

**PLANNING BOARD AGENDA
TUESDAY, MAY 16, 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 16, 2023 07:00 PM Eastern Time
Join Zoom Webinar
<https://us02web.zoom.us/j/88025342855>

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**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: May 8, 2023
TIME: 2:38 PM

1. Meeting Called to Order.

2. Continued Cases:

- a) Case No. 23-05 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

3. Public Hearings:

- a) Case No. 23-11 One Special Permit & Design and Site Plan Approval
147 Lexington Street (GR) - Avatar Construction- James Patnaude, owner
Applicant requests One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a two family dwelling at 147 Lexington Street Located in a 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/planning-board>

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b) Case No. 23-12 One Special Permit & Design and Site Plan Approval
14 C Street (GR) - Frank Valentino

Applicant requests One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a two family dwelling at 14 C Street Located in a 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/planning-board>

4. Update on Case, Planning Board Projects and Committee Reports.

a) The Board to consider a request to amend the Town of Belmont Zoning By-Law by adding the following provision to Section 7.5.2(a). A DIR shall be required if an application is for a proposed project that involves any of the following: (i) the total land area affected by the alteration, regrading, landscaping, and construction of the proposed project exceeds 35,000 square feet; or (ii) the removal of more than 50 trees that each have a caliper exceeding 4 inches (measured 4.5 feet above the surface of the adjacent ground); or (iii) an alteration that will result in land disturbance of more than 10,000 square feet of land, whether or not the land is substantially restored to its previous grade and surface coverage; or (iv) the addition or relocation of 40 or more parking spaces.

b) The Board to consider if the Town will clarify certain terms in the Zoning By-law by amending Section 1.4 to add this definition: Inspector of Buildings – The person holding the title “Inspector of Buildings” for the Town of Belmont, who shall be deemed the “zoning administrator” and a “permit granting authority” under M.G.L. c. 40A, § 1A. The terms “Building Commissioner” and “Building Inspector” in this Zoning By-law are deemed to be the same as “Inspector of Buildings.” or in any way act thereon.

The article is to correct the terminology in the Zoning By-Law to “Inspector of Buildings” as well as to define this phrase.

c) The Board to review for approval the final draft “Housing Production Plan” prepared and submitted by the Belmont Housing Trust, in conjunction with the Metropolitan Area Planning Council.

d) The Board to consider a formal Open Meeting Law complaint regarding the Planning Board hearing for case 23-04.

5. Review and approve Planning Board meeting minutes: April 11, 2023, and April 19, 2023.

6. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, June 6, 2023.