

RECEIVED
TOWN CLERK**TOWN OF BELMONT
PLANNING BOARD****CASE NO.
APPLICANT:
PROPERTY:**

21-09

Debra Collins, agent on behalf of Shaw's Supermarkets (owner)

535 Trapelo Road

2021 JUN -3 PM 1:10

Star Market Co Inc

dead 20081-583

DATE OF PUBLIC HEARINGS: May 18, 2021
Continued June 1, 2021

2021 00152993

Bk: 78189 Pg: 162 Doc: DECIS
Page: 1 of 2 07/07/2021 08:34 AM**MEMBERS SITTING/**Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Matt Lowrie
Karl Haglund
Renee Guo (Associate Member)**MEMBERS VOTING:**Steve Pinkerton, Chairman
Thayer Donham
Ed Starzec
Matt Lowrie
Karl Haglund**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, Debra Collins ("Applicant"), requested one (1) Special Permit under Section §5.2.5 4-b-1 of the By-Law to install an additional sign. The proposal is located at 535 Trapelo Road and in the Local Business I Zoning District (LBI).

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

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

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

Proposal

The Applicant proposed one 30'-0" by 35'- 3/16" wall sign with proposed internal illumination. The total display area of the sign complies with the By-Law requirements.

Submissions to the Board

1. April 1, 2021 Submittal
 - a. Application for Special Permit;
 - b. Sign Renderings;
 - c. March 31, 2021 Denial Letter;
 - d. Photographs of the existing three wall signs.

I.D. Sign Group Inc.
9 Bristol Drive
South Easton, MA 01975

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Property: 535 Trapelo Road

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 May 18, 2021 without deliberation and it was continued to June 1, 2021 and closed at the same continued public hearing. No comments were received from the public at the public hearing.

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 five (5) 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 5-0 on June 1, 2021 to grant the applicants' request for one Special Permit to install one sign at 535 Trapelo Road subject to the following conditions.

Conditions:

1. This approval is based upon the plans presented at the June 1, 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 sign shall not be illuminated longer than the current store hours.
3. If the Town receives complaints regarding the illumination, the applicant shall be required to install dimmers.

On Behalf of the Board,



Robert Hummel, Senior Planner
Dated: June 3, 2021

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 June 3, 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.

June 29, 2021



Ellen O'Brien Cushman, Town Clerk
Belmont, MA