

**PLANNING BOARD AGENDA
TUESDAY, OCTOBER 11, 2022 @ 7:00PM**

DATE: October 4, 2022
TIME: 2:18 PM

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: Oct 11, 2022 07:00 PM Eastern Time

Due to a public forum scheduled that same evening, the Planning Board will be cablecast live on channel 96 (Comcast) and channel 30 (Verizon) and livestreaming on [//belmontmedia.org/infotv](http://belmontmedia.org/infotv).

Join Zoom Webinar

<https://us02web.zoom.us/j/85003046871>

Webinar ID: 850 0304 6871

To join by telephone,

Call: (646) 558-8656

When prompted, enter: 85003046871#

When prompted, enter #

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

1. Meeting Called to Order.

2. Reorganization of Planning Board.

- a) Planning Board to elect new Chair for the Board and announce new full member ascensions if any.

3. Continued Cases.

- 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.

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- b) Case No. 21-18 Amendment to Special Permit
768 Pleasant Street – Mint Retail Facilities, LLC.

Applicant requests to amend previously approved Special Permit. Revision includes changes to exterior elevations. Revised plans may be found online at:

https://www.belmont-ma.gov/sites/g/files/vyhlif6831/f/uploads/21-18_768_pleasant_st.pdf

- c) 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'.

- d) Case No. 22-13 – Design and Site Plan Review
Scott Miller – 13 Grant Avenue

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday October 11, 2022 to consider the application of Scott Miller for 13 Grant Ave. located in a General Residence (GR) zoning district for Design and Site Plan Review approval of a project that was recently granted a Special Permit.

4. Update on Cases, Planning Board Projects and Committee Reports.
5. Review and Approve Draft Planning Board Minutes - July 19, 2022, September 13, 2022 and September 20, 2022.
6. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, November 1, 2022.