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TOWN OF BELMONT**PLANNING BOARD**

2021 JUN -9 PM 3:05

CASE NO. 21-11

APPLICANTS: Kelly & Stephen Tomasello, CalVerde Naturals, LLC

PROPERTY: 1010 Pleasant Street

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

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

Book 77175
Page 79**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 Applicants, Kelly & Stephen Tomasello ("Applicants"), requested two (2) Special Permits under Sections §5.2.5 4-b-1 & §5.2.5 b) 3 of the By-Law to propose two signs that would not be allowed without special permits. The proposal is located at 1010 Pleasant Street and in the Local Business II Zoning District (LBII).

§5.2.5 4-b-1 & §5.2.5 b) 3 of the By-Law allows additional signs by special permit from the Planning Board.

The two (2) requested Special Permits are 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.
- 2) Freestanding Sign

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- a. The Planning Board may grant a Special Permit for the erection of a standing sign. A Special Permit may be granted if the Board finds that the sign complies with the requirements and purposes of this By-Law. The size of the sign shall not exceed 15 square feet in area nor shall it exceed 5 feet in height above the ground.

Proposal

The Applicants proposed two 2'-6" by 7'-0" wall signs with proposed illumination shining down. The Applicants also proposed one 3'-0" by 5'-0" freestanding sign with proposed illumination shining up. The total display area of all of the proposed signs complies with the By-Law requirements.

Submissions to the Board

1. April 5, 2021 Submittal
 - a. Application for Special Permit;
 - b. Sign Renderings;
2. Revised Sign Renderings, submitted 05/24/2021.

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 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 Applicants' request for two (2) Special Permits under Sections §5.2.5 4-b-1& §5.2.5 b) 3 of the By-Law to propose signs that would not be allowed without a special permit.

The five (5) Board members voting on the case found that the proposed signs 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 two Special Permits to construct three signs at 1010 Pleasant Street subject to the following conditions.

Conditions:

1. This approval is based upon the plans presented at the June 1, 2021's Planning Board Meeting except for the freestanding sign's illumination. 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 freestanding sign shall not be illuminated and the Applicants shall be required to apply for a special permit from the Planning Board to seek changes to illuminate the approved freestanding sign.

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On Behalf of the Board,

Robert Hummel

Robert Hummel, Senior Planner
Dated: June 9, 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 9, 2021, and further I certify that no appeal has been filed with regard to the granting of said two (2) Special Permits with two (2) conditions.

June 30, 2021

Ellen O'Brien Cushman

Ellen O'Brien Cushman, Town Clerk
Belmont, MA