

PLANNING BOARD AGENDA
TUESDAY, November 1, 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: Nov 1, 2022 07:00 PM Eastern Time

Join Zoom Webinar

<https://us02web.zoom.us/j/88945213085>

Webinar ID: 889 4521 3085

To join by telephone,

Call: (646) 558-8656

When prompted, enter: 88945213085#

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. 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

b) 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.

c) No. 22-15 – Three Special Permits

277 Channing Road – Isaiah Berson

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: October 26, 2022

TIME: 2:28 PM

Planning Board November 1, 2022 meeting agenda

Notice is hereby given that the Planning Board will hold a public hearing 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. Update on Cases, Planning Board Projects and Committee Reports.
4. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, November 15, 2022.