

PLANNING BOARD AGENDA
TUESDAY, MAY 2, 2023 @ 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: May 2, 2023 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/88154930149?pwd=ZWVhPMGU2WUJVBWFXQkYJTmFGc3FOZz09>

Meeting ID: 881 5493 0149

Passcode: 476836

One tap mobile

+19292056099,,88154930149#,,,,*476836# US (New York)

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RECEIVED
TOWN CLERK
BELMONT, MA

DATE: April 26, 2023
TIME: 8:07 AM

1. Meeting Called to Order.

2. Selection of new Chairperson.

3. Continued Cases:

a) Case No. 23-07 One Special Permit

103 Brookside Ave. (SRC) – Kaleb and Tammy Keithley

Applicants request One Special Permit under §1.5.4 C (2) of the Zoning By-Law to construct an addition at 103 Brookside Ave. located in a Single Residence C zoning district. Alterations or structural changes that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) are allowed by a Special Permit granted by the Planning Board. The existing Gross Floor Area is 2366SF and the proposed addition is 1045SF or 44.1%.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/103_brookside_special_permit_application.pdf

b) Case No. 23-05 Two Special Permits

221 Concord Ave. and another at 80 Hittinger Street – Town of Belmont

Applicant requests two Specials Permit under section 5.2.5-4-(b)-3 to erect two standing signs at 221 Concord Ave. and another at 80 Hittinger Street located in General Residence (GR) zoning district.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/23-05_221_concord_ave_and_80_hittinger_street_application.pdf

4. Public Hearings:

a) Case No. 23-09 For One Special Permit

55 Munroe Street (SRC) - Mohit and Katherine Dilawari

Applicants request One Special Permit under §1.5.4 C (2) of the Zoning By-Law to construct a one story and a two-story addition at 55 Munroe Street located in Single Residence C (SRC) Zoning District. Structural change increases that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) are allowed by a Special Permit granted by the Planning Board. The proposed Gross Floor Area addition exceeds 30% of the existing.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/23-09_application_plans_55_munroe_st.pdf

b) Case No. 23-10 for One Special Permit

55 Warwick Road (GR) - Alice M. Rushforth

Applicant requests One Special Permit under section 1.5.4A of the Zoning By-Law to construct a two-story addition at 55 Warwick Road located in General Residence (GR) Zoning District. Special Permit: §1.5.4A (2) of the By-Law allows alterations and expansions greater than 300SF in the GR district by Special Permit granted by the Planning Board. The proposed 2 story addition is 346SF.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/23-10_application_55_warwick.pdf

5. Update on Cases, Planning Board Projects and Committee Reports.
6. Review and approve Planning Board meeting minutes: March 21, 2023 and April 11, 2023.
7. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, May 16, 2023.