

BELMONT CENTER ZONING BYLAW

PUBLIC HEARING
OCTOBER 28, 2025

SUMMARY OF STRUCTURAL ACTIONS

#	Action	Timeline	Status	Draft
1	Revise By-Laws Section 10 by removing administrative detail and other provisions, including FB5 district.	STM late winter	In progress. Needs Planning Board final actions and final Counsel review.	90%
2	Create a new Section 10A for a Center Gateway Overlay District.	STM late winter	In progress. Needs full Planning Board review and final Counsel review	95%
3	Create a new Section 6.15 for "Hotel" use.	STM late winter	In progress. Needs full Planning Board review and final Counsel review.	95%
4	Move provisions on TDM and CM to new sections 5.5 and 5.6 respectively.	ATM	Drafting completed. Needs full Planning Board review and Counsel review.	100%
5	Rewrite Section 7.3 for Design and Site Plan Review	ATM	Drafting completed. Needs full Planning Board review and Counsel review.	100%
6	Create new Planning Board Rules and Regulations	Public Hearing in spring 2026.	Drafting in progress. Needs full Planning Board review and Counsel review.	50%

————— For Annual Town Meeting 2026 or other timeline

KEY THINGS TO DISCUSS TODAY

- BELMONT CENTER ZONING
 - Parking
 - Center Gateway Overlay District (Sec. 10A)
 - Hotel By-Law (Sec. 6.15)
 - Remaining Issues with Section 10

Parking Report

- The Parking Report is a “working draft” and there will be edits to this for a final publishable version.
- The Town, through OPB, is developing a memorandum with specific comments and edits.
- The Board is welcome to offer additional comments for this memo.
- Specific issues identified include overcounting development, not referring to Community Path, overestimating SOV share, change in zoning not accounted for, and concern over recommended parking minimums.
- DO NOT focus on non-zoning bylaw provisions now. Only focus on the specific provisions in Section 10 on pages 34-38 and the parking table.

Parking Recommendations

Recommendation	Response
Code Clarity and Relief Pathways: Draft explicit mixed-use calculation steps, a clear shared-parking worksheet, and a template for off-site/reciprocal agreements that will reduce friction and make compliance predictable.	<ol style="list-style-type: none">1. Mixed-use calculation steps have been developed for R&Rs2. Shared parking worksheet developed for R&Rs3. Agreement template developed for R&Rs
Calibrate Hotel at 0.8 spaces per room	This would be ok and serve for both guests and employees. May want to include something for conference space.
Permission Structure for Using Municipal Supply	Developed Section 4. b. under 10.5 G. for this purpose (see draft). A Parking Management Plan (PMP) would be an important part of this.
Programmatic Pilots	Town does not intend to consider pilot relaxation of overnight ban at this time.

Parking Recommendations

Recommendation	Response
Shared Parking provisions edits and refinement	Shared parking provisions developed in 10.5 G. 5. (see draft). Town Counsel has comment on offsets.
In-lieu Fees and Mitigation Tools	In-lieu fees may be necessary due to crediting municipal spaces. This can be a simple reference in the zoning but a calculation and funds allocation need to be in R&Rs. Mitigation tools have been developed as part of a TDM program.
Parking Structure Feasibility Study	Treat as a contingent option only after pricing/management/TDM are maximized and Belmont sees sustained, measured deficits. Include a “trigger metric”.

Parking Recommendations

Recommendation	Response
Calibrate Restaurant Parking at 1 space per 3 seats	This may be too high. Belmont already reduced parking for Food Service Establishments to 1 per 4 in 2024. Consider this number if not 1/5.
Calibrate Residential Parking at 0.8 per unit	This also may be too high but maybe consider a slight reduction to 0.60 – 0.75 which is still in line with MAPC’s Perfect Fit Report.
Develop a Transportation Demand Management (TDM) element in the zoning.	Belmont’s TDM program is proposed to be the following: <ol style="list-style-type: none"><li data-bbox="1256 846 1989 886">1. References in sections 10 and 10A<li data-bbox="1256 903 2125 943">2. New Section 5.5 in Zoning By-Laws (ATM)<li data-bbox="1256 961 2219 1001">3. TDM Technical Manual (Planning Board R&Rs)<ol style="list-style-type: none"><li data-bbox="1352 1018 2117 1058">a) Example TDM Plan Template (R&Rs)<li data-bbox="1352 1075 2066 1115">b) Mode Share Data Sources (R&Rs)<li data-bbox="1352 1132 2117 1172">c) Monitoring Report Template (R&Rs)<li data-bbox="1352 1189 2270 1229">d) Trip Reduction Calculation Examples (R&Rs)<li data-bbox="1352 1246 2232 1286">e) Shared Parking Occupancy Factors (R&Rs)

Center Gateway Overlay District (CGOD)

- As noted, this is pretty much FB5 repackaged as a new Section 10A.
- The differences are as follows:
 - Cross references for use of BCOD building and process provisions
 - An exclusive use table
 - A density bonus and PBI program
- There will need to be cleanup edits and a final Town Counsel review.

Hotels (new Sec. 6.15)

- As noted, this is very similar to what the Board was working on last year.
- The differences are as follows:
 - Proposed limited to CGOD for now
 - Space allocation section
 - Two types of accessory uses: guest and public
- There will need to be cleanup edits and a final Town Counsel review.

ISSUES & NEXT STEPS

1. Public Hearing should remain open until at least January for potential amendments and other potential tweaks (e.g., copyediting).
2. Determine when comfortable casting a vote to submit to Town Administration (do we need one or more additional meetings on this?).
3. Consider draft language for a Planning Board Report to Town Meeting.
4. Begin final outreach effort and plan talking points and presentation for Town Meeting.
 - Presentation Speaker
 - Handouts and Other Key Documents (e.g., FAQ)
 - Speaking Engagements/Presentations
 - Talking Points Development/Refinement



PUBLIC COMMENT