



## OFFICE OF PLANNING AND BUILDING

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# MEMORANDUM

To: Town Meeting Members

From: Christopher J. Ryan, Director of Planning and Building

Date: Thursday, March 14, 2024

Re: **Planning Board Report to the May 2024 Annual 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 proposed zoning warrant articles to the 2024 Annual Town Meeting. The Board held a public hearing on the petition on February 6, 2024, February 27, 2024, and March 12, 2024. Sitting for the Board were Jeff Birenbaum, Chair, Carol Berberian, Vice-Chair, Thayer Donham, Rui Guo, and Taylor Yates.

### **Proposed Amendments – Bylaw Sections 1 and 4, Housekeeping Residential and Non-Residential Provisions**

These proposed zoning amendments are proposed for Section 1, subsection 1.4 Definitions and Abbreviations and subsection 1.5 Nonconforming Uses and Structures; Section 4, subsection Section 4.1 General Requirements, subsection 4.2 Schedule of Dimensional Requirements, and subsection 4.3 Specific Requirements.

The objective of these amendments is to clarify several definitions and propose one new definition, correct several scrivener's errors, and provide clarity and better structure and organization for several other sections of the bylaw that relate primarily to single-family residential districts. A fully annotated document describing all proposed amendments under this section is available on the Planning Board website.

### **Proposed Amendments – Bylaw Sections 5, Amendment to the Parking Requirements for Eating Establishments**

These zoning amendments are proposed for Section 5 Off-Street Parking and Loading, subsection 5.1.2 Schedule of Requirements, d) Restaurant (Eating Establishments as of STM 2023). The primary proposed change is to halve the parking requirements from one space per two seats to one space per four seats. Additionally, the new provisions provide a process for crediting spaces to these facilities and a process in case a facility cannot meet these new requirements.

**Planning Board's Vote on the Proposed Amendment:**

Following the close of the public hearing, the Planning Board deliberated and voted on the proposed amendment. Accordingly,

**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 [HERE](#) and you can see an annotated version of the text [HERE](#) or visit the Planning Board webpage at the link below and click on the menu item for Proposed Text Amendments.

<https://www.belmont-ma.gov/planning-board>