

An aerial photograph of a city street scene. The street is lined with various buildings, including multi-story brick structures and smaller commercial buildings. There are several parking lots with cars parked. Trees are visible along the sidewalks and in some open areas. The overall scene is a typical urban environment.

# **Belmont Center Zoning Overlay District PUBLIC MEETING**

## **Status and Progress on Belmont Center Zoning Bylaw**

**September 11, 2025**

# AGENDA

- I. Select Board and Planning Board Convene (3-5 min)**
- II. Brief Welcoming Remarks (5 min.)**
- III. Highlights of the Project (5 min.)**
- IV. Summary of the Zoning Project (5 min.)**
- V. Summary of the By-Law (15 min.)**
- VI. Discussion of Impacts Analyses (10 min)**
- VII. Next Steps & Schedule (5 min.)**
- VIII. Public Comments and Questions (45-60 min).**
- IX. Adjourn**

# BRIEF INTRODUCTORY REMARKS

- Select Board Chair Matt Taylor
- Planning Board Chair Thayer Donham

# HIGHLIGHTS OF THE PROJECT

# CENTER OVERLAY ZONING: What is it?



The Belmont Center Overlay **zoning reform** to revitalize a key business district



The zoning would add height, mixed use, more commercial space, more allowable uses, and reduce red tape



This is a strategic initiative: change and benefits will accrue **over time**



This step is **one of many** puzzle pieces we must assemble to address our fiscal shortfall **over time**



# CENTER OVERLAY ZONING: Where is it?

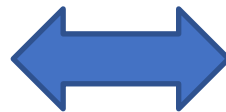
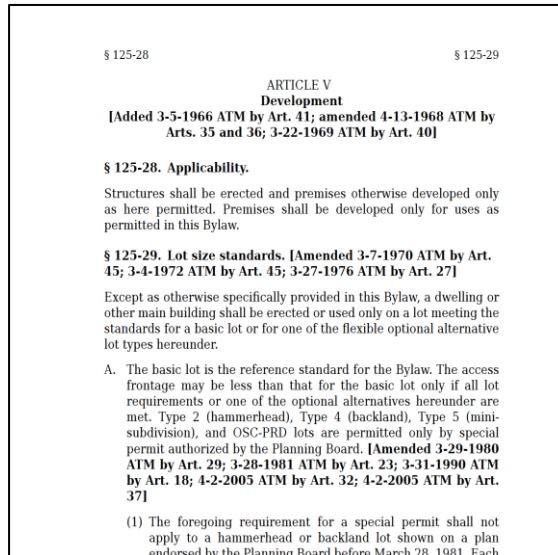
- Belmont Center & Concord Ave.
- Five (5) Subdistricts with tailored zoning
- Claflin Lot and Surrounding Lots Removed from Phase 1



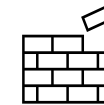
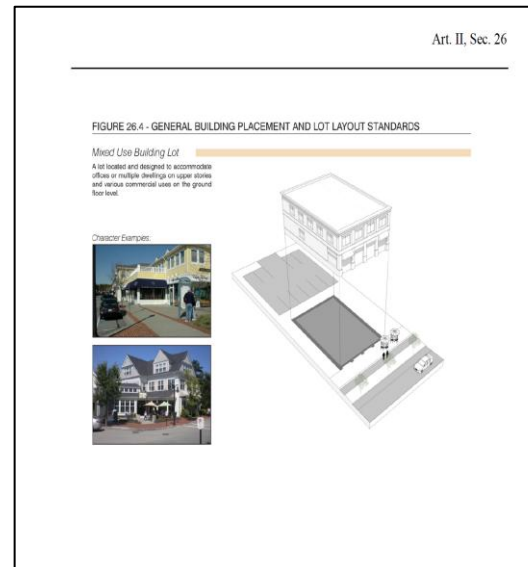
# CENTER OVERLAY ZONING: How This Differs?

## How is this Different from the Current Zoning?

### Conventional Zoning

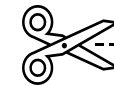


### Form-Based Code



#### Larger Buildings:

Adds 1-3 stories, depending on subdistrict



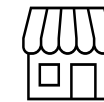
#### Cut Red Tape:

Heavily utilizes by-right zoning



#### Mixed Use:

Allows for housing on Leonard Street\*



#### New Businesses:

Allows new types of businesses in the district, including hotels

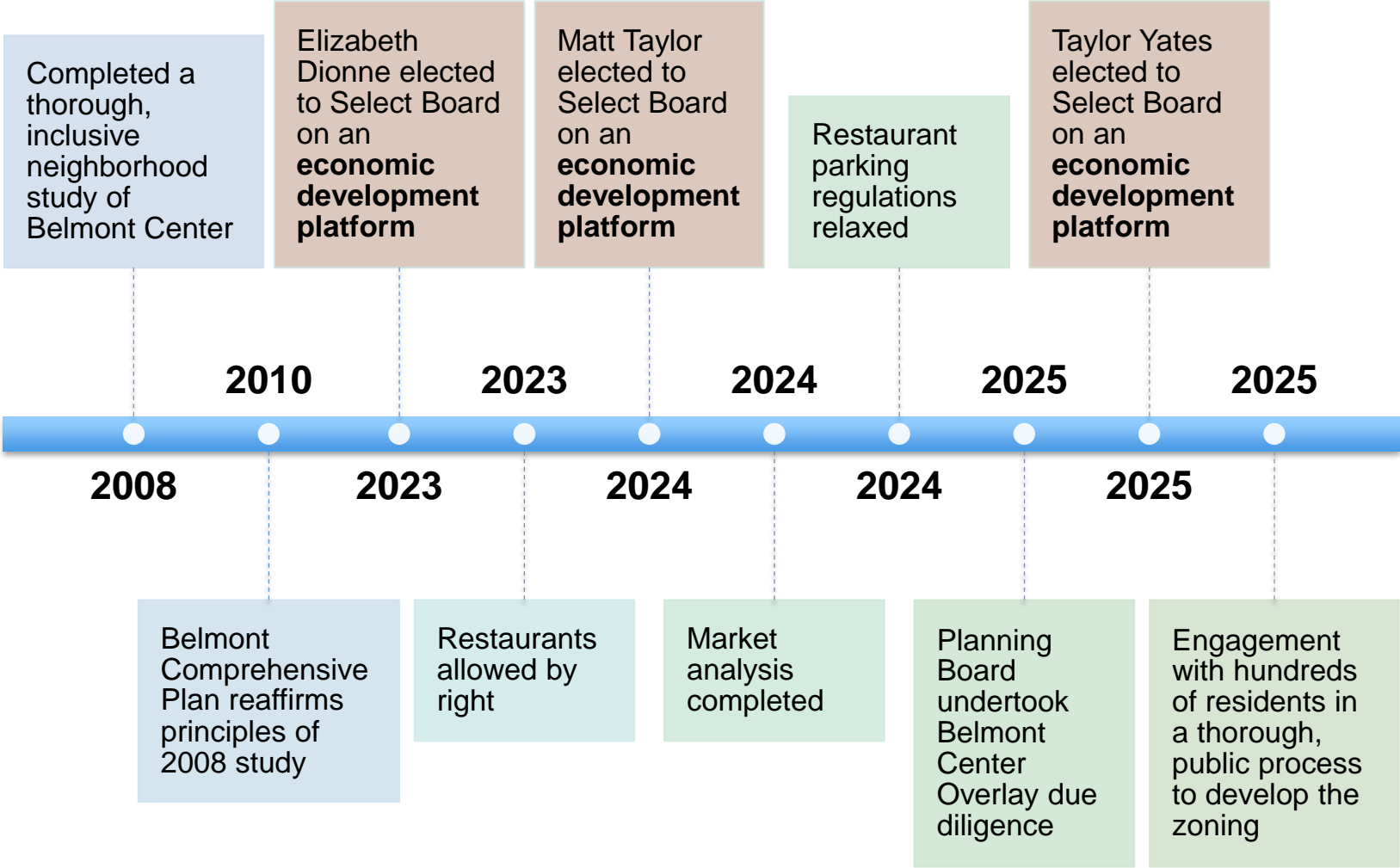


#### Form-Based Code:

Uses form-based, rather than conventional, zoning

\*Single-family homes are currently allowed on Leonard Street

**TIMELINE:** This is 17 Years in the Making



Adopting the overlay will create the conditions to tackle **more revenue reforms**



# CENTER OVERLAY ZONING: Why Do This?

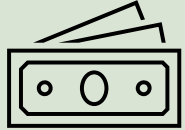
1

Revitalize Belmont  
Center



2

Improve our  
Town's finances



3

Create options for  
all Belmontonians



4

Create more (and  
more variety of)  
housing



5

Improve our  
environmental  
footprint



# REVITALIZE BELMONT CENTER

Residents and businesses in and around Belmont Center will be the chief beneficiaries of the rezoning as private money, over time, flows in to improve the neighborhood

- **More foot traffic** to support the retail streetscape from mixed use, transit-oriented development
- More **consistent architectural style** by using Form Based Zoning
- **Match >\$60M in Town investments** in the rink and library with better and more appropriate use of nearby commercial lots

# IMPROVE BELMONT'S FINANCES

The fiscal impact analysis indicates “full buildout” would net the Town an additional **\$3.13M per year**

- ❖ Approx. \$4.5M in additional revenues
- ❖ Approx. \$1.4M in additional costs

\$3M is a considerable amount of money. By comparison, the 2024 override was \$8.6M

There is no single idea that will solve our fiscal problems, but **this overlay gets us on the right track**

# CREATE OPTIONS & OPPORTUNITIES ...FOR ALL BELMONTONIANS

- ❖ Belmont suffers from “**leakage**” where residents buy goods and services out of town, rather than locally
- ❖ A more vibrant Center will add more **retail, service, office, and entertainment options** for all Belmontonians, including those that live beyond Belmont Center
- ❖ A central role of government is to **improve quality of life** for its residents, and zoning is a very direct way to do that

# CREATE MORE (and a Greater Variety of) HOUSING

- ❖ Belmont faces a **critical shortage** of small-form factor, missing middle, and senior housing
- ❖ Belmont Center **favors the housing we need most** because of the lifestyle it offers and developer economics
- ❖ Housing is necessary to make the **streetscape** and **developer economics** work, housing is necessary to get the things we want
- ❖ Allowing the housing we want in a location that makes sense adds **protection against hostile 40B** developments



# IMPROVE ENVIRONMENTAL FOOTPRINT

- ❖ Adding density near the bus line, commuter rail line, and the future community path allows **less dependence on cars**
- ❖ Less stringent parking requirements **reduce carbon emissions and traffic** by encouraging more car-free households
- ❖ New construction will have to meet the **Specialized Stretch Code** voted on by Town Meeting in November 2023

# PUBLIC PROCESS

- **Technical Meetings**

- Workshop #1
- Workshop #2 (Open House) Pending
- Focus Groups
  - ❖ Economic Development
  - ❖ Resident & Neighborhood
  - ❖ Street Design & Infrastructure
  - ❖ Planning, Zoning, Design, Historical

- **Public Meetings**

- Three To-Date: 2/12, 2/27, & 3/26
- Open House to Present Plan
- This Meeting Makes 4
- Joint Planning Board/TAC on 9/30

- **Planning Board**

- Discussion Sessions Regularly
- Public Hearing Opened 4-15-2025
- Consultant Session

- **Other Boards Planned**

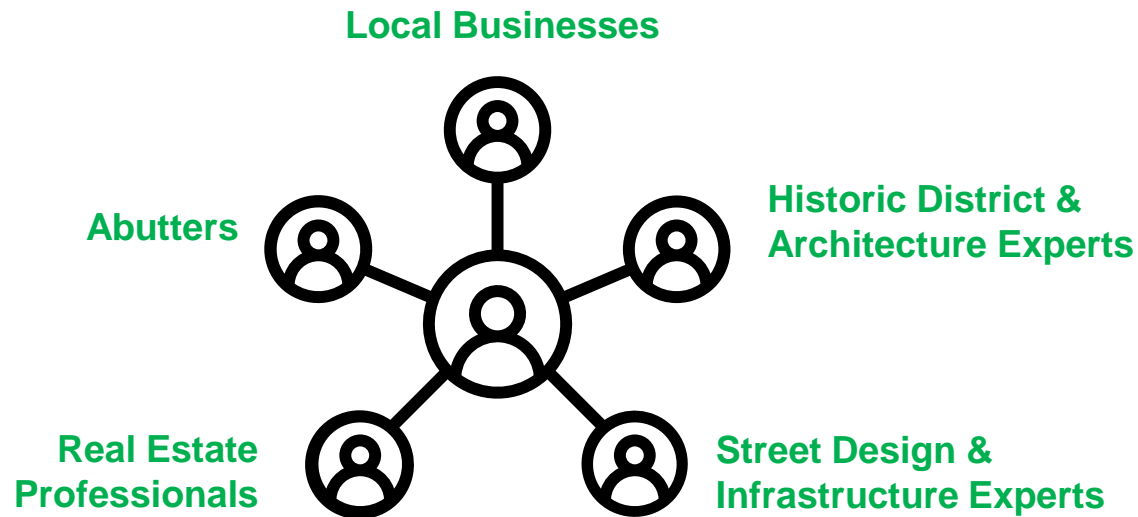
- EDC, Warrant Committee, HDC, Select Board, TAC, ComPAC, BHT, Town Meeting, and Others

- **Online**

- Project Website
- Public Comment Form and Page
- News Flash
- Frequently Asked Questions (FAQ) + Topic Sheets
- Survey with 584 Responses

# STAKEHOLDERS ENGAGED

Early on, the Planning Board and Office of Planning and Building invited key stakeholders to participate



**29% of all edits made to the bylaw, and 40% of the bylaw's pages, are the direct result of public input**

# SUMMARY OF ZONING PROJECT

# DRAFT BY-LAW

- The first draft of the overlay district By-Law was received on **February 25, 2025**
- Distributed to the Planning Board after an initial staff review for appropriateness
- First public vetting at Planning Board meeting of **March 11, 2025**
- Staff/Board have taken on the role of drafting and editing By-Law text since **June 2025**.
- Edits over time based on:
  - Planning Board questions and comments
  - Staff research of best practices and solutions to issues raised
  - Public comments and questions
- Current review version is 5.5. Next to be released will be version 6.1 (Tuesday?)



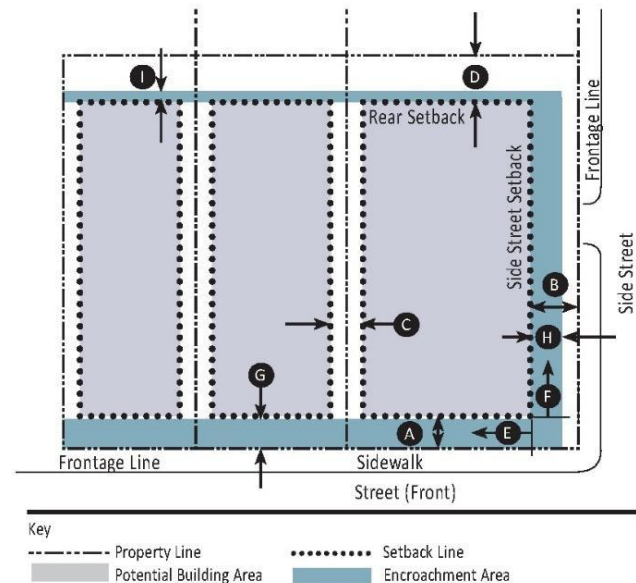
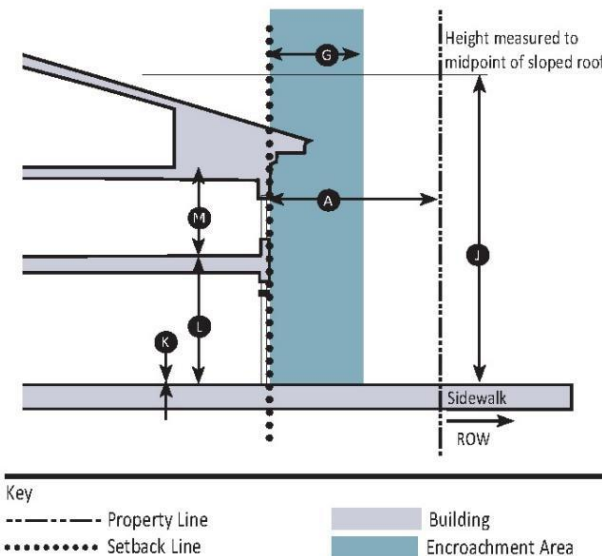
# DRAFT BY-LAW

- Current draft under review by Planning Board is Version 5.5
- The Board will continue to discuss version 6.1 on **9/18/25** and **9/25/25** to firm up the following and vote to close public hearing:
  - Dimensions
  - Public Benefit Incentives
  - Administration
  - Pitched Roofs
  - Parking Requirements
  - Any Other Outstanding Provisions
  - Determine Planning Board Vote and Report for STM

# **SUMMARY OF ZONING BY-LAW**

# WHAT THE BY-LAW IS

- **Overlay Zoning** – These are Optional Rules in Addition to Base Zoning, Which Remains in Place
- **Form-Based Code** – Different from Conventional Zoning. Form is the Organizing Principle, not Land Use.
- **District Specific** – The Overlay Zoning is Only Available in the District



b. FB1 Building Form		
Height		
Main Building	2.5 Stories	J
	39.5' max.	J
Maximum Building Height with Public Benefit Incentive	N/A	
Rear Accommodations Building Height within 35' of Lot Line Abutting R District	N/A	
Ground Story Height	11' min floor-to-floor	L
Upper Floor Story Height	8' min clear 9.5' floor-to-floor	M
Half-Story Height	18' max. (pitched) 12' max. (flat)	
c. FB1 Frontage Type		
Depth, Ground Floor Active Use	N/A	
Ground Floor Fenestration	25% min.	
Allowed Frontage Types	Storefront, Common Yard	
d. FB1 Miscellaneous		
All buildings must have a Principal Entrance along the front façade.		

# STRUCTURE OF BY-LAW

- **§10.1 Framework and Overview**
- **§10.2 Introduction**
  - A. Purpose and Intent
  - B. Applicability
- **§10.3 Form-Based Overlay Districts**
  - A. Regulating Plan
  - B. Establishment of Overlay Districts
  - C. District Summary Table
  - D. Special Requirements
  - E. Through I. – District Details
- **§10.4 Permitted Uses**
- **§10.5 General Standards**
- **§10.6 Streets and Civic Spaces**
- **§10.7 Administration**
- **§10.8 Definitions**

## §10 Belmont Center Overlay District ("BCOD")

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- §10.1 Framework and Overview
  - §10.2 Introduction
  - §10.3 Form-Based Overlay Districts
  - §10.4 Permitted Uses
  - §10.5 General Standards
  - §10.6 Streets and Civic Spaces
  - §10.7 Administration
  - §10.8 Definitions
- 

### §10.1 Framework and Overview

#### A. USERS GUIDEBOOK

A separate Users Guidebook has been developed to provide any user of this Belmont Center Overlay District with background and a summary of what a Form-Based Code is and how it is used in this context. It is highly recommended that this Guidebook be referenced as a first step in understanding the By-Law.

### §10.2 INTRODUCTION

#### A. PURPOSE & INTENT

1. To allow development and uses consistent with Belmont's commercial centers, areas immediately adjacent to centers, and transit-served areas, in a manner that aligns with the vision of the Town's long-range plans and other policy and planning documents;
2. The utilization of good planning principles and regulatory tools to create a strong sense of place;

# FEATURES OF BY-LAW

## PERMITTED USES

- ❖ Range of commercial uses selected appropriate to the district
- ❖ Some residential uses including senior housing
- ❖ Most uses by-right
- ❖ Some uses permitted only as accessory
- ❖ Some Special Permit uses
- ❖ Parking requirements listed by individual use
- ❖ Formula business restrictions proposed

## STREETS & CIVIC SPACES

- ❖ Street and sidewalk design provisions
- ❖ Public open space provisions

## DEFINITIONS

- ❖ Range of new definitions exclusively for this By-Law

## GENERAL STANDARDS

- ❖ Describes appropriate building types
- ❖ A range of building design standards (e.g., entrances)
- ❖ Range of open space types
- ❖ Provisions for car/bike parking, loading, service areas, mechanical equipment, signs, lighting, landscaping, stormwater, traffic, and construction.
- ❖ Public Benefit Incentives for density bonus (1 floor)

## GENERAL STANDARDS

- ❖ General administration (e.g., fees) & Opt-In
- ❖ Four (4) thresholds for project review
- ❖ Five (5) pre-application steps
- ❖ Application materials required and completeness review
- ❖ Thorough standards for compliance and review
- ❖ Review process
- ❖ Modifications, amendments, and adjustments



## 2 FORM-BASED OVERLAY DISTRICTS

### A. ESTABLISHMENT OF OVERLAY DISTRICTS

The Form-Based Overlay hereby establishes the following Form-Based Districts, as shown on the Regulating Plan herein. Each area is defined by particular characteristics that correspond with building placement, building form, building height, and frontage standards, all of which influence the level of walkability and vibrancy in a particular place. The Form-Based Overlay Districts for Belmont include:

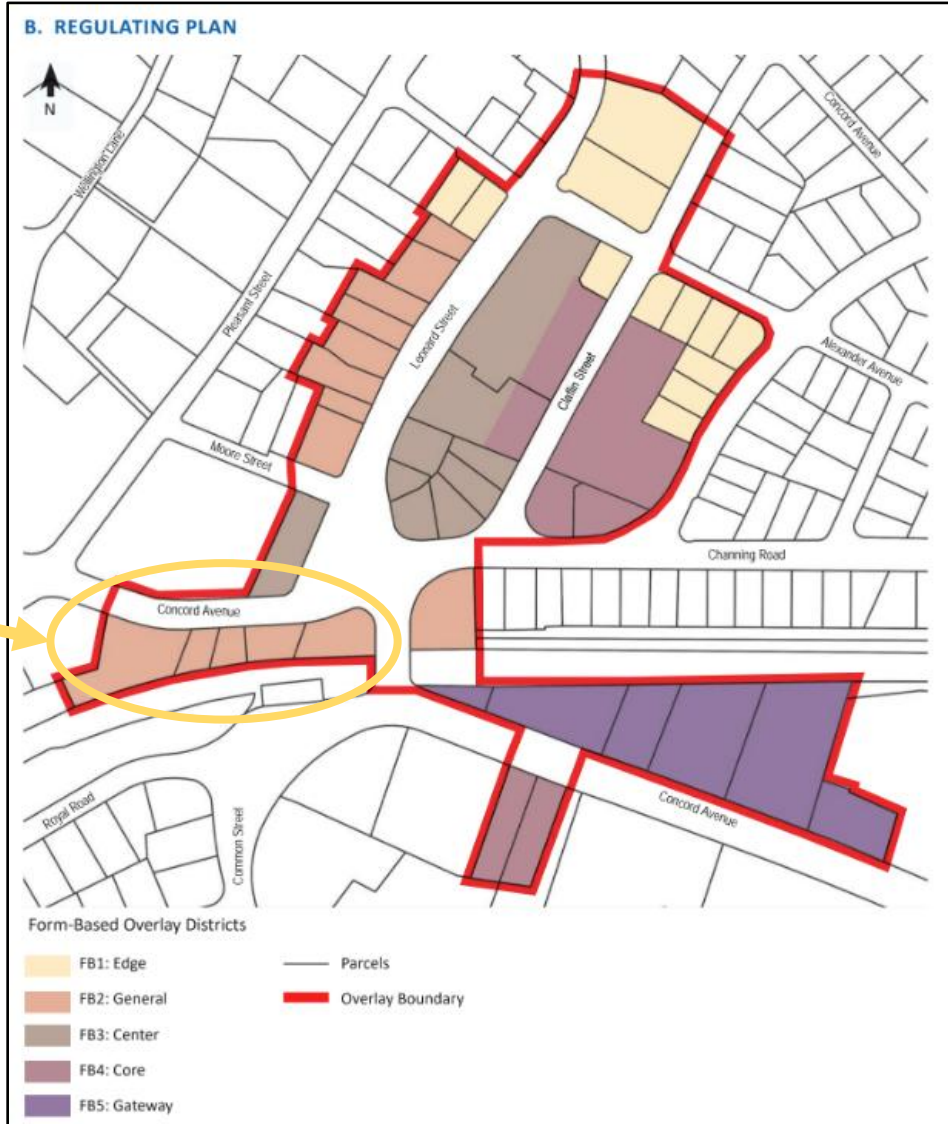
**FB1 EDGE:** This district includes residential sized buildings on the edge of the commercial area and encourages the additional of more commercial or office uses. It allows 2.5 stories and 37 feet of height, a similar as adjacent residential buildings.

**FB2 GENERAL:** This district provides a transition from the main commercial areas to the surrounding residential neighborhoods. Buildings may be 2.5 to 3.5 stories and up to 48 feet in height.

**FB3 CENTER:** This district focuses on Leonard Street. It allows 3 to 4 stories and up to 48 feet in height. It encourages additional floors to have commercial space.

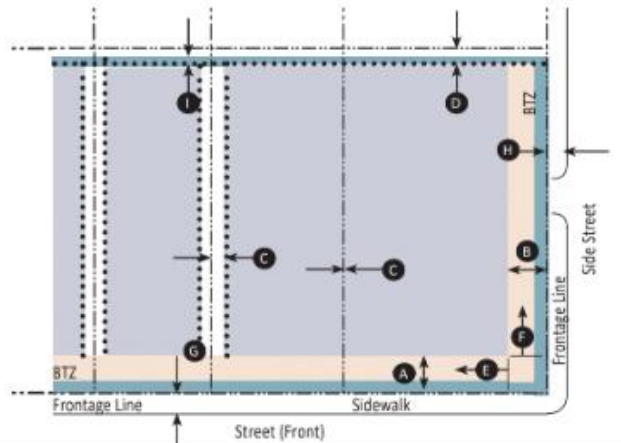
**FB4 CORE:** This district forms the core of the Leonard Street area. It is concentrated along Claflin Street and allows 4 to 5 stories and up to 65 feet of height. To maximize vibrancy and walkability, this district adds an additional street for commercial addresses to the area.

**FB5 GATEWAY:** This district allows building with heights of 5 to 6 stories and up to 76 feet in height. The first floor is required to be commercial space with upper floors able to be office or residential. The height in this district is compatible with its lower neighbors because it is separated by wide roads, public uses and the rail line.



**Subdistricts** are established with a description and are depicted on a Regulating Plan map.

## 2. BUILDING FORM



Key  
 - - - - - Frontage/Property Line  
 - - - - - Setback Line  
 - - - - - Build-to-Zone (BTZ)  
 - - - - - Potential Building Area (in addition to BTZ)  
 - - - - - Encroachment Area

## a. Building Placement

Setbacks		
Front Build-to-Zone	0' min to 10' max	(A)
Side Street Setback	5'	(B)
Interior Side Property Line Setback	0' min (attached) 7.5' min (detached)	(C)
Rear Setback	10' min.	(D)
Rear Setback abutting R District	20' min	(E)

## Frontage Buildout

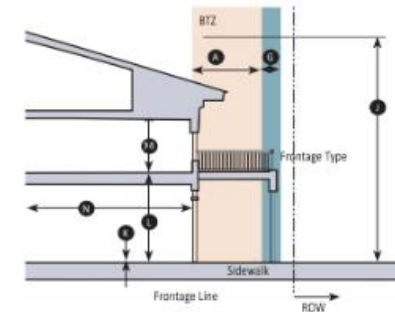
Building Façade within Build-to-Zone		
Front Street Frontage	40% min	(F)
Side Street Frontage	N/A	(G)
Lot Coverage (% maximum)	70% max	(H)

## Permitted Encroachments

Balconies, Bay Windows, Awnings, Stoops, and Other Frontage Elements		
Front	8' max.	(I)
Side Street	7.5' max.	(J)
Rear	3' max.	(K)

**Building form is dictated by a prescriptive set of dimensional and siting requirements with detailed diagrams.**

## 3. PARKING



Key  
 - - - - - Frontage Line  
 - - - - - Setback Line  
 - - - - - Build-to-Zone (BTZ)  
 - - - - - Potential Building Area  
 - - - - - Encroachment Area

## b. Building Form

Height		
Main Building	2.5 stories	(L)
	48' max	(M)
Maximum Building Height with Public Benefit Incentive	3.5 stories	
Rear Accommodation Building Height within 50' of Lot Line Abutting R District	pitched roof preferred 2.5 stories / 41' max	
Ground Floor Elev. Above Sidewalk	6" max (commercial)	(N)
Ground Story Height	11' min.	(O)
Upper Floor(s) Story Height	8' min. clear	(P)
Half Story Height	18' max pitched roof 12' max flat roof	

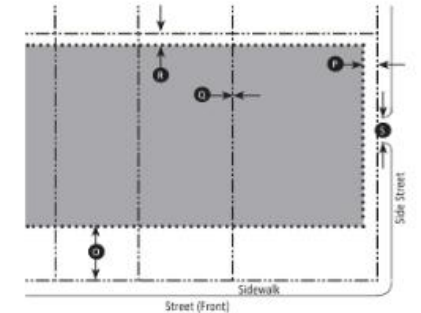
## c. Frontage Type

Depth, Ground Floor Active Use	15' min.	(Q)
Ground Floor Fenestration	60% min	
Allowed Frontage Types	Shopfront, Gallery, Forecourt, Stoop	

## d. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

<sup>1</sup> See Lot & Building Standards for more information.



Key  
 - - - - - Frontage/Property Line  
 - - - - - Setback Line  
 - - - - - Build-to-Zone (BTZ)  
 - - - - - Potential Building Area  
 - - - - - Encroachment Area

## a. Parking Location (Distance from Property Line)

Front Setback	20' min	(R)
Side Street Setback	3' min	(S)
Side Setback	0' min	(T)
Rear Setback	5' min	(U)
Parking Curb Cut Width	15' max.	(V)

## b. Parking District Requirements

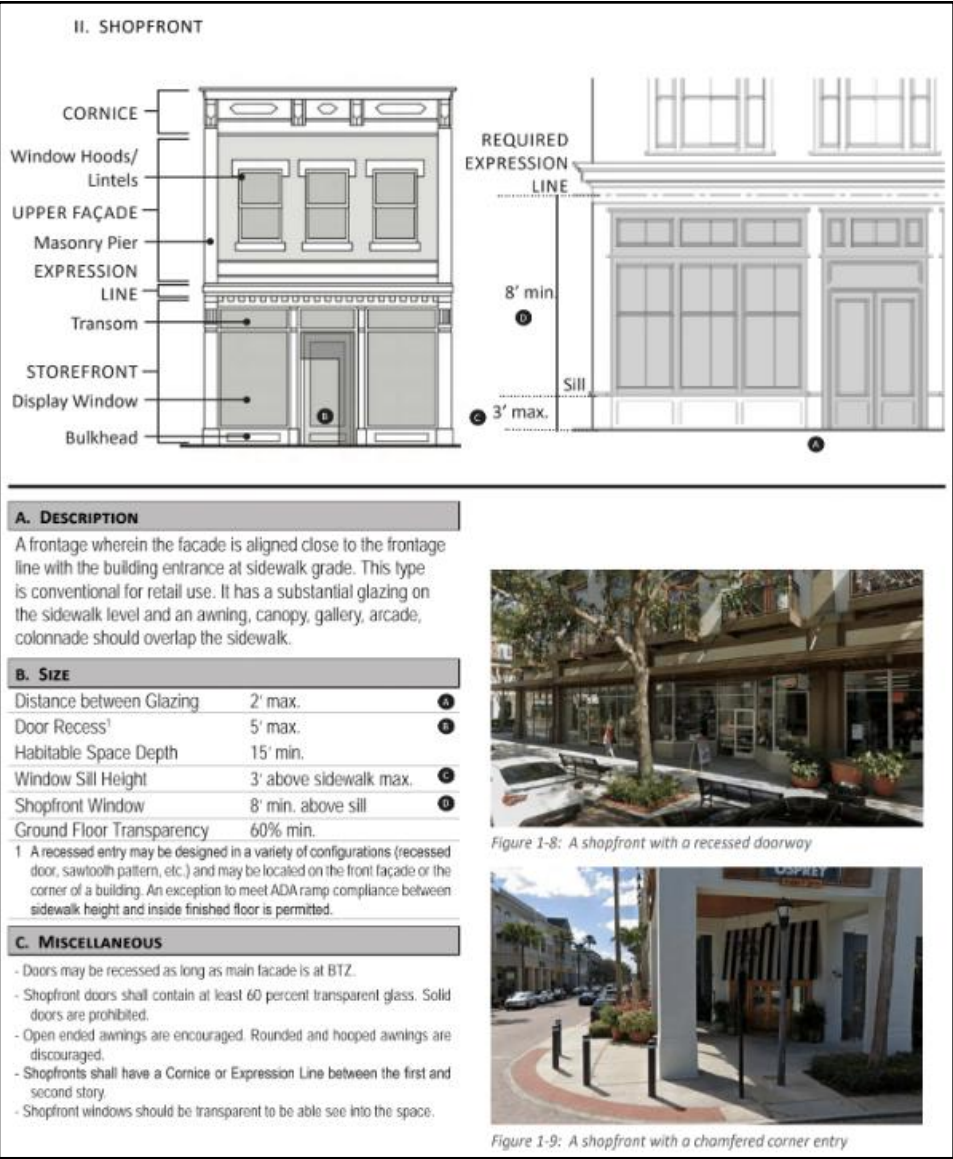
Parking shall be provided as established in the Parking Section.

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

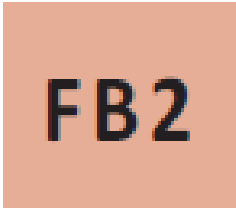
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

Shared driveways between adjacent lots is encouraged to reduce curb cuts.





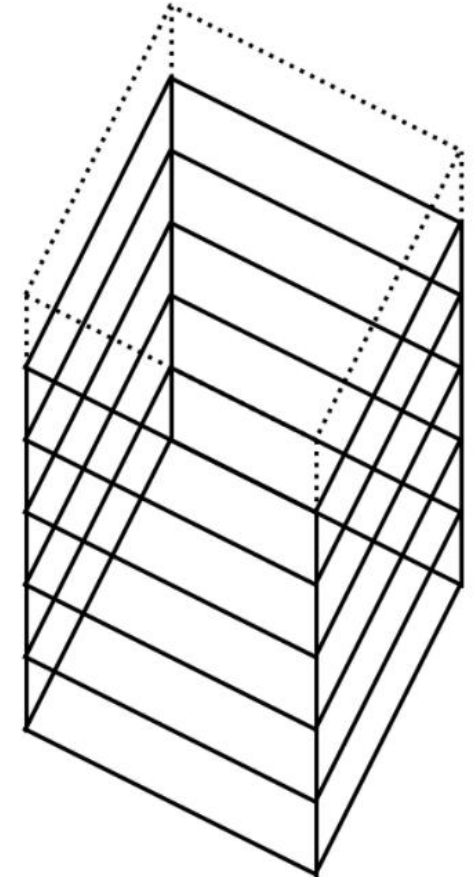
Each subdistrict provides a 3-D graphic example of a building type.



Significant design requirements are built into the By-Law itself.

# DENSITY BONUS: How Does it Work?

- The zoning currently has two potential height thresholds: base height and bonus height.
- Four of five subdistricts offer the opportunity for a one story **density bonus**.
- This bonus is available based on what are referred to as **Public Benefit Incentives** (PBIs), which is the developer providing a specific public benefit in exchange for the additional, maximum one story in extra height.
- Proposed Public Benefits are as follows:
  - Greater than Two Floors of Commercial Space (two are required)
  - Provision of a Mid-Block Arcade between Leonard and Claflin Streets
  - Provision of Active Living Senior Housing
  - Historic Preservation



## Design Guidelines

A separate set of Design Guidelines further refines the architectural and site design for each project to ensure that Belmont's objectives are met.



*A consistent trim color in an area with architectural variety adds a visual unity to a commercial district.*



*New buildings that use a brick facade to fit the local context can distinguish new additions with more modern materials like glass, steel, and iron.*

Design Guidelines help shape how buildings, streets, parks and other open spaces look and feel. They are important because they help define how the town should be built and arranged to create a positive experience for everyone. Creating places that look right and feel right helps make Belmont a great place to live, work, visit, and learn.



## CONCORD AVENUE: AFTER



The consultant provided an initial set of renderings to show how the zoning could result in the kind of development appropriate for Belmont.

# IMPACTS ANALYSES

# Methodology: Impacts Analysis


A range of potential impacts are either currently being analyzed or under consideration, including:


- **Urban Design**
  - Renderings
  - Graphic Illustrations of Criteria
- **Parking**
  - Review Past Studies
  - New Parking Analysis (due 9/9)
  - Consider Parking Benefit District (PBD) Model
- **Construction Management**
  - Research Best Practices
  - Determine Legal Options
  - Consult w/ Practitioners and Peers
- **Traffic & Transit**
  - Review Past Studies
  - Consult w/ Professional Analysts
  - Review Literature
  - Trip Generation and Modeling
- **Business Support**
  - Formula Business Restrictions
  - Funding for Small Businesses
  - Business Liaison
  - Permitting Reform
- **Fiscal Impact Analysis (FIA)**
  - Get Refined Buildout Numbers
  - Refine FIA Tool/Consult w/ Experts
- **Other**
  - Focus Groups
  - Execution Delay Options



# FISCAL IMPACT ANALYSIS

<i>Updated 9/4/2025 @ 3:36 PM</i>					
	Half-Buildout		Full-Buildout		
Baseline Revenue Projections	Base Zoning	w/ Bonus	Base Zoning	w/ Bonus	
Revenues, Non-Hotel	\$ 1,328,425	\$ 1,643,575	\$ 2,652,698	\$ 3,404,706	
Revenues, Total Hotel					
<i>Revenues, Hotel Property Tax</i>	\$ 350,186	\$ 438,344	\$ 700,371	\$ 876,688	
<i>Revenues, Hotel Local Room Tax</i>	\$ 528,380	\$ 661,399	\$ 1,056,761	\$ 1,322,799	
Total Projected Revenues (TPR)	\$ 2,206,991	\$ 2,743,318	\$ 4,409,830	\$ 5,604,193	
Present Day Revenues (PDR)	\$ 1,110,057	\$ 1,110,057	\$ 1,110,057	\$ 1,110,057	
A Net New Projected Revenue (NNPR)	\$ 1,096,934	\$ 1,633,261	\$ 3,299,773	\$ 4,494,136	
B Costs - RKG Scenarios 1,4,7,10	\$ 600,934	\$ 923,544	\$ 1,187,132	\$ 1,923,672	
Surplus/Deficit (A - B)	\$ 496,000	\$ 709,717	\$ 2,112,641	\$ 2,570,464	
C Costs - Town Scenarios 2,5,8,11	\$ 504,639	\$ 730,954	\$ 953,273	\$ 1,469,710	
Surplus/Deficit (A - C)	\$ 592,295	\$ 902,307	\$ 2,346,500	\$ 3,024,426	
D Costs - Morgenstern Scenarios 3,6,9,12	\$ 724,742	\$ 1,102,378	\$ 1,420,992	\$ 2,336,366	
Surplus/Deficit (A - D)	\$ 372,192	\$ 530,883	\$ 1,878,781	\$ 2,157,770	


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[Buildout and Fiscal Impact Analysis](#)  
[Belmont Center Zoning Meeting Presentations and Recordings](#)  
[Belmont Center Zoning Draft Bylaws](#)

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### Buildout and Fiscal Impact Analysis


This page provides the documents associated with the buildout analysis and fiscal impact analysis for the Belmont Center Zoning Project. Each document will be listed below with a brief description. The buildout analysis was intended to determine what the potential buildout of each parcel in the overlay district could be in two scenarios: with and without potential density bonuses. This data was developed by consultant Able.City based on their zoning dimensional criteria. This would serve as feed data for the fiscal impact analysis tool which was developed by RKG Associates and modified by the Town. Please click on the document titles in **BOLD** below to access each document.


- Buildout Memo** - This memorandum provides the methodology and assumptions of the development of the buildout analysis with the filename Buildout Memo 08-20-2025.pdf and is a helpful guide when navigating the Build-Out Model provided below.
- Fiscal Impact Analysis Tool Memo** - This is the memorandum developed by Finance Director/Asst. Town Administrator Jennifer Hewitt and Director of Planning and Building Christopher Ryan presented for the public on 8/11/2025 Select Board meeting. It provides a summary of the modifications made to the RKG original tool and a description of how School Aged Children multipliers were established. The filename is Belmont Center Draft Overlay FIA Memo.pdf.
- Fiscal Impact Model Tool** - This is the modified RKG Fiscal Impact Analysis (FIA) tool. See below where each scenario was run using the tool and saved as a version.
- Center Overlay Buildout Model** - This is the spreadsheet containing three (3) Tabs or Worksheets providing the buildout analysis information. Tab 1 (Full Buildout) contains all of the buildout analysis data and sums. Tab 2 (Summary) provides the sums and a breakout of the square footages at full and partial buildout (50% of full buildout as an assumption). Tab 3 (Scenarios) provides a fiscal impact analysis set of 12 scenario runs as depicted in the 8/11/2025 memo. The filename is Belmont Center Zoning - Buildout Model with Scenarios 8-27-2025 Public.xlsx and this is a new version correcting errors.
- School Aged Children (SAC) Analysis Spreadsheet** - As this data was of particular interest to the public, OPB staff conducted research on recently conducted fiscal impact analyses in the region extracting the SAC figures from each. Belmont's data was included in this simple summary table plus data from a recent Newton enrollment report (provided below). This document is entitled FIA\_SACAnalysis.xlsx.
- Newton Enrollment Analysis Report** - This is a 2024 report generated by the Newton Public Schools which included three methodologies for calculating school aged children from development. The Belmont SAC analysis utilized data from two of the three methods. The document is entitled Enrollment Analysis Report FY25.pdf.

This set of documents provides all of the data and analysis that the Town used to develop the fiscal impact scenarios. Please contact Christopher Ryan at [cryan@belmont-ma.gov](mailto:cryan@belmont-ma.gov) with any questions or feedback.

**FIA Scenario Runs**

- Scenario 1 - Partial Buildout w/ Base Zoning and RKG SAC
- Scenario 2 - Partial Buildout w/ Base Zoning and OPB SAC
- Scenario 3 - Partial Buildout w/ Base Zoning and Morgenstern SAC

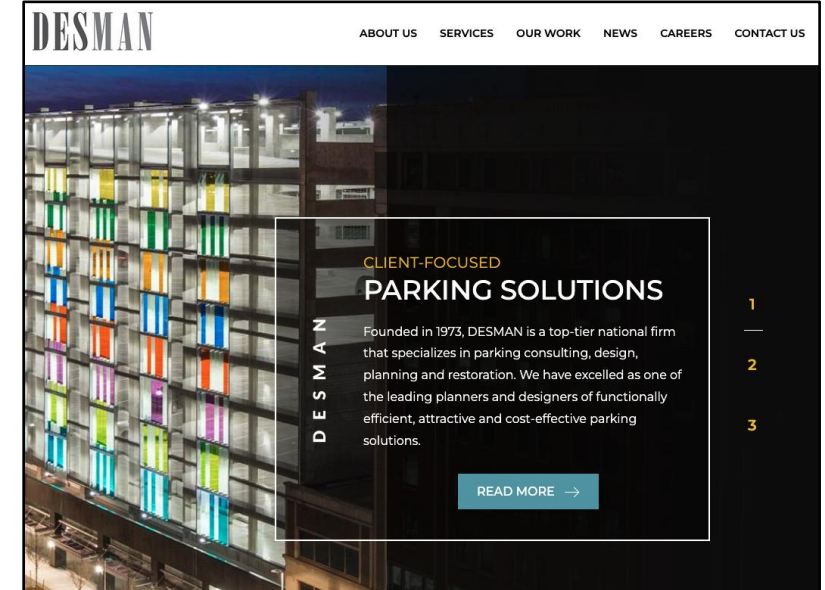




<https://www.belmont-ma.gov/2178/Buildout-and-Fiscal-Impact-Analysis>

# PARKING ANALYSIS

- Retained consultant Desman
- Scope structured to look at:
  - Full Buildout
  - Existing Supply and Restrictions
  - Proposed Zoning Parking Requirements
  - Potential Impact Scenarios and Recommendations
- Preliminary Data Due 9/8 Revised to 9/12
- Public Review and Comment Period Through September
- Final Report End of September



# TRAFFIC ANALYSIS

- Working with Town consultant The BSC Group
- Traffic study an add-on to their work on a Bottleneck Grant
- Scope based on analyzing impact of buildout on traffic volume and movements w/ and w/o signalization
- Data/results estimated to be available end of September

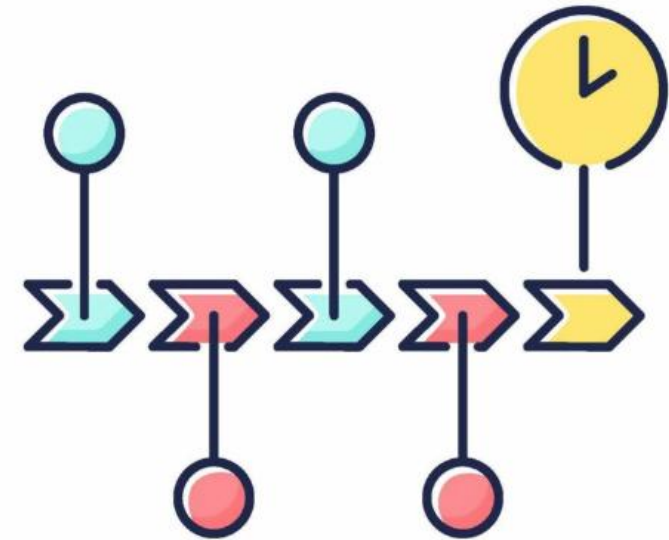
## NEXT STEPS...

- **Complete Impacts Assessment** – The Planning Board and staff refining provisions that can address concerns over **construction** impact, **parking**, and **traffic**.
- **Continue to Refine Code** – Staff, guided by the Planning Board, is continuing to refine elements of the By-Law. Anticipate a final draft next week other than parking refinements to follow EOM.
- **Public and Stakeholder Outreach** – The Town continues to solicit feedback with project stakeholders and the general public.
- **Finish Line** – Board may close the Public Hearing and vote on the 25<sup>th</sup>.



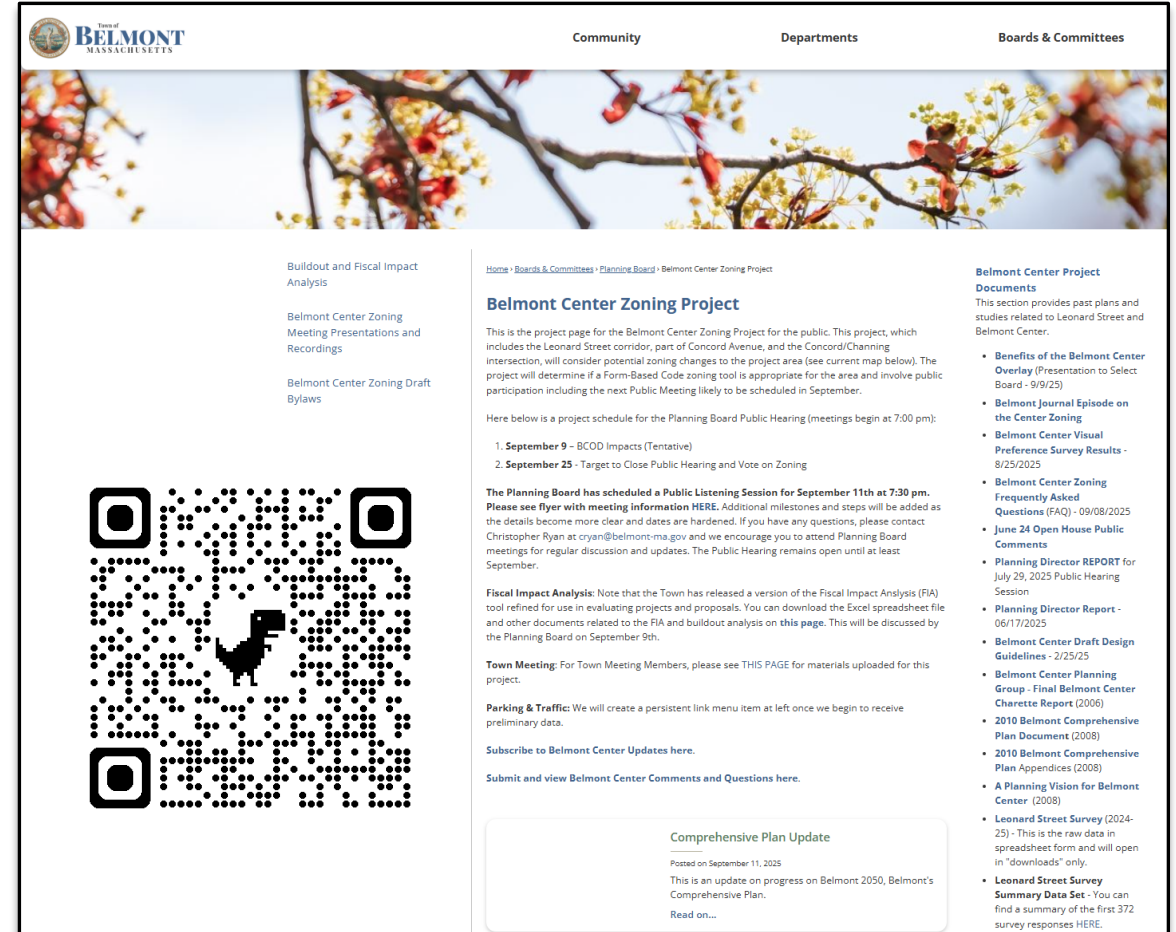
# CURRENT SCHEDULE

- Final Revised Code/Bylaw expected on **September 18, 2025**
- Joint Planning Board/TAC meeting scheduled for **September 30, 2025**
- Town Meeting scheduled for **October 22, 2025**



# LEARN MORE / GIVE FEEDBACK

- Visit the Project website using link or QR code at right
- Provide public comment using the comment form link on project website. These will be posted for viewing
- Email us at [BelmontCenterZoning@belmont-ma.gov](mailto:BelmontCenterZoning@belmont-ma.gov) or [cryan@belmont-ma.gov](mailto:cryan@belmont-ma.gov) with any question or comment



**Belmont Center Zoning Project**

This is the project page for the Belmont Center Zoning Project for the public. This project, which includes the Leonard Street corridor, part of Concord Avenue, and the Concord/Channing intersection, will consider potential zoning changes to the project area (see current map below). The project will determine if a Form-Based Code zoning tool is appropriate for the area and involve public participation including the next Public Meeting likely to be scheduled in September.

Here below is a project schedule for the Planning Board Public Hearing (meetings begin at 7:00 pm):

1. **September 9** – BCOD Impacts (Tentative)
2. **September 25** – Target to Close Public Hearing and Vote on Zoning

The Planning Board has scheduled a **Public Listening Session for September 11th at 7:30 pm**. Please see flyer with meeting information [HERE](#). Additional milestones and steps will be added as the details become more clear and dates are hardened. If you have any questions, please contact Christopher Ryan at [cryan@belmont-ma.gov](mailto:cryan@belmont-ma.gov) and we encourage you to attend Planning Board meetings for regular discussion and updates. The Public Hearing remains open until at least September.

**Fiscal Impact Analysis:** Note that the Town has released a version of the Fiscal Impact Analysis (FIA) tool refined for use in evaluating projects and proposals. You can download the Excel spreadsheet file and other documents related to the FIA and buildout analysis on [this page](#). This will be discussed by the Planning Board on September 9th.

**Town Meeting:** For Town Meeting Members, please see THIS PAGE for materials uploaded for this project.

**Parking & Traffic:** We will create a persistent link menu item at left once we begin to receive preliminary data.

**Subscribe to Belmont Center Updates here.**

**Submit and view Belmont Center Comments and Questions here.**

**Comprehensive Plan Update**

Posted on September 11, 2025  
This is an update on progress on Belmont 2050, Belmont's Comprehensive Plan.  
[Read on...](#)

**Belmont Center Project Documents**

This section provides past plans and studies related to Leonard Street and Belmont Center.

- **Benefits of the Belmont Center Overlay** (Presentation to Select Board - 9/9/25)
- **Belmont Journal Episode on the Center Zoning**
- **Belmont Center Visual Preference Survey Results** - 8/25/2025
- **Belmont Center Zoning Frequently Asked Questions (FAQ)** - 09/08/2025
- **June 24 Open House Public Comments**
- **Planning Director REPORT** for July 29, 2025 Public Hearing Session
- **Planning Director Report** - 06/17/2025
- **Belmont Center Draft Design Guidelines** - 2/25/25
- **Belmont Center Planning Group - Final Belmont Center Charette Report** (2006)
- **2010 Belmont Comprehensive Plan Document** (2008)
- **2010 Belmont Comprehensive Plan Appendices** (2008)
- **A Planning Vision for Belmont Center** (2008)
- **Leonard Street Survey** (2024-25) - This is the raw data in spreadsheet form and will open in "downloads" only.
- **Leonard Street Survey Summary Data Set** - You can find a summary of the first 372 survey responses [HERE](#).

<https://www.belmont-ma.gov/2005/Belmont-Center-Zoning-Project>

# Public Comment/Question Period