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TOWN OF BELMONT PLANNING BOARD

2021 DEC 23 AM 10:12

CASE NO. 21-21

APPLICANT Audrey Azzoto, Good Look Optical

PROPERTY: 415 Concord Avenue

DATE OF PUBLIC HEARING: December 21, 2021

MEMBERS SITTING/ VOTING Steve Pinkerton, Chairman
Matt Lowrie, Vice-Chairman
Thayer Donham
Ed Starzec

*Owner:
415 Concord Avenue
Realty Trust
Jane I. Stanichuk,
trustee*

Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant, Audrey Azzoto ("Applicant"), requested one (1) Special Permit under Section §5.2.5 4-b-1 of the By-Law to propose one sign that would not be allowed without special permit. The proposal is located at 415 Concord Avenue and in the Local Business I Zoning District (LBI).

§5.2.5 4-b-1 of the By-Law allows an additional sign by special permit from the Planning Board.

The one (1) requested Special Permit is as follows:

1) Additional Wall Sign

- a. The Planning Board may grant a Special Permit authorizing more than one identifying signs on an exterior wall provided that the aggregate area of such signs does not exceed the limits set forth herein.

Proposal

The Applicant is proposed one 0'-10.5" by 8'-0" wall sign and no internal illumination is proposed. The total display area of the proposed sign complies with the By-Law requirements.

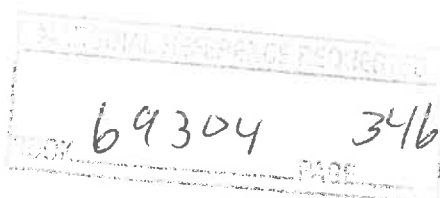
Submission to the Board

1. November 15, 2021 Submittal
 - a. Application for Special Permit;

Deliberation and Decision

The Board held a duly advertised public hearing conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on December 21, 2021 and closed the public hearing on the same night. No comments were received from the public prior to the public hearing or at the public hearing.

*Good Look Optical LLC
415 Concord Ave.
Belmont, MA 02476*



After the close of the public hearing, the Planning Board deliberated on the Applicant's request for one (1) Special Permit under Sections §5.2.5 4-b-1 of the By-Law to propose a sign that would not be allowed without a special permit.

The four (4) board members voting on the case found that the proposed sign as submitted to be acceptable.

Accordingly, upon motion duly made and seconded, the Board voted 4-0 on December 21, 2021 to grant the Applicant's request for one Special Permit to construct one sign at 415 Concord Avenue subject to the following conditions.

Conditions:

1. This approval is based upon the plans presented at the December 21, 2021's Planning Board Meeting. No modifications may be made without the approval of the Board, or a determination in writing by the Board that the modification is so minor that the approval by the Board is not required.
2. The proposed wall sign shall not be illuminated and the Applicant shall be required to apply for a special permit from the Planning Board to seek changes to illuminate the approved wall sign.
3. Prior to the sign permit being issued, this decision shall be recorded at the Middlesex South District Registry of Deeds or the Middlesex Registry District of the Land Court. Proof of recording shall be forwarded to the Zoning Enforcement Officer prior to the issuance of any sign permit.

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: December 22, 2021

CERTIFICATION

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on December 23, 2021, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with three (3) conditions.

January 13, 2022



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

Any appeal from this decision must be made pursuant to Ch.40A, S.17, MGL, and must be filed within 20 days after the filing of such notice in the office of the Town Clerk.