



# BELMONT HILL SCHOOL

## Design and Site Plan Review

*Belmont Planning Board  
Case 22-16  
November 15, 2022*

# Belmont Hill School Snapshot

- Founded in 1923, Belmont Hill School educates boys in mind, body, and spirit to develop men of good character;
- Approximately 464 boys in grades 7 -12 representing 84 communities;
- 27 students in 5-day boarding program;
- Faculty and Staff of approximately 153;
- 31% of students self-identify as people of color;
- 26% of students receive \$6M in need-based financial aid;
- 45 students from the Town of Belmont with approximately 18% of these students receiving financial aid; and
- Celebrating our Centennial in the fall of 2023



# Belmont Hill School Community Impact

- Strong supporter of all youth sports programs in Belmont, which includes no rental fees in addition to capital investments – priority rental times:  
(Football, Lacrosse, Little League, Hockey, Tennis, Basketball, Soccer - over \$50,000 annually)
- Support for Belmont High Baseball team during construction
- Open campus on our fields for neighbors to enjoy – including dog running when programs are not active.
- Free “open skate” in the rink on Sundays to all Belmont residents
- Free meeting space for many town groups (Police, Board of Health, Education Foundation, and many others)
- Approximately 100 Belmont boys/girls in our summer camps at a 15% discount (approximately \$30,000)
- Disaster and training site for various town needs
- Various students service projects and other positive economic impacts



# Belmont Hill School Sustainability

- Facilities – continual program to move to LED lighting, more efficient HVAC systems, etc. Key component of all projects.
- Substantial Solar Array on Jordan Athletic Center
- Touches our curriculum in many ways and across disciplines including extensive Environmental Science coursework
- Active and productive partnership with the Habitat
- Carpooling & bussing efforts
- Active sustainability club and faculty in this area
- Continue to explore the possibilities to do more strategically





# History of Campus Planning and East Campus



100  
1923-2023  
5

# Parking Needs

## Existing Parking Deficit

- Short 29 spaces to accommodate all faculty/staff and students with parking stickers at same time
- Can't accommodate campus visitors including parents during school day

## Current Transportation Demand Plan

- Eight bus lines with 33 community stops
- Encourage Public Transportation from Route 2
- Ride sharing programs for students and faculty/staff
- Require cars to have parking stickers
- Lease 50 spaces for student parking across Route 2
- Police Details for athletic events and larger academic events
- Graduation – park on athletic field

# Project Design Input

## Town Staff and Board Input

- Members of the Select Board, Town Administrator, Town Engineer, Planning staff, Conservation Commission, Fire Chief, Police Chief, and Health Director

## Neighbor Meetings

- December 1, 2021 - Hybrid meeting with BHS project team. Attended by approximately 100 neighbors, the Director of Community Development, 2 Town Meeting members and a member of the Warrant Committee
- January 6, 2022 – Spring 2022. Rutledge Road/Prospect St Neighbors met with Head of School, Greg Schneider, and continued their conversation throughout the Spring of 2022
- May 25, 2022 - BHS project team met with 6 Rutledge Road/Prospect St neighbors to review changes
- May 27, 2022 - BHS project team met with 3 Marsh Street area neighbors to review changes



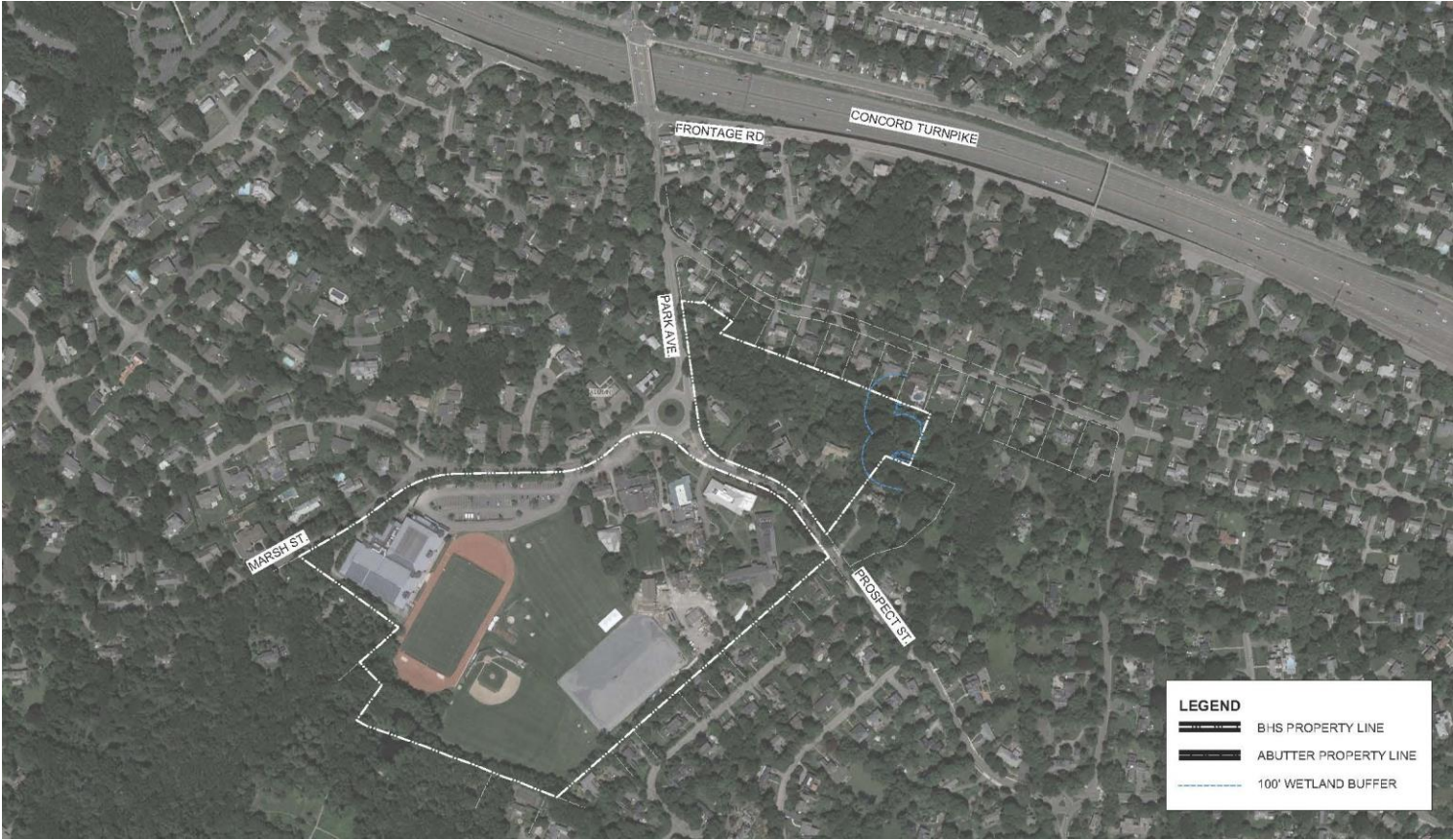
# Design Progression



- Increased height of Fence to 8' tall
- Purchased 20 Park Avenue to enable reorientation of entry drive
- Construct 600'+/- sidewalk from Rutledge Rd to new crosswalk
- Increase separation between edge of pavement and property bound  
(was 19' – 51' and now is 25' to 48')
- Retain existing housing for faculty/staff
- Clarified fuel tank storage size based on current and future demand



# Locus Plan

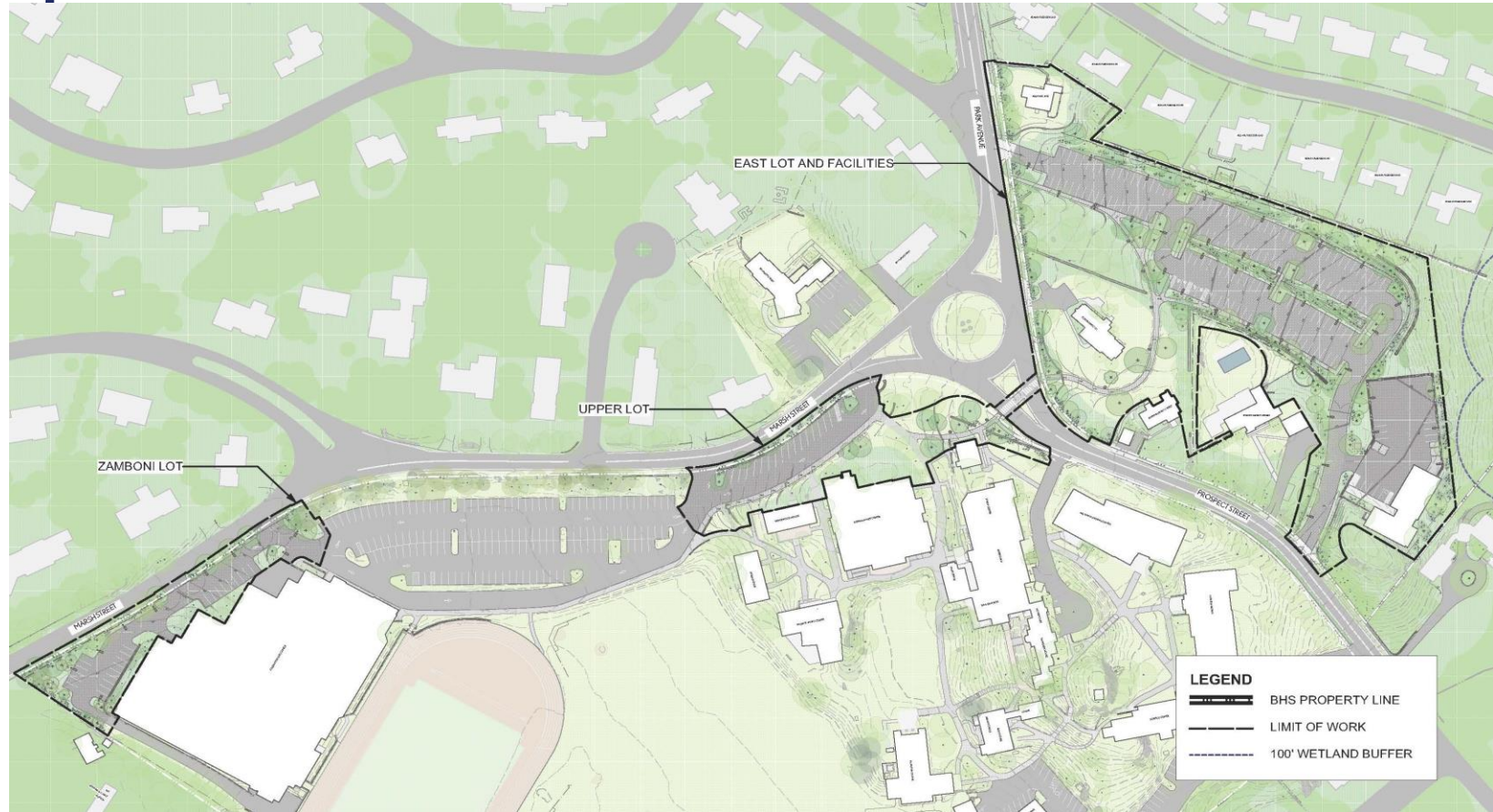


# Existing Conditions





# Proposed Conditions



# East Campus – Open Fall 2023

- Raze 283 Prospect and regrade area
- Construct 143 space East Campus Parking Lot – pervious pavement to allow recharge
- Gated Access from Park Avenue (drive straight in) and Prospect Street
- Install 4 EV charging stations
- Construct path from Parking to Prospect Street
- Extend sidewalk on Prospect Street to Park Street entrance – now to Rutledge Rd
- Relocate Cross Walk to allow area of refuge
- Install Rapid Rectangular Flashing Beacon at Cross walk





# Zamboni Lot – Open Fall 2023

- Convert 12 gravel parking spaces to 26 space paved lot connected to Main Parking Lot
- Retain existing curb cut for maintenance only at Jordan Athletic Lot; gated
- Add Dedicated Bus Lane for use primarily by visiting teams; gated. Will improve public safety access to Jordan Athletic Center



# Upper Lot and Front Yard – Open Late Summer 2023

- Remove 17 existing spaces from south side of the parking lot to create a drop off area
- Add pedestrian pathway leading to/from cross walk
- Retain 18 spaces
- Resurface and restripe the Upper Lot and realign safety bollard
- Enhance landscaping along Marsh Street



# Facilities Lot & Building – Open Spring 2028

- 7,000 sf Facilities Building and fenced yard
- Fuel Storage with dispenser and spill apron
- 180 gallon above ground diesel tank with dispenser
- Outdoor storage of small buses, trailers, boats, maintenance vehicles
- Building built into existing knoll, backs up to the garage of closest home



# Regulatory Compliance

- Located in the Single Residence A District (SR-A)
- Educational uses as provided in MGL Chapter 40A §3 are allowed by right in the SR-A District as specified in the Town of Belmont Zoning By-law
- Generally, lands and structures used for educational purposes may be subject to reasonable regulations concerning bulk and height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements

## *Project Design meets:*

- § 4.2 Schedule of Dimensional Requirements
- § 5.1 Off Street Parking and Loading (Existing Egress Locations are not separated by 150', waiver requested)
- § 5.2 Signs
- § 5.3 Landscaping
- § 5.4 Environmental Controls – Noise, Light and Glare, and Hazardous Materials
- Belmont Stormwater Checklist – ongoing peer review
- Traffic Impact Assessment - ongoing peer review
- Conservation Commission issued Negative Determination- has no jurisdiction over project



# Construction Plan and Community Outreach Plan

## Construction Plan

- Pre-Construction Site Coordination
- Project Access – routes from Route 2 to limit impacts to residential streets
- Worker orientation
- Work hours – M-F 7:00 AM to 3:00 – until 5:00 PM if needed intermittently, Sat – intermittently from 7:00 AM to 5:00 PM and rarely on Sundays (with prior notice to Office of Community Development)
- Adequate on-site parking for workers and staff – no street parking
- Tree Protection
- Rodent Control
- Erosion Control
- Blasting not expected based on test pit data
- Stormwater Management and SWPPP

## Community Outreach Plan

- Quarterly updates on website
- Neighbor meetings based on construction schedule



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**THANK YOU**