

RECEIVED  
TOWN CLERK  
BELMONT, MA

DATE: February 11, 2021  
TIME: 2:16 PM

AGENDA TUESDAY, FEBRUARY 16, 2021  
PLANNING BOARD  
REMOTE MEETING 7:00 PM

In keeping with Governor Baker's Executive Order of March 12, 2020; "Order Suspending Certain Provisions of the Open Meeting Law" – All Participation for Town Residents will be by Remote Access If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end.

The Belmont Planning Board meeting for February 16, 2021 at 7:00 pm, will enable those who have questions related to an agenda item to ask them remotely. We are encouraging residents to watch from home on Belmont Media or join the meeting through Zoom. We apologize in advance for any technology issues we experience tonight.

**FOR PARTICIPANTS:**

The Planning Board meeting will start at 7:00 pm. You can join the meet at 6:50 pm. By computer or smartphone, go to: <https://us02web.zoom.us/j/85013219406>

- Follow on-screen instructions
- Enter your Full Name under participant

By telephone:

- Call: 1 (646) 558-8656

When prompted, enter Meeting ID: 85013219406#

- Follow any additional prompts

**To Ask A Question:**

If you wish to ask a question (related to the agenda) here's what you do:

- By computer or smartphone – once logged in you will be able to message the Room Host.
- By Telephone press \*9
- When the host is ready for you, you will be called on by your phone number or name.
- Questions should be as concise and clear as possible.

If you are just interested in following along, watch on Belmont Media Center.

- Channel **96** on Comcast
- Channels **30** on Verizon
- Watch online at > [belmontmedia.org/watch/govtv](http://belmontmedia.org/watch/govtv)
- Watch on **Facebook/belmontmedia**

**AGENDA TUESDAY, February 16, 2021**  
**PLANNING BOARD**  
**REMOTE MEETING**  
**7:00 PM – 9:00 PM**

1. Meeting Called to Order.
2. Continued Cases
  - a. CASE NO. 21-01 – Design and Site Plan Review  
347 Pleasant Street (LBIII) – Robert Webb  
Under §7.3.2 a) of the By-Law, the Applicant requests Design and Site Plan Review to construct a two-story office building and associated 12 parking spaces at 347 Pleasant Street located in Local Business III (LBIII) Zoning District. Construction of buildings that exceed 2500 square feet floor area or the creation of more than 6 parking spaces is allowed by Design and Site Plan Review by the Planning Board. The proposed building area is 4,027 square feet with associated 12 parking spaces.
  - b. CASE NO. 21-02 – Two Special Permits  
35 Poplar Street (GR) – Jon Rostler and Amy Roberts  
The Applicants request two Special Permits to construct a three (3) story addition at 35 Poplar Street located in General Residence (GR) Zoning District:
    - i. §4.2 of the By-Law allows two and a half (2-1/2) story structures, the existing structure is three and a half (3-1/2) stories. The lowest level of the dwelling is a basement (just 40.63% of the foundation walls are covered) and is considered a story. The proposed is a three-story addition.
    - ii. §1.5.4A(2) allows expansion of more than 300 square feet in the General Residence district by a Special Permit granted by the Planning Board.
3. Discussion for an “OPEN SPACE/CONSERVATION OVERLAY DISTRICT PROPOSAL”.
4. Discussion to determine if Acorn Park’s (Belmont Royal) stormwater tributary areas could be added to the GLAM (Safe Harbor) calculations.
5. Updates on Cases, Planning Board Projects and Committee Reports.
6. Minutes Review and Approval: January 5, 2021 and January 19, 2021.
7. Adjourn.

The Planning Board’s next scheduled meeting will be held on March 2, 2021.