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TOWN OF BELMONT
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Town of Belmont Planning Board

DESIGN AND SITE PLAN APPROVAL

BELMONT DAY SCHOOL
AN ACADEMIC BUILDING, DRIVEWAY, and SITE IMPROVEMENTS

55 Day School Lane
September 1, 2017

Pursuant to Section 7.3 of the Town of Belmont Zoning By-Law, the following is the Planning Board's findings and decision on the Design and Site Plan Review application of the Belmont Day School (BDS) to construct an academic building (gymnasium, classrooms, and offices), driveway off of Concord Avenue, and other associated site improvements at 55 Day School Lane located in a Single Residence A Zoning District. A duly noticed public hearing on the subject application was held on April 6, 2017, and continued to May 2 and 23, June 6, July 10 and 20, and August 1, 14, and 31. Sitting for the Planning Board were Barbara Fiacco, Acting Chair, Charles Clark, Karl Haglund, and Raffi Manjikian, associate.

The Belmont Day School Proposal:

The proposed project includes the construction of the 25,817 square foot free-standing academic building (the "Barn") that will include classrooms, a gymnasium, administrative office, and common areas for gathering; and the construction of a driveway off of Concord Avenue. BDS proposes the building in order to expand its offerings for the existing student body and to increase enrollment of its middle school over the next 4-5 years by a total of 45 students (270 students K-8 to 315 students) with ten faculty and staff members (73 to 83 staff) added to support the increase in students.

The Barn building will be located in the southwest corner of the site that borders Lone Tree Hill Open Space to the south, an undeveloped area of Highland Meadow Cemetery to the west, the existing BDS tennis courts to the east and campus parking areas to the north. The design of the façade of the Barn includes groupings of windows to create horizontal bands on the two-story building. The exterior will be finished with corrugated metal siding and flat panels. The colors include two warm gray tones and a muted marigold color that is a derivative of the school's logo, with the school's primary color (blue) for smaller accents such as building signage and interior

details. The roof will be finished with standing seam metal and will be able to accommodate a solar array on the eastern side of the Barn.

An entry plaza is proposed at the building's main entrance and new walkways will connect the Barn's egress doors to the existing walkways and parking lots. The dumpster area will be relocated off the western edge of the existing parking area and will be enclosed with a 7' tall wood fence. New ground-mounted mechanical equipment will be sited adjacent to the west side of the building within a 9'-6" fenced enclosure. The Barn will be screened from the abutting open space areas by the surrounding wooded areas. Additional screening consisting of deciduous and evergreen plants will be planted on the south and west sides of the building to provide screening from adjacent properties and to blend into the existing wooded area.

A new 20' wide paved vehicular driveway will provide a second means of ingress as required by the Fire Safety Codes. The driveway will also provide an additional means of vehicular access to the site and accommodate queues within the campus interior. This new driveway will be accessed via Concord Avenue, adjacent to the Highland Meadow Cemetery, and will have 17 parking spaces on a 7'-6" wide strip of gravel adjacent to it (13 spaces to replace those lost by the new building and 4 new accessible parking spaces).

The proposed lighting plan provides the minimum required lighting for safety and wayfinding. The new access driveway will be lit with 12' tall pole lights 100' on-center that will provide adequate light coverage that will be contained within the campus property. The new walkway from the main campus and parking lot will be lit by bollard lights 20' ± on center. Building mounted lights are proposed at the main entry canopy, at emergency exits, at the rear mechanical pad, and along the east walkway.

The proposed Barn requires new water, sewer, and electric connections and significant stormwater management upgrades. Utilities for the new buildings will be connected to the existing on-site services to the maximum extent practicable. The sewer line from the new building will be connected to the existing on site sewer line which connects in turn to the municipal sanitary sewer system in Pinehurst Road. Water service connections for the Barn will be provided from the main line that services the existing campus. Two new stormwater management systems are proposed for the project in order to conform to the Town's Stormwater Management and Erosion Control Bylaw. The first system will capture roof drainage from the new building and stormwater from portions of the new and reconfigured parking area in front of the building and direct it to storage under the existing athletic field. The second system will recharge and infiltrate stormwater from the new porous pavement driveway and direct overflows to the existing municipal system in Concord Avenue.

Design and Site Plan Review:

Section 7.3.2 of the Zoning By-Law requires Design and Site Plan Review for any new non-residential building in excess of 2,500 square feet or if the proposal changes the configuration of

off-street parking, screening, egress, utilities, drainage or lighting. The total size of the new academic building is 25,817 square feet and will be constructed where 13 parking spaces currently exist, resulting in fewer on-site parking spaces (a total of 113). Additionally, the new building and driveway will significantly alter the existing screening, egress, utilities, drainage and lighting for the campus site.

Submissions to the Planning Board:

BDS submitted the following information to the Planning Board:

Initial Submission:

1. Application for Design and Site Plan Review, dated February 27, 2017;
2. Project Statement, Proposed Barn and Entry Drive Project;
3. Plans:
 - a. Cover Sheet;
 - b. Survey Drawings, prepared by Meridian Associates, dated December 2, 2016:
 - 1) Sheet 1 of 5;
 - 2) Sheet 2 of 5;
 - 3) Sheet 3 of 5;
 - 4) Sheet 4 of 5, and;
 - 5) Sheet 5 of 5;
 - c. Landscape/Civil Drawings, prepared by Utile and Stantec, dated February 27, 2017:
 - 1) L0.01 - Site Preparation Plan;
 - 2) L0.02 - Site Preparation Plan;
 - 3) L1.00 - Site Locus Plan;
 - 4) L1.01 - Layout and Materials Plan;
 - 5) L1.02 - Layout and Materials Plan;
 - 6) L2.01 - Grading Plan;
 - 7) L2.02 - Grading Plan;
 - 8) L3.01 - Utility Plan;
 - 9) L3.02 - Utility Plan;
 - 10) L4.01 - Planting Plan;
 - 11) L4.02 - Planting Plan;
 - 12) Fire Truck Turning Model; and,
 - 13) Photometric Plan;
 - d. Architectural Plans prepared by Utile and Stantec, dated January 13, 2017:
 - 1) A100 – First Floor Plan;
 - 2) A101 – Second Floor Plan;
 - 3) A102 – Roof Plan;
 - 4) A300 – Building Elevations;
 - 5) A301 – Building Elevations; and,
 - 6) A302 – Building Elevations;
4. Site Plan Rendering, prepared by Utile;

5. Architectural Perspective Rendering;
6. Photo simulations of Proposed Condition: existing views, proposed building – no vegetation, proposed building with proposed planting – day 1, proposed building with proposed planting – year 5 +/-, proposed building with existing vegetation, proposed building with existing vegetation and proposed planting;
7. Proposed Roadway Signage at Concord Avenue and Mill Street;
8. Proposed Roadway Signage 500' North and South of the new entry drive;
9. Legal Opinion regarding usage of easement, drafted by Michael Giaimo, Robinson & Cole, dated December 15, 2017;
10. Traffic Impact and Access Study, prepared by Bayside Engineering, dated February 3, 2017;
11. Stormwater Management & Erosion Control Report, prepared by Frank Holmes of Stantec Planning & Landscape, dated February 10, 2017 and revised June 9, 2017; and,
12. Community Noise Report, prepared by Ioana Pieleanu, Acentech, dated February 10, 2017.

Additional Submission, May 16, 2017:

1. Proposed Building Elevations;
2. L1.00 - Site Locus Plan, dated May 15, 2017;
3. L1.01 – Layout and Materials Plan, dated May 15, 2017;
4. Fire Truck Turning Model, dated May 15, 2017;
5. A100 – First Floor Plan dated May 15, 2017;
6. A302 – Building Elevations dated May 15, 2017;
7. Transportation Demand Management Plan, prepared by Bayside Engineering, dated May 8, 2017;
8. Construction Management Plan, dated May 12, 2017;
9. Highland Meadow Cemetery Communication Plan, dated May 11, 2017;
10. Decorum Standards, Shawmut Design and Construction; and,
11. Community Outreach Plan.

Highland Meadow Cemetery and Buffer Enhancements, prepared by Stantec, dated June 30, 2017:

1. Cover;
2. Existing Conditions;
3. Previously Proposed Conditions;
4. Proposed Conditions;
5. Proposed Conditions;
6. Planting Palette;
7. Section A;
8. Section B; and,
9. Section C.

Revised Plans, dated June 30, 2017:

1. L4.01 – Planting Plan; and,
2. L4.02 – Planting Plan.

Revised Plans, dated July 3, 2017:

1. L0.01 - Site Preparation Plan;
2. L0.02 - Site Preparation Plan;
3. L1.02 - Layout and Materials Plan (note that sheet L1.02 was updated to reflect snow storage, but a revision date was not added to the plan);
4. L3.01 - Utility Plan; and,
5. L5.01 - Utility Details.

Revised Plans, dated July 10, 2017:

1. L1.01 - Layout and Materials Plan;
2. L1.02 - Layout and Materials Plan; and,
3. L3.01 - Utility Plan.

Additional Submission, July 18, 2017, revised July 19, 2017:

1. Typical Belmont Day School Use Profile, 2017-2018 School Year and Summer;
2. EX0.00 – Existing Conditions Plan – depicting drop-off locations and traffic patterns; and,
3. Graph of BDS Traffic Volume.

Revised Highland Meadow Cemetery Buffer Enhancements, dated July 20, 2017:

1. Existing Trees;
2. Trees Removed;
3. Proposed Conditions;
4. Proposed Conditions – eliminate 4 parking spaces; and,
5. Proposed Conditions – increase cemetery landscape buffer to 10'-0".

Revised Plans, dated July 27, 2017:

1. L0.01 – Site Preparation Plan;
2. L0.02 – Site Preparation Plan;
3. L4.01 – Planting Plan;
4. L4.02 – Planting Plan; and,
5. Cemetery Buffer Planting.

Additional Information:

1. Invitations to Neighbor Meetings:
 - a. September 1, 2016;
 - b. October 26, 2016;
 - c. January 25, 2017, and;
 - d. April 26, 2017;
2. Photograph of Sidewalk to Day School Lane;
3. Scope of Services for Traffic Impact and Access Study, dated September 29, 2016;
4. Response to Vanasse Memo regarding peer review of Traffic Study, drafted by Kenneth Cram, Bayside Engineering, dated May 23, 2017;
5. Letters, Robinson & Cole:

- a. April 21, 2017, drafted by Michael Giaimo, addressing an e-mail sent to various state and federal officials;
 - b. May 5, 2017, drafted by Katherine Bailey, regarding peer review of traffic study;
 - c. June 5, 2017, drafted by Michael Giaimo, regarding Design and Site Plan Review requirements and the Dover Amendment; and,
 - d. June 22, 2017, drafted by Michael Giaimo, regarding Design and Site Plan Review and Dover Amendment Protections;
6. Stormwater Management Documentation, prepared by Stantec:
 - a. Section 9.0 Standard 9: Operation and Maintenance Plan;
 - b. Operation and Maintenance Log;
 - c. Section at 688 Concord Ave;
 - d. Section with Infiltration Trench at Edge of Porous Pavement;
 - e. Section of Porous Asphalt Pavement;
 - f. Proposed Drainage Exhibit, and;
 - g. Operation and Maintenance Plan;
 7. Follow-up Responses to Stormwater Management and Porous Pavement, prepared by Frank Holmes, Stantec, dated June 6, 2017;
 8. Proposed Entry Drive Lighting Clarifications, prepared by Robert Corning, Stantec, dated July 11, 2017:
 - a. Section B;
 - b. Section C;
 - c. Proposed Lighting – Entry Drive;
 - d. Section B, and;
 - e. Proposed Foot candles; and,
 9. Construction Management Plan, revised July 19, 2017.

Six PowerPoint Presentations:

1. May 2, 2017;
2. May 23, 2017;
3. June 6, 2017;
4. July 10, 2017;
5. July 20, 2017; and;
6. August 31, 2017

Stormwater Peer Review:

1. Peer Review Scope of Services Contract, Dated June 6, 2017;
2. Peer Review, prepared by Dominic Rinaldi, BSC Group, dated June 28, 2017;
3. Response to Peer Review, prepared by Frank Holmes, Stantec, dated July 3, 2017;
 - a. L0.01 – Site Preparation Plan;
 - b. L0.02 – Site Preparation Plan;
 - c. L1.02 – Layout and Materials Plan;
 - d. L3.01 – Utility Plan;
 - e. L3.02 – Utility Plan;
 - f. L5.01 – Utility Details;

- g. Section 9.0 Standard 9: Operation and Maintenance Plan, and;
- h. Operation and Maintenance Annual Budget;
- 4. Supplemental Peer Review, prepared by Dominic Rinaldi, BSC Group, dated July 7, 2017;
- 5. Response to Supplemental Peer Review, Frank Holmes, Stantec, dated July 10, 2017;
 - a. L1.01 – Layout and Materials Plan;
 - b. L1.02 – Layout and Materials Plan; and,
 - c. L3.01 – Utility Plan; and,
- 6. Supplemental Peer Review, prepared by Dominic Rinaldi, BSC Group, dated July 10, 2017.

161 letters and e-mails in support and in opposition to the application

Information Submitted by Other Town Departments

- 1. Memo from Mina Makarious and Andrew Fowler, Anderson & Kreiger, regarding the Dover Amendment, dated February 6, 2017;
- 2. Fire Department:
 - a. Memo from Chief Frizzell regarding Fire/Emergency Access in response to Noone Letter, dated May 19, 2017;
 - b. Memo from Chief Frizzell regarding letter from Firenze, dated May 19, 2017, and;
 - c. Notes from Working Group meeting with Belmont Fire Department, dated May 21, 2017.

Design and Site Plan Review Criteria and Requirements:

- 1. The dimensions of the Barn, lot and lot coverage comply with the dimensional requirements as provided in Section 4, as illustrated on Sheet L1.00, Site Plan.
- 2. The arrangement of parking and loading spaces, internal traffic circulation and traffic controls in relation to the proposed uses of the building and adjacent uses comply with Section 5.1 of the By-Law. Section 5.1 does not specify the number of spaces required for a school use and leaves it to the Planning Board to determine if sufficient parking for the school is provided on-site. The Board determined that 113 on-site parking spaces will be sufficient (131 spaces -17 spaces eliminated from the driveway – 1 space eliminated when dumpster was relocated).
- 3. All signs comply with Section 5.2. The proposed signs are intended to assist in locating the school. The existing entrance sign will be relocated from the end of Day School Lane to the new driveway.
- 4. All landscaping complies with Section 5.3. The plantings include both deciduous and evergreen trees (92), shrubs (195), perennials (290) and ground covers that are common to the area. A planting schedule is provided on sheet L4.01, Planting Plan. Screening is provided to supplement existing vegetation along the new driveway and adjacent to the dumpster to reduce visibility from the Cemetery and the walking trails. A 6' tall fence will be installed to screen the residential property abutting the driveway. A 7' tall fence will screen the dumpster and a 9'-6" fence will enclose the ground-mounted mechanical equipment.
- 5. All environmental controls comply with Section 5.4: Noise and Lighting.

- a. The ground-mounted HVAC system has been evaluated and will comply with the Belmont Noise Bylaw (§60 Article 6 of the General Bylaws). Construction activities will comply with the Noise Bylaw and work will generally be from 7:00 AM to 5:00 PM, but no later than 8:00 PM on weekdays and, if necessary, on Saturdays. No exterior construction will occur on Sundays.
- b. Lighting complies with Section 5.4.3. Lighting for the driveway will be provided by 12 foot poles that are at 100 foot intervals with full cut off fixtures that will not provide any overspill.

Planning Board Decision:

The Planning Board finds that the proposed construction of an academic building (gymnasium, classrooms, and offices), driveway off Concord Avenue, and other associated site improvements meets the Approval Guidelines of Section 7.3.5. The Board determined that BDS has satisfactorily addressed all of the concerns that had been raised during the public hearing process based on the submitted information, the public hearings, and revised documentation.

Influencing the Board's decision were several factors. First, the driveway was moved to increase the landscape buffer for the Highland Meadow Cemetery by 5'-0", to a total of 10'-0". Second, 17 proposed parking spaces along the driveway were eliminated and the driveway shifted to where the parking spaces were previously proposed providing a 15' minimum buffer along the cemetery. Third, the landscape buffer was significantly increased to include more deciduous and evergreen trees, shrubs and appropriate ground cover. Finally, the Stormwater Management Plan went through peer review and was revised accordingly.

Therefore, after considering the Objectives of Design and Site Plan Review as set forth in Section 7.3 of the Zoning By-Law, the various documents and plans submitted and revised, and the statements made at the public hearings, the **PLANNING BOARD VOTED 3 TO 1 TO APPROVE THE APPLICATION FOR DESIGN AND SITE PLAN REVIEW TO CONSTRUCT AN ACADEMIC BUILDING** (gymnasium, classrooms, and offices) and **DRIVEWAY** off of Concord Avenue and other **ASSOCIATED SITE IMPROVEMENTS SUBJECT TO THE FOLLOWING CONDITIONS:**

1. General

- a. This approval is based upon the submitted plans and application materials and supplemental materials filed during the hearing process. The building, driveway, and site improvements shall be constructed in conformance with the final plans as listed above and as modified by the following conditions. Violations may result in the issuance of a stop work order and/or prevent the issuance of a future building permit(s) related to this or any other project at Belmont Day School.

- b. Within 30 days of this approval, BDS shall submit a final complete set of plans and materials including, the Transportation Demand, Construction Management, Stormwater Management, etc., (the "Project Plans") to the Office of Community Development taking into account all revisions and these conditions.
- c. All conditions of this Approval shall be attached to each respective plan (i.e., landscape conditions shall be attached to the landscape plan).
- d. If modifications to the approved documents are requested, the Planning Board shall review the modifications to insure that they are in keeping with the design intent of the structure and site improvements as originally approved by the Board. The Planning Board, or its designee, shall decide if an issue is Minor (requiring no Board action) or Major (requiring Board approval of the change). Major changes may require a new public hearing.

2. The "Barn" Building (the "Barn")

- a. The color of the trim on the facades facing Lone Tree Hill and the Highland Meadow Cemetery shall be grey.
- b. The lighting for the project shall comply with Section 5.4.3, Light and Glare, of the Zoning By-Law, and as shown on the lighting plan made part of the Project Plans.
- c. Exterior light fixtures shall be shielded from view or blended into the Barn's lines. Decorative fixtures may be exposed as a design element.
- d. Usage of the Barn shall cease by 9:00 PM and the Barn shall close no later than 10:00 PM, or one hour after the building is open for use, whichever occurs first. Exterior lights associated with the Barn (excluding emergency lights) shall be turned off by 10:00 PM as well.

3. Driveway

- a. The driveway shall be constructed with a 28-inch deep pavement structure, including 4 inches of porous asphalt pavement and a 24-inch reservoir course of crushed stone.
- b. The driveway shall be used only for one-way access into the Belmont Day School from Concord Avenue. Signage shall be posted and pavement markings shall be made in accordance with the Layout and Materials Plans, dated July 10, 2017. A new public hearing and notification process shall be required prior to any use of the driveway for two-way traffic.
- c. Snow storage shall occur only in the places so designated on the submitted landscape plan. No snow shall be deposited on Concord Avenue.

- d. The driveway shall be vacuumed or power-washed on at least a quarterly basis and the surface shall be inspected annually for deterioration in accordance with the Operations and Maintenance Plan, (Section 9 of the Stormwater Management and Erosion Control Report, revised June 9 and July 3, 2017). A report certifying that this required maintenance has been performed shall be filed with the Office of Community Development within 15 days of completion of the required maintenance.

4. Signage

Signage shall comply with Section 5.2 of the Zoning By-Law.

5. Stormwater Management

- a. The project shall comply with the Stormwater Management and Erosion Control Bylaw, §60-325 of the General Bylaw. Prior to the issuance of a building permit, BDS must secure approval of its Stormwater Management Plan from the Office of Community Development.
- b. Prior to beginning site work, BDS shall provide verification via a tracking number that it has filed notice of intent with the U.S. Environmental Protection Agency for coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit.
- c. The catch basins shall be designed to capture fully the 100-year storm event (6.6 inches of rainfall in a 24-hour period). Manholes for maintenance will be constructed as part of each chamber and underground detention basin.
- d. A trench drain and a stormceptor on the side of the drain that connects to the Town's system, as required by the Stormwater Management and Erosion Control Bylaw, shall be installed at the base of the driveway near its intersection with Concord Avenue.
- e. BDS shall implement the Operations and Maintenance Plan (O&M Plan) for the Stormwater Drainage System (as noted in condition 3.d) which includes semi-annual inspections and quarterly sweeping of the porous pavement, cleanings of catch basins, area drains, and drop inlets, and monitoring the depth of water in the infiltration /detention systems as part of the semi-annual maintenance program.
- f. BDS shall annually, on the anniversary date of the issuance of a Certificate of Occupancy of the project, submit a report to the Office of the Community Development certifying compliance with the terms of the O&M Plan.

6. Lighting

- a. The lighting for the project shall comply with Section 5.4.3 of the Zoning By-Law, and the lighting plans (Photometric Plan, dated February 27, 2017 and the plan submitted on July 14, 2017) made part of the Project Plans.
- b. Lights along the driveway shall not exceed 12'-0" in height and shall be turned off by 10:00 PM, or one hour after the completion of evening events, whichever occurs first.
- c. Light fixtures shall be full cut off fixtures that will not provide any overspill onto neighboring properties.

7. Landscaping

- a. Trees shall be a minimum of 3-1/2" - 4" caliper at time of planting. All shrubs, perennials, and ground covers shall be planted as indicated on the Planting Plans (L4.01, L4.02, and Cemetery Buffer Planting, revised July 27, 2017), except for the following:
 1. Oak Leaf Hydrangeas shall be planted instead of Incrediball Smooth Hydrangeas;
 2. 8 Inkberry Hollies will be substituted for 8 other shrubs (Staff to determine appropriate placing);
 3. The Highland Meadow seed mix shall be used instead of Woodland seed mix; and,
 4. The existing Tree of Heaven (Ailanthus) shall be replaced with a 3-1/2" - 4" caliper Red Oak.
- b. A stamped plan shall be submitted prior to the issuance of a building permit listing the existing trees and documenting the measures to be taken to ensure the preservation of the existing trees during construction, including all required protection, monitoring, fertilization, pest control, pruning, fencing, and other necessary measures, and the required measures shall be performed by a MA Certified Arborist.
- c. Should any of the above referenced existing trees die within one year of construction, the dead tree(s) shall be replaced with a tree contained within the Landscape Architect's Approved Planting Plan & Plant List, and shall be a minimum 3-1/2" - 4" caliper at time of planting.
- d. BDS shall be responsible for maintaining the landscaping. All failed landscaping shall be replaced as soon as reasonably practical, with comparable plant species and size. If failure is discovered between November 1 and March 30, replacement of the landscaping shall be made by April 7, or as soon as environmental conditions permit.
- e. A permanent Maintenance Plan of the Landscape, including Best Management Practices (BMPs) shall be submitted prior to the issuance of the Certificate of Occupancy and shall include planting maintenance, pruning and upkeep schedules. Use of fertilizers and/or

pesticides shall be significantly limited and only applied in accordance with the Operations and Maintenance Plan for the Stormwater Drainage System (as noted in condition 3.d)

- f. BDS shall develop and implement an adequate Maintenance Plan for trees, shrubbery and other plantings contained within the site. The Maintenance Plan shall be reviewed and approved by the Planning Board, or its designee, prior to installation.
- g. Fencing to match the existing fencing along the abutting property line with 688 Concord Avenue shall be installed. If the existing fencing is damaged during construction of this project, BDS shall install new fencing of the same style and size within 7 days of detection of the damage.

8. Parking and Traffic

BDS shall implement the Transportation Demand Management Plan, submitted on May 8, 2017, this requires BDS, among other things, to:

- a. Educate families and staff about traffic concerns and the approved use of the proposed driveway;
- b. Create, maintain and update a website and parent information materials that encourages carpooling and other modes of transportation to the School;
- c. Encourage the use of carpooling, other modes of transportation, and satellite parking in invitations and event announcements; and
- d. Continue to implement a school policy that requires teachers to assist students into cars in order to increase the efficiency of pick-up.

9. Construction Management

- a. A rodent/pest control/extermination plan shall be submitted to the Health Department for its review and approval. The plan shall be prepared by a Certified Pest Control Company detailing how rodents and other pests will be controlled/contained at BDS's expense during clearing of the site and construction;
- b. Construction, including a limit of work proposed, dust management plan, phasing, and temporary stormwater management, shall be in compliance with the Stormwater Management and Erosion Control Plan, Construction Management Plan, Decorum Standards and Cemetery Community Plans submitted to the Planning Board.
- c. BDS shall certify to the Board, or its designee, that all local, state and federal approvals and permits required to obtain a building permit or commence site work have been

obtained. Notice of construction activity shall be provided to the Office of Community Development at least three days prior to the commencement of such activity.

- d. BDS shall follow the Construction Management Plan, revised July 19, 2017 that includes,
 - 1. a description of staging and storage areas,
 - 2. traffic impacts and how they will be addressed,
 - 3. limitations on hours of work,
 - 4. a description of proposed earth removal,
 - 5. planned blasting,
 - 6. a construction parking plan,
 - 7. street opening and occupancy, and
 - 8. general site mitigation measures.

Construction vehicles approaching or leaving the site shall primarily use, in the Town of Belmont, Concord Avenue and Winter Street. However, construction vehicles may use at times, Pleasant Street (Route 60), Trapelo Road, Belmont Street and Common Street.

- e. All blasting shall occur pursuant to the State Fire Code, 527 CMR 13, including review and approval of a Blast Analysis, Blast Design Plan, and Preblast Inspection Surveys as required to be prepared by a person who holds a Certificate of Competency. Evidence of approval from the State Fire Marshall and of financial ability to cover liability claims associated with any blasting shall be submitted to the Board.
- f. The approved Decorum Standards, dated May 16, 2017, shall be provided to each worker involved with the project prior to his/her commencement of work on the site.
- g. BDS shall hold a meeting prior to starting construction with its contractor, a representative of the Office of Community Development, and a representative of each Town Department having an interest in the plan. This meeting shall be for the purpose of familiarization with the project, the conditions of approval and to ensure that all erosion and traffic control measures are properly in place. BDS shall provide an emergency contact person with 24-hour contact information to the Office of Community Development.
- h. BDS shall ensure compliance with the Project Plans and these construction conditions during construction operations.
- i. BDS and its contractor shall follow all local, state and federal laws during construction regarding noise, vibration, dust, and blocking of any Town roads. Hours of operation for all construction activities are Monday to Friday from 7:00 AM to 6:00 PM, and on Saturday from 7:00 AM to 5:00 PM. Landscaping, consistent with condition 9 (j) below, is allowed on Sunday from 7:00 AM to 5:00 PM. No exterior heavy construction shall be permitted on any Sunday. No work shall be permitted on any legal holiday.

- j. Landscaping-related work shall be allowed on Sundays provided that it does not include:
 - 1. Earthwork or grading;
 - 2. The installation of plant materials requiring the use of mechanical equipment or heavy machinery to execute such work; or
 - 3. The delivery of landscape materials if such delivery is executed using a commercial grade vehicle required by law to have a vehicle motion alarm when moving in reverse.
- k. The Office of Community Development shall monitor the construction of the Development to ensure compliance with this Decision and the Project Plans.
- l. Green, fabric screened construction fencing shall be installed between the project area and the Cemetery.

10. Communication with Abutters

- a. As contained in the Highland Meadow Cemetery Communication Plan, dated May 11, 2017, BDS shall coordinate with the Cemetery Commission to minimize disturbance of graveside services during construction of the driveway and Barn.
- b. BDS shall follow the measures contained within the Community Outreach Plan (submitted on May 17, 2017) to insure that the abutters are properly informed of the construction activities as they occur on site.
- c. BDS shall provide abutters with the names and cell phone numbers of the project manager and/or his designee in case there are any questions, comments or concerns.

11. Issuance of Certificate of Occupancy

- a. Prior to the issuance of the Certificate of Occupancy, BDS shall submit evidence that the project is in full compliance with these Conditions.
- b. The Planning Board may waive any of these Conditions for cause and upon the request of BDS and substitute a mutually agreeable guarantee (e.g., the landscaping cannot be completed because of the time of year).
- c. BDS shall submit an “as built” plan prior to the issuance of a Certificate of Occupancy.

Finally, while this decision permits the construction of the Barn and driveway, the Board wants to make sure that BDS is aware of three important issues:

- 1. Ongoing maintenance of the driveway will be critical to the success of the Stormwater Management System;

2. The driveway will be constructed on land subject to an easement of record benefitting certain adjacent land, which is currently owned by the Town of Belmont. Nothing in this decision shall be construed as any waiver, release, discharge or abandonment of the Town's easement rights; and,
3. Ongoing communication with the surrounding neighborhood throughout the construction period and the opening of the Barn is critical to insure that they are aware of what is going on.

The Planning Board,

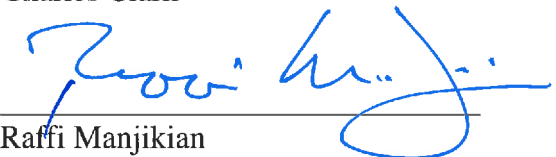


Barbara Fiacco, Acting Chair

Karl Haglund



Charles Clark



Raffi Manjikian

September 1, 2017