

**AGENDA TUESDAY, MARCH 2, 2021
PLANNING BOARD
REMOTE MEETING 7:00 PM**

DATE: February 18, 2021
TIME: 2:06 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 March 2, 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/85101070157>

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

By telephone:

- Call: 1 (646) 558-8656
- When prompted, enter Meeting ID: 851 0107 0157#
- 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**
- Watch on **Facebook/belmontmedia**

AGENDA TUESDAY, March 2, 2021
PLANNING BOARD
REMOTE MEETING
7:00 PM – 9:00 PM

1. Meeting Called to Order.
2. Public Hearings
 - a. CASE NO. 21-03 Three Special Permits
90 Agassiz Avenue (GR) – Mr. Kiyoshi Momose and Lucianna Ascanio Momose
The Applicants request Three Special Permits to construct a two (2) story rear addition at 90 Agassiz Avenue located in General Residence (GR) Zoning District. Special Permits: **1.-** §4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing side setback on the east side is 7.0' and the proposed is 6.6' and **2.-** The existing and proposed side setback on the west side is 9.6'. **3.-** §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.
 - b. CASE NO. 21-04 – One Special Permit
93 Concord Avenue (LBIII) – Valentina Day Spa, Narine Kyuregyan, owner
The Applicant requests One Special Permit to erect a freestanding sign at 93 Concord Avenue located in a Local Business III (LB III) Zoning District. Special Permit: §5.2.5 b) 3 of the Zoning By-Law allows Standing Signs by a Special Permit granted by the Planning Board.
 - c. CASE NO. 21-05 – One Special Permit
44 Winn Street (SRC) - Michael and Erin Mahoney
The Applicants request One Special Permit to construct a two story addition at 44 Winn Street located in Single Residence C (SRC) Zoning District. Special Permit: §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) by a Special Permit granted by the Planning Board. The existing Gross Floor Area is 2272 square feet and the proposed addition is 1676 square feet or 73.76%. The expansion is allowed by a Special Permit Granted by the Planning Board.
3. Continued Cases
 - a. CASE NO. 21-01 – Design and Site Plan Review
347 Pleasant Street (LBIII) – Robert Webb
 - b. CASE NO. 21-02 – Two Special Permits
35 Poplar Street (GR) – Jon Rostler and Amy Roberts

Planning Board March 2, 2021 meeting agenda

c. CASE NO. 20-08 – One Special Permit
30 Newcastle Road – Mari Deranian

4. Updates on Cases, Planning Board Projects and Committee Reports.
5. Minutes Review and Approval: February 2, 2021 & February 16, 2021.
6. Discussion and vote to approve the following Planning Board public meeting dates:
 - April 8, 2021
 - April 20, 2021
 - May 4, 2021
 - May 18, 2021
 - June 1, 2021
 - June 15, 2021
 - July 6, 2021
 - July 20, 2021
 - September 7, 2021
 - September 21, 2021
 - October 5, 2021
 - October 19, 2021
 - November 2, 2021
 - November 16, 2021
 - December 7, 2021
 - December 21, 2021

No meetings will be held during the month of August.

7. Adjourn.

The Planning Board's next scheduled meeting will be held on March 16, 2021.