

PLANNING BOARD AGENDA
TUESDAY, September 5, 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: Sept 5, 2023 07:00 PM Eastern Time

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TOWN CLERK
BELMONT, MA

DATE: August 30, 2023
TIME: 9:36 AM

1. Meeting Called to Order.

2. Notice: The Board may not hear the items in the order listed below.

3. Public Hearing:

a) Case No. 23-18 To Amend Design and Site Plan Approval

221 Concord Ave. - Belmont Middle and High School, David Blazon, agent

Applicant requests to amend the order of conditions of the Design and Site Plan Review Approval, Case No. 19-01, to remove the dugout shelters at the baseball and the softball fields.

Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>

b) Case No. 23-19 One Special Permit

87 Goden Street (SRC) - Kamel Alhady

Applicant requests One Special Permit under §1.5.4 C (2) of the Zoning By-Law to construct a Single family dwelling at 87 Goden Street located in Single Residence C (SRC) Zoning District. Special Permit: §1.5.4 C (3-b) of the Zoning By-Law allows construction of new structures after voluntary demolition by a Special Permit granted by the Planning Board.

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/87_goden_application.pdf

c) Case No. 23-20 Amend Design and Site Plan Approval

59 Burnham Street (GR) - Robert Calnan

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Applicant requests to amend the approved DSPR to allow for tandem parking in lieu of the approved parallel parking at 59 Burnham Street, located in the 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/vyhliif6831/f/uploads/23-20_application.pdf

d) Case No. 23-22 One Special Permit

17 Cutter Street (GR) - Jae and Mary Anne Sparks

Applicants request One Special Permit to construct a two (2) story rear addition at 17 Cutter Street located in a General Residence (GR) zoning district. Section §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 458SF.

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/vyhliif6831/f/uploads/23-22_17_cutter_street_application.pdf

e) Case No. 19-16 Request to Amend Design and Site Plan Approval

73 Trowbridge Street – Fushuang Liu

The Applicant requests, under §7.3.6 (b) of the By-Law, for the Planning Board to determine if the proposed changes are considered minor and may be approved without a public hearing.

f) Case No. 23-21 Design and Site Plan Review Approval

336 Concord Ave (SRC) - Belmont Public Library, Conrad Ello, AIA, LEED AP, agent

Applicant requests Design and Site Plan Review Approval to construct a Library at 336 Concord Ave. located in a Single Residence C (SRC) zoning district. Section 7. 3. 2 a) of the Zoning By-Law requires Design and Site Plan Review Approval from the Planning Board for the construction of a non-residential building that has a total Gross Floor Area greater than 2,500 square feet or a proposal that results in the need for six (6) or more parking spaces.

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/vyhliif6831/f/uploads/23-21_application.pdf and https://www.belmont-ma.gov/sites/g/files/vyhliif6831/f/uploads/23-21_dspr_-_belmont_public_library_-_drawings.pdf

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

5. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, September 19, 2023.