

**AGENDA TUESDAY, JUNE 1, 2021
PLANNING BOARD
REMOTE MEETING 7:00 PM**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: May 26, 2021
TIME: 9:47 AM

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 June 1, 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/87332467857>

Follow on-screen instructions

- Enter your Full Name under participant

By telephone:

- Call: 1 (646) 558-8656

When prompted, enter Meeting ID: 873 3246 7857#

- 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, June 1, 2021
PLANNING BOARD
REMOTE MEETING
7:00 PM – 9:00 PM**

1. Meeting Called to Order.

2. Continued Cases

a) 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 6 or more parking spaces by Design and Site Plan Review by the Planning Board. Proposed are 12 parking spaces. Plans for the proposed project may be found online at:

https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/21-07_661_pleasant_street_web_docs_0.pdf

b) 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/planning-board/pages/applications-pending-before-the-planning-board>

c) CASE NO. 21-10 – One Special Permit

1010 Pleasant Street (LBII) - Cal Verde Naturals, LLC, Kelly Tomasello and Stephan Tomasello, principals.

The Applicants request One Special Permit to operate an Adult use Marijuana Establishment (AUME) at 1010 Pleasant Street located in a Local Business II (LBII) Zoning District. Special Permit: 1.- §6F of the Town of Belmont By-Law allows operating Adult Use Marijuana Establishments 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/vyhlf6831/f/uploads/21-10_1010_pleasant_st_web_docs_aume1.pdf

d) CASE NO. 21-11 – Two Special Permits

1010 Pleasant Street (LBII) - Cal Verde Naturals, LLC, Kelly Tomasello and Stephan Tomasello, principals.

The Applicants request Two Special Permits to erect a free standing sign and multiple wall signs at 1010 Pleasant Street located in a Local Business II (LBII) Zoning District. Special Permits: 1.- §5.2.5 b) 3 of the Zoning By-Law allows FreeStanding Signs by a Special Permit granted by the Planning Board. 2.- §5.2.5 4-b-1 of the Zoning By-Law allows multiple signs by a Special Permit granted by the Planning Board. Plans for the proposed project may be found online at:

<https://www.belmont-ma.gov/planning-board/pages/applications-pending-before-the-planning-board>

e) CASE NO. 21-09 – One Special Permit

535 Trapelo Road (LBI) - Shaw's Supermarkets, Debra Collins, agent.

The Applicant requests One Special Permit to erect more than one sign at 535 Trapelo Road located in a Local Business I (LBI) Zoning District. Special Permit: 1.- §5.2.5 4-b-1 of the Zoning By-Law allows multiple signs 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/vyhlf6831/f/uploads/21-09_535_trapelo_rd_web_docs.pdf

f) CASE NO. 21-08 – Design and Site Plan Review

(Will be heard as the last public hearing of the night)

115 Mill Street (McLean Overlay District 3) - Northland Residential Corporation, Mr. John C. Dawley, President and CEO.

The Applicant requests Design and Site Plan Review to construct 38 for-sale units in Sub-District A, 112 rental units in Sub-District B and the restoration and renovation of the Samuel Elliot Memorial Chapel for two for-sale units at 115 Mill Street, Zone 3. §6B of the By-Law allows developments in the McLean Zone 3 district by Design and Site Plan Review approved by the Planning Board. Plans for the proposed project may be found online at: <https://www.belmont-ma.gov/planning-board/pages/applications-pending-before-the-planning-board>

3. New Public Hearings

CASE NO. 21-12 – Review and Approval of Multiple Signs

525 Common Street (LBI) - Belmont Residential, LLC and Heather Hopkins Dudko.

Planning Board June 1, 2021 meeting agenda

The Applicants requests review and approval to erect signs at 525 Common Street located in the Local Business I (LBI) Zoning District. Condition 6.A (Signage and Awnings) of the Design and Site Plan approval allows the erection of signs at the Bradford project by Review and Approval from the Planning Board. Plans for the proposed project may be found online at: <https://www.belmont-ma.gov/planning-board/pages/applications-pending-before-the-planning-board>

4. Review and Approve Outstanding Draft Planning Board Minutes
5. Updates on Cases, Planning Board Projects and Committee Reports.
6. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, June 15, 2021.