



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Brookline, MA 02445-6899
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Linda Hamlin, Chairman
Steven Heikin, Clerk
Robert Cook
Blair Hines
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 18, 2017
Subject: Construct a three-story rear addition
Location: 61 Wolcott Road

Atlas Sheet: 114	Case #: 2017-00XX
Block: 402	Zoning: S-15
Lot: 18	Lot Area (s.f.): 9,929

Board of Appeals Hearing: **June 22, 2017 at 7:30 pm**

SITE AND NEIGHBORHOOD

61 Wolcott Road is a single-family dwelling located in South Brookline close to the Putterham Golf course. It is a two-story colonial built in 1935. It has a rear basement garage and a large paved parking area at the rear. The surrounding neighborhood is largely wooded and consists primarily of single-family dwellings.

APPLICANT'S PROPOSAL

The applicant, Matthew Soares, proposes to construct an addition at the rear. The addition will be three stories and will include a single-car garage at ground level (294 square feet) and a carport; a first floor with an eat-in-kitchen (294 square feet), unenclosed screen porch (156 square feet) and open deck (75 square feet); and a second floor with a bedroom, bathroom and laundry room (278 square feet). The total indoor square footage to be added is 572 square feet.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Setback

Dimensional Requirements	Required	Existing	Proposed	Relief
Side Yard Setback	15'	10'	10'	Special Permit**

*** Under Section 5.43, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided.*

Section 8.02.2 – Alteration or Extension

A special permit is required to alter a pre-existing non-conforming structure or use.

PLANNING BOARD COMMENTS

The Planning Board is supportive of this addition. It will be located at the rear of the home and will not be visible from the street or in close proximity to neighbors. The existing non-conforming setback will remain the same and the addition is in line with the existing structure. The proposal will add useful parking, outdoor space and living space for the homeowners.

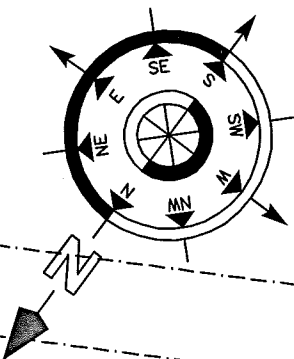
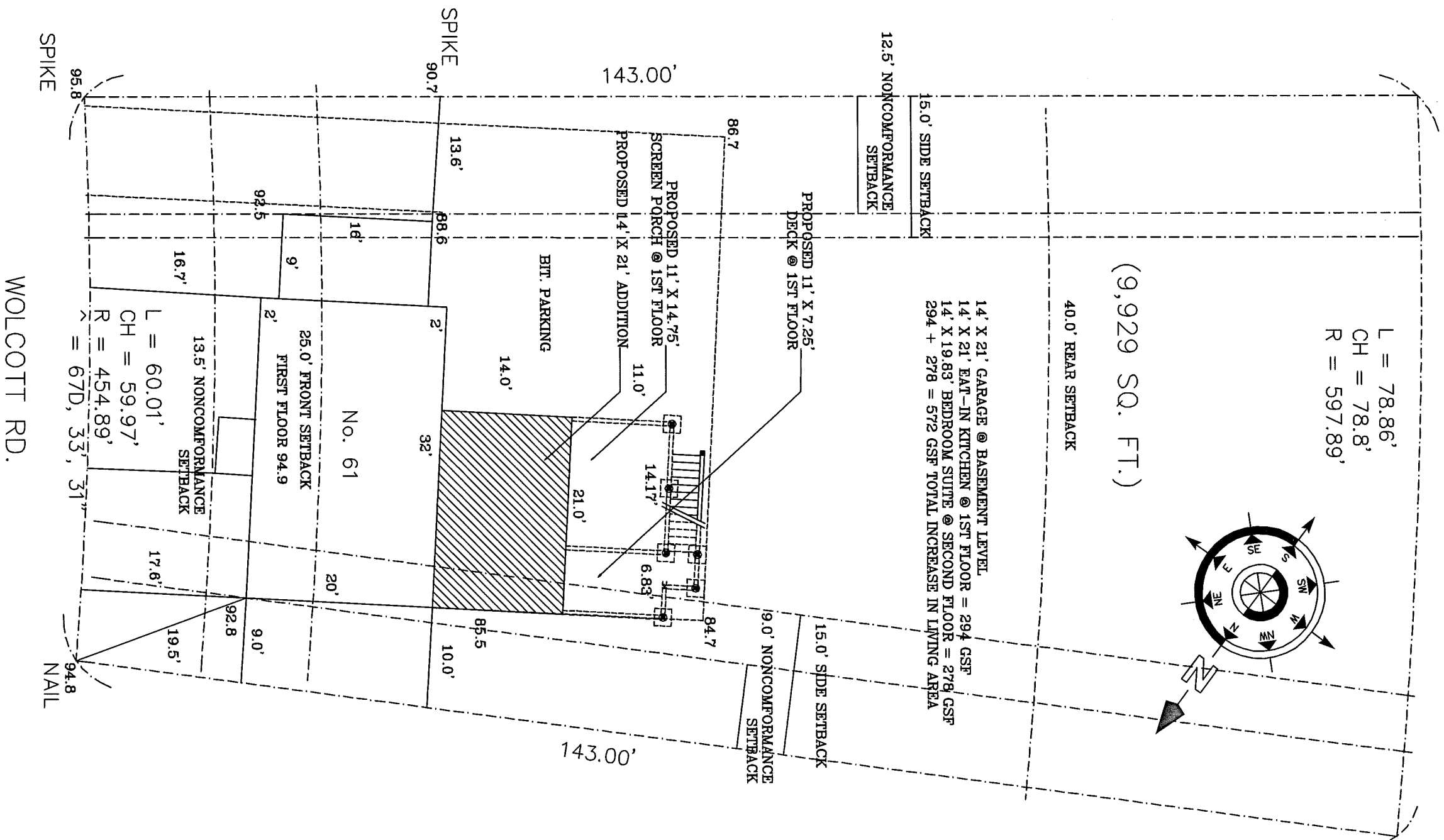
Therefore, the Planning Board recommends approval of the site plan by Michael Antonino, PLS dated 4/20/2017 and architectural plans by Thomas Rovero, dated 4/25/17 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit (3) 11” x 17” copies of final plans and elevations subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit (3) 11” x 17” copies of a final landscape plan indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

knm



REF: LAND COURT PLAN 10514E
 CERTIFICATE No. 8194, BOOK 41
 LUPINE RD. (NOT BUILT)



© COPYRIGHT 	TITLE LIST OF DRAWINGS NOTES, ZONING & SCHEDULES	DATE 4/25/17 DRAWN BY TR CHECKED BY EG PROJECT NUMBER COMP. DATE NAME G1V0LDC0TT15V6 SCALE GRAPHIC	PROJECT TITLE 61 WOLCOTT ROAD ADDITION & ALTERATIONS 61 WOLCOTT ROAD BROOKLINE, MA	Thomas Rovero, AIA 1 Morse Pond Road Wellesley, MA 02181 Tel. 617-237-7883	STAMP No. _____ Description _____ Date _____	REVISIONS No. _____ Description _____ Date _____
	Thomas Rovero, AIA 1 Morse Pond Road Wellesley, MA 02181 Tel. 617-237-7883					

61 WOLCOTT ROAD ADDITION & ALTERATIONS

61 WOLCOTT ROAD
BRAINTREE, MA

ARCHITECT:

THOMAS ROVERO, RA

25 SURRY ROAD
HINGHAM, MA (617) 590-8760

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT ALL WORK SHOWN ON THE PLANS AND AS REQUIRED BY STATE AND LOCAL CODES.

- T-1 LIST OF DRAWINGS & SCHEDULES
- A-1 PROPOSED GROUND, FIRST & SECOND FLOOR PLANS
- A-2 PROPOSED FLOOR & ROOF FRAMING PLANS

61 WOLCOTT ROAD, BROOKLINE S-15 DISTRICT

GROSS SQUARE FOOT CALCULATION

FLOOR	EXISTING			PROPOSED			SUBTOTAL			GSF	NOT GSF
	GARAGE	MECH'L	STORAGE	GARAGE			GARAGE	MECH'L	STORAGE		
BASEMENT	334	100	350	294			628	100	350		1,078
FIRST FLOOR		UN-PORCH (DEM'D)		LIVING	UN-PORCH DECK		LIVING	UN-PORCH DECK			
	808	106		294	156	75	1,102	156	75	1,102	156
SECOND FLOOR		LIVING		LIVING							
	624			278			902			902	
TOTAL	1,432			572			TOTALS			2,004	1,234
FAR = GSF/LOT AREA		GSF	LOT AREA	FAR EXISTING	GSF	LOT AREA	FAR PROPOSED				
		1,432.00	9,929.00	0.14	2,004.00	9,929.00	0.20				

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC. 61 WOLCOTT ROAD, BROOKLINE, MA. SINGLE FAMILY ADDITION

(1) USE ITEM: R-3, SINGLE FAMILY DWELLING

(2) DIMENSIONAL REQUIREMENTS: BROOKLINE RESIDENCE S-15 DISTRICT.

SINGLE-FAMILY S-15 DISTRICT											
LOT # 61	MIN. LOT SIZE (SF)	MIN. LOT AREA FOR ADDITIONAL DWELLING UNIT (SF)	MIN. LOT DEPTH NA	MIN. LOT WIDTH (FT)	MAXIMUM BUILDING COVERAGE	MAX. HEIGHT OF BUILDING (FT)	USABLE OPEN SPACE PER DWELLING UNIT (SF)	MIN. FRONT YARD (FT)	MIN. SIDE YARD (FT)	MIN. REAR YARD (FT)	MIN. OPEN SPACE 60% OF GSF
ZONE	REQ'D BY CODE	15,000 SF	NA	100'	35%	35'	NA	25'	15'	40'	60%
RES S-15	EXISTING CONDITION	9,929 SF	N/A	60.01'	9.7%	32'-6"	NA	16.7'	9'	104'	>150%
RES S-15	PROPOSED CONDITION	9,929 SF	N/A	60.01'	16.4%	31'-2"	NA	16.7'	9'	76'	>150%

- 1) ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 6TH ED. MA BUILDING CODE AND IT'S REFERENCED STANDARDS.
- 2) SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED APPROVAL RECEIVED PRIOR TO FABRICATION.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.
- 4) UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- 5) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

- 6) EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL APPROVED BY THE PROJECT ARCHITECT. REMOVE ANY SILTY TOPSOIL OR OBJECTIONAL MATERIAL FROM UNDER SLABS ON GRADE. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- 7) EXTERIOR WALL FOOTINGS ARE TO BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FT. BELOW THE LOWEST ADJACENT GROUND SURFACE EXPOSED TO FREEZING. ANY ADJUSTMENTS OF ELEVATIONS OF FOOTINGS DUE TO FIELD CONDITIONS MUST HAVE THE EXPRESSED APPROVAL OF THE PROJECT ARCHITECT.

- 8) SOIL BEARING CAPACITY - NATURAL UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL HAVING AN ALLOWABLE BEARING PRESSURE OF 4,000 POUNDS PER SQ. FT.

- 9) BACKFILL THE EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 6 IN. LIFTS AND COMPACTED TO 95% PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT. AS DEFINED BY ASTM D1557, METHOD D AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY THE PROJECT ARCHITECT.

MA ENERGY CODE: BASEMENT R-12 RIGID TO 4' BELOW GRADE, EXTERIOR WALLS R-21 FG BATT, ROOF R-38 FG BATT, DOORS & WINDOWS DOUBLE INSULATED LOW E U .33

- 10) CONCRETE WORK - CODE CONFORMANCE: COMPLY WITH THE LATEST OF THE FOLLOWING STANDARDS:
 *ACI 301 - STRUCTURAL CONCRETE FOR BUILDINGS
 *ACI 347 - FORMWORK
 *ACI 318 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 *ACI 322 - BUILDING CODE STANDARDS FOR STRUCTURAL PLAIN CONCRETE

- 11) MATERIALS:
 CONCRETE: APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. SLUMP 3-5 INCHES.
 FORMWORK: SMOOTH PLYWOOD FORMS FORE EXPOSED SLABS OR WALLS, BOARD FORMS FOR FOOTINGS AND UNEXPOSED AREAS. NO EARTH FORMS.
 GROUT: NON-METALLIC NON-SHRINK TYPE UNDER BASE PLATE OR BEARING PLATES.

- 12) EXECUTION:
 CONCRETE: PLACE CONCRETE BY APPROVED METHODS OF ACI 304 FORMWORK: PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WITH ACI 347

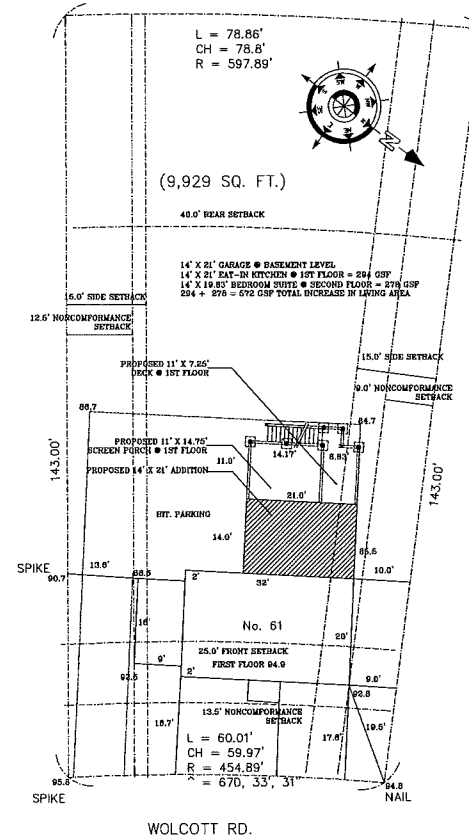
- 13) ALL CONCRETE SLABS TO BE 4" AT CRAWL SPACE AND BASEMENTS, 6" AT GARAGE PAVING SLAB. ALL SLABS TO HAVE FIBERMESH AND 6 MIL POLY VAPOR BARRIER OVER 6" MINIMUM COMPACTED GRAVEL FILL.

- 14) ALL CONTINUOUS AND PAD FOOTINGS AND TOP OF FOUNDATION WALLS TO HAVE 2 #5 REBAR WITH MINIMUM 2" COVER.

- 15) GALVANIZED SILL BOLTS TO BE SET @ 4 FT. O.C. ALL BEARING PLATES TO BE SET WITH MINIMUM 4 GALVANIZED BOLTS.

- 16) ALL PIPE COLUMNS TO BE 4 IN. DIAM. 10.79 Lb-Ft, WITH 8 IN. X 8 IN. X 1/2" BASE PLATES AND TOP PLATES.

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REVISIONS		Date
No.	Description	

Thomas Rovero, AIA
 1 Morse Pond Road
 Wellesley, MA 02181
 Tel. 617-237-7883

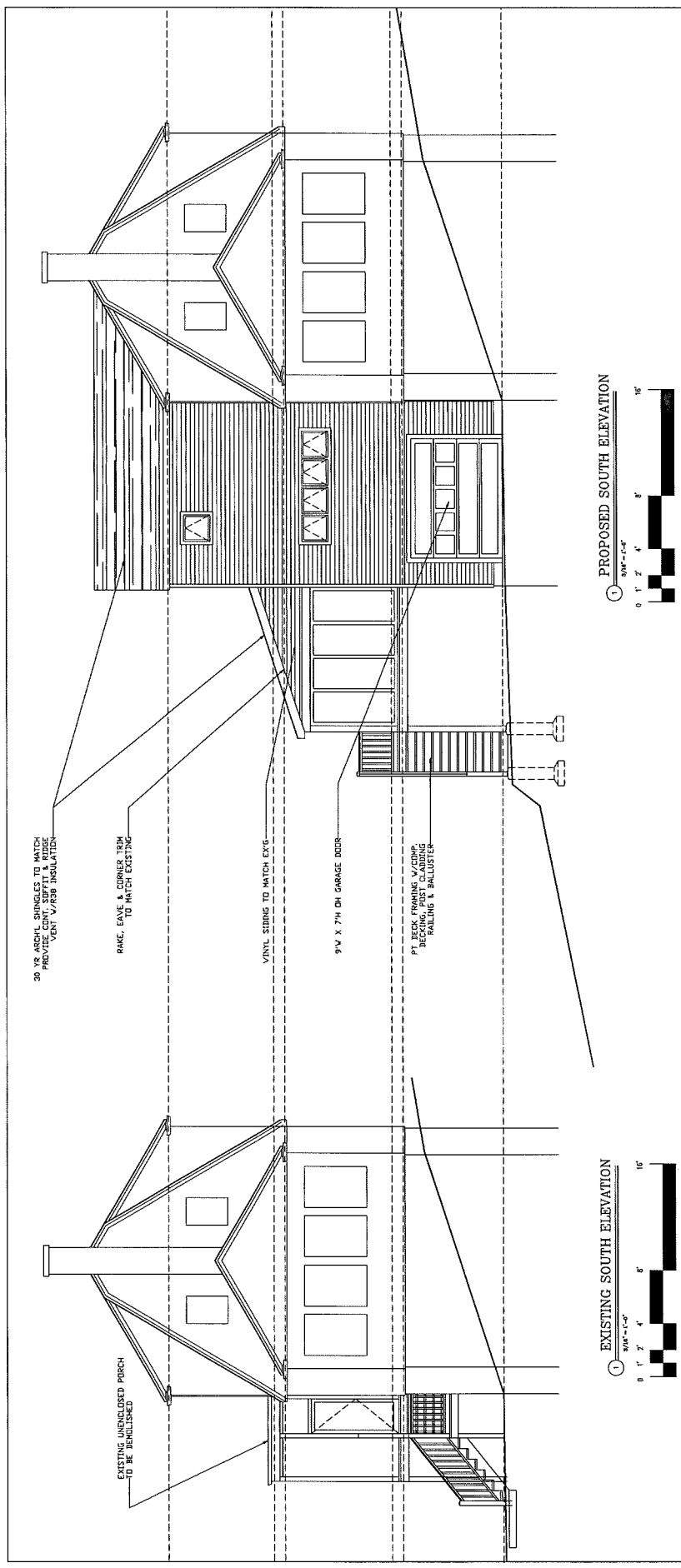
PROJECT TITLE
**61 WOLCOTT ROAD
 ADDITION & ALTERATIONS**
 61 WOLCOTT ROAD
 BROOKLINE, MA

DATE 4/25/17
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 COMP. DWG. NAME 61WOLCOTT.DWG
 SCALE GRAPHIC

TITLE
**LIST OF DRAWINGS
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 & SCHEDULES**

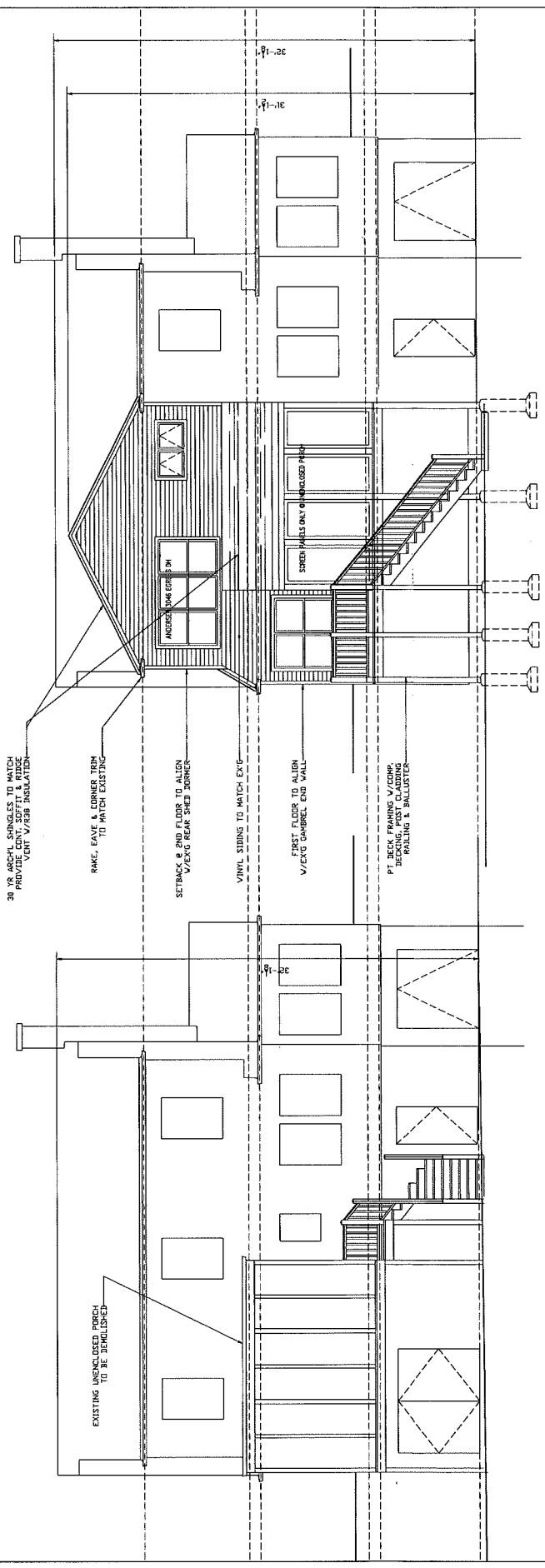
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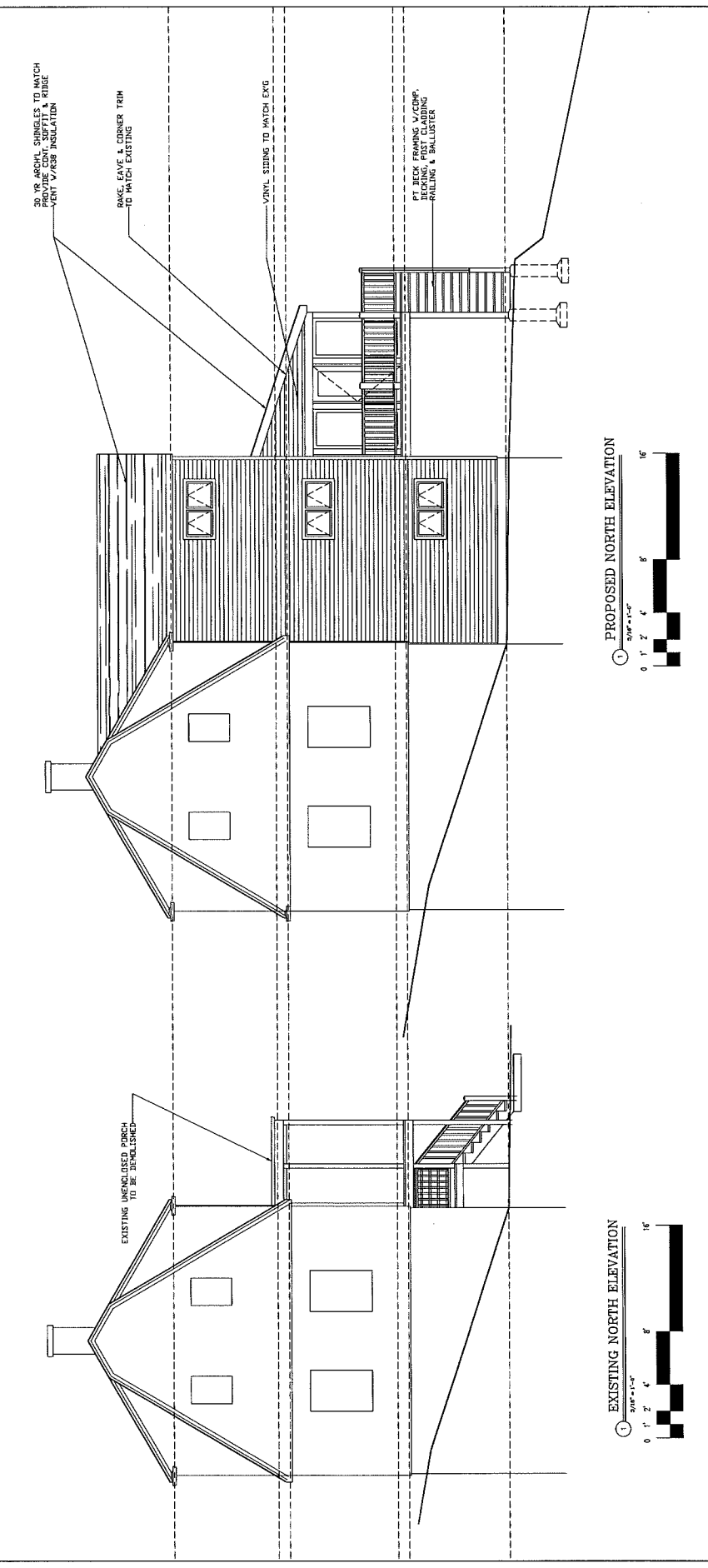
EXISTING SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



EXISTING REAR ELEVATION
1/8" = 1'-0"

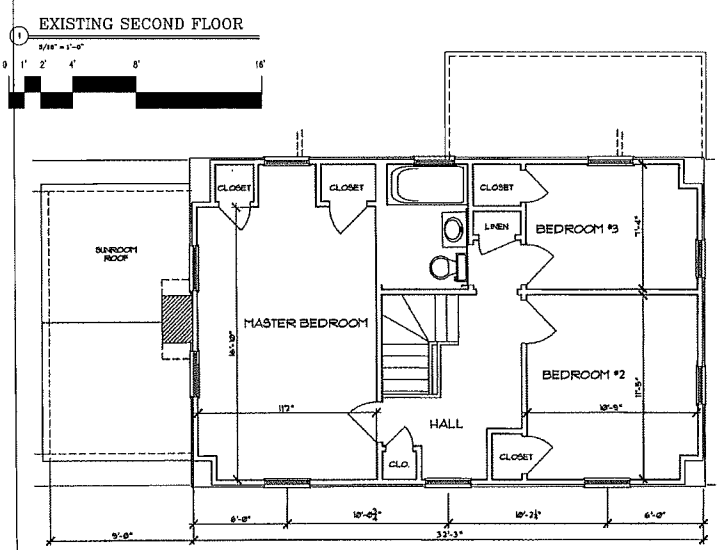
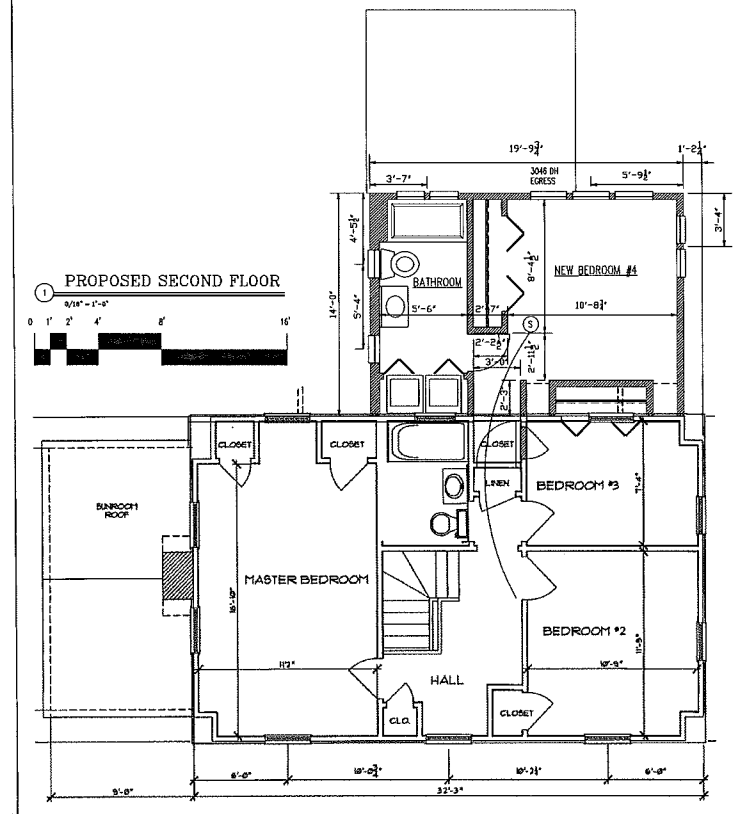
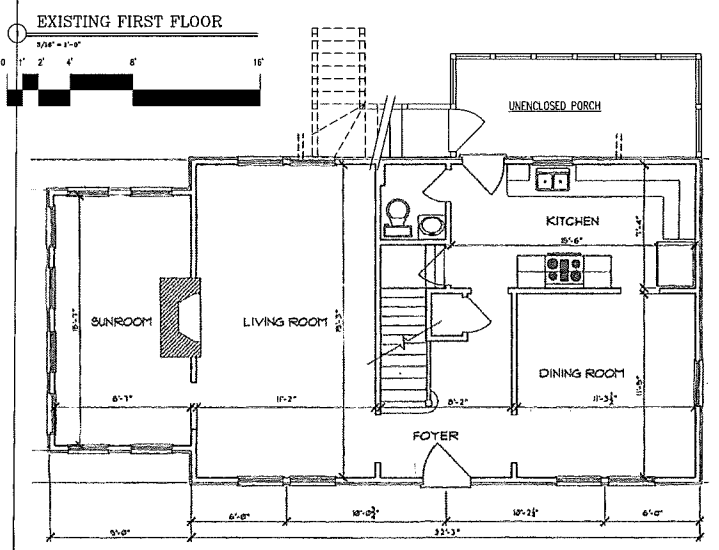
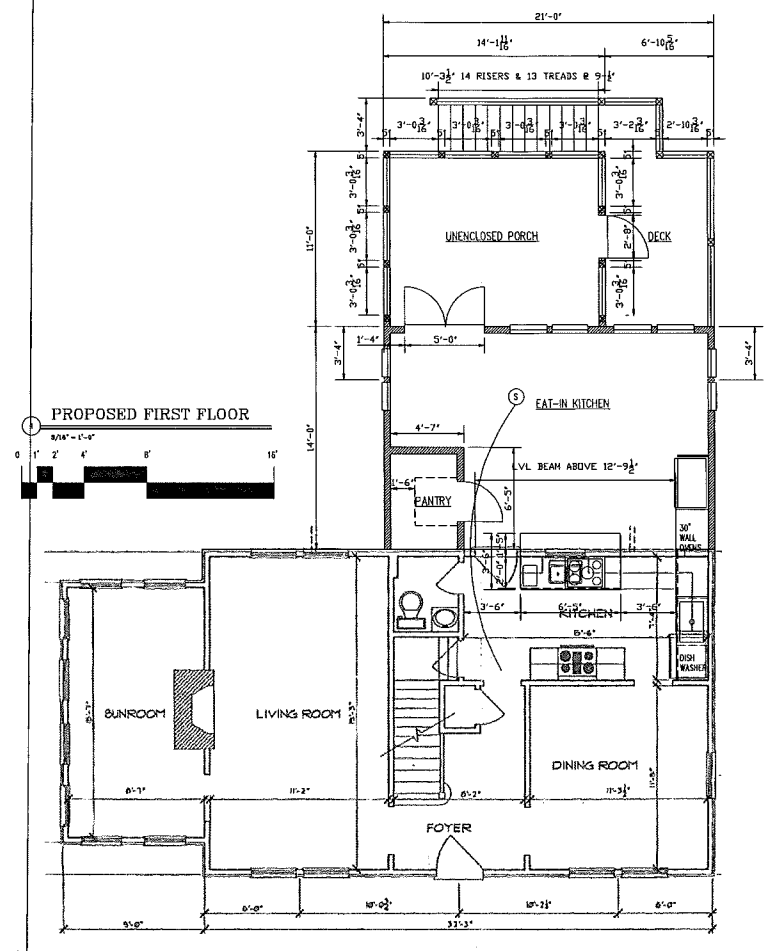
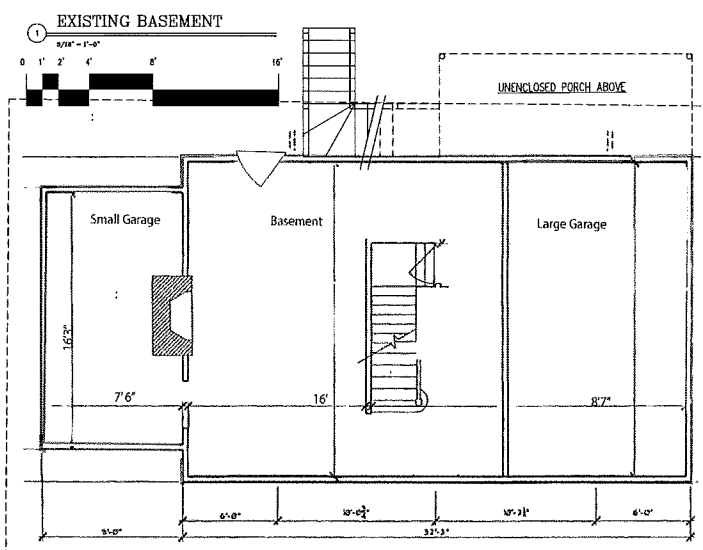
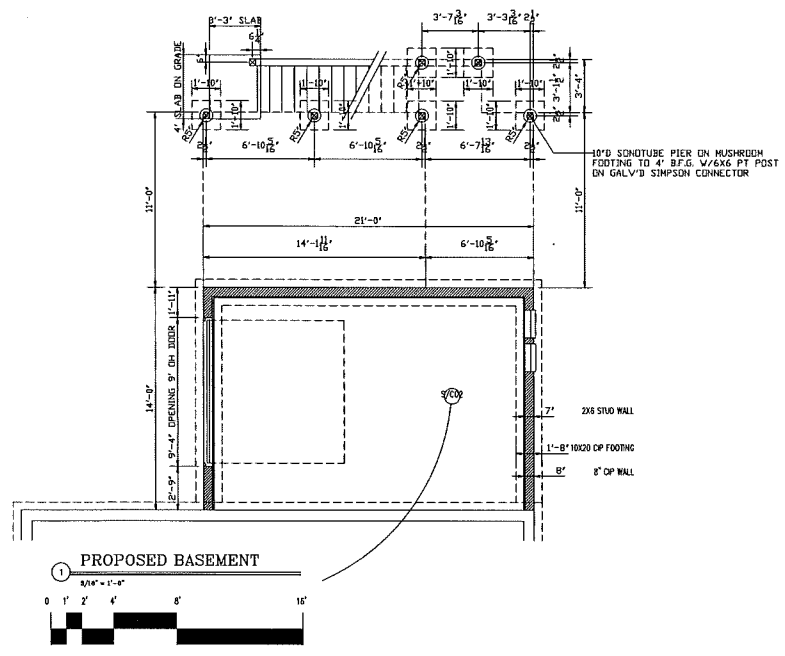
PROPOSED REAR ELEVATION
1/8" = 1'-0"



EXISTING NORTH ELEVATION
1/8" = 1'-0"

PROPOSED NORTH ELEVATION
1/8" = 1'-0"

TITLE PROPOSED EXTERIOR ELEVATIONS	DATE 4/25/16	PROJECT TITLE 61 WOLCOTT ROAD ADDITION & ALTERATIONS 61 WOLCOTT ROAD BROOKLINE, MA	STAMP	REVISIONS	No.	Description	Date
	DRAWN BY TR						
A-2	CHECKED BY EG						
	PROJECT NUMBER						
	COMP. DWG. NAME 61WOLCOTT.DWG						
SCALE 3/16" = 1'-0"		Thomas Rovero, AIA 1 Morrees Pond Road Wellesley, MA 02181 Tel. 617-237-7883					
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No.	Description

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Thomas Rovero, AIA
 1 Morse Pond Road
 Wellesley, MA 02181
 Tel. 617-237-7883

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TITLE
 PROPOSED
 FLOOR
 PLANS

A-1
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