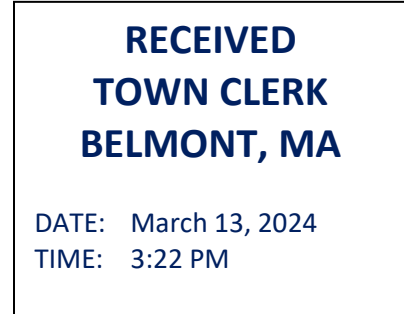


**PLANNING BOARD AGENDA**  
**TUESDAY, March 19, 2024 @ 7:00PM**

*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  
March 19, 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 February 27, 2024 meeting minutes.

**3. Public Hearings:**

a) Case No. 24-04 Special Permit & Design and Site Plan Approval  
190A Lexington Street (GR) – Donald Cusano

Applicant requests One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a Single family dwelling at 190A 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/24-04\\_application\\_0.pdf](https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/24-04_application_0.pdf)

b) Case No. 24-05 Special Permit and Design and Site Plan Approval  
190B Lexington Street (GR) – Donald Cusano

Applicant requests One Special Permit and Design and Site Plan Approval under sections 3.3 and 6D-2 of the By-Law to construct a Single family dwelling at 190B 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/24-05\\_190\\_b\\_lexington\\_street\\_application.pdf](https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/24-05_190_b_lexington_street_application.pdf)

c) Case No. 24-06 One Special Permit  
91 Kilburn Road (SRC) – Andrew Lilley

Planning Board: March 19, 2024 meeting agenda

Applicant requests One Special Permit under §1.5.4 C (2) of the Zoning By-Law to construct an enclosed front porch at 91 Kilburn Road. §1.5.4C of the 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 8,820SF) more than thirty percent (30%) within a period of five years by a Special Permit granted by the Planning Board. Special Permit: The Gross Floor Area of the existing structure is 1,871 square feet. Our office has issued a permit for an addition of 560SF, an equivalent of 29.9%. The proposed enclosed entry will add 69.4 SF to the proposed Gross Floor Area and will make the proposed addition 33.6%. This additional expansion will be 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/24-06\\_91\\_kilburn\\_road\\_pb\\_app.pdf](https://www.belmont-ma.gov/sites/g/files/vyhlf6831/f/uploads/24-06_91_kilburn_road_pb_app.pdf)**

4. The MBTA Advisory Committee will provide updates to the Board. Time allocated 15 minutes.
5. Update on Cases, Planning Board Projects and Committee Reports.
6. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, April 9, 2024.