

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO. 19-10
APPLICANT: Starbucks
PROPERTY: 110 Trapelo Road
DATE OF PUBLIC HEARING: June 4, 2019
**MEMBERS SITTING/
VOTING:** Chuck Clark, Chair
Steve Pinkerton, Vice Chair
Thayer Donham
Edmund 'Ed' Starzec

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, Starbucks ("Applicant"), requests one Waiver from the By-Law under Section 5.2.2 to install one nonconforming wall sign at 110 Trapelo Road located in the Cushing Square Overlay District.

Proposal

The Applicant proposes to install a new wall sign that is nonconforming due to its proposed location on an exterior elevation that does not have a public entrance, nor does it face a public or private way. Furthermore, As a result of the 2017 amendments to the By-Law, all proposed nonconforming signs must be given a Waiver from the Planning Board. The proposed sign would be 10 square feet, and internally lit from dusk until closing, which conforms with the By-Law.

Submissions to the Board

1. April 18, 2019:
 - a. Application for a Waiver to Erect a Sign;
 - b. Project Statement; and,
 - c. Proposed renderings and Materials information.

Public Hearing

The Board held a duly advertised public hearing, and closed the hearing and deliberated on June 4, 2019. No member of the public spoke in favor or opposition to the Applicant's proposal.


Deliberation and Decision

The Board discussed the Applicant's request for a Waiver under Section 5.2.2 of the By-Law to install a nonconforming wall sign at 110 Trapelo Road located in the Cushing Square Overlay District.

The Board deliberated on the Waiver for the proposed nonconforming wall sign, and agreed that the driveway and parking area in front of the sign would function as a public way and that both pedestrians and automobiles would access the interior of the property by walking/driving past this exterior elevation. The Board also agreed that with regards to dimensional and lighting requirements, the proposed sign was in conformance with the By-Law. Lastly, since the proposed sign is within the Bradford (previously known as the Cushing Village) development, the Board reviewed the conditions of approval for the Cushing Village development, and determined that the proposed sign was consistent with the intent of that prior approval. Therefore, it was determined that the proposed sign would not have a negative impact on public health and welfare, nor on the physical appearance of the community.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to grant the Applicant's request for a Waiver to install a nonconforming wall sign at 110 Trapelo Road without conditions.**

On Behalf of the Board,



Spencer K. Gohler, Staff Planner
Dated: June 19, 2019