

“Educational Purpose, Size, Layout”

Belmont Planning Board Meeting

12/6/2022

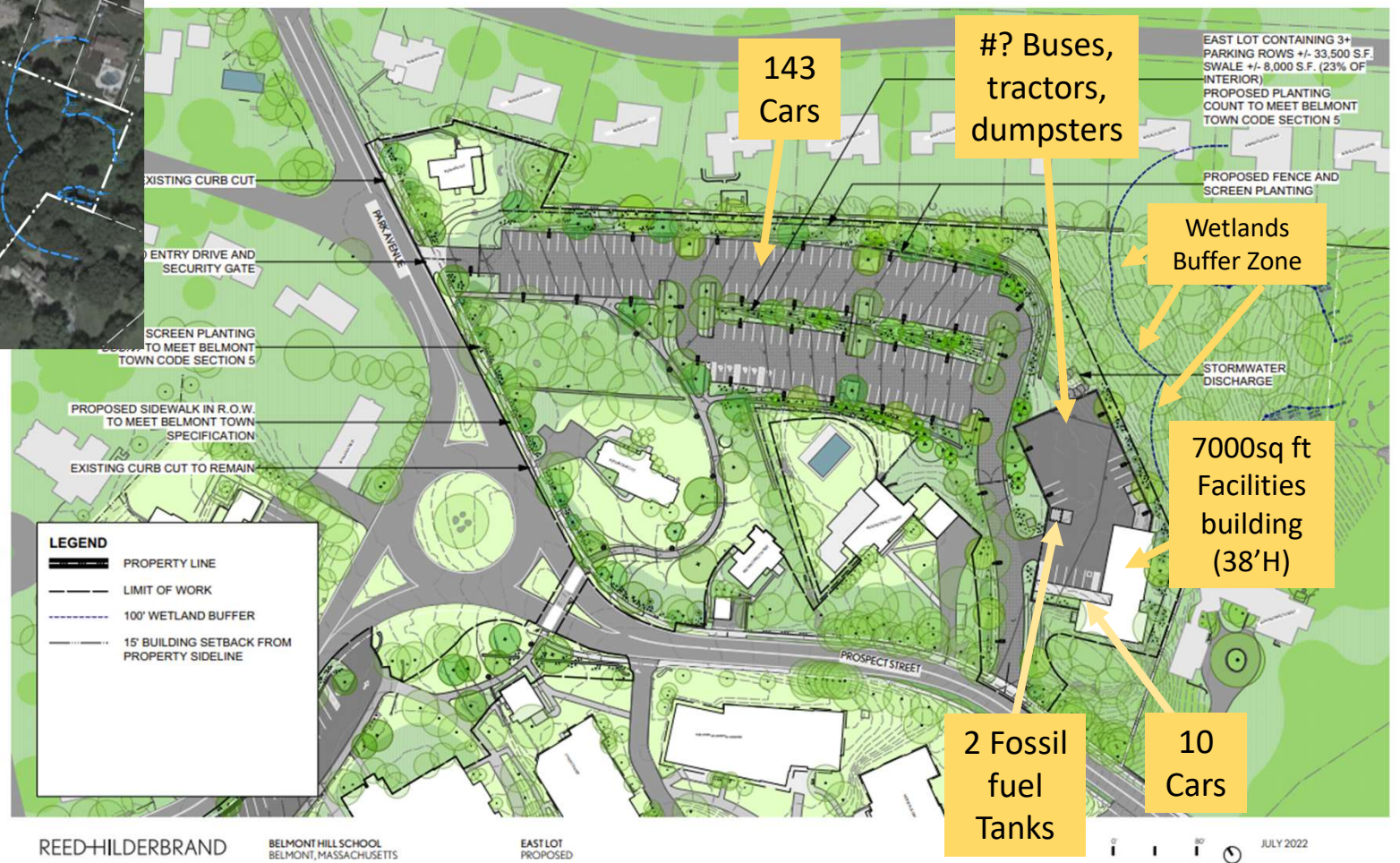
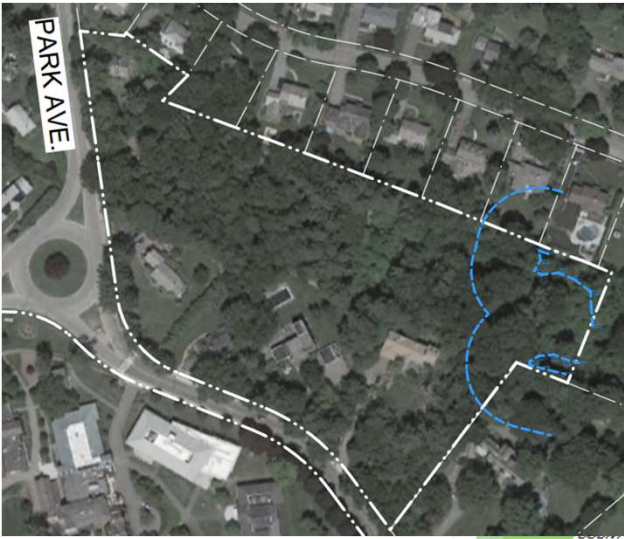
Justin Roe

The question for this meeting is “Is it educational, and is the size and layout consistent for the neighborhood and for Belmont?”

I will show, using a data driven approach, that:

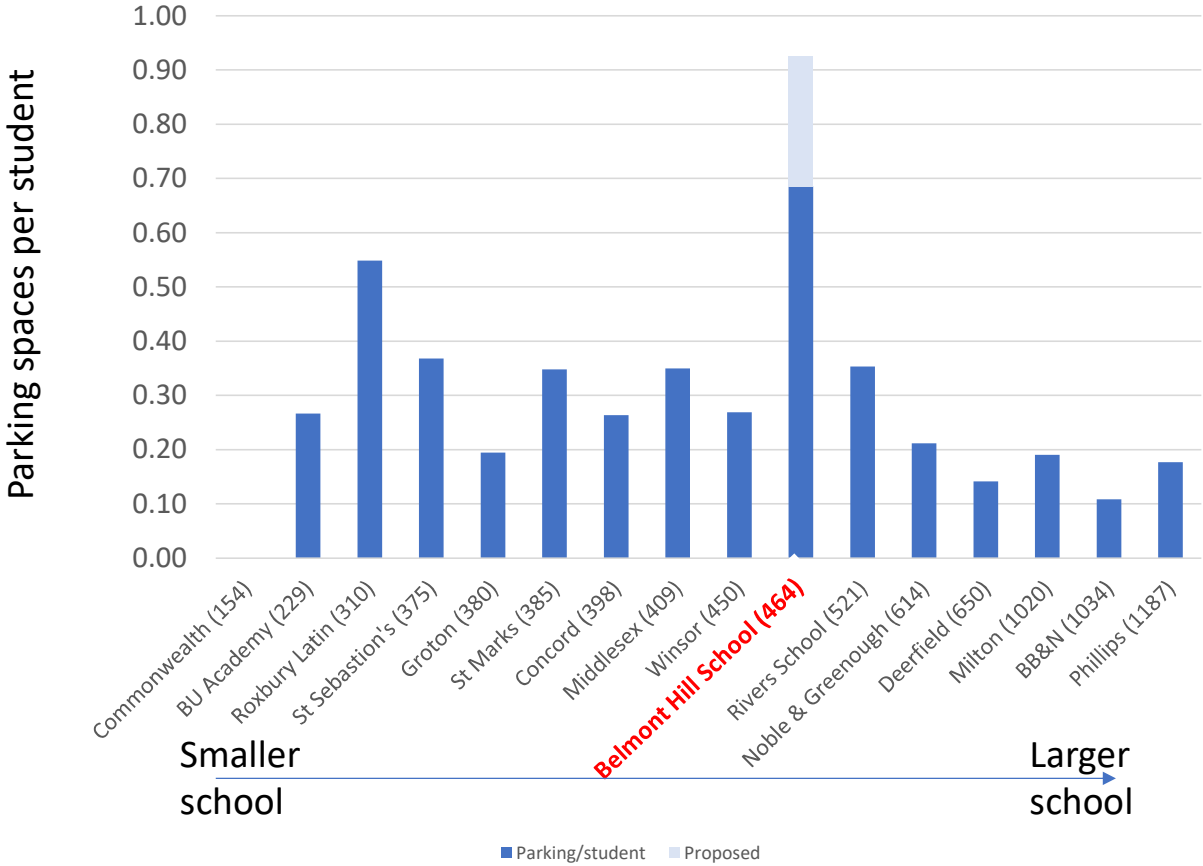
- it is not educational.
- it’s scale is not consistent with the requirements of other, similar, educational establishments,
- by pushing development right to its boundaries, its layout is showing no sympathy towards the impact on the neighborhood.

I will finish by making some specific actions that the planning board can take to guide Belmont Hill school to a better solution



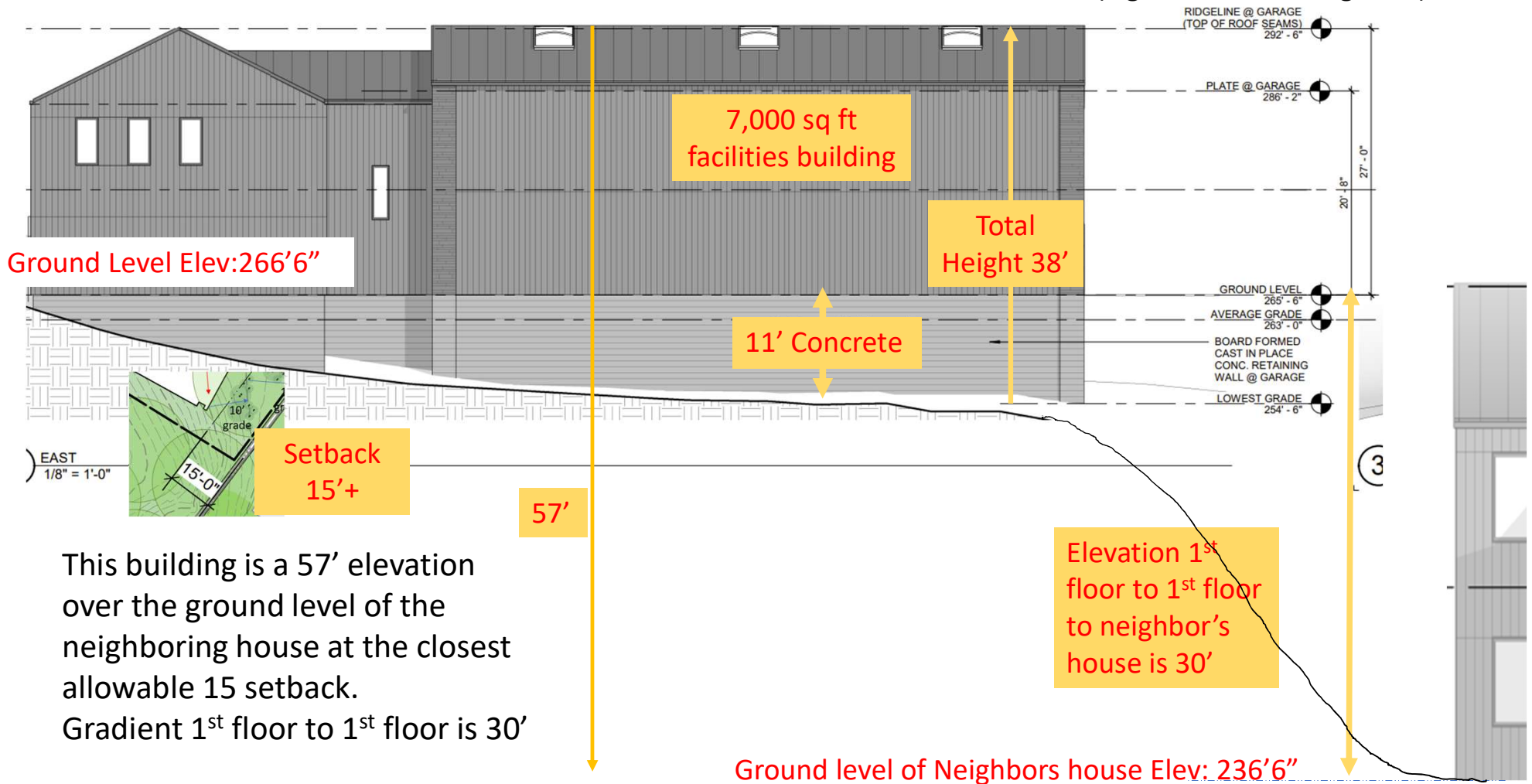
Parking Per Student at Equivalent Massachusetts Elite Schools

Belmont Hill Students:
5th-12th grade



Belmont Current: 318
Belmont Proposed: 431

All data from BHS proposal
(Figures A3.1 and Figure 8)



The yard will be fenced and will storage of small buses, trailers, boats, maintenance vehicles, salt and sand, and 680 gallons of fuel in two above ground storage tanks



“Material Storage & 3
Yard Dumpster”







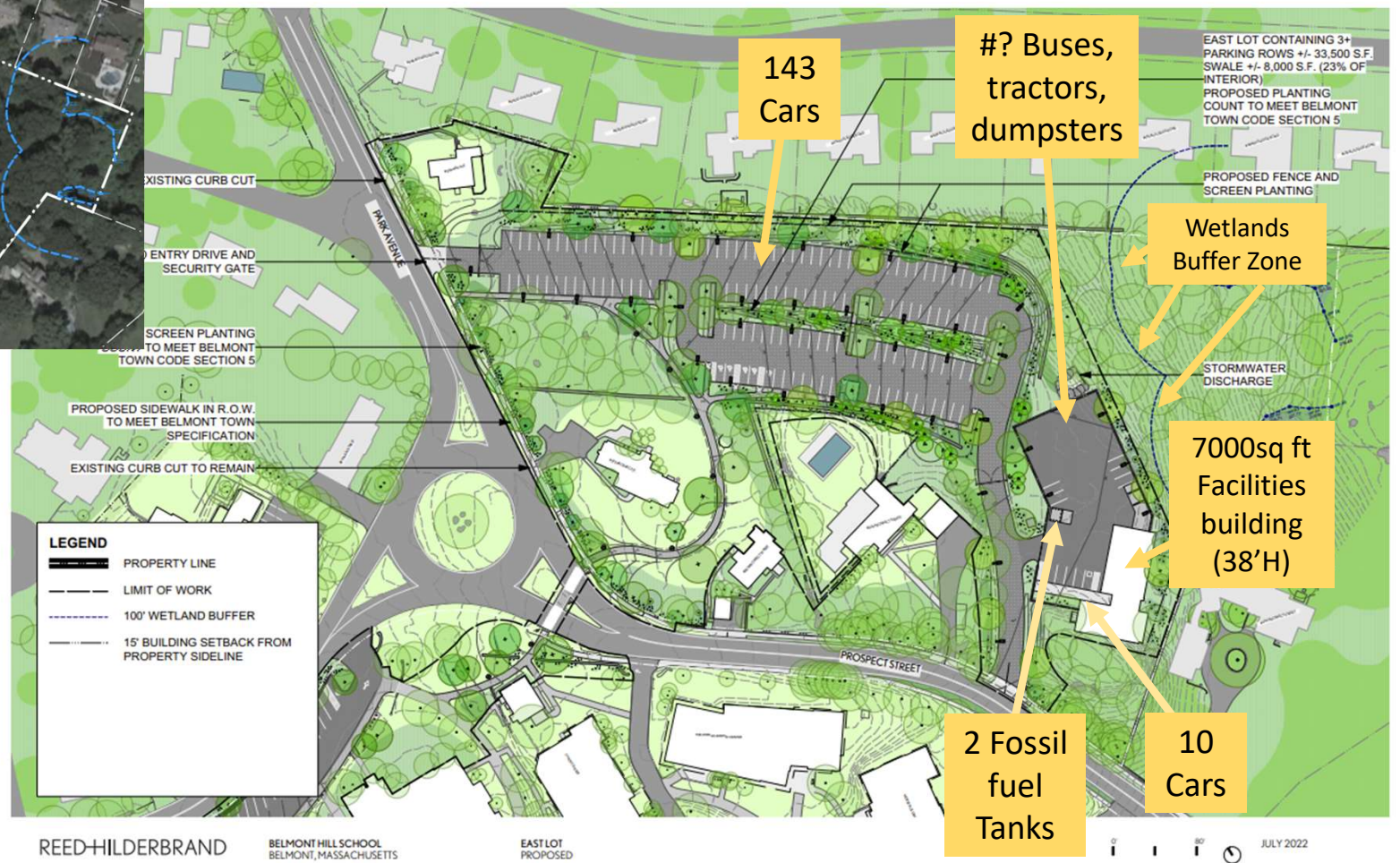
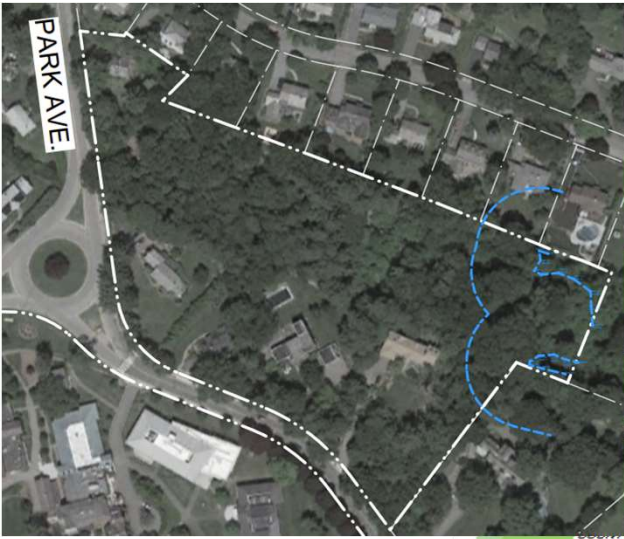


Figure 7

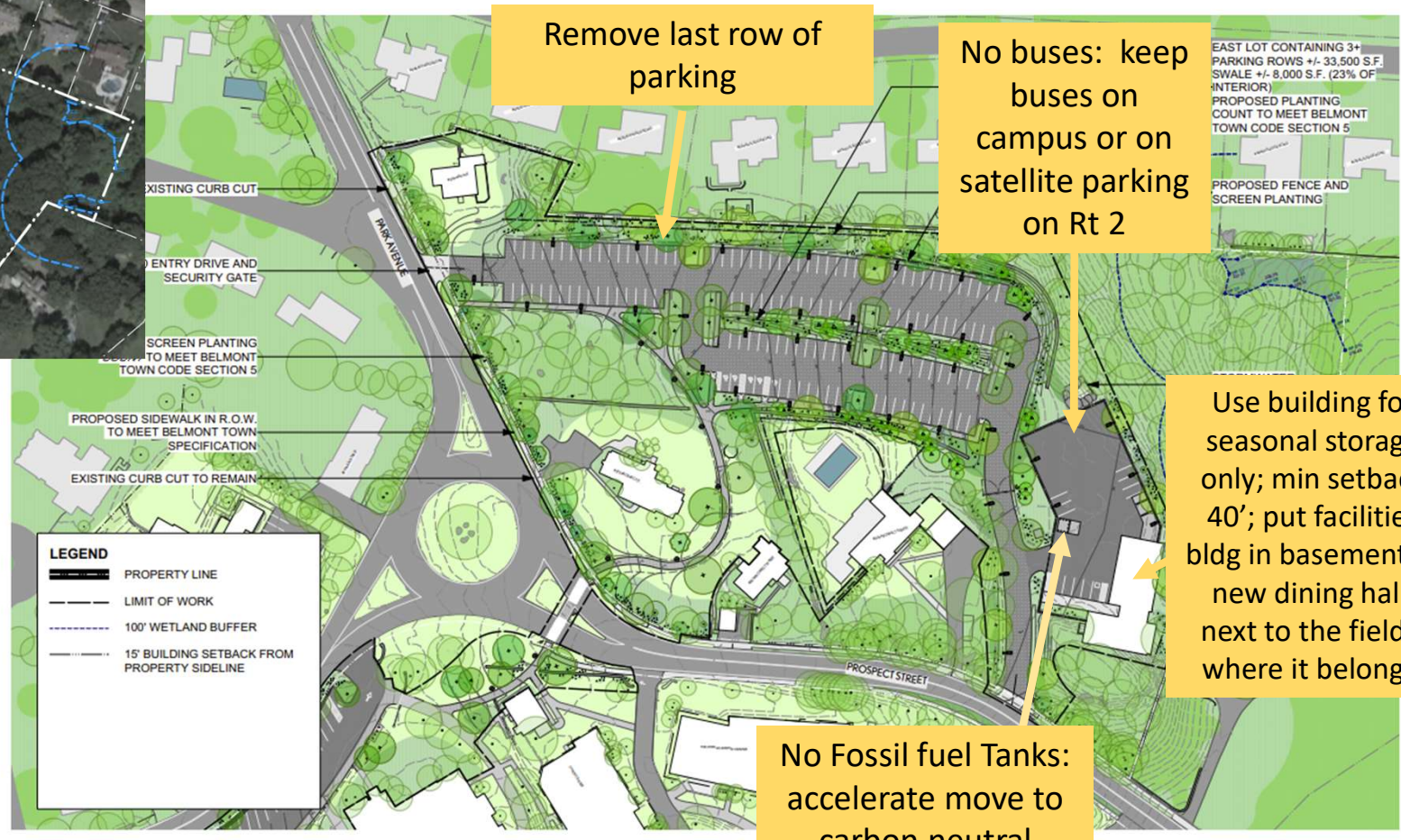
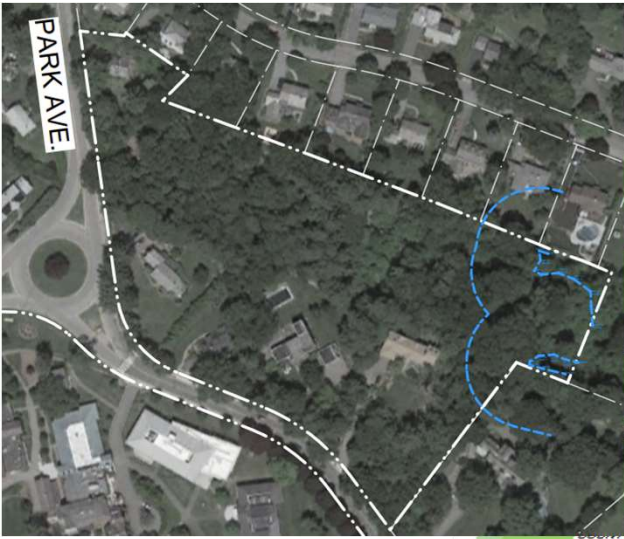
So, the question for this meeting is “Is it educational, and is the size and layout consistent for the neighborhood and for Belmont? Is it educational? Don’t be fooled by the fact they call it ‘East Campus’”. There is not one single educational element of this plan. Calling it educational is a brazen claim to move everything that is dirty, smelly, environmentally damaging and noisy off their pristine campus and dumping it onto the residents of Belmont.

I have shown that the school has pushed all these elements as close to their boundary as they possibly can.

I have shown that the parking lot is way over-proportioned for a school that size

I have shown that the facilities building is way out of proportion for a single house zoning neighborhood, and far too close to the neighbors.

I have shown and documented that it is not educational. It’s scale is not consistent with the requirements of other educational establishments, and by pushing development right to its boundaries, it is showing no sympathy towards the impact on the neighbors.



REED-HILDERBRAND

BELMONT HILL SCHOOL
BELMONT, MASSACHUSETTS

EAST LOT
PROPOSED

0 10 20 JULY 2022

Figure 7

So, what am I asking of you, the planning board who is entrusted with guiding the development within the town in accordance with the long term plan of how we want it to look in 100 years?

- (1) The Belmont Hill School Proposal really needs a complete overhaul of this plan to take climate change, sustainable Belmont and neighborly relations into account.
- (2) Remove the last row of parking, leave the trees and a good habitat corridor for wildlife to get to wetlands. It has been shown that this much parking is not necessary
- (3) Use facilities building for seasonal storage only. The facilities building should really be located under the proposed new dining hall, right next to the fields and campus it is servicing. This will also prevent tractors, golf carts and other non road-registered machinery from crossing the busy road. Increase the setback of the enormous building to 40' minimum
- (4) Show leadership in the move to zero carbon emissions by removing the fuel storage; at very least it must be underground for safety
- (5) Buses should be parked in satellite parking on Route 2, or on the Zamboni lot, next to a road.
- (6) The Planning Board must require a Development Impact Report as permitted by Belmont bylaws. It is worth noting that Lexington bylaws, for example, show how other towns have found it useful to have all that information up front before even considering an application.
- (7) The school has stated that they had considered alternatives. They should be made to present those alternatives, and state whether they were discarded because of cost or some other reason.

Note: this is by no means a complete final set of comments

Thank You

