



Town of Belmont

PLANNING BOARD

455 Concord Avenue

Belmont, Massachusetts 02478

617.993.2600

<http://www.belmont-ma.gov>

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BELMONT, MA

2025 JUL 21 AM 10:06

BELMONT PLANNING BOARD

PUBLIC HEARING NOTICE

Pursuant to MGL Ch. 40A, Sec. 5, the Belmont Planning Board will hold a Public Hearing to discuss six sets of proposed text amendments to the Belmont Zoning By-law on Tuesday, August 19, 2025, starting at 7:05 pm or as soon thereafter as may be heard on the Zoom platform. The proposed text amendments are as follows:

1. Amendments concerning retaining walls, including the establishment of a new Section 4.5, Retaining Walls, and the amendment of Section 1.4, Definitions and Abbreviations, to add a new definition related to Retaining Walls.
2. Amending Section 3.3, Schedule of Use Regulations, to allow Mixed-Use to be allowed by Special Permit in General Business (GB) zoning districts.
3. Amending Section 4.2.3, Linear Requirements for Commercial Districts, to allow additional building height in General Business (GB) districts.
4. Amending Section 4.3.1, Lot Width, to provide more clarity and flexibility for irregular lots.
5. Amending Section 4.3.8, Solar Energy Systems, to comply with current Fire Code requirements.
6. Amending Section 6.10, Inclusionary Housing, to address substantial rehabilitation of units in order to provide for affordable units in such cases.

The final amendments may also include conforming changes or other changes in other portions of the By-law to effectuate the purpose of the above amendments.

The complete text of the proposed amendments is available for inspection at the Town Clerk's Office and the Office of Planning & Building during regular business hours and on the Planning Board's web page on the Town of Belmont's website <http://www.belmont-ma.gov>

Thayer Donham, Chair Belmont Planning Board

To be published in the Belmont Voice on Friday, July 25, 2025 and Friday, August 1, 2025



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RECEIVED
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2025 JUL -9 AM 8:34

BELMONT PLANNING BOARD

PUBLIC HEARING NOTICE

Pursuant to MGL Ch. 40A, Sec. 5, the Belmont Planning Board will hold a Public Hearing to discuss six sets of proposed text amendments to the Belmont Zoning By-law on Tuesday, August 5, 2025, starting at 7:05 pm or as soon thereafter as may be heard on the Zoom platform. The proposed text amendments are as follows:

1. Amendments concerning retaining walls, including the establishment of a new Section 4.5, Retaining Walls, and the amendment of Section 1.4, Definitions and Abbreviations, to add a new definition related to Retaining Walls.
2. Amending Section 3.3, Schedule of Use Regulations, to allow Mixed-Use to be allowed by Special Permit in General Business (GB) zoning districts.
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Thayer Donham, Chair Belmont Planning Board