

PLANNING BOARD AGENDA
TUESDAY, April 9, 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
April 9, 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>

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: April 3, 2024
TIME: 3:07 PM

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 March 12, 2024 and March 19, 2024 meeting minutes.

3. Continued Cases:

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. Time allocated for 190A and 190B Lexington Street 30 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/24-04_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

4. Public Hearings:

a) Case No. 24-06 One Special Permit

91 Kilburn Road (SRC) – Andrew Lilley

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. Time allocated 20 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/24-06_91_kilburn_road_pb_app.pdf

5. The MBTA Advisory Committee will provide updates to the Board. Time allocated 60 minutes.
6. Update on Cases, Planning Board Projects and Committee Reports.
7. Adjourn.

The Planning Board's next scheduled meeting will be held on Tuesday, April 23, 2024.