



McLean Zone 3 | The Residences at Bel Mont

Planning Board Meeting

December 7, 2021

Northland Residential Belmont

Belmont, MA | December 7, 2021 | 20073 | © The Architectural Team, Inc.



NORTHLAND
RESIDENTIAL

RYAN ASSOCIATES



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Topics of Discussion

- 1 Architectural Updates**
 - HDC Report
 - Material Composition Boards
 - Accessibility / ADA
 - Subdistrict A
 - Gross Floor Area + Living Area Compliance
 - Townhome Driveway Depth / Parking Count

- 2 Housing Trust Report**

- 3 Snow Management**

- 4 Other (Time Permitting)**
 - Land Management Committee Update
 - Energy CMTE / Sustainability

- 5 Next Meeting**
 - Zone 2 Buffer
 - Chapel Driveway
 - McLean Campus Sidewalk Layout
 - Construction Management Plan













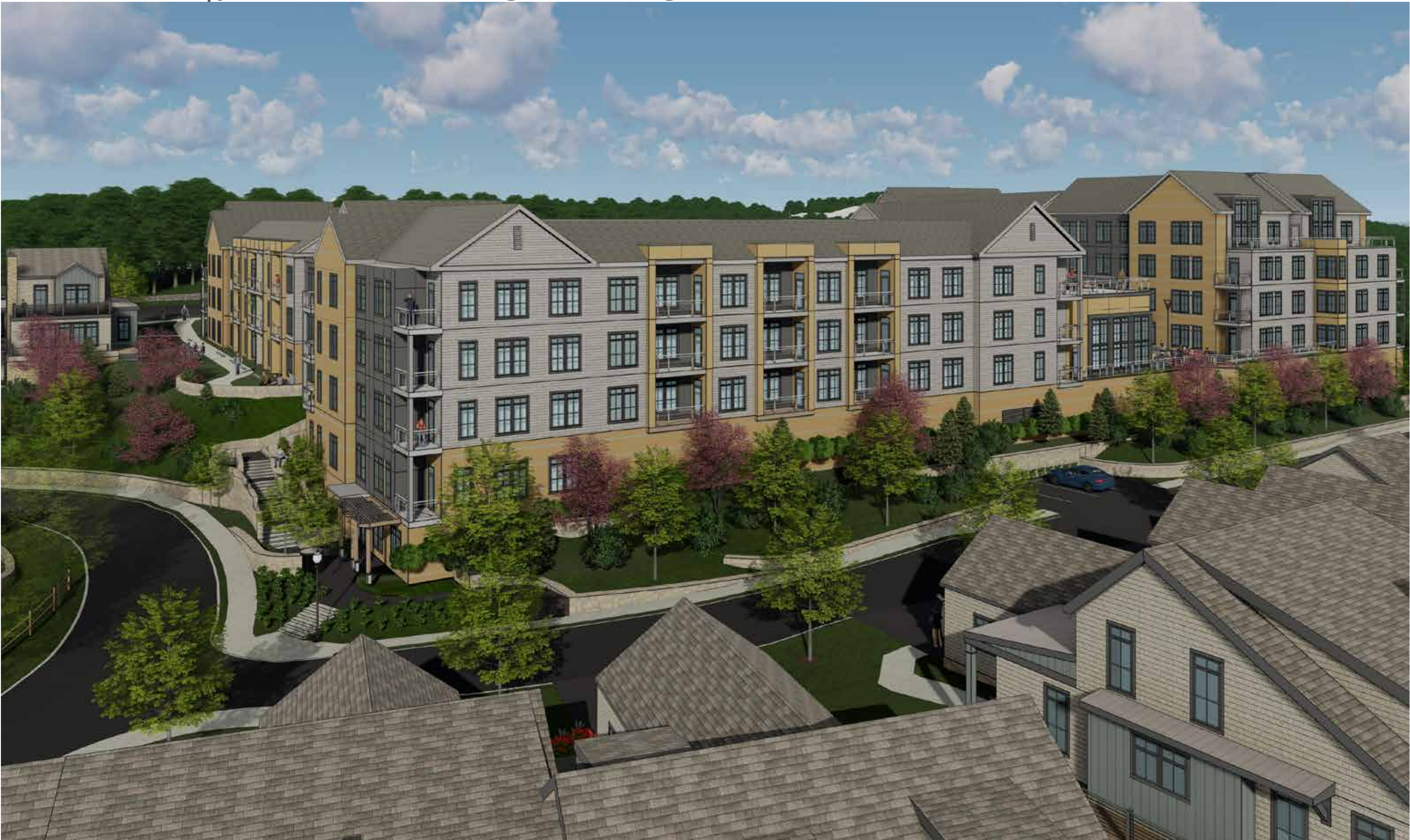


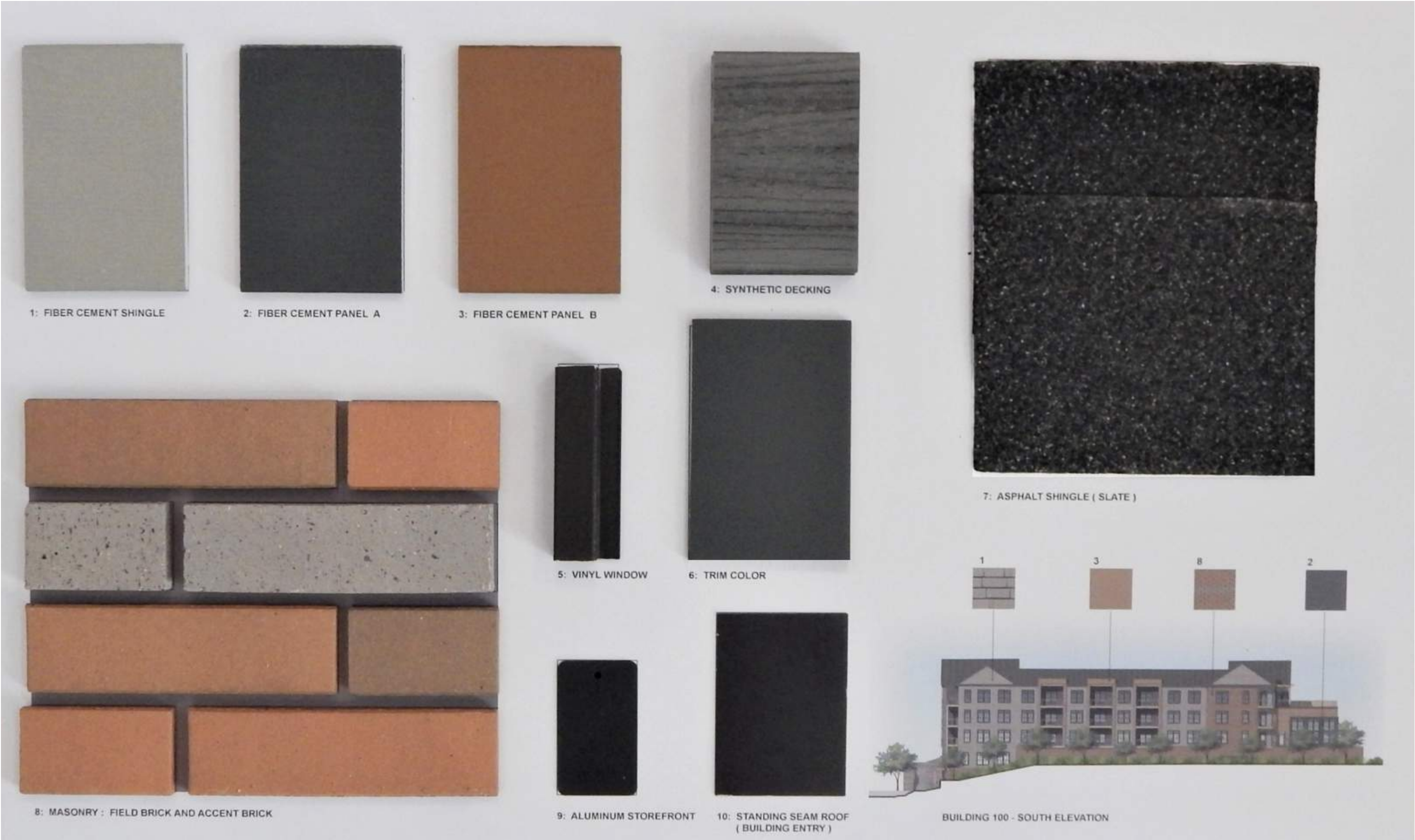














Total No. of Units	521 CMR - Group 2A Units ¹		521 CMR - Group 1 Units ²		Fair Housing Act Units ³	
	Required	Proposed	Required	Proposed	Required	Proposed
112	6	6	106	106	112	112

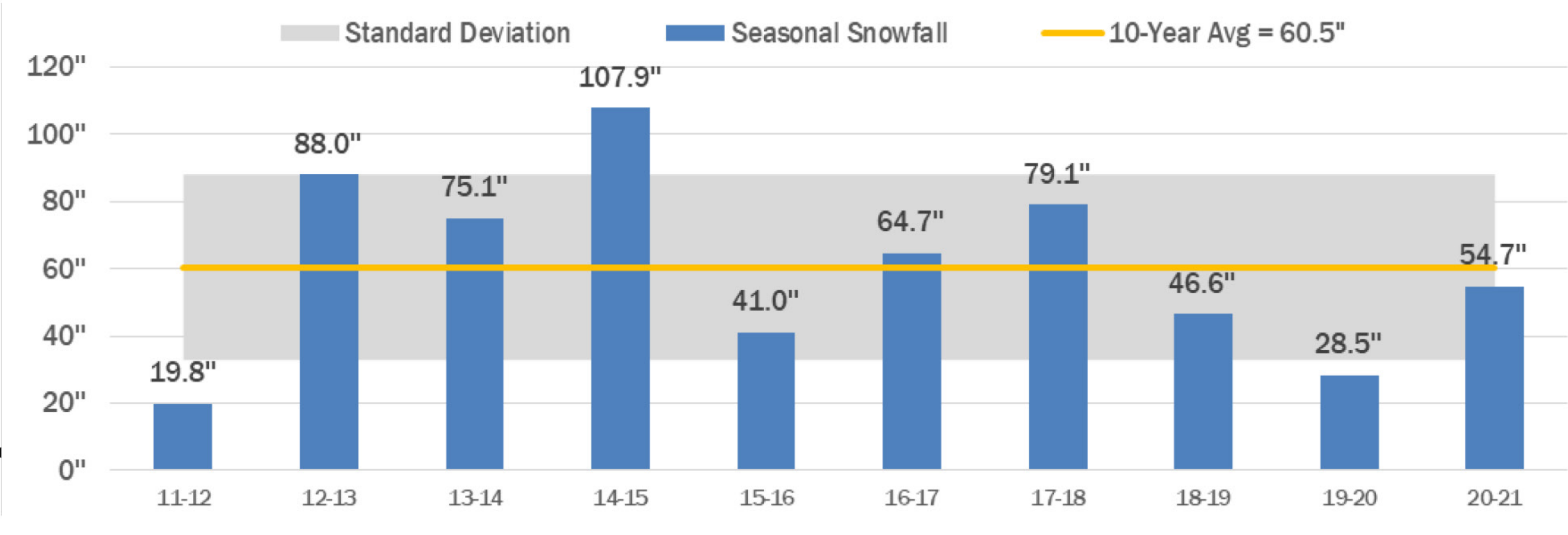
- Notes:**
- 1. Group 2A ('Accessible') Dwelling Units:** Per 521 CMR, Section 9.4, Group 2A dwelling units are required for multiple dwellings that are for rent (but not for sale) and contain 20 or more unit. At least 5% of the dwelling units must be Group 2A units. Group 2A dwelling units have features similar to Group 1, but have the additional feature of greater floor space to accommodate the needs of occupants who need such space due to their disability.
- 2. Group 1 ('Adaptable') Dwelling Units:** Per 521 CMR, Section 9.3, Group 1 dwelling units are required for newly constructed multiple dwelling units that are for rent or for sale and that are equipped with an elevator. Townhouse units are exempt from Group 1 requirments. Group 1 dwelling units that have features that can be modified without structural change to meet the specific functional needs of an occupant with a disability. Accessible routes are required throughout the unit.
- 3. Fair Housing Act (FHA) Units:** FHA applies to new construction of dwelling units that are for rent or for sale. In buildings equipped with elevators, all units are required to comply with the FHA Guidelines. Townhouse (multi-story) units are exempt. FHA requiremnts are similar to - but not exactly the same as - 521 CMR Group 1 units.

The Condominium will, or may, be comprised of two different Unit types as follows:

Townhomes: These Units will be divided into two (2) types, with each type consisting of two (2) or three (3) bedrooms and a two (2) car garage. The Units will be developed in multiple buildings. No Townhome style Unit shall exceed 3,600 square feet of Gross Floor Area (GLA), inclusive of finished basement or cellar area(s) but exclusive of garage(s), unfinished attic(s), unfinished mechanical or storage area(s), and exterior porch, patio or deck area(s). No Townhome style Unit shall exceed 2,400 sf of Living Area (LA), exclusive of any basement or cellar area, garage, unfinished attic(s), unfinished mechanical or storage area(s) and exterior porch, patio or deck area(s).

• Snow Management

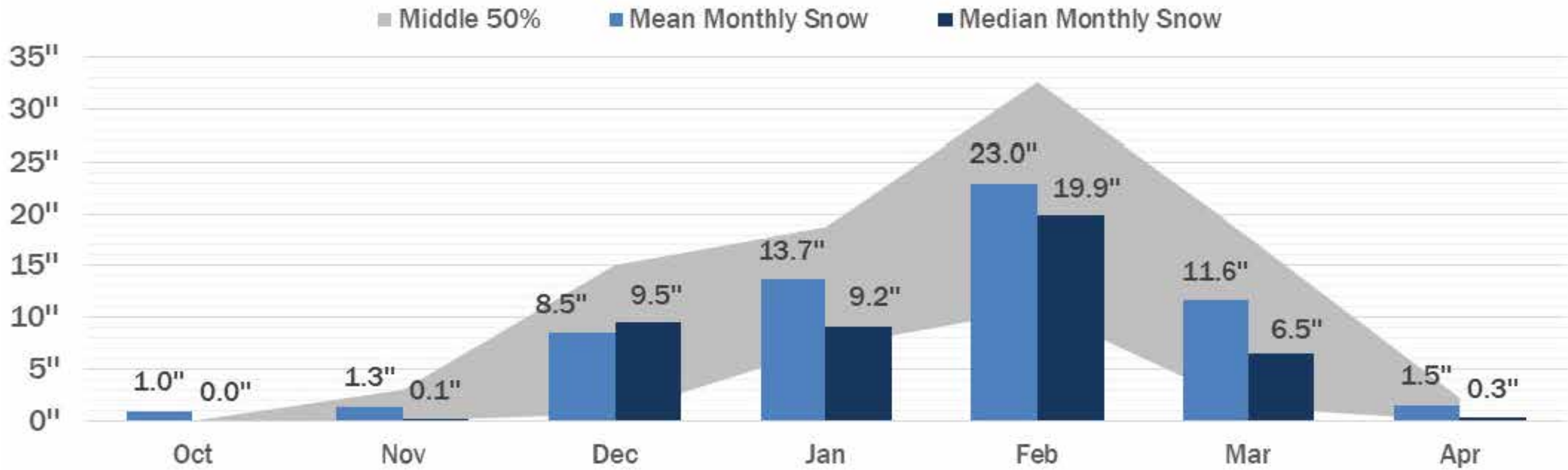
- A little history on Belmont Snowfall based on a 10 year Climatology Study prepared by Snowtistics.



SEASONAL TOTALS

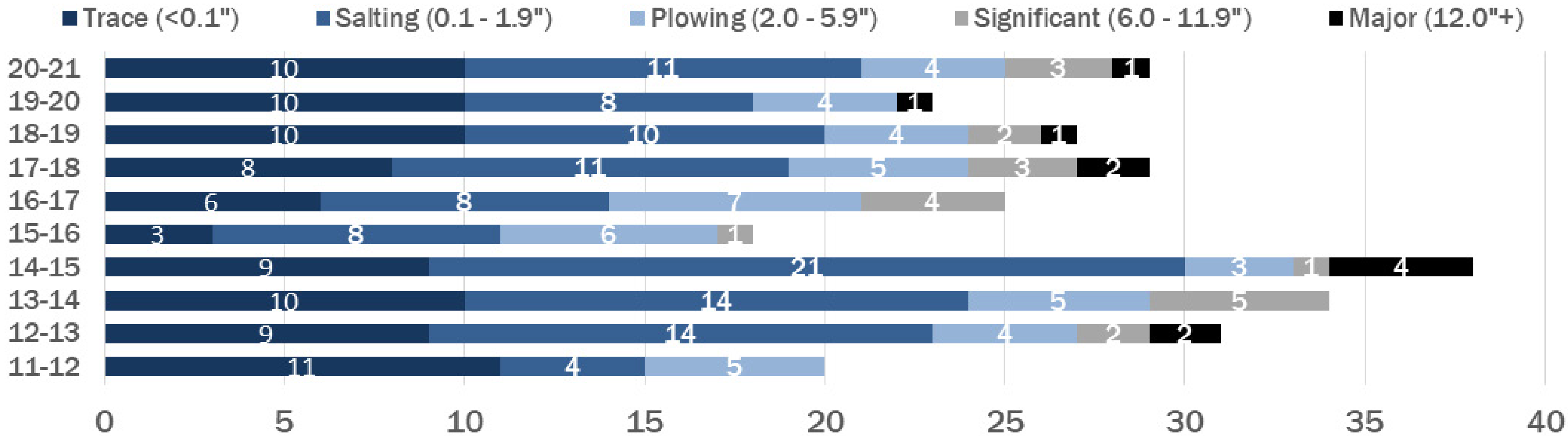
The above Seasonal Totals graph depicts the total snow/sleet accumulation from each of the past 10 seasons. The yellow line shows the 10-year average. Grey shading depicts the standard deviation, which is where a seasonal total will end up approximately two-thirds of the time based upon the last 10 years.

• **Monthly Totals**



MONTHLY
TOTALS

The above Monthly Totals graph depicts the 10-year average (mean) and median snowfall per month. The median is the midpoint of the data. Grey shading depicts the middle 50% range of snowfall totals per month (25% of seasons are higher, 25% of seasons are lower).



SEASONAL
EVENT
COUNTS

The above Season Event Counts graph depicts the number of Trace, Salting, Plowing, Significant, and Major events that occurred within each of the past 10 winter seasons.

- Snow removal will be performed as it is in any other residential or commercial area.
- Streets and driveways will be cleared to the curb, and sidewalks and walks will be cleared, moving any spillover accumulation further beyond the edges of travel ways.
- No centralized snow collection areas are required, nor are designated to function as such. If accumulated snow poses a safety concern it will be pushed back and/or removed from site where and when necessary.
- Snow removal will be managed within the Subdistricts by:
 - Subdistrict A – Condominium Trust
 - Subdistrict B – Multi-Family Apartment Owner, and
 - Olmsted Drive – Subdistrict B owner pursuant to the Zone 3 Declaration of Easement & Covenants



THANK YOU

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