

**RECEIVED
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DATE: January 14, 2026
TIME: 9:39 AM

REVISED
PLANNING BOARD AGENDA
Tuesday, January 20, 2026 @ 7:00 PM
Hybrid

The Belmont Planning Board will hold a public hearing on Tuesday, January 20, 2026 by a hybrid public hearing at the Select Board meeting room, second floor of the Town Hall Building, Concord Ave. and by remote access through the Zoom application.

FOR PARTICIPANTS:

Planning Board, Tuesday, January 20, 2026 7:00 PM EST

Webinar ID: 839 5449 6636

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83954496636>

Or join by telephone:

1 646 558 8656

When prompted, enter **839 5449 6636 #**

When prompted, enter #

To raise your hand, enter *9

1. Meeting Called to Order

2. Continued Cases:

a) Case # 25-12 Special Permit

50 Hillside Terrace (SRC) – John Manning Jr.

Applicant requests a Special Permit to construct an addition at 50 Hillside Terrace located in Single Residence C (SRC) zoning district, Special Permit: §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases, that increase the Gross Floor Area of a non-conforming structure more than thirty percent (30%) by a Special Permit granted by the Planning Board, the existing Gross Floor Area is 1338.6 square feet and the proposed addition is 1810.6 square feet or 135.3%. The expansion is allowed by a Special Permit Granted by the Planning Board.

Applicants request to continue this case until further notice.

b) Case # 25-13 Two Special Permits & Design and Site Plan Approval.

316 Orchard Street (GR) – Huizhong Shao

Applicant requests a Special Permit and Design and Site Plan approval to construct a Two-Family Dwelling at 316 Orchard Street, located in General Residence zoning district. Special Permits 1.-Section 4.2.2 of the By-Law allows the Planning Board to grant a Special Permit to modify the minimum lot area per dwelling unit and/or the frontage requirements pursuant to §6D and 7.4 of the zoning By-Law to allow two family dwellings on lots having lot size less than 7,000 square feet with frontage less than 70'. 2.- §1.5.4-A-(3) of the Zoning By-Law allow a new two family dwelling in a General Residence Zoning District by a Special Permit. DSPR, §6D-2 of the Zoning By-Law allow a new two family dwelling in a General Residence Zoning District by Design and Site Plan Review Approval by the Planning Board.

3. Public Hearings:

a) Case # 26-02 Special Permit and Design and Site Plan Approval

41R Holt Street (GR) - Two By Two Realty, LLC, Clark Freiner, owner

Applicant requests a Special Permit and Design and Site Plan approval to construct a Two-Family Dwelling at 41R Holt Street located in a General Residence zoning district. §1.5.4-A-(3) and §6D-2 of the Zoning By-Law allow a new two family dwelling in the General Residence Zoning District by a Special Permit and Design and Site Plan Review Approval by the Planning Board.

4. Discussion of Draft Brighton Area Vision Plan.

5. Adjourn

The Planning Board's next scheduled meeting will be held on Tuesday, February 3, 2026 at 7:00PM Hybrid.