



OFFICE OF PLANNING AND BUILDING

Homer Municipal Building
19 Moore Street
Belmont, Massachusetts 02478-0900
617-993-2666, fax; 617-993-2651

MEMORANDUM

To: Town Meeting Members
Cc: Select Board, Town Administrator
From: Christopher J. Ryan, Director of Planning and Building
Date: Friday, February 20, 2025
Re: **Updated Planning Board Report to the 2026 March Special Town Meeting**



Pursuant to the requirements of Massachusetts General Laws, Chapter 40A, Section 5, and the Town of Belmont Zoning By-Laws, Section 7, the Planning Board submits the following recommendations on a revised version of Appendix 1 (Warrant Article 2), Appendix 2 (Warrant Article 3), and on fourteen (14) proposed amendments submitted related to Articles 2 and 3 for the March 2026 Special Town Meeting. The Board held public meetings on these matters on February 17, 2026 and February 20, 2026.

Sitting for the Board on February 17th for Edits to Appendix 1 and Amendments 1-12 were Thayer Donham, Chair, Andrew Osborn, Alisa Todreas-Gardner, Dan Barry, and Steve Weinstein, Alternate.

Sitting for the Board on February 20th for Edits to Appendix 2 and Amendments 13-14 were Thayer Donham, Chair, Andrew Osborn, Alisa Todreas-Gardner, Dan Barry, and Steve Weinstein, Alternate.

The reasons for the votes below are as set forth in memoranda from Chris Ryan to the Board dated February 13, 2026 and February 19, 2026.

CLEANUP REVISIONS TO APPENDICES 1 AND 2

Edits to Appendix 1 Regarding Article 2, Belmont Center Overlay District

The Planning Board reviewed the proposed minor changes and administrative corrections as outlined in the February 17, 2026 Memorandum from the Office of Planning and Building to the Planning Board (provided separately). The Planning Board, at their meeting on February 17, 2026, voted 4-0-0 to recommend favorable action on the revised Appendix 1 (provided separately as a redlined and clean version).

Edits to Appendix 2 Regarding Article 3, Belmont Center Overlay District

The Planning Board reviewed the proposed minor changes and administrative corrections as outlined in the February 17, 2026 Memorandum from the Office of Planning and Building to the Planning Board (provided separately). The Planning Board, at their meeting on February 20, 2026, voted 4-0-0 to recommend favorable action on the revised Appendix 2 (provided separately as a redlined and clean version).

FILED AMENDMENTS

A total of 14 amendments were filed by Town Meeting Member Robert McGaw as provided in four separate memoranda. The amendments voted on by the Planning Board will be noted below based on the date and subject line for each memo.

MEMORANDUM DATED JANUARY 14, 2026 RE: AMENDMENT TO MARCH 4, 2026 SPECIAL TOWN MEETING WARRANT ARTICLES 2 AND 3

Motion #1 – Robert McGaw Proposed Amendment to Article 2 (Belmont Center Overlay District)-Reserving Section 10

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 2. Therefore, the Planning Board does not support the amendment.

Motion #2 – Robert McGaw Proposed Amendment to Article 3 (Center Gateway Overlay District)-Reserving Section 10A

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 3. Therefore, the Planning Board does not support the amendment.

MEMORANDUM DATED JANUARY 15, 2026 RE: AMENDMENT TO 2026 SPECIAL TOWN MEETING WARRANT ARTICLE 2 (Appendix 1: Section 10, Belmont Center Overlay District and Hotel Use Requirements)

Motion #1 – No Overnight Parking on Streets

The Planning Board, through the Chair, considered this motion on the amendment to be outside of the purview of the charge of the Board and thus chose not to provide a recommendation.

Motion #2 – Current Parking Requirement Applies

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 2. Therefore, the Planning Board does not support the amendment.

Motion #3 – Require One Parking Space Per Dwelling Unit

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 2. Therefore, the Planning Board does not support the amendment.

Motion #4 – Allowing Reductions for Non-Residential Parking But Not Residential Parking

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 2. Therefore, the Planning Board does not support the amendment.

Motion #5 – Shared Parking But No Overnight Parking On Streets

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 2. Therefore, the Planning Board does not support the amendment.

MEMORANDUM DATED JANUARY 15, 2026 RE: AMENDMENT TO 2026 SPECIAL TOWN MEETING WARRANT ARTICLE 3 (Appendix 2: Section 10A, Center Gateway Overlay District)

Motion #1 – No Overnight Parking on Streets

The Planning Board, through the Chair, considered this motion on the amendment to be outside of the purview of the charge of the Board and thus chose not to provide a recommendation.

Motion #2 – No Reduction in Number of Residential Parking Spaces Required

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 3. Therefore, the Planning Board does not support the amendment.

Motion #3 – Shared Parking, But No Overnight Parking on Streets

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 3. Therefore, the Planning Board does not support the amendment.

Motion #4 – Apply Current Parking Space Requirements

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 3. Therefore, the Planning Board does not support the amendment.

Motion #5 – Require One Parking Space Per Dwelling Unit

The Planning Board deliberated and ultimately voted 4-0-0 on a motion to recommend unfavorable action on this proposed amendment to Article 3. Therefore, the Planning Board does not support the amendment.

MEMORANDUM DATED JANUARY 17, 2026 RE: AMENDMENT TO MARCH 4, 2026 SPECIAL TOWN MEETING WARRANT ARTICLE 3 (Appendix 2: Section 6.15, Hotel Use Requirements)

Motion #1 – To Amend 6.15.5 to Add a Definition for “Guest Room” and Related Edits

The Planning Board deliberated and ultimately determined that while they did not support the proposed language as submitted, they did support an alternative version proposed by staff. After a motion to recommend favorable action on the proposed alternative to the amendment to Article 3, the Planning Board voted 4-0-0 to support the motion as modified and integrate the language in the revised Appendix 2 of the Warrant.

Motion #2 – To Amend Sections 6.15.3, Applicability and 6.15.4, Establishment

The Board did not take a vote on proposed amendments to Sections 6.15.3 and 6.15.4.

Request To Amend Sections 6.15.7 2) Regarding Design Quality and Amenity Standards

The Planning Board deliberated and after a motion to recommend favorable action on the proposed amendment to Article 3, the Planning Board voted 4-0-0 to support the motion and integrate the language in the revised Appendix 2 of the Warrant.

Subsequent to these votes, the Planning Board closed their public discussion of the submitted amendments and the amended version of the appendices to the Warrant.

Questions or requests for additional information regarding this proposed amendment can be directed to this office.