

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO. 21-18

APPLICANT: Mint Retail Facilities, LLC,
Leonard & Susan Forziati, owners

PROPERTY: 768 Pleasant Street

DATE OF PUBLIC HEARING: September 20, 2022
Continued: October 11, 2022, October 18, 2022, November 11, 2022
November 15, 2022

MEMBERS SITTING/ Matt Lowrie, Chairman
Thayer Donham
Renee Guo
Karl Haglund
Jeff Birenbaum

MEMBERS VOTING: Matt Lowrie, Chairman
Thayer Donham
Renee Guo
Karl Haglund
Jeff Birenbaum

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, Mint Retail Facilities, LLC, Leonard and Susan Forziati owners, request to amend Their 2021 Special Permit to:

1. Install full width garage door on the left side of the building.
2. Remove storefront window and infill with masonry.
3. Widen the main entrance.
4. Change colors of the building and signs.
5. Eliminate the planter in front of the building.

The property is located at 768 Pleasant Street in Local Business II (LBII) zoning district.

Proposal

The Applicants propose to make amendments to the originally approved Special Permit due to several requirements by the State Regulatory Agencies

Public Hearing

The Board held a duly noticed hearing on these amendments on September 20, 2022 and continued hearings on October 11, 2022, October 18, 2022, November 11, 2022 and November 15, 2022.

Jim Valeriani, with Mensing Group, noted that there were new exterior materials to be approved. Jim Valere, the Architect, presented the exterior modifications. Board member Ms. Donham was worried about the orange color on the exterior facade. Board member Ms. Guo asked if they could present some material samples, she noted that the word "Cannabis" on the sign should probably be changed to "Dispensary" but later was determined that the word Cannabis was an accepted word to be on the sign. The sign presentation was not updated and they would need to come back with new sign renderings and for a special permit separate from the suggested amendments approval. Board member Mr. Haglund felt that the white color for the façade was harsh with the other colors in the scheme, also added that the landscaping should be taller and fuller at the front of the storefront. He suggested the Applicant come back with a new planting scheme.

There were no public comments.

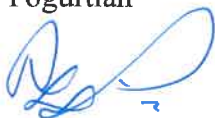
Deliberation and Decision

After a brief discussion, Board members determined that the proposed amendments were not substantially detrimental to the neighborhood compared to the original approved Special Permit.

Accordingly, upon motion duly made by Chair Lowrie and seconded by Renee Guo, **the Board voted 5-0 to grant the Applicants' request to amend the original Special Permit with the following conditions:**

1. The Board will preapprove materials used prior to their installation.
2. The sign amendment was not part of this approval.

On behalf of the Board
Ara Yogurtian



Assistant Director
Office of Community Development

Dated: December 30, 2022