

**PLANNING BOARD AGENDA**  
**TUESDAY, January 16, 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  
January 16, 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. Public Hearings:**

- 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)

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

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DATE: January 4, 2024  
TIME: 2:37 PM

Planning Board: January 16, 2024 meeting agenda

c) Case No. 24-03 One Special Permit

36 Tobey Road (SRC) - Jeffrey Kerner

Applicant requests One Special Permit under section 1.5 of the By-Law to construct a two story addition at 36 Tobey Road Located in a Single Residence C (SRC) zoning district. §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 (minimum required lot area is 9,000SF, existing and proposed lot area is 6,192SF) more than thirty percent (30%) by a Special Permit granted by the Planning Board. The existing Gross Floor Area is 1,520 square feet and the proposed addition is 1,237 square feet or 81.4%. The expansion is allowed 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/24-03\\_application\\_revised.pdf](https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/24-03_application_revised.pdf)**

3. The Board will discuss potential upcoming zoning changes to be proposed to be approved in spring of 2024 by Town Meeting.
4. Update on Cases, Planning Board Projects and Committee Reports.
5. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, February 6, 2024.