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DATE: April 5, 2023
TIME: 3:13 PM

REVISED
PLANNING BOARD AGENDA
TUESDAY, April 11, 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: April 11, 2023 07:00 PM Eastern Time

Join Zoom Webinar

<https://us02web.zoom.us/j/88025342855>

Webinar ID: 880 2534 2855

To join by telephone,

Call: (646) 558-8656

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When prompted, enter #

To ask a question or raise your hand, enter *9 on your phone.

1. Meeting Called to Order.

2. 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. 23-08 Two Special Permits

64 Hoitt Road - Dane Helsing

Applicant requests Two Special Permits under section 1.5 of the By-Law to construct a second story addition at 64 Hoitt road located in Single Residence C (SRC) Zoning District. Special Permits: **1.-** §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) by a Special Permit granted by the Planning Board. The proposed Gross Floor Area addition exceeds 30% of the existing and allowed by a Special Permit. **2.-** Minimum required rear setback is 27.0', the existing and proposed is 24.1'.

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/vyhlif6831/f/uploads/64_hoitt_rd_belmont_for_special_permit_application_02_13_2023.pdf

c) Case No. 23-04 - Design and Site Plan Review

350 Prospect Street – Belmont Hill School

Applicant requests Design and Site Plan Review approval to construct a new 7,000 sq. ft. facilities building, construction of parking lot for staff and visitors and other associated site improvements at 283, 301, 305, 315 Prospect Street and 12 & 20 Park Avenue located in a Single residence A (SRA) 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/vyhlif6831/f/uploads/23-04_hill_school_application.pdf

The public comment portion for this case has been closed.

3. Update on Cases, Planning Board Projects and Committee Reports.
4. To schedule a public hearing date for the proposed zoning amendment, referred by the Select Board on Monday, April 3rd.

To amend the Town of Belmont Zoning By-Law by adding this provision to Section 7.5.2(a)

A DIR shall be required if such 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;
- (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.

5. Review and approve Planning Board meeting minutes: March 7, 2023 and March 14, 2023.
6. Adjourn.

Planning Board: April 11, 2023 meeting agenda

The Planning Board's next scheduled meeting will be held on Tuesday, April 4, 2023.