

Robert E. McGaw

23 Louise Road, Belmont, Massachusetts 02479

February 17, 2026

Ellen O'Brien Cushman, via email: TownClerk@belmont-ma.gov
Town Clerk, Town of Belmont

Re: Amendments to March 4, 2026, Special Town Meeting Warrant Article 3

Dear Ms. Cushman,

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: February 17, 2026
TIME: 4:33 PM

By this letter, I submit two amendments pursuant to the Moderator's Town Meeting Simplified Procedures Guide and past amendment policy. Specifically, my submission relates to §6.15 in Article 3, Please confirm by email that you have received this submission.

This submission includes two separate motions identified below. Each proposed change is submitted as a separate motion, and I request that the Moderator instruct Town Meeting to vote on each motion separately..

Motion(s) to Amend Section 6.15 in Article 3:

First Motion:

Moved: that Section 6.15 be amended

- a. by adding into §6.15.5 the following definition:

Guest Room- The space in a hotel that is available for rent for transient occupancy to individual or individuals for overnight accommodations, containing at least one bedroom and one bathroom, and in addition, the space may contain s suite of rooms, kitchen facilities, living areas, and dining areas. References in this Section 6.15 to the number of rooms in a hotel, shall be to "guest rooms" as defined herein and not to the number of rooms in a guest room or other rooms in the hotel

And

- b. by amending the definitions in §6.15.5 (6), (7), and (8) to read as follows [new language underlined}

(6) Hotel, Class 1 ("Inn") – A small Hotel with 25 or fewer guest rooms that does not offer outdoor activities.

- 1) **(7) Hotel, Class 2 (“Boutique”)** – A small-to-moderate-sized Hotel with between 26 and 100 guest rooms with some amenities for guests or the public..

(8) Hotel, Class 3 (“Business Class”) – A larger Hotel with 101-150 guest rooms designed primarily to serve business travelers and short-term guests, including guest rooms equipped with work areas and communications technology suitable for business use, and providing amenities such as meeting or conference rooms, business centers, and a fitness or wellness center for the convenience of guests.

Purpose of this First Motion: Hotel rooms that are rented to individuals may contain one or more rooms, at least one of which is a bedroom. This definition is intended to clarify what is meant by “room” when referring to the number of rooms in a hotel.

Second Motion:

Moved: to amend §6.15 as follows:

- a. amend §6.15.3(1) to read as follows:

(1) This Section 6.15 shall apply to all eligible parcels where hotel use is allowed by right or otherwise, as such parcels are specified from time to time in the Belmont Zoning By-Law, and located within the boundaries of the applicable districts or overlay districts as shown on the Zoning Map.

And

- b. And to amend 6.15.4 to read as follows:

6.15.4 Establishment

Provisions of this Zoning By-law (other than this §6.15) shall specify the classes of hotels that are permitted by right or otherwise, provided that no applications for Design and Site Plan Review or a Special Permit for a hotel shall be received, reviewed, or granted, until November 1, 2026.

Purpose of Second Motion: Section 6.15 should define and establish the regulations for Hotels and the classes of hotels. The Center Gateway Overlay District and other districts, should be the zoning sections that allow hotel use as defined by §6.15. Section 6.15 should not be controlling the CGOD zoning provisions. Section 6.15 should be generic, because It may be that Belmont decides s to allow Hotel Use in other districts and overlay districts.

Sincerely,

Robert E. McGaw

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Town Meeting Member, Precinct 1

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