

PB 21-20

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TOWN OF BELMONT

2021 OCT 20 PM 2:21

PLANNING BOARD

CASE NO.

21-20

(APPLICANT

David Salibian, Eye Smiles)

PROPERTY:

333 Trapelo Road

Lot
127

(DB 1152 prior
Pg 132)

DATE OF PUBLIC HEARINGS: October 19, 2021

MEMBERS SITTING/ VOTING

Steve Pinkerton, Chairman

Matt Lowrie, Vice-Chairman

Thayer Donham

Ed Starzec

Renee Guo (Associate Member)

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"). David Salibian ("Applicant"), requested one (1) Special Permit under Sections §5.2.5 b) 3 of the By-Law to propose a sign that would not be allowed without a special permit. The proposal is located at 333 Trapelo Road and in the Local Business III Zoning District (LBIII).

§5.2.5 b) 3 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) Freestanding Sign

- 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 Applicant is proposed one 4'-0" by 4'-8" freestanding sign with proposed internal illumination. The total display area of the proposed sign complies with the By-Law requirements.

Submissions to the Board

1. September 2, 2021 Submittal
 - a. Application for Special Permit;
 - b. Sign Rendering;



2021 01900148

Bk: 01302 Pg: 140 Cert#: 234195

Doc: DECIS 11/23/2021 03:35 PM

234195

1302-140

current owner:
333 Waverley Realty LLC

Case No. 21-20
Property: 333 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 October 19, 2021 closed at the same 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 b) 3 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 October 19, 2021 to grant the Applicant's request for one Special Permit to construct one sign at 333 Trapelo Road subject to the following conditions.

Conditions:

1. This approval is based upon the plans presented at the October 19, 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/sign permits 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.

On Behalf of the Board,



Robert Hummel, Senior Planner
Dated: October 20, 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 October 20, 2021, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permits with two (2) conditions.

November 15, 2021



Ellen O'Brien Cushman, Town Clerk
Belmont, MA

Doc 01900148

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Southern Middlesex Land Court
Registry District

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