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**TOWN OF BELMONT
PLANNING BOARD**

2017 NOV 13 AM 9:25

CASE NO. 17-17
APPLICANT: John and Linda Wolfe
PROPERTY: 15 Raleigh Road
DATE OF PUBLIC HEARING: November 7, 2017
**MEMBERS SITTING/
VOTING:** 18039 - 424
Charles Clark, Chair
Karl Haglund
Steve Pinkerton
Edward Sanderson, Associate Member



2017 00197014
Bk: 70335 Pg: 572 Doc: DECIS
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Introduction

This matter came before the Planning Board (“Board”) of the Town of Belmont (“Town”) acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (“By-Law”) and Chapter 40A of the Massachusetts General Law (“Zoning Act”). The Applicants, John and Linda Wolfe (Applicants) for a Special Permit under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure (side setback: 10’-0” allowed; 5.4’ existing and proposed) in order to construct a one-story addition at the rear of the home at 15 Raleigh Road located in a General Residence Zoning District.

Proposal

The Applicants propose to construct a one-story addition to add a study/den at the rear of their home that can be converted to a bedroom in the future and enlarge a kitchen in order to allow the Applicants to age in place. The Applicants suggested this addition will not be detrimental to the neighborhood since other houses in the area have similar additions. While the existing home is nonconforming with respect to the side, the addition will be constructed to meet all other dimensional regulations. The Applicants worked with an architect to design an addition that complements the house and the surrounding neighborhood. The Applicants have shown the plans to several of the neighbors and they have not expressed any objections to them.

Public Hearing

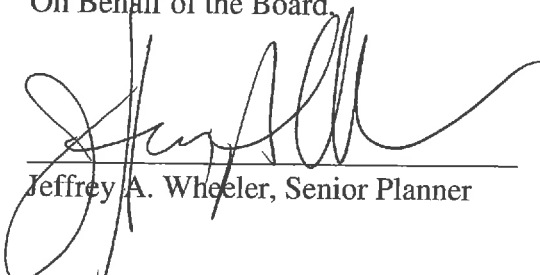
The Board held a duly noticed hearing on the application on November 7, 2017. Two neighbors spoke in support of the Applicant’s proposal; no one spoke in opposition to it.

Deliberation and Decision

On November 7, 2017, the Board deliberated on the Applicants' request for a Special Permit under Section 1.5.4 of the Zoning By-Law to alter a nonconforming structure (side setback: 10'-0" allowed; 5.4' existing and proposed) in order to construct a one-story addition at the rear of the home at 15 Raleigh Road located in a General Residence Zoning District. The Board found that the proposed addition would not be substantially more detrimental to the neighborhood and that it would be in keeping with the character of the neighborhood and/or home. The addition was designed to complement the existing home and surrounding neighborhood, will be constructed to meet all dimensional regulations, and neighbors have not expressed any objections to the addition.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to GRANT THE APPLICANT'S REQUEST FOR A SPECIAL PERMIT to construct a one-story addition at the rear of the home at 15 Raleigh Road located in a General Residence Zoning District.**

On Behalf of the Board,



Jeffrey A. Wheeler, Senior Planner

Dated: November 9, 2017

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on November 13, 2017, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

December 5, 2017



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

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Official Receipt for Recording in:-----*

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208 Cambridge St.

Cambridge, Massachusetts 02141

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15 RALEIGH RD
BELMONT MA

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DECIS	00197014	70335 572	\$75.00

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Collected Amounts-----*

Payment Type	Amount
Check	580
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	\$75.00
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	\$75.00

Total Received : \$75.00
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Thank You
MARIA C. CURTATONE - Registrar of Deeds
By: Linda B

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