

**RECEIVED
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BELMONT, MA**

DATE: July 16, 2021
TIME: 9:02 AM

REVISED

**PLANNING BOARD AGENDA
TUESDAY, JULY 20, 2021
REMOTE MEETING - 7:00 PM**

In keeping with the extension of the remote participation portion of 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 July 20, 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:

Topic: Planning Board

Time July 20, 2021 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/82848055603>

Webinar ID: 828 4805 5603

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 82848055603#

When prompted, enter #

To ask a question or raise your hand, enter *9 on your phone.

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**

1. Meeting Called to Order.

2. Continued Cases

a) CASE NO. 21-02 – Two Special Permits

35 Poplar Street (GR) – Jon Rostler and Amy Roberts

The Applicants request a revision on the previously approved case to raise the ridge line of the proposed rear addition.

The original application was for 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.

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. 21-07 – 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/planning-board/pages/applications-pending-before-the-planning-board>

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

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. Public Hearings

a) CASE NO. 21-15 – One (1) Special Permit

376 Trapelo Road (LBIII) - Dane Helsing, Beacon Community Church.

The applicant requests Special Permit to erect more than one sign at 376 Trapelo Road located in a Local Business III (LBIII) 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/planning-board/pages/applications-pending-before-the-planning-board>

b) CASE NO. 21-13 – Design and Site Plan Review & Two (2) Special Permits

41R Holt Street (GR) - Clark Freiner, Two by Two Realty, LLC.

The applicant requests Design and Site Plan Review and Special Permit to construct a two-family dwelling, located in the General Residence (GR) Zoning District. Design and Site Plan Review is required under Section 6D.3 of the By-Law to Construct a Two-Family Home, located in the (GR) General Residence Zoning District. Additionally, 1. - §3.3 of the By-Law allows by special permit the construction of a two-family. 2. - §4.2.2 of the By-Law requires frontage of 75', the existing and proposed frontage is 0' in the Town of Belmont. The lot's 15' frontage is located in the Town of Watertown. 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. 21-14 – One (1) Special Permit

41 Willow Street (SR-C) - Mark and Nancy Jarzombek.

The applicant requests Special Permit to construct to convert the existing barn into living space at 41 Willow Street located in Single Residence C (SR-C) Zoning District. Special Permit: 1. - §6.11 of the By-Law allows by special permit the conversion of an historic accessory building into living space. 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 Draft Planning Board July 6, 2021 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, August 3, 2021.