYNN, MA 01901
 TEL 617.437.6461 EFAX 239.236.0444

PREPARED FOR:
JOHN SCIRETTA

SCOTT CERRATO, P.L.S.

2/21/2019
DATE

PROPOSED DECK
606-608 TRAPELO RD
BELMONT, MA 02478

606-608
 TRAPELO ROAD
 BELMONT, MA 02478
 PARCEL ID 33-85

FIRE
 RECONSTRUCTION

PERMIT SET

No.	Revisions	Date
1	Foundation	03-08-18

Job:	2840
Date:	12/04/2017
Scale:	AS NOTED
Drawn:	FB
Checked:	FB

FIRST FLOOR
 FRAMING PLAN

Rojas Design, Inc.
 Architecture
 1500 Soldiers Field Road
 BIM
 Brighton
 Interior Design
 Massachusetts, 02135
 Landscape Architecture
 T-617.720.4100

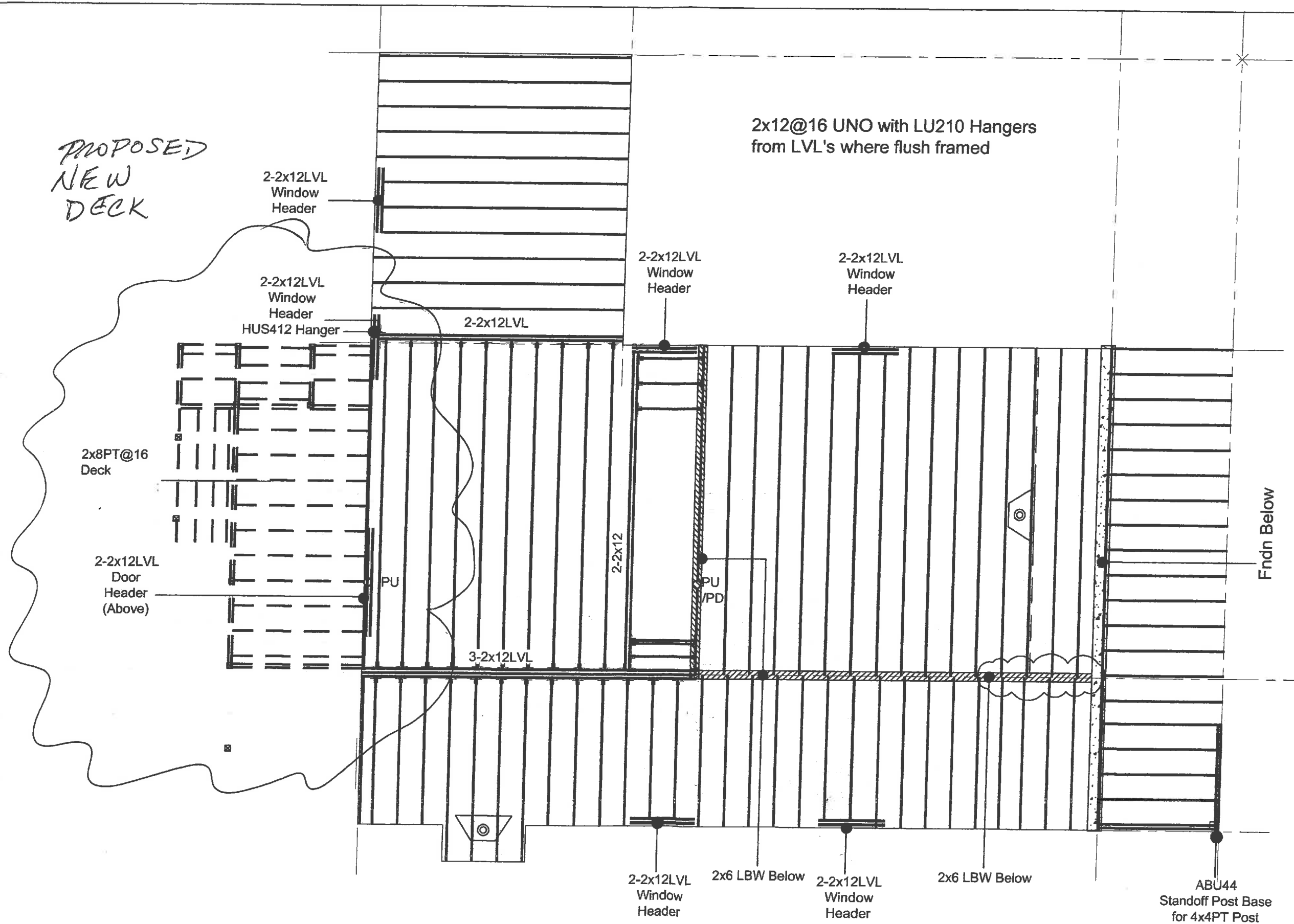
Rojas

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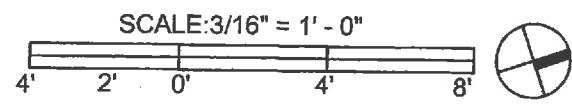
S-02

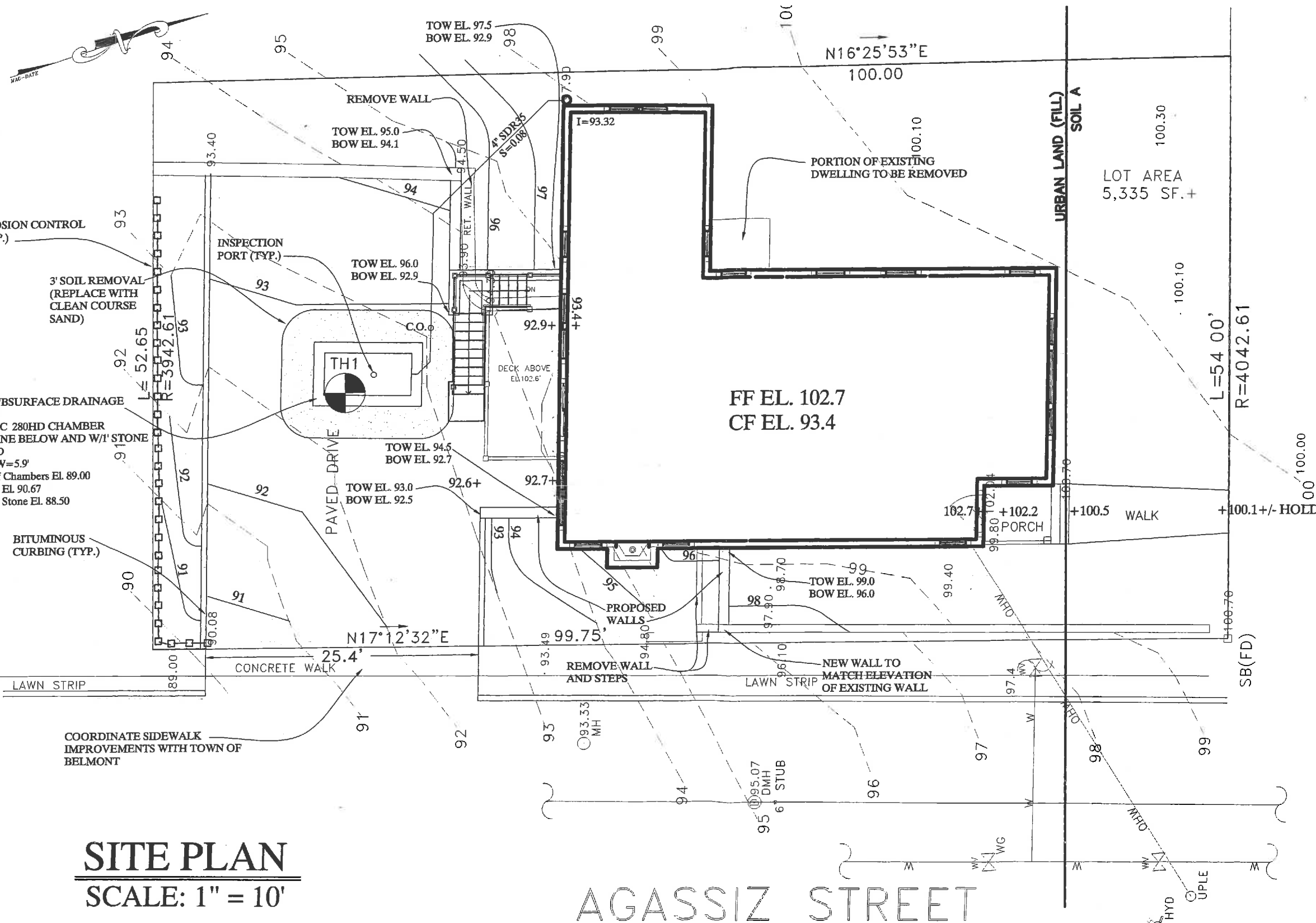
PROPOSED
 NEW
 DECK

2x12@16 UNO with LU210 Hangers
 from LVL's where flush framed



1 FIRST FLOOR FRAMING PLAN





SITE PLAN
SCALE: 1" = 10'

AGASSIZ STREET

TRAPELO ROAD

Gala Simon Associates Inc.
 394 LOWELL STREET, SUITE 18
 LEXINGTON, MA 02420
 Tel: (781) 676-2962



606-608 TRAPELO ROAD
BELMONT, MASSACHUSETTS

DRAINAGE/GRADING PLAN
 11/14/2017

606-608
 TRAPELO ROAD
 BELMONT, MA 02478
 PARCEL ID 33-85

FIRE
 RECONSTRUCTION

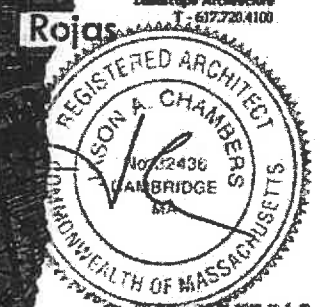
PERMIT SET
 NOT FOR CONSTRUCTION

No.	Revisions	Date

Job: 2840
 Date: 12/04/2017
 Scale: AS NOTED
 Drawn: JAC
 Checked: ATR

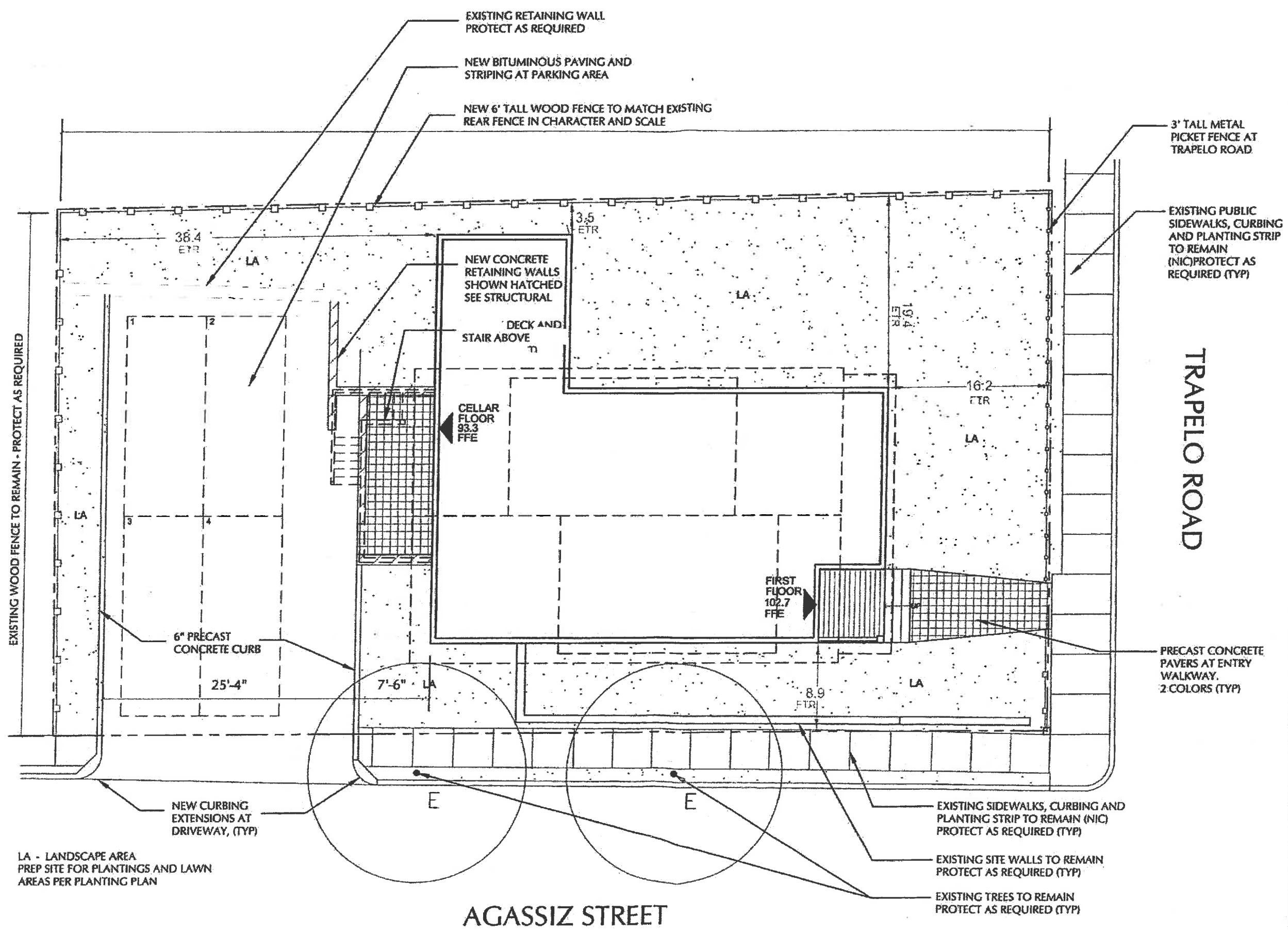
PROPOSED
 SITE AND
 MATERIALS PLAN

Rojas Design, Inc.
 Architecture
 1500 Soldiers Field Road
 02118
 Brighton
 Interior Design
 Massachusetts, 02135
 Landscape Architecture
 T - 617.720.4100



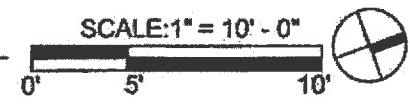
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L-01



LA - LANDSCAPE AREA
 PREP SITE FOR PLANTINGS AND LAWN
 AREAS PER PLANTING PLAN

1 SITE LAYOUT AND MATERIALS PLAN

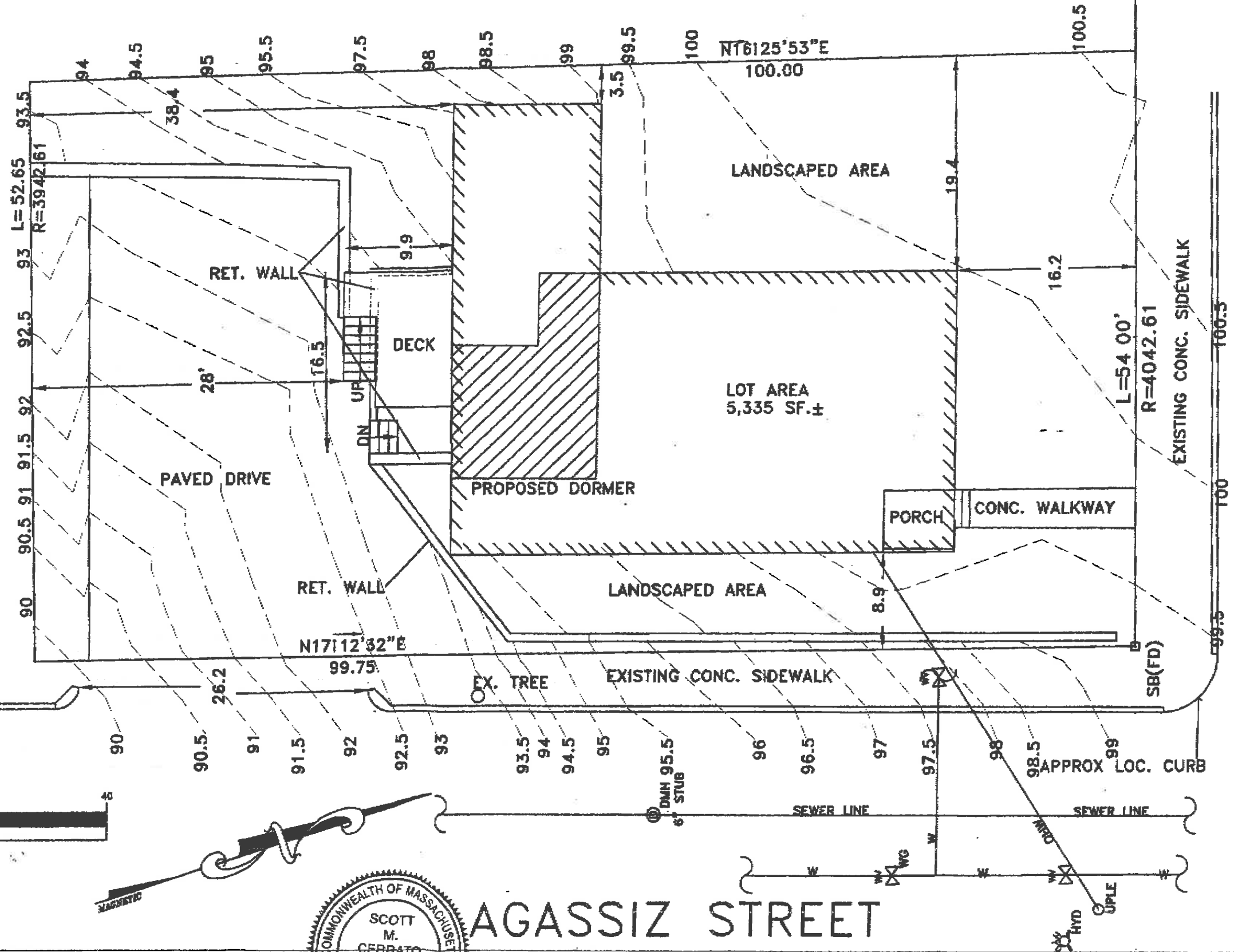


606-608 TRAPELO RD.
BELMONT, MA 02478

ZONING DISTRICT:
GENERAL RESIDENCE (GR)

PROPOSED CONDITIONS:

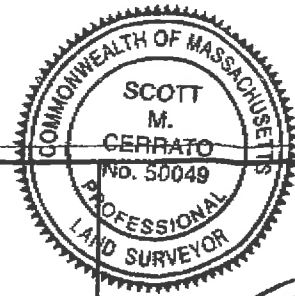
LOT AREA: 5,335 S.F.±
 LOT FRONTAGE: 54'
 FRONT SETBACK: 16.2'
 SIDE SETBACK: 3.5'
 SIDE SETBACK: 8.9'
 REAR SETBACK: 28'
 LOT COVERAGE: 27.1%
 OPEN SPACE: 45.9%
 BUILDING HEIGHT: APPROX. 32.46'



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



AGASSIZ STREET

TRAPELO ROAD

DATE IN: 11-13-2017
 DRAWN BY: S.M.C., R.E.M. & T.F.S.
 CHECKED BY: S.M.C.

NATIVEtec
 ENVIRONMENTAL SCIENCE, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE & SURVEY
 31 MUNROE ST. LYNN, MA 01901
 TEL 978.457.5451 FAX 978.236.0444

PREPARED FOR:
JOHN SCIRETTA

SCOTT M. CERRATO P.L.S.
 11-16-17
 DATE

PROPOSED SITE PLAN
 606-608 TRAPELO RD
 BELMONT, MA 02478

SHEET 2 of 2