

Land Management Committee Comments  
on the Proposed Zoning Amendment to Rezone McLean District Zone 3  
March 11, 2020

Jeffrey and members of the Planning Board,

I write as Chair of the Land Management Committee for Lone Tree Hill, known in zoning terms, the McLean Open Space Subdistrict. This open space is under a Conservation Restriction that encompasses both publicly owned and privately owned open space. Other than McLean Hospital itself, the McLean Open Space Subdistrict, Lone Tree Hill, is the closest neighbor to the proposed development zone.

The Land Management Committee for Lone Tree Hill has held three meetings at which the proposed zoning and development were discussed, the last and most comprehensive was held yesterday, March 10<sup>th</sup> preceding the Planning Board meeting. At yesterday's meeting, members of the Committee were joined by Jack Dawley of Northland.

Comments and Requests:

1. 6H.7.1 General Guidelines

In the "preamble" please add references to the following "The Planning Board shall consider the architectural and aesthetic compatibility of the proposed development project with the character of the Town of Belmont, McLean Subdistrict zones 1A, 1B and 2, McLean Hospital Campus and the Open Space Subdistrict, Lone Tree Hill, Belmont Conservation Land....."

g. please add after the words "McLean District" the following " , specifically Lone Tree Hill, Belmont Conservation Land, formerly known as The McLean Open Space."

2. 6H7.3 Pedestrian, Bicycle and Vehicle Features

b. please add the following at the end of the sentence " Reasonable pedestrian connections within the Subdistricts and outside the MDZ3OD as well, including a trail head access to Lone Tree Hill, Belmont Conservation Land.

f. iv please add the following at the end of the sentence " Exterior landscaping shall be provided to screen the structure and mechanical equipment from within each Subdistrict and from Zone 2, The McLean Campus and Lone Tree Hill, Belmont Conservation Land."

3. 6H7.4 Landscaping and Site Improvements

We'd like to see this clarified, something like this:

vii. Along the southern and eastern boundaries of the Senior Living Subdistrict, Zone 3, to the extent appropriate for density and screening, an area proximate to the boundary shall be maintained in an undeveloped and natural condition, free of invasive and competitive plant species and enhanced by additional landscaping. Additional landscape buffering may be required along both sides of such

boundaries (to the extent permitted by the Town of Belmont Land Management Committee for Lone Tree Hill, if on Lone Tree Hill property) to provide visual relief of such structures from view from the adjacent land in the Open Space Subdistrict, known as Lone Tree Hill, Belmont Conservation Land.

4. 6H.4.3

Please add the word “response” after the word “emergency” in the two places so it reads “emergency response access”

5. 6H7.5 Roadway Maintenance

Please add the words “storage and” after the word “snow” so it reads “snow storage and removal”

We know it doesn’t go here but we would like to have a requirement somewhere that if there is a pool facility, a plan describing how the pool would be emptied of water on that specific site should be included. We’ve had this problem with Belmont Day School in the past pumping their chlorinated water onto Lone Tree Hill and don’t want that happening here.

6. 6H7.6 Lighting

Please add the words “ Lighting shall be arranged and designed to minimize visibility of lights and structures from outside MDZ2OD and minimize light spillover beyond each Subdistrict boundaries”

7. 6H8.1 Objectives

f. again, please add the words “storage and “ after the word “snow so it reads “snow storage and removal”

j. please add the following “determine the adequacy of the lighting, landscape planting (including adequate buffers along Subdistrict boundaries including the removal of known invasive and competitive plant species) and other exterior construction features in relation to the proposed use of the site and the interests of the safety, convenience, and welfare of the public;

8. Please add a bullet:

“pedestrian access via a trail head to Lone Tree Hill, Belmont Conservation Land, to allow residents to access easily the existing trail system on Lone Tree Hill.

9. 6H8.2

8 please add the following Detailed plans for landscaping and landscape buffers;

The Committee would like to know how the Design and Site Plan Review conditions would be enforced and monitored with what regularity. If for example there is a problem with the landscape buffer, quick action may be required. To whom would reports of problems be reported and what is the prescribed path to remedy?

Additional questions/items

Additional questions/items we discussed that are not fully in the purview of the Land Management Committee but we would like to see addressed:

1. 6H.8.4

b) Local Preference

At a prior Planning Board, the suggestion was made that the Planning Board shall require that Belmont residents and employees of the Town of Belmont be given preference however the employee part seems to have been dropped.

2. At a prior Planning Board, Thayer stated that the maximum number of each of the studio, one-, two- and three-bedroom units be specified, just as it was for the Bradford. How will this be incorporated? In the zoning or a requirement of the Design and Site Plan Approval?
3. Throughout – the words “rental” and “leased” are used interchangeably but that’s not likely the intention.

Please feel free to contact me directly should you have questions. Of course the language we suggest can be modified to properly reflect our intent if the Planning Board finds it to be inconsistent with the style of the By-law.

Ellen O’Brien Cushman,  
Chairman, Land Management Committee for Lone Tree Hill