

**TOWN OF BELMONT  
PLANNING BOARD**

2024 JUN 25 AM 9:19

**CASE NO.** 23-24

**APPLICANT:** Comella's

**PROPERTY:** 11 Brighton Street

**DATE OF PUBLIC HEARING:** November 21, 2023

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

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

**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, Comella's, Pam Jagiello, Agent, requests One Waiver under section 5.2.2 of the By-Law to alter an existing sign at 11 Brighton Street located in a General Business (GB) 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 November 21, 2023

The Applicant's agent, Ms. Jagiello with Signs by J made the presentation to the Board. The proposal is to replace the signage on the existing free standing sign with the name of the new occupant, Comella's. the sign will be externally luminated as it is, no internal illumination. The lighting will turn off at the 9:00pm.

Board members asked about the maintenance of the landscaping surrounding the sign. Ms.

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Jagiello was not sure of the answer, however, Mr. Yogurtian explained that the island in which the sign stands is owned by the property owner and is their responsibility to maintain it.

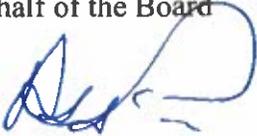
**Deliberation and Decision**

On November 21, 2023, the Board deliberated on the Applicant's request to change the 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 identify and promote the new restaurant located at 11 Brighton Street.

Accordingly, **upon motion to approve was made by Carol Berberian and seconded by Ms. Renee Guo, 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