

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO. 21-18 21 SEP 23 AM 8:53

APPLICANT: Mint Retail Facilities, LLC

OWNERS: Leonard and Susan Forziati, LSF Realty, LLC *Owner*

PROPERTY: 768 Pleasant Street *Deed ref 78065-61*

DATE OF PUBLIC HEARINGS: September 21, 2021

MEMBERS SITTING/
 Stephen Pinkerton, Chair
 Thayer Donham
 Ed Starzec
 Karl Haglund
 Renee Guo

MEMBERS VOTING:
 Stephen Pinkerton, Chair
 Thayer Donham
 Ed Starzec
 Karl Haglund
 Renee Guo



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Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Approval 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, Mint Retail Facilities, LLC ("Mint") requested Special Permit approval by the Board for an application to operate an Adult Use Marijuana Establishment ("AUME") at 768 Pleasant Street located in Local Business II (LBII) Zoning District. Section 6F of the Zoning By-Law allows AUME and approval by the Planning Board. Mint is an Adult Use Marijuana Establishment and the use complies with the Section 6F of the Belmont Zoning By-Law ("By-Law")

Proposal

The applicant is leasing the existing gas station at 768 Pleasant Street. The existing gas station is shown to be approximately 1,725 square feet, including existing gas pumps. The proposed building will contain 1,825 of retail space with 13 parking spaces. There are two existing curb cuts and the western most curb cut will be removed.

Submissions to the Board:

- 1) August 10, 2021 Application Submissions:
 - a. Cover letter, dated August 6, 2021;
 - b. Application for Special Permit, dated August 6, 2021;
 - c. Owner Authorization Letter;
 - d. Lease Agreement;
 - e. Abutter's List;
 - f. Deed;
 - g. Property Card;
 - h. Narrative, provided by Mint's attorney;

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- i. Host Community Agreement, dated November 9, 2020;
 - j. Traffic Impact Statement, dated May 18, 2021;
 - k. Floor Plans, dated July 30, 2020;
 - l. Site Plans, dated February 16, 2021;
 - m. Company Overview.
- 2) Revised Documentation:
- a. Site Plans, dated September 21, 2021;
 - b. Floor Plans, dated September 21, 2021.

Public Hearing

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 September 21, 2021 and it was closed at the same continued public hearing. Mr. James Valeriani, The Mensing Group, LLC presented the project to the Board on behalf of Mint. The applicant presented revised site and floor plans that modified the way that customers will enter and exit the building. The board requested the applicant move the location of the handicap parking space to the northeast side of the building. No comments were received from the public at the public hearing.

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Deliberation and Decision

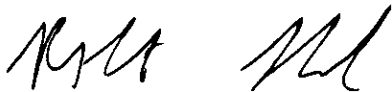
On September 21, 2021, the Board deliberated on the Applicant's request for Special Permit Approval under Section 6F of the Zoning By-Law to allow an AUME.

Accordingly, upon motion duly made and seconded, **the Board voted 5-0 to approve the Applicant's request for AUME Special Permit approval at 768 Pleasant Street located in a LBII zoning district with the following conditions:**

Conditions:

1. This approval is based upon the plans presented at the September 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. Prior to any building 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 building permit.
3. The shown trees on the sheet C5 of the revised September 21, 2021 site plans shall be at least 3 inch diameter in size.
4. The existing freestanding sign shown on sheet C4 of the revised September 21, 2021 site plans is not approved through this AUME special permit and it would require a separate special permit from the Planning Board.
5. Pending approval by the Town's Building Division at the building permit stage of the project, the applicant shall relocate the shown handicap parking space to the Northeast side of the building.

On Behalf of the Board,

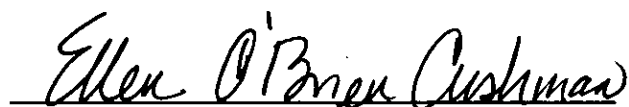


Robert Hummel, Senior Planner
Dated: September 22, 2021

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 September 23, 2021, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with five (5) conditions.

October 14, 2021



Ellen O'Brien Cushman, Town Clerk
Belmont, MA