

## **REVISED**

### **PLANNING BOARD AGENDA TUESDAY, February 27, 2024 @ 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  
February 27, 2024 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

#### **1. Meeting Called to Order.**

2. Review and approve Planning Board December 5, 2023, December 19, 2023, January 16, 2024 and February 6, 2024 meeting minutes.

#### **3. Continued Cases:**

- a) Case No. 24-01 Special Permit & Design and Site Plan Approval  
190 Lexington Street (GR) – Donald Cusano

Applicant requests One Special Permit and Design and Site Plan Approval to under sections 3.3 and 6D-2 of the By-Law to construct a two family dwelling at 190 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/sites/g/files/vyhlf6831/f/uploads/24-01\\_application.pdf](https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/24-01_application.pdf)

**Applicant has submitted a letter to the Board to request withdrawal of this application without prejudice.** Time allocated 5 minutes.

- b) Case No. 24-02 Waiver to Erect a Sign  
30 Church Street (LBI) – Acton Management

Applicant requests a Waiver under section 5.2.2 of the By-Law to alter an existing sign at 30 Church Street located in a Local Business I (LBI) zoning district. Section 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

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immediately with all the provisions of this By-Law....”. Applicant requests to retain existing standing sign frame structure with new sign design. Time allocated 15 minutes.

**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/24-02\\_30\\_church\\_street.pdf](https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/24-02_30_church_street.pdf)**

4. The MBTA Advisory Committee will provide updates to the Board. Time allocated 30 minutes.
5. Discussion for MBTA non-compliance. Time allocated 20 minutes.
6. Discussion of financial impact study expectations related to 3A. Time allocation 20 minutes.
7. The Board will discuss potential upcoming zoning changes to be proposed to Town Meeting in spring of 2024. Time allocated 45 minutes.
8. Update on Cases, Planning Board Projects and Committee Reports.
9. Case No. 23-21 Belmont Public Library (336 Concord Ave.)  
Applicant requests to reduce number of parking spaces by 2 per Conservation Commission’s request.  
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10. Adjourn.

The Planning Board’s next scheduled meeting will be held on Tuesday, March 12, 2024.