

DATE: July 29, 2021
TIME: 9:53 AM

**PLANNING BOARD AGENDA
TUESDAY, August 3, 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 August 3, 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 Aug 3, 2021 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/82288112279>

Webinar ID: 822 8811 2279

To join by telephone,

Call: 1 (646) 558-8656

When prompted, enter: 82288112279#

When prompted, enter #

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

1. Meeting Called to Order.

2. Continued Cases

a) CASE NO. 20-05 – Two Special Permits

32 Frost Road (SRC) – Hilton and Caitlin Madevu-Matson

The Applicants request a revision on the previously approved case to add a bulkhead with non-conforming side setback to the project.

The original application was for two Special Permits to construct a two story addition. Special Permits: (1) to increase the size of the nonconforming home (nonconforming lot area and frontage) by more than 30% of the gross floor area;

and, (2) to maintain the nonconforming side setback. https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/20-05_32_frost_rd_web_docs.pdf

b) 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>

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

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

Applicant requests to withdraw application.

Original application was for a 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>

3. Review and Approve Draft Planning Board July 6, 2021 and July 20, 2021 Minutes.
4. Updates on Cases, Planning Board Projects and Committee Reports.
5. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, August 17, 2021.