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TOWN CLERK
BELMONT, MA

CASE NO. 21-15

2021 JUN 25 AM 10:25 NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, July 20th, 2021 at 7:00 PM by remote access through the Zoom app, to consider the application of Dane Helsing, Beacon Community Church, to erect more than one sign at 376 Trapelo Road located in a Local Business III (LBIII) Zoning District. Special Permit: 1.- §5.2.5 4-b-1 of the Zoning By-Law allows multiple signs by a Special Permit granted by the Planning Board.

TOWN OF BELMONT PLANNING BOARD

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

Office Use - Timestamp

PB -

APPLICATION FOR A WAIVER TO ERECT A SIGN

Date Submitted _____

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: Primary Wall Sign

Section of the By-Law: 5.2.5

Location of Sign (Street address): 376 Trapelo Rd

Name of Business: Beacon Community Church

Owner of Business: David Linders, Beacon Community Church Address: 376 Trapelo Rd Phone: (781) 819-4222

Owner of Sign: David Linders, Beacon Community Church Address: 376 Trapelo Rd Phone: (781) 819-4222

Sign Erector: Brendan Donovan Fastsigns Waltham Address: 922 Main St. Waltham Ma 02451 Phone: (617) 971-7390

Size of Sign* Length: 11ft Height (to top of sign): 5.65ft Square Feet: 62sqft Thickness: 1.5"

*Refer to Zoning By-Laws for dimensional limitations. Attach additional paper if necessary.

Material(s): Frame: Aluminum Face: Aluminum Supports: Aluminum

Will it be illuminated? Yes If so, how? Spotlights from Below What Hours? 6pm-10pm

Are there any other signs for the business? Yes If so, how many? 1 Size 15'6"x2'6"

Type and Location Marquee

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 _____

<u>(Office Use Only)</u>	
<u>Planning Board Decision</u>	Conditions:
Granted W/D Denied	
Date:	
Approval Signature on behalf of the Planning Board:	



February 26th, 2021

Town of Belmont
Office of Community Development
Homer Municipal Building
19 Moore St.
Belmont, MA 02478

RE: Application for a Waiver to Erect a Sign – Project Statement

To Whom It May Concern:

My name is Dane Helsing and I serve as the Pastor of Beacon Community Church in Belmont, MA. Our church community purchased the property located at 368-380 Trapelo Rd in September, 2020. The middle portion of this three-parcel property is the former Studio Cinema located at 376 Trapelo Rd. We now hold our Sunday services there and all other functions and events integral to the life of our church (youth gatherings, community events, etc.) We would like to request permission to construct a sign on the white front exterior façade, which formerly held the “Studio Cinema” sign (blue script). A waiver is required for this sign replacement on the white façade because of the existing marquee below it. We would technically have two signs in this case, which would not abide by town regulations (Section 5.2.5 of the By-Law). Below is a written description of the sign we are hoping to erect followed by a brief narrative why the sign would not have an adverse impact.

- a. **Written Description** – The sign will be our church’s name “Beacon Community Church” with “At Studio Cinema” underneath. All letters will be in black aluminum and attached to the white exterior façade (see artwork). It will be 11 feet wide by 5.65 feet high covering a total area of 62 square feet. Currently, there are two small spotlights that shine on the white façade that illuminated the former “Studio Cinema” sign. We’d like to keep these to illuminate our church’s name during evening hours (turned off by 10:00pm).
- b. **Narrative of Non-adverse Impact** – Our church has invested in the town of Belmont from the day we started in September 2015. We have the word “community” in our church name because we want to be deeply engaged with our community. One of our hesitations in purchasing Studio Cinema was the feeling of loss many of our neighbors

and community members would inevitably feel because a beloved community gathering place would no longer be in operation as they knew it. Upon the purchase, we had numerous conversations with folks in-person and on social media that confirmed this concern. We are sensitive to this reality and have worked hard to communicate to our neighbors that we empathize with them and want to invite them to join us for other enjoyable community events hosted at our facility in the days ahead. We want to include the phrase "At Studio Cinema" in black aluminum letters and keep the old marquee to thoughtfully commemorate the significance of the cinema to our community. Our proposed sign does not add a second sign to the property. Rather, it maintains a very similar feel to what has been there for decades (letters on a white façade with a marquee below it, see comparison below). Additionally, keeping the marquee would allow us to invite neighbors to upcoming services and events (like our monthly free movie Saturday) that they may be interested in. In short, we want to be good neighbors.

Thank you so much for your time and consideration of our request.

Sincerely,

Dane Helsing

Dane Helsing
Pastor
Beacon Community Church
376 Trapelo Rd.
Belmont, MA 02478
dane@beaconcommunitychurch.org
724-513-9248 (cell)



Original Studio Cinema sign



Proposed Beacon Community Church sign





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TOWN OF BELMONT

19 Moore Street
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Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

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

March 31, 2021

Beacon Community Church
David Linders, agent
367 Trapelo Road
Belmont, MA 02478

RE: Denial to Install Second Wall Sign

Dear Mr. Linders,

The Office of Community Development is in receipt of your sign application to install a second wall sign at 367 Trapelo Road, Beacon Community Church, located in Local Business III (LBIII) zoning district.

Your application has been denied because it does not comply with the current Town of Belmont By-Laws. More specifically, §5.2.5 5. c. considers a marquee as a sign in lieu of a wall sign and, §5.2.5 4. b) 1. of the By-Law allows the installation of more than one sign by a Special Permit granted by the Planning Board

The installation of the second wall sign is allowed by a Special permit granted by the Planning Board.

If you choose to proceed with 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