

**TOWN OF BELMONT  
PLANNING BOARD**

2024 JUN 24 PM 2: 27

**CASE NO.** 24-02

**APPLICANT:** Acton Management

**PROPERTY:** 30 Church Street

**DATE OF PUBLIC HEARING:** January 16, 2024  
**CONTINUED:** February 6, 2024 and February 27, 2024

**MEMBERS SITTING** Jeff Birenbaum, Chairman  
Carol Berberian, Vice Chair,  
Thayer Donham  
Renee Guo  
Andrew Osborn  
Taylor Yates, (Associate Member)

**MEMBERS VOTING:** Jeff Birenbaum, Chairman  
Carol Berberian, Vice Chair,  
Thayer Donham  
Renee Guo  
Andrew Osborn

**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, Acton Management, Neely Sullivan, Agent, requests One 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.

**Proposal**

The Board held duly noticed hearings conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on this case on January 16, 2024 and continued the hearings on February 6, 2024 and February 27, 2024. The Applicant, Acton Management, Neeley Sullivan, agent, proposes to add 10 additional slots for tenant signs on the existing standing sign. This change was to benefit current and future tenants to be able to advertise for their businesses. She presented an image of the existing sign with the proposed changes which are 5 rows, 2 slots on each row. The total width of the new

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additional sign area will be 72” and the height 96”. The frame is aluminum and the proposed will be of vinyl, no lighting of the individual signs are proposed at this time.

Board members asked about the cost of each of the individual signs. On February 6, 2024, Ms. Sullivan replied that she will return to the Board with the answer on February 27, 2024.

On February 27, 2024, Ms. Sullivan explained to the Board members that the cost for each of the signs would be \$150 and that 9 tenants are already interested in having their signs posted.

### **Deliberation and Decision**

On February 27, 2024, the Board deliberated on the Applicant’s request to add signage on the existing standing sign structure. They found that the proposed was not more detrimental to the neighborhood than the existing and that it will promote the businesses located in the building at 30 Church Street.

**Accordingly, upon motion to approve was made by Jeff Birenbaum and seconded by Ms. Carol Berberian, the Board voted 5 in favor and 0 apposed (5-0) to grant the Waiver as requested.**

On Behalf of the Board

Dated: June 24, 2024



Ara Yogurtian  
Inspector of Buildings  
Office of Planning and Building