

**PLANNING BOARD AGENDA
TUESDAY, DECEMBER 6, 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
Tuesday, December 6, 2022 07:00 PM EST
Please click the link below to join the webinar:
<https://us02web.zoom.us/j/88025342855>

Webinar ID: **880 2534 2855**

Or join by Telephone:
Call: 1 (646) 558 8656 or 1 (646) 931 3860
When prompted, enter: **880 2534 2855 #**
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To "raise" or lower your hand, enter: ***9**
To mute or unmute, enter: ***6**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: November 29, 2022
TIME: 8:56 AM

1. Meeting Called to Order.

2. Continued Cases:

- a) Case No. 22-16 - 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. 21-11 – AMEND TWO SPECIAL PERMITS
1010 Pleasant Street (LBII) - Cal Verde Naturals, LLC, Kelly Tomasello and Stephan Tomasello, principals.

The Applicants request to amend Two Special Permits to erect a free standing sign and multiple wall signs at 1010 Pleasant Street located in a Local Business II (LBII) Zoning District. Special Permits: 1.- §5.2.5 b) 3 of the Zoning By-Law allows Standing Signs by a Special Permit granted by the Planning Board. 2.- §5.2.5 4-b-1 of the Zoning By-Law allows multiple signs by a Special Permit granted by the Planning Board.

3. Public Hearings:

a) Case No. 22-19 One Special Permit

28 Pierce Road – Jonathan and Michele Britt

Applicants request One Special under section 1.5.4C(2) of the By-Law to construct an addition at 28 Pierce Road Located in a Single Residence C zoning district.

Plans may be found online at: https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/pb_22-19_28_pierce_road_application_0.pdf

b) Case No. 22-20 One Special Permit and Design and Site Plan Review

76 White Street - Daniel Da Fonesca

Applicant requests One Special Permit and a Design and Site Plan approval under sections 3.3 and 6D-2 of the By-Law to construct a two-family dwelling at 76 White Street Located in a General Residence zoning district.

Plans may be found online at: https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/76_white_st._plans.pdf

4. Board to acknowledge receipt of colors for signage submitted by Mint Retail Facilities, LLC, Located at 768 Pleasant Street.
5. Update on Cases, Planning Board Projects and Committee Reports.
6. The Board to review and vote on meeting minutes: October 11, 2022 and November 1, 2022.
7. Adjourn.

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