



OFFICE OF PLANNING AND BUILDING

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MEMORANDUM

To: Town Meeting Members
Cc: Select Board, Town Administrator
From: Christopher J. Ryan, Director of Planning and Building
Date: Wednesday, February 5, 2025
Re: **Planning Board Report to the 2025 March Special Town Meeting**

Pursuant to the requirements of Massachusetts General Laws, Chapter 40A, Section 5, and the Town of Belmont Zoning By-Laws, Section 7, the Planning Board submits the following recommendation on two (2) proposed zoning warrant articles to the 2024 Special Town Meeting. The Board held a public hearing on the articles on January 7, 2025, January 14, 2025, January 28, 2025, and February 4, 2025. Sitting for the Board were Taylor Yates, Chair, Carol Berberian, Vice-Chair, Thayer Donham, Rui Guo, and Alisa Todreas-Gardner.

Proposed Amendments – Zoning Changes in Response to State Law on Accessory Dwelling Units.

The Planning Board developed and has recommended favorable action on the adoption a new Zoning By-Law Section 6.14 for the express purpose of complying with Chapter 150, Section 8, of the Acts of 2024 "The Affordable Homes Act". The Board voted 5-0-0 to recommend favorable action on this new By-Law sub-chapter. The Planning Board vote also recommended favorable action on amendments to Sections 1, 3, 4, and 6.11 related to ADUs.

Proposed Amendments – Technical Adjustments to MBTA Communities Multi-Family Zoning Overlay District.

The Planning Board developed and has recommended favorable action on several amendments to Sections 2 and 9 of the Zoning By-Law in regard to technical adjustments regarding the MBTA Communities Multi-Family Zoning

Overlay District. The Board voted 5-0-0 to recommend favorable action on these amendments.

The Planning Board unanimously voted (5-0) to recommend favorable action on all proposed amendments.

Questions or requests for additional information regarding this proposed amendment can be directed to this office. You can download and view the specific amendment text on the following Planning Board page:

<https://www.belmont-ma.gov/1552/Proposed-Text-Amendments-to-Zoning-By-La>