

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: September 2, 2021
TIME: 2:20 PM

**PLANNING BOARD AGENDA
THURSDAY, SEPTEMBER 9, 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 September 9, 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/83791996430>

Follow on-screen instructions

- Enter your Full Name under participant

By telephone:

- Call: 1 (646) 558-8656

When prompted, enter Meeting ID: 837 9199 6430 5#

- 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**

**PLANNING BOARD AGENDA
TUESDAY, SEPTEMBER 9, 2021
REMOTE MEETING
7:00 PM – 9:00 PM**

1. Meeting Called to Order.

2. New Cases

a) CASE NO. 21-16 – Design and Site Plan Review

774A, 778, 782, & 790 Pleasant Street (LBII) - Empire Management Corporation,
Brian Lafferty, President

The Applicant request Design and Site Plan Review to construct a 39,000 square feet addition to the current Subaru dealership. §7.3.2 a) allows the construction of any new building greater than 2,500 gross square feet by Design and Site Plan Review 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. 21-17 – Special Permit

774A, 778, 782, & 790 Pleasant Street (LBII) - Empire Management Corporation,
Brian Lafferty, President

The Applicant request Sign Special Permit for three Special Permits to erect multiple wall signs, larger directory sign, and relocate the exiting freestanding sign. §5.2.5 b) 1 of the Zoning By-Law allows multiple wall signs by a Special Permit granted by the Planning Board. §5.2.5 b) 2 of the Zoning By-Law allows larger directory sign greater than 1.5 square feet by a Special Permit granted by the Planning Board. §5.2.5 b) 3 of the Zoning By-Law allows a Standing Sign 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>

3. Continued Cases

a) 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

Planning Board September 9, 2021 meeting agenda

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>

4. Review and Approve Draft Planning Board August 17, 2021 Minutes.
5. Updates on Cases, Planning Board Projects and Committee Reports.
6. Elect Officers.
7. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, September 21, 2021.