

**REVISED**  
**PLANNING BOARD AGENDA**  
**TUESDAY, SEPTEMBER 13, 2022 @ 7:00PM**

*This meeting will be held remotely using Zoom video conferencing technology, as permitted by the Massachusetts Act Relative to Extending Certain State of Emergency Accommodations, that became effective July 16, 2022. Should the audio function stop working during the Zoom meeting and it cannot be restored, the meeting will end and be rescheduled.*

**FOR PARTICIPANTS:**

Topic: Planning Board

Time: Sept 13, 2022 07:00 PM Eastern Time

Join Zoom Webinar

<https://us02web.zoom.us/j/88230580410>

Webinar ID: 882 3058 0410

To join by telephone,

Call: (929) 205-6099

When prompted, enter: 88230580410#

When prompted, enter #

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

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: September 8, 2022

TIME: 3:40 PM

**1. Meeting Called to Order.**

**2. Public Hearing.**

a) Case No. 22-14 - Design and Site Plan Review

350 Prospect Street – Belmont Hill School

Proposal to construct a new parking lot and Facilities Building on land east of Prospect Street, along with minor changes to existing parking at 350 Prospect Street (off Marsh Street). The school is located in the Single Residence A (SR-A) Zoning District and the proposed work will be conducted at the joint properties of 283, 301, 305, 315, and 350 Prospect Street & 12 and 20 Park Avenue.

b) Case No. 22-15 – Three Special Permits

277 Channing Road – Isaiah Berson

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, September 13, 2022 at 7:00 PM either in the Select Board's Meeting Room, Town Hall, 455 Concord Avenue and by remote access through the Zoom application to consider the application of Isaiah Berson for Three Special Permits to construct an addition at 277

Channing Road located in Single Residence C (SRC) zoning district. Special Permits: **(1)** - §1.5.4C(2) of the By-Law allows expansions more than (30%) of the existing Gross Floor Area in the Single Residence C district by a Special Permit granted by the Planning Board, the proposed expansion exceeds the 30% existing Gross Floor Area threshold and is allowed by a Special Permit granted by the Planning Board. **(2)** - §4.2.2 of the Zoning By-Law requires a minimum 25' front yard setback, the existing and proposed front yard setback is 19.9'. **(3)** – Minimum required side setback is 10.0', the existing and proposed side setback is 4.8'.

### 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 to amend the previously approved Design and Site Plan permit with respect to the emergency access provision between Olmsted Drive and Zone 5 of the McLean Hospital.

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

661 Pleasant Street - Woman's Club,

Applicant requests to amend the previously approved type of material to be used for the retaining wall.

4. Updates on Cases, Planning Board Projects and Committee Reports.

5. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, September 20, 2022.