

6A.4 Design & Site Plan Review – Documents

This document provides a narrative for how the proposed McLean project meets the objectives set forth in Section 6A.4 of the Zoning Regulations. For each of the eighteen objectives, there is a guide to where to find the information in the DSPA submission, as well as a brief summary of the manner in which the project meets the specific objective.

Objective a) obtain appropriate evidence that a traffic monitoring and mitigation program agreement has been entered into with the Town;

Please See Narrative 12.16.24 Section 06 Traffic - TMMA

Narrative Executed TMMA was submitted with DSPA.

Objective b) obtain appropriate evidence that the proponent or other party has placed into escrow the funds required pursuant to any traffic monitoring and mitigation program agreement entered into with the Town;

Please See Narrative 12.16.24 Section 06 Traffic - TMMA

Narrative Receipt submitted evidencing delivery of McLean Hospital's payment of \$100,000 to the Town was submitted with DSPA.

Objective c) determine the adequacy of measures proposed to mitigate construction period impacts on the natural features of the site, on neighboring premises and on the Town roadway system;

Please See Narrative Section 09 Construction Phasing and Logistics

Narrative Construction Phasing and Logistics Schematics were submitted with DSPA in graphic format. A Construction Management Plan in narrative format has been submitted separately to Town for review.

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Objective d) determine the adequacy of measures proposed to mitigate the effects of the development on significant natural and landscape features of the site, including the preservation of specimen trees;

Please See Narrative Section 09 Construction Phasing and Logistics

Drawings 12.16.24 LG001 ILLUSTRATIVE PLAN
 1.28.24 LG002 TREE PROTECTION PLAN
 1.28.24 LG003 TREE PROTECTOIN PLAN
 1.28.25 LG004 TREE PROTECTION DETAIL
 12.16.24 LG101 CONSTRUCTION PLAN
 12.16.24 LG102 CONSTRUCTION PLAN
 12.16.24 LG103 CONSTRUCTION PLAN
 12.16.24 LG104 CONSTRUCTION PLAN
 12.16.24 LG105 CONSTRUCITON PLAN
 12.16.24 LG106 CONSTRUCTION PLAN

Narrative The graphic Construction Management Plan submitted to the town as part of the DSPA identifies where the Construction Manager will provide protections for trees and landscape features. A Landscape Plan has subsequently been submitted to the Town with additional areas indicated to be protected, including specimen trees. These drawings also include details that describe method in which Contractor is to protect trees.

Objective e) determine the appropriateness of the proposed design and materials of proposed buildings;

Please See Narrative 12.16.24 Section 02 Building Design

Drawings 12.16.24 AR201 Residence Exterior Elevations
 AR202 Residence Exterior Elevations
 AS201 School Exterior Elevations
 AS202 School Exterior Elevations

Narrative Plans showing appropriateness of design and building materials were submitted with DSPA and have been reviewed with the Historic District Commission.

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Objective f) determine the adequacy of measures proposed to limit peak offsite stormwater runoff to predevelopment levels and to protect water quality in accordance with State stormwater management standards, including adherence to the criteria set forth in Section 6A.5;

Please See Narrative 12.16.24 07 Stormwater
Report 12.16.24 Stormwater Report

Narrative Stormwater Report was submitted with DSPA and meetings will be held with Town to review.

Objective g) determine the adequacy of measures proposed to prevent adverse erosion or sedimentation effects on the natural features of the site or on neighboring premises;

Please See Narrative Section 10 Erosion & Sedimentation Control Plan
Drawings C301 Grading and Drainage Plan
Drawings C501 Erosion Control
Drawings C602 SITE DETAILS
Drawings C603 SITE DETAILS
Report Stormwater Report

Narrative Erosion and sedimentation controls will be provided throughout the duration of construction. McLean will be filing a Notice of Intent with the Environmental Protection Agency and will be preparing a Stormwater Pollution Prevention Plan.

Objective h) where applicable, obtain appropriate evidence of compliance with all applicable regulatory and licensing requirements with respect to the handling of potentially hazardous materials, including biologic or radioactive materials;

Please See Narrative 12.16.24 13 Maintenance and Management Plan. See section for Spill Prevention

Narrative The process for handling hazardous materials as part of the science curriculum (which consists of two classrooms) is detailed in the Narrative submitted as part of the DSPA.

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Objective	i)	determine that adequate measures have been taken for the private maintenance and management of the development (including roadway maintenance and repair, maintenance of landscape elements and natural open space, maintenance and repair of stormwater management facilities and common utilities, snow removal, trash removal and recycling);
Please See	Narrative	12.16.24 13 Maintenance and Management Plan
Narrative	McLean Hospital will be responsible for private maintenance and management of the Campus on an ongoing basis, including roadway maintenance and repair, maintenance of landscape elements and natural open space, maintenance and repair of stormwater management facilities and common utilities, snow removal, trash removal and recycling. Included in the Narrative submitted as part of the DSPA, Section 13 describes McLean’s responsibilities.	
Objective	j)	determine that the adjoining premises within and outside of the Mclean District will be protected against seriously detrimental uses by provision for surface water drainage, sound and light buffers, prevention of undue solar reflection and glare and preservation of views, light and air;
Please See	Narrative	12.16.24 07 Stormwater
	Report	12.16.24 Stormwater Report
	Narrative	12.16.24 08 Visibility Outside McLean
Narrative	Stormwater Report was submitted with DSPA and meetings will be held with Town to review.	
Objective	k)	determine that there will be no serious hazard to vehicles or pedestrians within the site or on adjacent streets or sidewalks;
Please See	Narrative	12.16.24 05 Traffic - Circulation and Parking
	Drawings	12.16.24 C201 Layout and Materials Plan
Narrative	Roadway configuration and pedestrian circulation plans were submitted with DSPA and demonstrate that no serious hazard will be caused for vehicles or pedestrians.	

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Objective l) determine the adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the buildings;

Please See

Narrative	12.16.24	05 Traffic - Circulation and Parking
Narrative	12.16.24	13 Maintenance and Management Plan
Drawings	12.16.24	C201 Layout and Materials Plan
	12.16.24	AP101 GROUND LEVEL PARKING PLAN

Narrative Roadway configuration and pedestrian circulation plans were submitted with DSPA and demonstrate that no serious hazard will be caused for vehicles or pedestrians.

Objective m) determine the appropriateness of the proposed methods of disposal of refuse and other wastes resulting from the uses permitted on the site, including size, location and landscape screening of dumpsters or other trash receptacles;

Please See Narrative 12.16.24 13 Maintenance and Management Plan

Narrative Trash management plan was submitted with the DSPA.

Objective n) determine that the height and bulk of the proposed buildings will not be injurious to surrounding property outside of the McLean District, including appropriate location and screening of non-habitable roof elements;

Please See

Narrative	12.16.24	02 Building Design
	12.16.24	04 Site Model
	12.16.24	08 Visibility Outside Mclean
Drawings	12.16.24	AR201 RESIDENCE EXTERIOR ELEVATIONS
	12.16.24	AR202 RESIDENCE EXTERIOR ELEVATIONS
	12.16.24	AS201 SCHOOL EXTERIOR ELEVATIONS
	12.16.24	AS202 SCHOOL EXTERIOR ELEVATIONS
	12.16.24	AP201 BUILDING ELEVATIONS [Parking Structure]

Narrative All buildings are in full compliance with zoning height limits and height and bulk of the buildings (including rooftop mechanical elements) will not be injurious to surrounding property outside of the McLean District.

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Objective	o)	determine the adequacy of the lighting, landscape planting (including adequate buffers along Subdistrict boundaries) and other exterior construction features in relation to the proposed use of the site and the interests of the safety, convenience and welfare of the public;	
Please See	Narrative	12.16.24	03 Landscape Design
	Drawings	12.16.24	LG001 ILLUSTRATIVE PLAN
		12.16.24	LG101 CONSTRUCTION PLAN
		12.16.24	LG102 CONSTRUCTION PLAN
		12.16.24	LG103 CONSTRUCTION PLAN
		12.16.24	LG104 CONSTRUCTION PLAN
		12.16.24	LG105 CONSTRUCITON PLAN
		12.16.24	LG106 CONSTRUCTION PLAN
Narrative	Plans have been submitted demonstrating adequate buffers along Subdistrict boundaries and landscaping and lighting appropriate to the planned school and residential use of the site. A site lighting and photometric plan are to be submitted to the Town that will demonstrate compliance with applicable codes.		
Objective	p)	determine the appropriateness of the relationship of structures and open spaces to the natural landscape and existing buildings, including the relationship between structures in Zone 1A and the adjacent publicly-owned land in the Open Space Subdistrict;	
Please See	Narrative	12.16.24	03 Landscape Design
	Drawings	12.16.24	LG001 ILLUSTRATIVE PLAN
		12.16.24	LG101 CONSTRUCTION PLAN
		12.16.24	LG102 CONSTRUCTION PLAN
		12.16.24	LG103 CONSTRUCTION PLAN
		12.16.24	LG104 CONSTRUCTION PLAN
		12.16.24	LG105 CONSTRUCITON PLAN
		12.16.24	LG106 CONSTRUCTION PLAN
Narrative	Landscape plans have been submitted showing how the buildings are sited in relation to the open spaces and natural landscape elements. Ongoing consultation with the Historic District Commission will be continued.		

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Objective q) obtain appropriate evidence of compliance of the proposal with the applicable requirements of this By-Law other than this Section 6A.4;

Please See Narrative 12.16.24 14 Compliance with Non-McLean District Zoning

Narrative The project complies with the applicable requirements of the Belmont Zoning Bylaw other than Section 6A.4.

Objective r) obtain appropriate evidence of compliance of the proposal with any non-zoning agreements entered into with the Town of Belmont regarding land in the McLean District.

Please See Narrative 12.16.24 15 Compliance with any Non-Zoning Agreements

Narrative The Memorandum of Agreement executed by the Town of Belmont and McLean Hospital in 1999 included a number of separate agreements relating to the McLean District. Several of these agreements relate to the development zones in the McLean District, including Zone 4. These agreements are: (1) the Traffic Monitoring and Mitigation Agreement; (2) the Historic Preservation Agreement; and (3) the Tax Agreement.

The TMMA was amended by Town Meeting in June 2024 and sets forth an obligation on McLean to signalize the intersection of Pleasant Street at Olmsted Drive based on a traffic warrants analysis. In addition, the TMMA requires McLean to fund up to \$210,000 (\$100,000 of which has already been advanced) to upgrade the signal at McLean Drive and Mill Street. This is a Town of Belmont project overseen by the Town Engineer.

The Historic Preservation Agreement requires McLean, as the developer of Zone 4, to consult with the Historic District Commission concerning the project. McLean has met with the Commission already and will continue to consult with the Commission on an ongoing basis.

The Tax Agreement requires McLean, as the developer of Zone 4, to make tax payments, or payments in lieu of taxes, to the Town following the development of the project on the full and fair cash valuation of the land and buildings.