

DATE: March 3, 2026
TIME: 2:28 PM

**PLANNING BOARD AGENDA
Tuesday, March 10, 2026 @ 7:00 PM
Hybrid**

The Belmont Planning Board will hold a public hearing on Tuesday, March 10, 2026 by a hybrid public hearing at the Select Board meeting room, second floor of the Town Hall Building, 455 Concord Ave. and by remote access through the Zoom application.

FOR PARTICIPANTS:

Planning Board, Tuesday, March 10, 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 A Special Permit
50 Hillside Terrace (SRC) - John Manning Jr.

Applicant requests one Special Permit under section 1.5.4 C (2) of the By-Law to construct an addition at 50 Hillside Terrace located in a 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.

3. Public Hearings:

- a) Case # 26-03 Two Special Permits and Design and Site Plan Approval
54 Park Road (GR) - Deidre O'Doherty-Houtmeyers

Applicant requests two Special Permits and Design and Site Plan Approval to convert an existing Accessory Dwelling Unit to a Protected Accessory Dwelling Unit at 54 Park Road, located in a General Residence (GR) zoning district. Special Permit 1.-§4.3.5 of the By-Law requires a minimum 5' rear setback for an Accessory Building. The existing and proposed rear setback is 1.2'. Special Permit 2.- §6.14.5 c) requires no ADU shall be sited closer to the front lot line than the Principal Dwelling Unit. The front setback of the principal dwelling unit is 33.4', the existing front setback to the accessory dwelling unit is 28.7' and the proposed to the protected Accessory Dwelling Unit is 20.4'. DSPR 1.- §6.14.8 d) 2) requires Design and Site Plan Approval for any two story or an addition of a second story to an existing Accessory Building. DSPR 2.- §6.14.8 d) 6) requires Design and Site Plan Approval for a Building which is being converted or added to in order to accommodate the ADU that has one or more pre-existing nonconformities.

- b) Case #26-04 One Special Permit

Planning Board March 10, 2026 meeting agenda

16 Audrey Road (SRC) - Aihua Liu and Weizhi Tan

Applicants request One Special Permit to construct a second story and attic addition at 16 Audrey Road located in a Single Residence C (SRC) zoning district. §1.5.4 C (2) of the Zoning By-Law allows alteration or structural change increases in Single Residence C zoning district, 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 1276 square feet and the proposed addition is 2681 square feet or 110.1%. The expansion is allowed by a Special Permit granted by the Planning Board.

4. Review and approve February 17, 2026 and February 20, 2026 Planning Board meeting minutes.
5. The Board will provide updates on the Belmont Center and Brighton Street overlay district zoning amendments.

6. **Adjourn**

The Planning Board's next scheduled meeting will be held on Tuesday, March 24, 2026 at 7:00PM, Remote.