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CASE NO. 26-03

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR TWO SPECIAL PERMITS & DESIGN AND SITE PLAN  
APPROVAL

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, March 10, 2026 at 7:00 PM by a hybrid public hearing at the Select Board meeting Room on the first floor of the Town Hall, 455 Concord Ave., and by remote access through the Zoom app. to consider the application of Deidre O'Doherty-Houtmeyers for four 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. 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'. Special Permit. 3.- §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. 4.- §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.

**Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>**

TOWN OF BELMONT PLANNING BOARD