

Town of Belmont Planning Board

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DESIGN AND SITE PLAN APPROVAL

2019 SEP -4 PM 2:00

BELMONT MIDDLE AND HIGH SCHOOL

July 17, 2019

Pursuant to Sections 5.1.2 (i) and 7.3.2. a 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 Middle and High School Building Committee (the Applicant), on behalf of the Town of Belmont, to determine the appropriate number of parking spaces required for the construction of and for the size of a new middle and high school at 221 Concord Avenue. A duly noticed public hearing on the subject application was held on January 8 and continued to January 15, February 5, March 5, April 2, May 7, June 4, and the public hearing was closed on July 2 with the Planning Board's decision following on July 16. Sitting for the Planning Board were Charles Clark, Chair, Thayer Donham, Karl Haglund, and Stephen Pinkerton. Edmund Starzec participated in the public hearings, but was not present for the vote on the decision.

The Proposal

The proposal is to construct a 4 story, 451,733 square foot, middle and high school building (grades 7 through 12) on the site of the existing high school. The project proposes a substantial addition and phased renovation to the existing building. The existing high school grade configuration is grades 9-12 and contains 257,120 square feet. The proposed new building will be 451,733 square feet and will house grades 7-12. The new building will consist of 4 floors with new academic and science wings, new media and dining commons and new administrative and health suites. The existing gymnasium and swimming pool will be renovated. The project also includes new site work consisting of new access roads, drop off loops, sidewalks, utilities, playing fields, and landscaping.

Construction on the middle and high school building will occur while the existing high school is still in operation. The building will be constructed in two phases: phase 1, the high school, expected to be completed 2020; phase 2, the middle school will be completed in 2022. As proposed, the site plan will contain 430 parking spaces for staff, visitors, and students.

The high school portion of the building will be 4 stories and will be built close to Concord Avenue. The middle school portion of the building will be 3 stories and will be built where the existing high school is currently located. Each wing will have its own drop off and pick up location and entrance to the building. The common areas (dining, library, and gymnasium) will tie the two wings together.

The exterior of the building will be clad in brick. The building has been designed to be

maximize solar and light gain within the structure.

Design and Site Plan Review

Sections 5.1.2 i) and 7.3.2 a) of the Zoning By-Laws require Design and Site Plan Review for the proposed middle and high school since the Planning Board must determine the appropriate number of parking spaces for the new school and the new school will be greater than 2,500 square feet. The proposed middle and high school will be 451,733 square feet and will provide 430 on-site parking spaces.

Submissions to the Planning Board

Throughout the course of public hearings, the Applicant submitted numerous documents including, but not limited to, site plans, elevations, landscape plans, athletic field plans, and parking and circulation plans. Prior to the Planning Board's final decision, the Applicant submitted a final, complete set of plans dated June 21, 2019. This set of plans includes all of the plans that have been approved by the Planning Board and are reflected in the attached conditions.

Planning Board's Findings and Decision

Therefore, after considering the provisions of Sections 5.1.2 i) and 7.3.2 a) of the Zoning By-Law, the plans submitted, the statements made at the public hearings, and its deliberations, the **PLANNING BOARD VOTED (4 to 0) TO APPROVE** the requested **DESIGN AND SITE PLAN REVIEW** for a new building greater than 2,500 square feet (§7.3.2 a)) and to determine the number of parking spaces (§5.1.2 i)) in order **TO CONSTRUCT A NEW MIDDLE AND HIGH SCHOOL** as proposed **SUBJECT TO THE FOLLOWING CONDITIONS:**

Conditions and the Planning Board signatures are attached on the next several pages.

BELMONT MIDDLE AND HIGH SCHOOL DESIGN AND SITE PLAN APPROVAL CONDITIONS

July 17, 2019

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1. General

- a. This approval is based upon the submitted plans and application materials and supplemental materials filed during the public hearing process for the school property east of Harris Field (see attached site plan). The building, driveway, and site improvements, including several athletic fields, shall be constructed in conformance with the final plans as listed above and as modified by the following conditions. Improvements to the site west of Harris Field, new ice skating rink, parking lot, and athletic fields, will require a separate Design and Site Plan Approval process from the Planning Board.
- b. If modifications to the approved documents are requested, the Planning Board shall review the modifications to ensure 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 re-approval of the change). Major changes require a new public hearing.

2. Landscape Plans

- a. A revised landscape plan (including: Planting Plan, Plant Lists, and Planting Details), exclusive of the site west of Harris Field, indicating existing trees to be preserved as well as new landscaping to be planted, shall be submitted to the Planning Board prior to the issuance of a building permit.
- b. The plan shall document 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. When new trees are planted, 5"-6" caliper trees shall be planted in the area between the school building and Clay Pit Pond and 4" – 5" caliper trees shall be required for all other

trees planted elsewhere on the site. All shrubs, perennials, and ground covers shall be as described on the Architect's Approved Planting Plan & Plant List.

- d. Visual screening from the campus to the abutting industrial buildings shall be installed with a mix of plants and fencing. Screening of an industrial building at 39 Hittinger Street shall be completed prior to the issuance of a Certificate of Occupancy for the High School wing (phase 1), and screening of a gasoline station at 365 Concord Avenue west of Harris Field shall be completed prior to the initial usage of the new athletic fields and/or issuance of a Certificate of Occupancy for a new ice skating rink.

3. Site Circulation and Parking

- a. The driveway has been approved for two-way traffic. However, the Planning Board encourages the School Committee to review vehicular traffic flow through and around the site one year after the building is occupied and fully operational to ensure the best and safest travel patterns and whether additional traffic calming measures are necessary.
- b. The site plan shall not exceed a total of 400 on-site parking spaces, including 90 spaces located west of the Harris Field to be used in conjunction with the current (or future) ice skating rink and adjacent athletic fields.
- c. The School Committee and School Department shall work with the Select Board to mark a minimum of 50 parking spaces on the west bound side of Concord Avenue and designate them for student use only between 7:00 am and 3:00 pm while school is in session.
- d. A Drop-Off and Pick-Up plan, including an area on Concord Avenue designated as such, shall be developed by the School Committee and School Department, reviewed and approved by the Select Board, and in place before issuance of the final Certificate of Occupancy.

4. Lighting

- a. The lighting for the project shall comply with Section 5.4.3 of the Zoning By-Law.
- b. The Belmont Middle and High School Building Committee (BMHSBC) shall submit a Site Operational Lighting Plan to the Planning Board with documentation that has been approved by the Belmont Chief of Police. The Plan shall be reviewed by the Board one year after the issuance of the final Certificate of Occupancy.
- c. Should the Town decide to light the athletic fields, other than the Harris Field, and depending on what is proposed, approvals from the Zoning Board of Appeals and /or the Planning Board may be required.

5. Signage

- a. In addition to the requisite Special Permit application required for all Standing Signs, a Sign Waiver application shall also be submitted for the Planning Board to review and approve prior to the installation of the proposed nonconforming Standing Sign at the Concord Avenue entrance. All other signage shall comply with Section 5.2 of the Zoning By-Law.
- b. The two Standing Signs, one at the Concord Avenue entrance and the other located at the Hittinger Street entrance, shall be oriented perpendicular to the street so as to make them more visible to vehicular traffic and reduce the amount of lighting visible to abutters across the street.
- c. The BMHSBC shall submit two sign packages to the Board for review and approval, including, but not limited to, wayfinding signage, designated parking signage (faculty, students, visitors), entrance signage (Concord Avenue and Hittinger Street), and signage for athletic fields.
 - i. The first sign package shall be submitted and approved prior to the completion of phase 1 of construction (the high school wing anticipated to be complete in 2021); and,
 - ii. The second sign package shall be submitted and approved prior to the issuance of the final Certificate of Occupancy (anticipated to be 2023).

6. The New Middle and High School Building

- a. Prior to installation, samples of the materials and mock ups of the exterior finishes shall be reviewed and approved by the Planning Board.
- b. The BMHSBC shall submit evidence to the Planning Board showing that the new Middle and High School Building conforms to the Noise Bylaw (Chapter 60, Article 6 of the General Bylaws).

7. Construction Management

- a. Construction vehicles to the site shall be restricted to the routes as outlined in the bid documents governing the construction of the Middle and High School Building.
- b. The BMHSBC 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 throughout the duration of the construction phase of the project.
- c. 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 BMHSBC's expense during clearing of the site and construction. Copies of the approved plan and correspondence confirming approval by the Health Department shall be submitted to the Planning Board.

- d. Construction, including a limit of work proposed, dust management plan, phasing, and temporary stormwater management, shall be in compliance with the Conservation Commission's Order of Conditions and Construction Management Plan.
- e. The BMHSBC shall follow the Construction Management Plan 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. A construction parking plan,
 - 6. Street opening and occupancy, and
 - 7. General site mitigation measures.
- f. Decorum Standards shall be submitted to the Planning Board and shall be provided to each worker involved with the project prior to his/her commencement of work on the site.
- g. The BMHSBC 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 project. 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. The BMHSBC shall provide an emergency contact person with 24-hour contact information to the Office of Community Development.
- h. The BMHSBC 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. No exterior heavy construction shall be permitted on any Sunday. No work shall be permitted on any legal holiday. Variation from these hours shall be approved by the Belmont Chief of Police or his designee.

8. Maintenance

- a. With respect to stormwater management, the BHSBC shall follow the Order of Conditions issued by the Conservation Commission.

- b. Permanent Maintenance Plans for the Parking Lots, Landscape, and Athletic Fields, including Best Management Practices (BMPs), shall be submitted prior to the final issuance of the Certificate of Occupancy and shall include the following:
 - i. Regularly sweeping the parking lot and sidewalks (including leaf removal and disposal);
 - ii. Periodically renewing the paint delineating road lanes and parking spaces;
 - iii. Scheduled landscape plant fertilizing, pruning, and general upkeep; and
 - iv. Regularly maintaining, renewing, and reviving (aerating, reseeding, etc.) the athletic fields.
- c. The BMHSBC shall develop and implement an adequate irrigation plan for trees, shrubbery and other plantings contained within the site, as well as for the athletic fields. The Irrigation Plans shall be reviewed and approved by the Planning Board, or its designee, prior to installation.
- d. 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 as soon as environmental conditions permit.
- e. The BMHSBC shall guarantee the new landscaping for two years. Dead or diseased landscape materials (trees and shrubs) shall be replaced as soon as reasonably practical with comparable plant species and size unless the approved plant material proved to be intolerant to site conditions. In these instances, alternative plant materials that are appropriate for the site-specific microclimate shall be allowed.
- f. Should any of the existing trees indicated to be preserved on the landscape plan die within two years 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 4" - 5" caliper at time of planting.
- g. Snow storage shall occur only in the places so designated on the submitted landscape plan. Snow shall not be deposited on Concord Avenue, Underwood and Hittinger Streets, nor Clay Pit Pond.

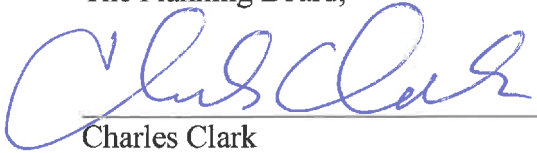
9. Issuance of Certificate of Occupancy


- a. Prior to the issuance of a final Certificate of Occupancy, the BMHSBC 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 the BMHSBC and substitute a mutually agreeable guarantee (e.g., the landscaping cannot be completed because of the time of year).


Please note that this approval does not include the following:

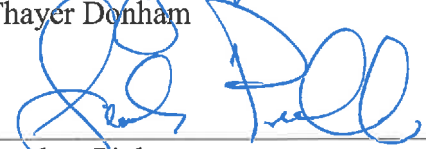
1. The area west of Harris Field. A new ice skating rink, parking lot, and adjacent athletic fields will require a separate Design and Site Plan Approval from the Planning Board.
2. Field Lighting. Should the Town decide to light the athletic fields, other than the Harris Field, and depending on what is proposed, approvals from the Zoning Board of Appeals and /or the Planning Board may be required.

The Planning Board,



Charles Clark

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