

SOUTH PLEASANT PLANNED VILLAGE DEVELOPMENT

Intent

The South Pleasant Planned Village Development (SPPVD) is intended to permit a mix of land uses, densities and building types in one development. It is further intended to promote a vibrant, compact, pedestrian friendly development with the virtues of a traditional New England Village. The Town of Belmont desires to encourage projects that will meet the demands of the market, improve the economic base of the community and protect the Town's character. Any development proposed under this by-law must recognize that protection of Belmont's residential character will be a prime consideration for approval or denial, and therefore developments under this by-law will require more rigorous development standards than those found in other zoning districts.

Boundary of South Pleasant Planned Village Development District

A South Pleasant Planned Village Development may only be proposed in the area shown on the South Pleasant Planned Village Development Map and which is generally described as the area bounded by Pleasant Street on the north, Trapelo Road on the west, White Street and the southerly boundary of the MBTA (formerly the Boston and Maine Railroad) lands on the south, and the eastern boundary of Parcel 29-18 as listed on the Town's Tax Assessors Map on the east. The SPPVD boundaries shall be superimposed on the Town of Belmont Zoning District Map so as to indicate the extent of the SPPVD.

The SPPVD shall further be divided into two sub-districts as follows:

WAV Sub-district – The area bounded by White Street, the White Street Extension, Pleasant Street, and Trapelo Road.

TOC Sub-district – The area bounded by property belonging to the MBTA (formerly the Boston and Maine Railroad, White Street Extension, Pleasant Street, and the eastern boundary of Parcel 29-18 as listed on the Town's Tax Assessors Map.

Applicability

The South Pleasant Planned Village Development district shall be considered as overlaying other existing zoning districts. The SPPVD confers development options to be employed at the discretion of the property owner, subject to the requirements of this by-law. SPPVD development projects shall be subject to Design and Site Plan Review. Certain SPPVD development projects will also be eligible for a Special Permit to increase building height and/or to exceed otherwise applicable square footage limitations.

Existing Zoning Districts

The SPPVD does not in any manner remove or alter the zoning rights permitted by the underlying, existing zoning districts.

Eligibility

New construction projects containing a minimum lot size of 50,000 square feet.

Expansion of existing buildings containing a minimum of 25,000 square feet if the expansion involves 50% or more of the gross floor area;

Uses

The following uses shall be allowed within a SPPVD project.

1. Residential

- A. Residential uses shall be allowed in the entire SPPVD above the ground floor;
- B. In the TOC sub-district, residential uses shall be only above the ground floor;
- C. In the WAV sub-district, residential uses are allowed on the ground floor of any building or portion of a building at a distance of 100 feet from Trapelo Road but only if the residential portion of the building has a main entrance opening to White Street.

2. Business

- A. Retail sales and services up to 10,000 square feet shall be allowed in the SPPVD district.
- B. Retail sales and services in excess of 10,000 square feet may be allowed subject to a granting of a special permit for use by the Zoning Board of Appeals.
- C. Office uses shall be allowed in the SPPVD district above the ground floor.
- D. In the TOC sub-district, office uses may be allowed on the ground floor by special permit.
- E. Medical offices are not allowed in the WAV sub-district.
- F. Banks, credit unions or similar establishments are not allowed in the SPPVD district.
- G. Restaurant up to 10,000 square feet shall be allowed in the SPPVD district.
- H. In the TOC sub-district a fast-food or take-out restaurant including drive-up windows shall be allowed subject to traffic and queuing review by the Planning Board.
- I. Hotels, including extended stay hotels shall be allowed in the TOC sub-district only.

3. Other

- A. Mixed use development projects consisting of a combination of retail sales, office, restaurant, movie theater, art gallery or commercial off-street parking facility uses.
- B. Movie theaters up to 10,000 square feet;
- C. Art galleries up to 10,000 square feet;

4. Accessory Uses – Accessory uses and buildings are permitted when provided as an integral part of the overall development to serve the occupant, patrons and guests thereof but not necessarily limited to the following:

- A. Commercial off-street parking facility may be allowed by special permit;
- B. Maintenance buildings;
- C. Health clubs

The following are expressly prohibited uses in a SPPVD development project

Exterior mounted or stand alone automated banking facility;
 Banks, credit unions and similar establishments;
 Adult entertainment establishments; or
 Storage trailers and outdoor storage of goods associated with a commercial use unless use of such structure is necessary during construction.

Existing Uses

Any use otherwise permitted in the underlying district and which already exists on the premises proposed for a SPPVD development project shall be allowed to remain as part of the development project.

Intensity of Use

FAR requirements = 2.5 overall

Parcels within 100 ft of residential = 1.5 FAR

Staggering or separation of buildings requirement. (Sight lines/view corridors)

Dimensional Requirements

Setbacks

Height

Building Orientation – Building within 50 ft of Trapelo Road to be oriented such that building faces Trapelo Road.

Other – At least 1/3 of the gross floor area to be contained in buildings three stories and under.

Only 1 four story building may be built for every 50,000 sf of parcel area.

How to deal with ½ stories.

Step backs on upper floors

Performance and Design Standards

Parking Requirements

Design Standards

Building
Site

Scale

The size and detailing of buildings shall be pedestrian oriented and shall reflect community preference for moderate-scale structures that reflect the residential character of the Town, rather than city blocks. Building design shall incorporate features to add visual interest while reducing appearance of bulk or mass. Such features include, as appropriate, varied facades, rooflines, dormers, roof heights, materials, and details such as brick chimneys or shutters.

External Materials and Appearance

Except for windows and minor trim, buildings shall avoid reflective materials such as porcelain enamel or sheet metal.

Awnings and Signs

Vehicle and Pedestrian Features

Landscaping and Off-Site Improvements

Incentives

Bonus density for projects exceeding 150,000 sq ft

Authority

The Planning Board shall have Design and Site Plan Review authority for all projects in the SPPVD. As part of its Design and Site Plan Review authority under this Section, the Planning Board may waive some or all of the dimensional and parking requirements of this Section if, in its determination, such waiver will result in an improved design. In addition, the Planning Board is also the Special Permit Granting Authority (SPGA) for SPPVD developments requiring a Special Permit.

Submittal Requirements (review, revise and rewrite)

Any person seeking Design and Site Plan Approval or a Special Permit for a SPPVD development shall submit 13 copies of the application in such form as the Planning Board may require which shall include the following:

Development plans bearing the seal of a MA Registered Architect, MA Registered Landscape Architect, Registered Civil Engineer, or similar professional as appropriate;

Narrative description of the proposed work affecting the exterior of the building or structure, including a description of the materials to be used;
 Site plans and specifications showing total square footage and dimensions of all buildings and site improvements, including:

- New buildings, additions, adjacent structures;
- Streets, sidewalks and crosswalks;
- Existing and proposed open spaces, including, existing and proposed walls, fences, outdoor lighting, street furniture, new paving and ground surface materials;
- Points of vehicular and pedestrian access/egress;
- All utilities, easements or service facilities, insofar as they relate to the project;
- Proposed site grading, including existing and proposed grades at property lines.

A certified plot plan less than 6 months old;

Architectural Layout Plans at a scale of 1/8" = 1' or appropriate scale. All spaces within the proposal must be properly labeled and all dimensions must be clearly shown;

Site perspective, sections, elevations 1/8" = 1';

Detailed description of the proposed use of the building, including hours of operation, numbers of employees, method and types of deliveries, etc;

Detailed plans for disposal of sanitary sewage;

Detailed plans for landscaping;

Parking plan;

Plan for lighting, including the type of fixtures, and the off-site overspill (foot candles) of the lighting;

Signage plans; and,

The proposed method of storm water removal accompanied by calculations for a 20-year storm event.

The Planning Board may also require the following prior to acting on the application:

Material boards of proposed buildings; and

An estimate of municipal revenues and costs expected to be generated by the project, including anticipated real estate valuation and public service needs.

The Planning Board may request additional information necessary in their deliberations relative to the application for the Special Permit.

Procedures

Design and Site Plan Review

The Planning Board shall promulgate rules and regulations requiring an applicant for Design and Site Plan Review under this Section to pay a review fee in an amount to be determined by the Planning Board to cover the reasonable costs of the Planning Board for the employment of any independent consultants determined to be needed to assist in the review of the application for Design and Site Plan Review. Such consultants shall be qualified professionals in the relevant fields of expertise as determined by the Planning Board.

Review of a submitted application shall follow the procedures below and as specified in Section 7.3.3 of the Zoning By-Laws. Where there is a conflict in procedures, those specified below shall prevail. The Planning Board, or its designee, shall review a submitted application for completeness and shall notify the Applicant within thirty (30) days of its submission whether the application is complete or, if not, what items are missing. If the Planning Board fails to so notify the Applicant within such time, the application shall be deemed complete; provided that nothing herein shall be interpreted to limit the ability of the Planning Board to require additional information. The time for holding a public hearing shall not commence until the Planning Board has received a complete application.

An application for Design and Site Plan Review hereunder shall be approved if such application, as affected by such reasonable conditions as the Planning Board may impose, is consistent with the objectives in this Section and all other requirements of this By-Law. The Planning Board may impose such reasonable conditions on its approval as it shall deem appropriate to assure the continuing consistency of the development project with the purposes of Section 8.

An application may be denied where:

An application is incomplete; or

No reasonable conditions will ensure that the proposed development is consistent with the standards and criteria set forth in Section 8.3. Such a denial shall be in writing and shall set forth the reasons for denial.

Any proposed amendment to an Approval under this Section shall follow the procedures set forth herein for an initial application.

Notwithstanding any provisions hereof to the contrary, Design and Site Plan Review shall not be required for alterations or repairs to an existing building in a previously approved SPPVD development project which do not increase the height, bulk, or footprint thereof, which are not being performed to provide for its use for a substantially different purpose and which do not violate the conditions contained within any prior Design and Site Plan Approval applicable to such building.

Special Permit Application

All applications for a Special Permit in the SPPVD will follow Section 7.4.4 and Section 7.4.5 of the Town of Belmont Zoning By-Law for the application procedures.

This Section together with the rest of this By-Law constitutes the zoning regulations for the South Pleasant Planned Village Development. Where conflicts exist between this Section 8 and the rest of the By-Law, the provisions of the Section shall govern."