

Hummel, Robert

From: Cushman, Ellen
Sent: Monday, August 23, 2021 2:06 PM
To: Hummel, Robert; 'pinkerton@alum.mit.edu'
Cc: 'Jack Dawley'
Subject: Comments on Northland Proposal for Zone 3 of McLean District - Site Plan application

The Land Management Committee for Lone Tree Hill, Belmont Conservation Land (LMC), one of the closest neighboring properties to Zone 3, the Committee submits the following comments and questions to the Planning Board for inclusion in the Site Plan Public Hearing process. Jack Dawley, of the applicant Northland, attended the July 12th LMC meeting to review the project, answer questions and is copied on this email; we appreciate his time and willingness to discuss these issues with us. Please note that Lone Tree Hill is publicly accessible conservation-restricted land, though it is owned by both the Town of Belmont (publicly owned) and McLean Hospital (privately owned).

- Trail Entrance to Lone Tree Hill Conservation Land from the development.
 - The Committee believes that the resident population of the development will inevitably want to access the trails and would create their own trails if a defined access route is not provided. The designated trail entrance/trail head will channel activity to an appropriate location in consideration of topographic and ecological concerns. Residents will not backtrack to use a trail entrance at Olmsted Drive to access the Coal Road trails.
 - Unfortunately, until the final placement of the buildings and parking, etc. is settled, it is not possible to set the exact location. At this time, it appears that the eastern edge of Subdistrict A is the appropriate area for location of a trail entrance but will be determined once the final plan is settled.
 - Require Northland to work with the LMC to select the appropriate placement, design and install this access point per LMC requirements.
- Lot Line Issues & Construction Fencing & Access
 - Delineate and mark permanently by lot line survey the entirety of the Lone Tree Hill shared property line of Zone 3 that will remain in place during construction and maintained once the property is occupied.
 - Require construction perimeter fencing to contain all debris, and trash and prevent dumping and people walking to/from the Conservation Land and Zone 3 during the construction period. See also stormwater management below.
 - Ideally a buffer should be established between the construction site and the public land, in other words, construction activities, storage, etc. should not occur right up to the property lines. This will assist in eliminating any overflow impacts.
 - Inform Belmont's General Bylaw governing use of Lone Tree Hill Conservation Land by anyone choosing to use the land during break periods or before/after work:
 - Chapter 60: Public Health, Safety, Welfare and Environmental Protection
 - § 60-1000: Lone Tree Hill Conservation Land.
 - <https://ecode360.com/29076271>
- Fire Precautions
 - We understand that Belmont Fire has expressed a concern about southern border of Zone 3 property and that a brush fire starting at the bottom of the hill would travel uphill, requiring an adequate buffer on Zone 3 from the proposed development to the Conservation Land. We appreciate this concern and support the intent.
- Stormwater Management
 - Require that runoff for the Zone 3 property does not cause erosion on the adjacent conservation-restricted land, both during construction and once occupied.
 - We presume this may involve installation of silt barrier and fencing but we leave it to the Planning Board and stormwater consultant to determine the best methods of containment.

- Storage of Trash Post-occupancy and During Construction
 - Require indoor storage of all trash inside the buildings to prevent any blowing onto the Conservation Land or acting as an attractant to wildlife.
 - Require contained storage of trash and debris, coffee cups, packaging, etc during construction to prevent blowing onto the Conservation Land
- Snow and Ice, Treatment, Removal and Storage, if Required.
 - Snow and ice treatment on the property must be contained to Zone 3 itself, not spill over onto the Conservation Land during construction and post-occupancy. It would be ideal if the owner will indicate what type of treatment will be used.
 - Plans must be made now to deal with snow in the event of a heavy snowfall year so removal and/or storage will not negatively impact the adjacent Conservation Land.

We appreciate the Planning Board's consideration and inclusion of these comments provided by the Land Management Committee. If there are any questions or additional information is required, please contact me directly.

Respectfully,

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

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