

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: April 2, 2021
TIME: 10:32 AM

**AGENDA TUESDAY, April 8, 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 April 8, 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/82631934634>

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

By telephone:

- Call: 1 (646) 558-8656
- When prompted, enter Meeting ID: 82631934634#
- 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, APRIL 8, 2021
PLANNING BOARD
REMOTE MEETING
7:00 PM – 9:00 PM

1. Meeting Called to Order.
2. Continued Cases
 - a. CASE NO. 21-05 – One Special Permit (Applicant requests to withdraw this application).
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.
Plans for the proposed project may be found online at:
https://www.belmont-ma.gov/sites/g/files/vyhlf2801/f/uploads/21-05_44_winn_st_web_docs.pdf
 - b. CASE NO. 20-08 – One Special Permit
30 Newcastle Road – Mari Deranian
The Applicant requests One Special Permit to construct a new two-story single-family home at 30 Newcastle Road located in a 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.
Revised plans for the proposed project may be found online at: https://www.belmont-ma.gov/sites/g/files/vyhlf2801/f/uploads/20-08_30_new_castle_revised_drawings_submitted_2-23-21.pdf
3. CASE NO. 19-16 – 73 Trowbridge Street
Applicant requests an amendment to a Design and Site Plan Review granted by the Planning Board on November 7, 2019.
Plans for the proposed project may be found online at: https://www.belmont-ma.gov/sites/g/files/vyhlf2801/f/uploads/19-16_73_trowbridge_revised_plans_3-2-21.pdf
4. 91 Beatrice Circle, Zoning Board of Appeals Comprehensive permit

Planning Board April 8, 2021 meeting agenda

At the request of the Board of Appeals, The Planning Board will hear presentations from the developer's Architects, the Peer Review architect and receive public comments at a duly noticed meeting. Upon conclusion, the Planning Board will make non-binding suggestions for conditions of the Comprehensive permit to the Board of Appeals.

Plans for the proposed project may be found online at: <https://www.belmont-ma.gov/zoning-board-of-appeals/pages/91-beatrice-circle>

5. Public Hearings

a. CASE NO. 21-06 – Three Special Permits

201 Lexington Street (GR) – Christine Arthur and Eugene Klein

The Applicants request Three Special Permits to construct a second family unit and an addition at 201 Lexington Street located in General Residence (GR) Zoning District. Special Permits: 1.- §1.5.4A of the Zoning By-Law allows alteration and expansions of larger than 300 square feet in the GR district be a Special Permit granted by the Planning Board. 2.- §3.3 of the By-Law allows the construction of a two family (or a conversion of a single family to a two family) by a Special Permit. 3.- §4.2.2 of the By-Law requires a minimum side setback of 10.0', the existing and proposed side setback is 7.5'.

Plans for the proposed project may be found online at: https://www.belmont-ma.gov/sites/g/files/vyhlf2801/f/uploads/21-06_201_lexington_st_web_docs.pdf

b. CASE NO. 21-07 – Design and Site Plan Review

661 Pleasant Street (SRA) – Belmont Woman's Club, Wendy J. Murphy, President

The Applicant requests Design and Site Plan Review to construct 12 parking spaces at 661 Pleasant Street located in Single Residence A (SRA) Zoning District. §7.3.2 a) allows the construction of more than 6 parking spaces by Design and Site Plan Review by the Planning Board. The proposed are 12 parking spaces.

Plans for the proposed project may be found online at: https://www.belmont-ma.gov/sites/g/files/vyhlf2801/f/uploads/21-07_661_pleasant_street_web_docs_0.pdf

6. McLean Zone 3 District, MDZ3OD. Request from Developer clarification of interpretation of compliance with Section 6B.3.1(b) of the MDZ3OD pertaining to Townhouse square footage.
7. Updates on Cases, Planning Board Projects and Committee Reports.
8. Minutes Review and Approval: March 2, 2021.
9. Adjourn.

The Planning Board's next scheduled meeting will be held on April 20, 2021.