

**TOWN OF BELMONT
PLANNING BOARD**

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CASE NO. 19-13 2019 AUG 19 PM 12:31
APPLICANT: Belmont Pleasant Street, LLC
PROPERTY: 344 Pleasant Street
DATE OF PUBLIC HEARING: June 18, 2019
**MEMBERS SITTING/
VOTING:** Chuck Clark, Chair
Steve Pinkerton, Vice Chair
Thayer Donham
Karl Haglund

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, Belmont Pleasant Street, LLC ("Applicant"), requests one Special Permit under Section 5.2.5 for a standing sign at 344 Pleasant Street located in the Local Business III Zoning District.

Proposal

The Applicant proposes to erect a new, conforming standing sign. As proposed, the sign will be 4.71' long and 3' high, which equates to a total of 14.13 sq. ft. The maximum square footage allowed for a standing sign is 15 sq. ft. The sign will be placed in front of the northwest corner of the new retail building between the building and Pleasant Street.

Submissions to the Board

1. April 24, 2019:
 - a. Project Description;
 - b. Application for a Special Permit to Erect a Standing Sign;
 - c. Proposed Plot Plan; and,
 - d. Proposed renderings and Materials information.

Public Hearing

The Board held a duly advertised public hearing, and closed the hearing and deliberated on June 18, 2019.

No member of the public spoke in favor or opposition to the Applicant's proposal.

Deliberation and Decision

The Board discussed and deliberated on the Applicant's request for a Special Permit under Section 5.2.5 of the By-Law to erect a standing sign at 344 Pleasant Street located in the Local Business III Zoning District.

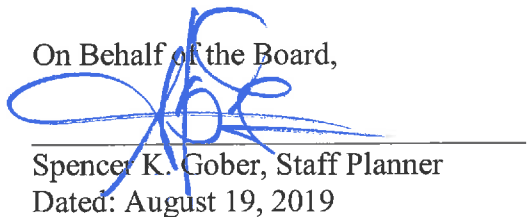
S. Pinkerston expressed a concern regarding sightlines from the adjacent driveway (which serves as parking access for the retail building from Pleasant Street), and asked if the placement of the sign would block the line of sight for motorists looking to turn onto Pleasant Street from the driveway. C. Clark stated that he felt that this was the appropriate placement for the sign for directional purposes, but sought confirmation from Planning Staff that placement was consistent with the By-Law. Upon confirmation that the sign conforms to Section 4.3.7 (b) of the By-Law, the Board agreed that the proposed sign was appropriate for the location and that it would not be more detrimental to the neighborhood.

Accordingly, upon motion duly made and seconded, **the Board voted 4-0 to grant the Applicant's request for a Special Permit to erect a standing sign at 344 Pleasant Street subject to the following conditions:**

General:

1. A certified as-built plot plan indicating the location of the new standing sign shall be submitted to the Office of Community Development.

On Behalf of the Board,



Spencer K. Gober, Staff Planner
Dated: August 19, 2019