

December 13, 2023



Chris Ryan, Director & Town Planner  
Belmont Office of Community Development  
19 Moore Street  
Belmont, MA 02478

RE: Design & Site Plan Review  
Municipal Skating Rink  
297 Concord Ave

Mr. Ryan,

Pursuant to Design & Site Plan Review submitted on behalf of the Municipal Skating Rink Building Committee (MSRBC) filed under section 7.3 Design & Site Plan Review of the Belmont Zoning By-Law, due to a number of challenges and obstacles for this unique site and limited powers granted to the MSRBC the following waivers are requested:

1. **Site Plan at a scale of 1"=20'**. The civil plans are at a scale of 1"=30' to allow the entire "Rink Parcel" site fit on one (1) plan.
2. **Narrative describing hours of operation, anticipated number and frequency of all events, number of parking spaces, and potential impact on abutters.** The MSRBC was tasked by the Select Board to solely handle the design and construction of the new municipal ice rink facility itself. Thus this application is unable to provide or commit to the operational information due to the hours of operation and number / frequency of events being defined by the Town Facilities Department and Recreation and any local board (including the Select Board) overseeing use and operations of the municipal rink. Regarding parking for this facility in context of the overall High School / Athletics campus, it was decided through Town direction and decisions that no additional parking, other than what is on-site presently, is being proposed. That parking consists of the "jug handle" that has roughly 30 spaces and the two Accessible Spaces for sporting events on Concord Avenue immediately adjacent to the Rink site.
3. **All landscaping requirements in compliance with Section 5.3 of the Zoning Bylaws:** As discussed in waiver request 2, the charge of the MSRBC does not include landscaping for the restoration of the rink site. All disturbed areas are proposed to be planted with loam and grass seed to match surrounding areas. Removal of trees and shrubs has been approved by the Town Tree Warden.
4. **Providing square footage of the site and all the existing and proposed buildings:** This site is distinct as it constitutes a small portion of the expansive 57-acre High School Campus; the "Rink Parcel" being situated among Harris Field, Concord Ave, the MBTA, and the soccer field.

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The provided plot plan specifically focuses on the "Rink Parcel" and has been assessed to showcase its compliance with or enhancements to existing conditions, primarily from a Site Plan Approval standpoint. It doesn't delve into the comprehensive details of all the buildings and open space calculations for the entire campus.

Respectfully,



Stephen Garvin, PE, LEED AP  
President / Principal