

**From:** "Chris Manley Home Helpers" <chris@homehelperstoday.com>  
**To:** "Kelly Lynema" <KLynema@town.arlington.ma.us>  
**Date:** 07/21/2022 12:00 AM  
**Subject:** RE: 18-20 Belknap St, 7/25 Continuance

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Hi Kelly –

Responses to the ARB requests are in-line with your bullet points outlined in **[bold blue brackets]**. Dime worksheets to follow in a separate email.

We reserve the right to make any changes or amendments to the attached materials and otherwise regrade submission. Including but not limited to the 3<sup>rd</sup> floor plans and/or elevations, provided that they comply with half story requirements to be enforced by ISD. (Although architectural calculations and dimensions are a separate matter, elevations may not be entirely accurate to exactly match the floor plans due to the last-minute nature of our architects who have a heavy workload and did their best to enable us to comply.)

Mike Ciampa has assured us that he fully supports whatever the ARB decides and that he will enforce the parameters.

Please let me know if you have any questions.

Thanks,  
Chris

Chris Manley  
Home Helpers Real Estate Services  
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**From:** Kelly Lynema <KLynema@town.arlington.ma.us>  
**Sent:** Tuesday, July 12, 2022 9:00 AM  
**To:** chris@homehelperstoday.com; alissas2000@comcast.net; Don@jblclaw.com  
**Subject:** 18-20 Belknap St, 7/25 Continuance

All,

Below is a list of details and requests from the ARB as discussed during last night's hearing. Your hearing continued to Monday, 7/25 at 8:00pm. I will need your response to the items below by Wednesday, July 27. If you are unable to meet that date, you will need to request a continuance of the hearing to either September 12 or October 3.

Feel free to reach out if you have questions about this process or any of the items below.

Thank you,

Kelly

**ARB requests for 7/25 continued hearing**

You have been asked by the Board to provide the following.

- A site plan demonstrating that the prior existing conditions (pre-construction) had 0% usable operable dimensions. **[Site plan attached illustrating existing front porch and proposed front porch]**

- Building footprint dimensions for existing and new on sheet A-03 **[Existing and Proposed floor illustrating and calculating building footprint dimensions.]**
- Floor area dimensions broken down by level (basement through half story) illustrating how they work **[Proposed floor plans attached illustrating and calculating floor area dimensions.]**
- Building height dimensions on sheet A-06; dimensions should be consistent with those provided on Space/Gross Floor Area Information worksheet. **[Existing and Proposed floor plans with corresponding dimensional worksheets attached.]**
- Third story plans and elevations showing the upper story dimensions: include dimensions in square areas have a floor to ceiling height of greater than and less than 7' 0", include roof slope on elevation required roof slope of a minimum of 2:12) and an illustration and calculation of compliance with the requirements **[Proposed floor plans attached including highlights and calculations for areas less than 7'0", and for roof slope minimum of 2:12.]**
- Updated calculations for Floor Area Ratio using Section 5.3.22 of the Zoning Bylaw. Show equation for existing and proposed. **[Dimensional worksheets attached calculating Floor Area Ratio of Floor Area relative to Total Lot Area.]**
- Identify where short term and long term bicycle parking will be located; long term bicycle parking within the structure. 1.5 long-term bicycle parking spaces are required per dwelling unit (6 total), and 0.5 spaces are required per dwelling area (1 total). **[Proposed floor plans attached illustrating (1) long-term bicycle parking spaces (2 per unit) illustrated in red, and (1) short-term bicycle parking spaces on the right front of lot.]**
- A site plan showing the location of screening per Section 6.1.11(D). **[Site plan attached illustrating screening fence surrounding parking and other areas.]**
- On site plan or other diagram, identify location of curbing or perimeter landscaping on usable open space **[Site plan attached illustrating usable open space outlined with shrubs to ensure longevity and privacy for residents, and a strip of crushed stone to facilitate landscape durability and maintenance for residents opening their car doors to get in and out, loading groceries and kids, etc.]**
- Consider modifying wood fencing in the front of the house to make the appearance less imposing **[We are considering a lower fence that we have used in the past and that may either be white slats and/or a darker color to blend into the landscaping more, with the goal of providing privacy for residents and pets with safety and security while maintaining a positive sentiment.]**
- Provide clarification of the setback with regard to the window wells per Section 5.3.9(B). **[Site plan attached illustrating and calculating window wells setback.]**

Kelly Lynema, AICP  
she/her/hers  
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\*Arlington values equity, diversity, and inclusion. We are committed to building a community where every person is respected, and protected.\*

**Attachments:**

File: <a href="#">18-20 BELKNAP ARLINGTON 7-18-22 4.pdf</a>	Size: 375k	Content Type: application/pdf
File: <a href="#">18-20 Belknap Street-Arlington-MA-REV.8 - W 3RD FLR - 072022.pdf</a>	Size: 4085k	Content Type: application/pdf