

**TOWN OF BELMONT  
PLANNING BOARD**

**CASE NO:** 21-12  
**APPLICANTS:** Belmont Residential, LLC and Heather Hopkins Dudko,  
agent  
**PROPERTY:** 525 Common Street  
**DATE OF PUBLIC HEARING:** June 1, 2021  
**MEMBERS SITTING:** Steve Pinkerton, Chairman  
Thayer Donham  
Ed Starzec  
Matt Lowrie  
Karl Haglund  
Renee Guo (Associate Member)  
**MEMBERS VOTING:** Steve Pinkerton, Chairman  
Thayer Donham  
Ed Starzec  
Matt Lowrie  
Karl Haglund

**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 Applicants, Belmont Residential, LLC and Heather Hopkins Dudko, agent (“Applicants”), requested review and approval to erect multiple signs at the Bradford Development. The proposal is located at 525 Common Street and in the Local Business I Zoning District (LBI).

Under Section 6A of the Bradford Development (formally Cushing Village Development) Special Permit & Design Site Plan’s decision, it required the applicants to come back to the Planning Board for review and approval of any proposed signs.

**Proposal**

The Applicants proposed three window signs that contain, “The Bradford” and directional arrows and hours of operation. The applicants also proposed one (1) banner sign projecting from the Hyland Building facing Common Street (20 square feet) and one (1) wall sign mounted to the Pomona Building facing Trapelo Road (203 square feet). Both signs are proposed to be temporary while they are leasing out the development.

**Submissions to the Board**

1. April 16, 2021 Submittal
  - a. Application;
  - b. Narrative;
  - c. March 31, 2021 Denial letter from the Town of Belmont;
  - d. Proposed Site Plan of the Location of the Signs;
  - e. Window Signs Renderings
  - f. Banner Signs Renderings;

**Deliberation and Decision**

The Board held a duly advertised public hearing conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on June 1, 2021 and the public hearing was closed at the same continued public hearing. No comments were received from the public at the public hearing.

After the close of the public hearing, the Planning Board deliberated on the Applicants' request for three (3) window signs and two (2) temporary wall/banner signs.

The five (5) Board members voting on the case found that the proposed signs as submitted to be acceptable.

Accordingly, upon motion duly made and seconded, the Board voted 5-0 on June 1, 2021 to grant the applicants' request to erect three (3) window signs and two (2) wall/banner signs at 525 Common Street subject to the following conditions.

**Conditions:**

1. This approval is based upon the plans presented at the June 1, 2021's Planning Board Meeting. No modifications may be made without the approval of the Board, or a determination in writing by the Board that the modification is so minor that the approval by the Board is not required.
2. The temporary wall sign on the Pomona Building and the temporary banner on the Hyland Building shall be removed within 6 months from the certification of this decision from the Town Clerk. Any extension of time shall be made in writing and be approved by the Planning Board at a regular scheduled meeting.

On Behalf of the Board,

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Robert Hummel, Senior Planner  
Dated: June 9, 2021