

January 25, 2022

To: The Belmont Planning Board

From: The Belmont Land Management Committee

Re: CASE NO. 21-08 – Design and Site Plan Review 115 Mill Street (McLean Overlay District 3) - Northland Residential Corporation.

Following a virtual meeting on January 19, 2022 between the LMC and Applicant, the LMC offers the following comments regarding CASE NO. 21-08 – Design and Site Plan Review 115 Mill Street (McLean Overlay District 3) - Northland Residential Corporation. These comments supersede previous comments made by the LMC to the Planning Board on January 18, 2022.

### **Hydrology –**

The LMC appreciates the efforts of Northland, the Applicant, to explain the pre-construction and post-construction distribution of stormwater relative to downhill public open space. The LMC agrees with the current stormwater plan as designed. No changes to the plans are requested. The committee observes that the distribution of surface runoff along open space boundaries in the pre and post construction conditions will not result in large or detrimental changes in the flow and volume of surface flow water reaching the public open space.

*LMC recommended condition of Design and Site Plan approval:* Prior to the completion of building permit review, the location of discharge point #1700 FES shall be reviewed in the field with the Applicant's Project Engineer, Landscape Architect and LMC representatives to determine that the discharge point is located to minimize impacts to immediate downhill vegetation and soils. The final location of discharge point #1700 FES shall be approved by the LMC.

### **Planting –**

*LMC recommended conditions of Design and Site Plan approval:*

1. The final Design and Site Plan Review drawings shall be revised to include the following note:  
"Native small tree and shrub species will be used exclusively. The straight species are preferred; however, cultivars may be used in cases where the straight species is not available or size-appropriate for the planned location(s)."
2. The final Design and Site Plan Review drawings will stipulate that invasive species on the Massachusetts Prohibited Plant List and, on the Massachusetts Invasive Plants Advisory Group's lists of "Invasive", "Likely Invasive" and "Potentially Invasive" plants shall be not used on the project and that all such plants, if encountered on the project site during the construction period and plant guarantee periods, will be removed.
3. The final Design and Site Plan Review documents will stipulate that a minimum of 60% of the total "Street Trees" to be planted in Zone 3 will be from the genus *Quercus* (Oak). In addition to

the oak trees already on the Street Tree list (Shingle Oak, White Oak, Red Oak), the applicant will add Swamp White Oak, Bur Oak, and Scarlet Oak.

4. The Applicant shall, as part of its building permit application, submit for review and approval by the LMC, planting plans, specifications and material lists for the area south of Subdistrict A, Building 10-14 and east of Subdistrict B, Building 200, (the "Open Space Boundary Zone(s)"). The interest of the LMC is that materials and methods for the restoration of these areas support the near-term and long-term health of the adjacent public woodlands. The LMC commits to review the documents in a timely way.

#### **Landscape Maintenance –**

Northland and the LMC agree that the proper place to stipulate future landscape maintenance requirements (by the applicant, as well as by the future owner of the apartments and condominium association) to control invasive species in Zone 3 is in the governing easement and deed documents.

*LMC recommended condition of Design and Site Plan approval:* Landscape maintenance requirements to control invasive species in Zone 3 shall be required components of the governing documents of the Project. Northland will provide the maintenance requirements for LMC and Planning Board review and approval.

#### **Trailhead Location –**

*LMC recommended condition of Design and Site Plan approval:* The Applicant shall agree to install Open Space trailhead access points and wayfinding signage and/or kiosk(s) at one or two locations determined by the LMC. Said location(s) will be identified and located in consultation with the Applicant and shall be compatible with the Zone 3 Design and Site Plan Approval and other terms of the Mclean District Zoning Bylaw and related agreements. The Applicant and LMC agree that it is not the Applicant's responsibility to construct new trails connecting Zone 3 to the Lone Tree Hill public trail system, but only to provide access to designated trailhead access points and wayfinding signage/kiosks at such selected points. No kiosks or trailheads shall be installed or marked until the trails are created, improved and opened to the public. Access though Zone 3 for trail construction and or maintenance will be subject to all governing easements and deed documents as will public access to said trailhead locations.

#### **Open space boundary markers –**

*LMC recommended condition of Design and Site Plan approval:* The Applicant shall agree to supply and install boundary markers along the Zone 3 boundaries with the public open space prior to the issuance of occupancy permits or the removal of other site construction and perimeter controls. The LMC will provide the applicant with the design of the open space boundary markers, their locations and spacing in advance of the applicant's application for building permit review.

**Turf grass –** No further concerns by the LMC.