

**TOWN OF BELMONT
PLANNING BOARD**

RECEIVED
TOWN CLERK
BELMONT, MA

2023 JAN -4 AM 10:30

CASE NO. 21-11

APPLICANT: Cal Verde Naturals, LLC, Kelly Tomasello and Stephan Tomasello, principals.

PROPERTY: 1010 Pleasant Street

DATE OF PUBLIC HEARING: December 6, 2022

MEMBERS SITTING/ Matt Lowrie, Chairman
Thayer Donham
Karl Haglund
Jeff Birenbaum
Carol Berberian (Associate Member)

MEMBERS VOTING: Matt Lowrie, Chairman
Thayer Donham
Karl Haglund
Jeff Birenbaum
Carol Berberian (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"). The Applicant, Cal Verde Naturals, LLC, Kelly Tomasello and Stephan Tomasello, principals, request to amend Their 2021 Special Permit to change the sizes of the wall signs and add lighting to wall and standing signs at 1010 Pleasant Street located in Local Business II (LBII) zoning district.

Proposal

The Applicants propose to make amendments to the originally approved Special Permit to:

1. Reduce the size of sign #1 located on the side of the building above the entrance, from 17.5SF to 11SF and add wall mounted lighting.
2. Enlarge the size of sign #2 located at the front of the building facing the street from 17.5SF to 44SF and add wall mounted lighting.
3. Add ground mounted lighting for the standing sign.

Public Hearing

The Board held a duly noticed hearing on these amendments on December 6, 2022

Vasu Patel, Fast Signs, made the initial presentation of the amendments requested. He noted that sign #1 would be reduced in size and sign #2 would be larger and they would add illumination to these and the monument sign.

Jessie Molberg, Signage Designer and Architect explained that from the original application the signs are in the same locations but different sizes and adding illumination to the monument sign. There was updated branding and all are in compliance with the Town of Belmont Sign By-Laws. Ms. Molberg walked the Board through the details of the signs.

The Board further discussed the hours of illumination of the signs and determined that the lighting may remain on until one hour after closing time. Any request for changes of the hours of illumination will be approved by the Office of Community Development and that it was not necessary to return to the Board for amendments.

There were no public comments.

Deliberation and Decision

Accordingly, upon motion duly made by Chair Lowrie and seconded by Thayer Dunham, **the Board voted 5-0 to grant the Applicants' request to amend the original Special Permits.**

For the Board
Ara Yogurtian

Dated: December 30, 2022



Assistant Director
Office of Community Development