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NOTICE OF PUBLIC HEARING BY THE
PLANNING BOARD

ON AN APPLICATION FOR A SPECIAL PERMIT

Notice is hereby given that the Belmont Planning Board will hold a public hearing on **TUESDAY, JUNE 18, 2019, at 7:00 PM** in the **Board of Selectmen's Meeting Room, Town Hall, 455 Concord Ave.**, to consider the application of **BELMONT PLEASANT STREET, LLC** for A SPECIAL PERMIT under Section 5.2.5 of the Zoning By-Laws to **ERECT A STANDING SIGN** at **344 Pleasant Street** located in the Local Business III Zoning District.

Planning Board

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Belmont, Massachusetts 02478

**SPECIAL PERMIT APPLICATION FOR STANDING,
MORE THAN ONE WALL MOUNTED AND/OR PROJECTING SIGN**

Date Submitted April 24, 2019

The undersigned hereby applies for a Special Permit to erect a Standing, more than one Wall Mounted and/or Projecting Sign as follows:

Location of Sign (Street address) 344-350 Pleasant Street

Name of Business Belmont Pleasant Street, LLC

Owner of Business Belmont Pleasant Street, LLC Address 517 Concord Avenue Cambridge, MA 02138 Phone (617) 491-8050

Sign Erector ViewPoint Sign Address 35 Lyman Street Northborough, MA Phone (508) 393-8200

Size of Sign* Length 4.71' Height 3' Width 17" Square Feet 14.13'

*Refer to Zoning By-Laws for dimensional limitations. Attach plans for sign.

Material of Sign: Frame Extruded Aluminum Face Poly Face Supports Single pole with cladding

Will it be illuminated? Yes If so, how? Internally wired lamp and ballast What Hours? 6:00 a.m.-10:00 p.m.

Are there any other signs for the business? Yes If so, how many? 3-4 Size Unknown yet

Location Building

I hereby certify that the information contained on this application and plans submitted are correct and that the plans will comply with all applicable provisions of Statutes, Regulations and By-Laws.

Signature

Joseph M. Noone
Belmont Pleasant Street, LLC
By its attorney, Joseph M. Noone, Esquire

OFFICIAL USE ONLY

Planning Board Action	Date	Building Department	Date
Granted		Received	
Tabled		Approved	
Denied		Approval Signature	
Conditions			
Approval Signature			

April 14, 2010

344 PLEASANT STREET
BELMONT, MA
ZONING REVIEW

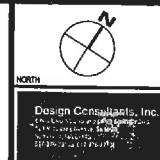
ITEM	
ZONING DISTRICT	LOCAL BUSINESS 3
EXISTING USE	SERVICE STATION
PROPOSED USE	COMMERCIAL
LOT SIZE	15,510 ± S.F.

DIMENSIONAL REGULATIONS
SECTION 4.2

LOCAL BUSINESS 3 ZONE	REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	15,510 ± SF	15,510 ± SF
LOT FRONTAGE	20 FT	148.9 FT	148.9 FT
FLOOR AREA RATIO	1.05 MAX	0.13	0.23
LOT COVERAGE	35%	27%	23%
OPEN SPACE	N/A	N/A	N/A
FRONT SETBACK	10 FT	47.6 FT	10 FT
SIDE SETBACK	0 FT	23.1 FT	10.3 FT
REAR SETBACK	20 FT	N/A (RANGE 0-10)	31.8 FT
BUILDING HEIGHT	28	15.5 FT	23 FT
STORIES	2 MAX	2	2
1/2 STORY CALCULATION	N/A	N/A	N/A

CORNER LOT - HAS TWO FRONT YARDS AND ONE SIDE YARD, PER "SETBACK" DEFINITION (SECTION 1.4 OF BELMONT ZONING BYLAW, APPROVED 9/21/2014).

ZONING INFORMATION PROVIDED BY ARCHITECT.



DESIGN: BELMONT PLEASANT STREET, LLC
311 CONCORD AVENUE
CAMBRIDGE, MA 02142

PROJECT TEAM

344 PLEASANT STREET
BELMONT, MA

PROJECT INFO

REV	DESCRIPTION	DATE

STAMP

PROPOSED
PLOT PLAN

DESIGN NAME:

C1.0

BY: RS

CHK BY: DG

APP. NO.

DATE

SCALE 1" = 10'

OWNER BELMONT PLEASANT STREET, LLC
LOC. HOUSE NO. 344 PLEASANT ST
LOT NO. 34-137

APP. NO.

DATE

SCALE 1" = 10'

LOCUS TITLE INFORMATION

344 PLEASANT STREET

OWNER: BELMONT PLEASANT STREET, LLC

DEED REFERENCE: LC BK. 1457 PG. 02 CERT #257189

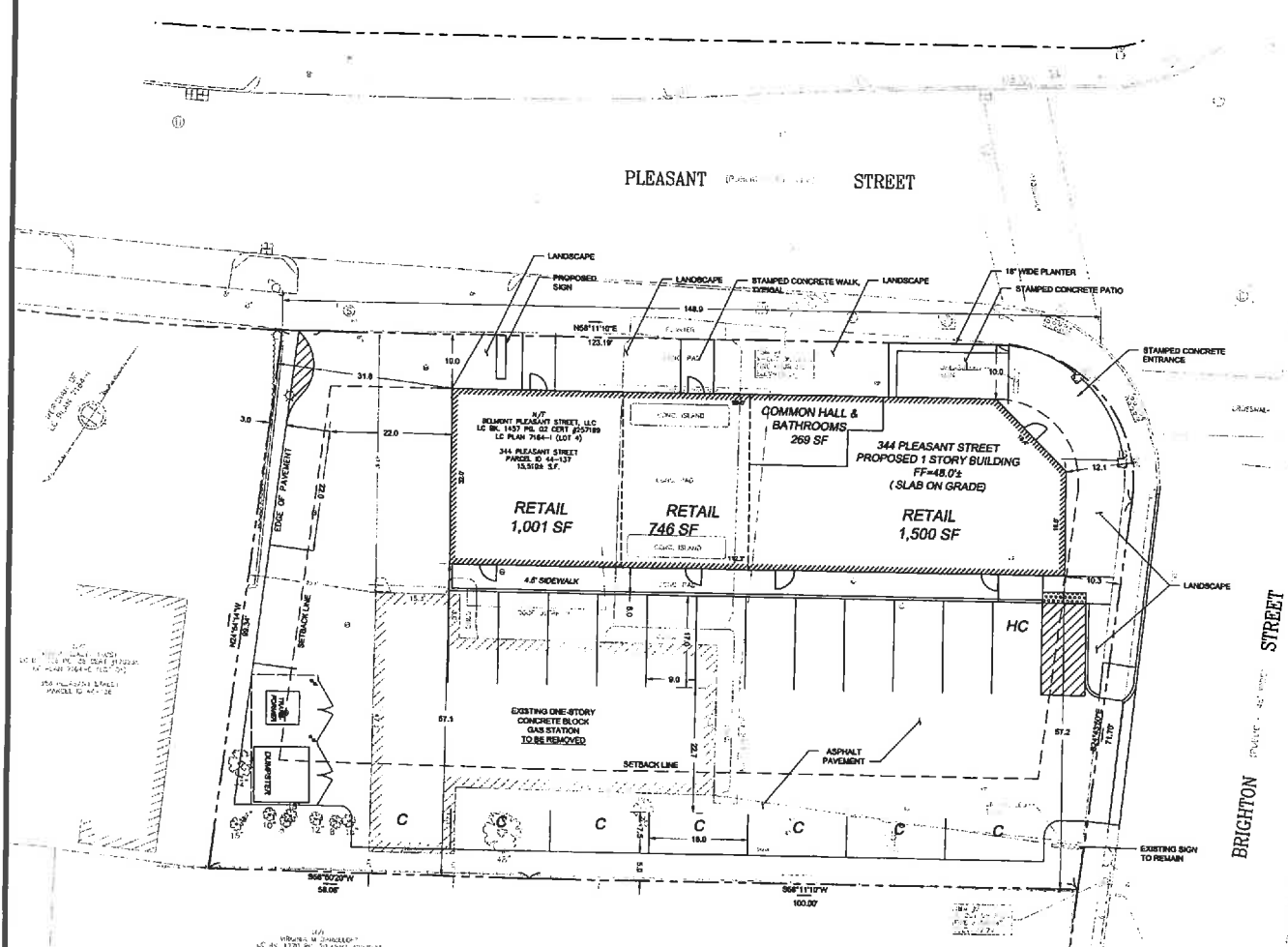
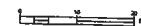
PLAN REFERENCE: LC PLAN 7184-1

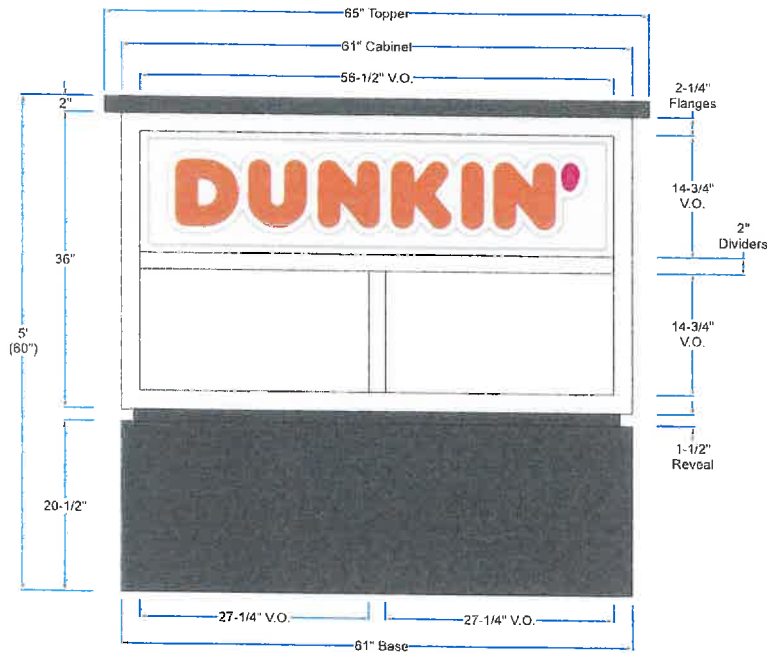
ASSESSORS: PARCEL ID 44-137

NOTES

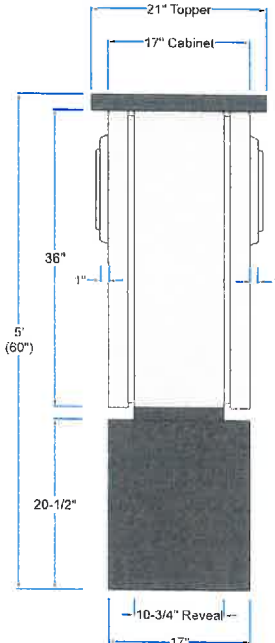
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING BUILDING AND PROPOSED SITE IMPROVEMENTS ON THE LOCUS PROPERTY. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JULY 29, 2014 & FEBRUARY 6, 2015, BY DESIGN CONSULTANTS, INC.
2. ADULTER'S INFORMATION WAS TAKEN FROM MIDDLESEX COUNTY REGISTRY OF DEEDS INFORMATION ON JULY 28, 2014.
3. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
4. I CERTIFY THAT THE EXISTING BUILDING SHOWN IS APPROXIMATELY LOCATED ON THE GROUND AS SHOWN.
5. PROPERTY IS LOCATED IN ZONE X FLOOD ZONE, PER FEMA MAP NO. 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
6. NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.

PLS. *Brian B. Donegan*
BRIAN B. DONEGAN, P.L.S., MASS. REGISTRATION NO. 47592
DATE: November 15, 2016

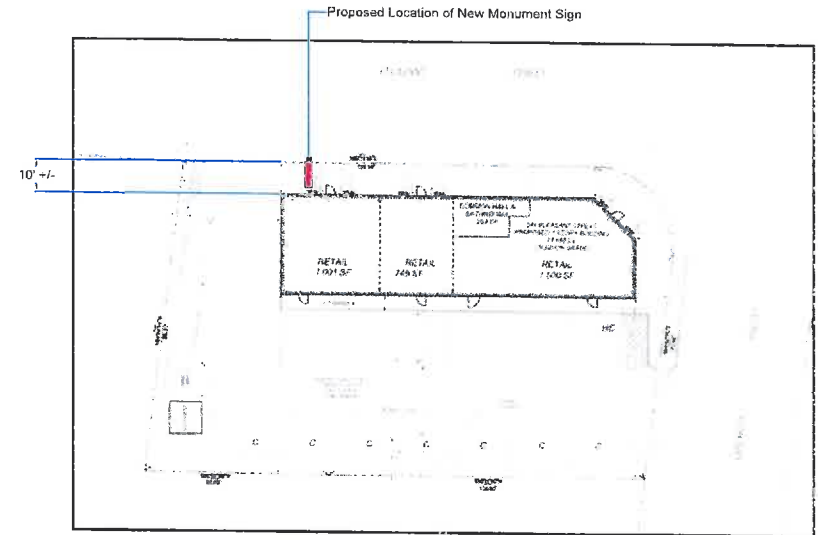




E1 Elevation: (Qty: 1) #6933.1 Double Skied Illuminating Monument Sign
36" x 61" = 15 Sq. Ft.



S1 Side View



PE Plot Plan Elevation View: Proposed Location of Monument Sign

Description:

- (Qty: 1) Double sided monument sign.
- Painted extruded aluminum SignComp cabinet, retainers and divider bars
- Internally wired LED illumination
- Aluminum tube & sheet fabricated topper
- Aluminum tube reveal
- Aluminum skirting
- (2) 4" Square Steel posts
- Pre-formed polycarbonate Dunkin' faces with embossed graphics. Background, embossed cloud, draft & flanges to be opaque, only "Dunkin'" graphics to illuminate
- Note: To maximize graphics are a 90 degree draft required, assumed in house production
- Flat-cut White Acrylic faces for Future Tenants

Colors:

- Cabinet - Painted Cool Gray 1c
- Retainers - Painted Cool Gray 1c
- Dividers - Painted Cool Gray 1c
- Topper - Dark Gray PMS#7540c (BM Raccoon Fur #2126-20)
- Base - Dark Gray PMS#7540c (BM Raccoon Fur #2126-20)
- Reveal - Dark Gray PMS#7540c (BM Raccoon Fur #2126-20)
- Dunkin' Gfx - DD Orange Trans 3M #3630-3123
DD Magenta Trans 3M #3630-1379
- Backsplay - Painted Cool Gray 1c (opaque) (background, draft, flanges, cloud)

Installation:

- By ViewPoint
- Note: Power by Others
- This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.

Job: Dunkin' Donuts	Account Manager: Sean Donovan	Date: 12.14.18 R.75 D1.75	Revisions: 12.18.18 D.25	Revisions:	ViewPoint SIGN AND AWNING	1.508.393.8200	Customer Approval	Acct. Manager Approval	Production Approval
Location: 350 Pleasant St., Belmont, MA	File: DD Belmont 350Pleasant monument 28.plt	Designer: Pete Rivera				FAX 1.508.393.4244			

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