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BELMONT, MA

CASE NO. 23-06

2023 FEB -9 PM 2:39

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION TO REPLACE STANDING SIGN

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, March 7, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Mint retail Facilities, LLC, Jim Mensing, agent at 768 Pleasant Street located in Local Business II (LBII) zoning district for One Special Permit and One Waiver under section 5.2.2 to replace existing standing sign.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

TOWN OF BELMONT PLANNING BOARD



OFFICE OF COMMUNITY DEVELOPMENT
Town of Belmont
Homer Municipal Building
19 Moore Street
Belmont, Massachusetts 02478-0900
Telephone: (617) 993-2666 Fax: (617) 993-2651

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PB -

APPLICATION FOR A WAIVER TO ERECT A SIGN

Date Submitted 2/08/23

The undersigned hereby applies for a waiver from the Planning Board to erect a sign that does not meet the dimensional or operational requirements of the Sign By-Law as follows:

Sign Type(s) Requiring a Waiver: Existing Standing Sign *(Replace panels for "Henry's" with "MINT")*

Section of the By-Law: 5.2 Signs / 5.2.2 Waiver Provisions

Location of Sign (Street address): 768 Pleasant St.

Name of Business: Mint Cannabis

Owner of Business: Mint Retail Facilities LLC Address: 768 Pleasant St. Phone: 781 771 8100

Owner of Sign: Mint Retail Facilities LLC Address: _____ Phone: _____

Sign Erector: David Signs Address: 746 N. Harrisonville Rd Phone: 801-823-3100
Designs Ogden, Utah, 84401

Size of Sign* Length: 60" Height (to top of sign): 15 feet Square Feet: 90 Thickness: 12"
*Refer to Zoning By-Laws for dimensional limitations. Attach additional paper if necessary.

Material(s): Frame: Steel Face: acrylic/lexan Supports: Steel

Will it be illuminated? Yes If so, how? White LED's - interior What Hours? Sundown to closing
at 8:00 PM

Are there any other signs for the business? Yes If so, how many? One Size 2'5" x 22'6" - facade
BY RIGHT at bldg.

Type and Location Wall mounted above Building Entrance

I hereby certify that dimensions and other information on this application and plans or sketch submitted herewith are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with.

Signature James Valerian Attorney for Mint
The Mending Group LLC 781 771-8100
(Office-Use Only) James@mendinggroup.com 2-8-23

Planning Board Decision	Conditions:
Granted W/D Denied	
Date:	
Approval Signature on behalf of the Planning Board:	



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
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Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

February 7, 2023

Mint Retail Facilities LLC
Jim Mensing, Davis Signs
746 N. Harrisville Road
Ogden, UT 84404

RE: Denial to Replace Free Standing Sign

Dear Mr. Mensing:

The Office of Community Development is in receipt of your sign application for the replacement of a free standing sign at 768 Pleasant Street, located in a Single Local Business II (LBII) zoning district.

Your application has been denied because it does not comply with the Zoning By-Law. More specifically, §5.2.2 allows the replacement of standing signs by a Waiver granted by the Planning Board.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a sign permit application, or you may request a waiver from the Planning Board. 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

Cc: Mint Retail Facilities, LLC
768 Pleasant Street
Belmont, MA 02478

R
Lenny's
Service
Center

358
379
395



B



B | FACE INSERT W/ VINYL GRAPHICS | Scale: 1/2" = 1'-0"

- NOTE:**
- Remove existing faces & dispose.
 - Manufacture 1W0 each (Zeach) acrylic/lexan faces.
 - Produce & Apply set of vinyl graphics on new faces as illustrated.
 - Install new faces in existing D/F pole display.

VINYL COLORS

- 8500-091 Gold
- 8500-087 Emerald
- Black

! All dimensions shall be verified before manufacture and installation.

Existing sign to remain. Face change ONLY.



FRONT ELEVATION Not to Scale

CLIENT

Mint Dispensary - Belmont MA

LOCATION

768 Pleasant St., Belmont, MA 02478

REVISIONS

- 01 2.10.19-01 Mint Belmont1.ai
- 02 2.10.19-02 Mint Belmont2.ai
- 03 2.10.19-03 Mint Belmont3.ai
- 04 1.10.22
- 05 12.06.22

APPROVALS

CUSTOMER APPROVAL

LANDLORD APPROVAL

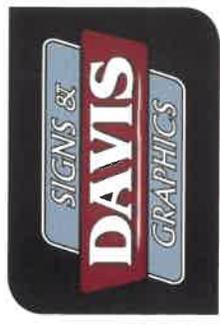
RECITALS



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 Davis Signs & Graphics 1 480-945-0196
 3640 E Washington St., Phoenix, AZ 85034

The project was reviewed with the client and approved on 11/11/22.
 Signs & Graphics (Davis Signs and Graphics) was approved by the client and prepared for these drawings. There are no other drawings or specifications for these drawings. There are no other drawings or specifications for these drawings. There are no other drawings or specifications for these drawings. There are no other drawings or specifications for these drawings.

ROC 292437



DRAWING NUMBER

210799-05 04 OF 04

A



22'-6" (270")



MINT

2'-5" (29")

CANNALS

PROPOSED SIGNAGE

FRONTAGE: 66'
SIGN HEIGHT: 11'-10"
SQUARE FOOTAGE: 54.78 sf

A | ILLUMINATED PAN CHANNEL DISPLAY | Scale: 3/8" = 1'-0"

NOTE:
Fabricate and install ONE (1) Set of illuminated PC logo/letters as illustrated.

FACE: 1/8" White Acrylic
TRIM CAP: 3/4" Gold, Green, White
RETURN: 5" Deep - .040 Aluminum
BACKS: 3mm ACM
ILLUMINATION: White LEDs
INSTALL: Flush To Wall

FACE

- 1/8" White
- VINYL COLORS

- 8500-091 Gold
- 8500-087 Emerald

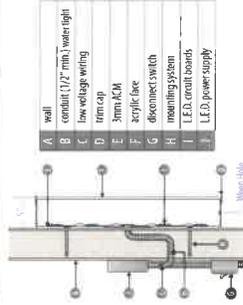
- TRIM CAP COLORS
- Green
- Gold
- White

- RETURN COLORS
- Green
- Gold
- White

- BACK
- 3mm ACM

- ILLUMINATION
- Hanley White LEDs

CROSS SECTION DETAILS



- A wall
- B conduit (1/2" min) w/e right
- C low voltage wiring
- D trim cap
- E 3mm ACM
- F acrylic face
- G disconnect switch
- H mounting system
- I LED circuit boards
- J LED power supply

THIS CROSS SECTION IS FOR INFORMATION PURPOSES ONLY. THE ELECTRICAL CONNECTIONS OF THIS CROSS SECTION ARE SUBJECT TO THE ELECTRICAL CODES AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES WIRING, TERMINATION AND BONDING OF THE SIGN FACE TO THE FACE.

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768 Pleasant St., Belmont, MA 02478

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- 01 210799-01 Mint Belmont1.ai
- 02 210799-02 Mint Belmont2.ai
- 03 210799-03 Mint Belmont3.ai
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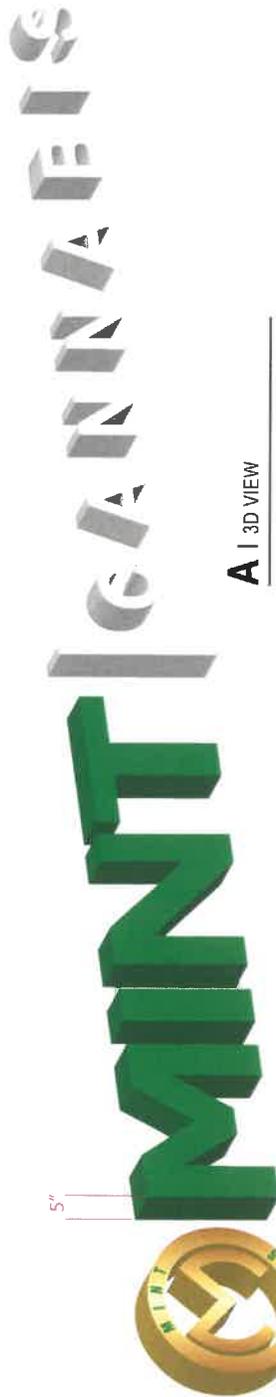
Signs & Graphics is a registered trademark of Davis Signs & Graphics. All other trademarks are the property of their respective owners. Davis Signs & Graphics is not responsible for any damage to property or injury to persons or animals caused by the use of this sign. The sign is intended for use as a decorative element and is not to be used for any other purpose. The sign is not to be used for any other purpose.

ROC 292437



DRAWING NUMBER

210799-05 02 OF 04



A | 3D VIEW



FRONT ELEVATION Scale: 3/32" = 1'-0"



CONCEPTUAL RENDERING Scale: NTS



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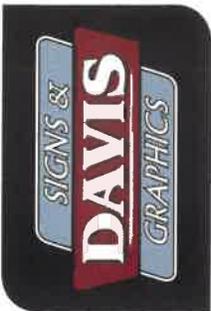
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 3640 E Washington St., Phoenix, AZ 85034

The owner acknowledges that the project work at Davis Signs & Graphics, their own staff, resources and other staff, design and preparation of these drawings. The owner hereby certifies that the information and drawings are true and correct and that the owner is not providing any information or drawings to anyone else and that the owner is not providing any information or drawings to anyone else and that the owner is not providing any information or drawings to anyone else.

ROC 2922437



DRAWING NUMBER

210799-05 03 OF 04