

McLean Zone 3 | The Residences at Belmont

Belmont Planning Board
Meeting November 16, 2021



McLean District| Zone
3

The Residences at Bel Mont

Project
Team:



RYAN ASSOCIATES



Topics of Discussion

Long Term Site Maintenance and Governance

Declaration of Reciprocal Easements and Agreements (**Existing**)

Zone 3 – Declaration of Easements and Covenants

Subdistrict A – Condominium Documents

Construction Management

Construction Access, Work Hours and Neighborhood Coordination

Snow Management

Review of Climatology Report

Snow Management Plan

Meeting and Meeting Topic Schedule

December 7 & 21

January 4 & 18

Masterplan



McLean Zone 3 Program Summary

Subdistrict A:

- 38 For-Sale Townhouse Units
- 2 For-Sale Units (Eliot Chapel Reuse)

Subdistrict B

- 112 Rental Multifamily Units
-(110 + 2 Chapel Bonus Units)

Subdistrict A

Subdistrict B

Public Open Space

Public Open Space



Declaration of Reciprocal Easements and Agreements (REA)

Prepared by McLean Hospital
January 2005

Recorded Easement Agreement affecting all McLean District (MD) Parcels

Purpose - Governs:

- Vehicular, Pedestrian and Emergency Access throughout MD – ie who can go where and how - for instance Zones 2 & 5 (Woodlands, McLean) have an Emergency Access right to access/use Olmsted Drive.
- Provision(s) for the shared use of Utilities – sewer, water, gas, electric, tel-com – across and among MD Parcels (Zones), inclusive of Public and Private Open Space Parcels.
- The maintenance, operation and replacement of McLean and Olmsted Drives, Utility Infrastructure and Ancillary Infrastructure (driveways, lighting, sidewalks, signage).
- The provision of public liability insurance against claims on account of loss of life, bodily injury or property damage where applicable.
- The allocation of maintenance, operation and replacement of Common Charges by and among the MD Parcels.

Maintenance Provisions of REA

Per the REA Zone 3 is responsible for the maintenance of the OD access corridor inclusive of the roadway, sidewalk, road shoulders, street lights, entrance area at Pleasant Street, crosswalk at Pleasant Street and associated utilities.

REA Continued

The maintenance of Olmsted Drive (OD) and its related infrastructure includes but is not limited to:

1. Repair of racks, potholes, repaving, restriping all as necessary.
2. Remove debris from OD.
3. Clearing of ice and snow.
4. Maintenance of street lighting.
5. Maintenance of and provision of signage.
6. Maintain and replant landscaping along OD, maintain irrigation along OD.
 - (there is no irrigation along roadway)
7. Maintenance of drainage facilities.
8. Maintenance of traffic monitoring devices.

Summary



- Subdistrict**
- A** **T** Buildings 1 •14
 - 38 Age-Restricted For-Sale Townhouse Units
 - 15 2BR (39%) 2,165 SF - 2,272 SF
 - 23 3BR (61%) 2,212 SF - 2,566 SF
 - 33 Market | 5 Affordable
 - 87 Parking Spaces
 - 76 Garage Parking Spaces (2 Per Unit)
 - 11 Guest Surface Parking Spaces (.3/Unit)
 - C** Eliot Chapel Reuse
 - 2 Age-Restricted For-Sale Units
 - 1 3BR 2,753 SF
 - 1 1BR 1,006 SF
 - 1 Market, 1 Affordable
 - 2 Garage Parking Spaces

Subdistrict A	Permitted	Proposed
Dimensional Standards		
Number of Units	40	38
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 Arera	144,000 SF	136,652 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)



Summary



Subdistrict B

- 112 Units (110 + 2 Chapel Bonus Units)
 - Building 100 • 58 Units
 - Building 200 • 54 Units
- Total Unit Mix:
 - 47 • 1BR (42%)
 - 54 • 2BR (48%)
 - 11 • 3BR (10%)
 - 184,306 GSF
- 84 Market/28 Affordable
- 53 Age-Restricted Units (55+)
- 59 Non-Age-Restricted Units
- 99 Garage Parking Spaces
- 58 Surface Parking Spaces
- 157 Total Parking Spaces (1.4 Spaces/Unit)

▶ Main Entry
▶ Garage | Service Entry

Subdistrict B	Permitted	Proposed
Dimensional Standards		
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	45' & 55'
Building Height Overall (Ft)	68	50' & 65'
Building Height Stories	5	3 & 4
Parking Spaces	1.5 per Unit	1.4 per Unit (157 Spaces)
Bicycle Parking	.5 per Unit	.5 per Unit (56)
Affordable Units	25%	25% (28)
Age-Restricted Units	53	53



Zone 3 Declaration of Easement and Covenants – Z3DEC

(new to be recorded document)

- A new Zone 3 Declaration of Easements and Covenants will be created and recorded to memorialize pedestrian, vehicular and emergency access rights and associated maintenance responsibilities by and among the two Subdistrict Parcels (Subdistrict A and Subdistrict B).
- The Z3DEC will layout the common snow plowing, grounds maintenance, signage, lighting and common area maintenance needs & obligations **within** Zone 3 and **allocate** responsibility for cost sharing and governance.
- The Z3DEC **will assign** the governance and maintenance obligations imposed by the REA on the Zone 3 parcel to the Subdistrict B parcel owner uniquely.

Subdistrict A Condominium Master Deed and Declaration of Trust

(new to be recorded document)

- Prior to the conveyance of the first condominium unit, a Condominium Master Deed will be recorded for the Subdistrict A parcel.
- The Master Deed will define the governance structure and maintenance responsibilities of the Subdistrict A unit owners – **inclusive** of the common obligations assigned by the REA and the Z3DEC governance documents.

Construction Management

Tab #11 of the D&SP Application contains a proposed/draft Construction Management Plan. Among the provisions of the CMP, Northland and/or its Contractor will:

- Provide a 24/7 point of Contact
- Install the following Tree Protection/Construction Site Fencing:
 - Erect fencing along the inside edge of Olmsted to ‘fence off’/’secure’ the Zone 3 construction area(s) from unauthorized after work hour access. Swing access gates at each of the 5 curb cuts will be installed to provide access into the Z-3 site from Olmsted Drive.
 - The townhouse buildings 1, 2 and Chapel area areas will be similarly fenced to enclose the staging, site work and vertical construction activities.

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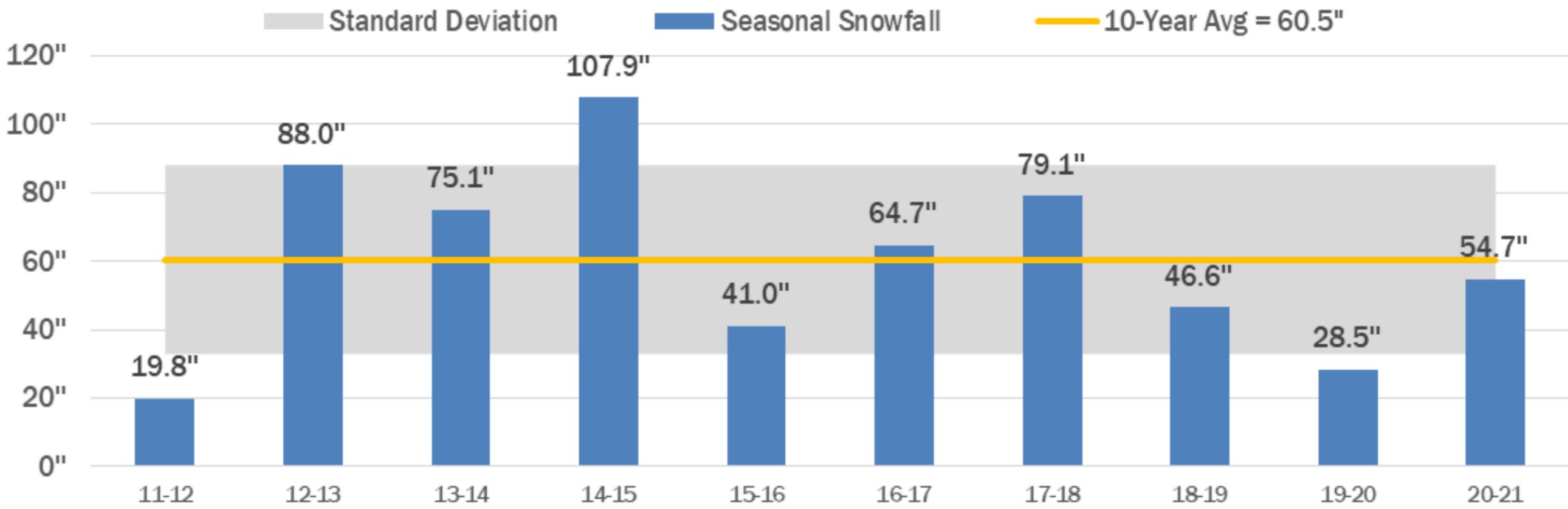
- Olmsted drive will remain open during construction from top to bottom for pedestrian and vehicular and emergency access for/to Zones 2, 4 & 5.
- Woodlands, Hospital and public facing fencing will be installed with a fabric mesh screening.
- As requested by the Land Management Committee the southern and eastern property boundaries will be fenced. These interfaces will also be bounded with erosion controls to prevent construction spillover into the Open Space lands.

Construction Management (continued)

- Prior to the start of construction, meetings will be held with the Town Officials involved in the project including: DPW, Fire/Police, Municipal Light, Planning and Building and the direct abutters to the site – the Woodlands, McLean Hospital, Waverly Woods and the Land Management Committee.
- Project Work Hours shall be defined as – Monday-Friday 7am – 4:30 daily, Saturdays 9am to 3pm.
- Project Access – Olmsted Drive via Pleasant Street
- Contractor Parking will be confined to the limits of the development site area, notwithstanding any work required within Olmsted Drive. No on street contractor parking shall be permitted.

Snow Management

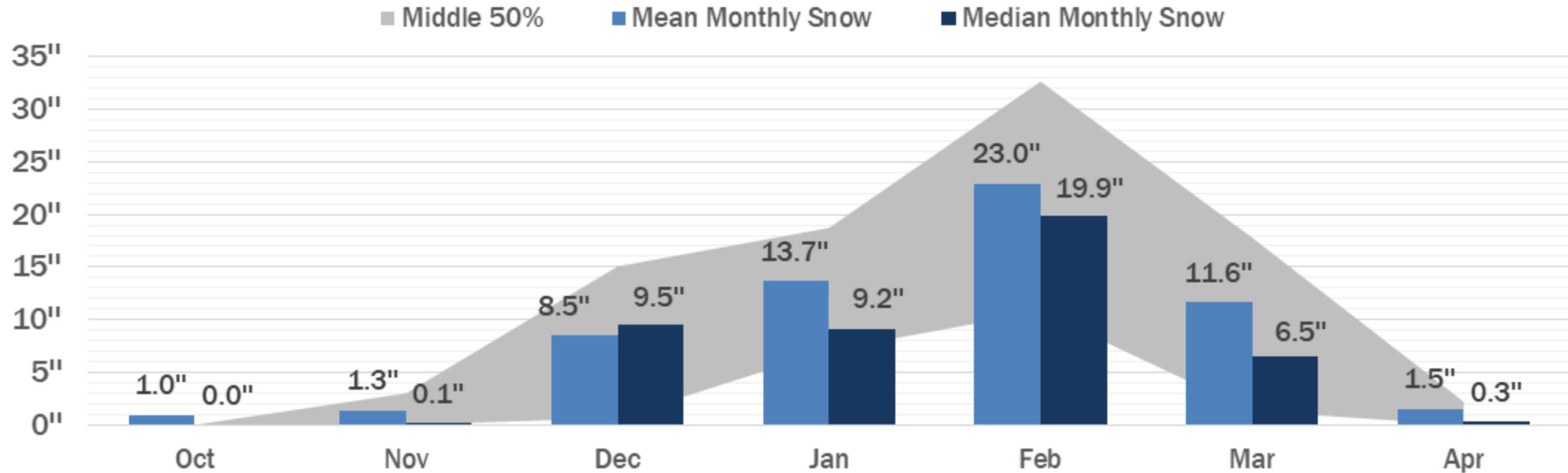
A little history on Belmont Snowfall based on a 10 year Climatology Study prepared by Snowtistics.



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.

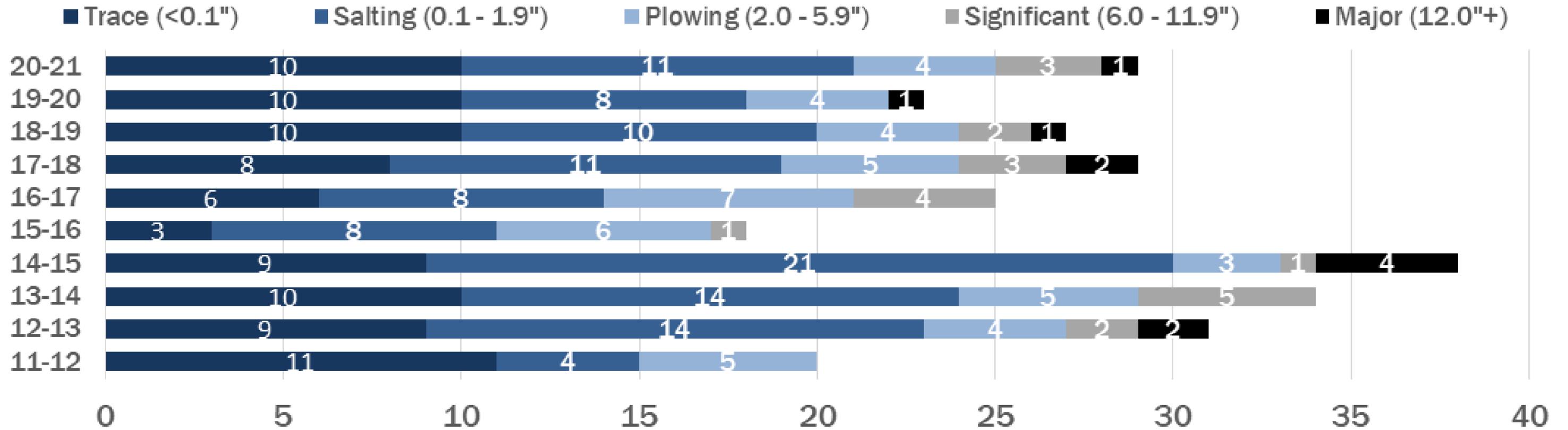
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Monthly Totals



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).

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**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

Meeting and Meeting Topic Schedule

Prospective Meetings:

- December 7 & 21 – Discussion Items
- January 4 & 18 – Discussion Items

Upham Bowl

McLean Hospital

Woodlands at Belmont Hill

Public Open Space

Subdistrict A

Subdistrict B

Waverley Woods

Public Open Space

THANK YOU

Olmsted Drive

Olmsted Drive

Pleasant Street

Trapelo Road

