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CASE NO. 25-13

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**NOTICE OF PUBLIC HEARING BY THE
TOWN OF BELMONT PLANNING BOARD**

**ON APPLICATION FOR TWO SPECIAL PERMITS & DESIGN AND SITE PLAN
APPROVAL**

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, November 18, 2025 at 7:00 PM by a hybrid public hearing at the Select Board meeting Room on the first floor of the Town Hall, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Huizhong Shao, for two Special Permits and Design and Site Plan Approval to construct a two family dwelling at 316 Orchard Street located in General Residence (GR) zoning district. Special Permits 1.- Section 4.2.2 of the By-Law allows the Planning Board to grant a Special Permit to modify the minimum lot area per dwelling unit and/or the frontage requirements pursuant to §6D and 7.4 of the zoning By-Law to allow two family dwellings on lots having lot size less than 7,000 square feet with frontage less than 70'. 2.- §1.5.4-A-(3) of the Zoning By-Law allow a new two family dwelling in a General Residence Zoning District by a Special Permit. DSPR, §6D-2 of the Zoning By-Law allow a new two family dwelling in a General Residence Zoning District by Design and Site Plan Review Approval by the Planning Board.

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