

NOTICE OF PUBLIC HEARING BY THE  
TOWN OF BELMONT PLANNING BOARD

ON APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Notice is hereby given that the Planning Board will hold a public hearing on Tuesday, May 18, 2021 at 7:00 PM by remote access through the Zoom app. to consider the application for Design and Site Plan Review of Northland Residential Corporation, Mr. John C. Dawley, President and CEO, to construct 38 for-sale units in Sub-District A, 112 rental units in Sub-District B and the restoration and renovation of the Samuel Elliot Memorial Chapel for two for-sale units at 115 Mill Street, Zone 3. §6B of the By-Law allows developments in the McLean Zone 3 district by Design and Site Plan Review approved by the Planning Board.

TOWN OF BELMONT PLANNING BOARD

**Note: Application submittals, meeting agenda & instructions on remote access can be found on the Town's website: <https://www.belmont-ma.gov/planning-board>**

# THE RESIDENCES AT BEL MONT

McLean District – Zone 3

## DESIGN AND SITE PLAN APPROVAL

### APPLICATION PACKAGE

April 16, 2021

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*Note: items b and c are not included in the notebook at this time as the attorney responsible for these items is on a maternity leave. The documents in draft form will be available in late June.*



Town of Belmont  
Planning Board

## APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: APRIL 16<sup>th</sup>, 2021

Planning Board  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

6B

Pursuant to the provisions of Section ~~7.3~~ Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on ZONE 3 - Melton District Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for the Permitting and construction of 112 units of Multi-Family Residential Housing units and 38 For-Sale Townhouse units

\_\_\_\_\_ on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

6B

Petitioner(s) are further to comply with the requirements of Section ~~7.3.5~~ of said Zoning By-Law attached.

Signature of Petitioner

John C Dawley  
John C Dawley

Print Name

Address

Norfolk Residential Corp  
80 Beharrell Street

Daytime Telephone Number

Lowell, MA 01742

617-787-6704

# Project Directory

## McLean District - Zone 3 - The Residences at Bel Mont

as of 4.16.21, updated -

Development Entity		
	TBD	
	C/O Northland Residential 80 Beharrell Street, Suite E Concord Ma 01742	<b>Property Address/Location</b> Zone 3 - Olmsted Drive Belmont, MA
EIN #	TBD	

Contacts		
<b>Owner:</b>	Northland Residential Corp. John C Dawley (Jack) President & CEO	781-229-4704 (w) 617-797-6704 (C) <a href="mailto:jdawley@northlandresidential.com">jdawley@northlandresidential.com</a>
<b>Project Manager(s):</b>	Jack Dawley	Office -781-229-4704 Cell - 617-797-6704 <a href="mailto:jdawley@northlandresidential.com">jdawley@northlandresidential.com</a>
<b>Apartment Development Consultant:</b>	Scott Dale	617-571-3320 <a href="mailto:sdale@daleassoc.com">sdale@daleassoc.com</a>
<b>Financing/Accounting:</b>	Richard Thomas (Rick) Executive Vice President CFO/Treasurer	781-229-4703 (w) 617-797-8065 (C) <a href="mailto:rthomas@northlandresidential.com">rthomas@northlandresidential.com</a>
	Cindy Parrella Accounting Manager	781-229-4707 617-291-5194 <a href="mailto:cparrella@nothlandresidential.com">cparrella@nothlandresidential.com</a>

<b>Purchasing:</b>	Janet Giaimo Purchasing Manager	978-852-5123 <a href="mailto:jgiaimo@nrconstruct.com">jgiaimo@nrconstruct.com</a>
<b>Construction:</b>	Sean Skehill Vice President Director of Construction	774-930-0320 <a href="mailto:sskehill@nrconstruct.com">sskehill@nrconstruct.com</a>
<b>Sales, Marketing &amp; Selections:</b>	Elaine Leonard Senior Vice President Director of Sales & Marketing	781-229-4719 (work) 617-694-3908 (cell) <a href="mailto:eleonard@northlandresidential.com">eleonard@northlandresidential.com</a>
<b>Selections:</b>	Joanne Rocheleau Selections Manager	781-223-1151 (cell) <a href="mailto:jrocheleau@nrconstruct.com">jrocheleau@nrconstruct.com</a>

<b>Seller Entity</b>	
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<b>Seller:</b>	McLean Hospital Corporation 115 Mill Street Belmont, MA 02178	Michele Gougeon	617-855-3450 <a href="mailto:mgougeon@partners.org">mgougeon@partners.org</a>
<b>Seller Attorney:</b>	Hemenway & Barnes LLP 75 State Street Boston, MA 02109	Stephen W. Kidder, Esq.	617-557-9713 <a href="mailto:skidder@hembar.com">skidder@hembar.com</a>

<b>Legal Representation</b>	
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<b>Transaction Attorney</b>	Marcus, Errico, Emmer & Brooks 45 Braintree Hill Office Park Suite 107 Braintree MA 02184	Matt Gaines	781-843-5000 (main) 781-849-3675 (direct)  <a href="mailto:mgaines@meeb.com">mgaines@meeb.com</a>
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**Permitting Attorney****Litigation Attorney**  
(if necessary)

Moriarty Troyer & Molloy, LLC  
30 Braintree Hill Office Park  
Suite 205  
Braintree MA 02184

Doug Troyer

781-819-4900 (main)  
781-817-4605 (direct)  
508-524-2761 (cell)  
[dtroyer@lawmtm.com](mailto:dtroyer@lawmtm.com)

**Municipal Contacts****Community Development**

Homer Municipal Building  
19 Moore Street, 2nd Floor  
Belmont, MA 02478

Glenn R. Clancy, P.E.

(617) 993-2650 (Main)  
[gclancy@belmont-ma.gov](mailto:gclancy@belmont-ma.gov)

**Planning Department**

Homer Municipal Building  
19 Moore Street, 2nd Floor  
Belmont, MA 02478

Ara Yogurtian - Interim Planner

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[ayogurtian@belmont-ma.gov](mailto:ayogurtian@belmont-ma.gov)

**Engineering Department**

Homer Municipal Building  
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Belmont, MA 02478

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Arthur O'Brien

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[aobrien@belmont-ma.gov](mailto:aobrien@belmont-ma.gov)

**DPW**

Homer Municipal Building  
19 Moore Street, 2nd Floor  
Belmont, MA 02478

Jay Marcotte, MPA

(617) 993-2680 (Main)  
[jmarcotte@belmont-ma.gov](mailto:jmarcotte@belmont-ma.gov)

**Inspection Services/Building Dept.**

Homer Muncipal Building  
19 Moore Street, 2nd Floor  
Belmont, MA 02478

Glenn R. Clancy, P.E.

(617) 993-2650 (Main)  
gclancy@belmont-ma.gov

Ara Yogurtian

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Local Building Inspector

Kevin Pickering

(617) 993-2664  
kpickering@belmont-ma.gov

Plumbing/Gas Inspector

John MacDonald

(617) 993-2662  
jmacdonald@belmont-ma.gov

Electrical Inspector

David Farrar

(617) 993-2661  
dfarrar@belmont-ma.gov

**Fire Department**

Belmont Fire Department  
Weatherbee Fire Headquarters  
299 Trapelo Road  
Belmont, MA 02478

David DeStefano - Chief  
Wayne Haley - Assistant

617-993-2200 (main)  
ddestefano@belmont-ma.gov  
whaley@belmont-ma.gov

**Water Department**

Homer Muncipal Building  
19 Moore Street, 2nd Floor  
Belmont, MA 02478

Mark Mancuso - Water Mgr

671-993-2700  
mmancuso@belmont-ma.gov

**Historical Commission**

Homer Muncipal Building  
19 Moore Street, 2nd Floor  
Belmont, MA 02478

Lisa Harrington - Co-Chair  
Lauren Meier - Co-Chair  
Christine Zale - Cmte Staff

617-993-2650 (main)  
czale@belmont-ma.gov

Design Consultants		
<b>Civil Engineering</b>		
VHB	Curt Quitzau - Dir. Of Land Development	617-607-2197 (work)
101 Walnut Street Watertown, MA 02472	Jeff Black - Sr. Project Engineer	cquitzau@vhb.com 617-607-2612 (work) jblack@vhb.com
<b>Landscape Architect</b>		
Ryan Associates 144 Moody Street, Bldg #4 Waltham, MA 02453	Alan Aukeman - Principal	781-314-0401 (work) aaukeman@ryan-assoc.com
<b>Architecture</b>		
The Architectural Team, Inc, 50 Commandant's Way Chelsea, MA 02150	Edward R. Bradford - Principal	W - 617-889-4402x133 ebradford@architecturalteam.com
	Michael Breau - Senior Designer	W- 617-889-4402 x 192 mbreau@architecturalteam.com
	Yat-Cheong Yip - Senior Designer	W- 617-889-4402 yyip@architecturalteam.com
	Nina Babbitt	W- 617-889-4402 nbabbitt@architecturalteam.com
<b>Sustainability Consultant</b>		
New Ecology, Inc. 15 Court Street, Suite 420 Boston, MA 02108	Maciej Konieczny - Sr. Project Mgr.	617-557-1700 x 7024 Konieczny@newecology.org
	Kelsey Powers - Project Manager	617-557-1700 x 7089 powers@newecology.org
<b>Accessibility Consultant</b>		
KMA Architecture & Accessibility	Lisa Pilorz	W - 617-641-2802/C - 978-609-3860 lpilorz@kmaccess.com

**Traffic**

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jconnors@rdva.com

**Environmental**

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Lincoln, RI 02865

Mary Lou Armstrong

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**Arborist/Tree Preservation**

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140 Washington Street  
Holliston, MA 01746

Barbara Briggs  
David Ropes

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dropes@treespecialists.com

**Historic Preservation**

Epsilon Associates  
3 Mill & Main Place, Suite 250  
Maynard, MA 01754

Doug Kelleher

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dkelleher@epsilonassociates.com

**Neighborhood/Abutters****Construction Lender**

<b>Misc./Other</b>	
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National Grid

Belmont Municipal Light De BMLD

(617) 993-2800

40 Prince Street

Belmont, MA 02478

Comcast

# DESIGN AND SITE PLAN APPROVAL APPLICATION PACKAGE

Need picture/image

## THE RESIDENCE AT BEL MONT

Zone 3 – McLean District

A new Mixed Use Residential Community Developed by

Northland Residential Corporation

April 16, 2021