

PLANNING BOARD AGENDA
TUESDAY, November 21, 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:

Planning Board REMOTE
Nov 21, 2023 07:00 PM EST
Webinar ID: 839 5449 6636

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/83954496636>

Or join by telephone:
1 646 558 8656
When prompted, enter **839 5449 6636 #**
When prompted, enter #
To raise your hand, enter *9

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: November 16, 2023
TIME: 2:24 PM

1. Meeting Called to Order.

2. Review and approve September 19, 2023, October 3, 2023 and October 10, meeting minutes.

3. Case No. 23-09, 55 Munroe Street. Applicant wishes to amend Special Permit to add a dormer on the second floor.

4. Public Hearing.

- a) Case No. 23-24 Waiver to Alter an Existing Standing Sign.
11 Brighton Street (GB) – Comella’s – JP Comella, owner

Applicant requests One (1) Waiver to alter an existing sign at 11 Brighton Street, Located in a General Business zoning district. §5.2.7 of the By-Law requires “non-confirming signs as a result of a change to this By-Law are subsequently enlarged, redesigned, replaced, or altered in any way including repainting in a different color, shall comply immediately with all the provisions of this By-Law...”. Applicant requests to retain existing standing sign frame structure with new sign design.

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/23-24_application.pdf

5. Belmont Middle School and High School Building Committee requests to Amend Order of Conditions to Remove Dugout Shelters at Baseball and Softball Fields to allow Inspector of Buildings issue a final Certificate of Occupancy prior to completion of these structures.

6. Update on Cases, Planning Board Projects and Committee Reports.
7. The Housing Trust requests a Planning Board representative attend their regularly scheduled meetings and provide support and guidance to the Trust.

8. Continued cases:

- a) Case No. 23-17 Design and Site Plan Approval
297 Concord Ave. - Municipal Skating Rink Building Committee

Applicants request Design and Site Plan Approval to construct a new Ice-Skating Rink at 297 Concord Ave. located in a General Residence (GR) 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/vyhlf6831/f/uploads/23-17_dsp_review_application.pdf

9. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, December 5, 2023.