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## MEMORANDUM

**To:** Planning Board  
**Cc:** Patrice Garvin, Town Administrator; Roy Epstein, Select Board Member; Utile  
**From:** Christopher J. Ryan, AICP; Director of Planning and Building  
**RE:** Revised Summary of Voted Modifications to 3A Criteria  
**Date:** July 25, 2024

The following changes in the Planning Board 3A zoning program:

**A. Were discussed and voted on by the Planning Board at their July 23, 2024 regular meeting.**

1. Change designation for 380 Concord Avenue from Subdistrict 5 to Subdistrict 2.
2. Open space in the draft shall reflect how open space is defined and classified in the current Belmont Zoning Bylaw.
3. For Subdistrict 2, reduce building height for pitched roof option from 42' to 36'
4. Reduce Subdistrict 4 from 3 ½ stories maximum to 3 stories maximum. This effectively eliminates the half-story roof options for this Subdistrict.
5. Establish two separate Subdistrict 5 classifications as follows:
  - a. Create a Subdistrict 5a that is restricted to residential only, 3 stories maximum with a 4<sup>th</sup> story density bonus option by Special Permit. Building footprint reduced from 10,000 sf to 5,000 s.f.
  - b. Create a Subdistrict 5b, mixed-use option, that would allow 4 stories maximum if all residential and would allow a ground floor commercial option for a maximum of 5 stories, all by-right, maximum building footprint stays the same at 10,000 sf.
6. Board will not delay submittal of Pre-Certification Review application beyond the originally voted date of July 31, 2024.
7. Voted to re-constitute the Planning Board Working Group consisting of members Berberian and Yates plus Select Board member Epstein and staffer Ryan to meet on the morning of Thursday, July 25, 2024. The Board further voted to authorize that whatever solution was finalized at this meeting to be what would be submitted to the Commonwealth for Pre-Compliance Review.

8. There shall be no step back for a 3-story building, only 4 and 5 story buildings.

**B. Were discussed by a working group of the Planning Board held on July 25, 2024.**

1. For Subdistrict 1, create a SD1A with a cap of 3 units per parcel and SD1B with no cap if above 6,500 s.f. lot.
2. Note that for subdistrict 5a, parking requirements will remain at 0.5 spaces per unit, Open Space will remain at 20%, the building footprint will be reduced to 5,000 s,f,
3. Reduced parcels in Center and reverted to SD1 and established a SD1B for oversized lots.
4. Reverted some SD2 to SD1B in Waverley to reduce counts.

**C. Were discussed in a follow up meeting of the working group on July 26, 2024.**

1. Added ½ story to SD4 (MMU) for a total of 3.5 stories.
2. Added parcels on Moraine Street.
3. Redrew lots in Lower Belmont and designated some oversized as SD1B.
4. Roy Epstein discussed the potential value of an alternative map that would include Brighton Street lots and eliminate the Lower Belmont district. He expected to have a map to present to the Select Board at their July 29 meeting.

**D. Were made by staff to Zoning Bylaw Draft over weekend July 27 & 28.**

1. Received revised floor height recommendations from Utile.
2. Reduced Utile floor heights to mesh with Building Official recommendations and reduce building heights from original Bylaw and recommendations.
3. Created floor height section in Draft Zoning Bylaw. Modified dimensional table accordingly.

**E. Final modifications discussed by working group on July 29, 2024 and issued discussed at Select Board meeting on Monday morning.**

1. Mr. Epstein discussed his 2<sup>nd</sup> map idea with the members. The primary differences were:
  - a. Inclusion of Purecoat and French parcels in Brighton Street area.
  - b. Reduction of parcels on Moraine Street.
  - c. Modification to layout of the Center (see 2. Below)

There was a lengthy discussion of the scale of the Brighton parcels and the manner in which mixed use could be ensured outside of making this mandatory mixed use.

2. One element of Mr. Epstein's 2<sup>nd</sup> map was of interest to the Planning Board participants, which was bringing back the 115 Leonard Street parcel with a bridge to existing parcels, and scaling back the triangle. Members wanted this new configuration incorporated in the Planning Board map.

3. Regarding the revised Center idea, members stated a preference for Subdistrict 2, rather than Subdistrict 5a so that it could be more complementary to the surrounding residential neighborhood.
4. Mr. Epstein agreed to update the Planning Board map with these changes to see the impact on the model.
5. Working group also discussed dimensionals and agreed to some changes that differed from what the Board voted on previously. These were limited to stories, building heights, and footprints.
6. Select Board agreed with the assessment that these ongoing map discussions necessitated delaying the submittal for Pre-Compliance review until the beginning of next week.
7. Select Board voted to authorize funding of financial and fiscal analyses to be conducted by Landwise for Mandatory Mixed Use and the Purecoat parcel.
8. Final maps distributed by Mr. Epstein on 7/29/2024.
9. Staff began entering data in the PCR portal late Monday evening.

These entries were chronological and some may contradict others so please read this in full. If you have any questions, please contact Christopher Ryan, AICP at [cryan@belmont-ma.gov](mailto:cryan@belmont-ma.gov) or 617-993-2658.