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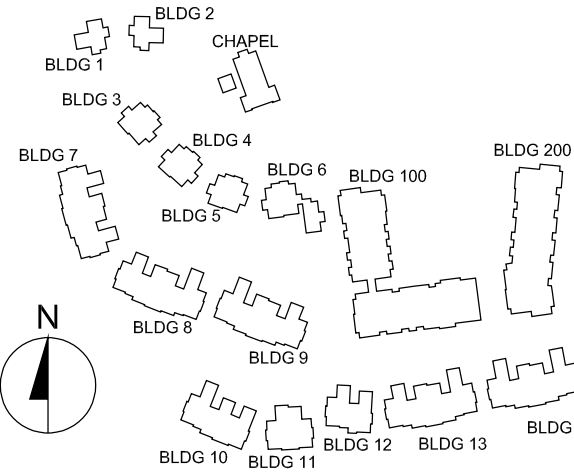
Architect of Record:

Drawn: Y.Y.

Checked: E. B

Scale: NOT TO SCALE

Key Plan:



Project Name:

The Residences
at Bel Mont
Zone III
McLean District
Olmsted Drive, Belmont, MA

Sheet Name:

ZONE 3
MASTER PLAN

Project Number:

20073

Issue Date:

April 16, 2021

Sheet Number:

Section 1 - Introduction

Northland Residential Corporation hereby requests Design and Site Plan Approval for the development of the Residences at Bel Mont (the “Project”) on Zone 3, the Senior Housing Subdistrict (the “Zone 3”, the “Property” and/or the “Properties”) of the McLean District. Zone 3 is located within the McLean Hospital Campus located at 115 Mill Street, Belmont, MA. The Property is accessed via a publically accessible existing private drive known as Olmsted Drive, which is accessed off of Pleasant Street. Design and Site Plan Approval (the “Permitting”) is sought in accordance with Section 6B, the McLean District Zone 3 Overlay Bylaw (the “MDZ3OD”) of the Town of Belmont Zoning Bylaw.

The Project is a new construction mix-use residential community. Proposed by Northland Residential Corporation (the “Applicant”), the Project will be comprised of two subdistricts, Subdistrict A and Subdistrict B (the “Projects”, the “Subdistricts”). Following the Permitting of the Projects, the Applicant will subdivide the 12.83 acre Zone 3 parcel into two individual parcels representing each subdistrict on which each respective Project will be built. Access, use and maintenance of the two subdistricts will be governed by a Declaration of Easements and Covenants (see Tab 13). Separately, Subdistrict A will be governed by an condominium Master Deed, Declaration of Trust and Bylaws (see Tab 13). In addition, Zone 3, and all of the McLean District Zones, are governed by a Declaration of Reciprocal Easements and Agreements (see Tab #13).

Subdistrict A will consist of fourteen (14) townhome-style buildings varying between 2 and 2.5 stories in height and comprising a total of 38 for-sale units in 1 to 4 unit clusters. The historic Samuel Eliot Memorial Chapel (the “Chapel”) is located within the subdistrict and will be retained, restored and converted into two age restricted residential units serviced by a new to be built detached two car garage structure. The townhome and Chapel units will be age-restricted at 55 years of age with 15% or 6 units set aside as affordable housing units.

Subdistrict B will consist of two multifamily buildings with one building being three stories and one building four stories in height. The buildings will be serviced by a below grade elevator accessed enclosed parking facility. Subdistrict B will include 112 multi-family rental units with 54 units designated as age-restricted units and 25% (28) of the units meeting the affordable housing requirement of the Bylaw.

The Project when complete will contribute a total of 118 units – 6 for-sale townhouse units and 112 multi-family rental units - to the Town's Subsidized Housing Inventory list through the Local Initiative Program – Local Action Unit (the "LIP-LAU") initiative administered by the Department of Housing and Community Development (the "DHCD").

Both Subdistricts will have access to and use of amenity spaces consisting of fitness areas, lounge spaces, outdoor courtyards, bike storage and roof decks located in Subdistrict B. Subdistrict A will provide one to two individual garage parking spaces per unit and Subdistrict B will have 99 sub-surface garage parking spaces and 58 surface parking spaces. The Project will be LEED BD+C: Homes v4 Silver certifiable and solar photovoltaic (PV) ready. The Project aims to contribute to the Town's goal of reducing carbon emissions by 80% by 2050 through the reduction of carbon combustion on site. Both Subdistricts have a goal of including all-electric heating, cooling and ventilation systems and the design team is evaluating the feasibility and cost-effectiveness of electric domestic hot water delivery systems.

The proposed development meets the purpose of the bylaw by:

1. adding to the diversity of housing types in the Town by making provisions for housing to be occupied by a variety of household types who otherwise would not be afforded housing opportunities within the Town;
2. providing affordable housing for a wide breadth of income-eligible households and household composition;
3. promoting low-impact, energy-efficient development;

4. comportment with established development standards and criteria driven by quality land planning and architectural design to ensure context-sensitive design and site planning in the construction of new buildings and the reuse of existing buildings; and
5. causing for the preservation, restoration and re-use of the Samuel Eliot Memorial Chapel (c. 1906).

Section 2 Project Description

Section 2.1 The Property, History and Abutting Land Uses

The 12.83 acre McLean District Zone 3 parcel is located along the southern flank of the McLean Hospital Campus opposite and above Waverly Square (see the McLean District Zoning Map – Tab #2, sheet #3. The Property is accessed via an existing publically accessible private drive known as Olmsted Drive, which is accessed off an unsignalized curb cut at Pleasant Street. The Property was created pursuant to a Memorandum of Agreement dated November 22, 1999 and a contemporaneous Town Meeting vote, in which a number of development and public and private open space parcels were created. The 6 development parcels – Zones 1 through 6 -allowed for a multitude of development options ranging from affordable housing to Research and Development Office Space. Pursuant to the enacted zoning, Zone 3, known as the Senior Housing Subdistrict permitted up to 486 units of independent, assisted and skilled nursing senior housing units.

The Property is bordered by McLean Hospital to the north, the Woodlands at Belmont Hill II Condominium Community to the west, the McLean District Zone 4 parcel to the east and by approximately 101.12 acres of publically accessible Open Space land(s) to the south and east.

Access, use and maintenance of Olmsted Drive and its' associated utilities is governed by a Declaration of Reciprocal Easements and Agreements, dated January 24, 2005 (see Tab 13). The Property contains two early 1900 structures

– the Samuel Eliot Memorial Chapel (c. 1906) and the Office Building (Superintendent's House).

In the fall of 2019, the Applicant, who has rights in the Property through a Purchase and Sale Agreement, approached the Town for consideration of an alternative land use. Over the course of 12 months the Applicant, McLean Hospital and the Town collaborated on acceptable alternative land uses resulting in the creation and adoption at Fall 2020 Town Meeting of the McLean District Zone 3 Overlay Bylaw. As developed and passed the MDZ3OD permits a second and distinct land use alternative from Section 6A.1.2 of the McLean District bylaw.

The MDZ3OD Bylaw permits development of a mix of for-sale and for-rent residential units on the Property subject to compliance with a strict set of design guidelines and dimensional criteria.

Section 2.2 Siting and Setbacks

As required by the Bylaw, all new structures will comply with the established 10' building to property line set back requirement. It should be noted that the property line of the Property is defined as the outer perimeter of Zone 3 as depicted on the McLean District Zoning Map dated 3.1.99 (see Tab #2) and the Existing Conditions Plan of Land, dated 5.27.16 (see Tab #3). The Property shares a common boundary with the Woodlands at Belmont Hill II Condominium community (the "Woodlands II") along its' western edge. Along the Woodlands II boundary Olmsted Drive and a paralleling sidewalk traverse the Property, subject to a recorded easement, known as the Olmsted Drive Access and Utility Easement (the 'Olmsted Easement") (see Tab #13). The Olmsted Easement provides a 90' separation between the existing Woodlands II townhouses to the west and the closest proposed Subdistrict A townhouse cluster.

The existing condition features of the Property are shown on Sheet Sv-1 titled "Existing Conditions Plan of Land", dated May 27, 2016. (see Tab #3)

Section 2.3 Use Regulations

The Bylaw authorizes a maximum number of 150 residential units to be developed on-site plus an additional 2 units for the retention, restoration and re-use of the Samuel Eliot Memorial Chapel (the “Chapel Bonus Units) pursuant to the Historic Preservation Agreement of the Memorandum of Agreement (see Tab #12). The Chapel Bonus units may be constructed within the Chapel, Subdistrict A or Subdistrict B or within all of the above, provided that the total number of units does not exceed 2. Accordingly, the Project may not contain more than 152 total units.

The following uses are permitted in the MDZ3OD:

Subdistrict A – Age-Restricted Townhouse Dwelling Units

- a) The maximum number of dwelling units that may be developed shall be 40, provided *however that up to two additional dwelling units may be created for the preservation and re-use of the Samuel Eliot Memorial Chapel.* (Emphasis added)
- b) Permissible housing types shall be attached or detached townhouse dwelling units. Dwelling units shall be contained in groupings of one- to four-unit buildings.
- c) Dwelling units shall be developed as an owner-occupied condominium.
- d) Age-Restriction - Occupancy of dwelling units shall be limited to any of the following:
 - 1. An Age-Qualified Occupant (a person who is 55 years of age or older) may reside in a unit;
 - 2. A spouse or domestic partner under 55 years of age (a Non-Age Qualified Occupant) of an Age-Qualified Occupant may reside in the Age-Qualified Occupant's unit;
 - 3. A Non-Age Qualified Occupant where the Age-Qualified Occupant has moved out of the unit and into a long-term care facility may continue to reside in the Age-Qualified Occupant's unit;

4. A child or sibling of an Age-Qualified Occupant or a Non-Age Qualified Occupant who is dependent upon said Age-Qualified Occupant or a Non-Age Qualified Occupant may continue to reside in the Age-Qualified Occupant's unit; and
5. A paid caregiver providing medical or health care to an occupant who is permitted under this Subsection 6B.2.1 (d) may continue to reside in the Age-Qualified Occupant's unit.
6. Should the Age-Qualified Occupant predecease the Non-Age Qualified Occupant and resident dependent child, the Non-Age Qualified Occupant and dependent child may continue to reside in the Age-Qualified Occupant's unit, pursuant to Subsection 6B.6.5.

Subdistrict B – Multi-Family Rental Housing Dwelling Units

1. The maximum number of dwelling units that may be developed shall be 110, with a mix of studios, one-, two-, and three-bedroom dwelling units; *provided, however, that up to two additional dwelling units may be created for the preservation and re-use of the Samuel Eliot Memorial Chapel.* (Emphasis added)
2. Of the 110 dwelling units, 57 shall not be age-restricted and the remainder shall be Age-Restricted per Subsection 6B.2.1 (d).
3. Permissible dwellings shall be two apartment buildings with associated underground or surface parking. An apartment building is a multi-story, multi-family building designed or intended or used as the home or residence of three or more households, each in a separate dwelling unit, living independently of each other and which have a common right in halls, stairways, parking, and common area amenities.
4. A pool, clubhouse, and other community facilities (such as but not limited to a community room, gym, library, business center, pet washing center, rooftop deck, maintenance building, trash/recycling facility) may be allowed

as accessory uses, provided that such facilities shall not made be available to people other than residents of Subdistricts A and B and their visitors.

Section 2.4 Zoning Compliance Table

The following tables identify compliance with the use, dimensional and design standards as outlined in Section 6B.3 for each Subdistrict pursuant to the requirements of the Bylaw:

Subdistrict A - Age-Restricted Townhouse Dwelling Units			
	Dimensional Standards	Permitted	Proposed
	Number of Units	40	40
	Number of Units in Grouping	4	4
	Avg No of Bedrooms	2.6	2.6
	Townhome Unit Living Area	2,400 SF	≤ 2,566 SF
	Townhome Unit Gross Area	3,600 SF	≤ 3,739 SF
	Total Gross Floor Area	144,000 SF	135,652 SF
	Building Height Max (Ft)	36'	less than 36'
	Building Height (Stories)	2.5	2 & 2.5
	Parking Spaces	2.3 per Unit	2.3 per Unit
	Affordable Units	15%	15% (6)
	Age-Restricted Units	100%	100% (40)

Subdistrict B - Multi-Family Rental Housing Dwellings			
	Dimensional Standard	Permitted	Proposed
	No. of Units	110	110
	Bonus Units	2	2
	No. of 3BR units	10% (11 Units)	10% (11 Units)
	Total GSF Max	250,000 SF	185,000 SF
	Building Height High Side (Ft)	58	49.6' & 58'
	Building Height Overall (Ft)	68	55' & 64.75'
	Building Height Stories	5	3 & 4
	Parking Spaces	1.5 per Unit	1.35 per Unit (152 Spaces)
	Bicycle Parking	.5 per Unit	.5 per Unit (56)
	Affordable Units	25%	25% (28)
	Age-Restricted Units	53	53

Section 2.5 Wetlands

The Property contains no resources subject to the jurisdiction of the Town of Belmont Conservation Commission or the State Wetlands Control Act.

Section 2.6 Unit Design

(a) Subdistrict A – Townhouse Dwelling Units

38 Townhouse units are distributed across the site in 3 tiers.

Buildings 1 and 2 at the top northwest corner of the site adjacent to Upham Bowl are designed as 3 BR single family or detached condominium residences with side garages. The intent to allow visual connection from Olmsted Drive to the Bowl and to minimize the impact on the setting.

Buildings 3 to 6 are built into the rising grade of Olmsted Drive with garage under access from lower access drive. The buildings are pairs of units with one triple on the east end of the composition. The units have formal entry façades with wrap around porches. They are positioned along a crescent shaped open space, flanking Olmsted Drive in composition with the historic chapel building. The Buildings have stepped massing and passive solar orientation with decks toward views to the south. The main level decks extend over the driveways minimizing the visual impact of garage doors along the street.

Buildings 7-14 are configured as groups of 2, 3, and 4 units that work with the various site conditions along the southern edge of the Property. There is a variety of 2 BR and 3 BR units joined in compositions. The buildings are stepped in plan so that all of the units have southern views and to create landscape entry spaces along the streets. Garages are positioned both perpendicular and parallel to the street to define these spaces. Integrated trellis details, covered porches, box bay windows and dormers are elements to help reduce scale,

create visual interest and to support an open community feeling as people walk within the development.

The units have double height living space to maximize views to the south and passive solar orientation. The ends of the buildings are designed to highlight spaces and views between the buildings.

The Architectural Aesthetic of buildings 1-6 are inspired by shingle style/craftsman architecture with wrapping porches, compositional profile, and transitional details. The lower tier 7-14 are designed in a compositional modern farmhouse / cottage aesthetic. Roof forms and materials are used to minimize scale. Shingle, vertical siding, standing seam and shingle roofs, and stone allow for a transition to the abutting wooded open spaces. The intent is transitional language with some complimentary modern details in deck rails, lighting and windows.

The overall intent for Subdistrict A is to create a community where the architecture celebrates the unique hill setting with conservation land along the south and east edges and to be complementary in planning, scale and materials to the McLean Campus to the north and east.

(b) Multi Family Rental Housing Units

There are 112 units in 2 midrise buildings positioned at the top of Olmsted Drive . The buildings are configured in a U shape around a central court and are linked by a continuous below grade U shaped parking level. The buildings step in height from east to West to minimize impact on views from Belmont square and to transition to the smaller scale adjacent townhouse community below. Building 200; a 4 story linear bar building along the conservation land to the east and Building 100; a 3 story L shaped building on the edge of Subdistrict A . Stepping

the massing with the landscape minimizes the scale and shadows cast during the day.

To complement the scale of the buildings within the McLean campus the buildings are designed to break their massing into smaller scaled components. . Each building is divided into two main parts. Building 101 with a formal break with a transparent connecting bridge allowing views and pedestrian connection to the townhouse community below. In Building 200 to put emphasis on the main entry. Each building is articulated like a streetscape of buildings in composition. Materials are applied to support the distinction of parts with full height masonry ends and shingle and panel facades on the facades between. Inset balconies are articulated as vertical bays within these facades. The south end of Building 200 steps with roof terraces for the end units on the fourth floor to reduce the visual height of the building from the south. Corner balconies and dormers in top floor units are to help reduce massing and to tie visually to smaller scale decks/porches and residential forms in the townhouse development.

There is a public circulation spine along the south edge of the composition connecting the Subdistrict A Townhouse community to the two main entrances of the multifamily buildings.

A 2 story pavilion is located at the center of the development between the two buildings. Internally the space is planned as a 2 story volume which will allow transparency through the building and a roof deck with southern views to Boston and beyond.

The residential buildings are designed with ground level terraces and unit entrances to activate the spaces adjacent to the building wings. Mechanical equipment is screened by the roof forms and the orientation of the buildings east to west allows for potential future solar panel integration.

The architecture is inspired by shingle style architecture in composition and has both modern and tradition forms. Materials are a mix of masonry, shingle, architectural panels, asphalt shingle roofs and wood and steel trellis elements.

The overall intent for the Midrise rental buildings is to create a composition which is complementary with the architecture and scale of the McClain Campus and to be an open inviting setting for community access.

Section 2.7 Long Term Site Management and Governance

The Project, Property and Units are and/or will be governed by a series of governing documents starting with the Declaration of Reciprocal Easements and Agreements, (the “Declaration”). The Declaration is a recorded McLean Campus site governance agreement stipulating, among other things, how access to, maintenance of the various parcels, neighborhoods, roads and supporting utility infrastructure is assigned, managed and/or permitted. The Property’s access rights to and over Olmsted Drive are prescribed by the Declaration.

Following the completion of Permitting the Applicant will file a petition to the Planning Board to subdivide the Property into two respective parcels to house the Subdistrict A and B Projects. This is necessary for project financing, long term site ownership, management and maintenance purposes. Long term maintenance, access and use rights will be laid out in a Sub-Declaration of Reciprocal Easements and Agreements for the two parcels. Lastly, the Subdistrict A parcel will be placed under the auspicious of a condominium governance structure through the recording of a Master Deed and Declaration of Trust. The condominium and condominium association will be established upon the sale and conveyance of the first unit.

Section 2.8 Affordable Housing

The Applicant will provide for a number of dwelling units to be made available as low- and moderate-income housing units (“Affordable Housing Units”) as defined in M.G.L. c40B (or successor statutory provision) and shall qualify as Affordable Housing for inclusion in the Subsidized Housing Inventory (“SHI”) (or successor counting mechanism) under applicable regulations of the Massachusetts

Department of Housing and Community Development (“DHCD”) or other applicable legal authority (“Administering Agency”).

Subdistrict A

- a) 15% of the townhouse dwelling units, excluding units created subject to Subsection 6B.2.4, shall be affordable to income-eligible households at or below 80% Area Median Income (“AMI”).

Subdistrict B

- a) 25% of the aggregate number of dwelling units in Subdistrict B, including units created subject to Subsection 6B.2.4, shall be affordable to income-eligible households as follows:
 - 1. 20% of the dwelling units shall be affordable to income-eligible households at or below 80% of AMI, and
 - 2. 5% of the dwelling units shall be affordable to income-eligible households at or below 50% of AMI.
- b) The affordable units shall be divided proportionally between age-restricted and non-age restricted units.

Where the calculation of Affordable Housing Units results in a fractional unit equal to or greater than one-half (.5), the fraction shall be rounded up to the next whole unit. Where the calculation of Affordable Housing Units results in a fractional unit less than one-half (.5), the fraction shall be rounded down to the next whole unit.

Section 2.9 Parking

Subdistrict A - Each unit will have an attached two-car garage and driveway parking surfaces in front of each garage. Provisions for guest/visitor spaces at three-tenths (.3) times the number of townhouse dwelling units (rounding up) has been made. Parking spaces shall only be used by residents of Subdistrict A and their visitors and guests.

Subdistrict B – the multifamily subdistrict will contain 152 units of parking consisting of 99 garaged parking spaces and 58 surface spaces or 1.35 spaces per unit.

Pursuant to the Bylaw - No more than 1.5 parking spaces shall be allowed per dwelling unit (rounding up) (including any dwelling unit designated to be in Subdistrict B under Subsection 6B.2.4), consisting of a mix of surface and garage parking spaces. Parking spaces may be located in a parking garage(s) located beneath the building(s); however, surface parking spaces for resident, management, staff, deliveries, and guests may be located outside the building.

Section 2.10 Waiver Request List:

<u>Section</u>	<u>Requirement</u>	<u>Proposed Waiver Request</u>
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6B.3.1 Subdistrict A – Performance and Design Standards:

Section 6B.3.1 b)

Requirement:

No townhouse dwelling unit shall exceed 3,600 square feet of Gross Floor Area, inclusive of basement area whether or not finished but exclusive of unfinished garage, unfinished attic area and exterior porch or deck areas. No townhouse dwelling unit shall exceed 2,400 square feet of living area, exclusive of any basement area, unfinished garage, unfinished attic area, and exterior porch or deck areas. A total Gross Floor Area of 144,000 square feet is allowed based on 40 dwelling units of new construction, excluding the dwelling units allowed under Subsection 6B.2.4.

Proposed Waiver Request: *(changes note in red or strikeout)*

No townhouse dwelling unit shall exceed 3,600~~750~~ square feet of Gross Floor Area, inclusive of ~~finished~~ basement area ~~whether or not finished~~ but exclusive of unfinished garage, unfinished attic areas, *unfinished mechanical or storage areas*

and exterior porch or deck areas. No townhouse dwelling unit shall exceed 2,400~~575~~ square feet of living area, exclusive of any basement area, unfinished garage, unfinished attic, *storage and mechanical* areas, and exterior porch or deck areas. A total Gross Floor Area of 144,000 square feet is allowed based on 40 dwelling units of new construction, excluding the dwelling units allowed under Subsection 6B.2.4.

Section 2.10 Utilities

The Project(s) will be serviced by the existing sewer, water, gas, storm drainage and electric facilities located in Olmsted Drive.

Section 2.11 Stormwater Management

The site design integrates a comprehensive stormwater management system that has been developed in accordance with the Massachusetts Stormwater Handbook, and meets the performance standards laid out in the Massachusetts MS4, applicable TMDLs, and the Town of Belmont Stormwater Management Bylaw. Stormwater from proposed impervious surfaces will be collected by a closed drainage system and piped to perforated pipe subsurface recharge trenches or subsurface detention systems before discharge into the municipal stormwater system. Water quality treatment will occur either through infiltration into the underlying soils, or through proprietary media filters where infiltration is not feasible due to presence of ledge. Treatment trains consisting of deep sump hooded catch basins, proprietary water quality units and media filters will provide the required total suspended solids (TSS) removal. The detention systems will be constructed with associated outlet control structures to attenuate peak flow rates leaving the site. Calculations detailing the proposed stormwater management systems compliance with applicable regulations can be found in the Stormwater Report, which due size (300 pages) is contained in a separate notebook(s).

Section 2.12 Traffic Analysis, Recommendations and Traffic Signal Warrant Analysis

The Property is governed by a Traffic Monitoring and Mitigation Agreement (the “TMMA”) which governs traffic created by development of the Property (see Tab #9). The TMMA provides limits on how much traffic can be generated and imposes standards for monitoring and mitigation should such limits be exceeded.

In preparation for this filing a Traffic Impact Assessment (TIA) was prepared for the Applicant by VAI Transportation Engineers & Planners (the “VAI”). A copy of the TIA is attached as Tab #9. Note due document size the appendices of the TIA are contained in separate notebook.

In addition to the TIA, VAI conducted a Traffic Signal Warrant Analysis for the prospective installation of a traffic signal at the Pleasant Street – Olmsted Drive intersection. Based on the Warrant Analysis, the MA DOT criteria for the installation of a traffic signal was not met. A full copy of the Traffic Signal Warrant Analysis is found in Tab #9, Section 3.

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Section 2.13 Sustainable Practices

The Project will contribute to the Town's goal of reducing carbon emissions by 80% by 2050 through the reduction of carbon combustion on site. Both Subdistricts have a goal of including all-electric heating, cooling, and ventilation systems and the design team is evaluating the feasibility and cost-effectiveness of electric domestic hot water delivery systems. The Projects will be LEED BD+C: Homes v4 Silver certifiable and solar photovoltaic (PV) ready. For a complete understanding of the Project's proposed sustainable practices see Tab #10.

Section 2.14 Construction Phasing, Mitigation and Management

The Owner/Applicant has developed a construction phasing plan for the Project. The plan is to construct the Subdistrict B project and the internal site Subdistrict A site infrastructure first and then proceed to the construction of the Subdistrict A townhouses in sequence. Sequencing will follow this general schedule:

Time Period	Activity
Complete	Drafting, Review and Finalization of Warrant Article
Complete	Town Meeting
Complete	Attorney General's Statutory Review of Town adopted zoning Article and process
May '21 – Aug '21 (120 day period – approx.)	Design and Site Plan Approval Application, Submission & Public Hearing Review Period
Sept - Nov '21	Project Capitalization and Land Acquisition Closing
Dec '21	Site Mobilization, Layout/Control, Erosion Control, Tree Preservation
Jan '22 – Jun '22	Sub B site prep, mass excavation, blasting
July '22 – Sept '22	Sub B foundation placement and Sub A sewer line re-location
Oct '22 – May '23	Sub B vertical building construction – Sub A internal road construction
June '23 – Sept '23	Sub B building completion and opening – start of Sub A Townhouse Construction
Oct '23 – Oct '25	Sub A Townhouse Construction & Unit Sales
Dec '25	Project Close Out and Completion

Tab 11 includes a Construction Phase Mitigation and Management Plan. The Plan outlines the construction phase “Best Management Practices” to be implemented in accordance with DEP’s Stormwater Management Regulations, EPA’s Construction General Permit and the National Pollutant Discharge Elimination System (NPDES) stormwater management program.

Construction activity will be limited to normal working hours and any impacts to the surrounding neighborhood due to noise, dust and emissions will be short term in

nature. During earthwork operations, trenching and pipe installation and backfilling, localized increases of fugitive dust are expected. Fugitive dust can be generated by excavation, backfilling and exposed stock piles during periods of mechanical disturbance, transfer operations or high winds. Fugitive dust from construction varies with soil silt content, moisture content, volume of excavated material and wind. Measures to mitigate fugitive dust emissions will be utilized to reduce emissions and to minimize related impacts. These measures include: the use of wetting agents on areas of exposed soils on a scheduled basis, the use of tarpaulin covered trucks when transporting excavated material, locating storage piles away from areas of greatest pedestrian activity and seeding the stockpiles for any period greater than 1 week and street sweeping at the close of each working day, and trucks shall be washed prior to exiting the site. The Owner/Applicant proposes the following measures to mitigate these impacts:

- Sediment fence controls
- Silt sock barriers
- Stabilized construction entrance
- Temporary sediment basins
- Inlet protection
- Temporary and permanent seeding
- Geotextiles
- Mulching and netting
- Land grading
- Dust control
- Soil stockpiling

Section 3 Project Impacts and Benefits

Section 4.1 Project Benefits

This Project is designed to have a positive impact on the Town. The most significant benefits include:

1. Addition to the diversity of housing types in the Town by making provisions for housing to be occupied by a variety of household types who otherwise would not be afforded housing opportunities within the Town;
2. provision of 34 units of affordable housing for a wide breadth of income-eligible households and household composition;
3. addition of 118 SHI eligible units to the Town of Belmont's subsidized housing inventory list;
4. promotion of low-impact, energy-efficient development;
5. creative use of well established development standards and criteria driven by quality land planning and architectural design to ensure context-sensitive design and creative site planning in the construction of new buildings and the reuse of existing buildings;
6. preservation, restoration and re-use of the Samuel Eliot Memorial Chapel (c. 1906), and
7. generation of \$1.3 of recurring revenue at build out – translating to \$25mm in bonding capacity and \$1.3mm in non-recurring permit fee revenue.

Section 4 Conclusion

The applicant, Northland Residential Corporation is confident that the Residences at Bel Mont project will result in a high quality development that will provide the Town with a significant combination of benefits. It looks forward to the opportunity to discuss this Application with its Project Team and the Town of Belmont Planning Board.