

*2026 Belmont Special Town Meeting Warrant*

**Article #**

1 REPORTS

2 AMEND ZONING BYLAW: BELMONT CENTER OVERLAY DISTRICT

3 AMEND ZONING BYLAW: CENTER GATEWAY OVERLAY DISTRICT



**TOWN OF BELMONT  
WARRANT FOR 2026 SPECIAL TOWN MEETING  
MARCH 4, 2026  
COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

To any of the Constables of the Town of Belmont in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to convene on **March 4, 2026 at 7:00 p.m.**, by hybrid means, in person and remote at the Chenery Upper Elementary School Auditorium or by means of the audio/video conferencing platform described more particularly below, and to notify and warn the Town Meeting Members to meet and act at said time and place on the following Articles.

Interested members of the public may see and hear the proceedings by tuning in to the Belmont Media Center's live broadcast of the proceedings on Belmont cable television (Comcast channel 8, Verizon channel 28) or by live-streaming at [www.belmontmedia.org](http://www.belmontmedia.org).

Town Meeting Members are encouraged to appear in person or may participate in the meeting through the "Zoom" videoconferencing service. Login credentials will be provided to all Town Meeting Members. Those Town Meeting Members who do wish to participate remotely are encouraged to attend pre-Town Meeting training sessions to familiarize themselves with the remote voting platform, ensure adequate at-home technological capabilities, and address technical issues in advance.

**ARTICLE 1**

**REPORTS**

To hear the report of the Select Board and other Town Officers, any Committee heretofore appointed and to act thereon.

*This article accepts the reports of Town departments and allows the Select Board and other Town officers, boards and committees to report orally to the Town Meeting on appropriate matters not otherwise appearing on the Warrant. This article stays "on the table" throughout the Town Meeting to allow Town officials and committees to report at the call of the Moderator.*

Submitted by the Select Board

The Select Board will report on this Article.

**Majority vote required for passage.**

**ARTICLE 2                    AMEND ZONING BYLAW: BELMONT CENTER OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning By-Law by adding 'Belmont Center Overlay District – adopted at the March 4, 2026 Special Town Meeting' to the end of the list of 'Overlay Districts' in Section 2.1, and by adding a new Section 10, Belmont Center Overlay District, containing the text set forth in Appendix 1, and make corresponding edits to the zoning map; or in any way act thereon.

*This article proposes to establish a Belmont Center Overlay District (BCOD), creating a form-based zoning framework to guide redevelopment in Belmont Center. The overlay provides an optional form-based zoning approach that regulates the size, scale, and design of buildings to reinforce the Center's traditional character while allowing a broader mix of uses. It encourages mixed-use, housing, and small-business investment, provides clear design and dimensional standards, and establishes the framework for development review. The BCOD also introduces updated parking, street scape, and access provisions intended to improve walkability and manage circulation. The purpose is to promote a vibrant, pedestrian-oriented Center consistent with the 2008 Vision for Belmont Center Plan and local economic- development goals.*

Submitted by the Planning Board

The Select Board and Planning Board will report on this Article.

**Majority vote required for passage.**

**ARTICLE 3                    AMEND ZONING BYLAW: CENTER GATEWAY OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning By-Law by adding Center Gateway Overlay District – adopted at the March 4, 2026 Special Town Meeting’ to the end of the list of ‘Overlay Districts’ in Section 2.1, and by adding a new Section 10A, Belmont Center Gateway Overlay District and a new Section 6.15, Hotels, containing the text set forth in Appendix 2, and make corresponding edits to the zoning map; or in any way act thereon.

*This article would establish a Center Gateway Overlay District (CGOD) along Concord Avenue at the southeastern approach to Belmont Center. The CGOD provides an optional form-based zoning overlay framework intended for larger-scale development, primarily hotel and other commercial uses. The overlay defines specific dimensional and form standards to shape building placement and streetscape design. It supplements and references many provisions of the existing Belmont Center Overlay District to ensure consistent design and administration. The intent is to provide clear standards for redevelopment of the Concord Avenue corridor for hospitality as one of Belmont’s primary entrances to the Center.*

*In addition this article would establish a new Section 6.15 of the Zoning By-Law to regulate the location, design, and operation of hotels within Belmont. The amendment establishes three hotel classes—Class 1 (Inn), Class 2 (Boutique), and Class 3 (Business Class)—and specifies where each may be permitted. Class 2 and 3 Hotels would be allowed by right in the Center Gateway Overlay District, subject to Design and Site Plan Review. The section sets forth dimensional, design, and amenity standards, requirements for guest- room-to-facility floor-area ratios, loading, waste handling, lighting, landscaping, and limits on accessory uses such as restaurants or meeting facilities. It establishes procedures for Special Permit review where certain accessory uses or design modifications are proposed. The intent is to provide consistent, predictable criteria for hotel development and review, ensuring that any future projects meet performance standards for quality design, neighborhood compatibility, and transportation management.*

Submitted by the Planning Board

The Select Board and Planning Board will report on this Article.

**Two thirds majority vote required for passage.**

2026 Belmont Special Town Meeting Warrant



Given under our hands this \_\_\_\_1st\_\_ day of December 2025

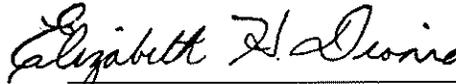
BELMONT SELECT BOARD



Matt Taylor, Chair



Taylor Yates, Vice Chair



Elizabeth Dionne, Member

A True Copy, Attest  
  
Town Clerk of Belmont, MA



**TOWN OF BELMONT**  
455 CONCORD AVENUE  
BELMONT, MASSACHUSETTS  
02478

MICHAEL F. CROWLEY  
TOWN MODERATOR

[moderator@belmont-ma.gov](mailto:moderator@belmont-ma.gov)  
(617) 752-2250

November 10, 2025

By Hand

Matt Taylor, Chair Belmont Select Board  
455 Concord Avenue  
Belmont, MA 02478

Re: March 4, 2026 Special Town Meeting – Request to Call a Hybrid Town Meeting

Dear Mr. Taylor and Members of the Select Board:

I am hereby requesting, in my capacity as Town Moderator, that the Select Board call for the March 4, 2026 Special Town Meeting to be held through hybrid participation to provide for greater accessibility for parents, the elderly, and those with mobility, immunological, and other concerns. Based on attendance at Belmont's October 20<sup>th</sup> Special Town Meeting, we can expect to see about half of Town Meeting Members desiring to attend remotely. Further, the COVID-19 virus is endemic and is expected to peak during the winter months, much as it has in past seasons.<sup>1</sup> The virus will remain a concern for some Town Meeting Members. This letter is intended to conform to the requirements of Chapter 22 of the Acts of 2022, Section 26 and Chapter 107 of the Acts of 2022, as most recently amended by Chapter 2 of the Acts of 2025.

The meeting would be conducted using a combination of technologies, described in more detail below, allowing Town Meeting Members attending remotely to see and hear the Moderator and other participants, to be recognized and address the meeting, and to vote securely. This combination of technologies also will allow non-Town Meeting Members to see and hear the proceedings and, when authorized in advance by the Moderator, to address the meeting in the same manner. It will allow Town Meeting Members to signal the Moderator when they wish to address the pending question and be put in line to speak, as is customary at fully in-person Town Meetings, to determine whether a quorum is present, to raise a point of order where appropriate, and to determine whether their votes

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<sup>1</sup> Note that while current COVID-19 Massachusetts cases and deaths are low, per the Massachusetts Department of Health (see <https://www.mass.gov/info-details/viral-respiratory-illness-reporting/covid-19-reporting>), the CDC's "2025-2026 Respiratory Disease Season Outlook," August 25, 2025, projects a seasonal uptick in cases during the winter months, much as in past seasons (see <https://www.cdc.gov/cfa-qualitative-assessments/php/data-research/season-outlook25-26.html>).

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have been properly recorded. The technologies will allow interested members of the public to watch the meeting remotely for purposes of witnessing the meeting and it allows for the meeting to be recorded so that the proceedings can be heard and viewed at a later time. Lastly, our court reporter would create the transcript of the proceedings as required by Belmont General Bylaw §20-210.

The combination of technology methods I propose includes the those employed for the October 2025 Special Town Meeting:

- Town Meeting Members will attend the meeting and vote using "PointSolutions," a secure online application operated by Echo360, the same company that provides the electronic voting system acquired by the Town and used at Town Meetings since 2014. Each Town Meeting Member will be assigned unique login credentials to use the system. Town Meeting Members who are logged in through PointSolutions will be deemed present at the meeting and will be able to vote using its features. All votes will be recorded electronically and the vote of each Town Meeting Member will be displayed on the screen so that each member can verify that his or her vote was correctly recorded, as a roll call vote is required by Belmont General Bylaw §30-115.F.
- For those attending the meeting remotely (though not the general public), participation will be conducted through "Zoom Webinar." Zoom is a proprietary video conferencing platform (<https://zoom.us/>). The Town currently has a license to conduct a Zoom meeting with up to 500 participants. While many will attend in-person, this number is sufficient to accommodate the 288 Town Meeting Members from the Town's 8 precincts, the at-large members, and town officials and staff, with more than sufficient additional capacity for additional speakers if necessary. All approved speakers and Town Meeting Members will be issued an invitation allowing them to log in to the meeting from a desktop or laptop computer, tablet or smartphone, or to call into the meeting with any telephone (audio only). For security and clarity of presentation, the screen and the audio will be controlled by Town staff acting under my direction, as is customary. All speakers will be muted until recognized by the Moderator. Town Meeting Members may use the "raise hand" feature of the software to get in line to speak, and will be recognized in order, alternating with in-person Town Meeting Members, unless I choose to recognize a town official to answer a question or address a particular point. Any non-Town Meeting Member who has made arrangements with me in advance of the meeting to speak can be recognized in a similar manner.
- Town officials and staff who participate remotely will do so by logging into the Zoom meeting in the same manner described above.
- If a Town Meeting Member attending remotely has a point of order, it can be raised by using the "Q&A" feature, which will be monitored by one of our staff assistants so that it can be brought to my attention promptly. This same feature would allow a Town Meeting Member who does not have a microphone to

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contribute to the meeting, as above, with a member of the staff reading the comments and questions submitted through the Q&A feature so that they may be entered into the record.

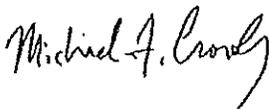
- The Zoom video and audio feed will be simultaneously broadcast by Belmont Media on local cable stations and via livestreaming on the internet. It also will be simultaneously recorded for future viewing. Any member of the public, whether or not a Belmont resident, will be able to view the proceeding live. Town Meeting Members may choose to listen to and view the proceedings in the same manner, but will not be considered present unless also logged into PointSolutions.

With the assistance and cooperation of the Town Clerk's office and the Town's Information Technology Department, these platforms have been tested previously and I am satisfied that they will allow the conduct of a hybrid Special Town Meeting that will function in substantially the same manner as a Special Town Meeting conducted entirely in a physical location and in accordance with the operational and functional requirements set forth in Chapter 92. Furthermore, Belmont has held many successful sessions of Annual and Special Town Meeting in 2020, 2021, 2022, 2023, 2024 and 2025 that were attended by 250 or more Town Meeting Members, using the combination of technologies described in this letter.

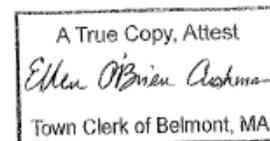
I also hereby confirm that I plan to confer with Andrew Poulsen, the Chair of the Belmont Disabilities Access Commission, about accessibility to the upcoming Special Town Meeting as I have done so in the past. His past assistance has been noteworthy and deeply helpful.

I appreciate your consideration of this request. Please contact me if you have any questions.

Sincerely,



Michael F. Crowley  
Town Moderator



cc: Patrice Garvin, Town Administrator (by email)  
Ellen O'Brien Cushman, Town Clerk (by email)  
Mina S. Makarious, Town Counsel (by email)