

**TOWN OF BELMONT
PLANNING BOARD**

RECEIVED
TOWN CLERK
BELMONT, MA

2023 JAN -4 AM 10:30

CASE NO. 22-17

APPLICANT: M&T Bank, Theresa Freni, agent

PROPERTY: 277 Trapelo Road

DATE OF PUBLIC HEARING: November 15, 2022

MEMBERS SITTING/ Matt Lowrie, Chairman
Thayer Donham
Renee Guo
Karl Haglund
Jeff Birenbaum
Carol Berberian (Associate Member)

MEMBERS VOTING: Matt Lowrie, Chairman
Thayer Donham
Renee Guo
Karl Haglund
Jeff Birenbaum

Introduction

This matter came before the Planning Board ("Board") of the Town of Belmont ("Town") acting as Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant, M&T Bank, Theresa Freni, agent requests One (1) Special Permit under Section 5.2.5 (b)-3 to replace an existing standing sign with a new at 277 Trapelo Road located in Local Business III (LBIII) zoning district.

Proposal

The Applicant proposes to replace an existing standing sign with a new one which will be smaller than the previous and will be placed further away from the back of the sidewalk. the proposed sign will be 6'-1" wide and 4' high consisting of 2 sections 2' in height each. The lower section will be a white base and the top section will have green background with the letters "M&T Bank" in white. The top section of the sign will have interior lights to illuminate the name of the bank.

Public Hearing

The Board held a duly noticed hearing on the case on November 15, 2022.

Mr. Wiley, with Sign Design, Image One Industries for M&T bank, noted that they would like to replace the monument sign. They have reduced the square footage by about 10SF and have moved it back from the street. He noted that the light would illuminate the whole sign, but it would be preferred if it is changed just to illuminate the M&T Bank portion of the sign. He said that M&T would really like to have the green part illuminated.

Board members had a concern about the intensity of the lighting. Mr. Hyman, the Construction Manager with M&T bank, noted that they could put a dimmer switch for the sign. He said that the intentions were to have this sign match the existing signs at other locations of the bank, and added that it should not be any brighter than what is coming off the existing People's Bank sign. The sign would be lit all night long because the ATM is open 24 hours.

Deliberation and Decision

After a brief discussion, Board members determined that the proposed location and the size of the proposed standing sign is not more detrimental than the existing People's Bank sign and is keeping with the other signs in the vicinity.

Accordingly, upon motion duly made by Chair Lowrie and seconded by Thayer Dunham, **the Board voted 4-1 to GRANT the Applicant's request for One Special Permit to erect a standing sign at 277 Trapelo Road subject to the following condition:**

1. A dimmer switch will be installed to control the intensity of the light during night hours.

On behalf of the Board
Ara Yogurtian

Dated: December 30, 2022



Assistant Director
Office of Community Development