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TOWN CLERK
BELMONT, MA

CASE NO. 23-24

2023 OCT 19 PM 12:35

NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR WAIVER TO ERECT A SIGN

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, November 21, 2023 at 7:00 PM by remote access through the Zoom app. to consider the application of Comella's, for a Waiver to alter an existing sign at 11 Brighton Street, Located in a General Business 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/planning-board>

TOWN OF BELMONT PLANNING BOARD



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT

19 Moore Street
Homer Municipal Building
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division
(617) 993-2664
Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

October 17, 2023

Comella's Restaurant
Comella's
20 Austin Street
Newton, MA 02465

RE: Denial to Alter an Existing Non-Conforming Sign

To whom it may concern:

The Office of Community Development is in receipt of your sign application to alter an existing non-conforming standing sign.

Your application has been denied because it does not comply with section 5.2.7 of the By-Law. 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....".

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a sign permit application, or you may request one (1) Waiver from the Planning Board. If you choose this option, please contact the Office of Planning and Building Department to schedule an appointment with Ara Yogurtian, Inspector of Buildings, at (617) 993-2650 in order to begin the process.

Sincerely,

Ara Yogurtian
Inspector of Buildings

cc: Signs by J, Inc.
100 Tenean Street
Boston, MA 02122

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Office Use - Timestamp
PB -

APPLICATION FOR A WAIVER TO ERECT A SIGN

Date Submitted 10/13/23

The undersigned hereby applies for a waiver from the Planning Board to erect a sign that does not meet the dimensional or operational requirements of the Sign By-Law as follows:

Sign Type(s) Requiring a Waiver: Existing Freestanding Sign

Section of the By-Law: 5.2.7

Location of Sign (Street address): 11 Brighton Street

Name of Business: Comella's Restaurant

Owner of Business: Comella's Address: 20 AUSTIN ST NEWTON 02465 Phone: 617-201-0368

Owner of Sign: Comella's Address: 20 Austin St Newton 02465 Phone: 617-201-0368

Sign Erector: Signs by J, Inc. c/o Michael Cohen Address: 100 Tenean Street Boston 02122 Phone: 617-825-9855

Size of Sign* Length: 8' Height (to top of sign): 8' Square Feet: 64 Thickness: 12"

*Refer to Zoning By-Laws for dimensional limitations. Attach additional paper if necessary.

Material(s): Frame: wood Face: MDO w/ acrylic letters Supports: studs on letters, existing steel posts and background

Will it be illuminated? Yes If so, how? Existing external goosnecks What hours? Dusk-10pm or close of business or whichever is later

Are there any other signs for the business? Yes If so, how many? 1 Size: 17.31'x2.5' (43.54sqft)

Type and Location: Halo lit w/ push thru letters on alum. cabinet. Flanders Rd. elevation

I hereby certify that dimensions and other information on this application and plans or sketch submitted herewith are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied

with. Signature *Pam Lagullo*

<u>(Office Use Only)</u>	
<u>Planning Board Decision</u>	Conditions:
Granted W/D Denied	
Date:	
Approval Signature on behalf of the Planning Board:	

Town of Belmont
Office of Community Development
19 Moore Street
Belmont, MA 02478

RE: Comella's Restaurant
11 Brighton Street
Belmont, MA 02478

To Whom It May Concern,

We are proposing to redesign and alter the existing non-conforming sign without complying with all the provisions of the By-Law.

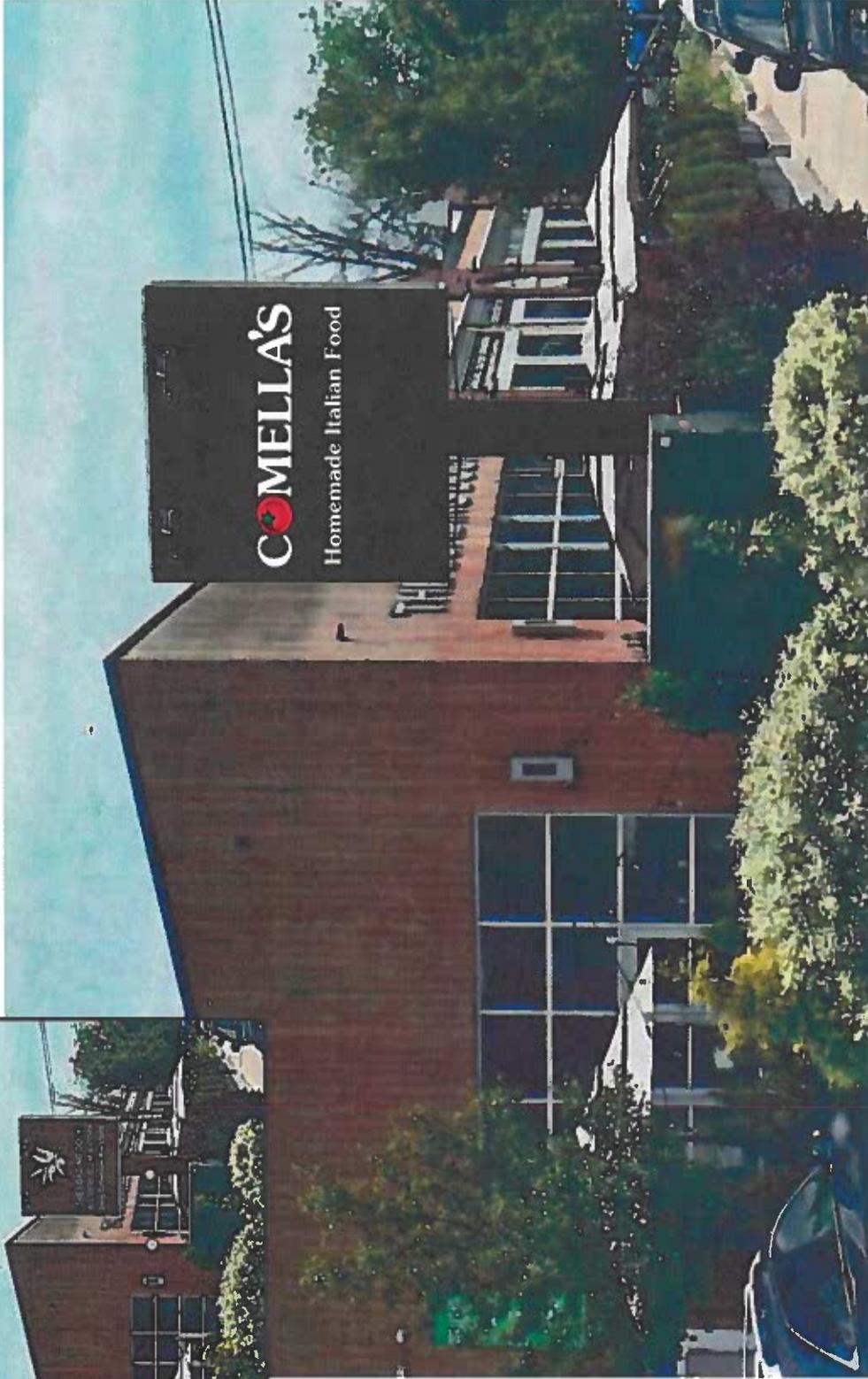
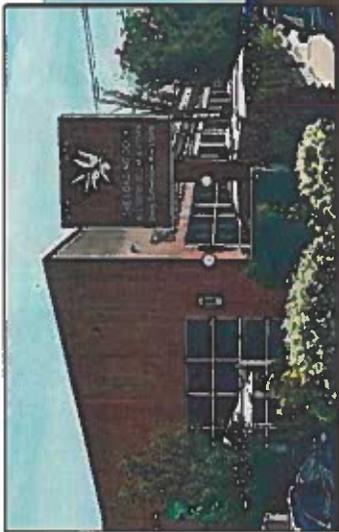
We are seeking to change the name and colors only. There will be no increase in dimensions of the background, no change to the structure (giving exception to color), letter materials or method of lighting.

As this is an existing sign, we believe there will be no negative impact to the community.

Thank you,

A handwritten signature in cursive script that reads "Pam Jagiello".

Pam Jagiello
Signs by J, Inc.
100 Tenean Street
Dorchester, MA 02122



Customer: *Matt Comella*

Company: *Comella's Italian Restaurant*

Address: *11 Brighton Street*

City: *Belmont* State/ZIP: *MA*

Phone:

Fax:

Signs by **J**
DESIGNERS **ENGINEERS**
 OUR NAME IS OUR REPUTATION
 FOR THE FINEST IN QUALITY SIGNAGE
 100 TENEAN ST. DORCHESTER, MA 617-825-9855

Job No.:

Date:

7-31-23

Order Date:

Salesperson:

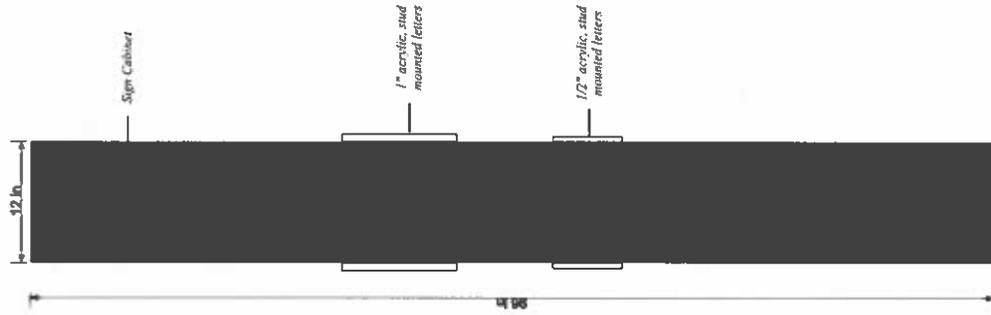
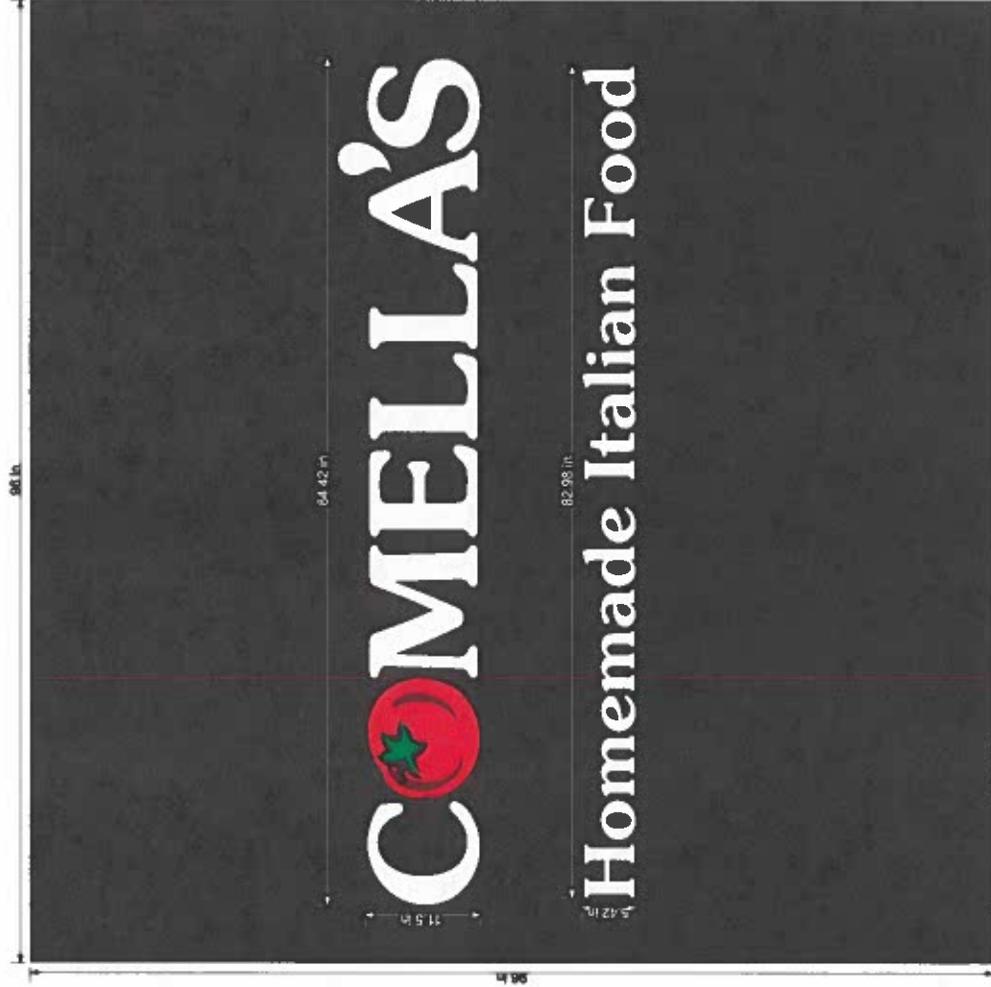
Ed Jagiello

Sign Dimensions:

Estimate:

Comments:

Remove letters and logo from existing, double sided, pylon sign.
 Paint sign and pole cover satin black. 1" thick acrylic letters for Comella's.
 1/2" thick acrylic letters for Homemade Italian Food.
 Letters to be nonilluminated, mounted to sign with studs, spaced off
 1" from the background. Existing sign is 8' x 8'.



Customer: *Matt Comella*

Company: *Comella's Italian Restaurant*

Address: *11 Brighton Street*

City: *Belmont* State/ZIP: *MA*

Phone _____

Fax _____

Job No. _____ Date: *7-31-23*

Order Date: _____ Salesperson: *Ed Jagiello*

Sign Dimensions: _____ Estimate: _____

Comments: _____

Repaint existing double sided pylon sign. 1" and 1/2" thick acrylic letters, stud mounted and spaced off of background as per drawing.

Signs by **J**

DESIGNERS **ENGINEERS**

OUR NAME IS OUR REPUTATION
FOR THE FINEST IN QUALITY SIGNAGE

100 TENEAN ST. DORCHESTER, MA 617-825-9855



THE LOADING DOCK
INT'L BISTRO, CELLAR, & KITCHEN
Dining, Coffeehouse, Wine & Spirits

