

APPENDIX

BELMONT HIGH SCHOOL

MODULE 3: PRELIMINARY DESIGN PROGRAM

DECEMBER 13, 2017



APPENDIX

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A. STATEMENT OF INTEREST

Name of School Belmont High

Massachusetts School Building Authority

Next Steps to Finalize Submission of your FY 2015 Statement of Interest

Thank you for submitting your FY 2015 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to print and mail a hard copy of the SOI to the MSBA along with the required supporting documentation, which is described below.

Each SOI has two Certification pages that must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer*. Please make sure that **both** certifications contained in the SOI have been signed and dated by each of the specified parties and that the hardcopy SOI is submitted to the MSBA with **original signatures**.

SIGNATURES: Each SOI has two (2) Certification pages that must be signed by the District.

In some Districts, two of the required signatures may be that of the same person. If this is the case, please have that person sign in both locations. Please do not leave any of the signature lines blank or submit photocopied signatures, as your SOI will be incomplete.

**Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated as the chief executive office under the provisions of a local charter.*

VOTES: Each SOI must be submitted with the proper vote documentation. This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
 - For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
 - Regional School Districts do not need to submit a vote of the municipal body.
 - For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

CLOSED SCHOOLS: Districts must download the report from the "Closed School" tab, which can be found on the District Main page. Please print this report, which then must be signed by the Superintendent, the School Committee Chair, and the Chief Executive Officer. A signed report, with original signatures must be included with the District's hard copy SOI submittal. **If a District submits multiple SOIs, only one copy of the Closed School information is required.**

ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3: If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

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- If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.
- If a District selects Priority #3, Prevention of a loss of accreditation, the MSBA requires the full accreditation report(s) and any supporting correspondence between the District and the accrediting entity.

ADDITIONAL INFORMATION: In addition to the information required with the SOI hard copy submittal, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact Diane Sullivan at 617-720-4466 or Diane.Sullivan@massschoolbuildings.org.

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Name of School Belmont High

Massachusetts School Building Authority

School District Belmont

District Contact Anthony DiCologero TEL: (617) 993-5430

Name of School Belmont High

Submission Date 3/31/2015

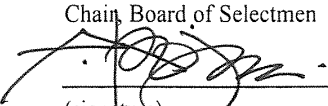
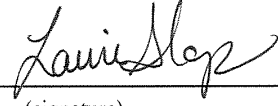
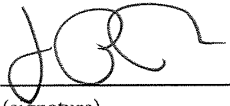
SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- ☑ The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- ☑ The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- ☑ The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- ☑ The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- ☑ After the district completes and submits this SOI electronically, the district must sign the required certifications and submit one signed original hard copy of the SOI to the MSBA, with all of the required documentation described under the "Vote" tab, on or before the deadline.
- ☑ The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- ☑ Prior to the submission of the hard copy of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- ☑ On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.
- ☑ The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.
- ☑ The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation and certification signatures in a format acceptable to the MSBA. If Priority 1 is selected, your Statement of Interest will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system.

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Chief Executive Officer *	School Committee Chair	Superintendent of Schools
Andrés T. Rojas	Laurie Q. Slap	John P. Phelan
Chain, Board of Selectmen		
		
(signature)	(signature)	(signature)
Date 04/01/15	Date 4/1/15	Date 4/1/15

* Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.

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 MSBA BOARD ACTION LETTER
 DESIGN ENROLLMENT CERTIFICATION
 PROPERTY DEED
 PHASE I SITE ASSESSMENT
 AHERA 3 YEAR RE-INSPECTION REPORT
 SUSTAINABILITY CHARRETTE
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School District Belmont

District Contact Anthony DiCologero TEL: (617) 993-5430

Name of School Belmont High

Submission Date 3/31/2015

Note

The following Priorities have been included in the Statement of Interest:

1. Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2. Elimination of existing severe overcrowding.
3. Prevention of the loss of accreditation.
4. Prevention of severe overcrowding expected to result from increased enrollments.
5. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
6. Short term enrollment growth.
7. Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
8. Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

SOI Vote Requirement

I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

Potential Project Scope: Renovation/ Addition

Is this SOI the District Priority SOI? YES

School name of the District Priority SOI: 2015 Belmont High

Is this part of a larger facilities plan? YES

If "YES", please provide the following:

Facilities Plan Date: 10/15/2004

Planning Firm: Design Partnership of Cambridge, Inc.

Please provide an overview of the plan including as much detail as necessary to describe the plan, its goals and how the school facility that is the subject of this SOI fits into that plan:

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Since 2004, the district has adjusted the plan as follows: The overall increase in the Belmont Public School (BPS) enrollment is a major concern for the district. BPS has seen an increase of 317 and is projected to see at least a total of 725 new students over a ten year period. This projection does not take into effect two building projects within the Town that when completed would bring over 400 units of living space (via apartments and condominiums) to Belmont. The district has completed several research studies to analyze this K-12 dilemma, and one option is to relieve pressure on our overcrowded middle school (serving over 1300 students in grades 5-8) by proposing a high school plan (SOI) to the MSBA that would involve an 8-12 high school facility. Thus, solving two problems (overcrowded middle school, overcrowded and decrepit high school) with one building program. 1. Goal One – solve issue of over enrollment at the middle school and high school. 2. Goal Two – increase learning space for high school. 3. Goal Three – utilization of space at high school in a collaborative 21st Century learning model. 4. Goal Four – provide adequate science / STEM space for students and programs. 5. Goal Five – increase the quality of every aspect of the high school facility.

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 23 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 16 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES

If "YES", please provide the author and date of the District's Master Educational Plan.

ARCADD, Inc. dated April 23, 1999.

Is there overcrowding at the school facility? YES

If "YES", please describe in detail, including specific examples of the overcrowding.

Over a 5 years period, Belmont Public Schools, K-12, has seen an increase in enrollment. Specifically, Belmont High School has seen an increase the past three years and anticipates the growth to continue. Below are the aggregate increases over a 5 year period:

Belmont Public Schools K-12 Enrollment
 Date - Enrollment - Difference year-to-year
 Oct. 1 1009 3905
 Oct. 1, 2010 3877 - 28
 Oct. 1, 2011 3900 - 23
 Oct. 1, 2012 3994 - 94
 Oct. 1, 2013 4136 - 42
 Oct. 1, 2014 4222 - 86
 *Difference, 2009-2014 - 317

Belmont Public Schools k-12 Projected Enrollment Based on NESDEC Plus 30 Index
 Date Enrollment - Difference 2014-2019
 Oct. 1 2019 4630 - 408

Belmont High School Enrollment
 Date - Enrollment - Difference year-to-year
 Oct. 1, 2009 1119
 Oct. 1, 2010 1104 - 15
 Oct. 1, 2011 1083 - 21
 Oct. 1, 2012 1120 - 37
 Oct. 1, 2013 1183 - 63
 Oct. 1, 2014 1236 - 53

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Because of the increasing enrollment at Belmont High School, the delivery of instruction, and the ability to assess students has been negatively impacted as well as simply accommodating the appropriate educational setting for students. For example, when students are not scheduled for a class, they are allowed to meet with teachers, go to the library or cafeteria. Since the increase in enrollment and the limited facility space available to students, the library will often reach full capacity and be forced to close the doors to additional students. Students will often wait outside the library and wait for other students to exit the space before being allowed to enter.

To help provide additional study space for students during the school day, the Little Theater has been made available. This space traditionally has been reserved for performances, class presentations and lectures only. When the room is not occupied, students are allowed to use the space to socialize and complete their school work. Unfortunately, the space is not supervised, and the administration frequently needs to limit the access to students.

To assist in alleviating the school's overcrowding problem, 30 benches have been purchased and placed in the hallway for students to access. The benches are utilized every period of the day and has only shifted the student overflow concerns to the hallways.

For the past several years, Belmont High School has offered open campus to seniors who meet the academic, attendance and discipline criteria. Students who meet the criteria are allowed to leave school during their free time. To help address the student overcrowding concerns, open campus was extended to the junior class. Offering open campus to the both seniors and juniors has assisted in managing the overcrowding concerns during the school day. Many teachers are teaching in different classrooms instead of delivering instruction in one classroom.

Because of the limited classroom space, the number of teachers sharing rooms has increased. Below are the statistics for the past two years:

Year - # of Teachers - # of Rooms
2013-2014 - 9 Taught in 2 classrooms
2013-2014 - 2 Taught in 3 classrooms

2014-2015 - 13 Taught in 2 classrooms
2014-2015 - 3 Taught in 3 classrooms

As a direct result of the enrollment increase and limited facility space, teaching and learning has been impacted. Teachers are restricted in delivering their instruction, the number of assessments, and covering the required amount of curriculum. To accommodate the increase in enrollment, students are being taught in modified classroom spaces. Below are some examples:

Original classrooms converted to smaller classroom to add additional space
1970's stadium style classrooms designed originally for science lecture rooms now accommodate wellness classes
An originally designed garage attached to the building has been converted to a large orchestra and music classroom

The current confinements do not support faculty and staff in meeting the school-wide expectations for students in providing a 21st century education to prepare students for college and career ready.

Each faculty and staff department is segregated from each other. As a result, faculty and staff are not afforded the opportunity to communicate and collaborate. Teachers often make a strong attempt to work with each other but are faced with facility challenges, i.e., limited classroom space, no school-wide faculty and staff room, limited computer space rooms, no collaborative teacher work rooms.

Has the district had any recent teacher layoffs or reductions? YES

If "YES", how many teaching positions were affected? 10

At which schools in the district? All schools in the district

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Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

No recent layoffs have occurred. However, there is an override question on the ballot for 4/7/15. If passed, no layoffs will occur. If not passed, 10.5 teaching FTEs will be eliminated in music, PE, english, math, science, social stud., and reading.

Has the district had any recent staff layoffs or reductions? YES

If "YES", how many staff positions were affected? 14

At which schools in the district? All schools in the district

Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

No recent layoffs have occurred. However, there is an override question on the ballot for 4/7/15. If passed, no layoffs will occur. If not passed, 14 non-teaching FTEs will be eliminated in admin., clerical, guidance, aides, library, and custodial.

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

High School Impact is as follows: FTE Reduction 4.8. Reductions in ELA and math will result in average class size of 27 students. Reductions in science and social studies will not allow any student to take an additional course in these areas, only seniors looking for a 5th course. Reductions will result in the loss of all 5th year courses – cutting AP courses in Chinese, Spanish, Latin, and French AP and Honors. Reductions will result in the loss of all third year art. Open campus extended to juniors starting in September. Increased amount of "frees" housed in the cafeteria, library and halls. Twelfth graders will only be allowed to take 5 classes, 11th - 5 ½, and 10th - 6. Many teachers are teaching in different classrooms instead of delivering instruction in one classroom. In 2013-14, 9 teachers taught in 2 classrooms and 2 teachers taught in 3 classrooms. In 2014-15, 13 teachers taught in 2 classrooms and 3 teachers taught in 3 classrooms.

Please provide a detailed description of your most recent budget approval process including a description of any budget reductions and the impact of those reductions on the district's school facilities, class sizes, and educational program.

There is an override question on the ballot on 4/7/15, which will directly affect the FY16 Budget. If the override is not passed the district will need to manage a \$1.7 Million shortfall for FY16. There will be 24.6 FTEs eliminated including 10.5 teaching FTEs in the areas of music, physical education, English, math, science, social studies, foreign language, art, reading, and preschool. Also, 14.1 non-teaching FTEs will be eliminated if the override is not passed in clerical support, instructional aides, assistant principal, guidance counselors, science coordinator, science curriculum director, library aides, custodian, and physical therapist positions. In this scenario, non-salary reductions will be in instructional supplies and materials, professional development, facilities maintenance and repairs. These reductions will negatively impact the district's ability to maintain school facilities; will increase class size -- and more dramatically increase student to instructional staff ratio regardless of class size by reducing aides at the elementary level -- and eliminate some course offerings at the secondary level. If the override is passed on 4/7/15, no budget-driven reductions would be anticipated. Ten additional FTEs would be hired throughout the district to address growing enrollment. Facilities spending would increase modestly to address maintenance and repairs in school buildings.

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General Description

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

Belmont High School was constructed as a new building on a vacant site and opened in 1970. There have been no additions or major renovations since it opened. The existing infrastructure is original equipment with the exception of replacement of all HVAC units on the roof of the building.

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

257120

SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

Belmont High School was constructed on the present 33 acre site and opened in 1970. A field house (which provides locker room space) and an ice rink are also on the high school property as separate, stand-alone buildings. There is a retention pond located on the site, which periodically overflows, resulting in flooding in the parking lot and in portions of the school building.

ADDRESS OF FACILITY: Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

221 Concord Avenue, Belmont, MA 02478

BUILDING ENVELOPE: Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

In October, 2004 a Master Plan and Feasibility Study for Renovations to Belmont High School was issued by Design Partnership of Cambridge. That report made the following observations about the building enclosure. Belmont High School was designed by the architectural firm of KLQ of Foxboro, Massachusetts. The building is a steel and concrete frame supporting brick exterior walls with precast concrete trim, and brick and other masonry is used extensively on the interior also. The construction is, overall, substantial. DPC's evaluation shows that all elements of the exterior envelope, with the exception of the roof, are due for either replacement (e. g. all classroom windows) or repair.

Has there been a Major Repair or Replacement of the EXTERIOR WALLS? YES

Year of Last Major Repair or Replacement:(YYYY) 2012

Description of Last Major Repair or Replacement:

A building envelope study conducted by the engineering firm of Russo, Barr Associates in 2006 recommended the repointing of all masonry walls, replacing deteriorating steel lintels and replacing metal panel systems at the High School, at an estimated cost of \$370,000. At the annual Town Meeting in April 2008, the Town approved \$81,000 to begin the first phase of that project, which has been completed. The overall project has been completed.

Roof Section A

Is the District seeking replacement of the Roof Section? YES

Area of Section (square feet) 150000

Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))

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Sarnafil membrane roof

Age of Section (number of years since the Roof was installed or replaced) 19

Description of repairs, if applicable, in the last three years. Include year of repair:

Minor isolated repairs only

Window Section A

Is the District seeking replacement of the Windows Section? YES

Windows in Section (count) 150

Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))

Existing windows are original to the building. They are fixed glass with hopper-style vents

Age of Section (number of years since the Windows were installed or replaced) 45

Description of repairs, if applicable, in the last three years. Include year of repair:

Reglazing of exterior extrusions. Translucent panels in the athletic wing of the building were replaced over a multi-year phase-in, completed in FY11.

MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).

From the October 2004 Master Plan, Design Partnership of Cambridge made the following observations about the mechanical and electrical systems. Virtually all components of the building's mechanical and electrical systems need attention. They are all, with minor exceptions, original equipment and have exceeded their design life expectancy. The boilers are oil-fired steam, feeding roof mounted air handling units directly and supplying hot water via converters to unit ventilators on the periphery of the building. Steam systems are very difficult to control. The building's electrical system is also original equipment, with the exception of some upgrades to the tel/data network made necessary by changing technologies. DPC's consultant electrical engineers and RDK Engineers, noted that the then 30-year old power distribution system is beyond its expected useful life. In addition to an increased frequency of component failures, replacement parts are becoming more scarce with time.

Boiler Section 1

Is the District seeking replacement of the Boiler? YES

Is there more than one boiler room in the School? NO

What percentage of the School is heated by the Boiler? 100

Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)

Dual fuel capacity (natural gas and oil). Natural gas is used as the primary heating source

Age of Boiler (number of years since the Boiler was installed or replaced) 45

Description of repairs, if applicable, in the last three years. Include year of repair:

The three boilers in the boiler room are original to the building. In FY14 all three boilers were retrofitted with dual fuel burners.

Has there been a Major Repair or Replacement of the HVAC SYSTEM? YES

Year of Last Major Repair or Replacement:(YYYY) 2014

Description of Last Major Repair or Replacement:

The basic HVAC system consists of unit ventilators providing heat and outdoor air to most spaces that border an exterior wall, and sixteen rooftop air handling units providing heat, outdoor air and cooling in some interior spaces. In 2006, as part of a townwide Energy Service Company (ESCO) project, six of the rooftop units were replaced. At the annual Town Meeting in April 2007, \$1,000,000 was authorized for borrowing to fund the replacement of the ten remaining rooftop units. That project was completed in 2008. Repair and upgrading of unit ventilators in classrooms is being performed and is currently ongoing.

In 2014 an air exhaust evacuation system was installed in the indoor pool area located in the athletics wing of the building.

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Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? NO

Year of Last Major Repair or Replacement:(YYYY) 1970

Description of Last Major Repair or Replacement:

The majority of the electrical system is original to the building. Only minor replacement of some subpanels has occurred.

BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).

From the October 2004 Master Plan and Feasibility Study for Renovations to Belmont High School, Design Partnership made the following observations about the building interior. The quality of interior finish is high with many high-use areas featuring quarry tile flooring and other low maintenance materials. Besides employing exclusively non-combustible materials, the design made liberal use of spray-on fireproofing, whose asbestos-content will add to the difficulty and cost of repair and renovation work. The interior finishes are tired. Floor tiles throughout the building contain asbestos. Although this material poses no threat until it is disturbed, it must be removed and replaced as part of any meaningful renovation program. Above the suspended ceilings, structural beams are treated with asbestos containing spray-on fire retardant. The vast majority of the suspended ceiling tiles are original to the building and have started to deteriorate. While the ceiling tiles themselves do not contain asbestos, a number have fallen out of the ceiling and have been replaced. This is an ongoing operational task that has a financial impact to the district. Most other finished areas will be disturbed by necessary work to address barrier-free access or by re-planning spaces for more effective and efficient use by evolving educational and support programs.

PROGRAMS and OPERATIONS: Please provide a detailed description of the current programs offered and grades served, and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).

Belmont High School offers a core academic program focused on college preparatory. Each year approximately 90% of the graduates go on to 4 year schools, 4% go on to two year schools, 1% go on to prep schools or gap year, 1% go into the military or employment, and 4% are categorized as "other". Students must meet the following graduation requirements:

- * 4 years of English
- * 4 years of math
- * 4 years of science
- * 3 years of social studies
- * 2 years of a foreign language
- * 1 year of fine and performing arts
- * 4 years of physical education
- * senior thesis
- * 40 hours of community service

With an emphasis on preparing students for college, there are limited offerings for students to pursue an area of interest, i.e., industrial arts, business, graphic design, etc. The physical constraints of the facility allow limited flexibility for students to partake in exploratory electives. Over the years, space has been modified to allow programs to be introduced. For example, the garage space has been converted over to an orchestra and chorus room, home economics rooms have been converted into art rooms, classrooms have been divided up to create small learning community centers for special education, office space has been converted over to a English Language Learner (ELL) classroom, science stadium seating lecture halls have been converted over to wellness classrooms, and storage and office space has been converted over to the METCO student workroom/directors office.

The New England Association of Schools and Colleges (NEASC) report of 2002 and 2013 both identified the limited space at Belmont High School as negatively impacting the delivery of instruction and curriculum. As a result, Belmont High School was placed on warning for facilities in 2002 and 2013. Since the building poses an obstacle to properly deliver a 21st century education, Belmont High School was also placed on warning in the area of curriculum. Even though

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modifications have been made to classroom space, Belmont High School remains on warning in the area of facilities and curriculum.

CORE EDUCATIONAL SPACES: Please provide a detailed description of the Core Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).

A detailed description of every instructional space can be found within the 2004 Master Plan, a hardcopy of which has been filed with the MSBA with the original SOI for Belmont High School. These "ed specs" note there are 36 general classrooms, most of which are approximately 750 square feet. There are also 27 specialized teaching classrooms: 4 Physics, 5 Biology, 3 Chemistry, 4 Art, 3 Music 2 Wellness, 6 Special Education.

The science labs range from 1,161 square feet to 1,445 square feet. Two earth science labs are 930 square feet each. The Library & Media Center has a combined space of 5,964 square feet. All of these spaces are original to the 1970 construction with very little modification.

CAPACITY and UTILIZATION: Please provide a detailed description of the current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).

The current building is over-subscribed at an enrollment of 1,235 students, limiting our capacity to deliver a 21st Century education. Over the next 10 years, district projections anticipate a student enrollment of 1,420.

Many teachers are teaching in different classrooms instead of delivering instruction in one classroom. In the 2013-2014 School Year, nine teachers taught in two different classrooms; two teachers taught in three different classrooms. Currently at Belmont High School, 13 teachers teach in two different classrooms; three teachers teach in three classrooms.

Please see the list of spaces repurposed below:

Wellness & social studies classes are held in a stadium/lecture setting which does not support differentiated instruction and 21st century learning expectations for BHS

Science labs are being conducted in general classrooms that were not designed as science labs

Full classes (30+ students) are held in smaller modified classrooms

Orchestra chorus classes are held in a garage area of the building

Science teachers lab preparation rooms are used for storage of science equipment and supplies, which prevents teachers from using those rooms for lab preparation

Ceramic classes are being held in previous home economics rooms

The Campus Alternative Program now occupies previous home economics rooms and a converted storage room

Two library/Media rooms are used for storage

METCO student work room was previously a storage room

ELL classrooms were previously an office and teacher work space

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Music technology class is taught in a previous piano practice room

Weight room is housed in a former classroom

MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district’s current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).

The district utilizes a contracted cleaning company to perform a clearly-defined and detailed list of tasks on a daily basis. The maintenance of the building systems is part of a districtwide program of preventative maintenance. The district maintenance and custodial staff have a scheduled checklist of items for servicing all motors and other elements of the systems. The District uses outside vendors for regular preventative maintenance and unscheduled repairs to HVAC, elevator and fire protection systems. Breakdowns are reported to the Town/School consolidated Facilities Department through the use of a computerized work order system. The Town budgets major capital repairs through a Capital Budget Committee separate from the operating budgets. As mentioned above, over the past few years, funds have been appropriated, or borrowing approved, at the annual Town Meeting for the rooftop HVAC replacements, the building envelope study, translucent panel replacements in the gymnasium and field house, and tennis court resurfacing on the grounds of the High School. None of these Capital Budget items required an override or debt exclusion.

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A. STATEMENT OF INTEREST

Name of School Belmont High

Priority 2

Question 1: Please describe the existing conditions that constitute severe overcrowding.

The overall increase in the Belmont Public School (BPS) enrollment is a major concern for the district. BPS has seen an increase of 317 and is projected to see at least a total of 800 new students over a ten year period (2009-2019). This projection does not take into effect two building projects within the Town that when completed would bring over 400 units of living space (via apartments and condominiums) to Belmont. The district has organized several research groups to analyze this K-12 dilemma, and one option is to relieve pressure on our overcrowded middle school (serving over 1300 students in grades 5-8) by proposing a high school plan (SOI) to the MSBA that would involve an 8-12 high school facility. Thus, solving two problems (overcrowded middle school, overcrowded and decrepit high school) with one building program.

Additionally the district is experiencing an increase in international students which presents two pressures on the district. The first pressure is that the increase of international students is far more complicated to project. This projection is out of the scope of our traditional New England School Development Council (NESDEC) birth rate model – therefore the district has great concern for repeated surges in enrollment. Secondly, a corresponding impact to the district is that the ELL population has spiked (from 91 in 2008 to 220 in 2014) thus creating the need for small group instructional spaces (per DESE mandated policy) for these students.

The concerning condition to the community and the district is that enrollment at all three levels of the district is growing rapidly. The makeup of the district is four elementary schools (K-4), one middle school (5-8) and one high school (9-12). The SOI for the high school will hopefully address the 9-12 concerns and potentially the middle school overcrowding by housing grade 8 at BHS. The additional concern for the district is that the schools will need to provide modular classrooms and most likely permanent additions to two of its elementary schools.

There are many potential reasons for this increase in enrollment, from proximity to Boston/Cambridge, Level One school district status, and the overall attractiveness of the Belmont community.

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A. STATEMENT OF INTEREST

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Priority 2

Question 2: Please describe the measures the School District has taken to mitigate the problem(s) described above.

Throughout the district each of the six schools has re-purposed space within their buildings. Library space, computer labs, office space, and conference rooms are taken and converted to full and small groups spaces to accommodate the increase in overall enrollment and the subsequent increase in special education and ELL students. This puts the district in the conflict of needing full classroom space and small pullout space to comply with the ELL state mandated 2.5 hours of pullout instruction for this population of students.

At Belmont High specifically, the re-purposing of classrooms is significant. From redesigning the library to hold four classroom and/or multipurpose spaces, to putting benches in the hallways to give places for students to go during free periods.

Because of the increasing enrollment and facility concerns at Belmont High School, the delivery of instruction, the ability to assess students and to simply accommodate the appropriate educational setting for students to be college and career ready, has negatively impacted the delivery of a 21st century education at Belmont High School.

For example, when students are not scheduled for a class, they are allowed to meet with teachers, go to the library or cafeteria. Since the increase in enrollment and the limited facility space available to students, the library will often reach full capacity and be forced to close the doors to additional students. Students will often wait outside the library and wait for other students to exit the space before being allowed to enter.

To help provide additional study space for students during the school day, the Little Theater has been made available. This space traditionally has been reserved for performances, class presentations and lectures only. When the room is not occupied, students are allowed to use the space to socialize and complete their school work. Unfortunately, the space is not supervised and the administration frequently needs to limit the access to students.

To assist in alleviating the school's overcrowding problem, 30 benches have been purchased and placed in the hallway for students to access. The benches are utilized every period of the day and have only shifted the student overflow concerns to the hallways.

For the past several years, Belmont High School has offered open campus to seniors who meet the academic, attendance and discipline criteria. Students who meet the criteria are allowed to leave school during their free time. To help address the student overcrowding concerns, open campus was extended to the junior class. Offering open campus to the both seniors and juniors has assisted in managing the overcrowding concerns during the school day.

Belmont High School is oversubscribed at the present time. Many teachers are teaching in different classrooms instead of delivering instruction in one classroom. Thirteen teachers share two classrooms and 3 teachers share 3 classrooms. Similar issues arise at our middle school as well. Belmont High School will explore modular classrooms for the 2015/16 school year and will need more modular classrooms for the next five years until a more permanent solution is adopted. Two of our four elementary schools as well as our middle school will have modular classrooms by the 2016/17 school year. For the 2015/16 school year all three levels will share space, provide instruction in non-classroom space like hallways and continue to parcel out space for small group instruction by taking space from the libraries and offices.

Currently the high school has an overcrowded library (student center), benches in the hallway, and a full cafeteria utilized by students during the day.

Because of the limited classroom space, the number of teachers sharing rooms has increased. Below are the statistics for the past two years:

Year # of Teachers # of Rooms

2013-2014 9 Taught in 2 classrooms

2013-2014 2 Taught in 3 classrooms

2014-2015 13 Taught in 2 classrooms

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2014-2015 3 Taught in 3 classrooms		
<p>As a direct result of the enrollment increase and limited facility space, teaching and learning has been impacted. Teachers are restricted in delivering their instruction, number of assessments, and covering the required amount of curriculum. To accommodate the increase in enrollment, students are being taught in modified classroom space. Below are some examples:</p>		
<ol style="list-style-type: none"> 1. Original classrooms converted to smaller classroom to add additional space 2. 1970's stadium style classrooms designed originally for science lecture rooms now accommodate wellness classes 3. An originally designed garage attached to the building has been converted to a large orchestra and music classroom 4. Former home economics class rooms have been converted over to art and alternative learning rooms 		
<p>In 1970, the model for new schools was to create a design which departmentalized the different content areas. Each area has a department office and the subject classes in that wing of the school. As a result of the segregated areas, faculty and staff are not afforded the opportunity to communicate and collaborate with other teachers from different departments. Teachers often make a strong attempt to work with each other but are faced facility challenges i.e. limited classroom space, no school-wide faculty and staff room, limited computer space rooms, no collaborative teacher work rooms.</p>		
<p>Below are specific limitations impacting the delivery of a 21st century education</p>		
<p>*Limits to differentiated instruction</p>		
<p>*Limits to the development of 21 Century Learning Skills</p>		
<p>* Limits the ability to meet the Belmont High School student expectations (Communicate, Collaborate, Creativity, Critical Thinking)</p>		
<p>*Limits to the implementation of a student-centered learning environment</p>		
<p>*Limits to the capacity for students and teachers to engage in collaborative work teams, thereby impacting the social-emotional development of students</p>		
<p>*Limits the cross curricular collaboration in developing the curricular (inquiry and problem-solving, higher order thinking, cross-disciplinary learning, authentic learning opportunities both in and out of school, development of heterogeneity classes)</p>		
<p>*Limits teachers ability to personalize instruction</p>		
<p>*Limits opportunities to engage students in cross-disciplinary learning, become active and self-directed learners</p>		
<p>*Limits teachers from organizing group learning activities</p>		
<p>*Limits teachers from engaging in cross-curricular discourse on instructional practices</p>		
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Priority 2

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Students are not engaged in the presence of an educator during every instructional period of the school day.

Throughout the district each of the six schools has re-purposed space within their buildings. Library space, computer labs, office space, and conference rooms are taken and converted to full and small groups spaces to accommodate the increase in overall enrollment and the subsequent increase in special education and ELL students. This puts the district in the conflict of needing full classroom space and small pullout space to comply with the ELL state mandated 2.5 hours of pullout instruction for this population of students.

At Belmont High specifically, the re-purposing of classrooms is significant. From redesigning the library to hold four classroom and/or multipurpose spaces, to putting benches in the hallways to give places for students to go during free periods.

Because of the increasing enrollment and facility concerns at Belmont High School, the delivery of instruction, the ability to assess students and to simply accommodate the appropriate educational setting for students to be college and career ready, has negatively impacted the delivery of a 21st century education at Belmont High School.

For example, when students are not scheduled for a class, they are allowed to meet with teachers, go to the library or cafeteria. Since the increase in enrollment and the limited facility space available to students, the library will often reach full capacity and be forced to close the doors to additional students. Students will often wait outside the library and wait for other students to exit the space before being allowed to enter.

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Belmont High School is oversubscribed at the present time. Many teachers are teaching in different classrooms instead of delivering instruction in one classroom. Thirteen teachers share two classrooms and 3 teachers share 3 classrooms. Similar issues arise at our middle school as well. Belmont High School will explore modular classrooms for the 2015/16 school year and will need more modular classrooms for the next five years until a more permanent solution is adopted. Two of our four elementary schools as well as our middle school will have modular classrooms by the 2016/17 school year. For the 2015/16 school year all three levels will share space, provide instruction in non-classroom space like hallways and continue to parcel out space for small group instruction by taking space from the libraries and offices.

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2013-2014 9 Taught in 2 classrooms
2013-2014 2 Taught in 3 classrooms

2014-2015 13 Taught in 2 classrooms
2014-2015 3 Taught in 3 classrooms

As a direct result of the enrollment increase and limited facility space, teaching and learning has been impacted. Teachers are restricted in delivering their instruction, number of assessments, and covering the required amount of curriculum. To accommodate the increase in enrollment, students are being taught in modified classroom space. Below are some examples:

1. Original classrooms converted to smaller classroom to add additional space
2. 1970's stadium style classrooms designed originally for science lecture rooms now accommodate wellness classes
3. An originally designed garage attached to the building has been converted to a large orchestra and music classroom
4. Former home economics class rooms have been converted over to art and alternative learning rooms

In 1970, the model for new schools was to create a design which departmentalized the different content areas. Each area has a department office and the subject classes in that wing of the school. As a result of the segregated areas, faculty and staff are not afforded the opportunity to communicate and collaborate with other teachers from different departments. Teachers often make a strong attempt to work with each other but are faced facility challenges i.e. limited classroom space, no school-wide faculty and staff room, limited computer space rooms, no collaborative teacher work rooms.

Below are specific limitations impacting the delivery of a 21st century education

- *Limits to differentiated instruction
- *Limits to the development of 21 Century Learning Skills
- * Limits the ability to meet the Belmont High School student expectations (Communicate, Collaborate, Creativity, Critical Thinking)
- *Limits to the implementation of a student-centered learning environment
- *Limits to the capacity for students and teachers to engage in collaborative work teams, thereby impacting the social-emotional development of students
- *Limits the cross curricular collaboration in developing the curricular (inquiry and problem-solving, higher order thinking, cross-disciplinary learning, authentic learning opportunities both in and out of school, development of heterogeneity classes)
- *Limits teachers ability to personalize instruction
- *Limits opportunities to engage students in cross-disciplinary learning, become active and self-directed learners
- *Limits teachers from organizing group learning activities
- *Limits teachers from engaging in cross-curricular discourse on instructional practices

Please also provide the following:

Cafeteria Seating Capacity:	650
Number of lunch seatings per day:	4
Are modular units currently present on-site and being used for classroom space?:	YES
If "YES", indicate the number of years that the modular units have been in use:	10
Number of Modular Units:	1
Classroom count in Modular Units:	3

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Seating Capacity of Modular classrooms: 75

What was the original anticipated useful life in years of the modular units when they were installed?: 25

Have non-traditional classroom spaces been converted to be used for classroom space?: YES

If "YES", indicate the number of non-traditional classroom spaces in use: 14

Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters):

There is a modular building on site that is currently being used for office space and other non-instructional space. It is anticipated that for the 2015-2016 School Year that three of the six rooms in the modular building will be used as classrooms, due to current increases in enrollment. Only three of the six rooms are large enough to be used as classrooms. To date, the following spaces have already been repurposed to address the instructional needs of the building:

Wellness & social studies classes are held in stadium/lecture setting does not support differentiated instruction and BHS's 21st century learning expectations.

Science labs are being conducted in general classrooms that were not designed as science labs

Full classes (30+ students) are held in smaller modified classrooms

Orchestra chorus classes are held in a garage area of the building

See complete list in Priority 4 Question 3

Please explain any recent changes to the district's educational program, school assignment polices, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district's enrollment capacity (maximum of 5000 characters):

Enrollment increases at all grades within the district have necessitated the reassignment of students at the elementary level to be reassigned in some cases to an elementary building other than their local, neighborhood school. This is done to balance class size within each elementary grade among the four elementary schools in the district.

What are the district's current class size policies (maximum of 500 characters)?:

The district's has established class size guidelines for grades K-8. They are as follows:

Grade Guidelines

K 18-22

1 19-23

2 19-23

3 20-24

4 20-24

5 20-24

6 22-26

7 22-26

8 22-26

A. STATEMENT OF INTEREST

Name of School Belmont High

Priority 3

Question 1: Please provide a detailed description of the "facility-related" issues that are threatening accreditation. Please include in this description details related to the program or facility resources (i.e. Media Center/Library, Science Rooms/Labs, general classroom space, etc.) whose condition or state directly threatens the facility's accreditation status.

In the New England Association of School and Colleges (NEASC) Evaluation Report of the Visiting Committees in both 2002 and 2012, the Committees identified numerous recommendations concerning the facility needs of Belmont High School. As a result of the visits, NEASC placed Belmont High School on Warning status in 2002 and in 2012 in the area of facilities. In addition, Belmont High School was placed on Warning status for curriculum because of the inability for faculty and staff to deliver a 21st century education to students. Since the accreditation visits in 2002 and 2012, several improvements to the facility have been made and updated reports have been submitted to NEASC. Despite these efforts, Belmont High School continues to be on Warning status for the facility and the delivery of a 21st century curriculum. Below is a list of the major concerns as identified in the 2012 NEASC Report:

School Space

The school site and plant do not support the delivery of high quality school programs and services. Some issues are associated with the lack of adequate space while others are associated with the utilization and deterioration of the facility. The library is currently utilized as a study hall which limits teachers' abilities to use it effectively for guided research and inquiry. The issues in the life and chemistry science lab classrooms are centered on the increased classroom space that was reclaimed in a section of the room previously devoted solely to lab tables. This reclamation limits the lab area and compromises lab safety. The teachers are now limited by space concerns in their ability to deliver quality science curriculum in traditional classroom instruction. However, the physics classrooms are not in the science wing and are not configured as lab spaces. When the science graduation requirements were expanded, the physics classrooms were relocated, as they did not require gas or plumbing. Physics labs requiring probes or computers are performed in a separate computer lab area on a sign-up-as-available basis.

Public Announcement System

The public announcement system functions erratically throughout the building; it is unreliable. It never works in the music room and other locations throughout the building. In case of an emergency, there is no guarantee all classrooms would hear a request for lockdown procedures to commence. Because the public announcement system cannot be relied on as the main form of communication, the school administration is unable to notify all the faculty and staff during a crisis situation.

Fire Alarm System

Belmont High School's fire alarm system was installed in 1987. The alarm panel is located in the school's boiler room. There used to be two panels; one panel has been "cannibalized" for parts to fix the other one, since the system is outdated and parts are almost impossible to find. The intended use of the alarm panel is to indicate where a fire is occurring in the building. The panel does not function properly. If a fire alarm goes off, the indicator board bulbs do not glow to indicate the affected area. So, the source of the alarm has to be researched. It is known that a fire is occurring, but, because of the dysfunction of the panel, it is not known where the fire is. Because the fire alarm system is outdated and cannot be relied on as a main source of information when locating a fire, the fire department is not able to respond to an emergency in appropriate time.

Entry Control System

When a guest arrives at Belmont High School they are asked to check in at the greeter's desk at one end of the building and then proceed to the main office. The office is positioned in a way that guests are not visible to the office staff when

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seeking entrance to the school through the main entrance or egress doors. The school does not have entry control devices such as doors with electronically controlled latches, an entrance intercom system or security cameras. All exterior doors do not secure when entering and exiting the building. Without these security measures Belmont High School cannot ensure a secure building where all occupants are safe.

Little Theatre

The Little Theater, located at the lowest part of the building, takes on water when heavy rain occurs. A wood floor has been built over the concrete to raise the stage. When the Little Theater takes on water, it also gives off a strange odor.

Windows

When it rains or snows, or ice melts, water comes over the building's window overhangs. Those overhangs have no drainage planes/drip edges, so water enters the building through windows/areas that aren't properly sealed. Serious damage has occurred in the back of the building, the foyer/lobby, and in the 1st floor classrooms. Unfortunately, some of the electrical panels are located near the documented water leaks.

Storage

There is a lack of storage at Belmont High School. In the music rooms, supplies are stacked up in the orchestra room. The music practice room is filled with supplies and equipment. The theater program supply area is limited and overcrowded. The academic departments rely on overstocked storage rooms which also serve as teacher/student tutoring and study spaces.

HVAC System

The heating and ventilation system in the building is in need of updating. Due to consistent failure of steam traps, it is difficult to adequately regulate the flow of heat into the classrooms. As a result, many classrooms are either very hot and noisy or very cold. Many of pneumatic air lines that drive the HVAC system are old, dried out, and cracked, causing dampers and thermostats to not open and close when needed. Inefficient boilers and excessive production of hot water due to a broken mixing/exchange valve, results in excessively high energy costs. Sixteen rooftop units were installed in 2006-2008. They are digital units that are accompanied by software. The software to adjust the unit programming cannot be run from a computer in the office. It is necessary to climb to the roof to change it, making it difficult during good and inclement weather.

Americans with Disabilities Act (ADA)

Belmont High School maintains documentation that the physical plant and facilities meet most applicable federal and state laws and are in compliance with local health and safety regulations. Issues needing to be addressed exist with ADA compliance. The Belmont High School facility is not in full compliance with the Americans with Disabilities Act (ADA). Program access for individuals in wheelchairs is compromised by:

"The size of the elevator not accommodating motorized wheelchairs"

"No access to classroom lecture halls 138 and 221 A & B"

"No access to the Little Theater"

"No access to the bleachers"

"No access to the nurse's office"

Limited access to restrooms and the sinks"

Limited width of doorways"

"NEASC Facility Recommendations

1. "Develop and implement a plan that addresses the effective use of existing space"
2. "Ensure the public announcement system functions in every classroom and area in the building and physical plant"

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3. "Address water inflow issues in all identified areas"
4. "Provide heat to areas of the building where it is currently not provided"
5. "Bring the building up to ADA compliance"
6. "Provide sufficient storage for the music and drama programs"
7. "Replace the school's fire alarm system to ensure occupant safety"
8. "Replace the outdated boiler system"
9. "Update the building's heating/ventilation system"
10. "Facilitate access to heating unit programming"
11. "Replace the water tank in the field house"
12. "Reconcile the proximity of electric panels and documented water leaks"
13. "Fix and update all doors in the building that are in poor condition"

NEASC Curriculum Recommendations

1. "Overcrowding-ensure class size does not impede the implementation of curriculum"
2. "Overcrowding-establish educationally conducive environments students can access during free periods"
3. "Overcrowding-ensure the library functions as an area to support the implementation of BHS curriculum and achievement of the 21st century learning expectations"
4. "Overcrowding-ensure class size does not impede teachers meeting students' needs"
5. "Overcrowding-develop and implement a plan to ensure the library/media center is appropriately utilized as a resource for students and teacher to be actively engaged in the implementation of the school's curriculum"
6. "Overcrowding-develop and implement a plan that addresses the effective use of existing space"
7. "Update, fund and implement a long-range plan that addresses all building and physical plant needs that ensures the delivery of programs"

Similarly, the 1999 facility audit by ARCADD recommended extensive renovations including replacing boilers and burner, exhaust fans, wiring, kitchen equipment, etc. Because of inadequate funding, repairs to critical systems are made as problems arise. All of these concerns prevent the faculty and staff from implementing the school-wide expectations (Collaboration, Critical Thinking, Creativity, and Communication) and as a result, not fully preparing students to be college and career ready.

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Priority 3

Question 2: Please describe the measures the district has taken to mitigate the problem(s) described above.

The NEASC report was received in February 2013. Many of the same facility-related findings from the previous NEASC report from 2002 were reiterated in 2013.

Through the Town of Belmont Capital Budget Committee, the following projects have been funded by Town Meeting to try to alleviate some of the facility problems at Belmont High School:

1. A building envelope study for all school buildings was approved for FY07, and was conducted by the engineering firm of Russo, Barr Associates.
2. Based upon the recommendation of the building envelope study, which recommended repairs to the High School building exterior walls estimated to cost \$370,000, the Town Meeting approved \$81,000 for FY09 to begin these repairs.
3. Town Meeting approved \$125,000 for FY08 plus \$100,000 for FY09 as part of a phased replacement of sections of the translucent panels in the gymnasium and field house. An additional \$112,629 was expended in FY10 and an additional \$125,000 was approved for FY11 for the final phases of translucent panel replacement. The project is completed.
4. The Energy Service Company (ESCO) project in 2006 replaced six of the sixteen rooftop HVAC units and replaced all interior lighting with energy saving fixtures.
5. Town Meeting for FY08 authorized the borrowing of \$1,000,000 to replace the remaining ten rooftop HVAC units, which has been completed.
6. In the summer of 2008, in-house maintenance workers removed the fixed lab tables in the science rooms to accommodate more room for student chairs. These rooms were originally designed as combination classrooms and laboratories, but the fixed lab tables had become obstructions.
7. In the summer of 2009, a new Foreign Language lab was installed with equipment and furnishings paid by an \$80,000 grant from the Foundation for Belmont Education with the labor provided by the district's in-house maintenance workers.
8. In FY10:
 - \$44,025 was appropriated to begin repairs on the univent heating units in each classroom.
 - \$100,943 was appropriated to repave the access road in front of the high school building.
9. In FY11:
 - \$93,168 was expended for building envelope work (brick repointing, replacing external sealants, etc).
 - \$72,770 was expended for the final phase of replacing translucent panels.
10. In FY12:
 - \$14,979 was expended to rebuild heating units in the gymnasium.
 - FY12 and FY14 at total of \$187,000 was appropriated to convert the building to be heated by natural gas. The project included purchasing three new dual fuel (natural gas and oil) burners to replace the existing three oil-fired burners. Also included in the scope of the project was laying new underground gas piping to the building.
11. In FY13:

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- \$100,000 was appropriated to repave a portion of the main parking lot.
- \$50,000 was appropriated to continue repairs on the univent heating units in each classroom.
12. In FY14
- \$200,000 was appropriated to repave a portion of the main parking lot (for a project total of \$300,000).
- \$87,000 was appropriated for the town’s share for National Grid to install high pressure natural gas piping underground and connect it to Belmont High School. An alternate pathway over which to run the pipeline was identified, which reduced the cost from the initial estimate of \$93,000.
- In addition to these capital budget appropriations, in FY14 the School Department and the Town's Facilities Department expended over \$60,000 to address repairs and water and air quality issues with the indoor swimming pool at Belmont High School.
13. In FY15
- \$40,000 was appropriated to repair and paint the ceiling in the HS pool area.
- \$40,000 was appropriated to install an ultraviolet filtration system for the HS pool.
- Approximately \$35,000 was expended to build out small group learning rooms in the HS library.
- \$50,000 was appropriated to continue with the repair and upgrade of classroom univents.

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Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem(s) identified.

The following are examples of the impact of facilities/curriculum/enrollment related deficiencies cited in the NEASC Evaluation Report of the Visiting Committee in 2012:

1. "The negative impact of the facility to adequately and fully support the opportunities for all students to practice and achieve each of the 21st century learning expectations and delivery of the curriculum" - Facility/Curriculum
2. "The lack of adequate space in the library/media center causing reduced functionality of the center" - Facility/Enrollment/Curriculum
3. "Limited science lab areas compromising lab safety" - Facility/Curriculum
4. "Lack of adequate electricity, water, and technology in several science classrooms and labs" - Facility/Curriculum
5. "The poor condition of the heating and ventilation systems throughout the building"
6. "Ensure class size does not impede teachers meeting students' needs" - Enrollment/Curriculum
7. "Develop and implement a process to ensure counselors are able to meet the needs of all students and the school community" - Enrollment
8. "Ensure staffing levels in the library/media center to meet the needs of all students" - Enrollment/Curriculum
9. "Develop and implement a plan to ensure the library/media center is appropriately utilized as a resource for students and teachers to be actively engaged in the implementation of the school's curriculum" - Facility/Enrollment/Curriculum
10. "Update, fund, and implement a long-range plan that addresses all building and physical plant needs that ensures delivery of programs" - Facility/Curriculum
11. "Ensure class size does not impede the implementation of curriculum" - Enrollment/Curriculum
12. "Establish educationally conducive environments students can access during free periods" - Facility/Enrollment/Curriculum
13. "Ensure the library functions as an area to support the implementation of BHS curriculum an achievement of the 21st century learning expectations" - Enrollment/Facility/Curriculum
14. "Develop and implement a plan that addresses the effective use of existing space" - Facility
15. "Ensure the public announcement system function in every classroom and area of the building and physical plant" - Facility
16. "Bring the building up to ADA compliance" - Facility
17. "Address water inflow issues in all identified areas" - Facility
18. "Ensure the stage area meets OSHA standards" - Facility
19. "Provide heat to the stage area" - Facility
20. "Provide sufficient storage for the music and drama programs" - Facility
21. "Replace the school's fire alarm system to ensure occupant safety" - Facility
22. "Provide an adequate exhaust system in the pool room" - Facility
23. "Replace the outdated boiler system" - Facility
24. "Update the building's heating/ventilation system" - Facility
25. "Replace the water tank in the field house" - Facility
26. "Reconcile the proximity of electric panels and documented water leaks" - Facility
27. "Fix and update all doors in the building that are in poor condition" - Facility

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The Belmont High School facility is insufficient to fully implement the curriculum. Below are specific examples that prevent the district from delivering a 21st century education:

1. Science Labs/Classrooms - The science rooms and labs are original to the building and prevent teachers from delivery a 21st century education. Some of the concerns are listed below:
 - a. Science classrooms and labs are located in one room. Because of the limited space and enrollment increase, students must sit in both the lecture and lab tables while the teacher is delivering the instruction. Many students are unable to see the whiteboard clearly and must adjust their location.
 - b. When the students conduct labs, the instruction, curriculum and safety is compromised. The science lab space is limited and students must perform experiments in a limited space in large groups. Often labs are compromised because of the restricted area.
 - c. The majority of the lab stations have no power, limited plumbing, and there are concerns with the gas lines. Often students must share table space while conducting their experiments. Because of these facility obstacles, teachers are limited in delivering instruction and covering the required curriculum.
2. Physics Labs - many physics classes are held in science rooms that do not contain sufficient lab space tantamount to implementing the curriculum. Teachers have been creative in providing labs for students and the delivery of their instruction. The physics rooms prevent the teachers from delivering a 21st century education to students.
3. Open Campus/Enrollment - As stated earlier in the report, enrollment in the District and at Belmont High School has increased steadily and is projected to continue. Due to the limited educational space and to assist in managing students, the school has resorted to an open campus style schedule. When students do not have scheduled class time, they are allowed to roam the building, school grounds and take advantage of off campus privileges. At any given time during the school day, over 700 students may not be assigned to a class, and allowed to congregate in the library, cafeteria, courtyard, on benches in the hallways, and utilize the Little Theater.
4. Library/Media Space - Because of the increase in enrollment, the library/media space is frequently used as a gathering spot for large groups of students who seek out computers for personal and curricular work. While this is a popular location for students to gather, the library/media space functions as a study hall and the large quantity of students makes the media center inaccessible to students that are truly in need of its resources. The library/media center, instead of functioning as inquiry-based, becomes a holding place. The staff do their best to help students access the available resources. Unfortunately, a large majority of their time is spent on crowd control.
5. Technology Access - Equity of access to technology resources to fully implement the curriculum is a concern. Limited space and lack of updated electrical outlets limit the delivery of the curriculum. While technology is embedded in the Belmont High School curriculum and research is one the school's 21st century learning expectations, access to a computer is limited. Teachers are constantly "jockeying" for limited lab space, which is afforded to the fastest and savviest teacher. Without equal access to technology to support the curriculum, students will not be able to become the type of researcher Belmont High School's 21st century learning expectations delineates and the school's curriculum is not fully implemented.

Please also provide the following:

Name of accrediting entity (maximum of 100 characters):

New England Association of Schools and Colleges (NEASC).

Current Accreditation Status: Please provide appropriate number as 1=Passed, 2=Probation, 3=Warning, 4=Lost:

3

If "WARNING", indicate the date accreditation may be switched to Probation or lost: 12/1/2015

A. STATEMENT OF INTEREST

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Priority 4

Question 1: Please describe the conditions within the community and School District that are expected to result in increased enrollment.

The overall increase in the Belmont Public School (BPS) enrollment is a major concern for the district. BPS has seen an increase of 317 and is projected to see at least a total of 800 new students over a ten year period (2009-2019). This projection does not take into effect two building projects within the Town that when completed would bring over 400 units of living space (via apartments and condominiums) to Belmont. The district has organized several research groups to analyze this K-12 dilemma, and one option is to relieve pressure on our overcrowded middle school (serving over 1300 students in grades 5-8) by proposing a high school plan (SOI) to the MSBA that would involve an 8-12 high school facility. Thus, solving two problems (overcrowded middle school, overcrowded and decrepit high school) with one building program.

Additionally the district is experiencing an increase in international students which presents two pressures on the district. The first pressure is that the increase of international students is far more complicated to project. This projection is out of the scope of our traditional New England School Development Council (NESDEC) birth rate model – therefore the district has great concern for repeated surges in enrollment. Secondly, a corresponding impact to the district is that the ELL population has spiked (from 91 in 2008 to 220 in 2014) thus creating the need for small group instructional spaces (per DESE mandated policy) for these students.

The concerning condition to the community and the district is that enrollment at all three levels of the district is growing rapidly. The makeup of the district is four elementary schools (K-4), one middle school (5-8) and one high school (9-12). The SOI for the high school will hopefully address the 9-12 concerns and potentially the middle school overcrowding by housing grade 8 at BHS. The additional concern for the district is that the schools will need to provide modular classrooms and most likely permanent additions to two of its elementary schools.

There are many potential reasons for this increase in enrollment, from proximity to Boston/Cambridge, Level One school district status, and the overall attractiveness of the Belmont community.

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Priority 4

Question 2: Please describe the measures the School District has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

Belmont High School is oversubscribed at the present time. Thirteen teachers share two classrooms and 3 teachers share 3 classrooms. Similar issues arise at our middle school as well. Belmont High School will explore modular classrooms for the 2015/16 school year and will need more modular classrooms for the next five years until a more permanent solution is adopted. Two of our four elementary schools as well as our middle school will have modular classrooms by the 2016/17 school year. For the 2015/16 school year all three levels will share space, provide instruction in non-classroom space like hallways and continue to parcel out space for small group instruction taking space from the libraries and offices.

Currently the high school has an overcrowded library (student center), benches in the hallway, and a full cafeteria utilized by students during the day.

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Priority 4

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Because of the increasing enrollment and facility concerns at Belmont High School, the delivery of instruction, the ability to assess students and to simply accommodate the appropriate educational setting for students to be college and career ready, has negatively impacted the delivery of a 21st century education at Belmont High School.

For example, when students are not scheduled for a class, they are allowed to meet with teachers, go to the library or cafeteria. Since the increase in enrollment and the limited facility space available to students, the library will often reach full capacity and be forced to close the doors to additional students. Students will often wait outside the library and wait for other students to exit the space before being allowed to enter.

To help provide additional study space for students during the school day, the Little Theater has been made available. This space traditionally has been reserved for performances, class presentations and lectures only. When the room is not occupied, students are allowed to use the space to socialize and complete their school work. Unfortunately, the space is not supervised and the administration frequently needs to limit the access to students.

To assist in alleviating the school's overcrowding problem, 30 benches have been purchased and placed in the hallway for students to access. The benches are utilized every period of the day and have only shifted the student overflow concerns to the hallways.

For the past several years, Belmont High School has offered open campus to seniors who meet the academic, attendance and discipline criteria. Students who meet the criteria are allowed to leave school during their free time. To help address the student overcrowding concerns, open campus was extended to the junior class. Offering open campus to the both seniors and juniors has assisted in managing the overcrowding concerns during the school day.

Many teachers are teaching in different classrooms instead of delivering instruction in one classroom. Because of the limited classroom space, the number of teachers sharing rooms has increased. Below are the statistics for the past two years:

Year # of Teachers # of Rooms

2013-2014 9 Taught in 2 classrooms
2013-2014 2 Taught in 3 classrooms

2014-2015 13 Taught in 2 classrooms
2014-2015 3 Taught in 3 classrooms

As a direct result of the enrollment increase and limited facility space, teaching and learning has been impacted. Teachers are restricted in delivering their instruction, number of assessments, and covering the required amount of curriculum. To accommodate the increase in enrollment, students are being taught in modified classroom space. Below are some examples:

1. Original classrooms converted to smaller classroom to add additional space
2. 1970's stadium style classrooms designed originally for science lecture rooms now accommodate wellness classes
3. An originally designed garage attached to the building has been converted to a large orchestra and music classroom
4. Former home economics class rooms have been converted over to art and alternative learning rooms

In 1970, the model for new schools was to create a design which departmentalized the different content areas. Each area has a department office and the subject classes in that wing of the school. As a result of the segregated areas, faculty and staff are not afforded the opportunity to communicate and collaborate with other teachers from different departments. Teachers often make a strong attempt to work with each other but are faced facility challenges i.e. limited classroom space, no school-wide faculty and staff room, limited computer space rooms, no collaborative teacher work rooms.

Below are specific limitations impacting the delivery of a 21st century education
*Limits to differentiated instruction

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- *Limits to the development of 21 Century Learning Skills
- * Limits the ability to meet the Belmont High School student expectations (Communicate, Collaborate, Creativity, Critical Thinking)
- *Limits to the implementation of a student-centered learning environment
- *Limits to the capacity for students and teachers to engage in collaborative work teams, thereby impacting the social-emotional development of students
- *Limits the cross curricular collaboration in developing the curricular (inquiry and problem-solving, higher order thinking, cross-disciplinary learning, authentic learning opportunities both in and out of school, development of heterogeneity classes)
- *Limits teachers ability to personalize instruction
- *Limits opportunities to engage students in cross-disciplinary learning, become atice and self-directed learners
- *Limits teachers from organizing group learning activities
- *Limits teachers from engaging in cross-curricular discourse on instructional practices

Please also provide the following:

Cafeteria Seating Capacity:	650
Number of lunch seatings per day:	4
Are modular units currently present on-site and being used for classroom space?:	NO

If "YES", indicate the number of years that the modular units have been in use:

Number of Modular Units:

Classroom count in Modular Units:

Seating Capacity of Modular classrooms:

What was the original anticipated useful life in years of the modular units when they were installed?:

Have non-traditional classroom spaces been converted to be used for classroom space?:	YES
---------------------------------------------------------------------------------------	-----

If "YES", indicate the number of non-traditional classroom spaces in use: 14

Please provide a description of each non-traditional classroom space, its originally-intended use and how it is currently used (maximum of 1000 characters):

- Wellness & social studies classes are held in stadium/lecture setting-does not support differentiated instruction and BHS's 21st century learning expectations
- Science labs are being conducted in general classrooms that were not designed as science labs
- Full classes (30+ students) are held in smaller modified classrooms
- Orchestra chorus classes are held in a garage area of the building
- Science teachers lab preparation rooms are used for storage of science equipment and supplies, which prevents teachers from using those rooms for lab preparation
- Ceramic classes are being held in previous home economics rooms
- The Campus Alternative Program now occupies previous home economics rooms and converted storage room
- Two library/Media rooms are used for storage
- METCO student work room was previously a storage room
- ELL classroom was previously an office and teacher work space

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Music technology class is taught in a previous piano practice room
 Weight room is housed in a former classroom

Please explain any recent changes to the district’s educational program, school assignment polices, grade configurations, class size policy, school closures, changes in administrative space, or any other changes that impact the district’s enrollment capacity (maximum of 5000 characters). :

- o At the elementary level the district has over 80% of its classrooms with enrollment over the School Committee voted class size recommendations. Given the complexities of this process the district implemented an assignment plan/ procedure for all elementary students who register new to the district in an attempt to balance class size during this surge of enrollment.
- o The district is exploring changes in grade configuration as it relates to the BHS SOI and the other school buildings. The district has hired an Architectual Firm (SMMA) to analyze enrollment trends, space utilization within our current footprint, repurposing of current space to fit program needs (like ELL and Sped small group instruction), modular use, and the new high school and potential new additions to two or more schools in the district. This analysis has provided options for several grade configurations A) K-4,5-7, 8-12; B) Pre-K-K, 1-5, 6-8, 9-12; C) Our current model with a new elementary school.
- o All six schools have repurposed offices, large class space and different class space to attempt to fit program and instructional needs. This ranges from our high school chorus having their classroom in the old auto shop and our health classes in an old lecture hall, to our middle school small group classrooms being carved out of office space and library space. Next year the elementary schools will carve into the library and computer rooms space for instructional purposes. Small group space is at a premium as we have an increasing enrollment overall and in two areas of mandated need-- special education and English Language Learner classes.
- o The School Committee has allowed the district to exceed the class size recommendations that are stated in their policies in an attempt to provide the district with flexibility during this enrollment surge. The class size limits have been exceeded at all three levels of the district.

What are the district’s current class size policies (maximum of 500 characters)?:

The district’s has established class size guidelines for grades K-8. They are as follows:

- Grade Guidelines
- K 18-22
 - 1 19-23
 - 2 19-23
 - 3 20-24
 - 4 20-24
 - 5 20-24
 - 6 22-26
 - 7 22-26
 - 8 22-26

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Priority 5

Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.

At a Special Town Meeting in November 2003, the Town voted to appropriate \$90,000 for design services for the development of a Master Plan for future renovations to Belmont High School. The intent of developing the Master Plan was to identify and prioritize necessary renovations while waiting for a comprehensive renovation some time beyond 2010. The architectural firm of Design Partnership of Cambridge, Inc.(DPC) was hired to work with the Superintendent's Advisory Council on the Future Needs of Belmont High School.

In October 2004, Design Partnership presented the *Master Plan and Feasibility Study for Renovations to Belmont High School* to the Advisory Council. The mechanical and electrical engineering analysis was performed by Richard D. Kimball Company, Inc. (RDK). The Executive Summary presented the following Existing Conditions Review and Recommendations:

Heating, Ventilation and Air Conditioning Systems

Virtually all components of the building's mechanical and electrical systems need attention. They are all, with minor exceptions, original equipment and have exceeded their design life expectancy. The boilers are oil-fired steam, feeding roof mounted air handling units directly and supplying hot water via converters to unit ventilators on the periphery of the building. Steam systems are difficult to control and to maintain in optimal working order. RDK's strong recommendation is to replace the present boilers with hot water units with dual-fuel capability. Steam piping and controls will also need to be replaced. As the boilers are changed out the steam fed rooftop units must be replaced also. These units are very, very near the end of their lives and may, in fact, need replacement prior to the main part of the project going forward. Another deficiency to be corrected by the mechanical system upgrade is the amount of fresh air available to building occupants. New rooftop units will have a higher intake and distribution capacity to meet present codes. Review of existing conditions indicates the need for new unit ventilators. New air distribution equipment for the Pool and Fieldhouse is also indicated. It will be appropriate to replace the Pool system with a specifically designed, high efficiency "Pool-pak" system combining heating, dehumidification and heat recovery.

Note that since this report, the burners have been changed to dual fuel (natural gas and oil).

Plumbing System

- Required plumbing system work within the existing building, per RDK's investigation and analysis, includes new water efficient fixtures, barrier-free compliance and replanning of toilet and shower room fixture layouts, and kitchen upgrades. The domestic hot water system will be replaced in its entirety. The present science labs do not have an acid neutralization system and one must be provided for any new labs.

Fire Protection System

- The original design of Belmont High school met the building codes then in place in all respects. Today, codes are more stringent. One of the most glaring differences is in the fire protection system. The facility has no passive or active system to assist fire fighters in controlling an event. While the building itself would, no doubt, be difficult, probably impossible, to burn, its contents and equipment would not. Today, any building approaching the size, use and construction characteristics of the High School would be required to be completely sprinklered and provided with other fire protection measures. A renovation project where the cost is more than 30% of the building's assessed valuation will automatically trigger this requirement. Even if this work were not mandated, it would be very shortsighted to avoid it. The district is currently soliciting cost estimates to replace the fire alarm system. Prior to having received final estimates, the district anticipates that the cost will be in excess of \$500,000.

Electrical System

-

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Name of School Belmont High

Priority 5

Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.

As indicated in Priority 3, question 2, through the Town of Belmont Capital Budget Committee, the following projects have been funded by Town Meeting to try to alleviate some of the facility problems at Belmont High School:

1. A building envelope study for all school buildings was approved for FY07, and was conducted by the engineering firm of Russo, Barr Associates.
2. Based upon the recommendation of the building envelope study, which recommended repairs to the High School building exterior walls estimated to cost \$370,000, the Town Meeting approved \$81,000 for FY09 to begin these repairs.
3. Town Meeting approved \$125,000 for FY08 plus \$100,000 for FY09 as part of a phased replacement of sections of the translucent panels in the gymnasium and field house. An additional \$112,629 was expended in FY10 and an additional \$125,000 was approved for FY11 for the final phases of translucent panel replacement. The project is completed.
4. The Energy Service Company (ESCO) project in 2006 replaced six of the sixteen rooftop HVAC units and replaced all interior lighting with energy saving fixtures.
5. Town Meeting for FY08 authorized the borrowing of \$1,000,000 to replace the remaining ten rooftop HVAC units, which has been completed.
6. In the summer of 2008, in-house maintenance workers removed the fixed lab tables in the science rooms to accommodate more room for student chairs. These rooms were originally designed as combination classrooms and laboratories, but the fixed lab tables had become obstructions.
7. In the summer of 2009, a new Foreign Language lab was installed with equipment and furnishings paid by an \$80,000 grant from the Foundation for Belmont Education with the labor provided by the district's in-house maintenance workers.
8. In FY10:
 - \$44,025 was appropriated to begin repairs on the univent heating units in each classroom.
 - \$100,943 was appropriated to repave the access road in front of the high school building.
9. In FY11:
 - \$93,168 was expended for building envelope work (brick repointing, replacing external sealants, etc).
 - \$72,770 was expended for the final phase of replacing translucent panels.
10. In FY12:
 - \$14,979 was expended to rebuild heating units in the gymnasium.
 - FY12 and FY14 at total of \$187,000 was appropriated to convert the building to be heated by natural gas. The project included purchasing three new dual fuel (natural gas and oil) burners to replace the existing three oil-fired burners. Also included in the scope of the project was laying new underground gas piping to the building.
11. In FY13:
 - \$100,000 was appropriated to repave a portion of the main parking lot.

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- \$50,000 was appropriated to continue repairs on the univent heating units in each classroom.
12. In FY14
- \$200,000 was appropriated to repave a portion of the main parking lot (for a project total of \$300,000).
- \$87,000 was appropriated for the town's share for National Grid to install high pressure natural gas piping underground and connect it to Belmont High School. An alternate pathway over which to run the pipeline was identified, which reduced the cost from the initial estimate of \$93,000.
- In addition to these capital budget appropriations, in FY14 the School Department and the Town's Facilities Department expended over \$60,000 to address repairs and water and air quality issues with the indoor swimming pool at Belmont High School.
13. In FY15
- \$40,000 was appropriated to repair and paint the ceiling in the HS pool area.
- \$40,000 was appropriated to install an ultraviolet filtration system for the HS pool.
- Approximately \$35,000 was expended to build out small group learning rooms in the HS library.
- \$50,000 was appropriated to continue with the repair and upgrade of classroom univents.

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Priority 5

Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Limited budget funds spent unnecessarily on inefficient energy-consuming systems results in less funds being spent for the instructional program. This is becoming more critical in these tight budget times. In addition, unfavorable conditions in air quality and temperature may be distracting to staff and students, thereby potentially being disruptive to the educational process.

Heating, Ventilation and AirConditioning Systems

- Inconsistent heating and cooling requires classrooms to be moved often, throughout the different seasons in the school year.
- The frequent maintenance and repair of system components is disruptive to the school schedule and the educational process.
- The overall inconsistent temperature is not conducive to an appropriate learning environment.

Plumbing System

- Classrooms and teacher workspaces have needed to be moved due to plumbing system failures including backups, leaks, and environmental concerns.

Fire Protection System

- Malfunctions in the current fire alarm system cause false alarms on a regular basis, which require the evacuation of all staff and students, disrupting the school day.
- Resetting the system requires on-site presence of local Fire Department officials.

Electrical System

- The lack of a fully functioning public address (PA) system is a life-safety issue when it comes to communicating to the entire student and staff body any lock-down, evacuation, and fire drill procedures.
- The lack of an effective communication system also prevents the building administration from being able to address the staff and students regarding day-to-day announcements.

Aging windows and leaky roofs contribute to uncomfortable classroom spaces.

A. STATEMENT OF INTEREST

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Priority 5

Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.

All of the original systems in the building are now over 40 years old and are beyond their expected lifespan. This is resulting in more frequent breakdowns, greater maintenance costs, and disruption to the instructional process. While improvements have been made, such as the 2006 ESCo lighting fixture replacments and the 2008 Town-funded rooftop HVAC unit replacements, the core of the infrastructure systems can not be remedied without a major renovation project. It is expected that such a renovation project would substantially extend the useful life of the building.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?:
 YES

If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):

Richard D. Kimball Engineering - 2004
 Russo Barr Associates - 2007

The date of the inspection: 10/15/2004

A summary of the findings (maximum of 5000 characters):
 The findings are included in response to Question 1 of Priority 5.

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Priority 7

Question 1: Please provide a detailed description of the programs not currently available due to facility constraints, the state or local requirement for such programs, and the facility limitations precluding the programs from being offered.

Because of the facility concerns and large increase in enrollment, the following courses are no longer offered at Belmont High School:

- * Introduction to Design and Engineering
- * Zoology of Aquatic and Terrestrial
- * Figure Sculpture
- * History of Popular Music
- * Gospel Choir
- * World Music
- * Dance
- * Advanced Grammar
- * Creative Writing
- * Public Speaking/Debate
- * Facing History & Ourselves
- * Introduction to Programming
- * Computer Spreadsheet Applications

Programs Belmont High School wishes to explore but is unable to due to the facility constraints:

- * Comprehensive STEM program
- * Development of a Business and Technology department
- * An appropriate space for the alternative education Campus program
- * Expansion of the theatre/arts course offerings
- * Global Leadership courses
- * Full sequence of all languages in the foreign language department
- * Expansion of higher level math courses
- * State required 4 years of wellness classes
- * Student internships
- * Mediation and conflict resolution course
- * Peer mediation program

A. STATEMENT OF INTEREST

Name of School Belmont High

Priority 7

Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

The NEASC report was received in February of 2013. In the report, many of the same facility-related finding from the previous 2002 NEASC report were reiterated.

Through the Town of Belmont Capital Budget Committee, the following projects have been funded by Town Meeting to try to alleviate some of the facility problems at Belmont High School. Below is a list of some to the efforts:

Action Taken to Mitigate the Problem

1. A building envelope study for all school building was approved for FY07, and was conducted by the engineering firm Russo, Barr Associates.
2. Based upon the recommendation of the building envelope study, which recommended repairs to the High School building exterior walls estimated to cost \$375,000, the Town Meeting approved \$81,000 for FY09 to begin these repairs.
3. Town Meeting approved \$125,000 for FY08 plus \$100,000 for FY09 as part of a phased replacement of sections of the translucent panels in the gymnasium and field house. An additional \$112,629 was expended in FY10 and an additional \$125,000 was approved for FY11 for the final phases of translucent panel replacement. The project is completed.
4. The Energy Service Company (ESCO) project in 2006 replaces six of the sixteen rooftop HVAC units.
5. Town Meeting for FY08 authorized the borrowing of \$1,000,000 to replace the remaining ten rooftop HVAC units, which has been completed.
6. In the summer of 2008, in-house maintenance workers removed the fixed lab tables in the science rooms to accommodate more room for student chairs. These rooms were originally designed as combination classrooms and laboratories, but the fixed lab tables had come obstructions.
7. In the summer of 2009, a new Foreign Language lab was installed with equipment and furnishings paid by an \$80,000 grant from the Foundation for Belmont Education with the labor provided by the district's in-house maintenance workers.
8. In FY10:
 - a. \$44,025 was appropriated to begin repairs on the univent heating units in each classroom.
 - b. \$100,943 was appropriated to repave the access road in front of the high school building.
9. In FY11:
 - a. \$93,168 was expended for building envelope work (brick repointing, replacing external sealant, etc.).
 - b. \$72,770 was expended for the final phase of replacing translucent panels.
10. In FY12:
 - a. \$14,979 was expended to rebuild heating units in the gymnasium.
 - b. \$100,000 was appropriated in FY12 to replace the oil-fired burners with natural gas. burners. Since that time National Grid has informed the Belmont Schools that it will cost \$93,000 for the town's share for National Grid to lay over 1,800 feet of high pressure natural gas piping underground and connect it to Belmont High School. This work is necessary for the building to be able to be heated by natural gas, as the current natural gas line that services the building is a smaller line that was designed to supply the science labs with natural gas. The School Department is pursuing options with National Grid as to whether the \$93,000 can be amortized over a series of months to be paid with monthly gas invoices.
11. In FY13:
 - a. \$100,000 was appropriated to repave a portion of the main parking lot.

APPENDIX

A. STATEMENT OF INTEREST

Name of School Belmont High

b. \$50,000 was appropriated to continue repairs on the univent heating units in each classroom.

12. In FY14:

- a. \$200,000 was appropriated to repave a portion of the main lot (for a project total of \$300,000.
- b. \$87,000 was appropriated for the town's share of National Grid to install high pressure natural gas piping underground and connect it to Belmont High School. An alternate pathway over which to run the pipeline was identified, which reduced the cost from the initial estimate of \$93,000.
- c. \$600,000 was spent on repairs to the water and air quality issues with the indoor swimming pool.

Action Taking and Plan on Taking to Mitigate the Problem

13. In FY15:

- a. Through a donation from the Belmont High School PTO and the funds from the Town, student breakout rooms were constructed in the library and mezzanine space.
- b. Hallway and cafeteria door replacement.

14. In FY16

- a. Upgrading the music band room to be more acoustically sound.
- b. Hallway and cafeteria door replacement.

A. STATEMENT OF INTEREST

Name of School Belmont High

Priority 7

Question 3: Please provide a detailed explanation of the impact of the problem described in this priority on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.

Current Programs:

Belmont High School offers a core academic program focused on college preparatory. Each year approximately 90% of the graduates go on to 4 year schools, 4% go on to two year schools, 1% go on to prep schools or gap year, 1% go into the military or employment, and 4% are categorized as "other". Students must meet the following graduation requirements:

- * 4 years of English
- * 4 years of math
- * 4 years of science
- * 3 years of social studies
- * 2 years of a foreign language
- * 1 year of fine and performing arts
- * 4 years of physical education
- * senior thesis
- * 40 hours of community service

With an emphasis on preparing students for college, there are limited offerings for students to pursue an area of interest, i.e., industrial arts, business, graphic design, etc. The physical constraints of facility allow limited flexibility for students to partake in exploratory electives. Over the years, space has been modified to allow programs to be introduced. For example, the garage space has been converted over to an orchestra and chorus room, home economics rooms have been converted into art rooms, classrooms have been divided up to create small learning community centers for special education, office space has been converted over to a English Language Learner (ELL) classroom, science stadium seating lecture halls have been converted over to wellness classrooms, and storage and office space has been converted over to the METCO student workroom/directors office.

The New England Association of Schools and Colleges (NEASC) reports of 2002 and 2013 both identified the limited space at Belmont High School as negatively impacting the delivery of instruction and curriculum. As a result, Belmont High School was placed on warning for facilities in 2002 and 2013. Since the building poses an obstacle to properly deliver a 21st century education, Belmont High School was also placed on warning in the area of curriculum. Even though modifications have been made to classroom space, Belmont High School remains on warning in the area of facilities and curriculum.

Art Department

- * There are not enough sinks in 4 classrooms to serve all students enrolled
- * There is insufficient storage space for materials and student work in all the art rooms
- * The size of the ceramics room is not sufficient for the number of students enrolled in the program
- * Storage for art supplies and student work is limited and currently being stored in the student work space
- * There are not enough electrical outlets in the classroom, therefore, multiple power strips are being used on an antiquated electrical system

Music Department

- * There is insufficient storage space for musical instruments and equipment
- * Because of the limited space, certain instruments can not be introduced to the curriculum
- * There are not enough electrical outlets, therefore, multiple power strips are being used on an antiquated electrical system

APPENDIX

A. STATEMENT OF INTEREST

Name of School Belmont High

- * Some converted classrooms do not have electrical outlets
- * Practice rooms are being used for storage spaces
- * HVAC is inconsistent in the band and orchestra rooms resulting in relocating classes
- * Spaces are not wired for instructional technology such as SmartBoards or LCD projectors
- * There are two structural support columns in the middle of the chorus/orchestra room which prevent students in certain seats from being able to see the conductor

Wellness Classes

- * Taught in a previous science classrooms lecture style design
- * Differentiated instruction is limited
- * New course electives are limited due to the structure of the room

Weight Room

- * Weight room was previously a classroom which limits the curriculum
- * Space is limited and students must utilize the room in shifts
- * Structure of the room prevents the teachers from delivering a proper 21st century physical education program

General Classrooms

- * Inconsistent HVAC resulting in relocating classrooms
- * Classroom sizes vary which limits the locations of content classes
- * A variety of classes are not ADA compliant
- * Windows leak
- * Ceilings leak
- * Electrical system is outdated which limits classes that require electricity to deliver the curriculum

Overall Building Concerns

- * As previously stated, heating and ventilation problems affect all locations in the building.
- * The inconsistency of the HVAC system forces teachers to relocate students in order to provide a more appropriate education setting.
- * As previously stated, the NEASC report has cited many issues with the configuration of classroom spaces not being suitable for a 21st century education program.
- * As previously stated, increased maintenance costs takes funding away from the instructional program in tight budget times.
- * During the 2007-2008 School Year, there was a loss of two school days resulting from an electrical malfunction which rendered as inoperable a major switch in the main electrical supply room. Replacement parts were difficult to find, and the likelihood of the loss of school time will continue to increase.
- * Unavailable quiet study spaces in the library impedes the ability of students to study and learn. Also there are not enough seats/tables for students to work resulting in the closing the library due to overcrowding.
- * Faculty and staff are unable to deliver a 21 century education and to meet the established BHS student expectations.
- * Ceilings and windows leak and as a result teachers must relocate their classes to a more appropriate education setting. Hallways are closed off where there are leaks.
- * Fire alarm system is outdated (frequently set off, difficult to reset).
- * The master scheduling of the school is restricted because of a large increase in enrollment, limited classroom configurations,

A. STATEMENT OF INTEREST

Name of School Belmont High

limited electrical outlets, and inconsistant HVAC and plumbing.

- * Building restrictions on implementing the 1:1 iPad initiative - resulting in inequity for students, faculty and staff.
- * The current state of the facility limits the implementation of a comprehensive STEM program.

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Name of School Belmont High

REQUIRED FORM OF VOTE TO SUBMIT AN SOI

REQUIRED VOTES

If the SOI is being submitted by a City or Town, a vote in the following form is required from both the City Council/Board of Aldermen **OR** the Board of Selectmen/equivalent governing body **AND** the School Committee.

If the SOI is being submitted by a regional school district, a vote in the following form is required from the Regional School Committee only. FORM OF VOTE Please use the text below to prepare your City's, Town's or District's required vote(s).

FORM OF VOTE

Please use the text below to prepare your City's, Town's or District's required vote(s).

Resolved: Having convened in an open meeting on _____, prior to the closing date, the _____ *[City Council/Board of Aldermen/Board of Selectmen/Equivalent Governing Body/School Committee]* of _____ *[City/Town]*, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated _____ for the _____ *[Name of School]* located at _____ *[Address]* which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future

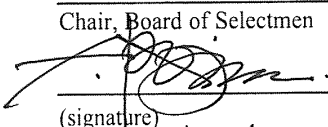
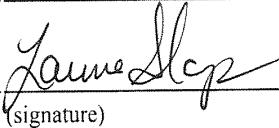
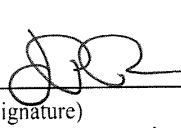
_____ *;* *[Insert a description of the priority categories]* and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

A. STATEMENT OF INTEREST

Name of School Belmont High

CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

Chief Executive Officer *	School Committee Chair	Superintendent of Schools
Andrés T. Rojas	Laurie Q. Slap	John P. Phelan
Chair, Board of Selectmen		
		
(signature)	(signature)	(signature)
Date 02/01/15	Date 4/1/15	Date 4/1/15

* Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice. Please do not leave any signature lines blank.

APPENDIX

B. MSBA BOARD ACTION LETTER

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

November 9, 2016

Mr. Mark A. Paolillo, Chair
Belmont Board of Selectmen
Office of the Board of Selectmen
455 Concord Avenue, Second Floor
Belmont, MA 02478

Re: Town of Belmont, Belmont High School

Dear Mr. Paolillo:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to invite the Town of Belmont (the "Town") to partner with the MSBA in conducting a Feasibility Study for the Belmont High School. The Board's vote follows the Town's timely completion of all of the requirements of the MSBA's Eligibility Period.

I do want to emphasize that this invitation to partner on a Feasibility Study is *not* approval of a project, but is strictly an invitation to the Town to work with the MSBA to explore potential solutions to the problems that have been identified. Moving forward in the MSBA's process requires collaboration with the MSBA, and communities that "get ahead" of the MSBA without MSBA approval will not be eligible for grant funding. To qualify for any funding from the MSBA, local communities must follow the MSBA's statute, regulations, and policies which require MSBA collaboration and approval at each step of the process.

During the Feasibility Study phase, the Town and the MSBA will partner pursuant to the terms of the Feasibility Study Agreement to find the most fiscally responsible and educationally appropriate solution to the problems identified at Belmont High School. The Feasibility Study, which will be conducted pursuant to the MSBA's regulations and policies, requires the Town to work with the MSBA on the procurement of an Owner's Project Manager and Designer, which will help bring the Town's Feasibility Study to fruition.

We will be contacting you soon to discuss these next steps in more detail. In the meantime, however, I wanted to share with you the Board's decision and provide a brief overview of what this means for the Town of Belmont.



B. MSBA BOARD ACTION LETTER

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Belmont High School Feasibility Study Board Action Letter

I look forward to continuing to work with you as part of the MSBA’s grant program. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely,



John K. McCarthy
Executive Director

Cc: Legislative Delegation
David J. Kale, Belmont Town Administrator
Floyd S. Carman, Belmont Treasurer and Collector
Lisa Fiore, Chair, Belmont School Committee
John P. Phelan, Superintendent, Belmont Public Schools
File: 10.2 Letters (Region 4)

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C. DESIGN ENROLLMENT CERTIFICATION

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

Maureen G. Valente
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

October 11, 2016

Mr. Mark A. Paolillo, Chair
Belmont Board of Selectmen
Office of the Board of Selectmen
455 Concord Avenue, 2nd Floor
Belmont, MA 02478

Re: Town of Belmont, Belmont High School

Dear Mr. Paolillo:

I would like to thank your team for meeting with Massachusetts School Building Authority (the "MSBA") staff on June 13, 2016 and for the subsequent meeting on July 28, 2016 during which enrollment projections and methodologies were reviewed for Belmont High School in the Town of Belmont (the "District"). The MSBA acknowledges the District's requests for additional information as it relates to enrollment and an extension of time beyond the 180-day period in Eligibility Period to conclude the enrollment process. As discussed, the next critical step is for the MSBA and the District to agree on a study enrollment for the Belmont High School project.

Belmont High School presently serves the District's entire grade 9-12 enrollment. The MSBA understands that the District would like their Feasibility Study to examine a number of potential configurations including:

- Maintaining the current configuration of grades 9-12.
- Moving grade 8 students from the Chenery Middle School to the Belmont High School, thus creating a grade 8-12 configuration.
- Moving grades 7 and 8 students from the Chenery Middle School to the Belmont High School, thus creating a grade 7-12 configuration.

The table below illustrates the Town of Belmont's K-12 enrollment during the most recent ten year period, including enrollment for the current school year (2015-2016) as reported by the Department of Elementary and Secondary Education. K-4 enrollment has been on an increasing trend for at least the past ten years. Grades 5-8 enrollment has been on an increasing trend since 2007. The grade 9-12 enrollment in the Town of Belmont as reported by the District for the current school year is 1,245 students, which was the maximum grade 9-12 enrollment reported in the preceding ten years. Additionally, the current year's grade 9-12 enrollment reflects an increase of approximately 89 students (8%) from the average grade 9-12 enrollment reported during the preceding ten-year period.



C. DESIGN ENROLLMENT CERTIFICATION

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YEAR	K-4	5-8	9-12	TOTAL
2006-2007	1,400	1,122	1,150	3,672
2007-2008	1,450	1,101	1,156	3,707
2008-2009	1,489	1,140	1,162	3,791
2009-2010	1,600	1,184	1,119	3,903
2010-2011	1,558	1,204	1,104	3,866
2011-2012	1,601	1,211	1,083	3,895
2012-2013	1,634	1,240	1,120	3,994
2013-2014	1,686	1,268	1,183	4,137
2014-2015	1,699	1,285	1,236	4,220
2015-2016	1,733	1,323	1,245	4,301

The MSBA understands that the District is proposing a design enrollment to accommodate approximately 1,501 in grades 9-12 at Belmont High School.

The MSBA's base enrollment forecast indicates that the Town of Belmont's grade K-4 enrollment will be somewhat flat and perhaps decline slightly through 2019 before it will return to a growth trend. Grade 6-8 enrollment will continue to grow through about 2019 then decline slightly. Grade 9-12 enrollment will continue to grow through 2023 then stabilize and perhaps decline slightly through 2027 at which point it will experience an increasing trend again. The results of the base enrollment forecast are as follows:

- The average grade 9-12 enrollment forecast for the projected period through the 2025-2026 school year is 1,380 students.
- The average grade 8-12 enrollment forecast for the projected period through the 2025-2026 school year is 1,730 students.
- The average grade 7-12 enrollment forecast for the projected period through the 2025-2026 school year is 2,080 students.

As a result of a sensitivity analysis performed by the MSBA on these base enrollment projections and further discussion with the District, the following adjustments have been made to the base enrollment projection:

- Sustained Enrollment Growth
 - The MSBA default methodology is based on the average future enrollment projected over a ten-year period. Enrollment projections for the Town of Belmont predict sustained enrollment growth in each grade group significantly beyond the ten-year projection period.
 - Based on the discussions between the District and the MSBA, the MSBA base model has been adjusted to use the average future enrollment projected over a 20-year period.

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C. DESIGN ENROLLMENT CERTIFICATION

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- This adjustment added the following totals to the projected averages for the District's proposed grade configurations as compared to the base enrollment projection:
 - For grades 9-12, the adjustment added approximately 40 students.
 - For grades 8-12, the adjustment added approximately 55 students.
 - For grades 7-12, the adjustment added approximately 70 students.
- Out-of-District Enrollment
 - In order to adjust for fluctuations to the out-of-district enrollment patterns of the District's residents over time, the MSBA has made an adjustment to the base enrollment projection.
 - In order to make this adjustment, the MSBA adjusted the grade to grade survival ratios for the impacted grades by a total of 3.3% throughout a four year period in the projection.
 - This adjustment added the following totals to the 20-year average enrollments for the District's proposed grade configurations as compared to the projection without this adjustment:
 - For grades 9-12, the adjustment added approximately 25 students.
 - For grades 8-12, the adjustment added approximately 30 students.
 - For grades 7-12, the adjustment added approximately 30 students.
- Development
 - In response to additional information provided by the District and discussion regarding future housing development, the District may experience increased in-migration beyond the historically typical range. Therefore, the MSBA model has been adjusted to use the five-year 75th percentile cohort survival rate rather than the five-year average survival rate which is utilized in the base enrollment methodology.
 - This adjustment added the following totals to the 20-year average enrollments for the District's proposed grade configurations as compared to the projection without this adjustment:
 - For grades 9-12, the adjustment added approximately 25 students.
 - For grades 8-12, the adjustment added approximately 30 students.
 - For grades 7-12, the adjustment added approximately 35 students.

Based on the historical enrollment trends of the District and the adjustments, analysis and discussions with the District described above, the MSBA recommends the following study enrollments for the potential project at the Belmont High School:

- For grades 9-12: 1,470 students
- For grades 8-12: 1,845 students

C. DESIGN ENROLLMENT CERTIFICATION

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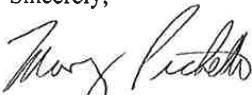
- For grades 7-12: 2,215 students

The MSBA's study enrollment recommendations assume full utilization of all school facilities. Accordingly, as part of the Feasibility Study, the District will be required to determine the enrollment capacity of each existing facility anticipated to remain in service. If grade reconfiguration is determined to be the Preferred Solution, the District will be required to demonstrate in the Preferred Schematic Report that any reconfiguration proposed as the District's Preferred Solution has been approved by the School Committee and other necessary District officials. Further, the MSBA will require a written plan from the District describing the process for determining local support for potential grade reconfiguration.

The MSBA believes that these study enrollments recommendation will position the District to efficiently meet space capacity needs throughout future enrollment variations. Please sign and return the attached certification no later than October 24, 2016 to confirm agreement on these study enrollments. If the District feels that these study enrollments do not meet the needs of the District, please respond to this letter via e-mail to Jess Deleconio and propose three meeting/conference call times for which the District can be available to discuss enrollment.

If you have any questions regarding this matter, please do not hesitate to contact me or Jess Deleconio (Jess.Deleconio@massschoolbuildings.org) at 617-720-4466.

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
David J. Kale, Belmont Town Administrator
Floyd S. Carman, Belmont Treasurer & Collector
Lisa Fiore, Chair, Belmont School Committee
John P. Phelan, Superintendent, Belmont Public Schools
File: 10.2 Letters (Region 4)

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C. DESIGN ENROLLMENT CERTIFICATION

**MASSACHUSETTS SCHOOL BUILDING AUTHORITY
TOWN OF BELMONT
BELMONT HIGH SCHOOL
STUDY ENROLLMENT CERTIFICATION**

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the proposed project at the Belmont High School, the Town of Belmont hereby acknowledges and agrees that the design of preliminary options which may be evaluated as part of the feasibility study for the proposed project at the Belmont High School shall be based in accordance with the following:

Enrollment for Grades 9-12 at the Belmont High School	Enrollment for Grades 8-12 at the Belmont High School	Enrollment for Grades 7-12 at the Belmont High School
1,470 students	1,845 students	2,215 students

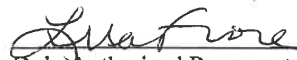
The space allowance for each alternative evaluated shall assume no more than the enrollments as detailed in the table above. The Town of Belmont acknowledges and agrees that it has no right or entitlement to any particular study enrollment, square feet per student space allowance, or total square footage referenced in the table above for the preliminary options, and further acknowledges and agrees that it shall not bring any or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the study enrollment of Belmont High School that it has acknowledged and agreed herein. The Town of Belmont further acknowledges and agrees that the study enrollment presented herein is only applicable to the evaluation of preliminary options conducted as part of the feasibility study for the proposed Belmont High School project. Upon receipt of the District's recommendation of a Preferred Schematic Design for the proposed Belmont High School project, and subject to the MSBA's review of such recommendation, the MSBA shall forward a Design Enrollment Certification with a design enrollment specific to the recommended and approved Preferred Schematic Design, which shall supersede this certification.

The undersigned, for themselves and the Town of Belmont, hereby certify that they have read and understand the contents of this Study Enrollment Certification and that each of the above statements is true, complete and accurate. The undersigned hereby certify that they have been duly authorized by the appropriate governmental body to execute this Certification on behalf of the Town of Belmont and to bind the Town of Belmont to its terms.



Chief Executive Officer

10/19/16
Date



Duly Authorized Representative of School Committee

10/19/16
Date



Superintendent of Schools

10/19/16
Date

C. DESIGN ENROLLMENT CERTIFICATION



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D. PROPERTY DEED

MARSH, MORIARTY, ONTELL & GOLDR, P.C.

Attorneys at Law
18 Tremont Street
Boston, Massachusetts 02108

TITLE REPORT

52935
Sheet Number

ESTATE: 221-299, 305-307, 313-345 Concord Avenue,
(Belmont High School Site), Belmont

OWNER: Town of Belmont

[SOURCES OF TITLE]	a.	Eminent Domain Taking	48
	b.	Eminent Domain Taking / Confirmed by Taking Deed	68, 73
	c.	Eminent Domain Taking	74
	d.	Eminent Domain Taking, as confirmed by Deed	112, 115
	e.	Eminent Domain Taking, as confirmed by Deed	118, 122
	f.	Eminent Domain Taking, as confirmed by Deed	125, 128
	g.	Eminent Domain Taking, as confirmed by Deeds	131, 134, 135
	h.	Eminent Domain Taking, as confirmed by Deed	138, 140
	i.	Deed	143

DESCRIPTION:	I.	7.2 acres as shown on Plan Book 393 Plan 7 - also shown as 7.2 acres on Plan 1208 of 1930	11 13
	II.	3.328 acres as shown on Plan Book 393 Plan 7 - also shown as 3.328 acres on Plan 1208 of 1930	11 13
	III.	26.27 acres as shown on Plan Book 393 Plan 7	11
	IV.	529,600 square feet as shown on Plan Book 405 Plan 41	12
	V.	8914 square feet as shown on Plan 119 of 1934 - also shown as 9090 square feet on Plan 255 of 1935 (See Remarks below regarding discrepancy in acreage)	14 15
	VI.	239,131 square feet as shown on Plan 114 of 1937	16
	VII.	10,700 square feet as shown on Plan 877 of 1939	17

(See also Assessors Plans- which show entire Site) 2-4 inclusive

D. PROPERTY DEED

SAID ESTATE IS SUBJECT TO:

1. Mortgage to: None
2. Possible applicability of M.G.L. Chapter 48 § 54A (locus abuts Boston & Maine Railroad corridor - Right of Way) see Plans
3. Possible Rights of others in way extending in a southerly direction from Boston & Maine Railroad right of way as shown on Assessors Plans and record plans (appears to be extension of Alexander Avenue) (See also Remark #2) 2-4, 11, 12, 17
4. Possible rights of others in way extending from way noted at Item 3 above and extending to Concord Ave. (See Also Remark #2) 2-4, 11, 12, 17
5. Taking by the Town of Belmont related to protection of the waters of Wellington Brook and for drainage and sewer purposes (Note: This document also takes in fee certain parcels) 48
6. Establishment of Building Line by Town of Belmont, as affected by Discontinuance of building line 61, 65
7. Grant of right of way over twenty (20) foot wide way 77
8. Widening / relocation of Concord Avenue by Town of Belmont (Note: We have included a copy of Original Taking for Concord Ave.) 80
84A
9. Wellington Brook extends through locus / possible rights of others in Wellington Brook (See Plans)

REMARKS:

1. Note that Taking in Book 5806 Page 522, Sheet 125 and Confirmatory Deed in Book 5922 Page 168, Sheet 128 appear to describe the same parcel of land, but said documents refer to different record plans and reflect slightly different acreage. We presume that is a survey issue. (Discrepancy appears to relate to bound along Railroad Corridor.)
2. The 1960 Belmont Assessor's Map, Sheet 3 and various record plans, Sheets 11-17 show a 33 foot wide right of way running southeasterly from a point on the Boston and Maine Rail Line opposite Alexander Avenue. It terminates at Wellington Brook, which bisects locus. A second way, 20 feet wide, runs southerly from a point on the first right of way to Concord

APPENDIX

D. PROPERTY DEED

Ave. The fee in these ways is not included within any of the takings. No sources of title are given, and no discontinuances have been recorded. The Town currently owns the fee in all land abutting these ways and would appear to own the fee in said ways by virtue of the Derelict Fee Statute M.G.L. 183 § 58.

3. With reference to assessors Map (Map 35) at Sheet 4, we do not think that the parcel at Map 35 Lot 35 (375 Concord Ave.) is part of locus. Included is a copy of the current deed and plan, at Sheets 162 and 165 for said lot. We didn't find any deed to the Town of Belmont or Eminent Taking by the Town. A color coded plan provided to us appears to suggest that said lot might be part of the Belmont High School Site and that is why we comment on same.

[Similarly the lot at 365 Concord Avenue (Map 35 lot 36) appears to be non-locus. The current deed and the plan for said lot is at Sheets 168-170.]

4. Two small lots, at 301-303 and 309-311 Concord Avenue (Map 35 Lots 37, 38) are owned by the Town of Belmont, but are controlled by the DPW Facilities Department. The chains of title for those two lots are distinct from the Belmont High School chains of title, which have not been examined and we presume are not part of the High School site.
5. The eminent domain takings generally recite that the property was taken for park, playground and school purposes or any combination of those purposes, or for any public purpose. This language differs slightly among the takings, some do not specifically mention for school purposes.
6. The examiner has color coded the plans and cross referenced same to the takings and deeds.
7. Note the examination disclosed a land swap between the Town of Belmont and an abutter, American Vault Co., Inc. - see Deeds at Sheets 143 and 146.

This resulted in a conveyance by the Town of a 176 square foot parcel out of the original site acquired by Belmont (out of property acquired at Sheets 125 and 128).

8. FYI: At Sheet 149 is an Eminent Domain Taking of Railroad Corridor by the MBTA (from Boston & Maine). The deed of the same property between the parties was recorded in Book 13117 Page 113 is not included in this abstract.

D. PROPERTY DEED

Bankruptcy indices compiled by the Registry of Deeds were examined to the extent the Registry of Deeds maintains said records. This Report is not a certification of title but is a report based upon a search of the records of the Registry of Deeds. We shall not be liable for mistakes in the indices or in the records of the Registry. Our liability shall be limited to the charge for this Report.

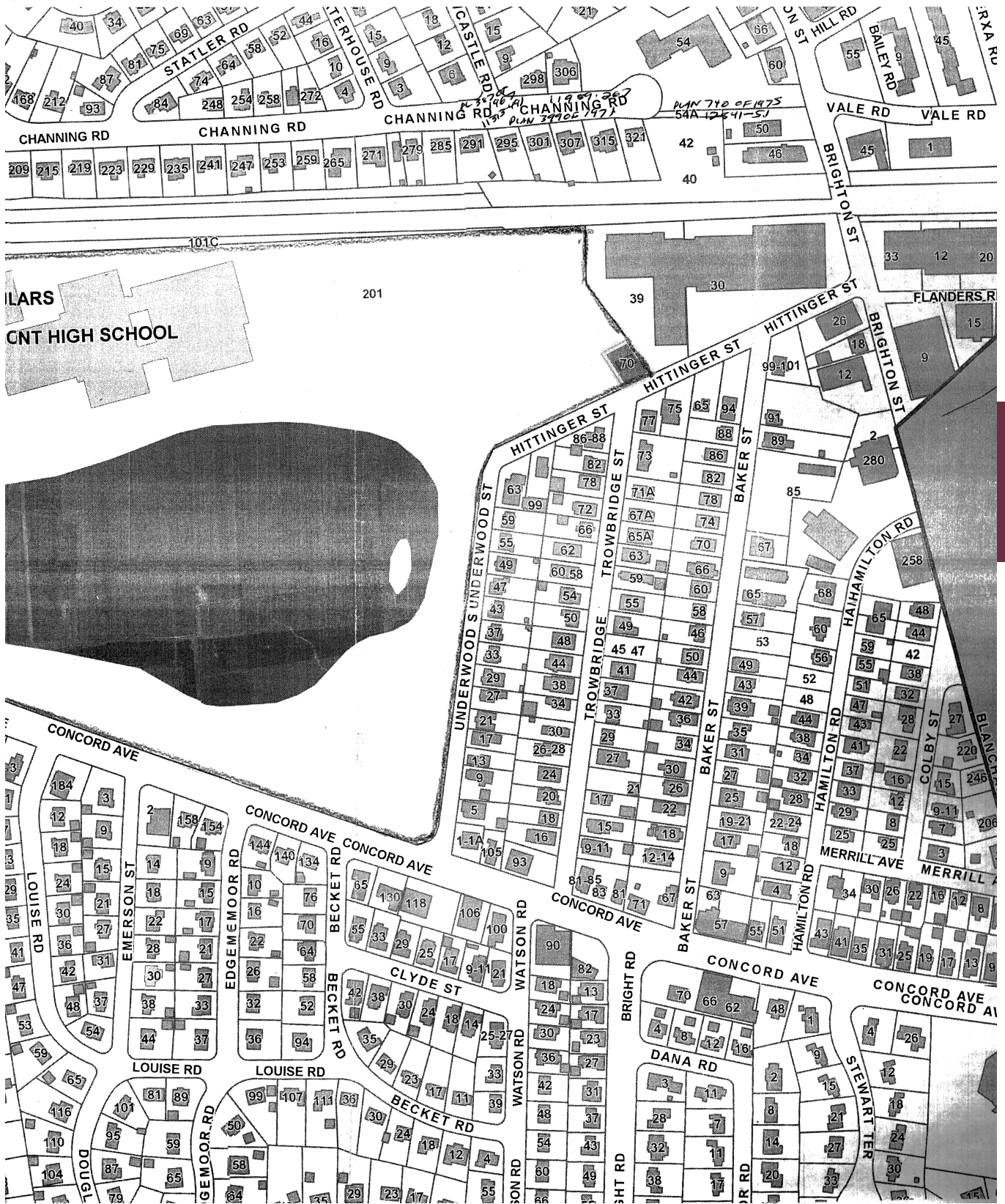
* Examination Begins: December 10, 1929
Examination Ends: September 19, 2017

Marsh, Moriarty, Ontell & Golder, P.C.

* (Date of Earliest acquisition / Taking)

By: Michael H. Marsh
Michael H. Marsh

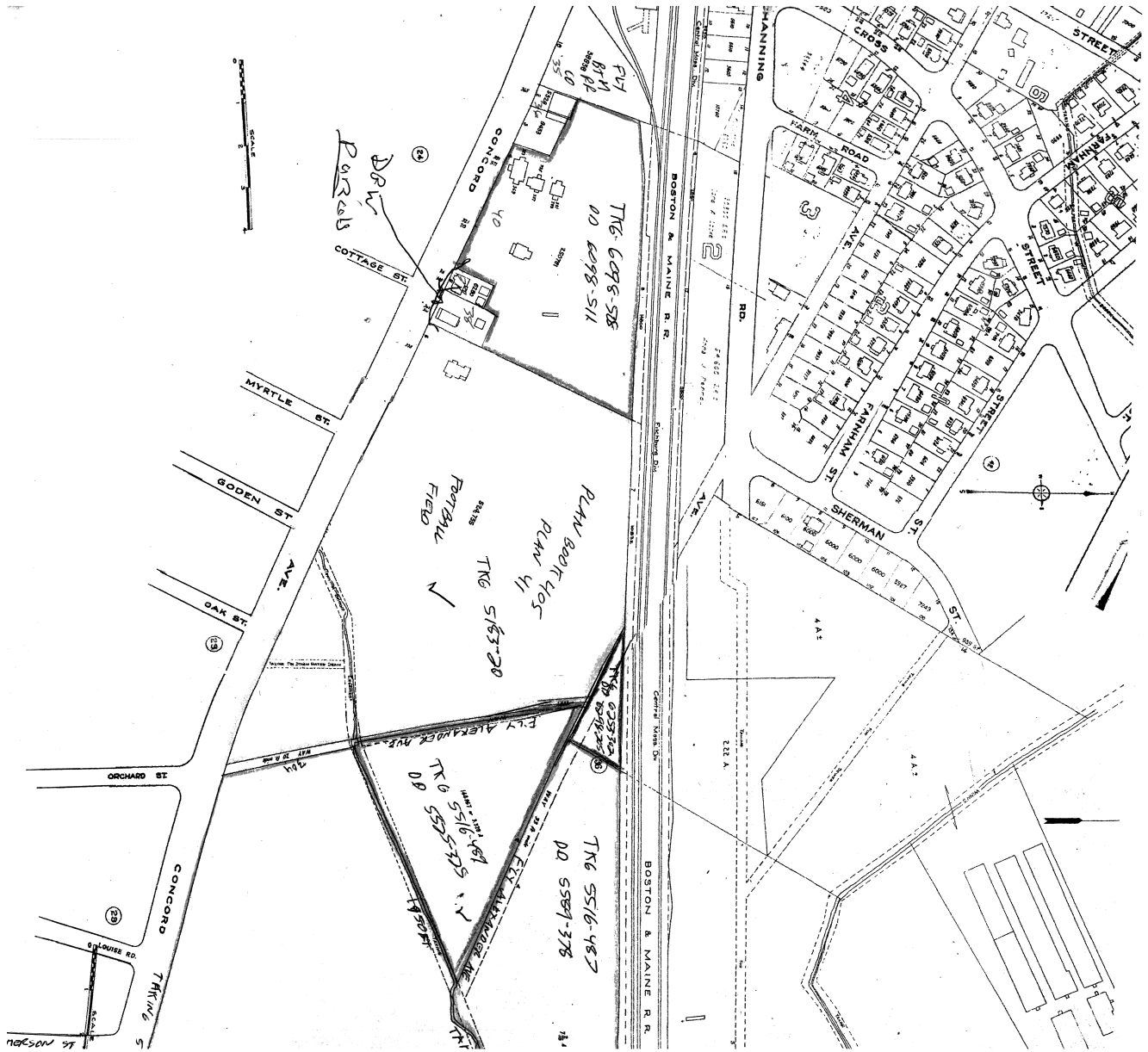
D. PROPERTY DEED



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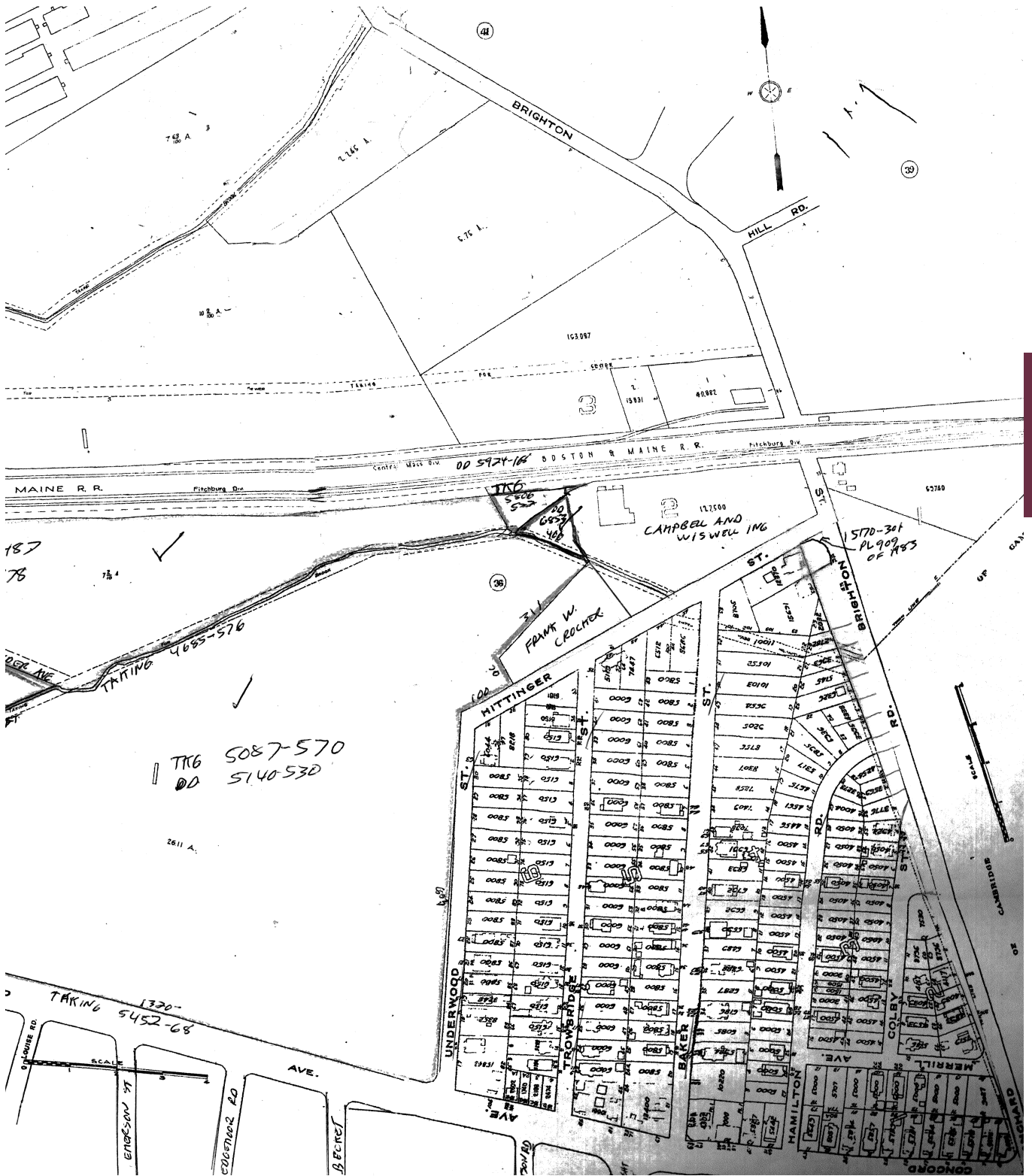
APPENDIX

D. PROPERTY DEED



D. PROPERTY DEED

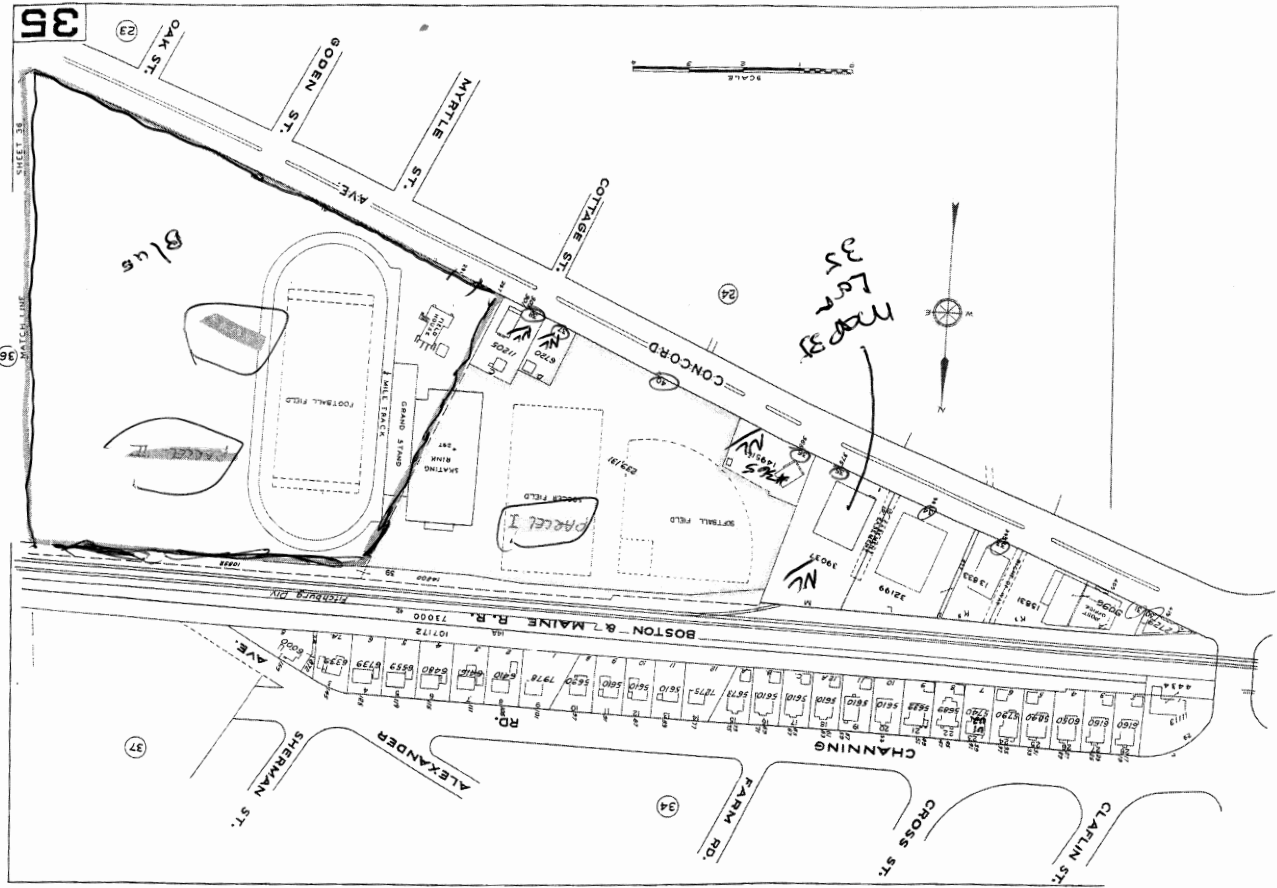
ASSESSORS MA



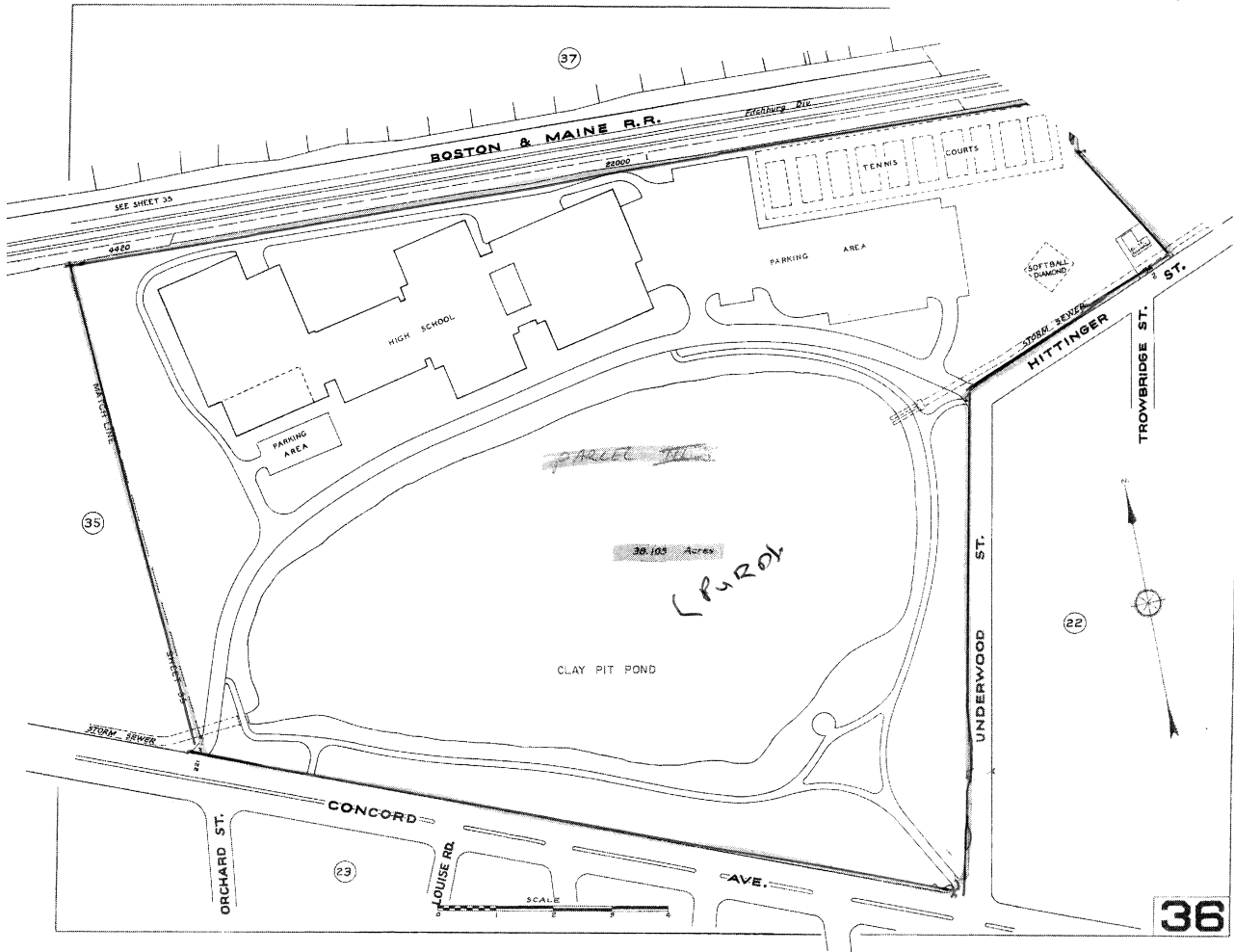
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D. PROPERTY DEED

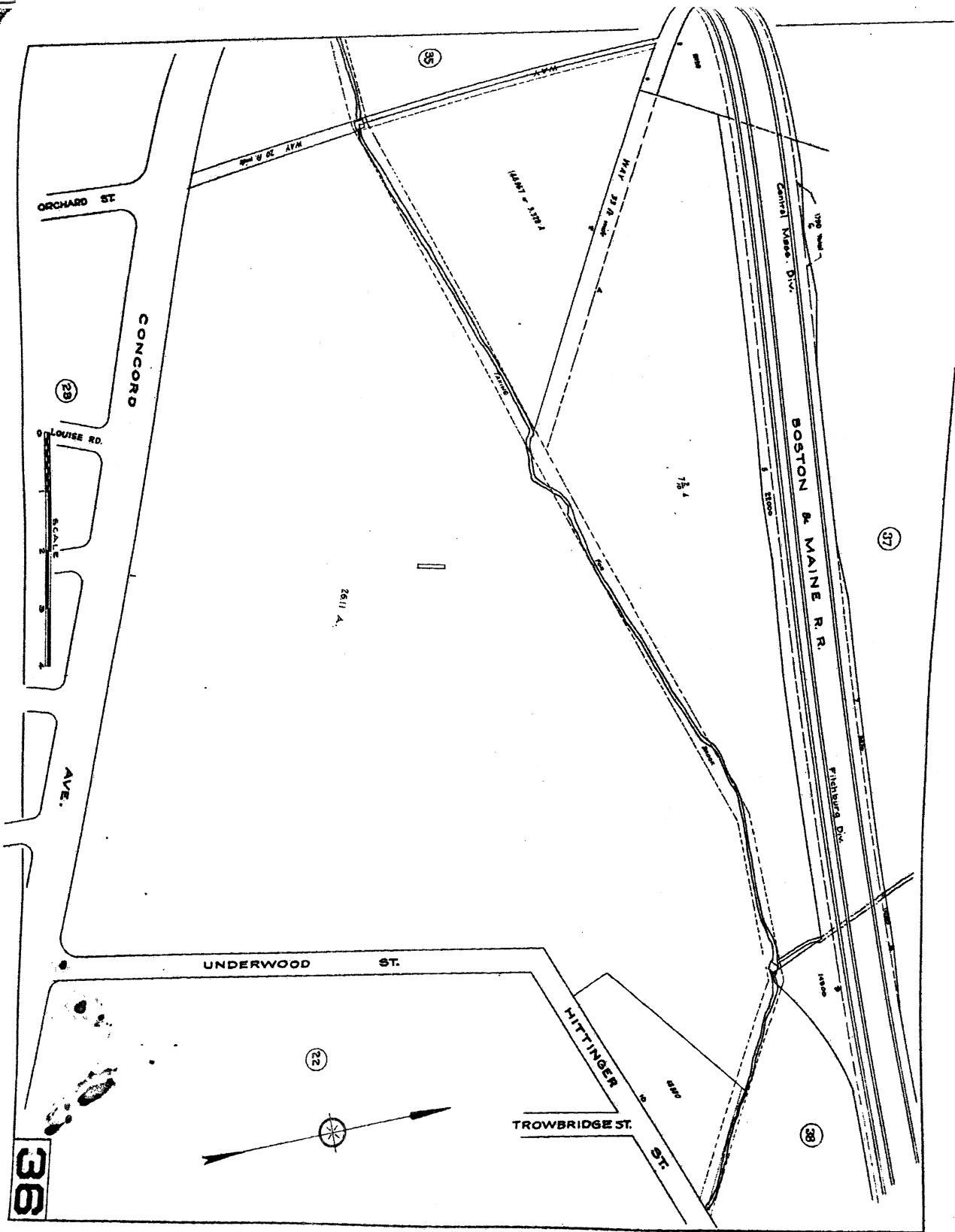


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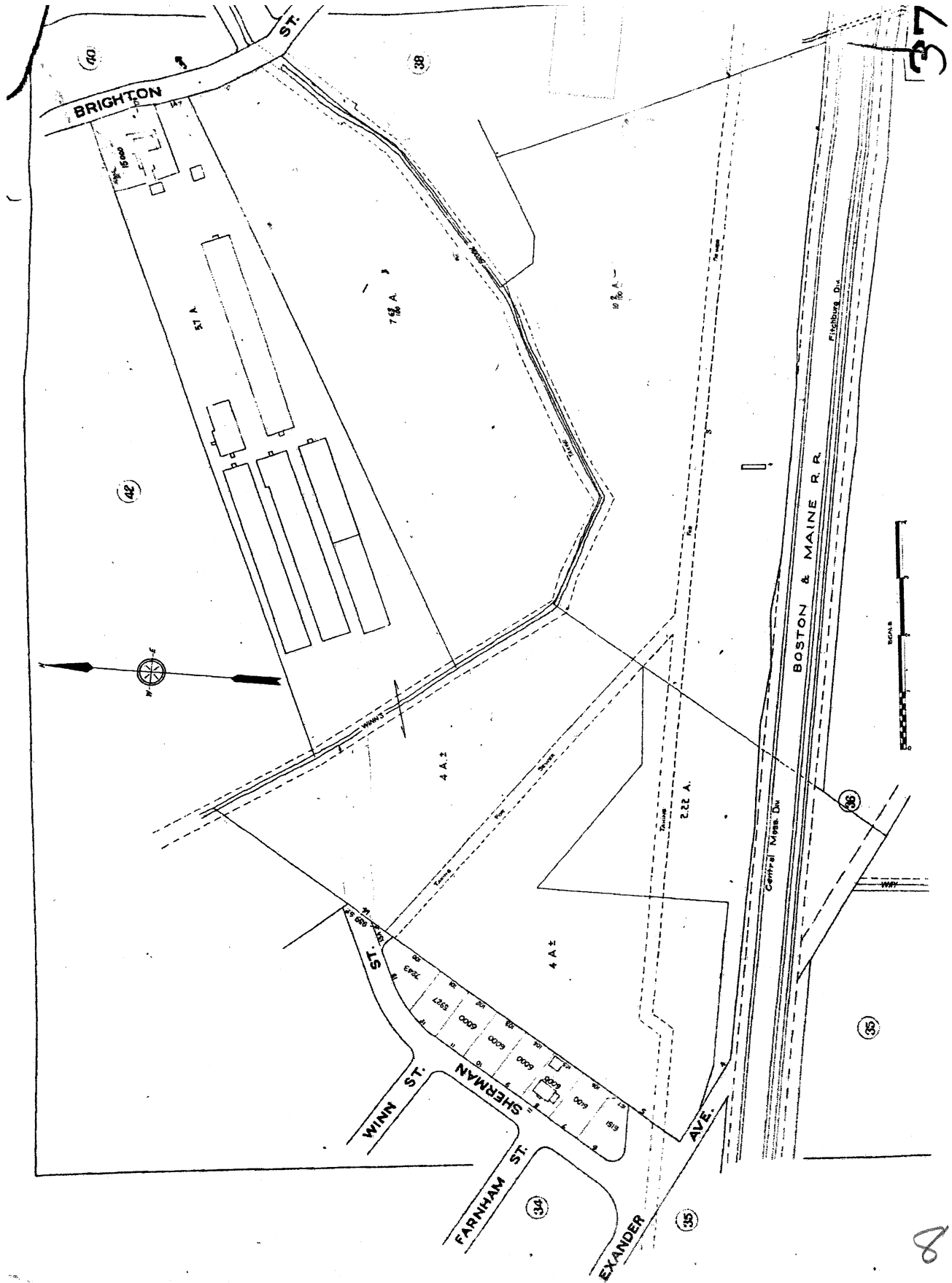
AGENDA AND MEETING MINUTES	H
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D. PROPERTY DEED

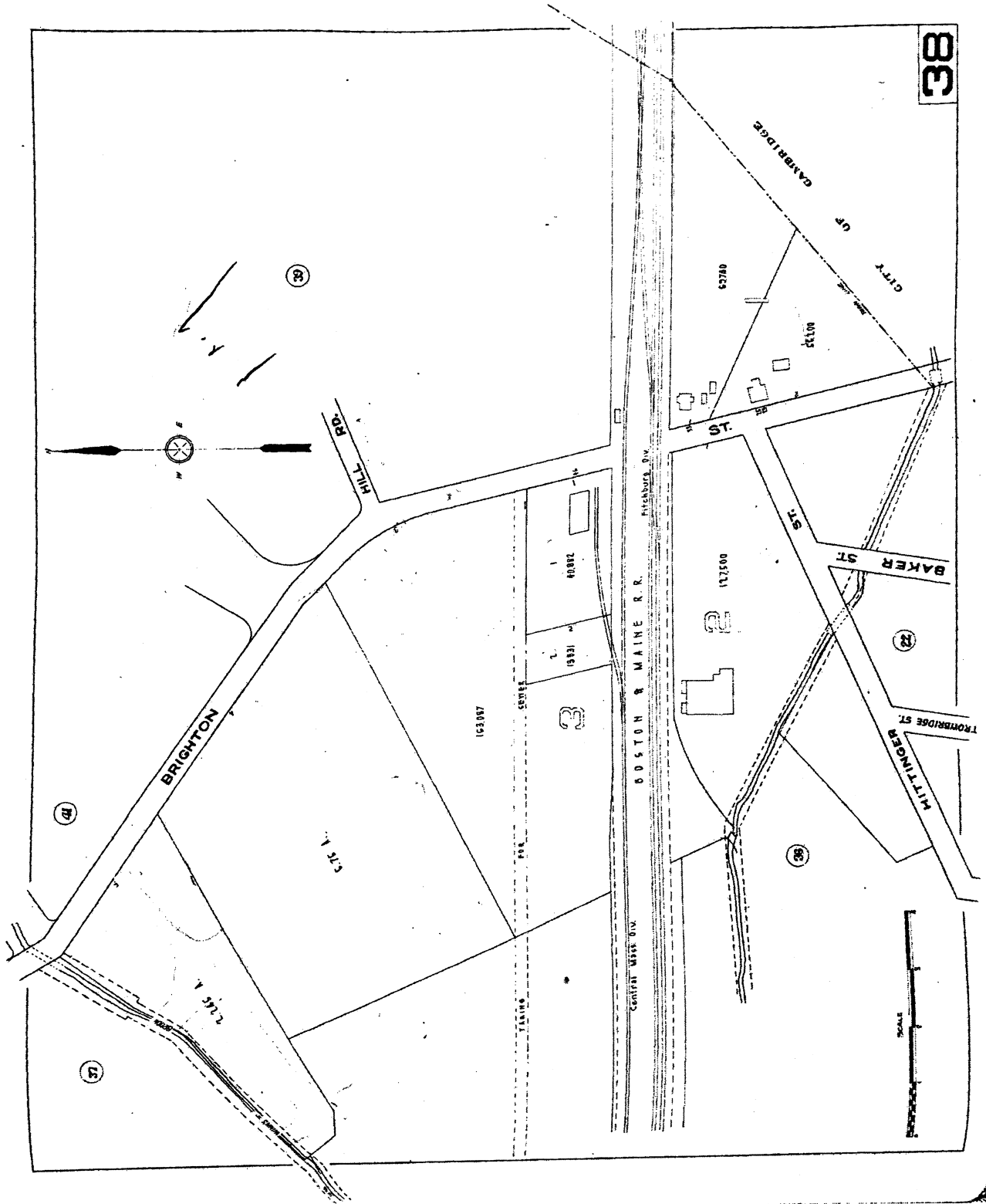


AGENDA AND MEETING MINUTES	SUSTAINABILITY CHARRETTE	AMERA 3 YEAR RE-INSPECTION REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST
H	G	F	E	D	C	B	A
				PROPERTY DEED			

APPENDIX
D. PROPERTY DEED



D. PROPERTY DEED

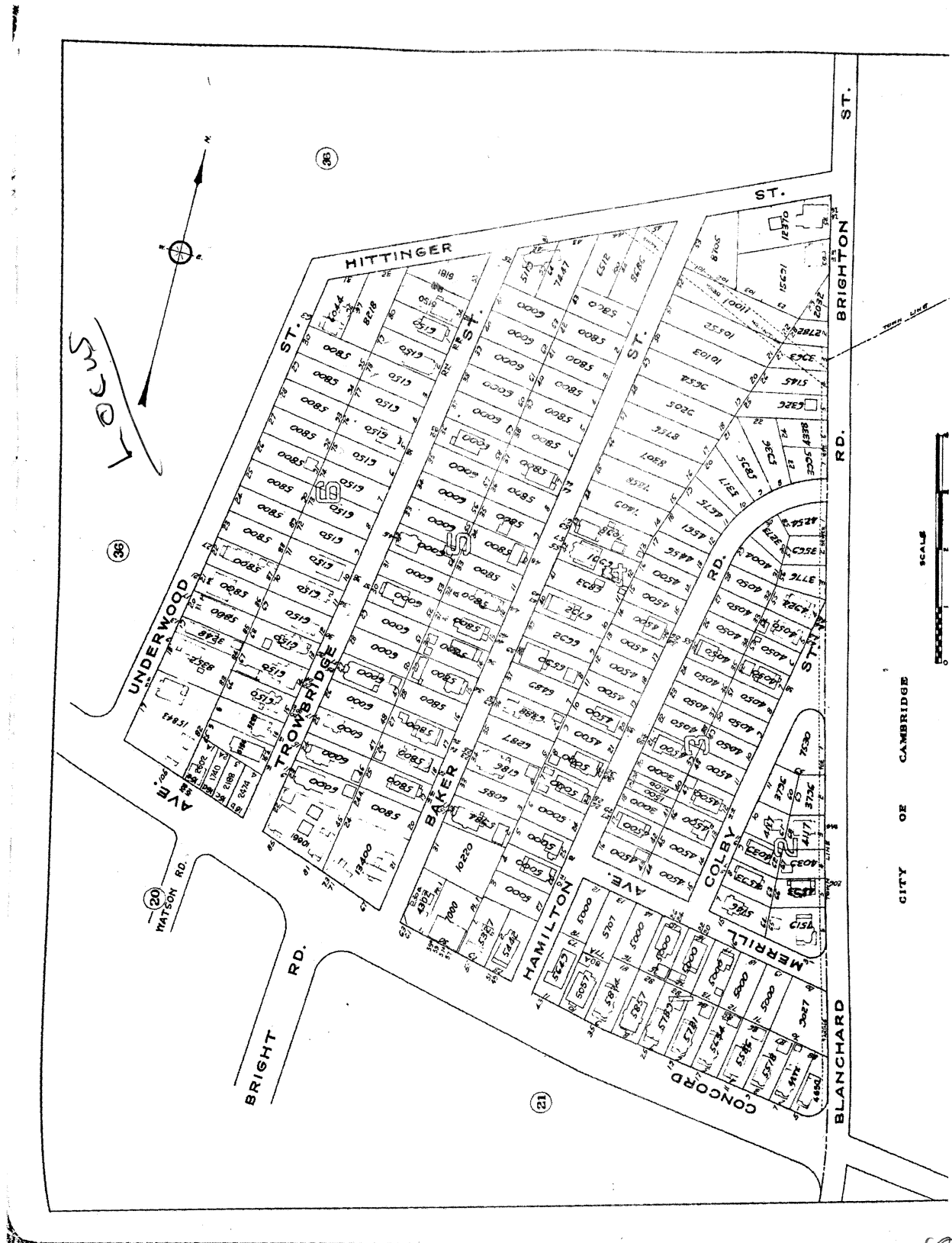


AGENDA AND MEETING MINUTES SUSTAINABILITY CHARTRETT AHERA 3 YEAR RE-INSPECTION REPORT PHASE I SITE ASSESSMENT PROPERTY DEED DESIGN ENROLLMENT CERTIFICATION MSBA BOARD ACTION LETTER STATEMENT OF INTEREST

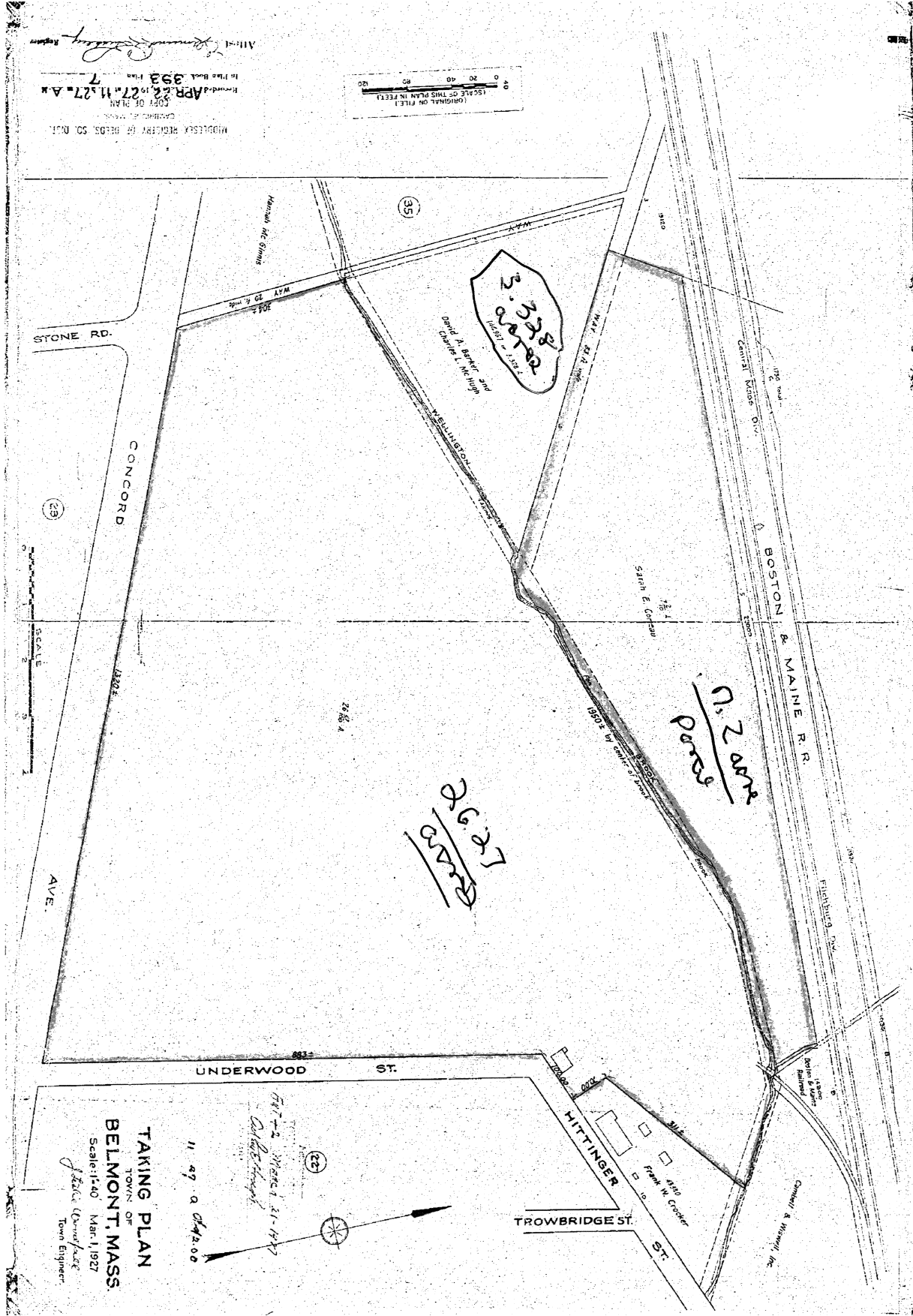
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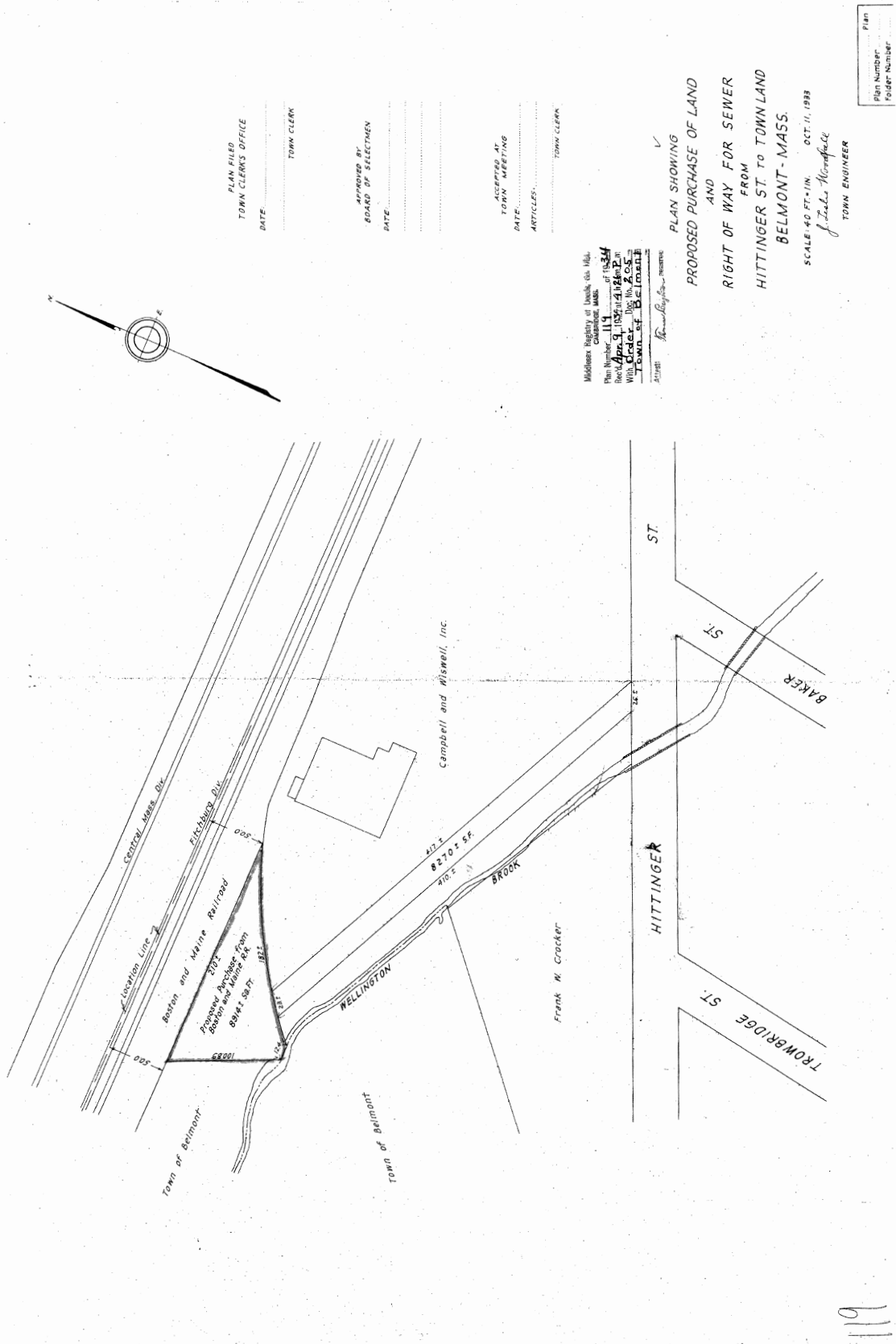
D. PROPERTY DEED



AGENDA AND MEETING MINUTES	SUSTAINABILITY CHARTER	HERA 3 YEAR RE-INSPECTION REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST
				PROPERTY DEED			

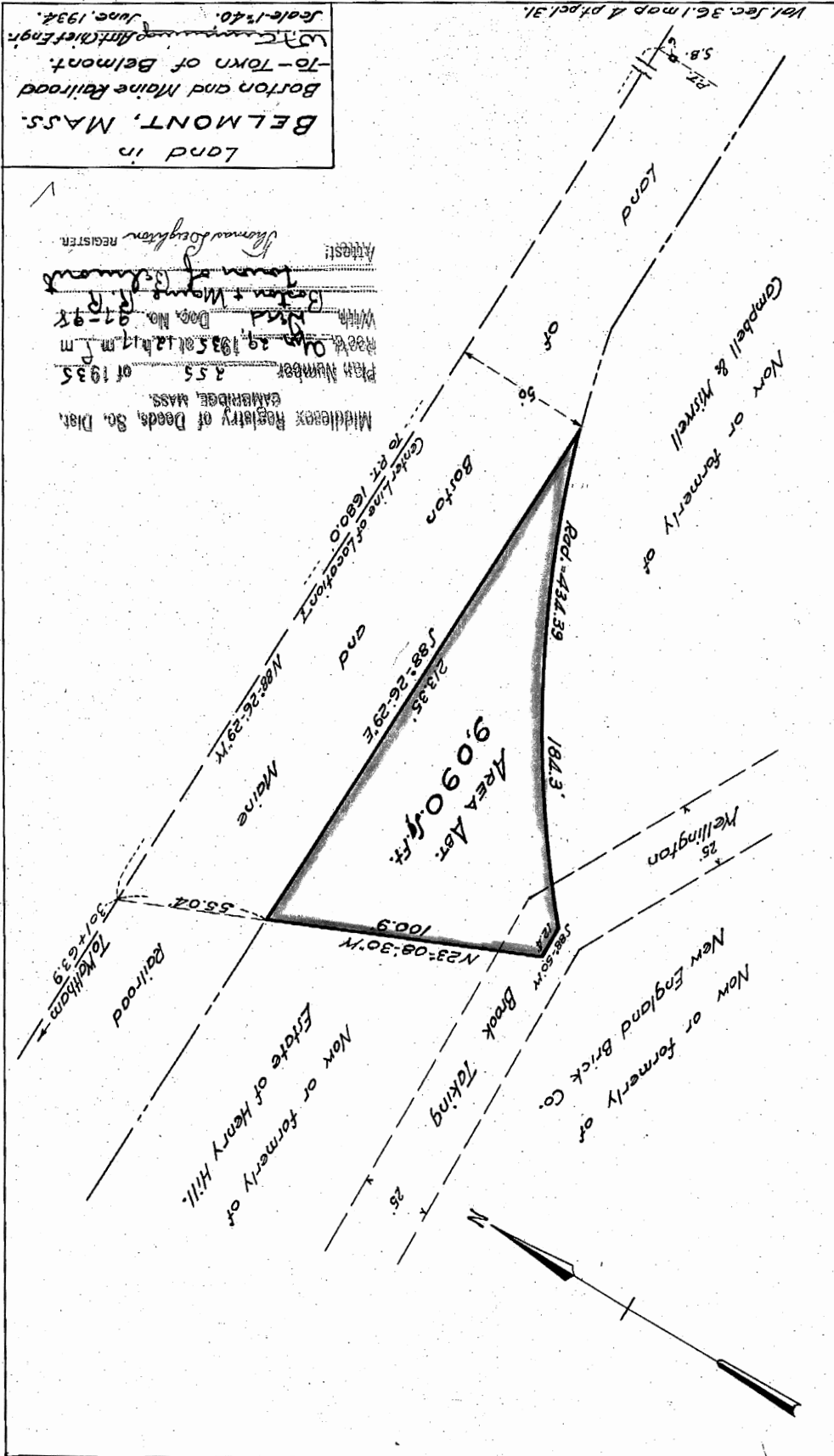
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D. PROPERTY DEED



D. PROPERTY DEED

R36.1-4-21



Land in
BELMONT, MASS.
Boston and Maine Railroad
-To-Town of Belmont.
W.C. Cummings Civil Engineer
June 1934.
Scale 1"=40'

Middlesex Registry of Deeds, So. Dist.
Cambridge, Mass.
Plan Number 255 of 1935
Recorded on 29 1935 at 12.14 P.M.
With Doc. No. 97-98
Boston + Mount Pleasant
Thomas Sawyer
REGISTER

255

R36.1-4-21.

AGENDA AND MEETING MINUTES	SUSTAINABILITY CHARRETTE	HERA 3 YEAR RE-INSPECTION REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST

APPENDIX

D. PROPERTY DEED

Belmont, Town of
Inhabitants of.

Grantee

1916-1925 ✓

5-11-1918 4198-420 Taking - Town of Belmont
Wellington Brook.
M Plan Book 263 Plan 44

5-11-1918 4198-422 Taking - Town of Belmont
Wellington Brook, Trappelo Road
M Plan Book 263 Plan 45.

5-6-1920 4349-126 Taking - Town of Belmont
Wellington Brook
M Plan Book 281 Plan 15

5-6-1920 4349-128 Taking - Town of Belmont.
Brook to Concord Ave
M Plan Book 281 Plan 16
at Orchard St, School St, Oak St.

18

D. PROPERTY DEED

AGENDA AND MEETING MINUTES	SUSTAINABILITY CHARTER	HERA 3 YEAR RE-INSPECTION REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST
							Belmont, Town of
							Trustee
							1916-1925 ✓
							12-14-1923 4685-576 Taking - Town of Belmont Wellington Brook, Alexander Ave Hittinger St, Baker St Filed Plan 747
							10-26-25 4905-271 Deed - Wf Unbrwood et al. Crafflin St, Sherman St et al. <u>M</u> Plan Book 359 Plans 44+45
							12-24-25 4916-494 Taking - Town of Belmont Alexander Ave, Sherman St <u>M</u> Plan Book 364 Plan 29 Cross St, Leonard St
							1926 ✓
							5-1-1926 4964-301 Taking - Town of Belmont Leonard Street <u>M</u> Plan Book 373 Plan 7
							5-6-1926 4966-325 Discontinuance of Building Zone Concord Ave Plan Book 350 Plans 8+9 19

APPENDIX

D. PROPERTY DEED

Belmont, Town of.

Grantee

1926 ✓

6-30-26 4986-338 Deed from Wellington Farm Co.
Farm Road, Channing Road,
Cross St, Claplin Street
Alexander Avenue
Plan Book 377 Plan 41

M

1927 ✓

3-28-27 5077-379 Deed from John Butt et al
Lots 80-98 Kennell Estate

M

4-22-27 5087-570 Taking - Town of Belmont
Concord Ave, Alexander Ave
Wellington Brook, Clay Pit
B+M RR Co, Hittinger Street
Underwood Street
Plan Book 393 Plan 7

✓

5-9-27 5094-187 Taking - Town of Belmont
- Waverly St, Beech St et al

M

20

D. PROPERTY DEED

			STATEMENT OF INTEREST
			MSBA BOARD ACTION LETTER
			DESIGN ENROLLMENT CERTIFICATION
			PROPERTY DEED
			PHASE I SITE ASSESSMENT
			AHERA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARTER
			AGENDA AND MEETING MINUTES
	Belmont, Town of		
		Grantee	
5-16-1927	5121-539	Deed from Margaret Walsh et al. Dalton Road et al	
		Ms	
9-2-1927	5140-530	Deed from New England Brick Company Concord Ave, Alexander Ave Wellington Brook, Hittinger St Underwood St. Plan Book 393 Plan 7	
9-2-1927	5140-532	Release under Taking RE: 5-087-570	
12-24-1927	5183-20	Taking - Town of Belmont Concord Ave, Fitchburg RR Co Tot 529,600 SF PR BK 408 PL 13	
			21

APPENDIX

D. PROPERTY DEED

Belmont, Town of

Brantee

1928 ✓

7-1-1928

5193-588

Discontinuance of Building
School Street

M

6-23-1928

5245-415

Taking - Town of Belmont
Fairview Ave

M

Lot 2 PL BK 417 Plan 95

1929 ✓

1930 ✓

4-16-1930

5152-68

Taking - Town of Belmont
Concord Ave.
Plan 306 of 1930

4-24-1930

5455-46

Deed from William McRoberts
Maple Street

M

5-28-1930

5464-535

Deed from E. Cucinotta
Maple Street

M

22

D. PROPERTY DEED

			STATEMENT OF INTEREST
			MSBA BOARD ACTION LETTER
			DESIGN ENROLLMENT CERTIFICATION
			PROPERTY DEED
			PHASE I SITE ASSESSMENT
			AHERA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARTER
			AGENDA AND MEETING MINUTES
		Belmont, Town of	
		Drantee	
1930 ✓			
11-18-1930	5516-487	Taking - Town of Belmont B+M R.R. Co., Wellington Brook Zot "Sork E Corneau" Plan Book 393 Plan 7	
11-18-1930	5516-489	Taking - Town of Belmont Private Way from Concord Ave Wellington Brook Zot 3.328 AC, Charles McHugh Plan Book 393 Plan 7	
12-20-1930	5575-325	Deed from Charles McHugh Wellington Brook	
1931 ✓			
6-9-1930	5566-129	Deed from M Drace Knowles et al Plan 496 of 1931 Scott Road et al	
6-9-1930	5566-131	Deed from M Drace Knowles. Scott Road et al	
			23

APPENDIX

D. PROPERTY DEED

Belmont, Town of

Deed

7-15-1931 5575-486 Deed from Boston + Maine R.R.
Concord Ave
Zet 1172 SF Pl 5452-70
Pl 306 of 1930

7-15-1931 5577-287 Deed from Nancy Bros + Co Inc to
Concord Ave.
Pl 5452-70
Plan 306 of 1930


9-10-1931 5589-378 Deed from Frank Comeau, Edn
Private Way off Concord Ave
Zet "Doubt & Comeau"
Pl 5516-488
Plan Book 393 Plan 7

1932

2-12-1932 5626-196 Deed from Katharine Atkins
Centre Ave Extn
M

24

D. PROPERTY DEED

			STATEMENT OF INTEREST
<i>Belmont, Town of</i>		<i>Grantee</i>	
<i>2-19-1932</i>	<i>5677-417</i> <i>M</i> <i>///</i>	<i>Deed from George A Drew</i> <i>Concord Ave & Extn</i>	MSBA BOARD ACTION LETTER
<i>11-25-1932</i>	<i>5773-220</i> <i>M</i> <i>///</i>	<i>Indenture - Belmont Day School</i> <i>SW side of Concord Ave</i> <i>ROW over Lot 4 PL RR 414 PL 85</i>	DESIGN ENROLLMENT CERTIFICATION
<i>11-25-1932</i>	<i>5773-224</i> <i>M</i> <i>///</i>	<i>Deed from William Elliott</i> <i>Concord Ave. - ROW</i> <i>Lot 1 PL RR 414 PL 85</i>	PROPERTY DEED
<i>2-18-1932</i>	<i>5707-363</i> <i>M</i> <i>///</i>	<i>Deed from Jerome M Frost</i> <i>Class Street, Brighton Ave.</i>	PHASE I SITE ASSESSMENT
<i>1933 ✓</i> <i>4-9-1933</i>	<i>5806-522</i> 	<i>Taking - Town of Belmont</i> <i>- near Hittinger Street</i> <i>B+M RR Co, Wellington Brook</i> <i>Plan 119 of 1934</i>	AHRA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARTER
			AGENDA AND MEETING MINUTES

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APPENDIX

D. PROPERTY DEED

Belmont, Town of.

Trustee

1935 ✓

1-4-1935

5899-72

Deed from Louis King
Concord Ave.
- 8TH Pct. in Tky 5452-68

1-4-1935

5899-74.

Deed from Catherine Sidpatrick
Concord Ave.
9TH Pct. in Tky 5452-68

4-29-1935

5924-168

Deed from Boston & Maine Railroad
Wellington Brook, Fitchburg RR

5-7-1935

5925-409.

Deed from Boston & Maine Railroad
Concord Ave.
Pctm 5450-70
RE: 5452-68

1936 ✓

10-14-1936

6067-13

Taking & Betterments
Alexander Ave. from
Sherman St to Leonard St

76

D. PROPERTY DEED

			STATEMENT OF INTEREST
			MSBA BOARD ACTION LETTER
			DESIGN ENROLLMENT CERTIFICATION
			PROPERTY DEED
			PHASE I SITE ASSESSMENT
			AHERA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARTER
			AGENDA AND MEETING MINUTES
	Belmont, Town of		
		D-ante	
7-16-1937	6098-511	Deed from Group E Raftery Concord Ave. Plan 114 of 1937	
2-26-1937	6100-397	Deed from Louis B. Gale Cross St to Monroe Street	
		<u>MU</u>	
11-18-1938	6253-302	Taking Town of Belmont Alexander Ave, B+17 RR Lc. Plan 877 of 1938	
1939			
6-5-1939	6298-205	Deed from Boston + Maine RR Lc Alexander Ave. Plan 6253-303	
1940			
10-31-1940	6445-405	Taking County of Middlesex Concord Ave, Trapelo Road.	
		<u>MU</u>	

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APPENDIX

D. PROPERTY DEED

Belmont, Town of.

Grantee

1941 ✓

11-19-41. 6558-381.

M

Deed from Mass General Hospital
Concord Ave, Winter Street

1942 ✓

1943 ✓

1944 ✓

1945 ✓

5-4-1945 6853-406



Deed from American Vault Co Inc
Hittinger Street etc
Plan 221 of 1945

1946 ✓

10-11-1946 7007-108

M

Deed from Paul Fucile Tr et al
Hartley Road et al

12-18-1946 7026-331

M

Taking - Indox County Commissioners
Alexander Ave, Pleasant St.
Plan Book 435 Plan 6
Entry 7107-315

D. PROPERTY DEED

			STATEMENT OF INTEREST
1947 ✓			MSBA BOARD ACTION LETTER
6-16-1947	7624-595	Taking Middlesex County Comm's Concord Ave, Leonard St, Pleasant Plon Book 437 Plan 3.4	DESIGN ENROLLMENT CERTIFICATION
1948 ✓	M ✓	Entry 7710-277	
1949 ✓			
1950 ✓			
1951 ✓			
7-5-1951	7706-209 M ✓	Deed from Mary D. Skahan et al Fairview Ave	PROPERTY DEED
7-13-1951	7769-571 M ✓	Indenture - Commonwealth of Mass Brighton Street	PHASE I SITE ASSESSMENT
9-7-1951	7795-489 M ✓	Entry Under Taking RE: Taking 8/28/51	AHERA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARRETTE
79			AGENDA AND MEETING MINUTES

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D. PROPERTY DEED

Belmont, Town of.

Trustee

1952 ✓

1953 ✓

1954 ✓

1955 ✓

1-6-1955 8389-340

M

Entry under Taking

RE: Esmt 8-28-1951

4-8-1955 8444-G

M

Taking - Town of Belmont

Haughton Road

1956 ✓

3-14-1956 8685-500

M

Deed from James P. Dupont et al.
Frost Road.

1957 ✓

1958 ✓

1959 ✓

1960 ✓

3-14-60 9560-104

M

Deed from Boston & Maine Railroad

Near Concord Ave at Pleasant Street

Plgn 302 of 1960

30

D. PROPERTY DEED

AGENDA AND MEETING MINUTES	SUSTAINABILITY CHARRETTE	HERA 3 YEAR RE-INSPECTION REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST
H	G	F	E	D	C	B	A
							Belmont, Town of.
							Grantee
						1961 ✓ 1962 ✓	
						1-5-1962 9981-359	Easements from Concord Ave Mass General Hospital Plan 151 of 1962
						1963 ✓	M M
							Mardi St, Concord Ave, Belwood
						5-21-1963 10272-497	Easements + Agreements WH Fitzgibbon et al Sherman St, Dean St et al Plan 736 of 1963
						1964 ✓	M M
						4-2-1964 10495-140	Easements - Town of Belmont Concord Ave Plan 307 of 1964 at Rent of Richard C LaCroix
						4-2-1964 10495-144	Deed from Charles DeGiovanni et al Pond Street et al
						1965 ✓	M M
						2-26-1965 10761-449	Taking Comm of Mass. Dept of Public Works Route 2

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APPENDIX

D. PROPERTY DEED

Belmont, Town of.

Deed

1966 ✓

1967 ✓

1968-1973 ✓

11-20-1968 11604-584 Deed from Mass Demand Registry
Concord Ave, Mill Street
M

6-12-70 11844-495 Deed from W. J. Salvin
Concord Ave.
Pds 1, 2, 3 Plan 9450-65
Plan 1358 of 1959
M

8-19-1970 11877-111 Deed from A & Olson et al.
Concord Ave - Lot D
FIZ
ABUTTEK

1-28-1971 11949-486 Esent - R N Frost et al
Plan 84 of 1971.
Clofflin Street et al.
M

30

D. PROPERTY DEED

AGENDA AND MEETING MINUTES	SUSTAINABILITY CHARRETTE	HERA 3 YEAR RE-INSPECTION REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST
							Belmont, Town of
							Grantee
							1974-1978 ✓
							9-20-1974 12702-423
							<u>M</u> Esmt from Oak Realty et al.
							Vail Road, Hill Road.
							1979-1983 ✓
							3-5-1982 14554-575
							<u>M</u> Deed from Comm of Mass -
							Dept of Public Health
							Concord Ave at the Lexington Line
							8-16-1983 15170-301
							FTF
							ABUTTER <u>M</u>
							Deed from B. Oliveira
							Hettinger Street, Baker Street
							Plan 15170-301
							Plan 909 of 1983
							1984-1985 ✓
							1986 JAN-JUNE ✓
							JULY ✓
							AUG ✓
							SEPT-DEC ✓
							33

APPENDIX

D. PROPERTY DEED

Belmont, Town of

Drantee

1967-1990 ✓

1991-1999 ✓

2000-2009 ✓

2010-2017 9/19 ✓

D. PROPERTY DEED

			STATEMENT OF INTEREST
			MSBA BOARD ACTION LETTER
			DESIGN ENROLLMENT CERTIFICATION
			PROPERTY DEED
			PHASE I SITE ASSESSMENT
			AHERA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARRETTE
			AGENDA AND MEETING MINUTES
		Belmont, Town of.	
1896-1950 ✓		Deanton	
		1923 TO DATE	
12-14-23	4685-576	✓ Taking - Town of Belmont Wellington Brook, Alexandria Ave Hittinger St, Baker St Filed Plan 747	
1-9-24	4697-162	Order for Main Drain Wellington Brook, Maple Street. Plan Book 330 Plan 7	
		M/	
1-9-24	4697-179	Taking - Town of Belmont Wellington Brook, Maple Street Plan Book 330 Plan 4	
		M/	
3-26-1925	4825-170	Taking - Town of Belmont. Concord Ave, Pleasant Street Plan Book 350 Plan 1	
		M/	
			35

APPENDIX

D. PROPERTY DEED

Belmont, Town of

Deed

4-15-1925	4832-200	Establishment of Building Zone Concord Ave. Plan Book 350 Plans 8+9 Discontinuance 4966-325
4-30-1926	4964-301	Taking Town of Belmont Plan Book 373 Plan 7 Leonard Street
5-6-1926	4966-325	Discontinuance of Building Line Concord Ave, Underwood Street RE: 4832-200
6-30-1926	4986-339	Agreement - Wellington Farm Company Farm Rd, Channing Rd, Cross St. Craflin St, Alexander Ave. Plan Book 377 Plan 41
4-22-1927	5087-570	Taking - Town of Belmont Brick Yard or Clay Pit Wellington Brook, Alexander Ave B+M Railroad, Hittings Street Underwood Street Plan Book 393 Plan 7

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D. PROPERTY DEED

			STATEMENT OF INTEREST
			MSBA BOARD ACTION LETTER
			DESIGN ENROLLMENT CERTIFICATION
			PROPERTY DEED
			PHASE I SITE ASSESSMENT
			AHERA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARRETTE
			AGENDA AND MEETING MINUTES
		Belmont, Town of.	
			Grantor
5-10-27	SD94-187	Taking - Town of Belmont Cross Street <u>ML</u> Plan Book 395 Plan 15	
12-24-27	5183-20	Taking - Town of Belmont Concord Ave, F. RR Co Tot 529,600 SF Pl Bk 405 Pl 41	
1-9-28	5184-576	Deed - Wellington Farm Co et al. Leonard Street, Channing St. <u>ML</u> Plan Book 388 Plan 10	
2-1-28	5193-588	Discontinuance of Building and <u>ML</u> School Street	
4-16-30	9152-68	Taking - Town of Belmont Concord Ave, Common Street <u>ML</u> Plan 306 of 1930	
			37

APPENDIX

D. PROPERTY DEED

Belmont, Town of

Draft

1896-1950 ✓

11-18-30 5516-487 Taking - Town of Belmont
B+M RR 6, Wellington Brook
Lot "Bank E Combe"
Plan Book 393 Plan 7 ✓

11-18-30 5516-489 Taking - Town of Belmont
Wellington Brook, Private Way
from Concord Avenue
Lot "Charles Z. McHugh"
Lot 3.308AC PL Bk 393 PL 7 ✓

9-27-33 5748-499 Dept Airmont Country Club
Marsh Street

12-15-33 5773-143 Agreement - Belmont Hill School
Prospect St, Marsh St
Park Avenue ✓

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			AHERA 3 YEAR RE-INSPECTION REPORT
			SUSTAINABILITY CHARTER
			AGENDA AND MEETING MINUTES
		Belmont, Town of	
		Dranton	
4-9-34	5806-577	Taking - Town of Belmont Hittinger Street, B+17 RR Co Wellington Brook Plan 119 of 1934	
5-28-34	5816-346	Taking - Comm of Mass State Highway Pds S-1 through S-4 Plan 210 of 1934	
6-20-34	5830-12	Taking - Comm of Mass State Highway Pds S-5 + S-6 Plan 260 of 1934	
12-24-34	5884-459	Deed - Carmela Brinda et al Concord Ave, Wellington St Zot 86 Plan Book 201 Plan 45	
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Belmont, Town of.

Grantor

2-4-35 5907-368 Deed - John P Pamboukjian et al
Concord Ave, Beckett Park
M/ Zet 3 Plan 5402-21
Plan 1176 of 1939

10-14-36 6067-13 Taking Order for Betterment Assessment
Alexander Ave from Sherman
M/ Street to Leonard Street
Plan 768 of 1936

2-16-37 6098-508 Taking - Town of Belmont
Concord Ave
Plan 114 of 1937

11-9-37 6163-595 Deed - William D. Dattorall
Concord Ave.
M/ Zet 77

11-18-39 6253-302 Taking - Town of Belmont
Alexander Ave; B+ M R R Co.
Plan 877 of 1939

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6-5-39	6298-219	Deed - T.J. Psaituro et al Underwood Street Zot 89 PL BK 16 Plan 7	
6-29-39	6322-326	Release - Home Owners Loan Corp Zot 2 Alexander Avenue RE: 4969-527, 5787-147, 5906-215	
11-8-39	6345-260	Deed - Town of Belmont Multiple Parcels	
5-4-45	6853-409	Deed - American Vault Co Inc Hittinger Street 9476 SF	
9-14-45	6891-378	Deed - Anne M Jackson Zot 9, Pasadena PL BK 305 PL 7	
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Belmont, Town of

Deanton

1951 ✓

3-1-1951 7710-277 Entry Under Taking
RE: 7624-595.
Concord Ave.

1952 ✓

1953 ✓

1954 ✓

1955 ✓

1956-1960 ✓

1961 ✓

1962 ✓

2-15-63 10218-300 Taking - Town of Belmont
Concord Ave - Julyay Purpose
Per 204 of 1963 Cottage 81
NY

10-7-63 10375-131 Alteration - Comm of Mass.
Route 2
Plan 1396 of 1963
NL

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							Belmont, Town of Dorset
						1963-1964 ✓ 4-8-64 10499-187	Removal of Establishment of Budding Zone Hillside Terrace
						1965 ✓ <u>M</u>	Plan 335 of 1964
						2-26-65 10761-449 <u>M</u>	Taking Commonwealth of Mass Route 2.
						9-9-65 10924-7 <u>M</u>	Taking Commonwealth of Mass Route 2
						9-23-65 10937-240 <u>M</u>	Taking Commonwealth of Mass Route 2.
						5-18-66 1117-129 <u>M</u>	Taking Commonwealth of Mass Route 2

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Deed

3-23-67 11301-311
M Taking - Comm of Mass
Route 2

3-23-67 11301-317
M Taking - Comm of Mass.
Route 2

4-21-67 11313-491
M Jaycut, Taking & Assessments
Channing Road.
Plan 357 of 1967

5-16-67 11324-313
M Partial Release of Easement
and Abandonment
RE: Taking 4819-10
Agassiz Avenue
RE: Plan Book 345 Plan 29.

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							Belmont, Town of Dornton
							1967 ✓
							8-23-67 11379-300
							Order + Assessments Concord Ave, from Marsh Street to Winter Street M
							1968-1973 ✓
							4-9-68 11489-021
							Sewer Taking Town of Belmont Concord Ave from Marsh Street to Winter Street M
							7-3-68 11533-656
							Sewer Taking Town of Belmont Evergreen Way et al M
							0-19-70 11847-403
							Partial Release of Easement Cross Street Plan 597 of 1970 M
							12-31-71 17135-660
							Statement to Continue Municipal Lien RE: Channing Road M
							45

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Belmont, Town of

Dwight

1968-1973 ✓

- | | | |
|----------|--------------------|----------------------------------------------------------------------------------------------------------------------------|
| 12-29-72 | 12355-236 | Stint to Continue Municipal Zone
Boston & Maine Railroad
Off Concord Ave.
25,632 SF AO Plan 35 Bkls 1,7,8,9,24,39 |
| | <u>FD</u> <u>M</u> | |
| 12-29-72 | 12355-241 | Stint to Continue Municipal Zone
Boston & Maine Railroad
Thayer Road & Lexington |
| | <u>M</u> | |
| 1-9-73 | 12360-662 | Wtc of Order Changing Name
of a Portion of Coflin Street
to Fitzmaurice Circle |
| | <u>M</u> | |
| 5-2-73 | 12424-489 | Taking - Sewers in portions
of Concord Ave at Pleasant St
Plan 486 of 1973 |
| | <u>M</u> | |
| 11-30-73 | 12560-223 | Taking - Sewers in portions
of Concord Ave at Mass
General Hospital & Knowles St
Plan 1487 of 1973 |
| | <u>M</u> | |

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ises, whether at law or in equity. And out of the money arising from such sale the grantee or its assigns shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by them by reason of any default in the performance or observance of said condition, rendering the surplus, if any, to us or our heirs or assigns. And we, hereby, for ourselves and our heirs and assigns COVENANT with the grantee and its assigns that, in case a sale shall be made under the foregoing power, we or they will upon request execute, acknowledge and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale, and said grantee and its assigns are hereby appointed and constituted the attorney or attorneys irrevocable of the said grantor to execute and deliver to the said purchaser a full transfer of all policies of insurance on the buildings upon the land covered by this mortgage at the time of such sale. AND IT IS AGREED that the grantee or its assigns, or any person or persons in its or their behalf, may purchase at any sale made as aforesaid, and, that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed, we and our heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. AND IT IS FURTHER AGREED that if the debt secured hereby shall not be paid when due the holder or holders hereof shall be entitled to thirty days' notice in writing before payment unless proceedings to foreclose this mortgage have been begun. And for the consideration aforesaid we also do hereby release unto the grantee all right of or to both CURTESY, DOWER AND HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein. IN WITNESS WHEREOF we the said Charles D. Weathers and Cora A. Weathers hereunto set our hands and seals this seventh day of December in the year one thousand nine hundred and twenty-three. Cora A. Weathers (seal) Charles D. Weathers (seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. December 7th, 1923. Then personally appeared the above-named Cora A. Weathers and Charles D. Weathers and acknowledged the foregoing instrument to be their free act and deed, before me, Frank D. Mason, Justice of the Peace. -----

Taking of Part of Land for Water Purposes

Middlesex ss. Dec. 10, 1923. 5h. Om. P.M. Rec'd & Recorded.

TOWN OF BELMONT
 TAKING

COMMONWEALTH OF MASSACHUSETTS.
 Middlesex ss. Town of Belmont, Selectmen's Room, Belmont, Mass., December

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10, 1923. At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS, the Board of Selectmen of the Town of Belmont, after due notice as required by law, was of the opinion and adjudicated that public necessity and convenience required, for the protection of the public health and the waters of an ancient brook or water course called Wellington Brook, against pollution and obstruction, to take, improve, widen, deepen and change the course of the said Wellington Brook extending from the northerly side of Concord Avenue in an easterly, northeasterly and southeasterly direction across and through lands now or supposed to be of the devisees of Hannah McGinnis, The Conway Company, the New England Brick Company, Heirs or Devisees of Henry Y. Hill, Frank W. Crocker, Robert N. Campbell and Paul T. Wiswell, across Hittinger Street, of Raffaele Maffucci, across Baker Street, and of Antonio Sarno and Onofrio Sarno, Peter Nazzaro, Allison W. Gonong, Town of Belmont, Carmelo Caslagnolo and Aveni Caslagnolo to the dividing line between the Town of Belmont and the City of Cambridge, all as shown on a plan consisting of three sheets hereinafter mentioned, and to change the course of the same and to convert the same into a covered conduit in whole or in part and to conduct such waters through such conduit and pipes or open channels in whole or in part, a copy of which order is hereto annexed and reference to which is hereby made for all the terms and provisions thereof, and WHEREAS, the said Board of Selectmen, after due notice and hearing, as aforesaid, was of the opinion and adjudicated that public necessity and convenience required that a main drain and common sewer and a storm sewer be laid and maintained in a strip of land twenty five (25) feet wide through which said Wellington Brook flows substantially as aforesaid, as shown on said plan, all as shown in said order, and WHEREAS at a town meeting of the Inhabitants of the Town held on December 4, 1923, when the twentieth article in the warrant was before the meeting as follows: "Article 20. To see if the Town will vote to accept and approve the taking of a strip of land as shown on a plan on file in the Town Clerk's office substantially constituting the course of Wellington Brook, from Concord Avenue to the Cambridge line, together with such ancient water course and waters thereof, and the surface and ground drainage in connection therewith, all as set forth by an order of the Selectmen therefor on file in the Town Clerk's office, or in any way act thereon," the following vote was unanimously passed: "VOTED that the report of the Selectmen making takings for Wellington Brook and the waters and water rights in connection there-

See plan filed No. 747

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with both for sanitary and storm sewer purposes extending from the northerly side of Concord Avenue in an easterly, northeasterly and southeasterly direction across Hittinger Street and across Baker Street to the line between the Town of Belmont and the City of Cambridge as shown on a plan on file in the Town Clerk's office be accepted and that the takings therein made be approved and allowed," and WHEREAS at the adjourned session of the annual town meeting of the Inhabitants of said Town duly called, warned and held on March 13, 1923, an appropriation was made for said purposes; NOW THEREFORE by virtue of said votes of said Inhabitants and of said order and of the provisions of Chapter 79 of the General Laws and any and all other provisions of law applicable, and especially Section 1 of said Chapter 79, the Inhabitants of Belmont, a municipal corporation, takes and this Board hereby does take for and in behalf of said Inhabitants of Belmont, for sanitary and storm sewer purposes as set forth in said order of said Board, the property, rights, easements, said Wellington Brook and waters as follows: 1. A certain parcel of land twenty five (25) feet wide, with any and all trees thereon, extending in a northeasterly and easterly direction from Concord Avenue bounded and described as follows: Southwesterly by Concord Avenue thirty three (33) feet, more or less; Southeasterly and Southerly by the remaining land now or supposed to be of the devisees of Hannah McGinnis and said owners are now supposed to be Charles J. McGinnis, Hannah McGinnis, Grace J. McGinnis and Frances B. McGinnis, on two lines each respectively one hundred seventy one and 40/100 (171.40) feet, more or less, and one hundred (100) feet, more or less; Easterly by the parcel taken for sewer purposes on May 17, 1911, seven (7) feet, more or less; Southerly by the same twenty and 5/10 (20.5) feet, more or less; Westerly by the same four and 5/10 (4.5) feet, more or less; Southerly by said lands of said devisees one hundred thirty four (134) feet, more or less and by Alexander Avenue fourteen and 3/10 (14.3) feet, more or less; Easterly by the center line of said Alexander Avenue about twenty five (25) feet; Northerly by remaining land now or supposed to be of said devisees as aforesaid twelve (12) feet more or less, two hundred sixty and 2/10 (260.2) feet, more or less and one hundred ninety nine (199) feet, more or less; containing 10940 square feet of land more or less and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of the said Charles J. McGinnis, Hannah McGinnis, Grace J. McGinnis, and Frances B. McGinnis, being the strip of land twenty five (25) feet wide as shown between dotted parallel lines

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on sheet 3 of a plan consisting of three sheets entitled "Plan Showing Taking by the Selectmen of Belmont, Mass., for the Improvement of Wellington Brook" dated August, 1923, by the Town Engineer on file in the Town Clerk's office, a copy of which is to be recorded with Middlesex South District Deeds with this order. - - - - -

2. A certain parcel of land of irregular width, with any and all trees thereon extending in a northeasterly and easterly direction from Alexander Avenue bounded and described as follows: Westerly by the center line of Alexander Avenue twelve and one-half (12½) feet, more or less; Southerly by the remaining portion of Alexander Avenue fourteen and 3/10 (14.3) feet, more or less; Southwesterly by the center line of said Wellington Brook as shown on said plan by land now or formerly of the New England Brick Company; Northeasterly by the parcel of land hereinafter taken and shown on said plan as "Estate of Henry Hill" about thirty-five (35) feet, more or less; Northwesterly by remaining land of The Conway Company five hundred sixty three (563) feet, more or less; containing 4080 square feet of land more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of the said The Conway Company and shown on sheets 2 and 3 of said plan. - - - - -

3. A certain parcel of land of irregular width, with any and all trees thereon extending in a northeasterly and easterly direction from the parcel last above described, bounded and described as follows: Southwesterly by the parcel last above described thirty five (35) feet, more or less; Southeasterly by remaining land shown on said plan marked "Estate of Henry Hill" forty four (44) feet, more or less, and fifty two (52) feet, more or less; Southeasterly and Southerly by the center line of said brook on an irregular line by land of the New England Brick Company to land now or supposed to be of the Boston & Maine Railroad Company; Northeasterly by the same sixteen (16) feet, more or less; Northwesterly by remaining land shown on said plan as "Estate of Henry Hill" on three lines each respectively two hundred seventy one (271) feet, more or less, seven hundred thirty-six (736) feet, more or less and thirty seven (37) feet, more or less; containing 14192 square feet of land more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of the heirs of Henry Y. Hill who are now supposed to be Ella H. Sturtevant, Helen H. Wellington, Helen M. Gale, Grace R. Phippen, heirs or devisees of J. Howard Richardson, and Helen H. Wellington, Emily Wellington, Dorothy Wellington, Barbara Wel-

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lington and Ruth W. Burkhardt, the heirs or devisees of Georgianna Hill and shown on sheets 2 and 3 of said plan. - - - - -

4. A certain parcel of land of irregular width, with any and all trees thereon extending in a northeasterly and easterly direction from Alexander Avenue, bounded and described as follows: Westerly by the center line of Alexander Avenue twelve and one-half ($12\frac{1}{2}$) feet, more or less; Southerly by the remaining portion of Alexander Avenue fourteen and $\frac{3}{10}$ (14.3) feet, more or less; Southeasterly by the remaining land of the New England Brick Company five hundred eighty four (584) feet, more or less, forty four (44) feet, more or less, fifty two (52) feet, more or less, six hundred fifty five and $\frac{3}{10}$ (655.3) feet, more or less; Southerly by the same two hundred eighty four and $\frac{2}{10}$ (284.2) feet, more or less; and Southwesterly by the same one hundred seventy six (176) feet, more or less; Southeasterly again by land now or supposed to be of Frank W. Crocker about thirty (30) feet; Northeasterly, Northerly and Northwesterly by the center line of said brook by lands now or supposed to be of Robert N. Campbell and Paul T. Wiswell, Boston & Maine Railroad Company, said Estate of Henry Y. Hill and the Conway Company by an irregular line containing 24170 square feet of land, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of the New England Brick Company and shown on sheets 1, 2 and 3 of said plan. - - - - -

5. A certain parcel of land of irregular width, with any and all trees thereon, bounded and described as follows: Southwesterly by said land marked "Estate of Henry Hill" sixteen (16) feet, more or less; Southerly by the center line of said brook by land now or supposed to be of the New England Brick Company twelve and $\frac{4}{10}$ (12.4) feet, more or less; Southeasterly by land now or supposed to be of Robert N. Campbell and Paul T. Wiswell sixteen (16) feet, more or less; Northeasterly by remaining land of the Boston & Maine Railroad Company eight (8) feet, more or less; and Northerly by the same twenty four (24) feet, more or less; containing 240 square feet of land, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of the Boston & Maine Railroad Company and shown on sheet 1 of said plan.

6. A certain parcel of land of irregular width, with any and all trees thereon, extending southeasterly from the last described parcel, bounded and described as follows: Northeasterly by the last described parcel sixteen (16) feet, more or less; Southwesterly by the center line of said Wellington Brook in an irregular line by lands now or supposed to

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be of the New England Brick Company and Frank W. Crocker; Southeasterly by Hittinger Street sixteen (16) feet, more or less; Northeasterly by remaining land of Robert N. Campbell and Paul T. Wiswell three hundred ninety four and 2/10 (394.2) feet, more or less; containing 4490 square feet of land, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Robert N. Campbell and Paul T. Wiswell and shown on sheet 1 of said plan. - -

7. A certain parcel of land of irregular width, with any and all trees thereon, adjacent to the last parcel, bounded and described as follows: Northeasterly by the center line of said Wellington Brook, being by the last parcel; Northwesterly by land now or supposed to be of the New England Brick Company thirty (30) feet, more or less; Southwesterly by remaining land of Frank W. Crocker two hundred fifty one and 9/10 (291.9) feet, more or less; Southeasterly by Hittinger Street sixteen (16) feet, more or less; containing 3728 square feet of land, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Frank W. Crocker and shown on sheet 1 of said plan. - - - - -

8. A certain triangular parcel of land, bounded and described as follows: Northwesterly by Hittinger Street thirty five (35) feet, more or less; Southwesterly by remaining land of Raffaele Maffucci twenty five and 5/10 (25.5) feet, more or less; and Easterly by other land of said Raffaele Maffucci twenty one (21) feet, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Raffaele Maffucci and shown as part of lot 100 on sheet 1 of said plan. - - - - -

9. A certain parcel of land twenty five (25) feet wide adjoining the last parcel with any and all trees thereon, bounded and described as follows: Northwesterly by Hittinger Street six (6) feet more or less; Westerly by the last parcel twenty one (21) feet, more or less; Southwesterly by remaining land of Raffaele Maffucci fifty nine and 5/10 (59.5) feet, more or less; Easterly by Baker Street twenty five and 5/10 (25.5) feet, more or less; and Northeasterly by remaining land of said Raffaele Maffucci fifty four and 5/10 (54.5) feet, more or less; containing 1480 square feet of land, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Raffaele Maffucci and shown as part of lot 44 on sheet 1 of said plan. - - - - -

10. A certain triangular parcel of land and bounded and described

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as follows: Westerly by Baker Street fifteen (15) feet more or less; Southerly by land now or supposed to be of Antonio Sarno fifty five (55) feet, more or less; and Northeasterly by remaining land of Onofrio Sarno seventy (70) feet, more or less; containing 510 square feet of land, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Onofrio Sarno and shown as part of lot 101 on sheet 1 of said plan. - - - - -

11. A certain parcel of land of irregular width in part adjoining the last parcel, with any and all trees thereon, bounded and described as follows: Northerly by the last parcel fifty five (55) feet, more or less; Westerly by Baker Street eleven (11) feet more or less; Southwesterly by remaining land of Antonio Sarno one hundred seventy eight and 5/10 (178.5) feet, more or less; Southerly by land of Peter Nazzaro forty five (45) feet, more or less; Easterly by land now or supposed to be of Carmelo Caslagnolo and Aveni Caslagnolo fifteen (15) feet more or less; Northeasterly by remaining land of Antonio Sarno one hundred fifty four (154) feet, more or less; containing 4317 square feet of land, more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Antonio Sarno and shown as part of lot 22 as shown on sheet 1 of said plan. - - - - -

12. A certain triangular parcel of land adjoining the last parcel, with any and all trees thereon, bounded and described as follows: Northerly by the last parcel forty five (45) feet more or less; Southwesterly by remaining land of Peter Nazzaro forty one (41) feet, more or less; and Easterly by land now or supposed to be of Allison W. Gonong and the Town of Belmont ten (10) feet, more or less; containing 205 square feet of land more or less and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Peter Nazzaro and shown as part of lot 21 as shown on sheet 1 of said plan. - - - - -

13. A certain parcel of land of irregular width, adjoining the last parcel, with any and all trees thereon, bounded and described as follows: Westerly by the last described parcel ten (10) feet, more or less; Southerly by remaining land of said Allison W. Gonong and the Town of Belmont fifty eight (58) feet, more or less and forty eight and 5/10 (48.5) feet, more or less; Northeasterly by the dividing line between the Town of Belmont and the City of Cambridge located in Blanchard Road as shown on said plan about twenty eight (28) feet, more or less; Northeasterly by remaining land of the said Allison W. Gonong and the Town of Belmont sixty six and 5/10 (66.5) feet, more or less; Northwesterly by

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<p>land now or supposed to be of Carmelo Caslagnolo and Aveni Caslagnolo thirty (30) feet, more or less; containing 1760 square feet of land more or less and 530 square feet of land more or less, and said parcel of land, together with the trees thereon so taken is or is supposed to be the property of Allison W. Gonong and the Town of Belmont and shown as part of lots 26 and 27 on sheet 1 of said plan. - - - - -</p>	
<p>13. A certain triangular parcel of land adjoining the last parcel, with any and all trees thereon, bounded and described as follows: South easterly by said last parcel thirty (30) feet more or less; Northeast erly by remaining land of Carmelo Caslagnolo and Aveni Caslagnolo twenty two and 5/10 (22.5) feet more or less; and Westerly by land now or sup posed to be of Antonio Sarno fifteen (15) feet, more or less; contain ing 170 square feet of land, more or less, and said parcel of land, to gether with the trees thereon so taken is or is supposed to be the prop erty of Carmelo Caslagnolo and Aveni Caslagnolo and shown as part of lot 28 as shown on sheet 1 of said plan. - - - - -</p>	
<p>14. A certain parcel of land shown as a part of Hittinger Street on said plan and bounded and described as follows: Northwestery by lands now or supposed to be of Robert N. Campbell and Paul T. Wiswell and Frank W. Crocker thirty two (32) feet, more or less; Southwestery by the remaining portion of Hittinger Street fifty one (51) feet, more or less; Southeastery by land now or supposed to be of Raffaele Maffuc ci thirty five (35) feet, more or less; and Northeastery by the remain ing portion of Hittinger Street fifty three (53) feet, more or less; con taining 1716 square feet of land more or less, being land of owners un known and shown as a portion of Hittinger Street on sheet 1 of said plan. - - - - -</p>	
<p>15. The said brook, the waters and water rights pertaining thereto, the surface and ground drainage therein, and in, through and under the said parcels of land hereinbefore described and in, through and under the bed of said brook, and the land adjacent thereto, for the purpose of changing the course of said brook and the waters thereof, when and where deemed advisable, and the right to enter upon any part of said brook and any part of said parcels, for the purpose of constructing, repairing, replacing and inspecting the said works. Said brook is designated by irregular lines, and the parcels of land hereinbefore taken are shown between broken straight lines on said plan. The sewerage works to be constructed and maintained are for the present an open channel straight ened, widened and deepened for the purposes sforesaid substantially as</p>	

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shown on said plans, through said strips or parcels of land, and, as may be required, a conduit of brick or cement or both, or an iron pipe or any combination of the foregoing located as may be required, of sufficient diameter, of suitable size and at suitable grades all to carry the waters of said brook from the underground conduit or culvert crossing said Concord Avenue as shown on sheet 3 of said plan and passing through the several parcels hereinbefore described to the underground conduit or culvert crossing Blanchard Road, as shown on sheet 1 of said plan, to the end that the waters of said brook and the surface and ground drainage may be collected and carried through said parcels of land twenty five (25) feet wide into said underground culvert in said Blanchard Road; also a main drain and common sewer may be constructed and maintained through said parcels as may be required from time to time of sufficient diameter, of suitable size and at suitable grades as an integral part of the sanitary sewer system of said town. There is reserved to the owners of the property and rights hereinbefore taken, the right to use the same for any purpose except such as may injure or obstruct the property, rights and easements hereby taken and the works therein constructed hereunder. And said Board hereby further determines that by the takings hereinbefore set forth and by this order no damages are sustained and none are awarded, and that all acts done herein are done under the provisions of law authorizing the assessment of betterments. - - - - -


Fred E. Poor) Selectmen of
Eugene G. Hoitt) the town of
Royal T. Brodrick) Belmont.

COMMONWEALTH OF MASSACHUSETTS.

Middlesex ss. Town of Belmont, Selectmen's Room, Belmont, Mass. October 1, 1923. At a meeting of the Board of Selectmen of the Town of Belmont held this day, after having given written notice of the intention of said Board, as required by law, to improve, widen, deepen and alter the course of a certain brook or ancient water course called Wellington Brook extending from the northerly side of Concord Avenue in an easterly, northeasterly and southeasterly direction across and through lands now or supposed to be of the devisees of Hannah McGinnis, The Conway Company, the New England Brick Company, Heirs or Devisees of Henry Y. Hill, Frank W. Crocker, Robert M. Campbell and Paul T. Wiswell, across Hittinger Street, of Raffaele Maffucci, across Baker Street, and of Antonio Sarno, and Onofrio Sarno, Peter Mazzaro, Allison W. Gonong, Town of Belmont, Carmelo Caslagnolo and Aveni Caslagnolo to the dividing line between the Town of

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D. PROPERTY DEED

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<p>Belmont and the City of Cambridge, all as shown on a plan consisting of three sheets hereinafter mentioned, and to change the course of the same and to convert the same into a covered conduit in whole or in part and to conduct such waters through such conduit and pipes or open channels in whole or in part, and a hearing having been given thereon as required by law and no person objecting, Now upon consideration of the matter it is ORDERED that it is a public necessity and a public convenience for the purpose of surface and ground drainage and for the protection of the public health and the waters of said brook or water course against pollution and obstructions to take, improve, widen, deepen and change the course of said brook or water course as shown on said plan and to divert the waters thereof together with surface and ground drainage, into a covered conduit or pipes in whole or in part and to conduct such waters through such conduit and pipes and open channels in whole or in part, And it is further ORDERED that this Board is of the opinion and adjudicates that public necessity and convenience require that a main drain and common sewer be laid and maintained in the strip of land twenty five (25) feet wide as hereinafter described, And it is further ORDERED that this Board hereby takes for said Town for its sewerage works for the purposes aforesaid, the lands, rights and easements hereinafter described. Said brook is shown by parallel irregular solid lines extending from the northerly side of Concord Avenue through the lands and in the directions above described as shown on a plan entitled "Plan Showing Taking by The Selectmen of Belmont, Mass., for the Improvement of Wellington Brook" by the Town Engineer, dated August, 1923, on file in the Town Clerk's office, a copy of which is to be recorded with the order of taking of this Board. The right and easement is hereby taken to lay and maintain sewerage works, including sanitary and storm sewerage works, for the purposes aforesaid in, through and under the following described strip of land twenty five (25) feet wide and bounded: Southwesterly by said Concord Avenue thirty Three (33) feet, more or less; Northwesterly by land of the heirs or devisees of Hannah McGinnis now or supposed to be Charles J. McGinnis, Hannah McGinnis, Grace J. McGinnis and Frances B. McGinnis, one hundred ninety nine (199) feet and two hundred sixty and 2/10 (260.2) feet, more or less, by the end of Alexander Avenue twenty four (24) feet, more or less, by land now or formerly of The Conway Company five hundred sixty three (563) feet, more or less and thirty seven (37) feet, more or less, by the heirs or devisees of Henry Y. Hill, now or supposed to be Ella H. Sturtevant, Welen H. Wellington, Helen M. Gale</p>	<p>585</p>
	

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Grace R. Whippen, heirs or devisees of J. Howard Richardson, and Helen E. Wellington, Emily Wellington, Dorothy Wellington, Barbara Wellington, and Ruth W. Burkhardt, the heirs or devisees of Georgianna Hill, seven hundred thirty six (736) feet, more or less, Northerly by the same two hundred seventy one (271) feet, more or less; Northerly by land now or supposed to be of the Boston & Maine Railroad twenty four (24) feet, more or less, and Northeastly by the same eight (8) feet, more or less, Northeastly by land of Robert M. Campbell and Paul T. Wiswell three hundred ninety four and $\frac{2}{10}$ (394.2) feet, more or less, by Hittinger Street on two lines thirty one (31) feet, more or less, and twenty two (22) feet more or less, by land of Raffaele Maffucci fifty four and $\frac{5}{10}$ (54.5) feet, more or less, by Baker Street about forty (40) feet, more or less, by lands now or supposed to be of Onofrio Sarno seventy (70) feet, more or less, of Antonio Sarno one hundred fifty four (154) feet, more or less, of Carmelo Caslagnolo and Aveni Caslagnolo twenty two and $\frac{5}{10}$ (22.5) feet, more or less and of Allison W. Gonong and the Town of Belmont sixty six and $\frac{5}{10}$ (66.5) feet, more or less to Blanchard Road and across Blanchard Road to the line between the Town of Belmont and the City of Cambridge: Southeastly by said line between the Town of Belmont and the City of Cambridge about thirty (30) feet; Southwestly by a portion of Blanchard Road to the westerly boundary line of the said road by lands now or supposed to be of Allison W. Gonong and the Town of Belmont forty eight and $\frac{5}{10}$ (48.5) feet, more or less and fifty eight (58) feet, more or less, of Peter Nazzaro forty one (41) feet, more or less, of Antonio Sarno seventy eight and $\frac{5}{10}$ (78.5) feet, more or less, by Baker Street about forty (40) feet, by lands now or supposed to be of Raffaele Maffucci fifty nine and $\frac{5}{10}$ (59.5) feet, more or less and twenty five and $\frac{5}{10}$ (25.5) feet, by Hittinger Street fifty one (51) feet, more or less, by lands now or supposed to be of Frank W. Crocker two hundred fifty one and $\frac{9}{10}$ (251.9) feet, more or less, of the New England Brick Company one hundred seventy six (176) feet, more or less, Southerly by land of the said New England Brick Company two hundred eighty four and $\frac{2}{10}$ (284.2) feet, Southeastly by land now or supposed to be of said New England Brick Company six hundred fifty five and $\frac{3}{10}$ (655.3) feet more or less, fifty two (52) feet, more or less, forty four (44) feet, more or less, five hundred eighty four (584) feet, more or less, and Southerly by the same twenty eight and $\frac{6}{10}$ (28.6) feet, more or less, Southerly by land now or supposed to be of said devisees of Hannah McGinnis one hundred thirty four (134) feet more or less, across land here

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tofore taken for sewer purposes twenty (20) feet, by land of said devisees of Hannah McGinnis one hundred (100) feet, more or less, and Southeast-erly by said devisees one hundred seventy one and 40/100 (171.40) feet, more or less. There is reserved to the owners of said strip of land the right to use the same for any purposes except such as may injure or obstruct the rights and easements hereby taken and the works therein con-structed hereunder. There is also taken the waters and water rights pertaining to said brook and the surface and ground drainage therein and in, through and under said strip of land and in, through and under the bed of said brook and the land adjacent thereto for the purpose of chang-ing the course of said brook and the waters thereof and the right to enter upon any part of said strip of land for the purpose of constructing repairing, replacing, inspecting and maintaining said works. The sewer-age works to be constructed and maintained are for the present an open channel straightened, widened and deepened for the purposes aforesaid substantially as shown on said plan through said strip of land, and, as may be required, a conduit of brick or cement or both, or an iron pipe or any combination of the foregoing located as may be required, of suf-ficient diameter, of suitable size and at suitable grades all to carry the waters of said brook from the underground conduit or culvert cross-ing said Concord Avenue as shown on sheet 3 of said plan through said parcel of land twenty five (25) feet wide crossing said Hittinger Street and said Baker Street and part of said Blanchard Road, as shown on sheet 1 of said plan to the end that the waters of said brook and the surface and ground drainage may be collected and carried into the underground culvert or conduit crossing said Blanchard Road. And said Board having considered the question of damages sustained by the owners of the lands, rights and waters taken by this order do hereby determine that no damages are sustained and none are awarded and said Board hereby declares that all acts done hereunder are done under the provisions of law authorizing the assessment of betterments.

(Sd.) Fred E. Poor } Selectmen of
 " Eugene C. Foitt } the Town of
 " Royal T. Brodrick } Belmont

Middlesex ss. Dec. 14, 1923. 1h. 11m. P.M. Rec'd & Recorded.

SHIRLEY
 BAPTIST
 CHURCH

At a meeting of the Shirley Baptist Church duly called and held on Monday, July 2, 1923, a quorum being present, it was voted: "That the Clerk, Mrs. Balch and the Treasurer, Frederick Peneseau, be and they

VOTE

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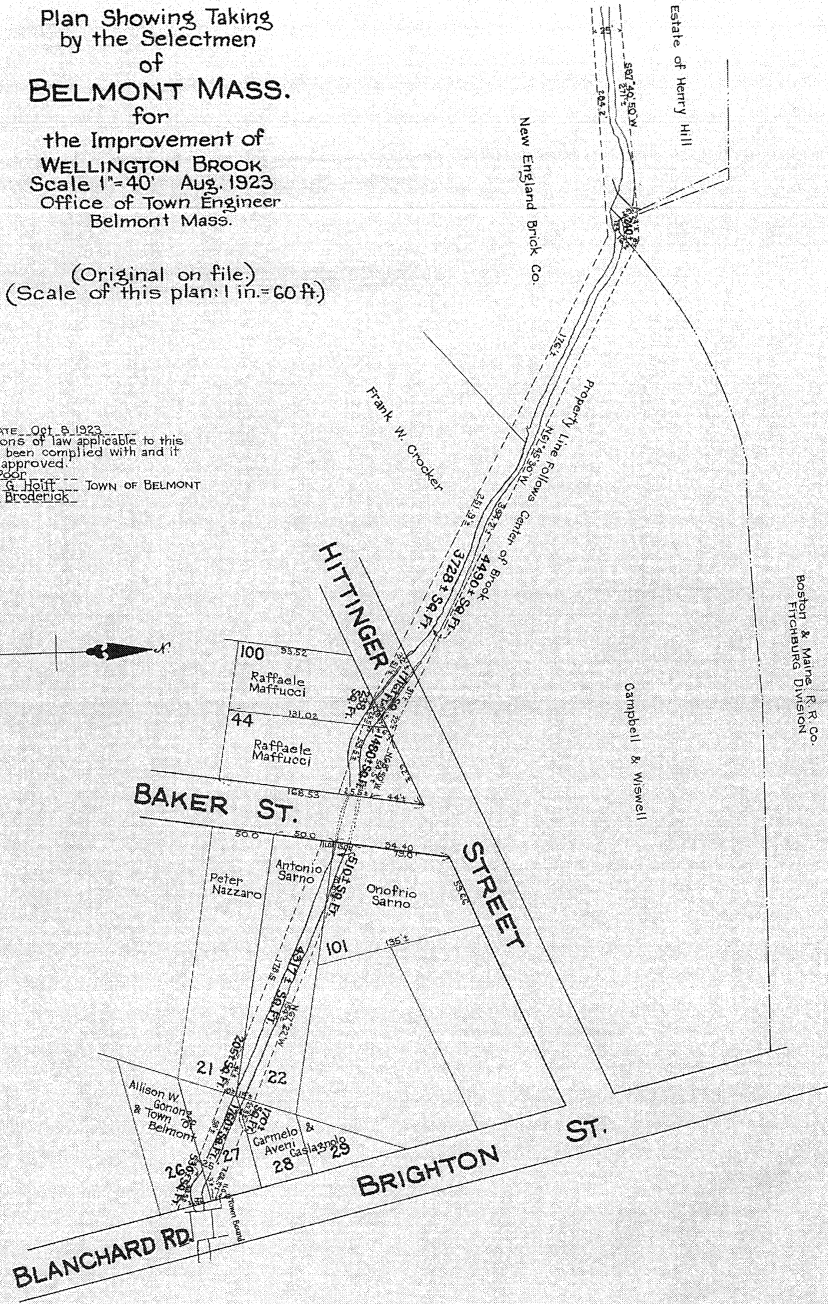
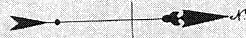
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SHEET 1

Plan Showing Taking
by the Selectmen
of
BELMONT MASS.
for
the Improvement of
WELLINGTON BROOK
Scale 1"=40' Aug. 1923
Office of Town Engineer
Belmont Mass.

(Original on file)
(Scale of this plan: 1 in. = 60 ft.)

DATE Oct. 6, 1923
All provisions of law applicable to this
plan have been complied with and it
is hereby approved.
- Fred E. Poon
- Eugene G. Hoyt
- Royal L. Broderick
TOWN OF BELMONT



MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
CAMBRIDGE, MASS.
COPY OF PLAN
Recorded DEC. 14, 1923 at 11.11 a.m.
As Filed Plan No. 747 (A OF 3)
Attest *[Signature]* Register

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ssaid Book 4657, page 572, and shown on said plan as land of Herbert F. Shaw Estate, all as shown by a solid curved line on said plan, and that said building line be continued in a westerly direction from the north-westerly end of said solid line last above described until it meets the building line established heretofore on the southerly side of Washington Street and twenty (20) feet distant therefrom, as shown by a broken line on said plan. And it is further ORDERED that said Board of Selectmen are of the opinion and adjudicate that public necessity and convenience require that a building line be established and a building line hereby is established as follows: That a building line be and hereby is established parallel with and distant twenty (20) feet northerly and northeasterly from the northerly exterior line of said Washington Street at the intersection of the northerly line of said Washington Street with the easterly line of Bright Road and extending from the end of the building line established parallel with and twenty (20) feet distant easterly from the easterly exterior line of said Bright Road to the building line established on Blanchard Road twenty (20) feet distant northerly from the northerly line of said Bright Road at this point, the building line hereby established being mostly on a curved line and made to connect the building line on said Bright Road with the building line on said Blanchard Road, all as shown by a broken line on said plan. That all buildings and parts of buildings on any of said premises at the time of the date of this order are permitted to remain and to be maintained as they now are in so far as they lie within and extend into such restricted area, together with the necessary foundations and walls supporting the same. And said Board having considered the question of damages sustained by the owners of lands across and through which said building lines are hereby established do hereby determine and order that no damages are sustained and none are awarded. (Sd) Royal T. Brodrick (Sd) Euger G. Hoitt, (Sd) J. Watson Flett Selectmen of the Town of Belmont. - - - Middlesex ss. April 15, 1925. 12h. 15m. P.M. Rec'd & Recorded.

TOWN OF BELMONT
ESTABLMT.
BLDG. LINE

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss. 4832-200 Town of Belmont
Selectmen's Rooms
Belmont, Mass. March 19, 1925.
At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS the Board of Selectmen of the Town of Belmont, after due notice, and acting under the provisions of Section 37 of Chapter 82 of the General Laws of this Commonwealth and all other provisions of law applicable thereto, established build-

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ing lines on both sides of Concord Avenue in said Town, extending from Blanchard Road to Hamilton Road and from Underwood Street to Alexander Avenue on the northeasterly side of said Concord Avenue from the westerly line of Underwood street extended across said Concord Avenue to Orchard Street on the southwesterly side, as appears by order of this Board on file in the office of the Town Clerk of this Town, a copy of which is hereto attached, reference to which is hereby made for all the terms and provisions thereof, and WHEREAS at the adjourned session of the annual town meeting of the Inhabitants of the Town of Belmont duly called, warned and held on March 16, 1925 when the fifty-first article in the warrant as follows: "Fifty-first- To see if the Town will accept and approve building lines on Concord Avenue, from Blanchard Road to Orchard Street, as shown on plan on file in the Town Clerk's office, or in any way act thereon." was before the meeting the following vote was unanimously passed: "VOTED that the report of the Selectmen which has just been read establishing building lines on the northeasterly side of Concord Avenue extending from Blanchard Road to Hamilton Road and from Underwood Street to Alexander Avenue, and on the southwesterly side of said Concord Avenue extending from the westerly line of Underwood Street extended across said Concord Avenue to Orchard Street, be accepted and that the building lines as thereby established be approved and allowed." NOW THEREFORE by virtue of said votes and of the provisions of Chapter 79 of said General Laws and any and all other provisions of law applicable, the Inhabitants of the Town of Belmont, a municipal corporation, takes and this Board hereby does take for and in behalf of said Inhabitants of Belmont for the purpose of establishing building lines, as provided by said Section 37 of said Chapter 82 of said General Laws, the rights and easements in and over the premises hereinafter described, as follows: The rights and easements hereby taken are that no structures shall be erected or maintained between the building lines as established by the foregoing order and the exterior lines of Concord Avenue, as the same now exist respectively, all as shown on a plan consisting of two sheets entitled "Concord Avenue, Belmont, Mass. Building Line Restrictions," dated June 2, 1924 by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office of said Town, and a copy of which will be duly recorded with Middlesex South District Deeds with a copy of this order. Reference to said order establishing said building lines and said two sheets of said plan are hereby referred to for the names of the owners of the lands across which said building lines have been established and

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See Book of Plans No. 350 Plan 849

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the extent of their property included between said building lines and the exterior lines of Concord Ave. respectively as aforesaid, and for that purpose said order and said plans are incorporated into and made a part of this order. And said Board further orders that all trees, shrubbery, buildings, parts of buildings, embankments, steps, walls, fences and gates and other like structures existing at the time of the establishment of said building lines located between said building lines and the exterior lines of said Concord Avenue respectively as aforesaid, may be permitted to remain and to be maintained as they then were in so far as they lie within and extend into such restricted area, together with the necessary foundations and walls supporting the same. And said Board hereby further determines that by the takings hereinbefore set forth and by this order no damages are sustained and none are awarded. Royal T. Brodrick, J. Watson Flett, Owen D. McLellan Selectmen of the Town of Belmont.

COMMONWEALTH OF MASSACHUSETTS.

Middlesex ss.

Town of Belmont
 Selectmen's Room
 Belmont, Mass. June 20, 1924.

At a meeting of the Board of Selectmen of the Town of Belmont held this day, after having given written notice of the intention of said Board as required by law to establish a building line on both sides of Concord Avenue, in said Town, as hereinafter described, and after hearing thereon held on June 20, 1924, as required by law, and no person objecting, NOW upon consideration of the matter it is ORDERED that this Board of Selectmen is of the opinion and adjudicate that public necessity and convenience require that a building line be established and a building line hereby is established parallel with and distant northeasterly from the northeasterly line of said Concord Avenue extending from the westerly exterior line of Blanchard Road to the easterly exterior line of Hamilton Road, said building line being shown on a plan consisting of two sheets entitled "Concord Ave., Belmont, Mass., Building Line Restrictions", dated June 2, 1924, by J. Leslie Woodfall, Town Engineer, on file in the office of the Town Clerk of said Town, and a copy of which will be duly recorded with Middlesex South District Deeds with a copy of this order, as follows: That a building line be and hereby is established parallel with and fifteen (15) feet distant northeasterly from the northeasterly exterior line of said Concord Avenue extending from the westerly exterior line of said Blanchard Road through lands now or supposed to be of Minnie E. McMinn, Eric S. Peterson and Agnes D. Peterson, Hilmer S. Anderson, Josephine Lombardi, Thyra E. Benson, Axel L.

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Nelson and Alida F. Nelson, Carl W. Johansson, Trustee, Nelli B. Mix, Hilmer S. Anderson, and John Alizio and Anna Alizio, to the easterly line of Hamilton Road, all as shown by a broken line on sheet two of said plan. That a building line be and hereby is established parallel with and distant fifteen (15) feet northeasterly from the said northeasterly exterior line of said Concord Avenue extending from the westerly exterior line of Underwood Street through lands now or supposed to be of New England Brick Company to the easterly line of Alexander Avenue, as shown by a broken line on sheet one of said plan. And it is further ORDERED that said Board of Selectmen is of the opinion and adjudicate that public necessity and convenience require that a building line be established and a building line hereby is established parallel with and distant southwesterly from the southwesterly line of said Concord Avenue extending from the westerly exterior line of said Blanchard Road to the easterly exterior line of Orchard Street, said building line being shown on said plan as follows: That a building line be and hereby is established parallel with and distant twenty (20) feet southwesterly from the southwesterly exterior line of said Concord Avenue extending from the westerly line of Underwood Street extended across said Concord Avenue through lands now or supposed to be of heirs or devisees of Henry Richardson, Heirs or Devisees of Thomas Lyons, Rollin L. Holt, and Robert W. Atkins, et al, Trustees, to the easterly exterior line of said Orchard Street as shown by a broken line on sheets one and two of said plan. That all buildings and parts of buildings on any of said premises at the time of the date of this order are permitted to remain and to be maintained as they now are in so far as they lie within and extend into such restricted area, together with the necessary foundations and walls supporting the same. And said Board having considered the question of damages sustained by the owners of lands across and through which said building lines are hereby established do hereby determine and order that no damages are sustained and none are awarded. (Sd) Royal T. Brodrick, (Sd) Eugene G. Hoitt, (Sd) J. Watson Flett, Selectmen of the Town of Belmont. Middlesex ss. April 15, 1925. 12h.15m. P.M. Rec'd & Recorded.

That we, Thomas J. Cotter and Catherine Cotter, husband and wife, of Somerville, Middlesex County, Massachusetts being married, for consideration paid, grant to Catherine Cotter, Trustee for Elizabeth Cotter of Somerville, County of Middlesex with WARRANTY COVENANTS the land in said MEDFORD with the buildings thereon now numbered 114 and 116 Bowdoin

COTTER et ux
to
COTTER Tr.

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D. PROPERTY DEED

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I, Arthur E. Hough, as I am Town Clerk of the Inhabitants of Belmont, a municipal corporation duly organized and existing by law and located within the County of Middlesex, hereby certify that, at an adjourned session of the annual town meeting of the inhabitants of said town held on March 23, 1926, when the fiftieth article in the warrant was before the meeting for consideration, as follows: Article 50: To see if the Town will vote to discontinue the building line restriction on the southwesterly side of Concord Avenue in the Town, from the easterly end of said building line, opposite Underwood Street and extending westerly a distance of one hundred seventy (170) feet, more or less. Upon motion duly made and seconded it was "VOTED: To discontinue that portion of the building line established on the southwesterly side of Concord Avenue in the Town from a point formed by the intersection of the westerly line of Underwood Street extended across said Concord Avenue to said building line and thence southerly to land now or formerly of Rollin L.Holt. The building line hereby discontinued is shown as extending across the lot marked "Estate of Henry Richardson" as shown on Sheet 1 of a plan entitled "Concord Avenue, Belmont, Mass., Building Line Restriction", dated June 21, 1924 by the Town Engineer on file in the Town Clerk's office and a copy of which is recorded with Middlesex South District Deeds in Plan Book 350, Plan 8 and 9." Said vote was passed by a rising vote, 56 voted in the affirmative and 21 in the negative and the vote was duly declared carried by the Moderator. Arthur E. Hough, Clerk of the Inhabitants of Belmont. (Corporate seal) - - - - -

TOWN of BELMONT
DISCONTINUANCE BLDG. LINE

Middlesex ss. May 6, 1926. 8h. 30m. A.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS, That the Watertown Co-operative Bank, of Watertown, Mass., the mortgagee named in a certain mortgage given by Louis DeRubeis and Daniel DeRubeis, dated January twenty-eighth A.D. 1926, and recorded with Middlesex South District Deeds, Book 4938, Page 2, hereby acknowledges that it has received full payment and satisfaction of the same, and hereby cancels and DISCHARGES said mortgage. IN WITNESS WHEREOF, the said Watertown Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Ulysses S. Young, its Treasurer, this fifth day of May A.D. 1926. Watertown Co-operative Bank by Ulysses S. Young, Treasurer. (Corporate seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex, ss. Watertown, May 5, 1926. Then personally appeared the above named Ulysses S. Young, Treasurer, and acknowledged the

WATERTOWN CO-OP. BANK
DISC. MORT.

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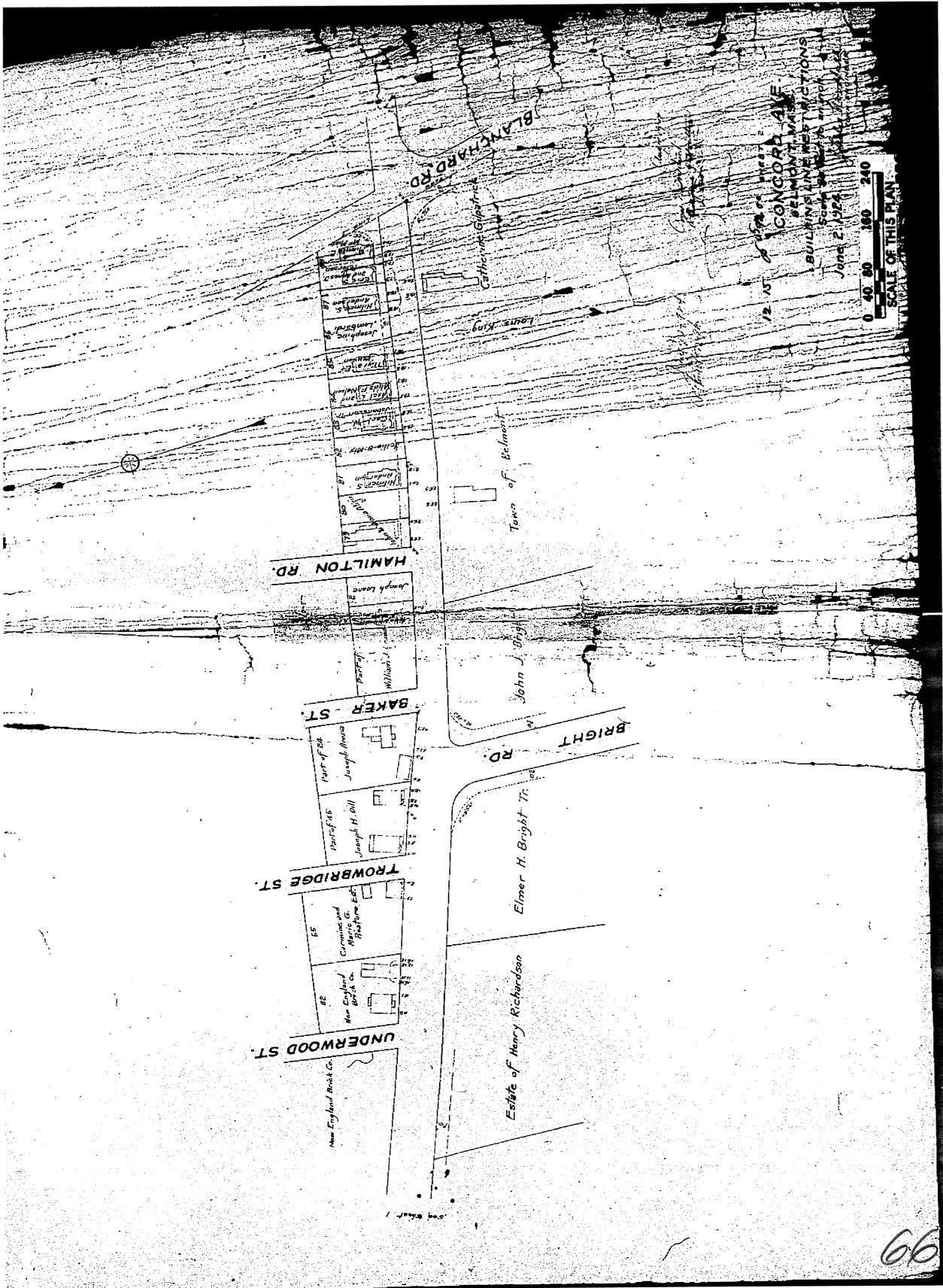
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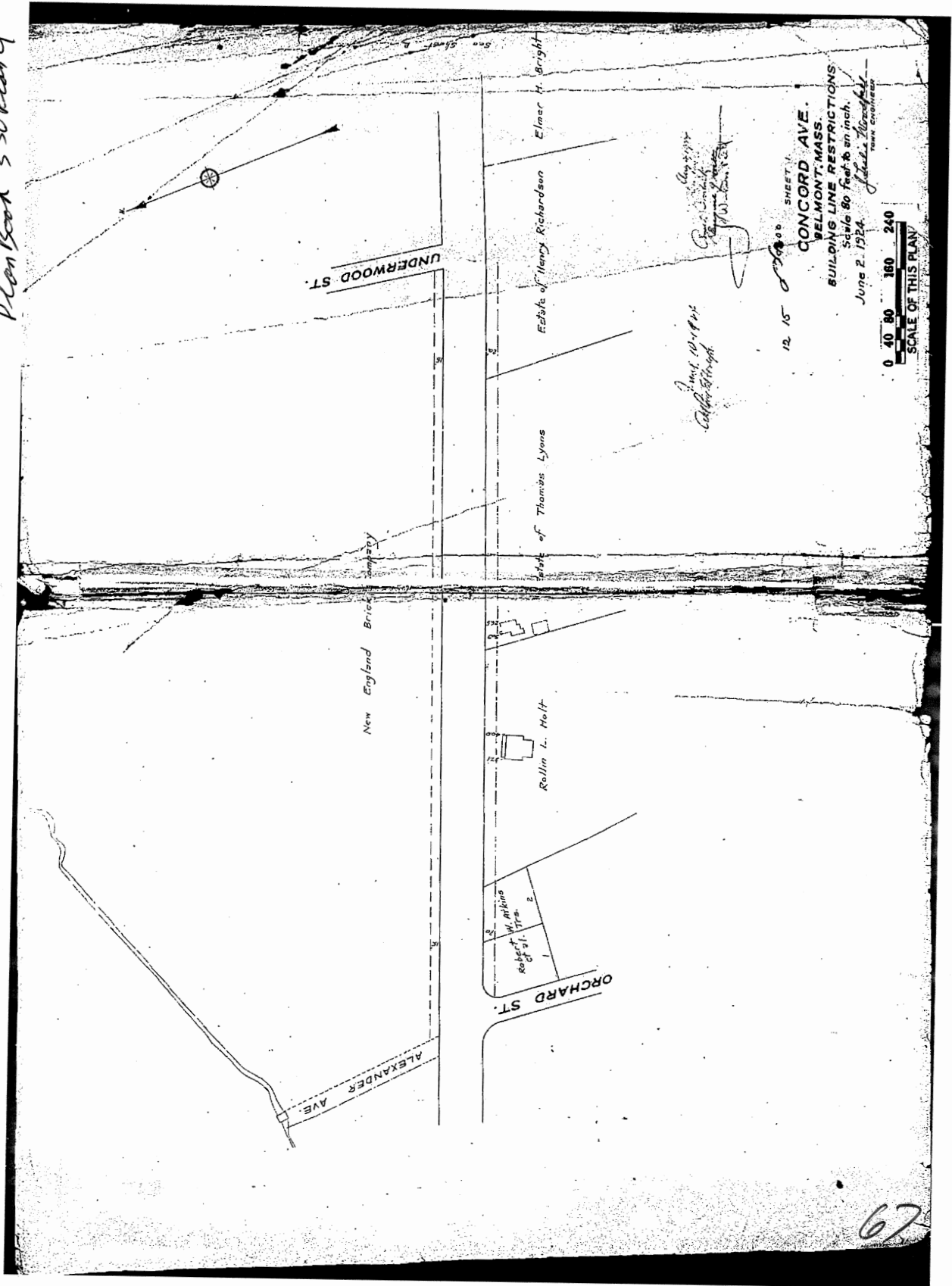
Plan Book 350 Plan 8



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D. PROPERTY DEED

Plan Book 350 Plan 9



AGENDA AND MEETING MINUTES	SUSTAINABILITY CHARTRE	HERA 3 YEAR RE-INSPECTION REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST

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	<p>lot of land situated in LEXINGTON, in the County of Middlesex and said Commonwealth, said lot being numbered fifty six (56) on plan entitled, "Farmhurst, Section 4, Lexington, Mass., belonging to Neil McIntosh, Tr. Jan. 1923, C. H. Gannett, C.E." recorded with said Deeds, Book of Plans 361, Page 20, said lot being bounded as follows: Southeasterly by Valley field Street, fifty (50) feet; Southwesterly by lot number fifty seven (57) three hundred and eighteen and 70/100 (318.70) feet; Northwesterly by land now or formerly of Cutler, fifty two and 39/100 (52.39) feet; Northeasterly by lot number fifty five (55), three hundred and three and 6/100 (303.06) feet; said lot containing fifteen thousand five hundred and forty four (15,544) square feet more or less. Being part of the same premises conveyed to me by Harry S. Kelsey by deed dated October 24, 1922, and recorded with said Deeds, Book 4562, Page 396, and being conveyed subject to the restrictions contained in Deed from me to Clarence H. Cutler, dated May 2, 1923, recorded with said Deeds, Book 4611, Page 32. WITNESS my hand and seal this twenty ninth day of March 1927. Neil McIntosh Trustee (seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. March 29, 1927. Then personally appeared the above named Neil McIntosh, Trustee and acknowledged the foregoing instrument to be his free act and deed, before me, Ellen B. Welch, Notary Public. My commission expires Aug. 4, 1927.----- Middlesex ss. April 22, 1927. 11h. 26m. A.M. Rec'd & Recorded.</p>
	<p>COMMONWEALTH OF MASSACHUSETTS.</p>
<p>TOWN OF BELMONT TAKING</p>	<p>Middlesex ss. Town of Belmont. Selectmen's Room, Belmont, Mass. March 29, 1927.</p>
<p><i>Take Seal</i></p>	<p>At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS at the adjourned session of the annual town meeting of the Inhabitants of said Town duly called, warned and held on March 14, 1927 and adjourned to March 21, 1927, when the forty second article of the warrant, as follows: "To see if the Town will vote to acquire by purchase, eminent domain, gift wholly or partly, or in any other way or manner a certain parcel of land generally bounded Southerly by Concord Avenue, Westerly by a private way called Alexander Avenue, Northerly by lands of the Fuelite Natural Gas Company, and others, and Easterly by Underwood Street, containing 25 acres, more or less, with all buildings, structures and shrubbery thereon standing, and all rights pertaining thereto, being all the real estate owned by the New England Brick Co., located in the Town of Belmont, for park, playground and school purposes, or any combination of these purposes, or for any public purposes</p>

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D. PROPERTY DEED

<p>whatever, determine how the same shall be raised and by whom expended, or in any way act thereon", was before the meeting, the following vote was passed by more than two-thirds of the inhabitants present at said meeting: "VOTED to acquire in fee a certain parcel of land situated on Concord Avenue in said Town, bounded and described as follows: Southerly by said Concord Avenue; Westerly by a private way called Alexander Avenue; North-erly by lands of the Fuelite Natural Gas Company and others; and Easterly by Underwood Street and constituting the property known as the brickyards or clay pit, containing 25 acres more or less, with all buildings, struc-tures and shrubbery thereon, now or supposed to be owned by the New England Brick Company, located in the said town, for school, playground, highway, drainage and/or sewer purposes, in part for school purposes, in part for playground purposes, in part for highway purposes, in part for drainage purposes, in part for sewer purposes and/or any combination of said pur-poses, or for any public purposes whatsoever, and that there be and here-by is appropriated for the foregoing purposes the sum of \$22500 to be ex-pended under the direction of the Board of Selectmen, the same to be rais-ed by general tax."; NOW THEREFORE by virtue of said vote and of the pro- vision of Chapter 79 of the General Laws and especially Section 1 of said Chapter 79, the Inhabitants of Belmont, a municipal corporation, takes in fee and this Board hereby does take in fee for and in behalf of said Inhabitants of Belmont as and for a playground and as such incidental for school purposes, and also for drainage and sewer purposes in connection with the surface and ground waters in and on said property collected, and also in part for highway purposes, all as the Board of Selectmen may from time to time determine and designate, and for all public purposes inciden- tal to the foregoing and for any public purposes which may from time to time be determined by said Town, being the premises described in the fore- going vote, together with the trees, shrubbery, buildings and all struc- tures thereon, bounded and described as follows: Southerly by Concord Avenue 1320 feet, more or less; Westerly by a private way sometimes call- ed Alexander Avenue 304 feet, more or less; Northwesterly, Northerly and Northeasterly by the center line of Wellington Brook by lands now or form- erly of David A. Barker, Charles L. McHugh, Sarah E. Comeau, Boston & Maine Railroad and Campbell & Wiswell, Inc., in all 1950 feet, more or less, (being the same brook taken by said Inhabitants of Belmont for drain- age purposes by instrument dated December 10, 1923, and recorded with Mid- dlesex South District Deeds, Book 4685, page 576); Southeasterly by land now or supposed to be of Frank W. Crocker 111 feet, more or less; South-</p>	<p style="text-align: right;">5087 571</p> <p style="text-align: center;">See Book of Plans No. 393 Plan 1 See Book 5140 Page 532 - Release of City of Belmont</p>
<p style="text-align: right;">69</p>	

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westerly by the same 70 feet; Southeasterly again by Hittinger Street 100 feet; and Easterly by Underwood Street 883 feet, more or less; containing 26.27 acres, as shown on a plan entitled "Taking Plan Town of Belmont, Mass.", dated March 1, 1927, by J. Leslie Woodfall, Town Engineer on file in the Town Clerk's office and a copy of which will be recorded with this order. And said Board hereby further determines and orders that by the takings hereby made the owner of said premises has sustained, and it hereby awards to the owner of said premises, damages in the sum of \$22,500.00. Royal T. Brodrick, J. Watson Flett, Selectmen of the Town of Belmont.

Middlesex ss. April 22, 1927. 11h. 27m. A.M. Rec'd & Recorded.

Two words over erasure.

CUENIN
to
ANGELL

I, Julius J. Cuenin of Malden, Middlesex County, Massachusetts being married, for consideration paid, grant to Ellen A. Angell of Malden, Middlesex County with WARRANTY COVENANTS the land in MALDEN situated in the County of Middlesex and Commonwealth aforesaid in the part thereof called Linden, and comprising Lot thirty eight (38) on a plan of the Linden Land Company's lands dated July 1873, F. E. Ames, Surveyor, recorded with Middlesex South District Deeds, Book of Plans numbered twenty three (23), plan 24, and more particularly bounded and described as follows, viz: Northwesterly by Lynn Street, 13.43 feet Westerly by Blaine Street, 116.48 feet Southeasterly by land of the late Mr. Bateman 73.16, Northeasterly by land of Julius J. Cuenin 100 feet. Said premises are the same premises conveyed to Julius J. Cuenin by the F. F. Blanchard Company of Boston and recorded with Middlesex South District Deeds, Book 4835, Page 455. This conveyance made subject to taxes of 1926, April first. Lillian A. Cuenin wife of said grantor release to said grantee all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this twenty first day of April 1927.

M. E. Viole) Julius J. Cuenin (seal)
) Lillian A. Cuenin (seal)

COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. April 21, 1927. Then personally appeared the above named J. J. Cuenin & Lillian A. Cuenin and acknowledged the foregoing instrument to be their free act and deed, before me, M. Edward Viole, Notary Public. My commission expires June 2, 1933.

Middlesex ss. April 22, 1927. 11h. 29m. A.M. Rec'd & Recorded.

YEREMIAN
DISC. MORTS.

I, George K. Yeremian holder of two mortgages from John J. Mansfield and Julia Mansfield to me one dated March 19, 1925, recorded

See Book 532, S. Page 484
" " 5899 " 61

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5140 530		<p>Company. Abbott W. Fish, Notary Public in and for The Commonwealth of Massachusetts. (Notarial seal) My commission expires February 23, 1934. THE COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. At Boston on this 26th day of August, 1927, before me personally appeared S. Parkman Shaw Jr., and acknowledged the foregoing instrument to be his free act and deed. Abbott W. Fish, Notary Public in and for The Commonwealth of Massachusetts. (Notarial seal) My commission expires February 23, 1924. - - - - Middlesex ss. Sept. 2, 1927. lh. 15m. P.M. Rec'd & Recorded.</p> <hr/> <p>I hereby certify that I am clerk of New England Brick Company, a Massachusetts corporation, and that at a special meeting of the board of directors of said corporation duly called and held August 26, 1927, at which a quorum was present and acting, the following vote was passed by the affirmative vote of all the directors present, all as more fully appears from the records of said board of directors in my possession as said clerk: VOTED: That William G. Long, as treasurer of this corporation, be and he hereby is authorized in the name and on behalf of this corporation and as and for its corporate act and deed to execute and deliver to the Inhabitants of Belmont, a municipal corporation in the Commonwealth of Massachusetts, a deed in confirmation of the taking by eminent domain of property owned by this corporation, an order in respect of which was recorded on April 22, 1927 in the Registry of Deeds for the Southern District of Middlesex, in The Commonwealth of Massachusetts and, upon receipt of \$22,500, to release said Inhabitants of Belmont from all claims for damages on account of such taking. And I further certify that said vote has not been altered or repealed and is still in force. WITNESS my hand and the seal of said corporation this 26th day of August, 1927. William G. Long Clerk of New England Brick Company (Corporate seal) - - - - -</p> <p>WHEREAS by instrument dated March 29, 1927 and recorded with Middlesex Southern District Deeds, Book 5087, Page 570, the property herein-after described was taken in fee by the Inhabitants of Belmont, a municipal corporation in The Commonwealth of Massachusetts, NOW, THEREFORE, in consideration of one dollar (\$1) and other valuable considerations to it paid by said Inhabitants of Belmont, the receipt whereof is hereby acknowledged, and in confirmation of said taking, New England Brick Company, a Massachusetts corporation, does hereby grant unto said Inhabitants of Belmont all its right, title and interest in and to a certain parcel of land situated on Concord Avenue in the Town of BELMONT, together with the trees, shrubbery, buildings and all structures thereon, bounded and</p>
NEW ENGLAND BRICK CO. VOTE		
NEW ENGLAND BRICK CO. to TOWN of BELMONT		

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described in said instrument dated March 29, 1927 as follows: "Southerly by Concord Avenue one thousand three hundred twenty (1320) feet more or less; Westerly by a private way sometimes called Alexander Avenue three hundred four (304) feet more or less; Northwesterly, Northerly and North-easterly by the center line of Wellington Brook by lands now or formerly of David A. Barker, Charles L. McHugh, Sarah E. Comeau, Boston & Maine Railroad and Campbell & Wiswell, Inc., in all one thousand nine hundred fifty (1950) feet more or less (being the same brook taken by said In-habitants of Belmont for drainage purposes by instrument dated December 10, 1923, and recorded with Middlesex South District Deeds, Book 4685, Page 576.) Southeasterly by land now or supposed to be of Frank W. Crocker one hundred eleven (111) feet more or less; Southwesterly by the same seventy (70) feet; Southeasterly again by Hittinger Street one hundred (100) feet; and Easterly by Underwood Street eight hundred eighty-three (883) feet, more or less; Containing twenty-six and twenty-seven one hundredths (26.27) acres, as shown on a plan entitled "Taking Plan Town of Belmont, Mass." dated March 1, 1927, by J. Leslie Woodfall, Town Engineer, on file in the (Town Clerk's) office, a copy of which is recorded with Middlesex Southern District Deeds, Plan Book 393, Page 7." TO HAVE AND TO HOLD the granted premises to said Inhabitants of Belmont and its successors and assigns to its and their own use and behoof forever. And for consideration aforesaid the grantor hereby acknowledges that it has received from this grantee full compensation for the land so taken and it hereby for itself, its successors and assigns releases and forever dis-charges this grantee and all persons claiming under it from all claims and demands for such damages, both for the land so taken and by way of consequential damages or otherwise in any way arising from, connected with or growing out of the said order of taking, by this grantee and all pro-ceedings by this grantee thereunder. IN WITNESS WHEREOF New England Brick Company has caused this instrument to be executed in its corporate name and its corporate seal to be hereto affixed by its treasurer thereunto duly authorized this 26th day of August, 1927. New England Brick Company By William G. Long Treasurer (Corporate seal) In the presence of: Arthur F. Blanchard, John Tredennick. THE COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. At Boston, on this 26th day of August, 1927, before me personally ap-peared William G. Long, treasurer of the above-named New England Brick Company, and acknowledged the foregoing instrument to be the free act and deed of said corporation. C. E. Whitney, Notary Public in and for The Com-monwealth of Massachusetts. (Notarial seal) My commission expires April

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532	13, 1934. ----- Middlesex ss. Sept. 2, 1927. 1h. 15m. P.M. Rec'd & Recorded.
<p>NEW ENGLAND BRICK CO.'S Trs.</p> <p>to</p> <p>TOWN OF BELMONT et al</p> <p>REL. under TAKING</p> <p style="font-size: small; margin-top: 20px;">See Book 5140 Page 530</p>	<p>KNOW ALL MEN BY THESE PRESENTS That Old Colony Trust Company, a Massachusetts corporation, and S. Parkman Shaw, Jr. of Boston, Suffolk County, Massachusetts, as they are Trustees under a mortgage dated as of January 2, 1923 by and between New England Brick Company, a Massachusetts corporation, party of the first part, and said Old Colony Trust Company and S. Parkman Shaw, Jr. as Trustees, parties of the second part, recorded with Middlesex South District Deeds, Book 4664, Page 16, for consideration paid, receipt whereof is hereby acknowledged, do hereby acknowledge that they have received from the Inhabitants of Belmont, a municipal corporation in The Commonwealth of Massachusetts, full compensation for the property taken, under the power of eminent domain, by said Inhabitants of Belmont by instrument dated March 29, 1927 and recorded with said Deeds, Book 5087, Page 570, and hereby for themselves and their successors in said trust release and forever DISCHARGE said Inhabitants of Belmont and all persons claiming under it from all claims and demands for such damages, both for the land so taken and by way of consequential damages or otherwise in any way arising from, connected with or growing out of the said order of taking, by said Inhabitants of Belmont and all proceedings by said Inhabitants of Belmont thereunder. IN WITNESS WHEREOF Old Colony Trust Company has caused these presents to be executed in its name and behalf by one of its Vice Presidents and its corporate seal to be hereto affixed and attested by its assistant secretary, each thereunto duly authorized, and said S. Parkman Shaw, Jr. has hereunto set his hand and seal this 26th day of August, 1927. -----</p> <p>In the presence of:) Old Colony Trust Company Abbott W. Fish) By O. Wolcott Vice President P. A. Scott) Attest: G.A. Chisholm Assistant Secretary (Corporate seal)</p> <p>In the presence of:) S. Parkman Shaw Jr. (seal) Abbott W. Fish) P. A. Scott)</p> <p>THE COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. At Boston on this 26th day of August, 1927, before me personally appeared O. Wolcott of the above-named Old Colony Trust Company, a Massachusetts corporation, and acknowledged the foregoing instrument to be the free act and deed of said Company. Abbott W. Fish, Notary Public in and for The Commonwealth of Massachusetts. (Notarial seal) My commission expires February 23, 1934.</p>

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is hereby made for further description. Said premises are conveyed sub-
ject to any rights which the town of Stoneham may have as regards a drain
across said land and running from Myrtle Street northwesterly to Washing-
ton Street. Subject to mortgage of \$5000 held by Stoneham Co-operative
Bank. This mortgage is upon the statutory condition, for any breach of
which the mortgagee shall have the statutory power of sale. I, D. Florence
Hogan wife of said mortgagor, release to the mortgagee all rights of
DOWER AND HOMESTEAD and other interests in the mortgaged premises. WITNES
our hands and seals this 29th day of October 1927. Daniel W. Hogan (seal)
D. Florence Hogan (seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex, ss.
October 29, 1927. Then personally appeared the above named Daniel W. Hogan
and acknowledged the foregoing instrument to be his free act and deed,
before me, Herbert H. Richardson, Justice of the Peace. My commission ex-
pires August 30, 1929. - - - - -

Middlesex ss. Dec. 24, 1927. 11h. 14m. A.M. Rec'd & Recorded.

TOWN OF
BELMONT
TAKING

See Book of Plans No. 425 Plan. 4/...

COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Town of Belmont.
Selectmen's Room. Belmont, Mass., December 19, 1927. At a meeting of the Board
of Selectmen of the Town of Belmont this day held, it is ORDERED as
follows: WHEREAS at a special town meeting of the inhabitants of said
Town duly called, warned and held on December 12, 1927 when the third
article in the warrant, as follows: "Article 3: To see if the Town will
vote to acquire by purchase, eminent domain, gift, wholly or partly, or
in any other way or manner a certain parcel or parcels of land contain-
ing about 12½ acres, more or less, or any part thereof, with or without
buildings, structures and shrubbery thereon standing and all rights per-
taining thereto, located on Concord Avenue, Belmont, Mass., and assessed
to the Heirs or Devisees of Hannah McGinnis, for school, park and play-
ground purposes, or any combination of these purposes, or for any public
purposes whatever, determine how the purchase price shall be raised and
by whom expended, or in any way act thereon." was before the meeting, the
following vote was passed by more than two-thirds of the inhabitants
represented at said meeting (147 voting in the affirmative and 7 in the
negative): "VOTED to acquire in fee a certain parcel of land, together
with the buildings, structures, trees, and shrubbery thereon, located on
Concord Avenue, Belmont, Mass., bounded and described as follows: South-
westerly by Concord Avenue on two lines each respectively 494.5 feet, more
or less, and 480 feet, more or less; Easterly by land of the Town of Bel-
mont (heretofore taken by said Town for park and playground purposes and

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D. PROPERTY DEED

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<p>other like purposes as per vote of the Town by instrument dated March 29, 1927, recorded with Middlesex South District Deeds, Book 5087, page 570) and by land now or formerly of the Fuelite Natural Gas Co., Inc., about 813 feet more or less; Northeasterly by land now or formerly of the Boston & Maine Railroad, Fitchburg Division, 144 feet, more or less; Northerly by the same on two lines about 389 feet and 107 feet; Northwesterly by land now or formerly of Anna J. Penney 551.67 feet and being the parcel shown as containing 529,600 square feet on a "Plan Showing Estate of Hannah McGinnis, Belmont, Mass.," dated November, 1927, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office; subject, however, to the rights heretofore acquired by the Town by the taking of Wellington Brook as per certificate recorded as aforesaid, Book 4685, page 576, and also subject to rights acquired by the Town by taking for storm drain purposes as per vote of the Inhabitants on May 17, 1911, for school, playground, highway, drainage and/or sewer purposes, in part for school purposes, in part for playground purposes, in part for highway purposes, in part for drainage purposes, in part for sewer purposes and/or any combination of said purposes, or for any public purposes whatsoever, and that there be and hereby is appropriated for this purpose the sum of thirty thousand (30000) dollars, of which ten thousand (10000) dollars is to be raised by tax levy for the year 1928 and twenty thousand (20000) dollars is to be raised by an issue of notes or bonds which shall be in denominations of one thousand (1000) dollars each, dated January 1, 1928, and shall mature two each year for the years 1929 to 1938, both inclusive, with interest to be fixed by the Town Treasurer with the approval of the Selectmen, interest coupons to be payable semi-annually on January 1 and July 1 of each year. All other particulars as to the form and issuance of said notes or bonds shall be determined by the Treasurer with the approval of the Selectmen but none of said notes or bonds shall be sold at less than par and accrued interest." NOW THEREFORE by virtue of said vote and of the provisions of Chapter 79 of the General Laws and especially Section 1 of said Chapter 79, the Inhabitants of Belmont, a municipal corporation, takes in fee and this Board hereby does take in fee for and in behalf of said Inhabitants of Belmont as and for a playground and as such incidental for school purposes, and also for drainage and sewer purposes in connection with the surface and ground waters in and on said property collected, and also in part for highway purposes, all as the Board of Selectmen may from time to time determine and designate, and for all public purposes incidental to the foregoing and for any public purposes</p>	<p>5183-221</p>
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which may from time to time be determined by said Town, being the premises described in the foregoing vote, together with the trees, shrubbery buildings and all structures thereon, bounded and described as follows: Southwesterly by Concord Avenue on two lines each respectively 494.5 feet more or less, and 480 feet, more or less; Easterly by land of the Town of Belmont (heretofore taken by said Town for park and playground purposes and other like purposes as per vote of the Town by instrument dated March 29, 1927, recorded with Middlesex South District Deeds, Book 5087, page 570) and by land now or formerly of the Fuelite Natural Gas Co., Inc. about 813 feet more or less; Northeastly by land now or formerly of the Boston & Maine Railroad, Fitchburg Division, 144 feet, more or less; Northwesterly by the same on two lines about 389 feet and 107 feet; Northwesterly by land now or formerly of Anna J. Penney 551.67 feet and being the parcel shown as containing 529,600 square feet on a "Plan Showing Estate of Hannah McGinnis, Belmont, Mass.," dated November, 1927, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office, a copy of which will be recorded with this order. The property and rights hereby taken are supposed to be the property of the Heirs or Devisees of Hannah McGinnis and/or persons claiming under them. And said Board hereby further determines and orders that by the takings hereby made the owners of said premises have sustained and it hereby awards said owners for said premises damages in the sum of thirty thousand (30000) dollars pursuant to said vote. Royal T. Brodrick, J. Watson Flett, Owen D. McLellan, Selectmen of the Town of Belmont.

Middlesex ss. Dec. 24, 1927. 11h. 21m. A.M. Rec'd & Recorded.

"J" over erasure

RONEY et ux
to
BLUNT

We, David P. Roney and Martha G. Roney, husband and wife, as tenants by the entirety, both of Somerville Middlesex County, Massachusetts for consideration paid, grant to Matthew M. Blunt of Boston, Suffolk County with MORTGAGE COVENANTS, to secure the payment of eleven hundred seventy-eight (1178.) dollars payable in monthly installments of five and 89/100 (5.89) dollars each, the full amount to be due and payable in five years with six and $\frac{1}{2}$ per cent. interest per annum payable monthly as provided in a note of even date, A certain lot of land with the buildings thereon situated in said SOMERVILLE being lot #3 on Plan of lots in Somerville, Massachusetts surveyed for Stackpole & Wildes, November 1, 1892 and bounded and described as follows: Beginning at a point on the Northwesterly side of Edmands Street at the dividing line between lots #3 and #4 on said plan and running Northwesterly by said lot #4, ninety-five and 75/100

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D. PROPERTY DEED

	<p>mortgage, and our said note upon which shares said sum of one thousand dollars has been advanced to us by the mortgagee. The monthly payments under this mortgage are ten and 42/100 dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of 6½ per cent. per annum. This mortgage is upon the Statutory Co-operative Bank Mortgage Condition, for any breach of which the mortgagee shall have the Statutory Co-operative Bank Power of Sale. We, respectively release to the mortgagee all rights of tenancy by the CURTESY, DOWER AND HOMESTEAD and other interests in the mortgaged premises. WITNESS our hands and seals this twenty-second day of June 1929. Pietro Impallario (seal) Maria (her x mark) Impallario (seal) Witnesses to P.I. and mark of M.I., Wm. J. Shanahan, Carl Impolaria. COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. June 22, 1929. Then personally appeared the above-named Pietro Impallario and Maria Impallario and acknowledged the foregoing instrument to be their free act and deed, before me, Wm. J. Shanahan, Justice of the Peace. My commission expires Mar. 7, A.D. 1930.-----</p> <p>Middlesex ss. June 24, 1929. 12h. 36m. P.M. Rec'd & Recorded. One word over erasure</p> <p>KNOW ALL MEN BY THESE PRESENTS that the Inhabitants of Belmont, a municipal corporation duly organized and existing by law and located within the County of Middlesex and Commonwealth of Massachusetts, acting by its Board of Selectmen, pursuant to a power or authority given by vote of the Inhabitants of said Town in Town Meeting assembled on March 19, 1929, copies of which are hereto annexed, in consideration of one (1) dollar and other valuable considerations to it paid by Charles L. McHugh of Belmont in the County of Middlesex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give and grant unto the said Charles L. McHugh, his heirs and assigns, the right and license to pass and repass over a strip of land about twenty (20) feet wide extending in part between the land of this grantee and the land of this grantor and shown on a plan entitled "Plan Showing Estate of Hannah McGinnis, Belmont, Mass.", dated November 1927 by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office and recorded with Middlesex South District Deeds in Plan Book 405, Plan 41, extending from Concord Avenue in a northerly direction to a way marked "33 ft. Way" as shown on said plan (in so far as the Town has rights therein) on foot, with vehicles and for all purposes for which a private way may lawfully be used in said Town of Belmont. But this conveyance is made upon the</p>	<p>5368</p> <p>293</p> <p><i>[Handwritten signatures and scribbles]</i></p> <p>TOWN OF BELMONT to McHUGH</p> <p>See Book of Plans No. 426 Plan #1000</p> <p><i>[Handwritten signature]</i></p>
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<p>294</p> <p>TOWN OF BELMONT COPY OF ARTICLE & VOTE</p>	<p>understanding and strict condition that the grantor shall not be required to make any repairs on said strip of land twenty (20) feet wide and shall not be responsible to the grantee or any person or persons claiming under him for any injury to persons or property which may occur on said strip of land, and this grantee, and those claiming under him who may be owners of said premises shown and marked as "Fuelite Natural Gas Co. Inc." on said plan, this grant and right running with said land, by the acceptance of this grant agrees to save the grantor harmless and indemnified therefrom. TO HAVE AND TO HOLD the rights and privileges herein given unto the said Charles L. McHugh, his heirs and assigns forever. IN WITNESS WHEREOF the Inhabitants of Belmont has caused these presents to be signed and the seal of said Town hereunto affixed by its Board of Selectmen hereunto duly authorized, as aforesaid, this first day of May, 1929. - - - - -</p> <p style="text-align: center;">Inhabitants of Belmont (Corporate seal)</p> <p style="text-align: center;">By Royal T. Brodrick) Board J. Watson Flett) of Owen D. McLellan) Selectmen</p> <p>COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. June 18, 1929. Then personally appeared the above named J. Watson Flett, Royal T. Brodrick and Owen D. McLellan, Selectmen as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of said Inhabitants of Belmont, before me, Fisher K. Rice, Notary Public. - - - - -</p> <p>May 1, 1929. I, the undersigned, Town Clerk of the Town of Belmont, hereby certify that at an adjourned session of the annual Town Meeting of the Town of Belmont duly called, warned and held on the nineteenth day of March, 1929, the forty-fourth article in the Warrant was before the meeting for consideration as follows: "ARTICLE 44: To see if the Town will vote to grant to the Fuelite Natural Gas Company, Inc., or any person or persons, or corporation, claiming under it, right of way from the location of its property to Concord Avenue over the land heretofore taken by the Town from the New England Brick Company and/or over land heretofore taken by the Town from the McGinnis heirs, fix the terms of said grant, or in any way act thereon." and the following vote was unanimously passed: "VOTED that the Town of Belmont give and grant to Charles L. McHugh, and those claiming under him, a right of way to pass on foot, with vehicles, and for all purposes for which a private way may lawfully be used in the Town of Belmont, from the location of the property of said Charles L. McHugh adjoining the land heretofore</p>

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D. PROPERTY DEED

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	<p>taken by the Town from the New England Brick Company to Concord Avenue, over the land heretofore taken from said New England Brick Company in part and over the land heretofore taken by the Town from the McGinnis Heirs in part, upon such terms and conditions and in such location as the Board of Selectmen may determine and that said Board of Selectmen be and they hereby are authorized to execute and deliver in the name and behalf of the Inhabitants of Belmont a grant of such right on such terms as said Board deems advisable. Arthur E. Hough Town Clerk (Corporate seal) - - - Middlesex ss. June 24, 1929. 12h. 40m. P.M. Rec'd & Recorded.</p> <p>One word over erasure</p>	295
b/h	<p>I, Warren Smadbeck of the City, County and State of New York, for consideration paid, grant to Elmer A. Mitchell of 78 Portland Street of Boston, State of Massachusetts, with QUITCLAIM COVENANTS the land in LITTLETON, Middlesex County, Massachusetts, described as follows: Lots Nos: 1251, 1252, and 1253 as designated and shown on a plan entitled "Map "A" of Long Lake, Town of Littleton, Middlesex County, Massachusetts", duly recorded with Middlesex South District Deeds on the 14th day of October 1925, in Book of Plans #362 Plan #26. The premises are hereby conveyed subject to and with the benefit of the rights and privileges to maintain poles and wires for electric lights and telephones and water mains in the streets and ways, as shown on said plan, to be used in common by the owners of lots on said plan, and their heirs and assigns. The premises are also conveyed subject to the following restrictions: There shall not be erected or maintained on the granted premises without the written consent of the grantor herein named, any slaughter house, smith shop, forge, furnace, steam engine, brass foundry, nail, iron or other foundry, any manufactory of gunpowder, glue, varnish, vitriol or turpentine or for the tanning, dressing or preparing of skins, hides or leather, or for carrying on any noxious, dangerous or offensive trade; all toilet outhouses shall be suitably screened and equipped with septic or chemical tanks; no part of said premises shall be used for any insane, inebriate, or other asylum, or place of burial, or for any structure other than a dwelling for people of the Caucasian Race together with the usual out buildings appurtenant to said dwelling including a private garage for said dwelling; not more than one dwelling house shall be erected on any one lot. I, Madeline Smadbeck, wife of said grantor release to said grantee all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 31st day of March 1927. Warren Smadbeck (seal) Madeline Smadbeck (seal) STATE OF NEW YORK County of New York ss. New York</p>	<p>SMADBECK to MITCHELL</p>
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one hundred four and 8/100 (104.08) feet more or less. The second line above described is parallel with and distant in a generally northerly direction forty (40) feet from the line first above described with the exception of such portions as form the intersections with Winter Street, Prospect Street and Park Avenue, as shown on said plan, so that said Marsh Street shall have a uniform width of forty (40) feet. And said street is hereby relocated and the grades thereof established as shown on Sheets 1, 2, 3, 4, and 5, on plan entitled, "Street Plan & Profile, Marsh Street, Belmont, Mass.," dated July 1929, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's Office, a copy of which is to be recorded with Middlesex South District Registry of Deeds with a copy of this order. And said Board having considered the question of damages sustained by the owners of the lands across and through which said street has been relocated, as aforesaid, hereby determines that no damages are sustained and none are awarded and that the cost for the construction of said street is determined to be not less than \$44,496.00. And said Board hereby certifies that it is expected that the estates abutting on said Marsh Street as shown on said plan will receive benefit or advantage other than the general advantage of the community because of such improvement, and it is hereby estimated that the lots abutting on said Marsh Street will be assessed as a betterment assessment the several amounts herein set forth against their respective owners, as follows:

B12273P370

OWNERS	AMOUNT
Mary L. Fillebrown and Emily F. Fillebrown,	\$5,195.00
Heirs and devisees of Henry O. Underwood and Edwin F. Atkins,	3,972.00
Albert H. Frost,	1,588.00
Francis G. Cleveland and Alice E. Cleveland,	1,334.00
Charles E. Trenholm, Lot 4	810.00
Raynor C. Wellington, Lot 3	1,507.00
Charles E. Trenholm, Lot 2	677.00
F. Hartwell Greene, Lot 1	675.00
Belmont Hill School Inc., L.C. Cert. #26038,	6,349.00
Belmont Hill School Inc., L.C. Cert. #28062,	
Willard E. Robinson et al, Trustees of the Belmont Spring Trust,	3,700.00
Arthur W. Fletcher et al, Trustees of the Belmont Hill Company,	5,705.00
Francis G. Cleveland and Alice E. Cleveland,	4,896.00
Arlmont Country Club, L.C. Cert. #17144,	8,088.00
Ring Sanatorium & Hospital Inc., L.C. #10914,	0.00
	\$44,496.00

(Signed) Royal T. Brodrick
 " J. Watson Flett

Majority of the
 Selectmen of the Town of Belmont.

Middlesex ss. April 16, 1930. 3h. 53m. P.M. Rec'd & Recorded.

TOWN OF
 BELMONT
 TAKING

COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Town of Bel-



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mont, Selectmen's Room, Belmont, Mass., March 18, 1930. At a meeting of the Board of Selectmen of the Town of Belmont this day held it was ORDERED as follows: WHEREAS the Board of Selectmen of the Town of Belmont, after due notice and acting under the provisions of Section 21 of Chapter 82 of the General Laws of this Commonwealth, and all other provisions of law applicable thereto, relocated Concord Avenue, extending from or about its intersection with Common Street to the line between the Town of Belmont and the City of Cambridge, said street being a public town way in the Town of Belmont, as appears by the order of this Board on file in the office of the Town Clerk of this Town, a copy of which is hereto annexed, reference to which is hereby made for all the terms and provisions thereof, and WHEREAS at the adjourned session of the annual town meeting of the Inhabitants of the Town of Belmont duly called, warned and held on March 17, 1930, when the fifty-second article in the warrant as follows: "Article 52: To see if the Town will vote to approve and accept the relocation of Concord Avenue, extending from or about its intersection with Common Street to the line between the Town of Belmont and the City of Cambridge, as set forth by order of the Selectmen, as shown on a plan on file in the Town Clerk's office, or in any way act thereon;" was before the meeting the following vote was unanimously passed: "VOTED: That the report of the Selectmen relocating Concord Avenue extending from its intersection with Common Street in an easterly direction to the line between the Town of Belmont and the City of Cambridge as a public town way, as shown on a plan on file in the Town Clerk's office, be accepted, and that said Concord Avenue extending from its intersection with Common Street in an easterly direction to the line between the Town of Belmont and the City of Cambridge, as relocated, as aforesaid, as thereby established, be approved and allowed." And WHEREAS on March 10, 1930, when the twelfth article of said warrant as follows: "Article 12: To see if the Town will vote to appropriate money for the construction of Town ways, determine how the same shall be raised, or in any way act thereon," was before said meeting an appropriation was made for the purpose of street construction by the unanimous vote of those present and voting. NOW THEREFORE, by virtue of said vote of said Inhabitants and of said order and of the provisions of Chapter 79 of said General Laws and any and all provisions of law applicable, and especially Section 1 of said Chapter 79, the Inhabitants of Belmont, a municipal corporation, takes and this board hereby does take for and in behalf of the said Inhabitants of Belmont for highway purposes in connection with

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the relocation of said Concord Avenue in said Town of Belmont extending from or about its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, the following described parcels of land: 1. A certain parcel of land with the trees and shrubbery thereon standing situated on the southerly side of said Concord Avenue, bounded and described as follows: Northerly by the former line of said Concord Avenue twenty-seven and 32/100 (27.32) feet; Easterly by the parcel next hereinafter described thirty-five hundredths of a foot (.35); Southerly by the remaining portion of land now or supposed to be of William D. Catterall being the line of said Concord Avenue as relocated as aforesaid twenty-seven and 42/100 (27.42) feet, containing ten (10) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said William D. Catterall shown as containing ten (10) square feet as shown on a plan entitled, "Sheets 1, 2 and 3, Taking Plan for Widening of Concord Avenue from Cambridge Line to Common Street, Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office, a copy of which is to be recorded with this order. 2. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly by the parcel last above described 35/100 (.35) feet; Northerly by the southerly line of said Concord Avenue prior to said relocation sixty-one (61) feet; Easterly by the parcel next hereinafter described one and 12/100 (1.12) feet; and Southerly by the remaining portion of land now or supposed to be of Uliano DeStefano being the line of said Concord Avenue as relocated as aforesaid sixty-one and 21/100 (61.21) feet, containing forty-five (45) square feet of land, Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Uliano DeStefano shown as containing forty-five (45) square feet as shown on the plan hereinbefore mentioned. 3. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly by the parcel last above described one and 12/100(1.12) feet; Northerly by the southerly line of said Concord Avenue prior to said relocation sixty-one (61) feet; Easterly by the parcel next hereinafter described one and 90/100 (1.90) feet; Southerly by the remaining portion of land now or supposed to be of said John F. Dolan and being the line of said Concord Avenue as relocated as aforesaid sixty-one and 21/100 (61.21) feet, containing ninety-two (92) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is

See plan opposite

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supposed to be the property of said John F. Dolan shown as containing ninety-two (92) square feet as shown on the plan hereinbefore mentioned.

4. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly by the parcel last above described one and 90/100 (1.90) feet; Northerly by the southerly line of said Concord Avenue prior to said relocation on three (3) lines each respectively, forty-nine and 95/100 (49.95) feet, twenty-six and 10/100 (26.10) feet and two and 63/100 (2.63) feet; generally Southerly by the remaining portion of land of said Louis B. Gale and being the line of said Concord Avenue as relocated as aforesaid on three (3) lines each respectively, two and 63/100 (2.63) feet more or less, twenty-five and 85/100 (25.85) feet and fifty and 38/100 (50.38) feet, containing one hundred twenty-six (126) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Louis B. Gale shown as containing one hundred twenty-six (126) square feet as shown on the plan hereinbefore mentioned. (5) A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly and generally Northwesterly on a curving line being the southerly line of said Concord Avenue prior to said relocation on two lines each respectively, three and 71/100 (3.71) feet and thirty-six and 73/100 (36.73) feet; Northerly by the southerly line of said Concord Avenue prior to its relocation sixty-seven and 11/100 (67.11) feet; Easterly by the parcel next hereinafter described four and 69/100 (4.69) feet; and Southerly by the remaining portion of land of said Louis B. Gale and by the southerly line of said Concord Avenue as relocated as aforesaid on two (2) lines each respectively sixty-seven and 6/100 (67.06) feet and thirty-six and 98/100 (36.98) feet; containing three hundred eighty-three (383) square feet of land more or less. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Louis B. Gale shown as containing three hundred eighty-three (383) square feet more or less as shown on the plan hereinbefore mentioned. 6. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly by the parcel last above described four and 69/100 (4.69) feet; generally Northerly by the southerly line of said Concord Avenue prior to said relocation on three (3) lines each respectively, fifty and 33/100 (50.33) feet, seventy-three and 29/100 (73.29) feet and eleven and 98/100 (11.98) feet; Southerly by the remaining portion of land of said Louis B. Gale and the southerly line of said Concord Avenue

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as relocated as aforesaid on two (2) lines each respectively, eighty-four and 11/100 (84.11) feet and forty-four and 50/100 (44.50) feet, containing four hundred sixty-six (466) square feet of land more or less. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Louis B. Gale shown as containing four hundred sixty-six (466) square feet more or less as shown on the plan hereinbefore mentioned. 7. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly by the easterly line of Bright Road sixty-two and 62/100 (62.62) feet; generally Northwesterly on a curved line by the southerly line of said Concord Avenue as it existed prior to said relocation twenty-nine and 16/100 (29.16) feet; Northerly by the southerly line of said Concord Avenue as it existed prior to said relocation two hundred thirty-five (235) feet; and Easterly by the parcel next hereinafter described thirty-one and 2/10 (31.2) feet; and Southerly by the southerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of John J. Bright on two (2) lines each respectively, two hundred three (203) feet and seventy-nine and 6/100 (79.06) feet, containing seven thousand seven hundred fifty (7750) square feet of land more or less. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said John J. Bright shown as containing seven thousand seven hundred fifty (7750) square feet more or less as shown on the plan hereinbefore mentioned. 8. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly by the parcel last above described thirty-one and 2/10 (31.2) feet; Northerly by the southerly line of said Concord Avenue as it existed prior to said relocation on two (2) lines each respectively, two hundred thirty-eight (238) feet and one hundred fifty-five (155) feet; Easterly by the parcel next hereinafter described thirty-one and 8/10 (31.8) feet; and Southerly by the southerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of the Town of Belmont as shown on said plan on two (2) lines each respectively, one hundred sixty (160) feet and two hundred thirty-four (234) feet, containing eleven thousand eight hundred five (11805) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Town of Belmont shown as containing eleven thousand eight hundred five (11805) square feet as shown on the plan hereinbefore mentioned. 9. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Wester-

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ly by the parcel last above described thirty-one and 8/10 (31.8) feet; Northerly by the southerly line of said Concord Avenue as it existed prior to said relocation one hundred four (104) feet; Easterly by the parcel next hereinafter described thirty-one and 7/10 (31.7) feet; and Southerly by the southerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of said Louis King one hundred (100) feet, containing three thousand two hundred thirty-three (3233) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Louis King shown as containing three thousand two hundred thirty-three (3233) square feet as shown on the plan hereinbefore mentioned. 10. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Westerly by the parcel last above described thirty-one and 7/10 (31.7) feet; Northerly by the southerly line of said Concord Avenue as it existed prior to said relocation one hundred eighty-seven (187) feet; Easterly by the westerly line of Blanchard Road eighty-five and 90/100 (85.90) feet; generally Southerly by the southerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Catherine Gilpatrick on two (2) lines each respectively, eighty-eight and 47/100 (88.47) feet and one hundred fifty-two and 8/10 (152.8) feet, containing six thousand six hundred six (6606) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Catherine Gilpatrick shown as containing six thousand six hundred six (6606) square feet as shown on the plan hereinbefore mentioned. 11. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the westerly line of said Blanchard Road extended fifty (50) feet; generally Northwesterly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Giovanni Sorrenti and Grazia Sorrenti sixty-five and 2/100 (65.02) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation fifty (50) feet, containing five hundred seventy-six (576) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Giovanni Sorrenti and Grazia Sorrenti shown as containing five hundred seventy-six (576) square feet as shown on the plan hereinbefore mentioned. 12. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Northerly by the northerly line of said Concord Avenue as relocated as aforesaid

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and the remaining portion of land of Joseph H. Dill seventy and $48/100$ (70.48) feet; Westerly by the easterly line of Trowbridge Street extended $90/100$ (.90) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation seventy and $33/100$ (70.33) feet, containing thirty-one (31) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Joseph H. Dill shown as containing thirty-one (31) square feet as shown on the plan hereinbefore mentioned. 13. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the westerly line of said Trowbridge Street extended one hundred forty-four (144) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Carmine Pisaturo thirty-four (34) feet; Westerly by the parcel next hereinafter described one and $88/100$ (1.88) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation thirty-four (34) feet, containing fifty-six (56) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Carmine Pisaturo shown as containing fifty-six (56) square feet as shown on the plan hereinbefore mentioned. 14. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described one and $88/100$ (1.88) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of said Carmine Pisaturo thirty and $33/100$ (30.33) feet; Westerly by the parcel next hereinafter described two and $26/100$ (2.26) feet; Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation thirty and $26/100$ (30.26) feet, containing sixty-three (63) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Carmine Pisaturo shown as containing sixty-three (63) square feet as shown on the plan hereinbefore mentioned. 15. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described two and $26/100$ (2.26) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of said Carmine Pisaturo thirty and $33/100$ (30.33) feet; Westerly by the parcel next hereinafter described two and $64/100$ (2.64) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation thirty and $26/100$ (30.26) feet,

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containing seventy-four (74) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Carmine Pisaturo shown as containing seventy-four (74) square feet as shown on the plan hereinbefore mentioned. 16. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described two and 64/100 (2.64) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of said Carmine Pisaturo thirty and 33/100 (30.33) feet; Westerly by the parcel next hereinafter described three and 2/100 (3.02) feet; Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation thirty and 26/100 (30.26) feet, containing eighty-six (86) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Carmine Pisaturo shown as containing eighty-six (86) square feet as shown on the plan hereinbefore mentioned. 17. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described three and 2/100 (3.02) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of John Rigazio one hundred seventeen and 92/100 (117.92) feet; Westerly by the easterly line of Underwood Street extended four and 53/100 (4.53) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation one hundred seventeen and 66/100 (117.66) feet, containing four hundred forty-five (445) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said John Rigazio shown as containing four hundred forty-five (445) square feet as shown on the plan hereinbefore mentioned. 18. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the westerly line of said Underwood Street extended fifty (50) feet more or less; generally Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of said Town of Belmont on three (3) lines each respectively, fifty-seven and 75/100 (57.75) feet, one thousand seven hundred eighty-four and 59/100 (1784.59) feet and four hundred ninety-two and 40/100 (492.40) feet; Westerly by the parcel next hereinafter described five (5) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation on three (3) lines each respectively, four hundred ninety-two and 40/100 (492.40) feet.

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one thousand seven hundred eighty-four and 59/100 (1784.59) feet and forty (40) feet more or less, shown as containing square feet of land more or less. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Town of Belmont shown as containing square feet more or less as shown on the plan hereinbefore mentioned. 19. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described five (5) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Anna J. Penney seventy-eight and 83/100 (78.83) feet; Westerly by the parcel next hereinafter described five (5) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation seventy-eight and 83/100 (78.83) feet, containing three hundred ninety-four (394) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Anna J. Penney shown as containing three hundred ninety-four (394) square feet as shown on the plan hereinbefore mentioned. 20. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described five (5) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Mabel E. Vail sixty-four (64) feet; Westerly by the parcel next hereinafter described five (5) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation sixty-four (64) feet, containing three hundred twenty (320) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Mabel E. Vail shown as containing three hundred twenty (320) square feet as shown on the plan hereinbefore mentioned. 21. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described five (5) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of said Anna J. Penney three hundred forty-four and 6/10 (344.6) feet; Westerly by the parcel next hereinafter described five and 1/10 (5.1) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation three hundred forty-four (344) feet, containing one thousand seven hundred twenty (1720) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Anna J.

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Penney shown as containing one thousand seven hundred twenty (1720) square feet as shown on the plan hereinbefore mentioned. 22. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described five and 1/10 (5.1) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Belmont Holding Company Inc. one hundred (100) feet; Westerly by the parcel next hereinafter described five and 1/10 (5.1) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation one hundred (100) feet, containing five hundred (500) square feet of land more or less. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Belmont Holding Company Inc. shown as containing five hundred (500) square feet more or less as shown on the plan hereinbefore mentioned. 23. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described five and 1/10 (5.1) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of said Belmont Holding Company Inc. on two (2) lines each respectively four and 6/10 (4.6) feet and forty-nine and 89/100 (49.89) feet; Westerly by the parcel next hereinafter described five and 1/10 (5.1) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation fifty-four and 5/10 (54.5) feet, containing two hundred seventy-two (272) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Belmont Holding Company Inc. shown as containing two hundred seventy-two (272) square feet as shown on the plan hereinbefore mentioned. 24. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described five and 1/10 (5.1) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Boston & Maine Railroad two hundred thirty-two (232) feet more or less; Westerly by the parcel next hereinafter described five and 2/10 (5.2) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation two hundred thirty-six and 93/100 (236.93) feet, containing one thousand one hundred seventy-two (1172) square feet of land more or less. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Boston & Maine Railroad shown as con-

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taining one thousand one hundred seventy-two (1172) square feet more or less as shown on the plan hereinbefore mentioned. 25. A certain parcel of land with the trees and shrubbery thereon standing, bounded and described as follows: Easterly by the parcel last above described five and 2/10 (5.2) feet; Northerly by the northerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land of Marcy Bros. & Co. Inc. on two (2) lines each respectively, sixty-one and 16/100 (61.16) feet and one hundred forty and 9/100 (140.09) feet; Southerly by the northerly line of said Concord Avenue as it existed prior to said relocation one hundred ninety-five (195) feet, containing six hundred thirty-two (632) square feet of land. Said parcel together with the trees and shrubbery thereon so taken is or is supposed to be the property of said Marcy Bros. & Co. Inc. shown as containing six hundred thirty-two (632) square feet as shown on the plan hereinbefore mentioned. The easement and right to use said parcels is hereby taken as aforesaid as and for a public town way in said Town while and so long as said Concord Avenue extending from or about its intersection with said Common Street to the line between the Town of Belmont and the City of Cambridge, as relocated as aforesaid, is and shall remain a public town way. And said Board further declares that by the relocation of said Concord Avenue from or about its intersection with said Common Street to the line between the Town of Belmont and the City of Cambridge, as shown on Sheets 1, 2 and 3, of said plan no other and further land rights and easements, except as hereinbefore described, have been taken, and that the lines of said Concord Avenue, from or about its intersection with said Common Street to the line between the Town of Belmont and the City of Cambridge, as relocated as aforesaid, except as above set forth, have been relocated, re-established and determined as have heretofore existed. And said Board hereby further determines that by the takings hereinbefore set forth and by this order no damages are sustained and none are awarded. Royal T. Brodrick, J. Watson Flett, Majority of the Selectmen of the Town of Belmont.

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

Town of Belmont,
Selectmen's Room,
Belmont, Mass., February 18, 1930.

At a meeting of the Board of Selectmen of the Town of Belmont held this day, after having given due written notice of the intention of said Board as required by law, to relocate Concord Avenue, a town way in said Town, extending from or about its intersection with Common Street to the line

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between the Town of Belmont and the City of Cambridge, all as hereinafter more fully appears, and after a public hearing held thereon on February 11, 1930, and no objection having been made, Now upon consideration of the matter, it is ORDERED that this Board of Selectmen is of the opinion that public necessity and convenience require that said Concord Avenue be relocated and the same hereby is relocated extending from or about its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, as shown on a plan hereinafter mentioned, and that the lines thereof be laid out and established as a public town way as follows: The southerly line of said Concord Avenue, as relocated as aforesaid and as shown on the plan hereinafter mentioned, is bounded by the intersection of said line with the southerly line of said Common Street on a curved line and by land in part now or supposed to be of the Town of Belmont and in part of the Belmont Congregational Society one hundred thirty-three and 44/100 (133.44) feet; by land in part of the said Belmont Congregational Society, in part of Rachael Johnson, in part of the heirs and devisees of Ida C. Underwood and in part of William J. Underwood, three hundred thirty and 29/100 (330.29) feet; heirs and devisees of Henry O. Underwood on two lines each respectively, one hundred forty and 9/100 (140.09) feet and three hundred forty and 7/100 (340.07) feet; by land now or supposed to be in part of said heirs and devisees of Henry O. Underwood and in part of the Town of Belmont five hundred eight and 46/100 (508.46) feet; by the end of Cottage Street twenty-six and 81/100 (26.81) feet; by land of Nellie E. Mead and John V. Finn two hundred eighty-one and 90/100 (281.90) feet; by the end of Myrtle Street forty and 3/100 (40.03) feet; by land in part of Federal National Bank of Boston and in part of Albert J. Peterson and Anna K. Peterson two hundred ten and 8/100 (210.08) feet; by the end of Goden Street on two lines each respectively, sixteen and 70/100 (16.70) feet and twenty-three and 40/100 (23.40) feet; by land in part of John P. Stryker and in part of Alice E. Cate two hundred thirty and 36/100 (230.36) feet; by the end of Oak Street forty and 8/100 (40.08) feet; by land in part of Helen C. Ware, in part of Edward T. Isaacs and Louise D. Isaacs and in part of Cyrus H. Fiske and Josephine K. Fiske, one hundred eighty-nine and 48/100 (189.48) feet; by the end of Orchard Street one hundred five and 94/100 (105.94) feet; by land in part of Thomas L. Freeman, in part of James O. Conlin and Lillian B. Conlin and in part of Rollin L. Holt five hundred twenty-nine and 68/100 (529.68) feet; by the end of Emerson Street forty-one and 57/100 (41.57)

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feet; by land in part of Margaret E. Lyons and Annie M. Lyons, in part of Addie E. Lingley and Robert R. Lingley, and in part of Minnie J. Mueller, one hundred eighty-nine and 36/100 (189.36) feet; by the end of Edgemoor Road ninety (90) feet; by land in part of Archibald A. Gillis and Gladys A. Gillis, in part of Genevieve A. Steele and Augustine J. Steele and in part of Miles H. Thompson one hundred thirty-seven and 62/100 (137.62) feet; by the end of Becket Road eighty-seven and 68/100 (87.68) feet; by land in part of Frederick L. Benjamin and in part of William D. Catterall one hundred sixty and 23/100 (160.23) feet; by land of said William D. Catterall twenty-seven and 42/100 (27.42) feet; by land of Uliano DeStefano sixty-one and 21/100 (61.21) feet; by land of John F. Dolan sixty-one and 21/100 (61.21) feet; by land of Louis B. Gale fifty and 38/100 (50.38) feet; by the curved intersection of Watson Road twenty-five and 85/100 (25.85) feet; by the end of said Watson Road forty-seven (47) feet more or less; by the curved intersection of said line with the easterly line of said Watson Road thirty-six and 98/100 (36.98) feet; by land of said Louis B. Gale on three lines each respectively, sixty-seven and 6/100 (67.06) feet, forty-four and 50/100 (44.50) feet and eighty-four and 11/100 (84.11) feet; by the end of Bright Road seventy-seven (77) feet more or less; by land of the heirs and devisees of John J. Bright on two lines each respectively, seventy-nine and 6/100 (79.06) feet and two hundred three (203) feet; by land of the Town of Belmont on two lines each respectively, two hundred thirty-four (234) feet and one hundred sixty (160) feet; by land of Louis King one hundred (100) feet; by land of Catherine Gilpatrick one hundred fifty-two and 8/10 (152.8) feet; by land of said Catherine Gilpatrick on a curving line to the town line between the Town of Belmont and the City of Cambridge eighty-eight and 47/100 (88.47) feet. The said line as relocated as aforesaid is shown on a plan consisting of three sheets entitled, "Taking Plan for Widening of Concord Avenue, From Cambridge Line to Common Street, Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer on file in the office of the Town Clerk of said Town and a copy of which will be recorded with Middlesex South District Deeds with a copy of this order. The northerly line of said Concord Avenue, as relocated as aforesaid, and as shown on said plan, is bounded from a point on the northerly line of Concord Avenue near Common Street and by land now or supposed to be of Boston & Maine Railroad one hundred thirty-four and 52/100 (134.52) feet; by land of Marcy Bros. & Co. Inc. on three lines each respectively two hundred thirty-two and 62/100 (232.62) feet, one hundred forty and

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9/100 (140.09) feet and sixty-one and 16/100 (61.16) feet; by land of the said Boston & Maine Railroad two hundred thirty-two (232) feet; by land of the Belmont Holding Company on two lines each respectively, forty-nine and 89/100 (49.89) feet and four and 61/100 (4.61) feet; by land again of said Belmont Holding Company one hundred (100) feet; by land of Anna J. Penney three hundred forty-four and 6/10 (344.6) feet; by land of Mabel E. Vail sixty-four (64) feet; by land of said Anna J. Penney seventy-eight and 83/100 (78.83) feet; by land of the Town of Belmont on two lines each respectively four hundred ninety-two and 40/100 (492.40) feet and seventeen hundred eighty-four and 59/100 (1784.59) feet; by the curved intersection of Underwood Street fifty-seven and 75/100 (57.75) feet; by the end of Underwood Street sixty-five (65) feet more or less; by land of John Rigazio one hundred seventeen and 92/100 (117.92) feet; by land of Carmine Pisaturo one hundred twenty-five and 6/100 (125.06) feet; by the end of Trowbridge Street forty and 66/100 (40.66) feet; by land in part of Joseph H. Dill and in part of Joseph Arena on two lines each respectively, seventy and 48/100 (70.48) feet and one hundred seventy-one and 40/100 (171.40) feet; by the end of Baker Street forty and 15/100 (40.15) feet; by land in part of Mary G. Gentile, in part of Frederick R. Hill and Mary F. Hill, and in part of Joseph Leone, two hundred eleven and 87/100 (211.87) feet; by the end of Hamilton Road forty and 4/100 (40.04) feet; by land in part of John Alizio and Anna Alizio and in part of Hilmar S. Anderson one hundred thirty-six and 36/100 (136.36) feet; by land in part of said Hilmar S. Anderson and in part of Anthony Bruno, in part of Carmelo Aveni, in part of Axel L. Nelson and Alida F. Nelson and in part of John E. Hellender, in part of Carmelo Biando and Antonino Alibrandi, in part of Abraham Anderson and Caroline Anderson, in part of Timothy Sugrue and Hannah Sugrue and by land in part of Giovanni Sorrenti and Grazia Sorrenti, three hundred seventy-five and 31/100 (375.31) feet more or less, and by land of said Giovanni Sorrenti and Grazia Sorrenti on a curved line sixty-five and 2/100 (65.02) feet to the line between the Town of Belmont and the City of Cambridge as extended across said Concord Avenue. The said line last above described is also shown on said plan. The second line above described is parallel with and distant in a northerly direction eighty (80) feet from the line first above described with the exception of such small portions as form the intersections with said Common Street, Edgmoor Road, Becket Road, Watson Road, Bright Road, Blanchard Road, Orchard Street and Underwood Street as shown on said plan, so that said street shall have a uniform width of

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eighty (80) feet. The westerly end of said Concord Avenue is bounded by the easterly line of said Common Street extended across said Concord Avenue to the northerly line thereof one hundred sixty (160) feet more or less. The easterly end of said Concord Avenue is bounded by the line between the Town of Belmont and the City of Cambridge extended across said Concord Avenue from the southerly to the northerly line thereof one hundred eighty-seven and 15/100 (187.15) feet more or less. And said Concord Avenue extending from or about its intersection with said Common Street to the line between the Town of Belmont and the City of Cambridge, is hereby relocated and the lines thereof established as shown on said plan consisting of three sheets. And said Board having considered the question of damages sustained by the owners of the lands across and through which said street has been relocated, as aforesaid, hereby determines that no damages are sustained and none are awarded and said Board hereby declares that all acts herein are done under the provisions of law authorizing the assessment of betterments. - - - - -

(sgd) Royal T. Brodrick
(sgd) J. Watson Flett
Majority of the Selectmen of the Town of Belmont.

Middlesex ss. April 16, 1930. 3h. 53m. P.M. Rec'd & Recorded.

INMAN
TRUST CO.
to
FLAX
ASST.

The Inman Trust Company holder of a mortgage from Tiodomiro Viveiros and Maria Viveiros to Henry Flax dated April 16-1927 recorded with Middlesex South District Registry of Deeds April 16-1927 & being Lot 35 in Book of Plans 72- Plan 2 Book 5086 Page 152 ASSIGNS said mortgage and the note and claim secured thereby to Henry Flax. IN WITNESS WHEREOF the said Inman Trust Company has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Lloyd B. Fenderson its Treasurer this 15th day of April A.D. 1930. Inman Trust Company by L.B. Fenderson Treasurer (Corporate seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Apr. 15, 1930. Then personally appeared the above-named Lloyd B. Fenderson - Treasurer and acknowledged the foregoing instrument to be the free act and deed of Inman Trust Co., before me, J.V. O'Leary, Notary Public. (Notarial seal) My commission expires Sept. 5, 1935. - - - - -

Middlesex ss. April 16, 1930. 1h. 21m. P.M. Rec'd & Recorded.

INMAN
TRUST CO.
to
FLAX
ASST.

The Inman Trust Company holder of a mortgage from Tiodomiro Viveiros and Maria Viveiros to Henry Flax dated April 16-1927 recorded with Middlesex South District Registry of Deeds April 16-1927, & being

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10/15 Belmont Oct. 7, 1905. 3190
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This is to certify that on the ninth day of August 1905 Town of Belmont accepted streets as laid out by the Belmont Selectmen viz: Grove street as altered between Belmont street and Huron Avenue, a new street adjoining Huron Avenue from Grove street to Washington street, Washington street as altered from Huron Avenue to the new street through the land of Josiah Bright Heire and Concord Avenue as altered and widened from said new street through the land of the Josiah Bright Heire to a point near the station of the Fitchburg division of the Boston & Maine Railroad all as shown by plans to be filed herewith. Land was thereby taken from the following named parties to the amount set against their respective names. For a more particular description of each parcel of land so taken reference may be had to the plans.

Grove Street.

Land taken from	Area
Lucy A. Learned	About 11000 sq. ft.
Florence M. Bright	" 1310 " "
Catherine B. Carroll	" 90 " " } 2 Parcels
John Hartin	" 1858 " "
Edw. F. Skahan	" 5110 " "
John W. Skahan	" 1360 " "
Catherine Mc P. Prevost	" 4980 " " } 2 Parcels
Olof Johnson	" 550 " "
Mrs Georgianna A. Blouate	" 735 " "
Julia A. Richardson	" 217 " "
City of Cambridge	" 4000 " "
Arden L. Richardson	" 9800 " "
Arden L. Richardson	" 1065 " "
Arden L. Richardson	" 435 " "

New Street adjoining Huron Avenue.

Arden L. Richardson	About 9000 sq. ft.
Hittinger Fruit Co.	" 27500 " "
Herbert F. Shaw Heire	" 23950 " "

Washington St.

Herbert F. Shaw Heire	About 3600 sq. ft.
Concord Avenue. Hattie F. Klopp	" 3795 " "
New England Brick Co.	" 3119.5 " "
"	" 2941.5 " "
"	" 44837 " "
"	" 23112 " "

RE: 5575
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(SH 95)

See Plans Filed Dec. 29, 39, 39 1/2 and 39 1/2

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Mrs Hannah Mc Ginnis	About 24193 sq. ft.
Heirs of Anne Patterson	" 9150 " "
" " Matthew "	" 6825 " "
Fitchburg R. R. Co. Boston & Maine R. R. Co. (Lease)	" 11045 " "
2 Parcels	" 2500 " "
Boston & Maine R. R.	" 3730 " "

Attest W. L. Blenery, Town Clerk.

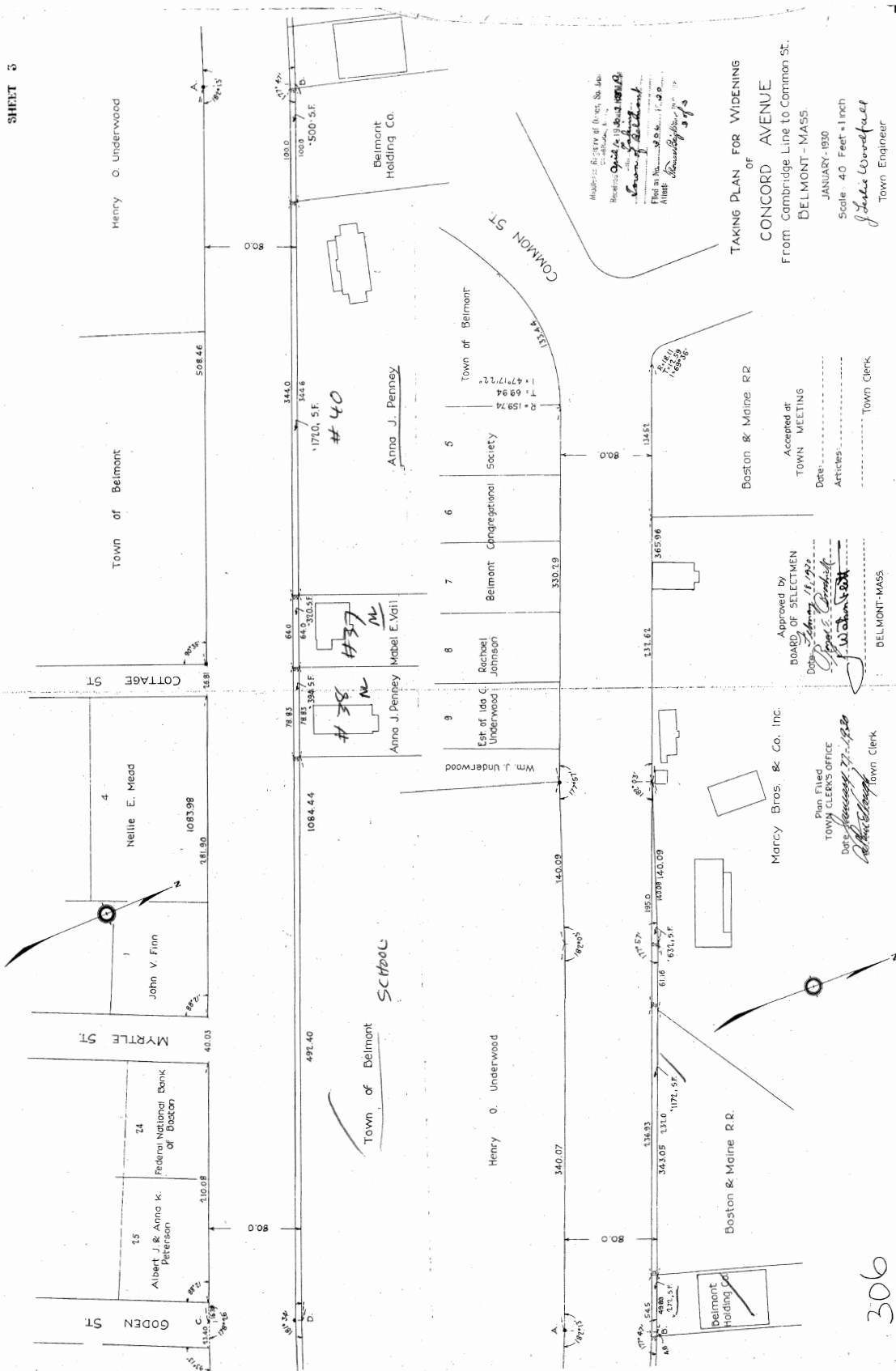
Middlesex ss. Oct. 10. 1905. 9-h. 15m. A. M. Recd. & Recorded.
Attest: Edwin Phillips Reg.

Ferguson
to
E. Cambridge
Sav. Bk.

Know All Men by these Presents ^{1/2}
that I James G. Ferguson of Boston in the County of Suffolk
and Commonwealth of Massachusetts in consideration of
four thousand dollars paid by the East Cambridge Savings
Bank, a corporation duly established by law, located at
Cambridge in the County of Middlesex and Commonwealth
of Massachusetts, the receipt whereof is hereby acknowl-
edged, do hereby give, grant, bargain, sell and convey
to the said East Cambridge Savings Bank, a certain parcel of
land with the buildings thereon standing situated in that
part of Cambridge in the County of Middlesex called East
Cambridge and bounded and described as follows, viz.
southerly by Cambridge Street seventy six (76) feet and
eight (8) inches, easterly by land now or late of Helen M.
Bailey one hundred (100) feet, northerly by land now or
formerly of Smith and Mc Laughlin seventy six (76) feet
four and 1/2 (4 1/2) inches: and westerly by land formerly
of Gould now or late of Mc Intire one hundred (100) feet this
last line being partly through the centre of the partition
wall separating the premises hereby conveyed from said
premises of Mc Intire. Being the same premises conveyed
to me by J. L. Bailey & wife by deed recorded with Middle-
sex So. Dist. Deeds Book 1697 page 149. Said premises are con-
veyed subject to a mortgage to said Bank for fourteen thou-
sand (\$14000) dollars. To Have and To Hold the granted prem-
ises with all the privileges and appurtenances thereto belong-
ing to the said East Cambridge Savings Bank and its assigns
to its and their use and behoof forever. And I hereby for my
self and my heirs, executors and administrators covenant with
the grantee and its assigns that I am lawfully seized in
fee simple of the granted premises, that they are free from
all incumbrances except as aforesaid that I have good right
to sell and convey the same as aforesaid: and that I will

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SHEET 3

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BOSTON and
MAINE
RAILROAD
to
TOWN OF
BELMONT

*Ken
Louns*

rate seal) - - - - -

Middlesex ss. July 15, 1931. 3h. Om. P.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS that the Boston and Maine Railroad, a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business in Boston in the County of Suffolk and said Commonwealth, in consideration of one dollar and other valuable considerations paid by the Inhabitants of Belmont, a municipal corporation duly organized and existing under the laws of said Commonwealth and located within the County of Middlesex and said Commonwealth, and in further consideration of the erection by said Inhabitants of a fence on the Northerly line of the parcel of land hereinafter described and the release or abatement by said Inhabitants of all assessments for betterments which have been or may be levied upon the premises of the said Railroad on account of or in any way referable to the taking hereinafter referred to for the relocation of Concord Avenue as hereinafter set forth, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Inhabitants of Belmont, a certain parcel of land, with the trees and shrubbery thereon standing, situated in said BELMONT, bounded and described as follows: Easterly by land now or formerly of the Belmont Holding Company five and 1/10 (5.1) feet, being the twenty-third parcel described in an order of taking by the Inhabitants of Belmont dated March 18, 1930 and recorded with Middlesex South District Deeds, Book 5452, Page 68; Northerly by the northerly line of Concord Avenue, as shown on a plan hereinafter mentioned, and the remaining portion of land of said Boston and Maine Railroad two hundred thirty-two (232) feet, more or less; Westerly by land now or formerly of Marcy Bros. & Co. Inc., being the twenty-fifth parcel in said order of taking, five and 2/10 (5.2) feet; and Southerly by the northerly line of said Concord Avenue as it existed prior to said order of taking for relocation of said Concord Avenue hereinafter mentioned two hundred thirty-six and 93/100 (236.93) feet, containing one thousand one hundred seventy-two (1172) square feet of land more or less, and being the parcel of land shown as containing one thousand, one hundred seventy-two (1172) square feet, more or less, on a plan consisting of sheets 1, 2 and 3, entitled, "Taking Plan for Widening of Concord Avenue from Cambridge Line to Common St., Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office, a copy of which is duly recorded with Middlesex South District Deeds, Book 5452, Page 70. Said premises are conveyed subject to an order of taking by the said In-

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habitants of Belmont for the widening of said Concord Avenue under order dated October 7, 1905, recorded as aforesaid, Book 3190, Page 295. Said premises are the same premises taken by the said Inhabitants of Belmont for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from or about its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, said taking being dated March 18, 1930, and recorded as aforesaid, Book 5452, Page 68. Said premises are the same premises as those described in the twenty-fourth parcel in said order of taking by the Inhabitants of Belmont. TO HAVE AND TO HOLD the granted premises with all the privileges and appurtenances thereto belonging to the said Inhabitants of Belmont and its successors and assigns to their own use and behoof forever. And for the consideration aforesaid the said Boston and Maine Railroad does hereby release and forever discharge the said Inhabitants of Belmont, the Selectmen of said Town or any other officers, servants, agents and attorneys, and each of them, from all claims and demands of every nature arising from, connected with or in any way growing out of said order of taking for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, and for all public purposes incidental to said taking, whether such claim be by way of damages or otherwise. IN WITNESS WHEREOF the said Boston and Maine Railroad has caused these presents to be executed and its corporate seal to be hereto affixed by Arthur B. Nichols, a Vice-President, thereunto duly authorized, this thirteenth day of July in the year one thousand nine hundred and thirty-one. Boston and Maine Railroad, By Arthur B. Nichols Vice-President. (Corporate seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. Boston, July 13, 1931. Then personally appeared the above named Arthur B. Nichols, a Vice-President of the said Boston and Maine Railroad, and acknowledged the foregoing instrument to be the free act and deed of the said Boston and Maine Railroad, before me Edward O. Woodward Notary Public. (Notarial seal) My commission expires July 29, 1932 - - - - -

Middlesex ss. July 15, 1931. 3h. Om. P.M. Rec'd & Recorded.

I, Winifred Bates mortgagee and present holder of a mortgage from Arthur H. Frost and Grace C. Frost to Winifred Bates dated April 1, 1925 recorded with Middlesex (South District) Registry of Deeds Book 4831, BATES DISC. MORT.

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Belmont, Mass., July 15, 1931. At a meeting of the Board of Directors of Marcy Brothers & Company Inc. duly called, warned and held in Belmont, Massachusetts, on March 31, 1931, at which meeting a quorum was present and voting it was unanimously "VOTED that the president Fred E. Poor be and he hereby is authorized in the name and behalf of this corporation to sign, seal with the corporate seal, acknowledge and deliver to the Inhabitants of Belmont, a municipal corporation, a deed of a certain parcel of land owned by this corporation and situated on Concord Avenue in said Belmont and being the same parcel of land taken by said Inhabitants of Belmont, under an order of taking for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from its intersection with Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge dated March 18, 1930, recorded with Middlesex South District Deeds, Book 5452, Page 68, and a release to said Inhabitants of Belmont of all damages sustained by this corporation on account of such taking and relocation, said deed and release to be in such form as the president shall determine acting together with the representatives of said Inhabitants of Belmont." A true copy of the record, Attest: Gertrude J. Keefe Clerk (Corporate seal) -----

MARCY BROS. & CO INC.

VOTE

M

Middlesex ss. July 24, 1931. 9h. 5m. A.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS that Marcy Brothers & Company Inc., a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business in Boston in the County of Suffolk and said Commonwealth, in consideration of one dollar and other valuable considerations paid by the Inhabitants of Belmont, a municipal corporation duly organized and existing under the laws of said Commonwealth and located within the County of Middlesex and said Commonwealth, the receipt whereof is hereby acknowledged, does hereby remise, release, and forever quitclaim unto the said Inhabitants of Belmont, a certain parcel of land with the trees and shrubbery thereon standing, situated in said BELMONT, bounded and described as follows: Easterly by land now or formerly of the Boston & Maine Railroad five and 2/10 (5.2) feet; Northerly by the northerly line of Concord Avenue as relocated under order of taking by the said Inhabitants of Belmont herein-after mentioned and the remaining portion of land of said Marcy Brothers & Company Inc. on two (2) lines each respectively, sixty-one and 16/100 (61.16) feet and one hundred forty and 9/100 (140.09) feet; Southerly by the northerly line of said Concord Avenue as it existed prior to said or-

MARCY BROS. & CO INC. et al

to TOWN OF BELMONT

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der of taking one hundred ninety-five (195) feet, containing six hundred thirty-two (632) square feet of land as shown on a plan entitled, "Sheets 1, 2 and 3, Taking Plan for Widening of Concord Avenue from Cambridge Line to Common St., Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's Office, a copy of which is recorded with Middlesex South District Deeds, Book 5452, Page 70. Said premises are subject to an order of taking by said Inhabitants of Belmont for the widening of said Concord Avenue under order dated October 7, 1905, recorded as aforesaid, Book 3190, Page 295. Said premises are the same premises taken by the said Inhabitants of Belmont for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from or about its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, said taking being dated March 18, 1930, recorded as aforesaid, Book 5452, Page 68. Said premises are the same premises as described in the twenty-fifth parcel in said order of taking by the Inhabitants of Belmont. TO HAVE AND TO HOLD the granted premises with all the privileges and appurtenances thereto belonging to the said Inhabitants of Belmont and its successors and assigns to their own use and behoof forever. And the said Marcy Brothers & Company Inc. does hereby for itself and its successors and assigns, covenant with the said grantee and its successors and assigns that the granted premises are free from all incumbrances made by the said Marcy Brothers & Company Inc., and that it will and its successors and assigns shall WARRANT AND DEFEND the same to the said grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under it but against none other. And for the consideration aforesaid the said Marcy Brothers & Company Inc. does hereby release and forever discharge the said Inhabitants of Belmont, the Selectmen of said Town or any other officers, servants, agents and attorneys, and each of them, from all claims and demands of every nature arising from, connected with or in any way growing out of said order of taking for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, and for all public purposes incidental to said taking, whether such claim be by way of damages or otherwise. And for the consideration aforesaid the said Boston & Maine Railroad, a corporation duly organized and existing under the laws of

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<p>said Commonwealth of Massachusetts and having a usual place of business at Boston, in the County of Suffolk and said Commonwealth, mortgagee named in a certain mortgage given by Vincent Goldthwaite to said Boston & Maine Railroad dated October 7, 1927, recorded as aforesaid, Book 5157, Page 575, covering the premises herein described hereby releases unto the said grantee, its successors and assigns, from said mortgage all that portion of the premises herein described, which is included in said mortgage. IN WITNESS WHEREOF the said Marcy Brothers & Company Inc. and the Boston & Maine Railroad have caused their corporate seals to be hereto affixed and these presents to be executed in their names and behalf by their respective officers hereunto duly authorized this 10th day of June A.D. 1931. Marcy Brothers & Company Inc. By Fred E. Poor President (Corporate seal) Boston & Maine Railroad By Arthur B. Nichols Vice President (Corporate seal) COMMONWEALTH OF MASSACHUSETTS Suffolk ss June 10th 1931. Then personally appeared the above-named Fred E. Poor and acknowledged the foregoing instrument to be the free act and deed of Marcy Brothers & Company Inc., before me, - Richard J. Prout Notary Public (Notarial seal) My commission expires May 22, 1936. - - - - - Middlesex ss. July 24, 1931. 9h. 5m. A.M. Rec'd & Recorded.</p>	<p>5577 289</p>
<p>KNOW ALL MEN BY THESE PRESENTS That We, Lilla M. Ford, a widow and Caroline A. Larrabee, being unmarried as joint tenants, and not as tenants in common, both of Belmont, Middlesex County, Massachusetts, for consideration paid, hereby grant unto F. E. Hovey Inc., a Massachusetts corporation having a usual place of business in Boston, Suffolk County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Eleven Hundred Dollars payable \$15.00 <u>dollars</u> on August 23, 1931 and a like sum of \$15.00 <u>dollars</u> on the 23rd of each and every month thereafter with the balance of said principal sum remaining unpaid, due and payable in two years from this date, with interest at the rate of six per cent per annum, payable monthly, as provided in a certain note of even date, and also to secure the performance of all the agreements and conditions herein contained: A certain parcel of land with the buildings and improvements thereon, including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, and all other fixtures of whatever kind or nature contained or hereinafter installed in said buildings, situated in WATERTOWN, Middlesex County, Massachusetts, being shown as Lot 38 on plan entitled "Plan of Stearns Estate in Watertown belonging to Stearns Estate Trust" drawn by W. A. Mason & Son Co., Engineers, dated March 1925</p>	<p>FORD et al to F. E. HOVEY INC.</p>
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mains unpaid, forthwith to become due and payable, and if the principal sum or any portion thereof remains unpaid thirty days after the end of said three years, the said holder shall not unless foreclosure has begun, be required to accept payment except on thirty days' written notice; that it is Agreed in event of foreclosure any entry shall enure to the purchaser at the sale, that the said holder shall have the right to add to the amount due on this mortgage and collect all charges and expenses to date of payment, and in event of sale all costs and expenses and one (1) per centum of the purchase price; for any breach of which the mortgagee, shall have the Statutory Power of Sale. WITNESS our hands and seals this second (2nd) day of January, 1935. Willis B. Fellows (seal) Janet Fellows (seal) COMMONWEALTH OF MASSACHUSETTS Suffolk ss. Boston, Mass., January 3, 1935. Then personally appeared the above-named Willis B. Fellows and acknowledged the foregoing instrument to be his free act and deed, before me, Hewitt G. Fletcher Notary Public. - - - - -

Middlesex ss. Jan. 4, 1935. 1h. 1m. P.M. Rec'd & Recorded.

One word over erasure

KNOW ALL MEN BY THESE PRESENTS that I, Louis King of Belmont, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of nine hundred sixty-nine and 90/100 (969.90) dollars paid by the Inhabitants of Belmont, a municipal corporation duly established and existing under the laws of said Commonwealth and located within said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby remise, release and forever QUITCLAIM unto the said Inhabitants of Belmont, a certain parcel of land with the trees and shrubbery thereon standing, situated on Concord Avenue in said BELMONT, bounded and described as follows: Westerly by land now or formerly of the Town of Belmont being the eighth parcel in an order of taking by the Inhabitants of Belmont dated March 18, 1930, and recorded with Middlesex South District Registry of Deeds, Book 5452, Page 68, thirty-one and 8/10 (31.8) feet; Northerly by the Southerly line of said Concord Avenue as it existed prior to the relocation order of taking above mentioned one hundred four (104) feet; Easterly by the parcel numbered ten (10) in said order of taking and being land now or formerly of Catherine Gilpatrick thirty-one and 7/10 (31.7) feet; and Southerly by the Southerly line of said Concord Avenue as relocated by the above mentioned order of taking and the remaining portion of land of this grantor one hundred (100) feet, containing three thousand two hundred thirty-three (3233) square feet of land, and being the ninth parcel described in said order of taking and

KING
to
TOWN OF
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<p>the parcel of land shown as containing three thousand two hundred thirty-three (3233) square feet more or less on a plan consisting of Sheets 1, 2 and 3 entitled "Taking Plan for Widening of Concord Avenue from Cambridge Line to Common Street, Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office, a copy of which is duly recorded as aforesaid, Book 5452, Page 70. Said premises are hereby conveyed subject to an order of taking by the said Inhabitants of Belmont for the widening of said Concord Avenue under order dated October 7, 1905, recorded as aforesaid Book 3190, Page 295. Said premises are the same premises taken by the said Inhabitants of Belmont for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from or about its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, said taking being dated March 18, 1930, and recorded as aforesaid, Book 5452, Page 68. Said premises are the same premises as those described in the ninth parcel in said order of taking by the Inhabitants of Belmont. TO HAVE AND TO HOLD the granted premises with all the privileges and appurtenances thereto belonging to the said Inhabitants of Belmont and its successors and assigns to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and its successors and assigns that the granted premises are free from all incumbrances made by me, and that I will and my heirs, executors and administrators shall WARRANT AND DEFEND the same to the said grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under me, but against none other. And for the consideration aforesaid, I, Margaret King, wife of said Louis King, do hereby release unto the said grantee and its successors and assigns all right of or to both DOWER AND HOMESTEAD in the granted premises, and all rights by statutes and all other rights therein. And for the consideration aforesaid, we, the said Louis King and Margaret King, do hereby release and forever discharge the said Inhabitants of Belmont, the Selectmen of said Town or any other officers, servants, agents and attorneys, and each of them, from all claims and demands of every nature arising from, connected with or in any way growing out of said order of taking for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, and for all public purposes</p>	73
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74	<p>incidental to said taking, whether such claim be by way of damages or otherwise. IN WITNESS WHEREOF we, the said Louis King and Margaret King hereunto set our hands and seals this twentieth day of December in the year one thousand nine hundred and thirty-four. Louis King (seal) Margaret King (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. January 2, 1935. Then personally appeared the above named Louis King and Margaret King and acknowledged the foregoing instrument to be their free act and deed, before me, James R. Logan Notary Public (Notarial seal) Com. ex. May 18 1939. ----- Middlesex ss. Jan. 4, 1935. 1h. 3m. P.M. Rec'd & Recorded.</p> <p>GILPATRICK to TOWN OF BELMONT</p> <p>KNOW ALL MEN BY THESE PRESENTS that I, Catherine Gilpatrick, widow, of Belmont in the County of Middlesex and Commonwealth of Massachusetts, in consideration of one thousand nine hundred eighty-one and 80/100 (1981.80) dollars paid by the Inhabitants of Belmont, a municipal corporation duly established and existing under the laws of said Commonwealth and located within said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby remise, release and forever QUITCLAIM unto the said Inhabitants of Belmont, a certain parcel of land with the trees and shrubbery thereon standing, situated on Concord Avenue in said BELMONT, bounded and described as follows: Westerly by land now or formerly of Louis King, being the parcel described as parcel numbered nine (9) in an order of taking by the Inhabitants of Belmont dated March 18, 1930, and recorded with Middlesex South District Registry of Deeds, Book 5452, Page 68, thirty-one and 7/10 (31.7) feet; Northerly by the Southerly line of said Concord Avenue as it existed prior to said order of taking as above mentioned one hundred eighty-seven (187) feet; Easterly by the Westerly line of Blanchard Road as shown on plan hereinafter mentioned eighty-five and 90/100 (85.90) feet; Generally Southerly by the Southerly line of said Concord Avenue as relocated by said order above mentioned and the remaining portion of the land of this grantor on two lines each respectively eighty-eight and 47/100 (88.47) feet and one hundred fifty-two and 8/10 (152.8) feet, containing six thousand six hundred six (6606) square feet of land, and being the tenth parcel described in said order of taking and the parcel of land shown as containing six thousand six hundred six (6606) square feet more or less on a plan consisting of Sheets 1, 2 and 3 entitled "Taking Plan for Widening of Concord Avenue from Cambridge Line to Common Street, Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's</p>
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<p>74</p> <p>GILPATRICK to TOWN OF BELMONT</p> <p><i>M</i></p>	<p>incidental to said taking, whether such claim be by way of damages or otherwise. IN WITNESS WHEREOF we, the said Louis King and Margaret King, hereunto set our hands and seals this twentieth day of December in the year one thousand nine hundred and thirty-four. Louis King (seal) Margaret King (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. January 2, 1935. Then personally appeared the above named Louis King and Margaret King and acknowledged the foregoing instrument to be their free act and deed, before me, James R. Logan Notary Public (Notarial seal) Com. ex. May 18 1939. Middlesex ss. Jan. 4, 1935. 1h. 3m. P.M. Rec'd & Recorded.</p> <p>KNOW ALL MEN BY THESE PRESENTS that I, Catherine Gilpatrick, widow, of Belmont in the County of Middlesex and Commonwealth of Massachusetts, in consideration of one thousand nine hundred eighty-one and 80/100 (1981.80) dollars paid by the Inhabitants of Belmont, a municipal corporation duly established and existing under the laws of said Commonwealth and located within said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby remise, release and forever QUITCLAIM unto the said Inhabitants of Belmont, a certain parcel of land with the trees and shrubbery thereon standing, situated on Concord Avenue in said BELMONT, bounded and described as follows: Westerly by land now or formerly of Louis King, being the parcel described as parcel numbered nine (9) in an order of taking by the Inhabitants of Belmont dated March 18, 1930, and recorded with Middlesex South District Registry of Deeds, Book 5452, Page 68, thirty-one and 7/10 (31.7) feet; Northerly by the Southerly line of said Concord Avenue as it existed prior to said order of taking as above mentioned one hundred eighty-seven (187) feet; Easterly by the Westerly line of Blanchard Road as shown on plan hereinafter mentioned eighty-five and 90/100 (85.90) feet; Generally Southerly by the Southerly line of said Concord Avenue as relocated by said order above mentioned and the remaining portion of the land of this grantor on two lines each respectively eighty-eight and 47/100 (88.47) feet and one hundred fifty-two and 8/10 (152.8) feet, containing six thousand six hundred six (6606) square feet of land, and being the tenth parcel described in said order of taking and the parcel of land shown as containing six thousand six hundred six (6606) square feet more or less on a plan consisting of Sheets 1, 2 and 3 entitled "Taking Plan for Widening of Concord Avenue from Cambridge Line to Common Street, Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's</p> <p style="text-align: right;"><i>106</i></p>

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<p>office, a copy of which is duly recorded as aforesaid, Book 5452, Page 70. Said premises are hereby conveyed subject to an order of taking by the said Inhabitants of Belmont for the widening of said Concord Avenue under order dated October 7, 1905, recorded as aforesaid, Book 3190, Page 295. Said premises are also conveyed subject to a building line established by said Inhabitants of Belmont on Blanchard Road in so far as the same affects said premises. Said premises are the same premises taken by the said Inhabitants of Belmont for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont extending from or about its intersection with said Common Street in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, said taking being dated March 18, 1930, and recorded as aforesaid, Book 5452, Page 68. Said premises are the same premises as those described in the tenth parcel in said order of taking by the Inhabitants of Belmont. TO HAVE AND TO HOLD the granted premises with all the privileges and appurtenances thereto belonging to the said Inhabitants of Belmont and its successors and assigns to their own use and behoof forever. And I do hereby, for myself and my heirs, executors and administrators, covenant with the said grantee and its successors and assigns that the granted premises are free from all incumbrances made by me, and that I will and my heirs, executors and administrators shall WARRANT AND DEFEND the same to the said grantee and its successors and assigns forever against the lawful claims and demands of all persons claiming by, through or under me, but against none other. And for the consideration aforesaid, I, Catherine Gilpatrick, do hereby release and forever discharge the said Inhabitants of Belmont, the Selectmen of said Town or any other officers, servants, agents and attorneys, and each of them, from all claims and demands of every nature arising from, connected with or in any way growing out of said order of taking for highway purposes in connection with the relocation of said Concord Avenue in said Town of Belmont in a generally easterly direction to the line between the Town of Belmont and the City of Cambridge, and for all public purposes incidental to said taking, whether such claim be by way of damages or otherwise. IN WITNESS WHEREOF I, the said Catherine Gilpatrick, hereunto set my hand and seal this twentieth day of December in the year one thousand nine hundred and thirty-four. Mrs. Catherine Gilpatrick (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. January 2-1935. Then personally appeared the above named Catherine Gilpatrick and acknowledged the foregoing instrument to be her free act and deed, before me, James R. Logan Notary Public (Notarial seal) Com.</p>	75
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BUCKLEY'S Est
to
LYNN FIVE
CENTS SAVS. BK
POSSN

ex. May 18 1939. -----
Middlesex ss. Jan. 4, 1935. 1h. 3m. P.M. Rec'd & Recorded.

WE HEREBY CERTIFY that on the twenty-eighth day of December in the year one thousand nine hundred thirty-four we were present and saw Lynn Five Cents Savings Bank by Crawford H. Stocker, Jr. its Assistant Treasurer, hereunto duly authorized, said Bank being the mortgagee named in a certain mortgage given by William J. Buckley to said Bank dated March 19 A.D. 1929, and recorded in Middlesex South District Registry of Deeds, Book 5336 Page 82 make an open, peaceable and unopposed entry on the premises described in said mortgage, for the purpose, by him declared of foreclosing said mortgage for breach of conditions thereof. Harold C. Reynolds James W. Swoger Jr. THE COMMONWEALTH OF MASSACHUSETTS Essex ss. December 28, 1934. Then personally appeared the above named Harold C. Reynolds and James W. Swoger, Jr. and made oath that the above certificate by them subscribed is true, before me Robert E. Ramsdell Notary Public My commission expires 10-2 1936. -----
Middlesex ss. Jan 4, 1935. 1h. 5m. P.M. Rec'd & Recorded.

LESLIE et al
to
HOME OWNERS'
LOAN CORP., OF
WASHINGTON, D.C.

KNOW ALL MEN BY THESE PRESENTS That We, William Leslie and Maud C. Leslie, husband and wife, in her own right, both of Melrose, Middlesex County, Massachusetts, hereinafter called the mortgagor, (which term shall include and bind my or our heirs, executors, administrators, successors and assigns) for consideration paid, grant unto Home Owners' Loan Corporation, of Washington, D. C. with MORTGAGE COVENANTS to secure the payment of Sixty-seven hundred sixty-seven and 65/100 Dollars (\$6767.65) with interest thereon at the rate of five per centum per annum on the unpaid balance, as provided in a note of even date herewith, it being agreed that said principal and interest shall be payable Fifty-three and 53/100 Dollars (\$53.53) monthly from date, to be applied first to interest on the unpaid balance and the remainder to principal until said debt is paid in full and that extra payments may be made at any time and that interest will be charged only on the unpaid balance, as provided in said note of even date, and also to secure the performance of all covenants and agreements herein contained. a certain parcel of land with all buildings and structures now or hereafter standing or placed thereon situated partly in MELROSE and partly in WAKEFIELD in the County of Middlesex in the Commonwealth of Massachusetts bounded and described as follows: South-erly by Morgan Street, by a curved line having a radius of 387 feet, Sixty

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<p>deliver any bonds, stocks, securities or property whether real or personal held by the Company in its corporate or individual capacity or in any fiduciary capacity and to authorize the proper officers, or any officers or officers it may in any particular case designate to affix the corporate seal to and to sign in the name of the Company and on behalf of the Company any contracts, or other written instruments which it may deem necessary or advisable to carry out the foregoing powers; and (4) Generally to have the management, control and direction of the business and affairs of the Company both in its corporate or individual capacity and in any fiduciary capacity. Boston Safe Deposit and Trust Company By Francis J. Burrage Secretary (Corporate seal) COMMONWEALTH OF MASSACHUSETTS Suffolk, ss. April 29, 1935 Then personally appeared the above named Francis J. Burrage, Secretary, and acknowledged the foregoing to be a true copy of a portion of the By-Laws of the Boston Safe Deposit and Trust Company, before me, Reginald L. Winchester Notary Public (Notarial seal) My Commission Expires July 18, 1935 - - - - - Middlesex ss. May 2, 1935. 11h. 44m. A.M. Rec'd & Recorded.</p> <p>At a regular meeting of the Executive Committee of the Board of Directors held on Tuesday, March 26, 1935, a quorum being present and the Board of Directors not being in session, it was VOTED: That Roscoe R. Perry, Trust Officer, or John H. Eaton, Jr., Trust Officer, be and they hereby are severally authorized in the name and behalf of the Boston Safe Deposit and Trust Company, Trustee under the will of John J. Bright, to join with E. Gertrude Randall and Edgar W. Bright, our Co-trustees, to sign, execute, acknowledge and deliver an instrument granting to the Town of Belmont a right to construct and maintain a retaining wall to be located on Concord Avenue at the junction of Bright Road, Belmont, in which property the Trustees have a three-fourths undivided interest. A true copy from the records. Attest: Francis J. Burrage Secretary, Boston Safe Deposit and Trust Company (Corporate seal) - - - - - Middlesex ss. May 2, 1935. 11h. 44m. A.M. Rec'd & Recorded.</p> <p>KNOW ALL MEN BY THESE PRESENTS that the Boston Safe Deposit & Trust Company, E. Gertrude Randall and Edgar W. Bright, as Trustees under the will of <u>John J. Bright</u>, late of Brookline, Massachusetts, deceased, by the power conferred by said will and every other power, and Roger M. Randall and E. Gertrude Randall, individually, his wife in her own right, and Edgar W. Bright, individually, all of said Brookline, and Charles E. Carroll and Lillian B. Carroll, formerly Blanche L. Dana, individually, his wife in her own right, both of Lakeport in the State of New Hampshire,</p>	<p style="text-align: right;">5925 - 409 5025</p> <p style="text-align: center;">409</p> <p style="text-align: center;">BOSTON SAFE DEPOSIT & TRUST CO. VOTE</p> <p style="text-align: center;">BOSTON SAFE DEPOSIT & TRUST CO. et al Trs. et al to TOWN OF BELMONT</p>
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410	<p>for consideration of one dollar and other valuable considerations paid by the Inhabitants of Belmont, a municipal corporation duly established and existing by law within the County of Middlesex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give and grant unto the said Inhabitants of Belmont the right and license to construct and maintain a retaining wall or walls or slope or slopes of such materials and in such forms and locations as this grantee may determine on the following parcel of land located on Concord Avenue at its junction with Bright Road in said BELMONT and bounded and described as follows: A certain strip of land with the trees and shrubbery thereon standing extending along the southerly line of said Concord Avenue, bounded and described as follows: Westerly by the Easterly line of said Bright Road sixty-two and 62/100 (62.62) feet; generally Northwesterly on a curved line by the Southerly line of said Concord Avenue as it existed prior to its relocation in an order of taking by said Inhabitants of Belmont, dated March 18, 1930, and recorded with Middlesex South District Deeds, Book 5452, Page 68, twenty-nine and 16/100 (29.16) feet; Northerly by the Southerly line of said Concord Avenue as it existed prior to said relocation two hundred thirty-five (235) feet; Easterly by land now or formerly of said Inhabitants of Belmont thirty-one and 2/10 (31.2) feet; and Southerly by the Southerly line of said Concord Avenue as relocated as aforesaid and the remaining portion of land now or formerly of said John J. Bright on two lines each respectively two hundred three (203) feet and seventy-nine and 6/100 (79.06) feet, containing seven thousand seven hundred fifty (7750) square feet of land more or less, and being the parcel shown as adjoining land of the Estate of said John J. Bright on a plan entitled "Sheets 1, 2 and 3, Taking Plan for Widening of Concord Avenue from Cambridge line to Common Street, Belmont, Mass.", dated January 1930, by J. Leslie Woodfall, Town Engineer, on file in Town Clerk's Office, a copy of which is recorded with Middlesex South District Deeds, Book 5452, Page 70, which is hereby referred to. The above described grant is hereby made with the right to enter upon said parcel and replace and repair any and all works thereon from time to time without further compensation therefor. No revenue stamps are attached and none are required, there being no monetary consideration for this conveyance. The above grant is hereby made by said grantors and is accepted by said Inhabitants of Belmont on the basis that no assessments for betterments are to be made upon the adjoining land of said grantors and no claim is to be made for damages against said In-</p>
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<p>habitants of Belmont by said grantors. TO HAVE AND TO HOLD the above described rights and privileges unto the said Inhabitants of Belmont and its successors and assigns forever. I, Frances S. Bright, wife of said Edgar W. Bright, hereby join herein and assent to the above grant. WITNESS our hands and seals this 27th day of March A.D. 1935. -----</p> <p>Boston Safe Deposit and Trust Company) Trustees By John H. Eaton Jr. Trust Officer (seal)) under the (Corporate seal)) will of E. Gertrude Randall (seal)) John J. Bright Edgar W. Bright (seal)) but not Roger M. Randall (seal)) individually E. Gertrude Randall (seal)) Individually Charles E. Carroll (seal)) Individually Lillian B. Carroll (seal)) Edgar W. Bright (seal) Individually Frances S. Bright (seal)</p> <p>COMMONWEALTH OF MASSACHUSETTS Suffolk ss. March 27th, 1935. Then personally appeared John H. Eaton Jr, Trust Officer of the Boston Safe Deposit & Trust Company and acknowledged the foregoing instrument to be the free act and deed of the Boston Safe Deposit & Trust Company as Trustee as aforesaid, before me, Reginald L. Winchester Notary Public (Notarial seal) My Commission Expires July 18, 1935 -----</p> <p>Middlesex ss. May 2, 1935. 11h. 44m. A.M. Rec'd & Recorded.</p>	<p style="text-align: right;">5925 5925</p> <p style="text-align: center;">411</p>
<p>KNOW ALL MEN BY THESE PRESENTS that the City of Waltham in consideration of Sixty-four Dollars and seventy-five Cents, to it paid by Joseph D. Chamberlain of Waltham, Mass. the receipt whereof is hereby acknowledged, does hereby remise, release, and forever quitclaim unto the present owner of the premises all the right, title and interest which the said City of Waltham acquired, by or under a deed made to it Forfeiture after sale by Harlan W. Cutter the Collector of Taxes, for said City of Waltham dated the 11th day of October, in the year of our Lord, one thousand nine hundred and thirty-three, and recorded with Middlesex So. Dist. Registry of Deeds volume 5763 page 217 in and to the following parcel of real estate in said City of Waltham viz: Assessed: Warrandale-Neil J. McIntosh, now or formerly. Situated on Clements Rd. 1/2 Lot 239. Land; Bounded northerly by lot 238; easterly by Clements Rd; southerly by 1/2 lot 239; westerly by lot 263; supposed to contain about 2500 sq. ft.-----</p>	<p>CITY OF WALTHAM to UNKNOWN OWNER</p>
<p>-----</p>	<p>111</p>

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corded herewith, six hundred thirty-six (636) feet more or less; and Northwesterly by land of said Boston & Maine Railroad Company one hundred eight (108) feet more or less; containing seven and 2/10 (7.2) acres more or less, and being the lot marked, "Sarah E. Comeau", as shown on the plan entitled, "Taking of Land Owned by Sarah E. Comeau & Charles L. McHugh, Belmont, Mass.", dated June, 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's Office, a copy of which will be recorded with this order, together with all privileges and appurtenances to said premises belonging of every description and being subject to a taking of Wellington Brook made by the Town of Belmont as per instrument of taking recorded as aforesaid, Book 4685, page 576. The premises described in this order are the same as shown on the plan referred to above in the copy of the vote above set forth. The property and rights hereby taken are supposed to be the property of said Sarah E. Comeau and/or persons claiming under her. And said Board hereby further determines and orders that by the taking hereby made the owner of said premises has sustained and it hereby awards said owner for said premises damages in the sum of ten thousand five hundred (10,500) dollars pursuant to said vote. Royal T. Brodrick, J. Watson Flett, Owen D. McLellan, Selectmen of the Town of Belmont. - - - - -

Middlesex ss. Nov. 18, 1930. 11h. 27m. A.M. Rec'd & Recorded.

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

Town of Belmont,
Selectmen's Room,

Belmont, Mass., August 5, 1930.

At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS at a special town meeting of the Inhabitants of said Town duly called, warned and held on June 24, 1930, when the fifteenth article in the warrant, as follows: "Article 15: To see if the Town will vote to acquire by purchase, eminent domain, gift wholly or partly, or in any other way or manner a certain parcel of land containing 3.31 acres, with all buildings, structures and shrubbery thereon standing, and all rights pertaining thereto, formerly owned by the Fuelite Natural Gas Company, now or supposed to be owned by Charles L. McHugh and adjoining land now owned by the said town, located on a private way leading from Concord Avenue in the Town of Belmont, for park, playground and school purposes, or any combination of these purposes, or for any public purposes whatever, determine how the same shall be raised and by whom expended, or in any way act thereon." was before the meeting

TOWN OF
BELMONT
TAKING

See plan opposite page #28

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490	<p>the following vote was passed by more than two-thirds of the Inhabitants represented at said meeting (86 voting in the affirmative and 8 in the negative): "VOTED to acquire in fee by eminent domain, purchase, gift or in any other way a certain parcel of land containing about 3.31 acres with all buildings, structures and shrubbery thereon standing and all rights pertaining thereto, now or supposed to be owned by Charles L. McHugh, adjoining land now owned by the town located on what was formerly a private way leading from Concord Avenue, bounded and described substantially as follows: Southeasterly by Wellington Brook and the land heretofore taken by the Town of Belmont from the New England Brick Company for park, playground and other like purposes, five hundred sixty-six (566) feet, more or less; Westerly by land heretofore taken by the Town of Belmont from the McGinnis Heirs for park and other like purposes, being formerly shown as a private way twenty (20) feet wide five hundred eight and 93/100 (508.93) feet, more or less; Northeasterly by land now or formerly of Sarah E. Comeau six hundred fifty-five and 48/100 (655.48) feet, more or less; together with all the privileges and appurtenances to said premises belonging of every description and being subject to a taking of Wellington Brook made by the Town of Belmont as per instrument of taking recorded with Middlesex South District Deeds, Book 4685, Page 576; and being the premises conveyed by Charles L. McHugh, Mortgagee to the said Charles L. McHugh by deed dated October 15, 1928, recorded as aforesaid, Book 5289, Page 331, the premises are also shown as containing 3.328 acres on a plan entitled "Taking Plan Town of Belmont, Mass.", dated March 1, 1927, by the Town Engineer, on file in the Town Clerk's Office, a copy of which is recorded as aforesaid, Plan Book 393, Plan 7, in part for school, in part for playground, in part for highway, in part for drainage, in part for sewer purposes and/or any combination of said purposes, or for any public purposes whatever, and that there be and hereby is appropriated for said purposes the sum of \$6600.00, the same to be expended under the direction of the Board of Selectmen and to be raised by a general tax." NOW THEREFORE by virtue of said vote and of the provisions of Chapter 79 of the General Laws and especially Section 1 of said Chapter 79, the Inhabitants of Belmont, a municipal corporation, takes in fee and this Board hereby does take in fee for and in behalf of said Inhabitants of Belmont as and for a playground and as such incidental for school purposes, and also for drainage and sewer purposes in connection with the surface and ground waters in and on said property collected, and also in part for highway purposes, all as the Board of</p>

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<p>Selectmen may from time to time determine and designate, and for all public purposes incidental to the foregoing and for any public purposes which may from time to time be determined by said Town, being the premises described in the foregoing vote, together with the trees, shrubbery, buildings and structures thereon, bounded and described as follows: South-easterly by Wellington Brook and the land heretofore taken by the Town of Belmont from the New England Brick Company for park, playground and other like purposes, under order of taking dated March 29, 1927, recorded as aforesaid, Book 5087, page 570, five hundred sixty-six (566) feet more or less; Westerly by land heretofore taken by the Town of Belmont from the McGinnis Heirs for park and other like purposes, being formerly shown as a private way twenty (20) feet wide, under order of taking dated December 19, 1927, recorded as aforesaid, Book 5183, page 20, five hundred eight and 93/100 (508.93) feet, more or less; and Northeasterly by land in part of the Boston and Maine Railroad and by land in part now or formerly of Sarah E. Comeau taken by the Town under order of taking dated August 5, 1930, to be recorded herewith, six hundred fifty-five and 48/100 (655.48) feet more or less, containing three and 328/1000 (3.328) acres more or less, and being the lot marked, "Charles L. McHugh", as shown on a plan entitled, "Taking of Land Owned by Sarah E. Comeau & Charles L. McHugh, Belmont, Mass.", dated June, 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office, a copy of which will be recorded with this order, together with all the privileges and appurtenances to said premises belonging of every description, and being subject to a taking of Wellington Brook made by the Town of Belmont, as per instrument of taking recorded as aforesaid, Book 4685, page 576, together with all rights and easements in the way as shown on said plan granted by said town to said Charles L. McHugh by instrument dated May 1, 1929, recorded as aforesaid, Book 5368, page 294; and being the premises conveyed by Charles L. McHugh, Mortgagee to the said Charles L. McHugh by deed dated October 15, 1928, recorded as aforesaid, Book 5289, page 331. The premises described in this order are the same as shown on the plan referred to above in the copy of the vote above set forth. The property and rights hereby taken are supposed to be the property of said Charles L. McHugh. And said Board hereby further determines and orders that by the taking hereby made the owner of said premises has sustained and it hereby awards said owner for said premises damages in the sum of six thousand six hundred (6,600) dollars pursuant to said vote. Royal T. Brodrick, J. Watson Flett, Owen D. McLellan Selectmen of the Town of</p>	491
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<p>5516</p> <p>492</p> <p>REYNOLDS et ux ot al</p> <p>to</p> <p>TOWN OF BELMONT</p>	<p>Belmont. -----</p> <p>Middlesex ss. Nov. 18, 1930. 11h. 27m. A.M. Rec'd & Recorded.</p> <hr/> <p>KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners of lots of land located on that part of Pinehurst Road, a private way forty (40) feet wide, within the Town of Belmont, in the County of Middlesex and Commonwealth of Massachusetts, as shown on a plan entitled "Plan of Pinehurst, Belmont, Mass.", dated April 1, 1929, by R.S. Slayter, Civil Engineer, on file in the Town Clerk's office, a copy of which will be recorded herewith, extending from the boundary line between lots 4 and 5 on said plan in a southwesterly direction, then easterly, northeasterly, northerly and northwesterly back to said Pinehurst Road again, being that portion of said Pinehurst Road forming a circle and being all of said private way located southwesterly, southerly and southeasterly of said division line between lots 4 and 5 as aforesaid, (which term "owners" shall include husbands and wives of such owners and persons holding mortgages upon lots of such owners), as hereinafter appears, in consideration of one dollar and other valuable considerations to us paid by the Inhabitants of Belmont, a municipal corporation duly established and existing by law within said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby give and grant unto the said Inhabitants of Belmont the right and license to lay water pipes, sewer pipes (including sewer and surface drainage), electric wires, poles, conduits and pipes, together with all conduits, basins and manholes of every description in, through and under said portion of Pinehurst Road as above described, as shown on said plan, reference to which plan is made and incorporated herein for a complete description of said property, including the right to construct and maintain any and all the above mentioned works and to do and perform in and upon said private way, as above described, all acts which may be necessary for the laying, maintaining, repairing, replacing and inspecting said works or either of them or any part thereof and the right to license others to do the same. TO HAVE AND TO HOLD the above described rights and privileges unto the said Inhabitants of Belmont and its successors and assigns forever. And for the consideration aforesaid, we do hereby, for ourselves and our heirs and assigns, covenant and agree with the said grantee and its successors and assigns, that we will not and those claiming under us shall not make any claim for damages to our property, real or personal, by reason of any digging, blasting or other acts and things done by this grantee, or its</p>
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See plan opposite

1289 1930

SEE PLAN NO. OF

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<p>ment by this mortgagee, this grantee is hereby appointed the attorney ir- revocable of the grantor to make an assignment of all the Insurance Pol- icies on the buildings on the land covered by this mortgage, or to col- lect all money due on such Insurance Policy or Policies if the same are cancelled. I hereby transfer and pledge to the said mortgagee 18 shares in the 89th series of its capital stock as collateral security for the performance of the conditions of this mortgage, and my said note upon which shares said sum of Thirty-Five Hundred (3500) Dollars has been ad- vanced to me by the mortgagee. The monthly payments under this mortgage are Thirty-Five and 50/100 dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of six per cent. per annum. This mortgage is upon the Statu- tory Co-operative Bank Mortgage Condition, for any breach of which the mortgagee shall have the Statutory Co-operative Bank Power of Sale, and that all insurance policies on the buildings on said mortgaged premises shall be made payable to this bank as mortgagee. I, Josephine Picano, wife of said mortgagor release to the mortgagee all rights of DOWER AND HOMESTEAD and other interests in the mortgaged premises. WITNESS our hands and seals this fifteenth day of December 1930. Anthony Picano . Josephine Picano . COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. Decem- ber 18, 1930. Then personally appeared the above named Anthony Picano and acknowledged the foregoing instrument to be his free act and deed, be- fore me, Myron P. Peffers, Notary Public. My commission expires February A.D. 1934. - - - - - Middlesex ss. Dec. 19, 1930. 12h. 21m. P.M. Rec'd & Recorded.</p>	<p>5525 325</p>
<p>KNOW ALL MEN BY THESE PRESENTS that I, Charles L. McHugh, of Belmont, Middlesex County, Massachusetts, in consideration of one dollar and other valuable considerations paid by the Inhabitants of Belmont, a municipal corporation duly established and existing under the laws of said Commonwealth and located within said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby grant, remise, release and for- ever QUITCLAIM unto the said Inhabitants of Belmont, a certain parcel of land with the trees, shrubbery, buildings and structures thereon standing situated on a private way leading from Concord Avenue in the Town of BEL- MONT, bounded and described as follows: Southeasterly by Wellington Brook and the land heretofore taken by the Town of Belmont from the New England Brick Company for park, playground and other like purposes, under order of taking dated March 29, 1927, recorded with Middlesex South District.</p>	<p>McHUGH to TOWN OF BELMONT</p> <p>122</p>

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5525	326	<p>Deeds, Book 5087, Page 570, five hundred sixty-six (566) feet more or less; Westerly by land heretofore taken by the Town of Belmont from the McGinnis Heirs for park and other like purposes, being formerly shown as a private way twenty (20) feet wide, under order of taking dated December 19, 1927, recorded as aforesaid, Book 5183, Page 20, five hundred eight and 93/100 (508.93) feet, more or less; and Northeasterly by land in part of the Boston and Maine Railroad and by land in part now or formerly of Sarah E. Comeau taken by the Town under order of taking dated August 5, 1930, duly recorded as aforesaid, six hundred fifty-five and 48/100 (655.48) feet more or less, containing three and 328/1000(3.328) acres more or less, and being the lot marked, "Charles L. McHugh", as shown on a plan entitled, "Taking of Land owned by Sarah E. Comeau & Charles L. McHugh, Belmont, Mass.", dated June, 1930, by J. Leslie Woodfall, Town Engineer, said plan being duly filed in the Town Clerk's office of said Town, a copy of which is filed with the Middlesex South District Deeds, Book 5516, Page 489 together with all privileges and appurtenances to said premises belonging of every description. Said premises are subject to a taking of Wellington Brook made by the Town of Belmont as per instrument of taking recorded as aforesaid, Book 4865, Page 576, and are conveyed together with all rights and easements in the way as shown on said plan granted by said Town to me by instrument dated May 1, 1929, recorded as aforesaid, Book 5368, Page 294. Said premises are the same premises conveyed to me by deed dated October 15, 1928, recorded as aforesaid, Book 5289, Page 331, and also the same premises taken by said Inhabitants of Belmont for a playground and as such incidental for school purposes, also for drainage and sewer purposes in connection with the surface and ground waters in and on said premises collected and also in part for highway purposes, all as the Board of Selectmen may from time to time determine and designate and for all public purposes incidental to the foregoing and for any public purposes which may from time to time be determined by said Town by order of the Selectmen of said Town dated August 5, 1930, recorded as aforesaid, Book 5516, Page 489. Said premises above described are the same premises described in said order of taking and are the same as shown on a plan referred to in the copy of the vote set forth in said taking by said Town. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Inhabitants of Belmont, and its successors and assigns, to their own use and behoof forever. And for the consideration aforesaid, I, the said Charles L. McHugh, do hereby release and forever discharge the said Inhabitants</p>
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of Belmont, the said Selectmen or any other officers, servants, agents and attorneys, and each of them, from all claims and demands of every nature arising from, connected with or in any way growing out of said order of taking for a playground and as such incidental for school purposes, also for drainage and sewer purposes in connection with the surface and ground waters in and on said premises collected and also in part for highway purposes, all as the Board of Selectmen may from time to time determine and designate and for all public purposes which may from time to time be determined by said Town by order of the Selectmen of said Town dated August 5, 1930, recorded as aforesaid, Book 5516 Page 489 in connection with the laying out of said playground or the use thereof as specified above whether such claim be by way of damages or otherwise. And for the consideration aforesaid I, Zillah L. McHugh, wife of Charles L. McHugh, do hereby release unto the said grantee and its successors and assigns all right of or to both DOWER AND HOMESTEAD in the granted premises, and all other rights and interests therein. IN WITNESS WHEREOF we, the said Charles L. McHugh and Zillah L. McHugh, hereunto set our hands and seals this fifteenth day of December in the year one thousand nine hundred and thirty. Zillah Louise McHugh (seal) Charles L. McHugh (seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex ss. December 15, 1930. Then personally appeared the above named Charles L. McHugh and acknowledged the foregoing instrument to be his free act and deed, before me, John W. Vaughan, Justice of the Peace. Com. expires Jan. 22, 1932. - - - - - Middlesex ss. Dec. 20, 1930. 10h. 37m. A.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS that the Merchants Co-operative Bank, the mortgagee named in 3 certain mortgages given by Barbara T. Ring dated April 14, A.D. 1924 & December 12, 1927, and November 8, 1915 and recorded with Middlesex So. Dist. Deeds, Book 4017, Page 122, Book 4723 Page 155 and Book 5181, page 239 respectively hereby acknowledges that it has received full payment and satisfaction of the same, and in consideration thereof it hereby cancels and DISCHARGES said mortgages. IN WITNESS WHEREOF the said Merchants Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed by Albert E. Duffill its Treasurer, this 20th day of December A.D. 1930. Merchants Co-operative Bank by Albert E. Duffill Treasurer (Corporate seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. December 20, A.D. 1930. Then personally appeared the above named Albert E. Duffill Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the Merchants Co-

MERCHANTS
CO-OP. BK.
DISC. MORTS.

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D. PROPERTY DEED

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<p>deed of the said Medford Co-operative Bank, before me, - Edward N. Carpenter, Justice of the Peace. - - - - - Middlesex ss. Nov. 18, 1930. 11h. 16m. A.M. Rec'd & Recorded.</p>	487
<p>DISCHARGE OF MORTGAGE Medford Co-operative Bank, holder of a mortgage from Alexander P. Michalak and Carrie B. Michalak to it dated July 6, 1927 recorded with Middlesex South District Deeds Book 5124 Page 267 acknowledges satisfaction of the same. EXECUTED by said Medford Co-operative Bank this fifth day of November 1930. Medford Co-operative Bank, by Forrest E. Thompson Treasurer (Corporate seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk ss. November 17, 1930. Then personally appeared the above named Forrest E. Thompson, Treasurer, and acknowledged the foregoing instrument to be the free act and deed of the said Medford Co-operative Bank, before me, - Edward N. Carpenter, Justice of the Peace. - - - Middlesex ss. Nov. 18, 1930. 11h. 16m. A.M. Rec'd & Recorded.</p>	MEDFORD CO-OP. BK. DISC. MORT.
<p>COMMONWEALTH OF MASSACHUSETTS Middlesex ss. Town of Belmont, Selectmen's Room, Belmont, Mass., August 5, 1930.</p> <p>At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS at a special town meeting of the Inhabitants of said Town duly called, warned and held on June 24, 1930, when the fourteenth article in the warrant, as follows: "Article 14: To see if the Town will vote to acquire by purchase, eminent domain, gift wholly or partly, or in any other way or manner a certain parcel of land containing 7.2 acres, with all buildings, structures and shrubbery thereon standing, and all rights pertaining thereto, now or supposed to be of Sarah E. Comeau and adjoining land now owned by the said town, located on a private way leading from Concord Avenue in the Town of Belmont, for park, playground and school purposes, or any combination of these purposes, or for any public purposes whatever, determine how the same shall be raised, and by whom expended, or in any way act thereon." was before the meeting, the following vote was passed by more than two-thirds of the Inhabitants represented at said meeting (77 voting in the affirmative and 21 in the negative): "VOTED to acquire in fee by eminent domain, purchase, gift or in any other way a certain parcel of land containing about 7.2 acres with all buildings, structures and shrubbery thereon standing and all rights pertaining thereto, now or supposed to be owned by Sarah E. Comeau, located between Wellington Brook and the Boston and Maine Rail-</p>	TOWN OF BELMONT TAKING
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<p>488</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SEE PLAN NO. 1208 / 1930 OF</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">See plan opposite</p>	<p>road in the town, substantially bounded and described as follows: North- erly by the Boston and Maine Railroad; Easterly by land of the Boston and Maine Railroad; Southeasterly by land heretofore taken by the town from the New England Brick Company; Southwesterly by land now or formerly of Charles L. McHugh and by land heretofore taken by the town from the McGinnis Heirs, containing 7.2 acres, more or less, and being the lot marked "Sarah E. Comeau" as shown on a plan entitled "Taking Plan Town of Belmont, Mass.", dated March 1, 1927, by the Town Engineer, on file in the Town Clerk's Office, a copy of which is recorded with Middlesex South District Deeds, Plan Book 393, Plan 7; together with all the privi- leges and appurtenances to said premises belonging of every description and being subject to a taking of Wellington Brook made by the Town of Belmont as per instrument of taking recorded as aforesaid, Book 4685, Page 576, in part for school, in part for playground, in part for high- way, in part for drainage, in part for sewer purposes and/or any combina- tion of said purposes, or for any public purposes whatever, and that there be and hereby is appropriated for said purposes the sum of \$10500.00 the same to be expended under the direction of the Board of Selectmen and to be raised by a general tax." NOW THEREFORE by virtue of said vote and of the provisions of Chapter 79 of the General Laws and especially Section 1 of said Chapter 79, the Inhabitants of Belmont, a municipal corporation, takes in fee and this Board hereby does take in fee for and in behalf of said Inhabitants of Belmont as and for a playground and as such incidental for school purposes, and also for drainage and sewer pur- poses in connection with the surface and ground waters in and on said property collected, and also in part for highway purposes, all as the Board of Selectmen may from time to time determine and designate, and for all public purposes incidental to the foregoing and for any public pur- poses which may from time to time be determined by said Town, being the premises described in the foregoing vote, together with the trees, shrub- bery, buildings and structures thereon, bounded and described as fol- lows: Northerly by land of the Boston & Maine Railroad one thousand three hundred fifty (1350) feet more or less; Easterly by land of the said Bos- ton & Maine Railroad one hundred one (101) feet more or less; Southeast- erly by land heretofore taken by the Town from the New England Brick Company under order of taking dated March 29, 1927, recorded with Middle- sex South District Deeds, Book 5087, page 570, nine hundred sixty-seven (967) feet more or less; Southwesterly by land now or formerly of Charle L. McHugh taken by the Town under order dated August 5, 1930, to be re-</p>

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<p>corded herewith, six hundred thirty-six (636) feet more or less; and Northwesterly by land of said Boston & Maine Railroad Company one hundred eight (108) feet more or less; containing seven and 2/10 (7.2) acres more or less, and being the lot marked, "Sarah E. Comeau", as shown on the plan entitled, "Taking of Land Owned by Sarah E. Comeau & Charles L. McHugh, Belmont, Mass.", dated June, 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's Office, a copy of which will be recorded with this order, together with all privileges and appurtenances to said premises belonging of every description and being subject to a taking of Wellington Brook made by the Town of Belmont as per instrument of taking recorded as aforesaid, Book 4685, page 576. The premises described in this order are the same as shown on the plan referred to above in the copy of the vote above set forth. The property and rights hereby taken are supposed to be the property of said Sarah E. Comeau and/or persons claiming under her. And said Board hereby further determines and orders that by the taking hereby made the owner of said premises has sustained and it hereby awards said owner for said premises damages in the sum of ten thousand five hundred (10,500) dollars pursuant to said vote. Royal T. Brodrick, J. Watson Flett, Owen D. McLellan, Selectmen of the Town of Belmont. ----- Middlesex ss. Nov. 18, 1930. 11h. 27m. A.M. Rec'd & Recorded.</p>	<p>5516 489</p>
<p>Middlesex ss. COMMONWEALTH OF MASSACHUSETTS Town of Belmont, Selectmen's Room, Belmont, Mass., August 5, 1930.</p> <p>At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS at a special town meeting of the Inhabitants of said Town duly called, warned and held on June 24, 1930, when the fifteenth article in the warrant, as follows: "Article 15: To see if the Town will vote to acquire by purchase, eminent domain, gift wholly or partly, or in any other way or manner a certain parcel of land containing 3.31 acres, with all buildings, structures and shrubbery thereon standing, and all rights pertaining thereto, formerly owned by the Fuelite Natural Gas Company, now or supposed to be owned by Charles L. McHugh and adjoining land now owned by the said town, located on a private way leading from Concord Avenue in the Town of Belmont, for park, playground and school purposes, or any combination of these purposes, or for any public purposes whatever, determine how the same shall be raised and by whom expended, or in any way act thereon." was before the meeting</p>	<p>TOWN OF BELMONT TAKING</p> <p>See plan opposite page 488</p> <p>114</p>

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COMEAU Gdn.
et al

to

TOWN OF
BELMONT

PLBK 393
PLAN 7

surance upon the buildings conveyed by this mortgage at the time of such sale. I, Sarah Alimansky wife of said mortgagor, release to the mortgagee all rights of DOWER AND HOMESTEAD and all other rights and interest in the mortgaged premises, and agree upon request to join and release the same in any deed or deeds of confirmation as aforesaid. This mortgage is upon the Statutory Condition, for any breach of which the mortgagee shall have the Statutory Power of Sale. WITNESS our hands and seals this ninth day of September, A.D. 1931 David Alimansky , Sarah Alimansky , COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. September 10 A.D., 1931 Then personally appeared the above named David Alimansky and acknowledged the foregoing instrument to be his free act and deed before me- Marcus Butler Justice of the Peace. - - - - - Middlesex ss. Sept. 10, 1931. 12h. 47m. P.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS that I, Frank T. Comeau, sometimes called Frank Comeau of Belmont, in the County of Middlesex and Commonwealth of Massachusetts, guardian of Sara E. Comeau, otherwise known as Sarah E. Comeau, of said Belmont, by the power conferred by decree of the Probate Court for said County of Middlesex, dated August 11, 1931, and every other power, for twelve thousand five hundred (12,500) dollars paid, grant to the Inhabitants of Belmont, a municipal corporation duly established and existing under the laws of said COMMONWEALTH and located within said County of Middlesex, the following described parcel of land: A certain parcel of land with the trees, shrubbery, buildings and structures thereon, situated on a private way off Concord Avenue in said BELMONT, bounded and described as follows: Northerly by land of the Boston & Maine Railroad one thousand three hundred fifty (1350) feet more or less; Easterly by land of the said Boston & Maine Railroad one hundred one (101) feet more or less; Southeasterly by land heretofore taken by the Town from the New England Brick Company under order of taking dated March 29, 1927, recorded with Middlesex South District Deeds Book 5087, Page 570, nine hundred sixty-seven (967) feet more or less; Southwesterly by land now or formerly of Charles L. McHugh taken by the Town under order dated August 5, 1930, recorded as aforesaid, Book 5516, Page 489, six hundred thirty-six (636) feet more or less; and Northwest-erly by land of said Boston & Maine Railroad Company one hundred eight (108) feet more or less, containing seven and 2/10 (7.2) acres more or less, and being the lot marked, "Sarah E. Comeau", as shown on the plan entitled, "Taking of Land Owned by Sarah E. Comeau & Charles L. McHugh,

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<p>Belmont, Mass.", dated June 1930, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's Office, a copy of which is recorded as aforesaid, Book 5516, Page 488, being Plan #1208 of 1930, together with all privileges and appurtenances to said premises belonging of every description. Said premises are the same premises taken by said Inhabitants of Belmont for a playground and as such incidental for school purposes and also for drainage and sewer purposes in connection with the surface and ground waters in and on said premises collected and also in part for highway purposes, all as the Board of Selectmen may from time to time determine and designate and for all public purposes incidental to the foregoing and for any public purposes which may from time to time be determined by said Town under order of taking dated August 5, 1930, recorded as aforesaid, Book 5516, Page 487, and are the same premises referred to on plan above mentioned. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Inhabitants of Belmont, and its successors and Assigns, to their own use and behoof forever. And for the consideration aforesaid, I the said Frank T. Comeau, as guardian as aforesaid by the power conferred by said decree of said Probate Court, do hereby release and forever discharge the said Inhabitants of Belmont, the said Selectmen or any other officers, servants, agents and attorneys, and each of them, from all claims and demands of every nature arising from, connected with or in any way growing out of said order of taking for a playground and as such incidental for school purposes, also for drainage and sewer purposes in connection with the surface and ground waters in and on said premises collected and also in part for highway purposes, all as the Board of Selectmen may from time to time determine and designate and for all public purposes which may from time to time be determined by said Town by order of the Selectmen of said Town dated August 5, 1930, recorded as aforesaid, Book 5516, Page 487, in connection with the laying out of said playground for the use thereof as specified above whether such claim be by way of damages or otherwise. And for the consideration aforesaid I, the said Frank T. Comeau, individually and as husband of said Sara E. Comeau, do hereby release unto the said grantee and its successors and assigns all right of or to both CURTESY AND HOMESTEAD in the granted premises, and all other rights and interests therein. IN WITNESS WHEREOF I, the said Frank T. Comeau, as guardian as aforesaid and individually, hereunto set my hand and seal this eighth day of September in the year one thousand nine hundred and thirty-one. - - - - -</p>	379
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<p>380</p>	<p style="text-align: center;">Frank Comeau (seal) Frank T. Comeau Guardian as aforesaid and individually.</p> <p>COMMONWEALTH OF MASSACHUSETTS Suffolk ss September 8, 1931. Then personally appeared the above named Frank T. Comeau, as guardian and individually as aforesaid, and acknowledged the foregoing instrument to be his free act and deed, before me, - Fisher K. Rice Notary Public: - - - Middlesex ss. Sept. 10, 1931. 12h. 56m. P.M. Rec'd & Recorded.</p>
<p>STONEBURY to EVERETT NATIONAL BANK ASST.</p>	<p>I, Grant A. Stonebury, holder of a mortgage from Carl H. Stonebury to me dated May 9, 1930 recorded with Middlesex South District Deeds Book 5459, Page 471 ASSIGN said mortgage and the note and claim secured thereby to the Everett National Bank, a banking corporation duly established under the laws of the United States of America, as collateral security for a certain note of \$2000.00, of even date herewith, and for any and all notes hereafter given in renewal or partial renewal of said note, given by me to said Everett National Bank. WITNESS my hand and seal this tenth day of September 1931. Grant A. Stonebury (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. September 10, 1931. Then personally appeared the above-named Grant A. Stonebury and acknowledged the foregoing instrument to be his free act and deed, before me Willis W. Stover Justice of the Peace - - - - - Middlesex ss. Sept. 10, 1931. 1h. 0m. P.M. Rec'd & Recorded.</p>
<p>McFAYDEN DISC.MORT.</p>	<p>I, Daniel K. McFayden mortgagee named in and present holder of a mortgage from Nils H. W. Bergstrom and Joanna Bergstrom to me dated August 15th 1927 recorded with Middlesex South District Registry of Deeds Book 5135, Page 300 acknowledge satisfaction of the same WITNESS my hand and seal this 12th day of August 1931 Daniel K. McFayden (seal) COMMONWEALTH OF MASSACHUSETTS Middlesex ss. August 12th 1931 Then personally appeared the above named Daniel K. McFayden and acknowledged the foregoing instrument to be his free act and deed before me, Marie Johnson Notary Public (Notarial seal) My commission expires February 5 1935. Middlesex ss. Sept. 10, 1931. 1h. 4m. P.M. Rec'd & Recorded.</p>
<p>FRIEL et al to PAULSON</p>	<p>I, Mary E. Friel, of Medford, Middlesex County, Massachusetts being married, for consideration paid, grant to Victor E. Paulson of Everett in said County with QUITCLAIM COVENANTS That portion of a parcel of land situated on the Northeastly side of Winthrop Street in said</p>

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5806

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Conditional Sale of Personal Property sold to Frank J. Luch and installed in said premises at 577-579 Commonwealth Avenue, Newton Centre, Mass said Notice being recorded August 12, 1932 in Book #5661 Page #288 of Middlesex South Registry of Deeds, hereby releases all rights under this Notice Arthur H. Ballard, Incorporated By James J. Kelley Vice President (Corporate seal) COMMONWEALTH OF MASSACHUSETTS Suffolk, ss. March 24, 1934 Then personally appeared James J. Kelley and acknowledged the foregoing to be his free act and deed, and the free act and deed of Arthur H. Ballard, Incorporated. Before me, Warren C. Guinee Notary Public (Notarial seal) My Commission Expires April 27, 1934 - - - - - Middlesex ss. April 9, 1934. 4h. 21m. P.M. Rec'd & Recorded.

One word over erasure

KNOW ALL MEN BY THESE PRESENTS, That Arthur H. Ballard, Inc., doing business at 535 Commonwealth Avenue, Boston, Mass., in consideration of payment in full for personal property described in a Notice of Conditional Sale of Personal Property sold to William F. Smith and installed in said premises at 9 Maple Road, Weston, Mass said Notice being recorded October 26, 1931 in Book #5604 Page #86 of Middlesex South Registry of Deeds, hereby releases all rights under this Notice. Arthur H. Ballard, Incorporated By James J. Kelley Vice President (Corporate seal) COMMONWEALTH OF MASSACHUSETTS Suffolk, ss. April 9, 1934 Then personally appeared James J. Kelley and acknowledged the foregoing to be his free act and deed, and the free act and deed of Arthur H. Ballard, Incorporated Before me, Warren C. Guinee Notary Public (Notarial seal) My Commission Expires April 27, 1934 - - - - - Middlesex ss. April 9, 1934. 4h. 21m. P.M. Rec'd & Recorded.

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss. Town of Belmont Selectmen's Room. Belmont, Mass., March 26, 1934. At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS at the adjourned session of the annual town meeting of the Inhabitants of said Town duly called, warned and held on March 12, 1934 when the thirty-seventh article in the warrant, as follows: "Article 37. To see if the Town will vote to acquire by eminent domain, purchase, gift, or in any other way, either wholly or partly, in fee or any less rights and interests, a certain parcel of land situated in said BELMONT, now supposed to be of the Boston & Maine Railroad, containing 8,914 square feet of land, more or less, bounded and described as follows: Northerly by remaining land of

ARTHUR H. BALLARD, INC.
REL. UNDER NOTICE OF CONDNL. SALE OF PERS. PROP.

TOWN OF BELMONT
TAKING

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<p>the Boston & Maine Railroad, two hundred ten (210) feet, more or less; Southeasterly by land now or formerly of Campbell & Wiswell, Inc., now of Belmont Paint Company, one hundred eighty-two (182) feet, more or less; Southerly by land of the Town of Belmont, heretofore taken from the New England Brick Company twelve and 4/10 (12.4) feet, more or less; and Southwesterly by land of the Town of Belmont heretofore taken from Charles L. McHugh, one hundred and 89/100 (100.89) feet; all as shown on a Plan entitled "Plan Showing Proposed Purchase of Land and Right of Way for Sewer from Hittinger Street, to Town Land, Belmont, Mass.," dated October 11, 1933, by the Town Engineer, on file in the Town Clerk's office, for highway or sewer purposes, or any combination of these purposes, or for any public purposes whatever, determine how the same shall be raised and by whom expended, or in any way act thereon." was before the meeting, the following vote was unanimously passed: "VOTED: That the Town acquire by eminent domain, purchase, gift or in any other way, in fee, a certain parcel of land situated in said BELMONT, now supposed to be of the Boston & Maine Railroad, containing 8,914 square feet of land, more or less, bounded and described as follows: Northerly by remaining land of the Boston & Maine Railroad, two hundred ten (210) feet, more or less; Southeast-erly by land now or formerly of Campbell & Wiswell, Inc., now of Belmont Paint Company, one hundred eighty-two (182) feet, more or less; Southerly by land of the Town of Belmont, heretofore taken from the New England Brick Company twelve and 4/10 (12.4) feet, more or less; and Southwester-ly by land of the Town of Belmont heretofore taken from Charles L. McHugh, one hundred and 89/100 (100.89) feet; all as shown on a plan entitled "Plan Showing Proposed Purchase of Land and Right of Way for Sewer from Hittinger Street, to Town Land, Belmont, Mass.," dated October 11, 1933, by the Town Engineer, on file in the Town Clerk's office; with all struc-tures and shrubbery thereon, if any and all rights pertaining thereto, for highway and/or sewer purposes, or any combination of these purposes and/or any public purposes whatever as may be determined from time to time and that there be and hereby is appropriated for said purposes the sum of \$200 to be expended by the Board of Selectmen and raised by general tax." NOW THEREFORE by virtue of said vote and of the provisions of Chap-ter 79 of the Gneral Laws and especially Section 1 of said Chapter 79 and Acts in Amendment thereof and in addition thereto and any other provisions applicable, the Inhabitants of Belmont, a municipal corporation, takes in fee and this Board hereby does take in fee for and in behalf of said Inhabitants of Belmont as and for, in part or in whole, highway purposes</p>	<p>5806</p> <p>523</p> <p>See plan opposite SEE PLAN NO. 119 OF 1934</p> <p>126</p>
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524	<p>and also for drainage and sewer purposes in connection with the surface and ground waters in and on said property collected and for sanitary sewer purposes, or for any combinations of these purposes and/or for any public purposes whatever, all as the Board of Selectmen may from time to time determine and designate, and for all public purposes incidental to the foregoing and for any public purposes which may from time to time be determined by said Town, being the premises described in the foregoing vote together with the trees, shrubbery, buildings and all structures thereon, bounded and described as follows: Northerly by remaining land of the Boston & Maine Railroad, two hundred ten (210) feet, more or less; Southeastly by land now or formerly of Campbell & Wiswell, Inc., now of Belmont Paint Company, one hundred eighty-two (182) feet, more or less; Southerly by land of the Town of Belmont, heretofore taken from the New England Brick Company twelve and 4/10 (12.4) feet, more or less; and Southwesterly by land of the Town of Belmont heretofore taken from Charles L. McHugh, one hundred and 89/100 (100.89) feet; all as shown on a plan entitled "Plan Showing Proposed Purchase of Land and Right of Way for Sewer from Hittinger Street, to Town Land, Belmont, Mass.," dated October 11, 1933, by J. Leslie Woodfall, Town Engineer, on file in the Town Clerk's office, a copy of which will be recorded with this order. The property and rights hereby taken are supposed to be the property of said Boston & Maine Railroad, a corporation duly organized and existing under the laws of said Commonwealth. And said Board hereby further determines and orders that by the taking hereby made the owner of said premises has sustained and it hereby awards said owner for said premises damages in the sum of two hundred (200) dollars pursuant to said vote. J. Watson Flett Wilbert A. Ross Francis J. Lally Selectmen of the Town of Belmont. ----- Middlesex ss. April 9, 1934. 4h. 26m. P.M. Rec'd & Recorded.</p> <hr/> <p>I, George Scott of Cambridge, Middlesex County, Massachusetts, being unmarried, for consideration paid, grant to Townsend National Bank, a corporation established under the laws of the United States of America and having its usual place of business in Townsend, Middlesex County, Massachusetts with QUITCLAIM COVENANTS the land in the northwest part of PEPPERELL, County of Middlesex, with the buildings thereon, bounded and described as follows: Beginning at the northwest corner of the premises at a stake on Pond Brook, so called, thence south 70° east twenty-six rods; thence north 43° east twenty six rods to a road leading from the late E. H. N. Blood's house to Townsend Harbor; thence southerly 13° east</p>
<p>SCOTT</p> <p>to</p> <p>TOWNSEND NATIONAL BANK</p> <p>* * * * *</p> <p>* U.S. *</p> <p>* Rev. *</p> <p>* Stamp: *</p> <p>* \$.50 *</p> <p>* G.S. *</p> <p>* 4/9/34 *</p> <p>* * * * *</p>	

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<p>5924 168</p>	<p>COMMONWEALTH OF MASSACHUSETTS Suffolk, ss. Boston, April 15, 1935. Then personally appeared the above-named C. B. Humphrey and E. B. Dustan, to me personally known, who, being by me duly sworn, did depose and say that they reside in Boston, Massachusetts, and Belmont, Massachusetts, respectively; that they are the Vice-President and the Assistant Secretary, respectively, of the Old Colony Trust Company, the corporation described in and which executed the foregoing instrument; that they know the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said Corporation and that they signed their names thereto by like order; and they severally acknowledged said instrument to be the free act and deed of the said Old Colony Trust Company. IN WITNESS WHEREOF I have hereunto set my hand and affixed my notarial seal. Abbott W. Fish Notary Public. (Notarial seal) My commission expires Feb. 14, 1941 See Vote recorded as aforesaid Book 5746 Page 533 - - - - -</p> <p style="text-align: center;">Middlesex ss. April 29, 1935. 12h. 17m. P.M. Rec'd & Recorded.</p>
<p>BOSTON AND MAINE R.R. VOTE</p>	<p style="text-align: center;">At a Meeting of the Board of Directors of Boston and Maine Railroad, duly called, notified and held on March 26, 1935, a quorum being present, the following action was taken: "VOTED: to convey to the Inhabitants of Belmont a parcel of land, with the trees, shrubbery, buildings and all structures thereon standing, situated in Belmont, Massachusetts, containing about 9090 square feet, and being shown upon a blue print herewith submitted entitled 'Land in Belmont, Mass. Boston and Maine Railroad To Town of Belmont. W. F. Cummings Asst. Chief Eng'r. June, 1934', and taken by said Inhabitants of Belmont by an Instrument of Taking dated March 26, 1934, and to release said Inhabitants of Belmont of and from all claims for damages connected with or in any way growing out of said taking; and Arthur B. Nichols, a Vice President of this Company, is hereby authorized, in its name and behalf, to execute, acknowledge and deliver a deed of the same." Attest: Arthur B. Nichols Clerk. (Corporate seal) - - - - -</p> <p style="text-align: center;">Middlesex ss. April 29, 1935. 12h. 17m. P.M. Rec'd & Recorded.</p> <p style="text-align: center;">KNOW ALL MEN BY THESE PRESENTS that the Boston and Maine Railroad, a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business in Boston in the County of Suffolk and said Commonwealth, in consideration of one dollar and other valuable considerations paid by the Inhabitants of Belmont, a municipal corporation duly organized and existing under the laws</p>
<p>BOSTON AND MAINE R.R. to TOWN OF BELMONT</p>	

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<p>of said Commonwealth and located within the County of Middlesex and said Commonwealth, the receipt whereof is hereby acknowledged, does hereby give, bargain, sell and convey unto the said Inhabitants of Belmont, its successors and assigns, forever, a certain piece or parcel of land, with the trees, shrubbery, buildings and all structures thereon standing, situated in BELMONT, in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows: Beginning at a point on other land of the Boston and Maine Railroad at land now or formerly of Henry Y. Hill fifty-five and four hundredths (55.04) feet South 23° 8' 30" East from Station 301 + 63.9 on the center line of the location of the Fitchburg Division of said Railroad, thence running South 88° 26' 29" East by said Railroad land or location two hundred thirteen and thirty-five hundredths (213.35) feet to land now or formerly of Campbell, et al.; thence turning and running Southwesterly by said last named land on a curve to the left having a radius of four hundred thirty-four and thirty-nine hundredths (434.39) feet, one hundred eighty-four and three tenths (184.3) feet; thence turning and running South 88° 50' West twelve and four tenths (12.4) feet to said land now or formerly of Hill; thence turning and running North 23° 8' 30" West by said last named land one hundred and nine tenths (100.9) feet to the point of beginning, be all of said measurements more or less; said parcel containing about nine thousand, ninety (9090) square feet, and being shown on a plan marked "Land in Belmont, Mass. Boston and Maine Railroad To Town of Belmont, W. F. Cummings Asst. Chief Eng'r. June, 1934", to be recorded herewith, a copy of which is hereto attached, to which reference is hereby made for a further description of the premises hereby conveyed. Said premises are the same premises taken by said Inhabitants of Belmont as and for, in part or in whole, highway purposes and also for drainage and sewer purposes in connection with the surface and ground waters in and on said property collected and for sanitary sewer purposes, or for any combinations of these purposes and/or for any public purposes whatever, said taking being dated March 26, 1934, and duly recorded with Middlesex South District Deeds. Said premises are conveyed without any right of way either by necessity or otherwise over remaining land of the grantor. Said premises are the same premises taken by the Inhabitants of Belmont as above stated and include the premises shown on the plan recorded with said taking entitled "Plan Showing Proposed Purchase of Land and Right of Way for Sewer from Hittinger St to Town Land Belmont Mass.", dated Oct. 11, 1933, by J. Leslie Woodfall, Town Engineer, said plan being recorded as aforesaid in Book</p>	<p style="text-align: right;">5924 169</p> <p style="text-align: center;">* * * * * * U.S. * * Rev. * * Stamp * * \$.50 * * B. & M.R.R. * * 4-27-35 * * * * * *</p> <p style="text-align: center;">See plan opposite</p> <p style="text-align: center;">SEE PLAN NO. 255 OF 1935</p>
	<p style="text-align: right;">129</p>

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<p>170</p> <p>SEE PLAN NO. 264 OF 1935</p>	<p>5806, Page 523. TO HAVE AND TO HOLD the above described premises, with all the privileges and appurtenances thereto belonging, to the said Inhabitants of Belmont, its successors and assigns, to their own use and behoof forever. And for the consideration aforesaid, the said Boston and Maine Railroad does hereby release and forever discharge the said Inhabitants of Belmont, the Selectmen of said Town or any other officers, servants, agents and attorneys, and each of them from all claims and demands of every nature arising from, connected with or in any way growing out of said order of taking for highway purposes and also for drainage and sewer purposes in connection with the surface and ground waters in and on said property collected and for sanitary sewer purposes, or for any combinations of these purposes and/or for any public purposes whatever incidental to said taking, whether such claim be by way of damages or otherwise. IN WITNESS WHEREOF the said Boston and Maine Railroad has caused these presents to be executed and its corporate seal to be hereto affixed by Arthur B. Nichols, a Vice President, thereunto duly authorized, this twenty-seventh day of April in the year one thousand nine hundred and thirty-five. Boston and Maine Railroad By Arthur B. Nichols Vice President. (Corporate seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. Boston, April 27, 1935. Then personally appeared the above named Arthur B. Nichols, a Vice President of said Boston and Maine Railroad, and acknowledged the foregoing instrument to be the free act and deed of said Boston and Maine Railroad, before me Edward O. Woodward Notary Public. (Notarial seal) My commission expires July 20, 1939. - - - - - Middlesex ss. April 29, 1935. 12h. 17m. P.M. Rec'd & Recorded.</p>
<p>LUCEY IMPOSING OF RESTNS. &c.</p> <p>See plan opposite</p>	<p>RESTRICTIONS AND PASSAGEWAY INDENTURE.</p> <p>1. Whereas I, Johanna Lucey, of 208 Main Street, Malden, Massachusetts, am the owner of certain premises located at said address, as shown on a plan to be recorded herewith, devised to me under the terms of the will of my late husband, Jeremiah J. Lucey, Middlesex Probate Docket No. 152922, and 2. Whereas I now desire to place the following restrictions on said premises, NOW, THEREFORE, said premises are hereby made subject to and with the benefit of the following restrictions: (A) Lot No. 1, as shown on said plan, shall not have any building or structure erected thereon but is to be kept open and unobstructed for the benefit of Lots Nos. 1, 2, and 3, as shown on said plan. Said restrictions are to remain in full force and effect unless and until all the owners, their heirs, executors, administrators or assigns shall agree that said restrictions shall be re-</p>
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6096	508	<p>*** ** * U.S. * * Rev. * * Stamp * * \$.50 * * K.B.F. * * 1/21/37 * * ** ** *</p> <p>widow, of Pepperell, Middlesex County, Massachusetts being unmarried, for consideration paid, grant to Earl C. Nickles and George Harrington both of Boston, Massachusetts, as tenants in common, with QUITCLAIM COVENANTS the land in GROTON, Middlesex County, Massachusetts, being the premises conveyed to Jonas Fitch by Edwin A. Nurse et al by deed dated August 1, 1855 recorded with Middlesex South District Deeds Book 729 page 555 and therein described as follows: Southerly by land now or late of Samuel Dodge; Westerly by the Squanicook River; Northerly by land now or late of Benjamin Bancroft; and Easterly by the road leading from Squanicook Village to Townsend. Excepting however a strip of land through said premises five (5) rods in width conveyed by Stevens Stone to the Peterborough & Shirley Railroad Company and the privileges conveyed by said Stone to said Company. For our title to these premises see Deed of the Boston Safe Deposit & Trust Company, Trustee under the Will of Jonas Fitch to us executed as recorded with Middlesex South District Deeds, Book 4630 Page 196. WITNESS our hands and seals this 21st day of January 1937. Katharine B. Fitch (seal) Harriet W. Fitch (seal) COMMONWEALTH OF MASSACHUSETTS Boston Suffolk ss. January 21, 1937 Then personally appeared the above named Katharine B. & Harriet W. Fitch and acknowledged the foregoing instrument to be their free act and deed, before me, Lawrence A. Lewis Notary Public (Notarial seal) My Commission Expires March 20, 1942 - - - - - Middlesex ss. Feb. 16, 1937. 12h. 16m. P.M. Rec'd & Recorded. "W" over erasure.</p> <p style="text-align: center;">COMMONWEALTH OF MASSACHUSETTS</p> <p>Middlesex ss. Town of Belmont Selectmen's Room</p> <p>Belmont, Mass., February 10, 1937 At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS at a special Town Meeting of the Inhabitants of said Town duly called and held on September 21, 1936, when the first article in the warrant, as follows: "ARTICLE 1: To see if the Town will vote to acquire by eminent domain, purchase, gift, or in any other way, a certain parcel of land on Concord Avenue in the Town of BELMONT, supposed to contain about 239,712 square feet of land more or less, bounded and described as follows: Beginning at a point at the southeasterly corner of a lot on Concord Avenue owned by the Belmont Holding Company, running in an easterly direction by Concord Avenue, a distance of 340 feet, more or less, thence turning and running in a northerly direction by the side line of Lot D, now or formerly owned by Mabel E. Vail, a distance of 10</p>
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feet, more or less; thence turning and running easterly by the rear property line of Lot D now or formerly owned by Mabel E. Vail, a distance of 64 feet, more or less; thence turning and running northerly by the side line of Lot C, now or formerly owned by Anna J. Penney, a distance of 23 feet, more or less; thence turning and running easterly by the rear line of Lot C now or formerly owned by Anna J. Penney a distance of 83 feet, more or less; thence turning and running northerly by the property line of the Town of Belmont a distance of 418.67 feet, more or less; thence turning and running westerly by the property line of the Boston & Maine Railroad by five lines, distances of 89.53, 104.23, 100.12, 300.0, 136.19 feet, more or less, respectively; thence turning and running southerly by the property line of the Boston & Maine Railroad, a distance of 162.50 feet, more or less; thence turning and running easterly by the rear property line of land belonging to the Belmont Holding Company a distance of 54.15 feet, more or less; thence turning and running southerly by the side property line of the Belmont Holding Company, a distance of 6.54 feet, more or less; thence turning and running easterly by the rear line of lot owned by the Belmont Holding Company, a distance of 100.0 feet, more or less; thence turning and running southerly by the side line of lot owned by the Belmont Holding Company, a distance of 94.97 feet, more or less, to the point of beginning, said parcel being shown on a plan entitled "Proposed Purchase of Land", by the Town Engineer, dated September, 1936, on file in the Town Clerk's office with all structures and shrubbery thereon, if any, and all rights pertaining thereto for school, park and playground purposes, or any combination of these purposes, or for any public purpose whatever, determine how the same shall be raised, and by whom expended, or in any way act thereon." was before the meeting, the following vote was passed (ninety-nine voting in the affirmative and fourteen in the negative): "VOTED to acquire by eminent domain, purchase, gift, or in any other way, either wholly or partly, a certain parcel of land situated on Concord Avenue, in the Town of Belmont containing 239,712 square feet of land, more or less, bounded and described as follows: Beginning at a point at the southeasterly corner of a lot on Concord Avenue owned by the Belmont Holding Company, running in an easterly direction by Concord Avenue, a distance of 340 feet, more or less, thence turning and running in a northerly direction by the side line of Lot D, now or formerly owned by Mabel E. Vail, a distance of 105 feet, more or less; thence turning and running easterly by the rear property line of Lot D now or formerly owned by Mabel E. Vail, a

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See plan opposite

SEE PLAN NO. 114 OF 1937

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6098	510	<p>distance of 64 feet, more or less; thence turning and running northerly by the side line of Lot C formerly owned by Anna J. Penney, a distance of 23 feet, more or less; thence turning and running easterly by the rear line of Lot C formerly owned by Anna J. Penney a distance of 83 feet, more or less; thence turning and running northerly by the property line of the Town of Belmont a distance of 418.67 feet, more or less; thence turning and running westerly by the property line of the Boston & Maine Railroad by five lines, distances of 89.53, 104.23, 100.12, 300.0, 136.19 feet, more or less; respectively; thence turning and running southerly by the property line of the Boston & Maine Railroad, a distance of 162.50 feet, more or less; thence turning and running easterly by the rear property line of land belonging to the Belmont Holding Company, a distance of 54.15 feet, more or less; thence turning and running southerly by the side property line of the Belmont Holding Company, a distance of 6.54 feet, more or less; thence turning and running easterly by the rear line of lot owned by the Belmont Holding Company, a distance of 100.0 feet, more or less; thence turning and running southerly by the side line of lot owned by the Belmont Holding Company, a distance of 94.97 feet, more or less; to the point of beginning; being property formerly of Anna J. Penney, now deceased, shown on a plan entitled "Proposed Purchase of Land, Belmont, Mass.", dated Sept. 1936, by the Town Engineer, on file in the Town Clerk's office, together with all structures and shrubbery thereon, if any, and all rights pertaining thereto, for school, park and/or playground purposes, or any combination of these purposes and/or for any public purposes whatever as may be determined from time to time, and that there be and hereby is appropriated for said purposes the sum of \$17000., the same to be raised in the levy of taxes for the year 1937."; NOW THEREFORE by virtue of said vote and of the provisions of Chapter 79 of the General Laws and especially Section 1 of said Chapter 79, the Inhabitants of Belmont, a municipal corporation takes in fee and this Board hereby does take in fee for and in behalf of said Inhabitants of Belmont for school, park and playground purposes, or any combination of these purposes, or for any public purposes whatever as may be determined from time to time, the premises described in the foregoing vote, together with all structures and shrubbery thereon, bounded and described as follows: Beginning at a point at the southeasterly corner of a lot on Concord Avenue owned by the Belmont Holding Company, running in an easterly direction by the line of Concord Avenue, as relocated, a distance of 340 feet, more or less, thence turning and running</p>
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in a northerly direction by the side line of Lot D, now or formerly owned by Mabel E. Vail, a distance of 105 feet; thence turning and running easterly by the rear property line of said Lot D, a distance of 64 feet; thence turning and running northerly by the side line of Lot C formerly owned by Anna J. Penney, a distance of 30 feet; thence turning and running easterly by the rear line of said Lot C a distance of 83 feet; thence turning and running northerly by the property line of the land of the Town of Belmont a distance of 411.67 feet; thence turning and running westerly by the property line of the land of the Boston & Maine Railroad by five lines, each respectively, 89.53, 104.23, 100.12, 300.0, 136.19 feet; thence turning and running southerly by land now or formerly of said Boston & Maine Railroad, a distance of 162.50 feet; thence turning and running easterly by the rear property line of the land belonging to the Belmont Holding Company a distance of 54.15 feet; thence turning and running southerly by the same a distance of 6.54 feet; thence turning and running easterly by the same a distance of 100 feet; thence turning and running southerly by the same a distance of 94.97 feet, to the point of beginning; containing about 239,131 square feet of land, being property formerly of Anna J. Penney, now deceased, shown on a plan entitled "Plan Showing Proposed Purchase of Land, Belmont, Mass.", dated September 1936, by the Town Engineer, on file in the Town Clerk's office, a copy of which is to be recorded with this order. And said Board hereby determines and orders that by the taking hereby made the owners of said premises have sustained, and it hereby awards to the owner or owners of said premises, whoever may be entitled to the same, as follows: George E. Raftery, of Cambridge, Mass. \$17,000.00 J. Watson Flett Wilbert A. Ross George S. McLaughlin Selectmen of the Town of Belmont. - - - Middlesex ss. Feb. 16, 1937. 12h. 31m. P.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS that I, George E. Raftery, unmarried, of Cambridge, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of One (1) Dollar and other valuable considerations to me paid by the Inhabitants of Belmont, a municipal corporation duly established and existing under the laws of said Commonwealth and located within said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby grant, remise, release and forever Quitclaim unto the said Inhabitants of Belmont, a certain parcel of land on Concord Avenue, in the Town of BELMONT, together with all structures and shrubbery thereon, bounded and described as follows: Beginning at a

RAFTERY
to
TOWN OF
BELMONT

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in a northerly direction by the side line of Lot D, now or formerly owned by Mabel E. Vail, a distance of 105 feet; thence turning and running easterly by the rear property line of said Lot D, a distance of 64 feet; thence turning and running northerly by the side line of Lot C formerly owned by Anna J. Penney, a distance of 30 feet; thence turning and running easterly by the rear line of said Lot C a distance of 83 feet; thence turning and running northerly by the property line of the land of the Town of Belmont a distance of 411.67 feet; thence turning and running westerly by the property line of the land of the Boston & Maine Railroad by five lines, each respectively, 89.53, 104.23, 100.12, 300.0, 136.19 feet; thence turning and running southerly by land now or formerly of said Boston & Maine Railroad, a distance of 162.50 feet; thence turning and running easterly by the rear property line of the land belonging to the Belmont Holding Company a distance of 54.15 feet; thence turning and running southerly by the same a distance of 6.54 feet; thence turning and running easterly by the same a distance of 100 feet; thence turning and running southerly by the same a distance of 94.97 feet, to the point of beginning; containing about 239,131 square feet of land, being property formerly of Anna J. Penney, now deceased, shown on a plan entitled "Plan Showing Proposed Purchase of Land, Belmont, Mass.", dated September 1936, by the Town Engineer, on file in the Town Clerk's office, a copy of which is to be recorded with this order. And said Board hereby determines and orders that by the taking hereby made the owners of said premises have sustained, and it hereby awards to the owner or owners of said premises, whoever may be entitled to the same, as follows: George E. Raftery, of Cambridge, Mass. \$17,000.00 J. Watson Flett Wilbert A. Ross George S. McLaughlin Selectmen of the Town of Belmont. - - - Middlesex ss. Feb. 16, 1937. 12h. 31m. P.M. Rec'd & Recorded.

KNOW ALL MEN BY THESE PRESENTS that I, George E. Raftery, unmarried, of Cambridge, in the County of Middlesex and Commonwealth of Massachusetts, in consideration of One (1) Dollar and other valuable considerations to me paid by the Inhabitants of Belmont, a municipal corporation duly established and existing under the laws of said Commonwealth and located within said County of Middlesex, the receipt whereof is hereby acknowledged, do hereby grant, remise, release and forever Quitclaim unto the said Inhabitants of Belmont, a certain parcel of land on Concord Avenue, in the Town of BELMONT, together with all structures and shrubbery thereon, bounded and described as follows: Beginning at a

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RAFTERY
to
TOWN OF
BELMONT

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SUSTAINABILITY CHARRETTE
HERA 3 YEAR RE-INSPECTION REPORT
PHASE I SITE ASSESSMENT
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DESIGN ENROLLMENT CERTIFICATION
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U.S. Rev. Stamps \$17.00 F.K.R. 2/10/37

SEE PLAN NO. 119 OF 1937

See plan opposite page 509

point at the southeasterly corner of a lot on Concord Avenue owned by the Belmont Holding Company, running in an easterly direction by the line of Concord Avenue, as relocated, a distance of 340 feet, more or less, thence turning and running in a northerly direction by the side line of Lot D, now or formerly owned by Mabel E. Vail, a distance of 105 feet; thence turning and running easterly by the rear property line of said Lot D, a distance of 64 feet; thence turning and running northerly by the side line of Lot C formerly owned by Anna J. Penney, a distance of 30 feet; thence turning and running easterly by the rear line of said Lot C a distance of 83 feet; thence turning and running northerly by the property line of the land of the Town of Belmont a distance of 411.67 feet; thence turning and running westerly by the property line of the land of the Boston & Maine Railroad by five lines, each respectively, 89.53, 104.23, 100.12, 300.0, 136.19 feet; thence turning and running southerly by land now or formerly of said Boston & Maine Railroad, a distance of 162.50 feet; thence turning and running easterly by the rear property line of the land belonging to the Belmont Holding Company a distance of 54.15 feet; thence turning and running southerly by the same a distance of 6.54 feet; thence turning and running easterly by the same a distance of 100 feet; thence turning and running southerly by the same a distance of 94.97 feet, to the point of beginning; containing about 239,131 square feet of land and being property formerly of Anna J. Penney, now deceased, shown on a plan entitled "Plan Showing Proposed Purchase of Land, Belmont, Mass.", dated September 1936, by the Town Engineer, on file in the Town Clerk's office. The above premises were taken by this grantee by an order of taking dated February 10, 1937, duly recorded with Middlesex South District Deeds. See plan referred to by and recorded with said taking. For my title see deeds of Katherine Andrew, Executrix of the will of said Anna Jane Penney, also called Anna Jane Patterson Penney, to Dana J. Kelley, dated June 24, 1936, recorded as aforesaid, Book 6037, Pages 589, 590, and deed of the said Kelley to the said George E. Raftery, dated July 20, 1936, recorded as aforesaid, Book 6088, Page 435. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Inhabitants of Belmont, and its successors and assigns, to their own use and behoof forever. And for the consideration aforesaid I, the said George E. Raftery, do hereby release and forever discharge the said Inhabitants of Belmont, the Selectmen of said Town, or any of its officers, servants agents and attorneys, and each of them from all claims and demands of

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APPENDIX
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<p>6253</p> <p>302</p>	<p>olds, wife of said grantor, release to said grantee, all rights of DOWER AND HOMESTEAD and other interests therein. WITNESS our hands and seals this 17th day of November, 1938. Helen L. Danolds, Francis H. Danolds, COMMONWEALTH OF MASSACHUSETTS Middlesex ss. November 17, 1938. Then personally appeared the above-named Francis H. Danolds, otherwise known as Francis H. Daniels, and acknowledged the foregoing instrument to be his free act and deed, and made oath that the statements herein contained are true, before me Edward J. Magrath Notary Public My commission expires November 13, 1942 - - - - - Middlesex ss. Nov. 18, 1938. 11h, 5m. A.M. Rec'd & Recorded.</p> <hr/> <p style="text-align: center;">COMMONWEALTH OF MASSACHUSETTS</p> <p>Middlesex, ss. Town of Belmont, Selectmen's Room. Belmont, Mass., October 31, 1938</p> <p>At a meeting of the Board of Selectmen of the Town of Belmont this day held, it is ORDERED as follows: WHEREAS at a special meeting of the town meeting members of the Inhabitants of Belmont duly called, warned and held on July 13, 1938, when the third article in the warrant, as follows: "ARTICLE 3. To see if the Town will vote to acquire by eminent domain, purchase, gift or in any other way, either wholly or partly, a certain parcel of land situated on Alexander Avenue, adjacent to the location of the Boston & Maine Railroad, in the Town of Belmont, bounded and described as follows: Southwesterly by Alexander Avenue two hundred three (203) feet, more or less; Northerly by the location of the Boston & Maine Railroad two hundred thirty-five (235) feet more or less; and Southeasterly by land of owners unknown one hundred four (104) feet, more or less, containing 10,000 square feet more or less, all as shown on a plan on file in the Town Clerk's office, together with all structures and shrubbery thereon standing and all rights pertaining thereto, for park, playground and highway purposes, or any combination of these purposes, or for any public purposes whatever, appropriate money for said purposes or any of them, determine how the same shall be raised, by whom expended, or in any way act thereon." was before the meeting, the following vote was unanimously passed: "VOTED: That the Town acquire by eminent domain, purchase gift or in any other way, in fee simple, a certain parcel of land situated on Alexander Avenue, in the Town of Belmont, adjacent to the location of the Boston & Maine Railroad, bounded and described as follows: Southwesterly by Alexander Avenue two hundred three (203) feet, more or less; Northerly by the location of the Boston & Maine Railroad two hundred thirty-five (235) feet more or less; and Southeasterly by land of owners</p>
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TOWN OF BELMONT
TAKING

See plan opposite

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D. PROPERTY DEED

	6253
<p>unknown one hundred four (104) feet, more or less, containing 10,000 square feet more or less, all as shown on a plan on file in the Town Clerk's office, together with all structures and shrubbery thereon standing and all rights pertaining thereto, for park, playground and highway purposes, or any combination of these purposes, and that there be and hereby is appropriated for said purposes the sum of Two hundred (200) Dollars, the same to be raised by transfer of Two hundred (200) Dollars from the available surplus of the town and to be expended under the direction of the Board of Selectmen." NOW THEREFORE by virtue of said vote and of the provisions of Chapter 79 of the General Laws and especially Section 1 of said Chapter 79 and Acts in Amendment thereof and in addition thereto and any other provisions applicable, the Inhabitants of Belmont, a municipal corporation, takes in fee and this Board hereby does take in fee for and in behalf of said Inhabitants of Belmont as and for, in part or in whole, park, playground and highway purposes or any combination of these purposes and/or for any public purposes whatever, all as the Board of Selectmen may from time to time determine and designate, and for all public purposes incidental to the foregoing and for any public purposes which may from time to time be determined by said Town, being the premises described in the foregoing vote, together with the trees, shrubbery, buildings and all structures thereon, bounded and described as follows: Southwesterly by Alexander Avenue two hundred five (205) feet, more or less; Northerly by the location of the Boston & Maine Railroad two hundred thirty-seven and 3/10 (237.3) feet more or less; and Southeasterly by land of owners unknown one hundred four and 8/10 (104.8) feet, more or less, containing about 10,700 square feet, more or less, all as shown on a plan entitled, "Plan Showing Proposed Purchase of Land from Boston & Maine Railroad Private Lane, Belmont, Mass.," dated July, 1938; by W. T. Cummings, Asst. Chief Eng'r. July 1938. being the corrected plan, a copy of which will be recorded with this order. The property and rights hereby taken are supposed to be the property of said Boston & Maine Railroad, a corporation duly organized and existing under the laws of said Commonwealth. And said Board hereby further determines and orders that by the taking hereby made the owner of said premises has sustained and it hereby awards said owner for said premises damages in the sum of Two hundred (200) Dollars pursuant to said vote. J. Watson Flett Wilbert A. Ross Gilmore C. Dickey Selectmen of the Town of Belmont. - - - - - Middlesex ss. Nov. 18, 1938. 11h.19m. A.M. Rec'd & Recorded.</p>	<p>303</p> <p>SEE PLAN NO. 827 OF 1939 (A-C-2)</p> <p>SEE PLAN NO. 827 OF 39 (B-C-2)</p>
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D. PROPERTY DEED

6298

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of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the Board of Directors of said Corporation and that they signed their names thereto by like order; and they severally acknowledged said instrument to be the free act and deed of the said Old Colony Trust Company. IN WITNESS WHEREOF I have hereunto set my hand and affixed my notarial seal. A. Francis Hayden Notary Public (Notarial seal) My commission expires October 4, 1940.

Middlesex ss. June 5, 1939. 12h. 2m. P.M. Rec'd & Recorded.

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KNOW ALL MEN BY THESE PRESENTS that the Boston and Maine Railroad, a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business in Boston in the County of Suffolk and said Commonwealth, in consideration of one dollar and other valuable considerations paid by the Inhabitants of Belmont, a municipal corporation duly organized and existing under the laws of said Commonwealth and located within the County of Middlesex and said Commonwealth, the receipt whereof is hereby acknowledged, does hereby give, bargain, sell and convey unto the said Inhabitants of Belmont, its successors and assigns, forever, a certain piece or parcel of land, with the trees, shrubbery, buildings and all structures thereon standing situated on Alexander Avenue, adjacent to the location of the Boston and Maine Railroad in said BELMONT, bounded and described as follows: Southwesterly by said Alexander Avenue two hundred five (205) feet more or less; Northerly by the location of the Boston and Maine Railroad on a line parallel with and forty-seven (47) feet Southerly from the center line of said location measured at right angles thereto two hundred thirty-seven and 3/10 (237.3) feet more or less; and Southeasterly by land of owners unknown one hundred four and 8/10 (104.8) feet more or less, said parcel containing about ten thousand seven hundred (10,700) square feet of land, and being shown on a plan entitled, "Plan Showing Proposed Purchase of Land From Boston & Maine Railroad Private Lane Belmont, Mass.", dated July, 1938, based on plan prepared by Boston & Maine Railroad Engineering Department, duly recorded with Middlesex South District Deeds in Book 6253, Page 303, being the corrected plan. Said premises are the same premises taken by said Inhabitants of Belmont as and for, in part or in whole, park, playground and highway purposes, or for any combination of these purposes and/or for any public purposes whatever, said taking being dated October 31, 1938, and duly recorded with said Deeds, Book 6253, Page 302.

BOSTON AND MAINE RAILROAD to TOWN OF BELMONT

* * * * * U.S. Rev. Stamp \$.50 B & M RR 6-5-39 * * * * *

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D. PROPERTY DEED

6298	206	<p>Said premises are the same premises taken by said Inhabitants of Belmont as above stated and include and are the same premises shown on plan recorded with said taking and stated in said taking as entitled, "Plan Showing Proposed Purchase of Land from Boston & Maine Railroad Private Lane, Belmont, Mass.", dated July, 1938, by W. F. Cummings, Asst. Chief Eng'r. July 1938. This conveyance is made subject to the following restriction for the benefit of other land of the grantor, to wit: that, within the term of one hundred years from the date hereof, neither the grantor nor its successors or assigns shall be liable to the said grantee or any of its successors or assigns or to any lessee of said parcel of land or of any part thereof, for any damages to any buildings or property upon the above described premises, caused by fire whether communicated directly or indirectly by or from locomotive engines upon the railroad operated by the grantor or otherwise. By the acceptance of this deed the grantee hereby covenants and agrees, for itself, its successors and assigns, to build and forever maintain a suitable fence along the Northerly side of the above described premises for the benefit of the remaining land of the grantor if a fence is required at any time hereafter. This covenant is to run with the land hereinabove described and to be binding upon the grantee, its successors and assigns, forever. TO HAVE AND TO HOLD the above described premises, with all the privileges and appurtenances there- to belonging, to the said Inhabitants of Belmont, its successors and as- signs, to their own use and behoof forever. And for the consideration aforesaid the said Boston and Maine Railroad does hereby release and for- ever discharge the said Inhabitants of Belmont, the Selectmen of said Town or any other officers, servants, agents and attorneys, and each of them, from all claims and demands of every nature arising from, connect- ed with or in any way growing out of said order of taking for park, play- ground and highway purposes, or for any combination of these purposes and/or for any public purposes whatever incidental to said taking, whether such claim be by way of damages or otherwise. IN WITNESS WHEREOF the said Boston and Maine Railroad has caused these presents to be executed and its corporate seal to be hereto affixed by Arthur B. Nichols, a Vice President, thereunto duly authorized, this fifth day of June in the year one thousand nine hundred and thirty-nine. Boston and Maine Railroad By Arthur B. Nichols Vice President (Corporate seal) COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. Boston June 5, 1939. Then personally ap- peared the above named Arthur B. Nichols, a Vice President of said Bos- ton and Maine Railroad, and acknowledged the foregoing instrument to be</p>
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APPENDIX

D. PROPERTY DEED

9/20/2017

Property Record Card

Inspection Information			Permit Information			
Date	Inspector	Entry	Date	% Comp	Value	Notes
6/20/2014	DD	Not Applicable, Unimp. Parcel				
6/19/2001	RJG	Entrance & Signature Gained				
6/1/1984	TWN	Entrance & Signature Gained	8/15/2014	100	\$14,000.00	demo & remove clark house moved from common st 3/16/07 removed improvement, per conversation with ARA in Community Development. Clark House was moved here in 2012.
			1/30/1998	100	\$500.00	Repair fire damage to 2nd floor rear porch.
			8/1/1996	100	\$1,400.00	INSTALL RUBBER ROOF OVER FRONT PORCH & GARAGE (OVER ONE LAYER).

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
6/28/2005	\$825,000	45478	256	MAGSAM LE THOMAS O	E. government
5/16/1996	\$1	26319	301	MAGSAM D	F. convenience
1/24/1996	\$1	25992	138	MAGSAM LE THOMAS O	F. convenience
5/3/1962	\$0	10028	0117		none

Disclaimer

D. PROPERTY DEED

6853	406	<p>other than the mortgagor, the mortgagee may, without notice to the mortgagor, deal with such successor or successors in interest with reference to the mortgage and the debt hereby secured, and in the same manner as with the mortgagor, without in any way vitiating or discharging the mortgagor's liability hereunder or upon the debt hereby secured, and no sale of the premises hereby mortgaged and no forbearance on the part of the mortgagee and no extension whether oral or in writing of the time for the payment of the debt hereby secured given by the mortgagee shall operate to release, discharge, modify, change or affect the original liability of the mortgagor herein, either in whole or in part; 15. That wherever the words Mortgagor and Mortgagee are used herein they shall include their several heirs, executors, administrators, successors, grantees and assigns subject to the limitations of law and of this instrument, and if the context requires, the words Mortgagor and Mortgagee and the pronouns referring to them shall be construed as plural, neuter or feminine. This mortgage is upon the Statutory Condition, for any breach of which, or for any breach of any of the aforementioned covenants or agreements, the holder hereof shall have the Statutory Power of Sale.</p> <p>WITNESS our hands and seals this 3rd day of May 1945. - - - - -</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Covenant No. 3 struck out before execution.</td> <td style="width: 5%; text-align: center;">}</td> <td style="width: 45%;">Roger A. Wheeler</td> </tr> <tr> <td>"Ninety days" changed to "Three (3) months" in Covenant No. 13 before execution.</td> <td style="text-align: center;">}</td> <td>Ethel G. Wheeler</td> </tr> <tr> <td>Claire N. Doherty</td> <td style="text-align: center;">}</td> <td></td> </tr> </table> <p>COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. May 3, 1945. Then personally appeared the above named Roger A. Wheeler and Ethel G. Wheeler and acknowledged the foregoing instrument to be their free act and deed, before me Claire N. Doherty Notary Public My Commission Expires Oct. 29 1947. - - - - -</p> <p style="text-align: center;">Middlesex ss. May 4, 1945. 12h. 57m. P.M. Rec'd & Recorded.</p>	Covenant No. 3 struck out before execution.	}	Roger A. Wheeler	"Ninety days" changed to "Three (3) months" in Covenant No. 13 before execution.	}	Ethel G. Wheeler	Claire N. Doherty	}	
Covenant No. 3 struck out before execution.	}	Roger A. Wheeler									
"Ninety days" changed to "Three (3) months" in Covenant No. 13 before execution.	}	Ethel G. Wheeler									
Claire N. Doherty	}										
<p>AMERICAN VAULT CO., INC.</p> <p>to</p> <p>TOWN OF BELMONT</p> <p>***** * U.S. Rev. * * Stamps * * \$.55 * * L.T. * * 5/4/45 * * * * * *</p>	<p>KNOW ALL MEN BY THESE PRESENTS that the American Vault Co., Inc., a corporation duly organized and existing under the laws of the Commonwealth of Massachusetts, and having a usual place of business in Belmont, in the County of Middlesex and said Commonwealth, in consideration of one dollar and other valuable consideration to it paid by the Inhabitants of Belmont, a municipal corporation duly organized and existing under the laws of said Commonwealth, and located within said County of Middlesex, sometimes called the Town of Belmont, grant, sell and convey to the said Inhabitants of Belmont a certain parcel of land located in the rear of Hittinger Street, in said BELMONT, bounded and</p>										

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described as follows: Southwesterly by land of the Town of Belmont one hundred eighty-two (182) feet, more or less; Northwesterly by land of the American Vault Co., Inc., one hundred forty-nine (149) feet, more or less; Easterly by the same one hundred nine and 9/10 (109.9) feet, more or less; and Northeasterly by the same eighty and 3/10 (80.3) feet, more or less; containing nine thousand four hundred seventy-six (9,476) square feet of land as shown on a "Plan Showing Proposed Transfer of Land, Belmont, Mass.", dated August 3, 1944, by the Town Engineer, on file in the Town Clerk's office and recorded herewith. This conveyance is made to this grantee pursuant to a vote passed at a special Town Meeting of said Inhabitants of Belmont, held on September 25, 1944, for an exchange of land between the parties hereto, and this grantee has given to this grantor a deed conveying the three parcels to be so conveyed as set forth in the certificate of the vote passed at said Town Meeting annexed to said deed and to be recorded herewith. For the grantor's title see deed of Trapelo Road Mortgage Loan Company to this grantor dated September 30, 1935, recorded as aforesaid, Book 5962, Page 361. See also deed of the Inhabitants of Belmont to this Corporation of three parcels of land located in said Belmont as therein described, dated January 5, 1945, together with the Town Clerk's certificates of votes passed authorizing the exchange of the three (3) parcels owned by the Town for this parcel attached to said deed, all to be recorded herewith. TO HAVE AND TO HOLD the granted premises with all the privileges and appurtenances thereto belonging unto the said Inhabitants of Belmont and its successors and assigns forever. IN WITNESS WHEREOF the said American Vault Co., Inc., has caused these presents to be signed and its seal hereto affixed by A. G. Willcox, its treasurer hereto duly authorized, this 17th day of April, 1945. American Vault Co. Inc. by A. G. Willcox, Treas. (Corporate seal) COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. April 17th 1945 Then personally appeared the above-named A. G. Willcox and acknowledged the foregoing instrument to be the free act and deed of the American Vault Co., Inc., before me, Leslie B. Vaughan Notary Public (Notarial seal) "My commission expires March 1, 1951" - - - - -

Middlesex ss. May 4, 1945. 1h. Om. P.M. Rec'd & Recorded.

I, the undersigned, Clerk of the Board of Directors of the American Vault Co., Inc., hereby certify that at a special meeting of the Board of Directors duly called, warned and held on April 14", 1945, a quorum being present, it was unanimously "VOTED to accept from the Inhabitants of Belmont, otherwise called the Town of Belmont, a conveyance

See plan opposite

SEE PLAN NO.

202 OF 1945

AMERICAN VAULT CO., INC. S VOTE

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APPENDIX

D. PROPERTY DEED

	16853
<p>H. Taft, Jr., its treasurer, this twenty-seventh day of March, A.D.1945., in accordance with the vote of the Board of Investment hereto annexed. Belmont Savings Bank By: Walter H. Taft Jr. Treasurer (Corporate seal) THE COMMONWEALTH OF MASSACHUSETTS Middlesex ss. March 27, 1945 Then personally appeared the above named Walter H. Taft, Jr., and acknowledged the foregoing instrument to be the free act and deed, of the Belmont Savings Bank before me Wendell R. Logan Justice of the Peace My Commission Expires June 12, 1950 - - - - - Middlesex ss. May 4, 1945. 1h. Om. P.M. Rec'd & Recorded. Belmont, Mass., March 27, 1945. I, the undersigned, Clerk of the Board of Investment of the Belmont Savings Bank, hereby certify that the by-laws of said corporation, among other things, provide as follows: "The Treasurer shall sign, seal with the corporate seal, acknowledge and deliver in the name of the corporation, all conveyances and leases of the property of the corporation, all assignments, partial releases and extensions of mortgages and other instruments when authorized by the Board of Investment, and all discharges on payment of the amount due thereon." I further certify that at a meeting of said Board of Investment of said Belmont Savings Bank duly called, warned and held on March 19, 1945, the following vote was passed: VOTED that Walter H. Taft, Jr., the Treasurer of this corporation, be and hereby is authorized to execute, acknowledge and deliver a partial release of a certain parcel of land located in the rear of Hittinger Street, in Belmont, Mass., containing 9,476 square feet as shown on a "Plan Showing Proposed Transfer of Land, Belmont, Mass.", dated August 3, 1944, by the Town Engineer, on file in the Town Clerk's office, and to be recorded with Middlesex South District Deeds, from a mortgage given to said Belmont Savings Bank by American Vault Co., Inc., dated September 29, 1939, recorded with Middlesex South District Deeds, Book 6331, Page 62, in the name and behalf of said Belmont Savings Bank, in such form as he deems advisable. Sidney L. Simonds Clerk Pro-tem Board of Investment. - - - - - Middlesex ss. May 4, 1945. 1h. Om. P.M. Rec'd & Recorded.</p>	<p>409</p> <p><i>IFYI</i></p> <p><i>DO OUT LAND SWAP</i></p> <p>BELMONT SAVS. BK.</p> <p>EXTRACT FR. BY-LAWS & VOTE</p>
<p>KNOW ALL MEN BY THESE PRESENTS that the Inhabitants of Belmont, a municipal corporation duly organized and existing under the laws of the Commonwealth of Massachusetts and located within the County of Middlesex, sometimes called the Town of Belmont, by virtue and in execution of the power and authority conferred by vote passed at a special Town Meeting of said Town, certified copy of which is hereto annexed, and in consideration</p>	<p>TOWN OF BELMONT</p> <p>to</p> <p>AMERICAN VAULT CO., INC.</p>

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D. PROPERTY DEED

6853	410	<p>of the exchange of land as therein authorized, hereby grant, sell and convey unto the American Vault Co., Inc., a corporation duly organized and existing under the laws of said Commonwealth and having a usual place of business in said Belmont, three (3) certain parcels of land located on and in the rear of Hittinger Street and on the Boston and Maine Railroad in the Town of BELMONT, bounded and described as follows: First Parcel: Southeasterly by said Hittinger Street ninety-eight (98) feet; Southwesterly by remaining land of the Town one hundred sixty-two and 56/100 (162.56) feet; Northeasterly by land now or formerly of American Vault Co., Inc., two hundred four (204) feet; containing seven thousand eight hundred and forty-two (7,842) square feet of land as shown on a "Plan Showing Proposed Transfer of Land, Belmont, Mass.", dated August 3, 1944, by the Town Engineer, on file in the Town Clerk's office, and recorded herewith. Second Parcel: Adjoins the above parcel and is bounded: Southwesterly by remaining land of the Town seven (7) feet more or less; Northeasterly by land of the American Vault Co., Inc., six (6) feet; and Southeasterly by the same three (3) feet; containing nine (9) square feet of land more or less, as shown on said plan. Third Parcel: A certain parcel of land adjoining the Boston and Maine Railroad, bounded and described as follows: Northerly by said land of Boston and Maine Railroad thirty-two (32) feet, more or less; Southeasterly by land now or formerly of American Vault Co., Inc., thirty-three (33) feet more or less; and Westerly by land of the Town of Belmont one hundred ten (110) feet; containing one hundred seventy-six (176) square feet of land more or less, as shown on said plan. TO HAVE AND TO HOLD the granted premises with all the privileges and appurtenances thereto belonging, to the said American Vault Co., Inc., and its successors and assigns to its and their own use and behoof forever. IN WITNESS WHEREOF the said Inhabitants of Belmont has caused these presents to be signed and its seal hereto affixed by its Board of Selectmen duly authorized as aforesaid, this fifth day of January, 1945. -----</p> <p style="text-align: center;">Gilmore C. Dickey Charles R. Betts</p> <p style="text-align: center;">Majority of the Board of Selectmen of the Town of Belmont.</p> <p>COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. January 8, 1945. Then personally appeared the above-named Gilmore C. Dickey and Charles R. Betts, being a majority of the Board of Selectmen of the Town of Belmont, as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the Inhabitants of Belmont, before me, - Charles B. Wig-</p>
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See plan opposite page 407.

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AGENDA AND MEETING MINUTES	H	SUSTAINABILITY CHARRETTE	G	PROPERTY DEED	D	DESIGN ENROLLMENT CERTIFICATION	C	MSBA BOARD ACTION LETTER	B	STATEMENT OF INTEREST	A
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APPENDIX

D. PROPERTY DEED

			6853
			411
<p>gin Notary Public (Notarial seal) My commission expires Feb.17,1950 Middlesex ss. May 4, 1945. 1h. Om. P.M. Rec'd & Recorded.</p> <p>I, Charles B. Wiggin, as I am the duly elected, qualified and Acting Town Clerk of the Inhabitants of Belmont, hereby certify that at a special Town Meeting of the Town of Belmont duly called, warned and held on September 25, 1944, at which a quorum was present, it was voted that Article 4 and Article 5 of the Warrant be considered together, and thereupon the following vote was unanimously passed: "VOTED: that it is for the interests of the Town to straighten the boundary line of land owned by the Town on and in the rear of Hittinger Street and on the land of the Boston and Maine Railroad heretofore acquired by the Town for Park and Playground purposes by conveying three certain parcels of land as set forth in Article 4 of the warrant for this meeting, and receiving in exchange land set forth in Article 5 of said warrant, without other con- sideration, and that in order to accomplish this purpose it is further "VOTED: That the Town sell and convey the following parcels of land: First Parcel: Bounded Southeasterly by said Hittinger Street ninety- eight (98) feet; Southwesterly by remaining land of the Town one hun- dred sixty-two and 56/100 (162.56) feet; Northeasterly by land now or formerly of American Vault Co., Inc., two hundred four (204) feet; con- taining 7,842 square feet of land as shown on a "Plan Showing Proposed Transfer of Land, Belmont, Mass.", dated Aug. 3, 1944, by the Town En- gineer, on file in the Town Clerk's office; Second Parcel: Adjoins the above parcel and is bounded: Southwesterly by remaining land of the Town seven (7) feet, more or less; Northeasterly by land of the American Vault Co., Inc., six (6) feet; and Southeasterly by the same three (3) feet; containing nine (9) square feet of land, more or less, as shown on said plan; Third Parcel: A certain parcel of land adjoining the Bos- ton and Maine Railroad, bounded and described as follows: Northerly by said land of Boston and Maine Railroad thirty-two (32) feet, more or less; Southeasterly by land now or formerly of American Vault Co., Inc., thir- ty-three (33) feet, more or less; and Westerly by land of the Town of Belmont one hundred ten (110) feet; containing 176 square feet of land, more or less, as shown on said plan; and it is further "VOTED: that the Town acquire by way of exchange for the above-described parcels, and without other consideration, for Park and Playground purposes, and "for any other public purposes, a certain parcel of land now supposed to be owned by the American Vault Co., Inc., located in the rear of Hittinger Street, Belmont, Massachusetts, bounded and described as follows: South-</p>	5	TOWN OF BELMONT VOTE	
			148

D. PROPERTY DEED

BK 13156 PG 034

ew 4.5 - 35

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

Order of Taking M.B.T.A. 71

City of Somerville
 City of Cambridge
 City of Everett
 City of Medford
 City of Malden
 Towns of Arlington, Acton,
 Lexington, Concord, Bedford,
 Belmont, Waltham, Weston,
 Wayland, Sudbury, Marlboro,
 Hudson, South Bolton, Groton,
 Winchester, Woburn, Maynard,
 Stoneham, Wakefield, Ayer,
 Townsend, Lincoln, Littleton,
 Boxboro, Shirley

County of Middlesex South

13117 113

WHEREAS, the Massachusetts Bay Transportation Authority, a body politic and corporate, and a political subdivision of the Commonwealth of Massachusetts, established by and acting pursuant to the provisions of Chapter 161A of the General Laws, as amended, for the purpose of providing and extending mass transportation facilities for public use under the power granted to it by Section 3(o) thereof, hereby adjudges that public necessity and convenience require that the Authority lay out and construct Rapid Transit Extension, and in order to carry out the mandate of Chapter 161A as amended, and to insure this availability of lands for that purpose, the lands located in the Cities of Somerville, Medford, Malden, Everett, Cambridge and the Towns of Arlington, Lexington, Concord, Bedford, Belmont, Waltham, Weston, Wayland, Sudbury, Marlboro, Hudson, South Bolton, Winchester, Woburn, Acton, Maynard, Stoneham, Wakefield, Ayer, Groton,

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 2,450 P.
 45.00

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D. PROPERTY DEED

BK 13156 PG 055

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Cambridge, Everett, Medford, Malden and the towns listed on page one.

IN WITNESS WHEREOF, WE, the undersigned Directors of the Massachusetts Bay Transportation Authority, hereto set our hands this 16th Day of February in the year nineteen hundred and seventy-seven.

Executed as sealed instrument.

MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY

Robert R. Kiley
Robert R. Kiley, Chairman

Forrest I. Neal, Jr.
Forrest I. Neal, Jr.

Richard D. Buck
Richard D. Buck

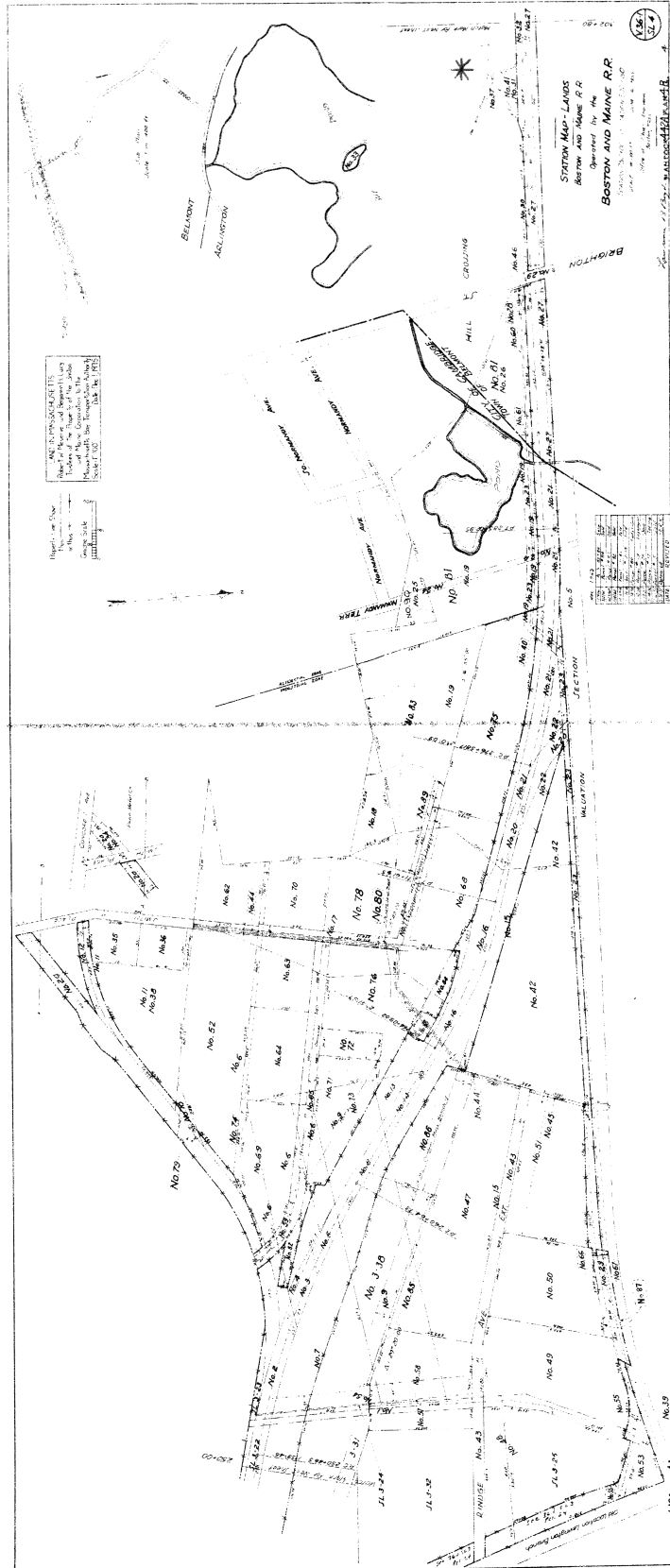
John J. McCarthy
John J. McCarthy

Guido R. Perera, Jr.
Guido Perera, Jr.

Board of Directors of the
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY

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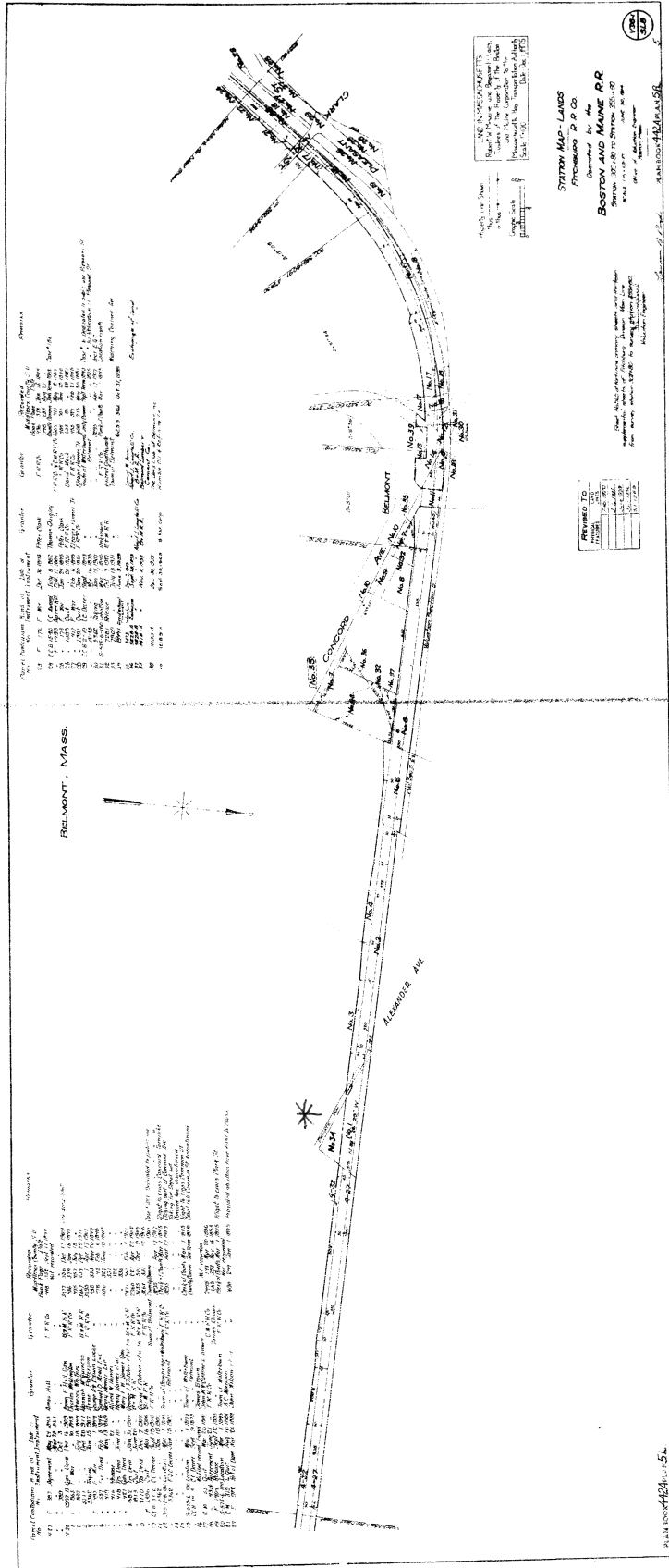
D. PROPERTY DEED



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APPENDIX

D. PROPERTY DEED



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D. PROPERTY DEED

DEED 119 1/20/76 119 1/20/76 119 1/20/76 119 1/20/76

BK 13117 PG 113

$$\begin{array}{r}
 130.50 \\
 3- \\
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 135.50
 \end{array}$$

1.73

Robert W. Meserve and Benjamin H. Lacy,
 Trustees of the Property of
 Boston and Maine Corporation, Debtor
 (See In the Matter of Boston and Maine Corporation, Debtor,
 United States District Court for the
 District of Massachusetts,
 Docket No. 70-250-M)

and

Massachusetts Bay Transportation Authority

December 24, 1976

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D. PROPERTY DEED

BK 1311 / PG 114

KNOW ALL MEN BY THESE PRESENTS

This Indenture, dated this 24th day of December, 1976, by and between ROBERT W. MESERVE and BENJAMIN H. LACY, as they are Trustees of the Property of Boston and Maine Corporation, Debtor, and not individually, (see In the Matter of Boston and Maine Corporation, Debtor, United States District Court for the District of Massachusetts, Docket No. 70-250-M) with offices at 150 Causeway Street, Boston, Suffolk County, Massachusetts, 02114, hereinafter called the "Trustees", (which expression shall include their successors and assigns where the context so requires or admits) and the MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, established under the provisions of Massachusetts General Laws, Chapter 161A, as amended, and having an usual place of business at 45 High Street in Boston, Suffolk County, Massachusetts, 02110, hereinafter called the "Authority", (which expression shall include its successors and assigns where the context so requires or admits).

WITNESSETH that the Trustees, in consideration of Thirty Six Million Five Hundred Forty Nine Thousand and no/100 Dollars (\$36,549,000.00), paid to them by the Authority, receipt whereof is hereby acknowledged, the said Trustees hereby grant to the Authority all of the said Trustees' right, title and interest (sufficient to permit the Authority to operate a passenger and freight rail service over the rail line rights of way and the Boston Engine Terminal Area, as hereinafter described), in and to the Trustees Railroad rights of way and other lands thereon

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D. PROPERTY DEED

BK 13117 PG 115
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and including all track, signals, bridges, buildings, shops, towers and other improvements affixed thereto, and all rights and easements appurtenant thereto, all of the aforesaid property hereby conveyed is described in the plans entitled: LAND IN MASSACHUSETTS Robert W. Meserve and Benjamin H. Lacy, Trustees of the Property of Boston and Maine Corporation to the Massachusetts Bay Transportation Authority Scale: 1" = 100' Date: Dec. 1, 1975", Sheets 1 through 309, and noted as follows:

ESSEX COUNTY - NORTH - Recorded December 10, 1976, 16 sheets as Plan 7531 of 1976

VS 7.4
Maps SL1(r), 2, SL3, 4

VS 2
Maps 16, 17, 18, 19, 20(R), 21, 22(R), SL23, SL24, 25, 26, 27

ESSEX COUNTY - SOUTH - Recorded December 10, 1976, 87 sheets in Plan Book 141, Plan 20

VS 2
Maps 28, 29, 30, SL31, 32, 33, 34

VS 3
Maps 6, 7, SL8, SL9(R), SL10(R), SL11, 12, 13, 14(R), SL15, SL16(R), SL17, 18, 19, 20, 21(R), 22, 23, 24, 25, SL26, 27, 28, 29, 30, 31, 32, 33, 34, SL35(R), 36, 37, 38, 39

VS 7.3
Maps 3, 4, 5, 6, 7, 8, 9, 10(R), 11, 12, 13, 14, 15

VS 7.12
Maps SL1, SL2, 3, 4, 5, 6

VS 7.13
Maps 1(R), 2, 3, 4, 5, 6, 7(R), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

VS 13.7
Maps 4, 5, 6, 7, 8

VS 7.7
Maps 6, 7, 8(R), 9, 10

MIDDLESEX COUNTY - NORTH - Recorded December 6, 1976, 33 sheets in Book 123, Pages 74 through 106.

VS 2
Maps 15, 16

VS 13.1
Maps 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, SL23, SL24

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D. PROPERTY DEED

BK 13117 PG 116)

3

VS 13.3

Maps 6, 7, 8

VS 13.6

Maps 1, 2, 3, 4

VS 15

Maps SL1, 2(R), 3, 4, 5, 6, 7, 8, 9

VS 7.18

Maps SL1

MIDDLESEX COUNTY - SOUTH - Recorded December 3, 1976,
141 sheets in Book 442, Sections A, B & C. (50 sheets
to a section.)

VS 1

Maps SL1, SL2, SL3a, SL5

VS 3

Maps SL1, SL2

VS 12

Maps SL1, SL2, SL2a, SL3

VS 35

Maps SL2, SL3

VS 5

Maps 1, A-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,
14, 15, 16, 17, 18, 19, 20, 21, 22, 23, SL24,
25, 26

VS 13.1

Maps SL1, 2, 3(R), 4, 5, 6(R), 7, 8, 9(R), 10, 11

VS 13.2

Maps 1, 2(R), 3, 3a, 4(R), 5, 6(R), 7, 8, SL9, 10,
11, 12, 13

VS 36.3

Maps 1, 2, 3, 8, 9(R), 10, 11, 12, 13

VS 13.4

Maps SL1, SL2(R)

VS 13.5

Maps 1, 2, SL3

VS 7.7

Maps SL1, 2(R), 3(R), 4 5

VS 7.3

Maps 1 & A1(R), 2, 3

VS 36.1

Maps SL1,
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34,
35, 36, 37, 38, 39, 40

VS 36.4

Maps 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

SUFFOLK COUNTY - Recorded December 2, 1976 - 17 sheets in
Book 8913 - End.

VS 1

Maps SL1, SL2, SL2a, SL3a

VS 3

Maps SL2, SL3, SL4(R), 5, 6

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D. PROPERTY DEED

BK 13117 PG 117

- VS 7.7
Maps 5, 6
- VS 7.8
Maps 1, 2
- VS 12
Maps SL1, SL2a
- VS 35
Maps SL1, SL2

WORCESTER COUNTY - NORTH - Recorded December 6, 1976,
10 sheets in Plan Book 212, Plans 4 - 8.

- VS 36.1
Maps 40, 41, 42, 43, 44, 45, 46, SL47, 48, SL49

WORCESTER COUNTY - SOUTH - Recorded December 6, 1976,
5 sheets in Plan Book 432, Plan 57 (Sheets 1 - 5).

- VS 5
Maps 26, 27, 28, 29, 30

but excepting therefrom the following five (5) bridges which are identified by B&M Bridge Number and situated in the location listed and shown on the following plans:

1. B&M Bridge #3.43, located in Cambridge, Middlesex County, and shown on plan marked: "Plan of Land In Cambridge, Mass. Showing Bridge and Easement Granted to the Commonwealth of Mass. (D.P.W.) By Robert W. Meserve and Benjamin H. Lacy, As Trustees of the Property of Boston and Maine Corporation, Debtor Scale: 40' to the inch January 31, 1975 Office of the Vice Pres-Engineering Billerica, Mass.
2. B&M Bridge #4.15, located in Medford, Middlesex County, and shown on plan marked: "Plan of Land In Medford, Mass. Showing Bridge and Easement Granted to the Commonwealth of Mass. (D.P.W.) By Robert W. Meserve and Benjamin H. Lacy, as Trustees of the Property of Boston and Maine Corporation, Debtor Scale: 40' to the inch January 31, 1975 Office of the Vice Pres-Engineering Billerica, Mass.
3. B&M Bridge #7.39, located in Belmont, Middlesex County, and shown on plan marked: "Plan of Land In Belmont, Mass. Showing Bridge and Easement Granted to the Commonwealth of Mass. (D.P.W.) by Robert W. Meserve and Benjamin H. Lacy, as Trustees of the Property of Boston and Maine Corporation, Debtor Scale: 40' to the inch January 31, 1975 Office of the Vice Pres-Engineering Billerica, Mass.

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D. PROPERTY DEED

BK 13117 PG 154

Docket No. 70-250-M) authorized the said Trustees to convey this real estate to the Massachusetts Bay Transportation Authority, this conveyance is hereby made free from liens pursuant to said Order.

TO HAVE AND TO HOLD the above described premises, with all the privileges and appurtenances thereto belonging to the said MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, its successors and assigns, to their own use and behoof forever.

IN WITNESS WHEREOF the said ROBERT W. MESERVE and BENJAMIN H. LACY, as Trustees of the Property of Boston and Maine Corporation, Debtor, and not individually, have hereunto set their hands and seals, this 24th day of December, 1976.

ROBERT W. MESERVE and BENJAMIN H. LACY, as Trustees of the Property of Boston and Maine Corporation, Debtor

Robert W. Meserve
As Trustee and not individually

Benjamin H. Lacy
As Trustee and not individually

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss Boston, December 24, 1976

Then personally appeared the above-named Robert W. Meserve, as Trustee of the Boston and Maine Corporation, Debtor, and acknowledged the foregoing instrument to be the free act and deed of said Trustee, before me

John E. Murphy
Notary Public

My Commission expires: April 21, 1983

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D. PROPERTY DEED

BK 13117 PG 155

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss Boston, December 24, 1976

Then personally appeared the above-named Benjamin H. Lacy, as Trustee of the Boston and Maine Corporation, Debtor, and acknowledged the foregoing instrument to be the free act and deed of said Trustee, before me

John S. O'Keefe Notary Public

My Commission expires: April 21, 1983

IN WITNESS WHEREOF the said MASSACHUSETTS BAY TRANSPORTATION AUTHORITY, by Robert R. Kiley, Chairman, has set its hand and seal, this day of December, 1976.

APPROVED AS TO FORM:

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

General Counsel
JRS
BBC

R.R. Kiley Chairman

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss Boston, December 24, 1976

Then personally appeared the above named Robert R. Kiley, as Chairman of the Massachusetts Bay Transportation Authority, and acknowledged the foregoing instrument to be the free act and deed of said Chairman, before me

John S. O'Keefe Notary Public

My Commission expires: April 21, 1983

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APPENDIX

D. PROPERTY DEED

9/20/2017

Property Record Card

Assessment Date: January 1, 2016

[Print This Page](#)

FY 2017 Tax Rate for Belmont, MA: \$12.69

Parcel Information:

Location: 375 CONCORD AVE
 Parcel ID: 35-35--
 Class: 340 Office
 Type: Commercial
 Lot Size: 39,037
 Census: 0
 Zoning: LB1
 Survey #: 0

Assessed Values

2017 Market Value	
Land	\$724,000
Building	\$3,086,000
Other	\$0
Total	\$3,810,000

Assessment History

Year	Total Value
2017	\$3,810,000
2016	\$3,999,000
2015	\$3,253,000
2014	\$3,050,000
2013	\$3,050,000
2012	\$3,050,000
2011	\$3,050,000
2010	\$3,050,000
2009	\$3,050,000
2008	\$3,050,000
2007	\$3,050,000
2006	\$2,777,000
2005	\$2,777,000
2004	\$2,818,000
2003	\$2,686,000
2002	\$2,572,000
2001	\$2,401,000
2000	\$2,320,000
1999	\$2,077,000
1998	\$2,077,000
1997	\$1,933,100
1996	\$1,882,000
1995	\$1,882,000
1994	\$1,882,000
1993	\$1,882,000
1992	\$1,862,000
1991	\$0

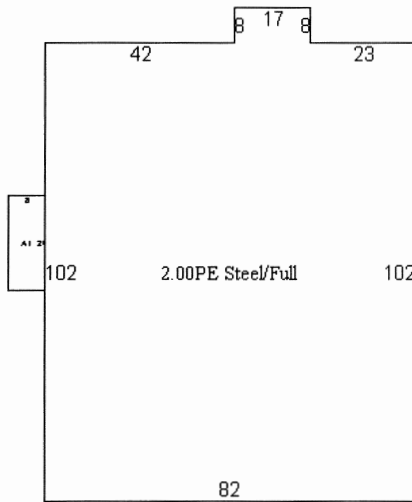
Owner Information

Name: TELLIER TR JOSEPH G
 375 CONCORD AVENUE NOMINEE REALTY TRUST

Address: PO BOX 127
 BELMONT, MA 02478

Notes:

Building Information



Area Lower First Second Third Area

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1		0	0	0	0			1

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Gas	Road	Public	Sidewalk	Yes	Landscaping	
				Gas	Yes		

Market

Type	Description	Zone	Nhbd	Area	Inf	Traffic
11	Primary site C	LB1	30	39037	1	Average Traffic

<http://jfryan.com/belmont/>

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D. PROPERTY DEED

9/20/2017

Property Record Card

Inspection Information			Permit Information			
Date	Inspector	Entry	Date	% Comp	Value	Notes
4/8/2015	DD	Entrance Gained				repr & replc exist walls, insul walls,
9/22/2012	RJG	Entrance Gained	9/21/2016	100	\$15,000.00	drywall, plaster, paint, electr plugs & switches
3/14/2008		I&E Request Letter				
5/29/2001	JEL	Entrance Gained	10/8/2015	100	\$42,900.00	new rubber roof, new insul, drip edge/flashing
4/4/2000		I&E Request Letter	4/27/2005	100	\$120,000.00	renovations to former bank \$50,000. 4/27 renovate interior \$70,000.
			7/15/2004	100	\$17,000.00	Modify fire alarm system.
			6/16/1995	100	\$12,500.00	BUILD PARTITIONS FOR NEW OFFICE SPACE, REMODEL OFFICE AREA, \$9500. (412)DEMOLISH DRYWALL PARTITION, CARPET, BASE & CEILING TILE, \$1075. (422)CONSTRUCT NEW PARTITIONS FOR OFFICE, \$6500. (449)RENOVATE SHA (278)INSTALL NEW EXT. PANELS, \$6000. (319)REMODEL OFFICE AREA, \$9500. (412)DEMOLISH DRYWALL PARTITION, CARPET, BASE & CEILING TILE, \$1075. (422)CONSTRUCT NEW PARTITIONS FOR OFFICE, \$6500. (449)RENOVATE SHA CONSTRUCT DRYWALL PARTITIONS: 1ST FLOOR/BASEMENT. PLAN H-2334.
			7/26/1994	100	\$111,075.00	09/10/92 Renovate 2nd floor, \$40,680. 10/07/92 Renovate 2nd floor, \$40,680.
			5/4/1993	100	\$46,907.00	
			9/10/1992	100	\$44,680.00	

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
4/3/2015	\$4,015,000	65170	183	BELMONT LUMBER & CEMENT CO	Valid
11/3/1953	\$0	08165	0212		none

Disclaimer

<http://jfryan.com/belmont/>

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D. PROPERTY DEED

Bk: 65170 Pg: 183

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J

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/03/2015 03:15 PM
Ctrl# 220408 03422 Doc# 00042878
Fee: \$18,308.40 Cons: \$4,015,000.00



Bk: 65170 Pg: 183 Doc: DEED
Page: 1 of 2 04/03/2015 03:15 PM

QUITCLAIM DEED

Address of Property: 375 Concord Avenue, Belmont, MA 02478
Address of Grantee: 43 South Cottage Road, Belmont, MA 02478

BELMONT LUMBER & CEMENT CO., a Massachusetts corporation, having its principal place of business in Belmont, Middlesex County, Massachusetts for consideration paid, and in full consideration of Four Million Fifteen Thousand and No/100 Dollars (\$4,015,000.00), grants to JOSEPH G. TELLIER, TRUSTEE OF 375 CONCORD AVENUE NOMINEE REALTY TRUST u/d/t dated March 31, 2015, to be recorded herewith, having an address at 43 South Cottage Road, Belmont, Massachusetts, with QUITCLAIM COVENANTS,

N/L

A certain parcel of land, with the buildings thereon, situated on the northerly side of Concord Avenue in the Town of Belmont, Middlesex County, Commonwealth of Massachusetts, and being shown as Lot "M" on a plan entitled: "Subdivision Plan of Land, Belmont, Mass.", dated June 26, 1968, drawn by Fred R. Joyce, Surveyor, and recorded with the Middlesex South District Registry of Deeds as Plan No. 773 of 1968 in Record Book 11543, Page 603, said Lot "M" being further described, according to said plan, as follows:

Beginning at a point at the Southeasterly corner of said Lot herein described, said point being at a stone bound set in the northerly side line of said Concord Avenue and on the division line of land now or formerly of New England Mutual Life Insurance Company; thence running

NORTH 68° 15' 40" WEST by said Concord Avenue by two lines measuring One Hundred Sixty and 33/100 (160.33) Feet and Ten and 00/100 Feet, respectively; thence turning and running

NORTH 21° 50' 50" EAST by Lot "L", Two Hundred Thirty-Two and 94/100 (232.94) Feet to a point at land now or formerly of the Boston & Maine Corp.; thence turning and running

SOUTH 88° 26' 29" EAST by land now or formerly of said Boston & Maine Corp., One Hundred Forty-Eight and 80/100 - (148.80) Feet to a point at land now or formerly of the Town of Belmont; and thence turning and running

SOUTH 17° 40' 01" WEST partly by land now or formerly of said Town and partly by land now or formerly of said Insurance Company, Two Hundred Eighty-Four and 90/100 (284.90) Feet to the point of beginning.

This conveyance is made subject to the restrictions and covenants set forth in a certain Deed of the Boston and Maine Railroad to Belmont Lumber & Cement Co., dated November 3, 1953, recorded in Book 8165, Page 236.

Meaning and intending to convey the same premises contained in said Deed dated November 3, 1953, recorded in Book 8165, Page 236.

Olmann
305 Wadsworth St
Newt. Ms

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D. PROPERTY DEED

Bk: 65170 Pg: 184

Executed under seal this 31st day of March, 2015.

BELMONT LUMBER & CEMENT CO.

By: Grace C. Donnelly
Grace C. Donnelly
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK COUNTY, SS.

On this 31st day of March, 2015, before me, the undersigned notary public, personally appeared Grace C. Donnelly, proved to me through satisfactory evidence of identification, which was personally known (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as President and Treasurer of Belmont Lumber & Cement Co.

Kenneth B. Gould
NOTARY PUBLIC: Kenneth B. Gould
MY COMMISSION EXPIRES: Oct. 15, 2015
KENNETH B. GOULD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 15, 2015

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D. PROPERTY DEED

Bk: 65252 Pg: 437



MASSACHUSETTS DEPT. OF REVENUE
PO Box 7066
Boston, MA 02204-7066



2015 0005/243
Bk: 65252 Pg: 437 Doc: WAI/V
Page: 1 of 1 04/22/2015 02:49 PM



AMY A. PITTER, COMMISSIONER
MICHAEL J. LIVIDOTI, DEPUTY COMMISSIONER



^{243C}
BELMONT LUMBER & CEMENT CO INC
PO BOX 128
BELMONT MA 02478-0002

Notice 00120
T/P ID 041 078 270
Date 03/26/15
Bureau CERTIFICATE
Telephone (617) 887-6160

WAIVER OF CORPORATE EXCISE TAX LIEN

Pursuant to the provisions of Section 52 of Chapter 62C of the General Laws, the Commissioner of Revenue hereby waives the lien upon the following assets of the below-described transferor corporation that may arise under Section 51 immediately prior to the following proposed sale or transfer of such assets:

Transferor: BELMONT LUMBER & CEMENT CO, INC

Transferee: J.SCOTT TELLIER & JOSEPH G. TELLIER

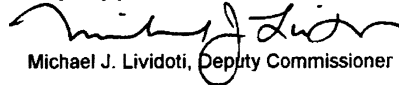
Date of Transfer: 3/31/15

Description of Assets to be sold or transferred:

SUBSTANTIALLY ALL OF THE ASSETS. T/P IS RESPONSIBLE FOR THE FOLLOWING TAX
0166 EFF.M CLOSED 0167 EFF.12/31/57 Y

65170-183

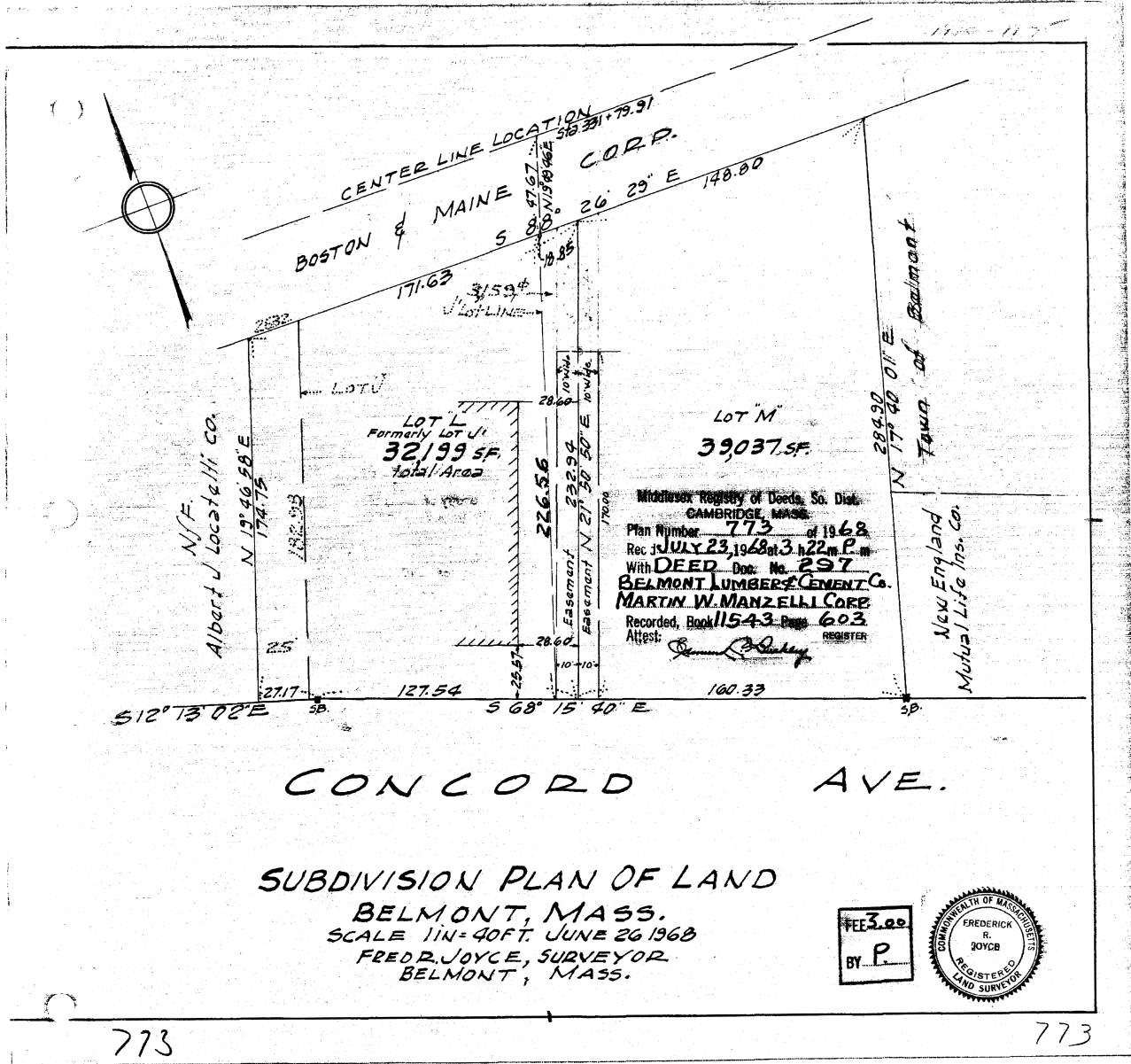
Very truly yours,


Michael J. Lividoti, Deputy Commissioner

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D. PROPERTY DEED

N/L



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D. PROPERTY DEED

9/20/2017

Property Record Card

Assessment Date: January 1, 2016

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FY 2017 Tax Rate for Belmont, MA: \$12.69

Parcel Information:

Location: 365 CONCORD AVE
 Parcel ID: 35-36--
 Class: 334 Gas Service Station
 Type: Commercial
 Lot Size: 14,951
 Census: 0
 Zoning: R
 Survey #: 0

Assessed Values

	2017 Market Value
Land	\$854,000
Building	\$204,000
Other	\$0
Total	\$1,058,000

Assessment History

Year	Total Value
2017	\$1,058,000
2016	\$1,058,000
2015	\$994,000
2014	\$858,000
2013	\$858,000
2012	\$858,000
2011	\$858,000
2010	\$858,000
2009	\$804,000
2008	\$804,000
2007	\$804,000
2006	\$750,000
2005	\$732,000
2004	\$732,000
2003	\$701,000
2002	\$651,000
2001	\$598,000
2000	\$525,000
1999	\$501,000
1998	\$501,000
1997	\$468,900
1996	\$464,700
1995	\$464,700
1994	\$464,700
1993	\$464,700
1992	\$464,700
1991	\$0

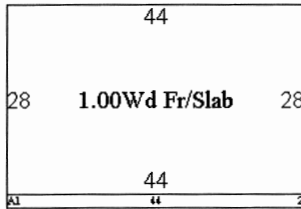
Owner Information

Name: CARSTAIRS REALTY LLC

Address: 800 PLEASANT STREET
 BELMONT, MA 02478

Notes:

Building Information



Area Lower First Second Third Area

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
1		0	0	0	0			1

Notes:

Land Description

Topography	Level	Utilities	Gas	Street	Paved	Road	Public	Landlocked	No	View	Average	Landscaping	
								Sidewalk	Yes				
								Gas	Yes				

Market Type

Description	Zone	Nhbd	Area	Infl	Traffic
Primary site C	R	30	14951	1.5	Average Traffic

<http://jfryan.com/belmont/>

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D. PROPERTY DEED

9/20/2017

Property Record Card

Inspection Information			Permit Information			
Date	Inspector	Entry	Date	% Comp	Value	Notes
9/22/2012	RJG	Entrance Gained				CONSTRUCT GABLE ROOF OVER EXISTING FLATROOF; RESIDE EXISTING STRUCTURE AND INSTALL NEW WINDOWS; ALSO INSTALL CANOPY. PLAN H-2330.
3/14/2008		I&E Request Letter				
5/29/2001	JEL	Entrance Gained	4/21/1993	100	\$125,000.00	
4/4/2000		I&E Request Letter	3/3/1992	100	\$250.00	Alter shed roof not to exceed 10' in height.

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
6/9/2008	\$100	51282	463	FLETT TRS JAMES W	F. convenience
4/12/1996	\$1	26224	496	FLETT JAMES W	F. convenience
4/26/1974	\$0	12620	0713		none

Disclaimer

<http://jfryan.com/belmont/>

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D. PROPERTY DEED

Bk: 51282 Pg: 463

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QUITCLAIM DEED

We, **JAMES WATSON FLETT, III AND BRUCE WILLIAM FLETT** of 800 Pleasant Street, Belmont, Middlesex County, Massachusetts,

FOR CONSIDERATION PAID OF LESS THAN ONE HUNDRED AND 00/100 (\$100) DOLLARS

Grant to **CARSTAIRS REALTY LLC**, a Massachusetts Limited Liability Company with a principal place of business at 800 Pleasant Street, Belmont, Middlesex County, Massachusetts,

WITH QUITCLAIM COVENANTS

(Description and encumbrances, if any)

All that certain parcel of land situated on the northerly side of Concord Avenue, in the said Town of Belmont and bounded and described as follows:

Beginning at the southeasterly corner of the premises herein described at a point now marked by a broken-off stone bound in the northerly line of Concord Avenue at land of the Town of Belmont;

Thence the line runs North 66° 02' 40" West by said Concord Avenue, one hundred four and 09/100 (104.09) feet to a point now marked by a stone bound in the said northerly line of Concord Avenue;

Thence North 68° 15' 40" West, forming an interior angle of 182° 13' 00" with the line last mentioned, still by said Concord Avenue, fifty-one and 93/100 (51.93) feet to a point at land of the Belmont Lumber & Cement Co.;

Thence North 17° 40' 01" East, forming an interior angle of 94° 04' 19" with the line last mentioned, by said land of the Belmont Lumber & Cement Co., ninety-six and 10/100 (96.10) feet to a point at land of the Town of Belmont;

Thence South 74° 05' 40" East, forming an interior angle of 91° 45' 14" with the line last mentioned, by said land of the Town of Belmont, fifty-five and 50/100 (55.50) feet to a point;

Thence South 17° 26' 40" West forming an interior angle of 88° 27' 40" with the line last mentioned, still by said land of the Town of Belmont, six and 89/100 (6.89) feet to a point;

Thence South 66° 02' 40" East, forming an interior angle of 263° 29' 20" with the line last mentioned, still by said land of the Town of Belmont, one hundred (100) feet to a point now marked by a stone bound;

Property Address: 365 Concord Ave., Belmont, MA 02478

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D. PROPERTY DEED

Bk: 51282 Pg: 464

Thence South 17° 26' 40" West, forming an interior angle of 96° 30' 40" with the line last mentioned, still by said land of the Town of Belmont, ninety-five and 05/100 (95.05) feet to the point of beginning and forming an interior angle of 83° 29' 20" with the line first above mentioned;

Containing 14,951 square feet;

The said boundaries are shown on a survey entitled "Plan of Land in Belmont, Mass. Incorporated 1859 for Socony Mobil Oil Company, Inc. Scale 1" = 10', July 2, 1955 Dana F. Perkins and Sons, Inc. Civil Engineers and Surveyors, Reading, Mass. Dana F. Perkins Registered Surveyor #2843", and duly recorded with Middlesex South District Deeds in Book 8531, Page 426.

For Grantors' title see Deed dated April 5, 1996 recorded at the Middlesex South Registry of Deeds in Book 26224, Page 496 and Article XIII of the 365 Concord Avenue Realty Trust under declaration of trust dated April 5, 1996 recorded at the Middlesex South Registry of Deeds in Book 26224, Page 490.

WITNESS our hands and seals this 4th day of August, 2006. 06.

James Watson Flett III Bruce William Flett
James Watson Flett III Bruce William Flett

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS

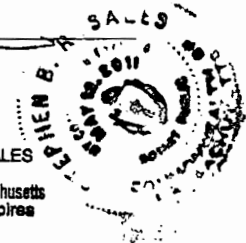
On this 4 day of August, 2006, before me, the undersigned notary public, personally appeared James Watson Flett III and Bruce William Flett, proved to me through satisfactory evidence of identification, which was/were personal knowledge to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public:
My Commission Expires:

[Signature]



STEPHEN B. ROSALES
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 12, 2011



return to:
Rosales & Rosales
130 Trapelo Road
Belmont, MA 02478

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D. PROPERTY DEED

9/20/2017

Property Record Card

Assessment Date: January 1, 2016

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FY 2017 Tax Rate for Belmont, MA: \$12.69

Parcel Information:

Location: 301-303 CONCORD AVE
 Parcel ID: 35-38--
 Class: 930 Municipal, Selectmen, vacant
 Type: Residential
 Lot Size: 11,205
 Census: 0
 Zoning: R
 Survey #: 0

Assessed Values

2017 Market Value	
Land	\$560,000
Building	\$0
Other	\$0
Total	\$560,000

Assessment History

Year	Total Value
2017	\$560,000
2016	\$560,000
2015	\$478,000
2014	\$422,000
2013	\$422,000
2012	\$353,000
2011	\$353,000
2010	\$353,000
2009	\$360,000
2008	\$360,000
2007	\$695,000
2006	\$695,000
2005	\$670,000
2004	\$652,000
2003	\$582,000
2002	\$486,000
2001	\$391,000
2000	\$372,000
1999	\$324,000
1998	\$292,000
1997	\$287,000
1996	\$284,000
1995	\$256,000
1994	\$251,000
1993	\$235,000
1992	\$243,000
1991	\$280,700

Owner Information

Name: TOWN OF BELMONT
 DPW FACILITIES CONCORD AVE

Address: 455 CONCORD AVE
 BELMONT, MA 02478

Notes: Effect FY06 assessed as exempt; prev assessed as 2-family.

Building Information

Image has been scaled down. Click on it to view full-size



Area Lower First Second Third Area

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj
					none			

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Public	Road	Public	Sidewalk	Yes	Landscaping	
				Gas	No		

Market

Type	Description	Zone	Nhbd	Area	Infl	Traffic
1	Primary Site	R	10	11205	1	Heavy/Comm

<http://jfryan.com/belmont/>

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D. PROPERTY DEED

9/20/2017

Property Record Card

Inspection Information			Permit Information			
Date	Inspector	Entry	Date	% Comp	Value	Notes
6/20/2014	DD	Not Applicable, Unimp. Parcel				
6/19/2001	RJG	Entrance & Signature Gained				
6/1/1984	TWN	Entrance & Signature Gained	8/15/2014	100	\$14,000.00	demo & remove clark house moved from common st 3/16/07 removed improvement, per conversation with ARA in Community Development. Clark House was moved here in 2012.
			1/30/1998	100	\$500.00	Repair fire damage to 2nd floor rear porch.
			8/1/1996	100	\$1,400.00	INSTALL RUBBER ROOF OVER FRONT PORCH & GARAGE (OVER ONE LAYER).

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
6/28/2005	\$825,000	45478	256	MAGSAM LE THOMAS O	E. government
5/16/1996	\$1	26319	301	MAGSAM D	F. convenience
1/24/1996	\$1	25992	138	MAGSAM LE THOMAS O	F. convenience
5/3/1962	\$0	10028	0117		none

Disclaimer

D. PROPERTY DEED

Bk: 45478 Pg: 256



QUITCLAIM DEED

Bk: 45478 Pg: 258 Doc: DEED
Page: 1 of 5 06/28/2005 10:31 AM

Property Address: 301-303 Concord Ave Belmont MA

We, WILLIAM T. MAGSAM, of Belmont,, Middlesex County, Massachusetts, GEORGE E. MAGSAM of Woburn, Massachusetts, CATHRYN A. FIRENZE of Belmont, Massachusetts and CYNTHIA MAGSAM KRAUSS of Edgartown, Massachusetts, for consideration paid of Eight Hundred Twenty-Five Thousand and 00/100 Dollars (\$825,000.00) grant to TOWN OF BELMONT a municipal corporation having an address at 455 Concord Avenue, Belmont, MA 02478, acting by and through its Board of Selectmen for general municipal purposes

WITH QUITCLAIM COVENANTS

A certain parcel of land with the building thereon in Belmont, in said Middlesex County, situated on the northerly side of Concord Avenue, being Lot C as shown on a plan entitled "Subdivision of Land in Belmont, belonging to Anna Jane Patterson Penny, dated June 7, 1935, M. Waters, C.E.", duly recorded in Book 6037, Page 590, in Middlesex County South District Registry of Deeds, bounded and described as follows:

Beginning at the southeasterly corner of the premises at a point on the northerly side of said Concord Avenue, thence bounded southerly by said Concord Avenue eighty-three (83) feet; thence bounded westerly; by Lot D and Lot A, one hundred twenty-three (123) feet; thence bounded northerly by Lot B eighty-three (83) feet, thence one hundred twenty-three (123) feet to the point of beginning on said Concord Avenue. Containing 10,209 square feet.

Also, a strip of land adjoining the above parcel bounded and described as follows:

Southwesterly by Lot C on a plan hereinafter mentioned, eighty-three (83) feet; northwesterly by Lot A on said plan, twelve (12) feet; northeasterly by the remaining portion of Lot B on said plan eighty-three (83) feet; southwesterly by land of present owners unknown, twelve (12) feet. Being a strip of land twelve (12) feet in width off the southwesterly end of Lot B on said above-entitled plan, and is recorded in said Middlesex County South District Registry of Deeds, Book 6037, Page 591.

Return: Kopelman and Paige PC
31 St. James Ave
Boston, MA 02116

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D. PROPERTY DEED

Bk: 45478 Pg: 257

For our right of title and interest see deed dated May 13, 1996 and recorded on May 16, 1996 at Middlesex County South District Registry of Deeds in Book 26319, Page 301. ✓

The Grantor certifies that G.L. c. 7, § 40J has been complied with.

No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, § 1.

Witness my hand and seal this 20th day of May, 2005.

William T. Magsam
WILLIAM T. MAGSAM

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss.

On this 20th day of May, 2005, before me, the undersigned notary public, personally appeared WILLIAM T. MAGSAM, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Joseph M. Nodde
Joseph M. Nodde
Notary Public
My Commission Expires: 2007-05-15
Notary Public

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D. PROPERTY DEED

Bk: 45478 Pg: 258

Witness my hand and seal this 20th day of May, 2005.

George E. Magsam
GEORGE E. MAGSAM

COMMONWEALTH OF MASSACHUSETTS
Middlesex,ss.

On this 20th day of May, 2005, before me, the undersigned notary public, personally appeared GEORGE E. MAGSAM, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Joseph M. Moran
Notary Public
My Commission Expires:

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D. PROPERTY DEED

Bk: 45478 Pg: 260

Witness my hand and seal this 20th day of May, 2005.

Cynthia Magsam Krauss
CYNTHIA MAGSAM KRAUSS

COMMONWEALTH OF MASSACHUSETTS

Middlesex,ss.

On this 20th day of May, 2005, before me, the undersigned notary public, personally appeared CYNTHIA MAGSAM KRAUSS, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Joseph M. Nome
Notary Public
My Commission Expires: 11/17/2008
Notary Public

Kevin C. Brown
Attest, Middlesex S. Register

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D. PROPERTY DEED

9/20/2017

Property Record Card

Assessment Date: January 1, 2016

[Print This Page](#)

FY 2017 Tax Rate for Belmont, MA: \$12.69

Parcel Information:

Location: 309-311 CONCORD AVE
 Parcel ID: 35-37--
 Class: 930 Municipal, Selectmen, vacant
 Type: Residential
 Lot Size: 6,720
 Census: 0
 Zoning: R
 Survey #: 0

Assessed Values

2017 Market Value	
Land	\$493,000
Building	\$0
Other	\$11,000
Total	\$504,000

Assessment History

Year	Total Value
2017	\$504,000
2016	\$504,000
2015	\$432,000
2014	\$382,000
2013	\$382,000
2012	\$322,000
2011	\$322,000
2010	\$322,000
2009	\$328,000
2008	\$328,000
2007	\$363,000
2006	\$362,000
2005	\$336,000
2004	\$336,000
2003	\$299,000
2002	\$262,000
2001	\$198,000
2000	\$184,000
1999	\$157,000
1998	\$147,000
1997	\$271,180
1996	\$271,180
1995	\$271,180
1994	\$271,180
1993	\$0
1992	\$0
1991	\$0

Owner Information

Name: TOWN OF BELMONT
 DPW FACILITIES CONCORD AVE

Address: 455 CONCORD AVE
 BELMONT, MA 02478

Notes: Clark House currently resting on property. No foundation on the house.

Building Information

Image has been scaled down. Click on it to view full-size



Area Lower First Second Third Area

Other Improvements

Code	Type	Qty	Year	Length	Width	Grade	Condition	Adj.
1	Fence - Wire	1	1962	50	40	C	Average	1
2	Garage - Frame	1	1928	20	20	C	Average	1

Notes:

Land Description

Topography	Utilities	Street	Paved	Landlocked	No	View	Average
Level	Gas	Road	Public	Sidewalk	Yes	Landscaping	
				Gas	Yes		

Market Type	Description	Zone	Nhbd	Area	Infl	Traffic

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1 Primary Site R 10 6720 1 Heavy/Comm

Inspection Information			Permit Information			
Date	Inspector	Entry	Date	% Comp	Value	Notes
6/20/2014	DD	Not Applicable, Unimp. Parcel	1/1/1900		0	\$0.00
1/26/2000		Not Applicable, Unimp. Parcel				

Sales Information					
Date	Price	Vol	Page	Seller	Valid Code
8/19/1970	\$0	11877	0111		none

Disclaimer

D. PROPERTY DEED

1970 MAR 10 10 21 AM 0508 ***850

2 P. 50

BK11877 PG111

We, Alice G. Olson and D. Audrey Walker, both of Manchester, Essex County, Massachusetts, and Lawrence M. Vail and Robert B. Vail, both of Belmont, Middlesex

County, Massachusetts,

for consideration paid, grant to Inhabitants of Belmont, a municipal corporation situated in Middlesex County, Massachusetts,

with quitclaim covenants

A certain parcel of land with the buildings thereon located
(Description and encumbrances, if any)
 on the northerly side of Concord Avenue in Belmont, Middlesex County, Massachusetts, containing 6,720 square feet as shown on a plan entitled "Plan Showing Proposed Taking of Lot D Concord Avenue, Belmont, Mass." dated January 5, 1970, by Joseph W. Kales, Town Engineer, on file with the Town Clerk of the Town of Belmont, a copy of which is to be recorded herewith, and bounded and described as follows:-

- WASTERLY by land of the Town of Belmont, one hundred five (105) feet;
- NORTHERLY by land of the Town of Belmont, sixty-four (64) feet;
- EASTERLY by land now or formerly of Katherine Andrew, one hundred five (105) feet; and
- SOUTHERLY by Concord Avenue, sixty-four (64) feet.

For title see estate of Mabel E. Vail, Middlesex Probate Docket No. 430,338, and deed from Mabel E. Vail to herself and her late husband, Lawrence M. Vail, dated June 20, 1946, recorded with Middlesex South District Deeds, Book 6996, Page 364.

The full consideration paid by the grantee for this conveyance is \$47,000.00.



UNRECORDED
 PLAN?
 SHOWS AS
 LOT D ON
 PLAN 454
 OF 1936
 BK 6037
 PG 590

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D. PROPERTY DEED

BK11877 PG112

Instrument of -
conveyance

release to said grantor all rights and claims by her estate and other interests therein.

Witness my hand and seal this 18th day of May, 1970.

.....
 Alico G. Olson
 Alico G. Olson

.....
 D. Audrey Walker
 D. Audrey Walker

.....
 Lawrence M. Vail
 Lawrence M. Vail

.....
 Robert B. Vail
 Robert B. Vail

The Commonwealth of Massachusetts

Middlesex, ss.

May 18, 1970.

Then personally appeared the above named Alico G. Olson, D. Audrey Walker, Lawrence M. Vail and Robert B. Vail,

and acknowledged the foregoing instrument to be their free act and deed, before me

Daniel J. Buckley, Jr.
Daniel J. Buckley, Jr. Notary Public

My Commission expires March 15, 1974.

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D. PROPERTY DEED



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E. PHASE 1 SITE ASSESSMENT



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**BELMONT HIGH SCHOOL
221 CONCORD AVENUE**

BELMONT, MASSACHUSETTS

NOVEMBER 22, 2017

Prepared For:

Mr. Shane Nolan
Daedalus Projects Inc.
1 Faneuil Hall Marketplace
Boston, MA 02109

2269 Massachusetts Avenue
Cambridge, MA 02140
www.mcphailgeo.com
(617) 868-1420

PROJECT NO. 6466

E. PHASE 1 SITE ASSESSMENT



November 22, 2017

Daedalus Projects Inc.
1 Faneuil Hall Marketplace
Boston, MA 02109

Attention: Mr. Shane Nolan

Reference: 221 Concord Avenue; Belmont, Massachusetts
Phase I Environmental Site Assessment Report

Ladies and Gentlemen:

Enclosed herewith is our Phase I Environmental Site Assessment Report (ESA) prepared for the property identified as Belmont High School, which is located at 221 Concord Avenue in Belmont, Massachusetts. Refer to the Project Location Plan (**Figure 1**) for the general site locus. The limits of the subject property, which define the limits of our assessment, are shown on the enclosed **Figure 2**.

This report was prepared by McPhail Associates, LLC in accordance with our proposal dated August 21, 2017 and the subsequent authorization of Daedalus Projects Inc. These services are subject to the limitations in **Appendix A**.

This environmental site assessment was conducted in general accordance with the provisions contained in the following: (1) Massachusetts Oil and Hazardous Materials (OHM) Release Prevention and Response Act (MGL Chapter 21E); (2) Massachusetts Contingency Plan (MCP) 310 CMR 40.0000; and (3) ASTM E 1527-13 Standard Guide for Environmental Site Assessment: Phase I Environmental Site Assessment Process, as referred to in 40 CFR Part 312 (the All Appropriate Inquiries Rule). The objective of the environmental assessment was to identify the potential presence of Recognized Environmental Conditions (RECs), Historical RECs (HREC) and/or Controlled RECs (CREC) at the subject site or at surrounding properties that may potentially pose a threat to the subject site.

Our scope of services for this Phase I ESA consisted of the following: (i) a review of previous Belmont environmental reports prepared for the subject site and adjacent properties; (ii) an assessment of the subject site history relative to the possible presence of oil and hazardous materials; (iii) a visual reconnaissance of the subject site and surrounding area; (iv) a search of Federal databases and records, including the National Priorities List, the Superfund Enterprise Management System (SEMS) and the RCRIS Handlers List by EDR Inc.; (v) a search of information from the municipal offices of the Town of Belmont; (vi) a review of the Massachusetts Department of Environmental Protection (DEP) database relative to incidents involving releases of OHM on or in the vicinity of the subject site; and (vii) assessing the above and documenting the results in a Phase I Environmental Site Assessment Report.

Tasks excluded from our Phase I Environmental Site Assessment scope of work consisted of but were not limited to a title search, an environmental lien search, an assessment for the presence of lead-based paint, mold, mildew, asbestos-containing materials or naturally occurring pollutants such as radon gas. Further, no sampling or analytical testing of soil,

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groundwater, soil gas or indoor air was conducted as part of this assessment. No attempt was made to check on the compliance of present or past owners of the site with federal, state or local laws and regulations except as documented herein.

Fronting onto Concord Avenue to the south, the existing Belmont High School property is bounded by an MBTA right-of-way to the north, and residential and commercial properties to both the east and west. The Belmont High School defined subject site has a total plan area of 1,329,936 square feet and is present on three (3) individual parcels. Parcel one located on the west end of the subject site is 239,131 square feet, parcel two located centrally on the subject site is 524,898 square feet, and parcel three located on the east end of the site is estimated to roughly be 565,907 square feet excluding Clay Pit Pond from the subject site. The limits of each parcel and overall subject site are shown on **Figure 2**. The existing site contains athletic and practice fields, tennis courts, and artificial turf field with a track and stands and modular classrooms. It is understood that there is a storm water retention pond identified as Clay Pit Pond to the southeast of the subject site.

Available historical information indicates that the subject site has been primarily utilized for brick making, manufacturing and as a town dump/landfill from the earliest Sanborn Map dated 1905 until the mid-19th century. According to review of available information, it is understood that waste materials were regularly burned and used as fill. Starting in 1969 the existing Belmont High School building was constructed at the subject site. Based on available information, surrounding properties, were historically occupied by residences and commercial businesses.

A reconnaissance of the subject site was performed by a representative of McPhail on November 3, 2017. Our visual reconnaissance of readily observable portions of the subject site did not identify the presence of an REC, with one exception. A representative of the town who accompanied McPhail on the site visit noted the presence of formerly in-use fuel oil underground storage tank (UST) of unknown size located outside and adjacent to the hockey rink. The presence of the UST is considered an REC. Further, surficial observations of readily observable portions of nearby properties did not identify RECs with respect to the subject site.

A search for records pertaining to the storage of oil and hazardous materials at the subject site and surrounding properties was conducted including an on-line research and in person inquiries to the Town of Belmont's online assessor's database, Community Development, Belmont Health Department and the Town of Belmont Fire Department. The DEP UST Registry On-Line Database was also reviewed. Based on our review of the city records, an REC was identified on the subject site with respect to the historical landfill, which the town of Belmont High School building was constructed over.

Research of Federal and State records was conducted by EDR Inc. of Shelton, Connecticut, and is summarized in the site-specific database report dated October 27, 2017. The report includes a records search of federal and state database information indicating potential environmental matters within ASTM-established minimum search distances. Based on our review of the EDR report, the subject site is not listed as a DEP-listed MCP site. A review of

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the information provided in the available databases searched by EDR indicated that sites listed in the databases reviewed generally are not considered to pose a threat of impact to the subject site and are therefore not considered RECs with respect to the subject site.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 for the property located at 221 Concord Avenue in Belmont, Massachusetts. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has identified a *Recognized Environmental Conditions* in connection with the subject site associated with the historic use and operation of a portion of the property as a town landfill/dump.

We trust that the above is sufficient for your present requirements. Should you have any questions concerning this report, please do not hesitate to call us.

Very truly yours,

McPHAIL ASSOCIATES, LLC

Michael G. Sachs

Joseph G. Lombardo Jr., L.S.P.

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MGS/jgl

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INTRODUCTION

This report documents the results of our Phase I Environmental Site Assessment (ESA) for the Belmont High School located at 221 Concord Avenue in Belmont, MA.

These services were performed and this report was prepared in accordance with our proposal dated August 21, 2017, and the subsequent authorization of Daedalus Projects Inc. These services are subject to the limitations in **Appendix A**.

PURPOSE AND SCOPE

The assessment was conducted for the above referenced property in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) as referenced in 40 CFR Part 312 (the All Appropriate Inquiries Rule). Standards utilized in our evaluation included those set forth in the Massachusetts Oil and Hazardous Materials (OHM) Release Prevention and Response Act (MGL Chapter 21E) and the Massachusetts Contingency Plan (310 CMR 40.0000).

Our scope of services for this Phase I ESA consisted of the following: (i) a review of previous environmental reports prepared for the subject site and abutting properties; (ii) an assessment of the subject site history relative to the possible presence of oil and hazardous materials; (iii) a visual reconnaissance of the subject site and surrounding area; (iv) a search of Federal databases and records, including the National Priorities List, the SEMS List and the RCRIS Handlers List by EDR Inc.; (v) a search of information from the municipal offices of the Town of Belmont; (vi) a review of the Massachusetts Department of Environmental Protection (DEP) database relative to incidents involving releases of OHM on or in the vicinity of the subject site; and (vii) assessing the above and documenting the results in a Phase I Environmental Site Assessment Report.

Tasks excluded from our Phase I Environmental Site Assessment scope of work consisted of, but were not limited to a title search, an environmental lien search, or an assessment for the presence of lead-based paint, mold, mildew, asbestos-containing materials, or other naturally occurring pollutants such as radon gas. Further, no sampling or analytical testing of soil, groundwater, soil gas or indoor air was conducted as part of this assessment. No attempt was made to check on the compliance of present or past owners of the site with federal, state or local laws and regulations except as documented herein.

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The objective of the Phase I Environmental Site Assessment, as defined in the ASTM E 1527-13 Standard, is to identify the potential presence of Recognized Environmental Conditions (RECs), Historical RECs (HREC) and/or Controlled RECs (CREC) at the subject site or at surrounding properties that may potentially pose a threat to the subject site.

The term REC is defined by ASTM E 1527-13 as "the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment". The term HREC is defined by ASTM E 1527-13 as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls". The term CREC is defined by ASTM E 1527-13 as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority..., with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls".

Our professional opinion is based solely on the scope of the work conducted and pertains to the subject site limits as shown on **Figure 2** and defined herein.

SITE AND LOCUS DESCRIPTION

Fronting onto Concord Avenue to the south, the subject site Belmont High School property is bounded by an MBTA right-of-way to the north, and residential and commercial properties to both the east and west. The subject site is comprised of three (3) contiguous parcels of land. Parcel I is located on the west end of the subject site and consists of approximately 239,131 square feet in area, Parcel II is located centrally at the subject site and consists of approximately 524,898 square feet in area, and Parcel III is located on the east end of the site and is estimated to roughly be 565,907 square feet in area, excluding Clay Pit Pond. Clay Pit Pond is a part of Parcel Three (3) according to the Town of Belmont accessor's database, but is not located within the defined subject site for this environmental site assessment (ESA). These three (3) parcels make up the subject site and is roughly estimated to be a 30-acre parcel of land. The existing site

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contains athletic and practice fields, tennis courts, and artificial turf field with a track and stands and modular classrooms. The limits of the subject site are shown on the enclosed **Figure 2**.

The subject site latitude and longitude are 42° 23' 43.06" N and 71° 9' 59.33" W, respectively, and the Universal Transverse Mercator (UTM) coordinates are 321,683 meters east and 4,695,726.5 meters north in Zone 19.

SITE ENVIRONMENTAL SETTING

Based on an on-line edition of the Massachusetts DEP Phase I Site Assessment Map viewed on October 24, 2017, the subject site is not located within the boundaries of a Sole Source Aquifer, Potentially Productive Aquifer or within a Zone II, Interim Wellhead Protection Area as defined by the Massachusetts Department of Environmental Protection. Further, there are no public drinking water supply wells, no Areas of Critical Environmental Concern, no habitats of Species of Special Concern or Threatened or Endangered Species within specified distances of the subject site. There are fish habitats, FEMA 100yr flood plain and Protected Open Space within 500 feet of the subject site.

The Map indicates that there is one body of water within 500 feet of the subject site, which is Clay Pit Pond that abuts the site to the south. Within a 0.5 miles of the site is Little Pond, wetlands, a potential rare wetland wildlife habitat, FEMA 100yr floodplains and protected open space. No areas designated as solid waste sites (landfills) are noted as being located within 1,000 feet of the subject site. However as discussed herein we note that the existing high school was constructed on a former town dump/landfill. A copy of the Massachusetts DEP Phase I Site Assessment Map is included in **Appendix B**.

SITE HISTORY

Our research into the history of the subject property included a review of Sanborn Fire Insurance Maps dated 1905, 1910, 1915, 1922, 1931, and 1947 as well as Aerial Photos dated October 27, 2017 and City Directories dated October 30, 2017 for the years 1971, 1975, 1985, 1989, 1992, 1995, 2000, 2005, 2010, and 2014 supplied by EDR. Copies of the Sanborn Maps, Aerial Photos, and City Directories are included in **Appendix C**.

The 1905 Sanborn Map indicates that the use of the subject site was a manufacturing and sorting and blending plant identified as Tower MFG CO. Ivory Factory, which was located on Parcel II of the subject site. As indicated by the 1905 Sanborn map the

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adjacent properties included Clay Pit Pond to the south, New England Brick Company to the southeast, and residential homes to the west. The Sanborn maps indicate that there were no changes to the properties on the 1910 map, which also indicated that the Tower MFG CO Ivory Factory used coal as fuel, and in the 1915 maps it indicates residential properties to the north of the subject site along an unidentified roadway.

The 1922 Sanborn map indicates two historical streets on the central portion of the subject site in Parcel II. These streets were identified as Alexander and Dunbar Place, which surround Tower MFG CO and MFG Ivory Piano Keys. The Sanborn map also indicates and Electric Railway Reservation to the south of the subject site along Concord Avenue and a railroad labeled B&MRR to the north of the subject site. The Tower MFG CO and MFG Ivory Piano Keys is no longer depicted on the Parcel II portion of the subject site as indicated by the 1931 Sanborn Map and Clay Pit Pond is shown to have expanded onto this portion of the subject site. As indicated by the Sanborn Map both streets are now labeled as Alexander Avenue on the western portion of the site.

The western portion of the subject site near the present day hockey rink and football stadium, indicated by the Sanborn Maps was occupied by four (4) dwellings in the 1915 Sanborn Map. The 1922 Sanborn Map indicates the addition of a road labeled Penny Park and it is indicated to have six (6) dwellings on the subject site property in this location. The most recent Sanborn Map dated 1947 shows the existing Athletic Field House.

The properties adjacent to the subject site on the western portion of the site have gone through several changes as indicated by the Sanborn Maps. The 1905 Sanborn Map indicates this area was occupied by Belmont Coal Co. with three (3) dwellings in the location. Identified in the 1910 Sanborn Map this location is now identified as the Marcy Bro's & CO. Coal & Wood. This location remained unchanged as shown in the 1922 map although it is identified as the Mary Bros Co INC Coal Yard, and to the northwest of the subject site is now the Wellington Farm Co Green Houses. The 1931 Sanborn Map no longer identifies the green houses and residential houses to the northwest of the subject site as well as Channing Road, which runs along the northern border of the subject site are now depicted. Indicated by the most recent Sanborn Map of 1947 is the addition of Auto Repair and Belmont Lumber & Cement Co. located to the west of the subject site.

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Adjacent to the subject site to the east indicated by the Sanborn Map of 1922 is Campbell & Wiswell Inc Paint & Varnish MFG as well as residential neighborhoods. The 1947 Sanborn Map indicates the change from Campbell & Wiswell Inc Paint & Varnish MFG to the American Vault Co. in the same building. While the other properties in the area have remained as residential homes.

To the south of Parcel III of the subject site the 1905 Sanborn Map indicates the presence of the New England Brick Company adjacent to the Clay Pit pond and residential homes along Underwood Street. The New England Brick Co. is indicated to be present until the 1931 on the Sanborn Maps, which shows no dwellings in its previous location. The adjacent streets of Concord Avenue and Underwood Street have remained as residential use from 1905-1947 as indicated by the Sanborn Maps. It is also indicated on the Sanborn Maps from 1905 to 1922 that present day Clay Pit Pond is labeled as Clay Pit and from 1931 to 1947 it is labeled as Old Clay Pit.

An Aerial Photo Package was supplied by EDR. Photographs from 1938 until 2012 indicated that the subject site has undergone minor changes throughout history. The earliest aerial image from 1938 and the earliest aerial image from 2012 indicate that the subject site was primarily bound by residential properties to the north, east, west and south. It also shows the present day Clay Pit Pond and athletic fields. The 1969 aerial image shows the start of construction for Belmont High School, which is located on the subject site. Additionally the 1970 aerial map shows the addition of the hockey rink, which is located on the western part of the subject site. From 1970 to 2012 little to no change occurs on the subject site or around the subject site. The aerial photos show the similar changes to the surrounding area as discussed above and shown in the Sanborn Maps.

A City Directory search was completed by EDR. The City Directories provide information relative to the subject site and properties along Concord Avenue, approximately every five years from 2014 dating back to 1971. The subject site address of 221 Concord Avenue was not a listed address during the year 1971 as indicated by the EDR directory. During the years of 1975 to 2014 the subject site with the address of 221 Concord Avenue has remained listed as the Town of Belmont school property, listed as the High School.

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EVALUATION OF DATA FAILURE In accordance with ASTM E 1527-13, Article 8.3.2 and Article 8.3.2.1 the uses of the property shall be identified back to the property's first developed use, or back to 1940, whichever is earlier, and the maximum interval between historical sources is 5 years. During the time period between the earliest identified developments of the subject site to the present time, some intervals between historical sources exceeded 5 years; therefore, data failure was encountered.

INTERVIEW WITH USER OF REPORT As part of our research into the historical use of the subject site, an interview was conducted with Mr. Shane Nolan on behalf of Daedalus Projects Inc., in accordance with the User Questionnaire contained in Appendix X.3 of ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. A copy of the User Questionnaire was provided to Mr. Nolan by email and returned to us. According to Mr. Nolan's knowledge of the property, there are no environmental cleanup liens filed or recorded against the Site, nor any activity and use limitations, engineering controls, land use restrictions, or institutional controls in place or recorded in a registry under federal, state or local law. Mr. Nolan indicated he had no knowledge of any past releases of chemicals present at the subject. Information from the questionnaire has been incorporated into appropriate sections of this report. A copy of the completed User Questionnaire is provided in **Appendix B**.

SITE RECONNAISSANCE A visual reconnaissance of the subject site was performed on November 3, 2017 by a representative of McPhail, who was met on-site by Fred Domenici of the Town of Belmont Building Facilities. Observations of readily visible portions of adjacent and nearby properties were also made, however, these observations were made from outside of the properties. The extent of the subject site is shown on **Figure 2**. Photographs taken during our site reconnaissance are included in **Appendix B**.

Subject Site

The subject site was observed to consist of five (5) individual structures and buildings on the subject site, including the High School with modular buildings attached, turf stadium, food stand, locker room building and a hockey rink. Along with a large parking lot and several grass playing fields, tennis courts and baseball and softball fields.

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The main building on the subject site is the high school, which consists of several classrooms, offices, two gymnasiums, aquatic center, cafeteria and art department. The Town of Belmont High School is run on three natural gas boilers located on the property. Also located in the boiler room is the electrical panel for the school and an old generator indicated by Mr. Domenici to no longer be in use. Adjacent to the boiler room outside is a 20,000 gallon Underground Storage Tank (UST) of fuel oil, indicated by Mr. Domenici to only be kept half full and used a few times a year. As indicated by the Town of Belmont fire records the original UST was a 20,000 gallon steel tank installed in January 1971, which was replaced by a 20,000 gallon fiberglass double wall UST in October 1996. Located just outside the boiler room adjacent to the UST is a diesel generator with a diesel Aboveground Storage Tank (AST), which is directly attached to the generator.

Belmont High School has an aquatic center attached to the building consisting of one pool with a separate pool facility room. Located in the equipment room is the pumps and filtration system for the pool as well as the storage of chemicals associated with pool maintenance. A pool water testing station was noted upon entry to the storage room as well as three (3) CO₂ containers and several other empty containers. Three (3) plastic 55 gallon drums of Chlorine were found in the pump room for the pool. No visible staining or releases were noted in the pool storage facility presenting no RECs to the subject site.

Several of the classrooms were visited on the subject site including the in the science wing and in particular the chemistry labs. According to Mr. Domenici the Bunsen Burners are no longer in use and small propane burners are utilized instead. The science department had one storage closet for the chemicals, which were labeled and exhibited no staining or spillage in the closet presenting no RECs to the subject site.

An asbestos remediation site was noted on the second floor of the high school in a storage room. According to Mr. Domenici this came to be during a recent rain storm where the roof leaked eroding away asbestos wrapped pipes into the room. The room was currently closed off to pedestrian traffic with a sign on the door as Mr. Domenici indicated that the town of Belmont is procuring bids for the asbestos remediation work.

The subject site consists of an athletic complex as well on the western part of the subject site extending across parcels one and two. This includes a turf stadium, hockey rink, locker rooms,

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baseball and softball fields and soccer fields. The hockey rink consists of one ice sheet and several locker rooms, with a garage for the Zamboni and a separate storage closet for the refrigeration, pumps and the storage of the athletic field line painters. According to Mr. Domenici the rink was powered by fuel oil from an UST of an unknown size, located on the outside of the south wall to the rink. A locker room building for the football team was in the same location, which consists of two levels of locker rooms with showers and bathrooms and a basement. The building is run on fuel oil, which is stored in two 250 gallon ASTs located in the basement of the building and one gas water heater for the building. The basement is storage to maintenance chemicals such as five (5) gallon buckets of de-icer, paint/spray paint, and oil.

No stains or odors were observed at the subject site. Given the knowledge of a UST outside the hockey rink structure of unknown size, the presence or likely presence of the UST is considered an REC with respect to the subject site. Removal of the UST in accordance with the DEP UST closure guide should be performed prior to or concurrently with site redevelopment.

Adjacent and Nearby Properties

The subject site is bounded primarily by residential buildings to the south and north, and commercial properties to the west and east. To the south, across the street from the subject site on Concord Avenue, are residential homes, Belmont Public Library and the Underwood Playground. East of the subject site, with an address of 39 Hittinger Street is Purecoat North, which is listed as a Large Quantity Generator (LGQ) of hazardous waste. To the west of the subject site is a Mobil gas-line filling station where several monitoring wells are visible, which is a DEP listed release site under the Release Tracking Number (RTN) 3-2613, which is further discussed in the DEP Reviews section of this report. Also located to the west of the subject site were office buildings and to the north of the subject site is MBTA train tracks and residential homes. No surficial indications of the presence of RECs were observed on adjacent or nearby properties.

MUNICIPAL AND STATE RECORD REVIEW

McPhail completed a municipal records review pertaining to information relevant to the potential use, storage, generation, or disposal of OHM at the subject site and surrounding properties. Our records review included on-line research and in person inquiries to the Town of Belmont's online assessors database,

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Community Development, Belmont Health Department and the Town of Belmont Fire Department. The DEP UST Registry On-Line Database was also reviewed.

1. Town of Belmont Assessors' Database

According to the Town of Belmont's Assessors' on-line property database, the subject site is identified by three (3) individual parcels of land as defined on **Figure 2**. These are identified by the Town of Belmont as Parcel I to have the address of 345 Concord Avenue with the Parcel ID 35-40; Parcel II to have the address of 291 Concord Avenue with the Parcel ID 35-41; and Parcel III with the address of 221 Concord Avenue with the Parcel ID 36-3. We note that Clay Pit Pond is located within the defined limits of Parcel III; however, Clay Pit Pond is not within the defined limits of the subject site which is the subject of this Phase I ESA.

The Assessors' database indicates that these properties are owned by the Town of Belmont with the Hockey Rink located on Parcel I, football field and field house located on Parcel II, and the Belmont High School located on Parcel III. The defined subject site consisting of the three (3) individual parcels is estimated to be 30 acres in size. A copy of the on-line Assessors' information is included in **Appendix D**.

2. Town of Belmont Community Development

An in-person review of Community Development files for the subject site was performed utilizing town hall records on October 24, 2017. Our search included the current site address of 221 Concord Avenue, Belmont, MA. Files available for the subject site primarily consisted of alteration permits, electrical permits, gas fitting permits, plumbing permits, Certificates of Occupancy and building permits. Generally, permits reviewed did not contain references to handling or storage of OHM.

3. Belmont Health Department

An in-person request for records related to past inspections of possible violations for current and historic subject site addresses as well as select surrounding properties was made on October 24, 2017.

According to the representative at the Belmont Health Department, no enforcement activity case files, violations, public

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or private wells, or DEP correspondences were found for the subject site or surrounding properties.

No RECs were identified during our review of the Town of Belmont Health files.

4. Town of Belmont Fire Department

An in-person request for available records related to the historic storage of oil or hazardous materials for current and historic subject site addresses as well as select surrounding properties was requested at the Town of Belmont Fire Department on October 24, 2017.

The inquiry provided details of USTs, spills and releases that have occurred at the subject site. A petroleum release into the adjacent Clay Pit Pond was noted to have occurred on November 11, 1983 from 2,000 gallon UST located at Doble Engineering, Locust Street. Based on the historic paperwork the release does not have a tracking number assigned to it. Reportedly petroleum product was visible on the surface of the pond creating a sheen, located at the foot bridge near the spill way. No detection of petroleum odors was noted on November 16, 1983. Clay Pit Pond was visually monitored for several days and according to the file notes, on December 2, 1983 found no trace of petroleum product flowing into Clay Pit Pond and no evidence of petroleum product in the pond. Given the age and nature of the spill this is not considered an REC to the subject site.

According to the Town of Belmont fire records one historic fuel oil UST was present on the subject site, which was a 20,000 gallon single wall steel tank located adjacent to the boiler room of Belmont High School. The use was noted to have been present at the subject site from January 1971 to October 1996 when it was removed and replaced with a double wall 20,000 gallon fiberglass tank on December 2, 1996. In addition two (2) temporary oil tanks have also been located on the subject site. In addition, the files contained a permit date December 5, 2008 for the installation of a temporary outside steel tank with a listed size of 3,500 gallons. The tank was noted to be placed within 110% containment. An undated permit to install a second temporary fuel tank was placed on the subject site, which was a 3,000 gallon steel AST noted to be located behind the school.

During the excavation of the UST detection of petroleum was discovered and was noted to have been associated with the aged

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spill bucket system. CommTank personal collected five (5) water samples from the excavation area on February 3, 2009, which was analyzed for extractable petroleum hydrocabons (EPH), and their target polynuclear aromatic hydrocarbons (PAHs). Due to the stone backfill in the area of the excavation no soil samples could be collected for contaminant analysis. The water samples analyzed exhibited no EPH compounds and/or target analyte concentrations exceeding the applicable MCP RCGW-2 Reportable Concentrations. Based on the CommTank observations and water sampling, which were completed in accordance with the requirements of the MCP and no further actions are deemed necessary. This release does not have a tracking number associated with it and based on the reported outcome is not considered to be an REC to the subject site. A copy of the Fire Department’s records are included in **Appendix D**.

5. Massachusetts DEP On-Line Database of USTs

Our review of the DEP UST Registry Online Database on October 23, 2017 did not identify records of past presence or current use of registered USTs at the subject sites. The adjacent site to the west of the subject site identified as the Mobil gas station is listed on the online database of USTs. It is listed as having the following USTs from 1957 to 1988 a 550 gallon waste oil tank, and three (3) 5,000 gallon gasoline tanks; from 1988 to 1993 a 550 gallon waste oil tank, 550 gallon bulk heating or fuel oil, and 6,000, 8,000, and 10,000 gallon tanks; four (4) 10,000 gallon tanks installed on the date of June 1, 1993 are listed to currently be in use according to the on-line database. These USTs are further discussed in the DEP records review section.

ENVIRONMENTAL DATABASE REPORT

Research of Federal and State records was conducted by EDR Inc. of Shelton, Connecticut, and is summarized in a database report dated October 27, 2017. The report includes a records search of federal and state database information indicating potential environmental matters within ASTM-established minimum search distances. A copy of the EDR database report is included in **Appendix E**.

According to the EDR search of registered USTs dated July 17, 2017, there are seven (7) UST sites within approximately 0.25 miles of the subject site with four (4) at equal or higher in elevation to the subject site. The closest facility to the subject site is the Concord Avenue Mobil located adjacent to the western portion of the subject site with the address of 365 Concord

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Avenue. Mobil gas station is listed with 13 USTs throughout its history. The following tanks were in place from 1957 to 1988: tank 7 and tank 8 both 5,000 gallon gasoline tanks; and tank 9 a 550 gallon waste oil tank. Tank 6 was present at the Mobil site from 1982 to 1988 and was a 5,000 gallon gasoline tank. From 1988 to 1993 five (5) USTs were present consisting of tank 1 a 550 gallon waste oil tank; tank 2 a 550 gallon tank; tank 3 6,000 a gallon gasoline tank; tank 4 a 8,000 gallon gasoline tank; and tank 5 a 10,000 gallon gasoline tank. The EDR report indicates that four (4) USTs are still in use consisting of tank 10, 11, 12 and 13 which are each 10,000 gallon gasoline tanks installed in 1993. These USTs are further discussed in the DEP records review section.

Indicated by the EDR report the Exxon gas station located approximately 805 feet to the west of the subject site with the address of 7 Channing Road, had three (3) USTs at this location from 1970 to 1991, which are each noted to have been removed. According to EDR the USTs were listed as follows: tank 1 a 6,000 gallon tank; tank 2 a 3,000 gallon tank; and tank 3 a 6,000 gallon tank each containing gasoline. According to EDR a release occurred at the Exxon Station that was reported on March 14, 1997 with the RTN 3-1002, based on the proximity to the subject site this is not considered an REC with respect to the subject site.

Best-Belmont #6 located approximately 1130 feet to the south of the subject site with the address of 80 Concord Avenue, had seven (7) associated USTs, which have each been removed according to the EDR report. Tanks 1, 2, 3, 4, and 5 were each 4,000 gallon gasoline tanks and tank 6 was a 500 gallon waste oil tank. These USTs were in place from 1976 to 1986. According to EDR a 72 HR release was reported during the removal of a 500 gallon fuel oil tank on March 13, 1996 and was assigned the RTN 3-13550, based on the proximity and Response Action Outcome (RAO) status it is not considered an REC with respect to the subject site.

P & M Service Inc located approximately 1,140 feet to the south of the subject site with the address of 82 Concord Avenue, according to the EDR has had four (4) USTs removed; tank 1 an 8,000 gallon gasoline tank from 1983 to 2003; tank 2 a 6,000 gasoline tank from 1983 to 2003; tank 3 a 5,000 gallon tank from 1983 to 2003; and tank 4 a 550 gallon waste oil tank from 1988 to 2003. The EDR indicates that three (3) USTs are still in use at P & M Service Inc. identified as tank 5 a 10,000 gallon gasoline tank; tank 6 a 4,000 gallon diesel tank; and tank 6 a 6,000 gallon

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gasoline tank, which were each installed in 2003. A release was reported from P & M Service Center Inc. from a UST on January 5, 1994 RTN 3-6009 as indicated by the EDR, based on the proximity and and Response Action Outcome (RAO) it is not considered an REC with respect to the subject site.

The EDR report of USTs dated July 17, 2017 indicates three (3) additional UST Facilities within 0.25-miles of the subject site, which are lower in elevation than the subject site. These are identified as the Cambridge Plating Company Inc. with the address of 39 Hittinger Street, which is located approximately 80 feet to the east of the subject site. The Cambridge Plating Company had one (1) 1,000 gallon Diesel UST from 1983 to 1999 and according to the EDR that tank has been removed. Garber Auto Service with the address of the 50 Brighton Street, which is located approximately 472 feet to the northeast of the subject site. This facility had four (4) USTs, which have each been removed, including a 10,000 gallon gasoline tank present from 1975 to 1993; two (2) 6,000 gasoline tanks present from 1981 to 1993 and 1979 to 1993; and a 250 gallon waste oil tank present from 1975 to 1999. TNT Service Corporation with an address of 55 Brighton Street, which is located approximately 676 feet to the northeast of the subject site is listed to have five (5) USTs, which have each been removed. EDR listed USTs for this site include three (3) 5,000 gallon gasoline tanks present from 1982 to 2014; a 500 gallon waste oil tank present from 1975 to 2010; and a 500 gallon heating oil tank present from 1975 to 1998. A release of oil was reported from TNT Service Corporation from an UST on November 20, 2014 with the RTN 3-32611. In relation to the subject site the release occurred 12 feet lower in elevation and is not considered to be an REC with respect to the subject site.

The EDR report as of June 6, 2017 indicates that there are two (2) Leaking Aboveground Storage Tanks (LAST) located within 0.5 miles of the subject site. The LAST sites are identified with the address of 38 Clyde Street (RTN 3-31691) located approximately 1,215 feet to the southeast of the subject site, and 3 Clark Lane (RTN 3-22406) located approximately 2,270 feet to the southwest of the subject site. Each release is associated with a 2-hour notification of a release of 10 gallons of no. 2 fuel oil. DEP closure was achieved for each release condition through filling of either a Permanent Solution Statement or Class A-2 RAO. Based on the proximity and the nature of the releases and DEP status these LAST sites are not considered an REC with respect to the subject site.

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According to the EDR report as of June 6, 2017 there are 21 leaking underground storage tanks (LUST) within 0.5-miles of the subject site. However, with the exception of the Mobil gas station that abuts the subject site to the west, each of these LUST sites is located at a distance over 1/8-mile from the subject site and have each achieved RAO status with the DEP therefore, they are not considered to pose a threat to the subject site and are not considered RECs. The Mobil Station is listed with an address of 365 Concord Avenue, which is located adjacent to the western portion of the subject site. EDR has noted the Mobil station listed as a Response Action Outcome Not Required (RAONR) and according to the DEP the Mobil gas station is listed in Phase V and has the assigned RTN 3-2613, which is further discussed in the DEP Review Section of this report. The Burbank School with an address of School Street, which is located approximately 1,960 feet to the south of the subject site is a listed EDR LUST. RTN 3-23441 is associated with the Burbank School LUST, however, given that the release flowed into the Town stormdrain system which ultimately discharges into Clay Pit Pond which is located adjacent to the subject site, RTN 3-23441 is discussed further in the DEP Review Records section of this report.

EDR has reported one (1) Aboveground Storage Tank (AST) as of June 6, 2017 within 0.5 miles of the subject site. Identified as Verizon Massachusetts with an address of 115 Leonard Street, which is approximately 1,181 feet to the northwest of the subject site. The tank is listed as a 660 gallon diesel fuel tank according to EDR, which is still in use.

According to the EDR report as of June 6, 2017 there are five (5) Activity and Use Limitations (INST Control) located within 0.5 miles of the subject site. This includes one (1) with a higher elevation identified as P & M Service Center with an address of 82 Concord Ave located approximately 1,140 feet to the southeast of the subject site. Four (4) INST Control sites are listed by the EDR with lower elevations than the subject site are identified as Purecoat North with an address of 39 Hittinger Street, which is located approximately 79 feet to the east of the subject site; Commercial Property with an address of 50 Brighton Street located, which is located approximately 472 feet to the northeast of the subject site; Near Flanders Road with an address of 11 Brighton Street, which is approximately 645 feet to the east of the subject site; and USPS Annex with an address of 13 Mooney Street located, which is approximately 2,590 feet to the east of the subject site. Based on the proximity and the elevations of

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the INST Control these sites are not considered an REC with respect to the subject site.

EDR reported 118 Superfund Enterprise Management System (SEMS) sites located within 1-mile of the subject site based on the database updated as of June 6, 2017. Three (3) sites listed are higher in elevation and are within 500 feet of the subject site, which are identified as Mobil Station with an address of 365 Concord Avenue, which abuts the subject site to the west; 385 Concord Avenue, which is located approximately 245 feet to the west of the subject site; basement of 11 Orchard Street, which is located approximately 300 feet to the southwest of the subject site; and Clinical Development Inst. with an address of 396 Concord Avenue, which is located approximately 535 feet to the west of the subject site. EDR has listed seven (7) SEMS that are lower in elevation than the subject site. One (1) site is located close proximity of the subject site, and is identified as Purecoat North with an address of 39 Hittinger Street, which is located approximately 80 feet to the east of the subject site. The SEMS are not considered to pose a threat of impact to the subject site based on the elevation and distance from the subject site, and/or response actions completed DEP site status. Therefore are not considered to constitute an REC with respect to the subject site.

Further, EDR reported no Corrective Action Report (CORRACTS) sites located within ASTM specified distances of the subject site according to the database update as of October 27, 2017.

The EDR report indicates that there are two (2) Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) of hazardous waste within 0.25-miles of the subject site based on the database updated September 13, 2017. The RCRA-LQG is identified as CVS Pharmacy 0025 with an address of 60 Leonard Street, which is located approximately 1,112 feet to the northwest of the subject site; and Purecoat North with an address of 39 Hittinger Street, which is located approximately 80 feet to the east of the subject site. Given that there are no violations on record for these LQG sites, these LQG sites are not considered an REC with respect to the subject site.

Five (5) conditionally Exempt Small Quantity Generators (CESQG) of hazardous waste were identified by EDR within 0.25-miles of the subject site based on the database updated September 13, 2017. The RCRA-CESQG's higher in elevation are identified as Concord Avenue Mobil SE with an address of 365 Concord Avenue, which is located adjacent to the western portion of the subject

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site; Macys Belmont 167 with an address of 75 Leonard Street, which is located approximately 1,041 feet to the northwest of the subject site; P & M Service Center with an address of 82 Concord Avenue, which is located approximately 1,140 feet to the southeast of the subject site; and Touch Inc. with an address of 59A Concord Avenue, which is located approximately 1,189 feet to the southeast of the subject site. According to the EDR report there is one RCRA-CESQG's lower in elevation identified as Belmont Motorworks with an address of 50 Rear Brighton Street, which is located approximately 587 feet to the northeast of the subject site. Given that there are no formal violations reported on record for these CESQG sites, these are not considered an REC with respect to the subject site.

The EDR report indicates that there is one (1) RCRA Small Quantity Generators (SQG) of hazardous waste listed in the RCRIS database dated September 13, 2017 that is located within 0.25-miles of the subject site. The SQG is identified as Shire with an address of 33 Brighton Street, which is located approximately 600 feet to the east of the subject site. The SQG listed has no violations on record and should not be considered an REC with respect to the subject site.

The EDR report indicates that there are three (3) RCRA Non-Generators (NonGen) of hazardous waste sites located within 0.25-miles of the subject site, based on the database updated September 13, 2017. The NonGen facilities are identified as Exxon Co USA with an address of 7 Channing Road, which is located approximately 805 feet to the west of the subject site; Sartor Inc. with an address of 118 Concord Avenue, which is located approximately 1,016 feet to the southeast of the subject site; and New England Tele with an address of 115 Leonard Street, which is approximately 1,181 feet to the northwest of the subject site. The EDR report indicates that there are no violations associated with the RCRA Non-Generators. Given that there are no violations on record for these Nongen sites, they are not considered RECs with respect to the subject site.

EDR identified two (2) Drycleaner sites located within 0.25-miles of the subject site based on the database updated July 17, 2017. The drycleaners are identified as Sartor Cleaners with an address of 118 Concord Avenue, which is located approximately 1,016 feet to the southeast of the subject site; and Superior Laundry with an address of 99 Blanchard Road, which is approximately 760 feet to the southeast of the subject site. Each of these drycleaners are still in business, however, EDR has reported that they no longer

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use PERC (PCE). Further, there are no violations on record for past handling of PCE. The Drycleaner listings are not considered to pose a threat of impact to the subject site based on the elevation and distance from the subject site, and there are no listed violations or releases associated with them. Therefore the two drycleaner sites are not considered to constitute an REC with respect to the subject site.

The EDR identified three (3) Historical Auto sites (Hist Auto) within 0.125-miles of the subject site. The Hist Auto Sites are identified as Jamieson Services IN with an address of 365 Concord Avenue, which is located approximately adjacent to the west of the subject site; 31-35 Atlantic Ave C with an address of 182 Concord Avenue, which is located approximately 545 feet to the southeast of the subject site; and Belmont Gas & Service with an address of 50 Brighton Street, which is located approximately 470 feet to the northeast of the subject site. The Hist Auto listings are not considered to pose a threat of impact to the subject site based on the elevations and distances from the subject site, and current DEP/release status. Therefore are not considered to constitute an REC with respect to the subject site.

The EDR identified three (3) Resource Conservation and Recovery Act (RCRA) non-generators (NonGen) within 0.25 miles of the subject site as of September 13, 2017. These RCRA NonGen's are identified as Exxon Co USA with an address of 7 Channing Road, which is located approximately 805 feet to the west of the subject site; Sartor Inc with an address of 118 Concord Avenue, which is located approximately 1,020 feet to the southeast of the subject site; and New England Tele with an address of 115 Leonard Street, which is approximately 1,180 feet to the northwest of the subject site. The RCRA NonGen listings are not considered to pose a threat of impact to the subject site based on the elevations and distances from the subject site, and therefore are not considered to constitute an REC with respect to the subject site.

SITE REGULATORY STATUS

The current Massachusetts DEP database as viewed on November 6, 2017, indicates that the subject site with the address 221 Concord Avenue is not a DEP-listed disposal site.

MASSACHUSETTS DEP RECORDS REVIEW

According to EDR's review of databases, the majority of DEP-listed disposal sites are either located at distances greater than 0.25-miles from the subject site, and/or have achieved a Permanent Solution in accordance with the Massachusetts Contingency Plan

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(MCP), which indicates that a condition of No Significant Risk exists. Therefore, these sites are not considered likely to pose a threat of impact to the subject site. However, the following release sites were further evaluated for their potential to impact the subject site.

1. Mobil Gas Station, 365 Concord Avenue; (RTN) 3-2613

This release site is located adjacent to the western portion of the subject site. Based on the report "Remedy Operation Status Report" dated March 16, 2005 and prepared by Groundwater & Environmental Services, Inc. (GES), the Mobil gas station is the location of waste oil and gasoline releases associated with the RTN 3-2613. The original release of gasoline was discovered during the removal of and replacement of USTs in October, 1987, which stated in the report to be the primary source of the release. Approximately 275 tons petroleum contaminated soil was removed from the site and recycled at an asphalt batch plant in April, 1991. In May of 1993 the Mobil station removed the gasoline USTs previously located in northeast portion of this site and replaced those tanks with new USTs located near the Concord Avenue side of the site. Prior to the installation of the new USTs 1,400 tons of petroleum impacted soil was excavated for off-site disposal. Non-aqueous phase liquid (NAPL) was previously present in the location of the historic USTs. According to a review of available reports, since the removal of the contaminated soil and the installation of the new tanks no NAPL has been observed present in the groundwater monitoring wells installed at this site. It has been documented by others that the groundwater recovery systems and associated recovery trenches installed in 1991, combined with the soil excavation was successful in removing the subsurface NAPL.

GES submitted a Phase IV RIP on July 23, 1999, which included in the report for specifications for soil excavation in the vicinity of MW-23 and a proposed groundwater monitoring program to evaluate the progress of natural attenuation. This included the removal and excavation of 79 tons of soil for off-site recycling on March 29, 2000. In January 2002 the increased levels of methyl tertiary butyl ether (MBTE) increased to 208,000 ug/l in well MW-20. This warranted a 120-day reporting condition to the MADEP and was assigned RTN 3-21545, which was subsequently linked to RTN 3-2613. The fluctuations of MBTE suggested the increase for remedial actions that included hydrogen peroxide injections that occurred in June and December of 2004.

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Based on a report entitled "ROS Status Report (May 2007-October 2007)," dated November 13, 2007 and prepared by GES, subsurface investigations by GES have identified concentrations of petroleum-related constituents benzene, toluene, ethylbenzene, xylenes (BTEX), MTBE, Volatile Petroleum Hydrocarbons (VPH), Extractable Petroleum Hydrocarbons (EPH), Polynuclear Aromatic hydrocarbons (PAHs), and total lead in groundwater and/or soil at concentrations above applicable MCP Method 1 S-1 Soil Standards or GW-3 and/or GW-2 groundwater Standards at the Mobil property. It is also stated in this report that free product is not believe to be present at the site, hence the off-site migration of free product is considered unlikely.

The threat of a release was reported to the MADEP on January 2007, following the failure of a line tightness test and was assigned the RTN 3-26503 as noted in the report "ROS Status Report (November 2006-April 2007)" dated May 17, 2007 and prepared by GES. The test failure was due to a leaking flex connector beneath the dispenser, which the dispenser is equipped with a containment sump and it is believed that no product was released into the environment. This release condition was subsequently linked to Primary RTN 3-2613.

Collectively, the focused remedial excavations noted above in conjunction with a program of monitored natural attenuation was the selected remedial response actions for the RTN 3-2613 release site. An ongoing program of groundwater sampling and analysis has been performed at the site since the filing of a Phase V Remedy operation Status report in March 2005.

Based on the report "Remedy Operations Status Report" dated August 29, 2017 and prepared by Kleinfelder, as of April 2017 the concentrations of VPH and target analytes were detected below applicable MCP Method 1 GW-2/GW-3 risk standards in groundwater samples found in the monitoring wells sampled from across the site. A copy of the Kleinfelder site plan as well as relevant data summary tables is included in **Appendix D**. Reportedly, these concentrations have been detected at concentrations below applicable Method 1 GW-2/GW-3 risk characterization standards since December 2005, with the exception of VPH during one monitoring event in July 2011. We note that the well in question, MW-201 is located at the central/western portion of the Mobil site, away from and downgradient of the subject site. Further, the monitoring well GES3, which is located on the subject site is listed in the report as historically having no petroleum product detected in the

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monitoring well with the most recent reading on October 15, 2009. In addition, a review of groundwater sampling data between November 2001 and October 2009 indicated that no dissolved-phase petroleum constituents have been detected in GES3 during the sampling program. Level 1 soil vapor screenings indicate that concentrations of volatile organic carbons have remained at or below non-detectable levels for the last two years.

Future action will be required at this location with more groundwater gauging and monitoring scheduled for April 2018 and a semi-annual ROS report or a Permanent Solution with conditions on or before March 16, 2018.

Based on the response actions completed, and historical groundwater data collected over the past 10 years or more, the release condition documented under RTN 3-2613 is not considered an REC with respect to the subject site.

2. Burbank School, School Street ; RTN 3-23441

This release site is located approximately 1,960 feet to the southeast of the subject site, with an address of 266 School Street. Based on a report entitled "Response Action Outcome Statement Underground Storage Tank Oil Release Mary Lee Burbank School, 266 School Street Clay Pit Pond, 221 Concord Avenue Belmont, Massachusetts RTN 3-23441" dated April 2004 and prepared by Haley & Aldrich, Inc. (H&A), the DEP was notified of a release of 2,500 gallons of No. 4 fuel oil from a 10,000 gallon UST on December 12, 2003, which released into the Town of Belmont's storm drain system, which ultimately discharges into Clay Pit Pond located approximately 0.3 miles north of the Burbank School and is adjacent to the High School building on the subject site. Observations indicated that the oil flowed and remained within the storm drain pipes once it entered the pipes adjacent to the UST.

The remaining oil in the UST was removed and transferred into the fuel storage tank located at the subject site Belmont High School with an address of 221 Concord Avenue. The 10,000 gallon UST was removed from the Burbank School and the removal was observed by the Belmont Fire Department. An oil/water separator (OWS) was installed downgradient of the release area to intercept the oil before reaching the town's storm drain system connection in School Street. Captured water was filtered through a bag filter and through a mobile, activated carbon treatment system and discharged back into the drain

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system on the school property in accordance with an Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) Exclusion Letter. IN addition clean up included the removal of oily water from several drain manholes between the Burbank School and Clay Pit Pond. Multiple layers of sea boom, absorbent boom and pads were deployed to contain oil entering the pond at the Wellington Brook outfall location. Sea booms and absorbent booms were also placed on the eastern portion of the pond to prevent the spread of the oil by wind. Visible product on the pond was removed by a vacuum truck and absorbent materials. Oil contaminated soil and vegetation was removed at both the Burbank School and Clay Pit Pond and was transported off-site to appropriate receiving facilities.

Given the removal of contaminated soil and the elimination of the source of the release at the Burbank School and the initial response action activities performed at Clay Pit Pond, the pond likely no longer contains contamination due to the UST release at the Burbank School. It is unlikely based on the removal actions that the distribution of site-related petroleum contamination will increase in the future and potential remaining residual levels of contamination is expected to decrease through natural biodegradation.

A class A-1 RAO was filed with the DEP during April 2004 indicating that a Permanent Solution has been achieved, and conditions have been restored to background accordingly. The release condition documented under RTN 3-23441 is not considered an REC with respect to the subject site.

DATA GAPS

In accordance with ASTM E 1527-13, the Phase I report shall identify and comment on any significant data gaps that affect the ability of the environmental professional to identify RECs. Based on the document titled "Request for Proposal (RFP) For Geotechnical Engineering and Environmental Consulting Services" by the Town of Belmont, it is understood that the current Belmont High School building was constructed over the Town of Belmont's former landfill/dump. The EDR report has no mention of the historic landfill; therefore, data failure was encountered providing significant data gap.

SUMMARY AND CONCLUSIONS

A Phase I Environmental Site Assessment Report has been completed for the Belmont High School located at 221 Concord

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Avenue in Belmont, Massachusetts (the "subject site"). The purpose of this report was to document the physical characteristics of the subject site with regard to whether there has been a release or threat of release at the site of oil or hazardous materials, as defined in Massachusetts General Laws Chapter 21E and the Massachusetts Contingency Plan, 310 CMR 40.0000. This report has been prepared in a manner which is consistent with the ASTM E 1527-13 standard for Phase I ESA reporting.

Available historical information indicates that the subject site was formerly occupied by manufacturing, brick quarry and the Town of Belmont landfill/dump. Based on available information, surrounding properties, in general, were historically occupied by residences and commercial businesses. This historical use of a portion of the subject site as a Town landfill/dump is considered and REC.

A reconnaissance of the subject site was performed by a representative of McPhail on November 3, 2017. Our visual reconnaissance of readily observable portions of the subject site did not identify the presence of an REC, with the exception of a formerly in-use fuel oil UST of unknown size located adjacent to the hockey rink noted by a Town representative who accompanied McPhail during our site reconnaissance. No other information was available pertaining the presence of the UST; however fill and vent pipes were observed. Removal of the Further, surficial observations of readily observable portions of nearby properties did not identify RECs with respect to the subject site.

A search for records pertaining to the storage of oil and hazardous materials at the subject site and surrounding properties was conducted including on-line research and in person inquiries to the Town of Belmont's online assessor's database, Community Development, Belmont Health Department and the Town of Belmont Fire Department. The DEP UST Registry On-Line Database was also reviewed. Based on our review of the city records, no RECs were identified with respect to the subject site.

Research of Federal and State records was conducted by EDR Inc. of Shelton, Connecticut, and is summarized in the site-specific database report dated October 27, 2017. The report includes a records search of federal and state database information indicating potential environmental matters within ASTM-established minimum search distances. Based on our review of the EDR report, the subject site is not listed as a DEP-listed MCP site. A review of the information provided in the available databases

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searched by EDR indicated that sites listed in the databases reviewed generally are not considered to pose a threat of impact to the subject site, and are therefore not considered RECs with respect to the subject site.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 for Belmont High School located at 221 Concord Avenue in Belmont, Massachusetts. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has identified the following Recognized Environmental Conditions (RECs) in connection with the subject site: 1) The known historical use of a portion of the subject site as a landfill/dump at the location of the High School building; and 2) the presence of a formerly in-use fuel oil UST of unknown size adjacent to the southern portion of the existing hockey rink. The assessment has not identified Historical Recognized Environmental Conditions (HRECs), or Controlled Recognized Environmental Conditions (CRECs) in connection with the subject site.

ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. Further, I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in CFR Part 312.

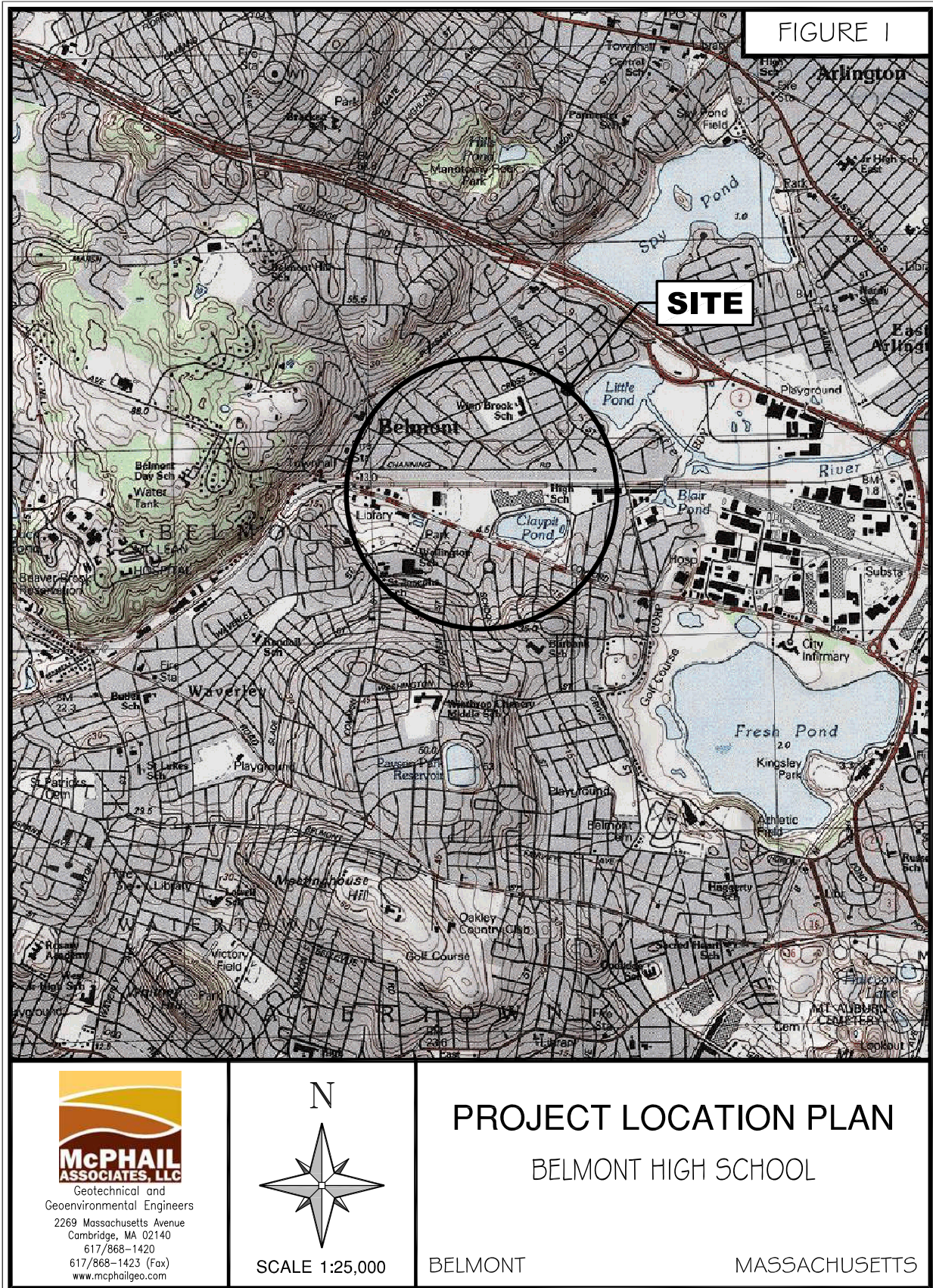


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 Environmental Professional

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F. AHERA 3 YEAR RE-INSPECTION REPORT



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December 4, 2014

Mr. Alfred Domenici
Maintenance Department
Belmont Public Schools
644 Pleasant Street
Belmont, MA 02478

Ref: AHERA 3-year Reinspection
Belmont High School, Belmont, Massachusetts
TRC Project 223528

Dear Mr. Domenici:

TRC Environmental (TRC) is pleased to submit the enclosed Asbestos Hazard Emergency Response Act (AHERA) 3-year reinspection report for the above-referenced school. Reinspection reports are parts of the school's AHERA Management Plan and should be maintained on file at the school department's administrative offices and at the school. If not already on file, then the school's Designated Person should review and sign the Statement of Responsibilities Form provided in Appendix C. The recommended response actions included in the report should be reviewed by the school's AHERA designated person and implemented as soon as feasible.


The following information is included in this report:

- Table 1. Facility and Accreditation Information
- Table 2. Recordkeeping Review
- Table 3. Reinspection Results and Recommended Response Actions
- Table 4. Evaluation of Resources
- Appendix A. AHERA Schedule of Activities, 2014-2017
- Appendix B. Supplemental AHERA Information
- Appendix C. AHERA Designated Person Statement of Responsibilities
- Appendix D. Inspector and Management Planner Certifications

We have also enclosed a copy of the Designated Person's Self-Study Guide. This guide was developed by the U.S. EPA to help persons appointed to the role of designated person to understand their responsibilities under the EPA AHERA regulations.

If you have any questions regarding this report, please call us at 781.933.2555.

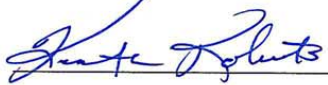

Sincerely,
TRC Environmental
(Formerly Covino Environmental Associates, Inc.)


Glenn N. Potter
Director, Building Sciences Group

Enclosure

F. AHERA 3 YEAR RE-INSPECTION REPORT

Belmont Public Schools AHERA 3-year Reinspections, Belmont High School, Belmont, Massachusetts
TRC Project 223528

Table 1. Facility and Accreditation Information Belmont High School, Belmont, Massachusetts August 21, 2014	
School:	Belmont High School 221 Concord Avenue Belmont, MA 02478
Principal:	Mr. Dan Richardson
LEA Designated Person:	Mr. Alfred Domenici
Phone Number:	617-839-9342
Reinspection Date:	August 21, 2014
Inspector Signature:	
Accredited Inspector:	Kenneth Roberts
Massachusetts DLS¹ Certification:	AI-000317
Certification Expiration:	January 30, 2015
Management Planner Signature:	
Accredited Management Planner:	Jennifer L. Archacki
Massachusetts DLS¹ Certification:	AP-033118
Certification Expiration:	May 27, 2015
Company:	TRC Environmental 300 Wildwood Avenue Woburn, MA 01810 (781) 933-2555

1. Massachusetts Department of Labor Standards



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Table 2. Recordkeeping Review Belmont High School, Belmont, Massachusetts August 21, 2014	
<p>1. The LEA is required to perform periodic surveillance of all ACBM located within the school building(s) at least once every six months. Any changes in the condition of the ACBM must be noted. A written, dated record of the surveillance results must be maintained in the school's AHERA records.</p>	
Periodic inspection records present?	Yes
Comment:	
<p>2. The LEA is required to provide all currently employed custodial and maintenance staff and the LEA's Designated Person with appropriate asbestos-related training. Evidence of completion of training must be maintained with the school's AHERA records.</p>	
Custodial/maintenance training records present?	No
Designated Person training records present?	Yes
Comment:	
<p>3. A copy of the school's Asbestos Management Plan must be maintained at each school and be available for inspection by interested parties.</p>	
Management Plan present?	Yes
Comment:	
<p>4. Annual written notification of the availability of the Asbestos Management Plan must be provided to parent, teacher, and employee organizations. A written, dated record of each yearly communication must be maintained with the school's AHERA records.</p>	
Annual communication records present?	Yes
Comment:	
<p>5. The LEA must maintain with the school's AHERA records detailed written records of all removal, operations-and-maintenance, response-action and cleaning activities performed on any ACBM located within the school building(s).</p>	
Abatement records present?	No
Comment: Partial records are present.	
<p>6. The Management Plan must contain a Statement of Responsibility Form signed by the LEA's Designated Person. (A Statement of Responsibility Form is provided as Appendix C.)</p>	
Statement of Responsibility present?	No
Comment:	
<p>7. Asbestos warning labels must be posted properly at each school building adjacent to friable and non friable ACBM in routine maintenance areas such as boiler rooms.</p>	
Asbestos warning labels posted?	Yes
Comment:	



F. AHERA 3 YEAR RE-INSPECTION REPORT

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Table 3. Reinspection Results and Recommended Preventive Measures and Response Actions
Belmont High School, Belmont, Massachusetts
August 21, 2014

No.	Homogeneous Material Description	Functional Space Location	Estimated Quantity	Friability	Assess. Category	Comments	Recommended Preventive Measures and Response Action	Recommended Completion Date
1	Stage fire curtain	Auditorium stage	1,400 sq ft	NF	5	Good condition	Maintain the fire curtain in good condition in accordance with the schools asbestos O&M plan.	
2	Duct insulation (breaching)	Boiler room	3,800 sq ft	NF	5	Good condition	Maintain the asbestos-containing thermal system insulation intact and in undamaged condition as part of an asbestos O&M program	
3	Boiler gaskets (1" gasket material around head doors) (Assumed ACBM per 2014 reinspection)	Boiler room (3 boilers, around head doors)	120 ln ft	F	5	Good condition	Maintain the material in good condition in accordance with the asbestos O&M plan. Note that the gasket material was previously noted as non-ACBM; however, bulk sampling and analysis is recommended.	
4	Interior boiler components (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Boiler room	3 boilers	N/A	N/A	At the time of the reinspection, two boilers were being serviced. Interior components were observed to be fiberglass	No response action required because material is non-ACBM.	
5	Textured ceiling plaster (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Boiler room	1,500 sq ft	NF	5	Good condition	Maintain asbestos-containing plaster intact and in undamaged condition as part of an asbestos O&M program. Caution: asbestos-containing plaster should not be drilled, sanded, cut, or otherwise made friable.	
6	Tank insulation	Boiler room and weight room (weight room is currently the 2nd floor gym storage room)	268 sq ft	NF	5	Good condition	Maintain the asbestos-containing thermal system insulation intact and in undamaged condition as part of an asbestos O&M program.	

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Table 3. Reinspection Results and Recommended Preventive Measures and Response Actions Belmont High School, Belmont, Massachusetts August 21, 2014								
No.	Homogeneous Material Description	Functional Space Location	Estimated Quantity	Friability	Assess. Category	Comments	Recommended Preventive Measures and Response Action	Recommended Completion Date
7	Exterior soffit panels (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Field house and upper gym around roof perimeter	5,000 sq ft	NF	X	Good condition	Maintain the material in good condition in accordance with the asbestos O&M plan.	
8	Interior wall panels (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Field house, lower and upper gym, upper portion of the end walls, above the windows	1,900 sq ft	NF	X	Good condition	Maintain the material in good condition in accordance with the asbestos O&M plan.	
9	Roofing materials (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Older tar and gravel built-up roof, above pool	12,000 sq ft	NF	X	Good condition	Maintain the asbestos-containing roofing materials intact and in undamaged condition as part of an asbestos O&M program.	
10	Asphaltic roof penetration mastic (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	At penetrations through newer roofs	2,000 sq ft	NF	X	Good condition	Maintain the asbestos-containing roofing materials intact and in undamaged condition as part of an asbestos O&M program.	

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Table 3. Reinspection Results and Recommended Preventive Measures and Response Actions Belmont High School, Belmont, Massachusetts August 21, 2014								
No.	Homogeneous Material Description	Functional Space Location	Estimated Quantity	Friability	Assess. Category	Comments	Recommended Preventive Measures and Response Action	Recommended Completion Date
11	Transite panel	Prep room near Room 224 (currently assumed to be the Electric Room adjacent to Boiler Room) (Identified in 1989 but not found in the ATC 1999 3-year reinspection. Assumed to have been removed)		N/A	N/A	ACBM not present in functional space.	The ACBM was not observed to be present in the functional space. The Management Plan for the school contains no record of abatement for this functional space. The abatement records for this item should be located and a copy included in the Management Plan.	
12	Generator insulation (exhaust manifold and piping associated with non-operational generator)	Prep room near Room 224 (currently assumed to be the Electric Room adjacent to Boiler Room) (Identified in 1989 but not found in the ATC 1999 3-year reinspection. Assumed to have been removed).	120 sq ft	NF	5	Good condition	Maintain the asbestos-containing thermal system insulation intact and in undamaged condition as part of an asbestos O&M program.	
13	Laboratory fume hoods, lined with cement boards – possible transite (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Science classrooms	13 each	NF	X	Good condition	Maintain remaining cement board panels intact and in undamaged condition as part of an asbestos O&M program.	
14	Linoleum sheet flooring	Teacher's lounge	864 sq ft	NF	X	Good condition	Maintain asbestos-containing linoleum in accordance with EPA and OSHA guidelines.	

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**Table 3. Reinspection Results and Recommended Preventive Measures and Response Actions
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August 21, 2014**

No.	Homogeneous Material Description	Functional Space Location	Estimated Quantity	Friability	Assess. Category	Comments	Recommended Preventive Measures and Response Action	Recommended Completion Date
15	Mudded pipe fitting insulation and end caps associated with fiberglass insulated pipes	Throughout	778 each	NF	5	Good condition	Maintain asbestos-containing pipe fitting insulation in good condition in accordance with the asbestos O&M plan.	
16	Pipe insulation	Throughout (Identified in 1989 but not found in the ATC 1999 3-year reinspection. Assumed to have been removed)		N/A	N/A	None observed	The ACBM was not observed to be present in the functional space. The Management Plan for the school contains no record of abatement for this functional space. The abatement records for this item should be located and a copy included in the Management Plan.	
17	12" x 12" floor tile	Throughout	124,735 sq ft	NF	X	Good condition	Maintain asbestos-containing flooring in accordance with EPA and OSHA guidelines. Use low speed buffers (<300 rpm) Maintain good wax coatings on flooring Use low abrasion buffing pads Do not sand, drill, cut, or otherwise disturb asbestos-containing flooring.	
18	Coco mat panels	Throughout		N/A	N/A	Non-asbestos containing material per 1999 reinspection.	No response action required because material is non-ACBM.	
19	2' x 4' ceiling tile	Throughout		N/A	N/A	Non-asbestos containing material per 1999 reinspection.	No response action required because material is non-ACBM.	
20	1' x 1' ceiling tile	Throughout		N/A	N/A	Non-asbestos containing material per 1999 reinspection.	No response action required because material is non-ACBM.	
21	HVAC flex connectors	Throughout		N/A	N/A	Non-asbestos containing material per 1999 reinspection.	No response action required because material is non-ACBM.	

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Table 3. Reinspection Results and Recommended Preventive Measures and Response Actions
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No.	Homogeneous Material Description	Functional Space Location	Estimated Quantity	Friability	Assess. Category	Comments	Recommended Preventive Measures and Response Action	Recommended Completion Date
22	2' x 2' ceiling tile	Throughout		N/A	N/A	Non-asbestos containing material per 1999 reinspection.	No response action required because material is non-ACBM.	
23	Plaster walls and ceilings	Throughout	108,043 sq ft	NF	5	Good condition	Maintain asbestos-containing plaster intact and in undamaged condition as part of an asbestos O&M program. Caution: asbestos-containing plaster should not be drilled, sanded, cut, or otherwise made friable.	
24	Black mastic associated with the floor tiles (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Throughout	124,735 sq ft	NF	X	Tile is in good condition, mastic is not accessible for viewing	Maintain the material in good condition in accordance with the asbestos O&M plan. Removal of carpet or flooring containing ACBM mastic should be performed by a licensed asbestos abatement contractor. Do not drill, sand, or otherwise disturb the ACBM mastics.	
25	Cove base mastic (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Throughout	5,000 sq ft	NF	X	Good condition	Maintain the wall base molding adhesive in good condition in accordance with the asbestos O&M plan. Removal of cove base containing ACBM adhesives should be performed by a licensed asbestos abatement contractor. Do not drill, sand, or otherwise disturb the ACBM adhesive.	
26	Sheetrock/joint compound (Suspect material added per ATC's 1999 reinspection - Assumed ACM)	Throughout	10,000 sq ft	NF	5	Good condition	Maintain asbestos-containing sheetrock and associated joint compound intact and in undamaged condition as part of an asbestos O&M program. Caution: asbestos-containing sheetrock and joint compound should not be drilled, sanded, cut, or otherwise made friable.	

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**Table 3. Reinspection Results and Recommended Preventive Measures and Response Actions
Belmont High School, Belmont, Massachusetts
August 21, 2014**

No.	Homogeneous Material Description	Functional Space Location	Estimated Quantity	Friability	Assess. Category	Comments	Recommended Preventive Measures and Response Action	Recommended Completion Date
27	Spray-on fireproofing insulation	Throughout, above suspended ceiling (on I-beams and overspray)	228,400 sq ft	F	5	Good condition	Restrict access to above-ceiling areas to asbestos trained individuals. Maintain ACM spray-on fireproofing intact and in undamaged condition as part of an asbestos O&M program. Caution: asbestos-containing fireproofing should not be drilled, sanded, cut, or otherwise made friable. Care should be used to prevent contact damage to fireproofing from stored items such as ladders, poles, boards, etc.	
28	Laboratory table tops (Assumed ACM - Added per 2011 reinspection)	Rooms 223, 224, 225, and prep room	800 sq ft	NF	X	Good condition	Maintain the material in good condition in accordance with the asbestos O&M plan.	
29	Pipe fitting insulation	Pipe tunnel (starts in boiler room and runs below building)	400 each	NF	5	Good condition where observed from entrance to approximately 50 feet into tunnel; beyond this point, however, tunnel is a confined space and access was limited.	Maintain the asbestos-containing thermal system insulation intact and in undamaged condition as part of an asbestos O&M program.	
30	Fume hoods (Assumed ACM - Added per 2014 reinspection)	Science classrooms (223, 224, 225, prep room and storage room)	13 each	NF	5	Good condition	Maintain the material in good condition in accordance with the asbestos O&M plan.	

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Belmont Public Schools AHERA 3-year Reinspections, Belmont High School, Belmont, Massachusetts
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Table 3. Reinspection Results and Recommended Preventive Measures and Response Actions
Belmont High School, Belmont, Massachusetts
August 21, 2014

No.	Homogeneous Material Description	Functional Space Location	Estimated Quantity	Friability	Assess. Category	Comments	Recommended Preventive Measures and Response Action	Recommended Completion Date
31	Fire doors (Assumed ACBM - Added per 2014 reinspection)	Entrance to classroom and hallway doors	160 each	F	4	Doors are generally in good condition and insulation is not exposed; however, one door on the first floor is damaged at the base and interior insulation is exposed.	A licensed asbestos abatement contractor should remove the damaged fire-rated door located in the first floor. Maintain fire doors with asbestos-containing core material intact and in undamaged condition as part of an asbestos O&M program. Do not drill, crush, or otherwise disturb asbestos-containing fire doors. Use caution when performing lock and hinge replacement to prevent core materials from being disturbed.	May 12, 2015

AHERA ACBM assessment categories used in Table 3:
 1 = Damaged or significantly damaged thermal system insulation (TSI) ACBM
 2 = Damaged friable surfacing ACBM
 3 = Significantly damaged friable surfacing ACBM
 4 = Damaged or significantly damaged friable miscellaneous ACBM
 5 = ACBM with potential for damage
 6 = ACBM with potential for significant damage
 7 = Any remaining friable ACBM or friable suspected ACBM
 X = Not categorized (material is non-ACBM or non-friable surfacing or miscellaneous material)
 N/A = Not applicable (material removed or could not be located)

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Table 4. Evaluation of Resources Belmont High School, Belmont, Massachusetts November 12, 2014																									
A. Response Action Costs:	<p>The following are order-of-magnitude budget costs for implementation of asbestos abatement response action recommendations as a result of the August 21, 2014 reinspection.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 40px;">Asbestos Design:</td> <td style="text-align: right;">\$750</td> </tr> <tr> <td style="padding-left: 40px;">Air Monitoring</td> <td style="text-align: right;">\$1,000</td> </tr> <tr> <td style="padding-left: 40px;">ACM Repair/Removal</td> <td style="text-align: right;">\$3,000</td> </tr> </table>	Asbestos Design:	\$750	Air Monitoring	\$1,000	ACM Repair/Removal	\$3,000																		
Asbestos Design:	\$750																								
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B. Equipment Costs (Optional):	<p>Equipment to perform O&M activities will only be needed if the custodial/maintenance staff will be performing small scale short duration repair/removal activities. (Note that 16-hour asbestos associated worker training, medical surveillance, and a respiratory protection program is required). The equipment needed with estimated cost of items is as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">1. HEPA filtered vacuum</td> <td style="text-align: right;">\$1,000</td> </tr> <tr> <td style="padding-left: 20px;">2. HEPA vacuum disposable bags – 5/pkg.</td> <td style="text-align: right;">\$15</td> </tr> <tr> <td style="padding-left: 20px;">3. 6-mil plastic waste disposal bags – 25/cs.</td> <td style="text-align: right;">\$20</td> </tr> <tr> <td style="padding-left: 20px;">4. 6-mil plastic sheeting - roll of 12' x 100'</td> <td style="text-align: right;">\$35</td> </tr> <tr> <td style="padding-left: 20px;">5. Asbestos warning sign – 20/pkg.</td> <td style="text-align: right;">\$5</td> </tr> <tr> <td style="padding-left: 20px;">6. Duct tape – 1 roll</td> <td style="text-align: right;">\$10</td> </tr> <tr> <td style="padding-left: 20px;">7. Garden spray bottle</td> <td style="text-align: right;">\$30</td> </tr> <tr> <td style="padding-left: 20px;">8. Wetting agent – 1 gallon</td> <td style="text-align: right;">\$30</td> </tr> <tr> <td style="padding-left: 20px;">9. Half-mask-dual-cartridge respirator</td> <td style="text-align: right;">\$20</td> </tr> <tr> <td style="padding-left: 20px;">10. HEPA filtered cartridges for respirators-6/pkg.</td> <td style="text-align: right;">\$30</td> </tr> <tr> <td style="padding-left: 20px;">11. Tyvek disposable suits – 25/cs.</td> <td style="text-align: right;">\$100</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;">\$1,295</td> </tr> </table>	1. HEPA filtered vacuum	\$1,000	2. HEPA vacuum disposable bags – 5/pkg.	\$15	3. 6-mil plastic waste disposal bags – 25/cs.	\$20	4. 6-mil plastic sheeting - roll of 12' x 100'	\$35	5. Asbestos warning sign – 20/pkg.	\$5	6. Duct tape – 1 roll	\$10	7. Garden spray bottle	\$30	8. Wetting agent – 1 gallon	\$30	9. Half-mask-dual-cartridge respirator	\$20	10. HEPA filtered cartridges for respirators-6/pkg.	\$30	11. Tyvek disposable suits – 25/cs.	\$100	Total:	\$1,295
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C. Asbestos Training Costs	<p>2-hour awareness training is required for the Designated Person and all custodial and maintenance personnel. The estimated cost for course attendance for two individuals is \$1,000.</p> <p>The Designated Person can also receive additional training by reviewing the EPA’s Designated Person Self Study Guide (a copy is enclosed).</p>																								
D. Ongoing Management Costs:	<p>The following are approximate costs for on-going management of the identified ACM:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 40px;">Labeling</td> <td style="text-align: right;">\$250</td> </tr> <tr> <td style="padding-left: 40px;">6-Month Surveillance</td> <td style="text-align: right;">\$500/Year</td> </tr> <tr> <td style="padding-left: 40px;">3-Year Reinspection</td> <td style="text-align: right;">\$1,000/3-Year Period</td> </tr> </table>	Labeling	\$250	6-Month Surveillance	\$500/Year	3-Year Reinspection	\$1,000/3-Year Period																		
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**AHERA Schedule of Activities, 2014-2017
Belmont High School, Belmont, Massachusetts**

Date (not later than)	Action
December 12, 2014	Issue annual written notification of availability of the Management Plan
February 21, 2015	6-month periodic surveillance to be performed
August 21, 2015	6-month periodic surveillance to be performed
May 12, 2016	All response actions to be completed
December 12, 2015	Issue annual written notification of availability of the Management Plan
February 21, 2016	6-month periodic surveillance to be performed
August 21, 2016	6-month periodic surveillance to be performed
December 12, 2016	Issue annual written notification of availability of the Management Plan
February 21, 2017	6-month periodic surveillance to be performed
August 21, 2017	3-year reinspection to be performed

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Supplemental AHERA Information

300 Wildwood Avenue, Suite 230, Woburn, MA 01801 • Tel: 781.933.2555 • Fax: 781.932.9402



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Supplemental AHERA Information for the Education Agency

The asbestos reinspection that was recently completed in your school building(s) by TRC Environmental, Inc. (TRC) was performed to comply with the AHERA regulation. It will be necessary to repeat the reinspection(s) every three years until all known asbestos has been removed from the building or until the building is no longer used as a school.

AHERA stands for the Asbestos Hazard Emergency Response Act. This Act was signed into law on October 22, 1986 by President Reagan. It established the framework for a regulation which requires, among other things, that elementary and secondary schools identify asbestos containing materials in school buildings, institute programs aimed at minimizing the risk of asbestos exposure in those buildings, and reinspect those materials every 3 years.

Asbestos is a naturally occurring fibrous mineral used in many building materials, primarily for fireproofing, thermal system insulation, sound insulation, flooring, and decoration. Materials that contain more than one percent asbestos are referred to as asbestos containing materials (Massachusetts regulations include materials that have one percent or greater asbestos). Inhalation of airborne asbestos fibers, which can be released by damaged or deteriorated asbestos containing materials in school buildings has been shown to pose a health risk to building occupants.

The results of the most recent 3 year reinspection have been presented in a written report. The report contains important information on the condition of all known asbestos containing materials in the school and presents a list of recommendations, referred to as Response Actions, that the Local Education Agency should implement to ensure that asbestos containing materials do not present a health risk. A Local Education Agency is an agency at the local level that exists primarily to operate schools or to contract for educational services for elementary and secondary public and non-profit private schools.

AHERA requires each Education Agency to designate a person, referred to as the AHERA Designated Person, to ensure that the AHERA requirements are properly implemented. The Education Agency is required to provide the AHERA Designated Person with adequate training to perform the duties required by AHERA. One of the responsibilities of the AHERA Designated Person is to review the reinspection findings and implement the Response Actions included in the findings. The name of the Designated Person is indicated in Table 1 of TRC's reinspection report. Response Action recommendations and recommended completion dates are presented in Table 3 of TRC's reinspection report.

During the initial AHERA inspections, many of the suspect materials in schools were assumed to be asbestos containing building materials, rather than sampling the materials to determine the asbestos content. In some instances, it may be advantageous for the Local Education Agency to sample these assumed asbestos containing to determine their asbestos content. For example, during the initial AHERA inspections, wall plaster was frequently assumed to be an asbestos containing material, even though this material often



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times does not contain asbestos. If wall plaster is determined to be damaged during a reinspection, response action consisting of removal or repair must be implemented. Sampling of the material may reveal that it does not contain asbestos, significantly reducing the cost of removal or repair. Of course, if the material is determined contain asbestos then the response action must still be completed.

The AHERA Designated Person is responsible for ensuring that the various AHERA related documents or records are maintained on file as part of each school's Management Plan. A Management Plan is a document(s) that each Education Agency is required to prepare under AHERA regulations. It describes all activities planned and undertaken by a school to comply with AHERA regulations, such as building inspections to identify asbestos containing materials, response actions, and operations and maintenance programs to minimize the risk of exposure to asbestos in school buildings. In practice, each school's Management Plan should consist of various documents, reports, letters, etc. organized into files that are kept at the Local Education Agency administrative offices with duplicates kept at each school building. TRC inspectors perform a limited review of each school's records during each reinspection. The results of the review are presented in Table 2 of TRC's reinspection report.

The following pages of this Appendix are copied from the United States Environmental Protection Agency Document "A Guide To Performing Reinspections Under The Asbestos Hazard Emergency Response Act (AHERA)" dated February 1992. The information reproduced and included in this Appendix includes a sample reinspection notification letter for parents and staff, and a glossary of terms. Also included is a guideline download from the Massachusetts Department of Labor Standards website titled "Requirements for Asbestos Management in Schools".

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Exhibit E. Recommended Sample Reinspection Notification Letter

EASTSIDE COMMUNITY PUBLIC SCHOOLS

East Park Avenue
 Eastside, CA 91005
 (999) 922-3333

Bob Smith, Superintendent

Notification of Asbestos Reinspections

TO: Parents and Staff of Eastside Middle School

FROM: Bob Smith, Superintendent of Schools

DATE: December 15, 1991

In compliance with the U.S. Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA), in the fall of 1988 we performed inspections of each of our school buildings for asbestos-containing building materials. The inspection findings and asbestos management plans have been on file in each school administrative office since that time.

The EPA requires us to perform reinspections of the asbestos materials every three years. During the months of September through November 1991, accredited asbestos inspectors performed these reinspections. An accredited management planner reviewed the results of the reinspections and recommended actions we should take to safely manage each asbestos material in our buildings.

Two significant findings were noted during the reinspection of Eastside Middle School:

- Asbestos-containing water pipe insulation in the kitchen over the dishwasher is slowly deteriorating due to high humidity. The material is scheduled for removal over the Christmas break.
- Linoleum in all bathrooms was not included in the original AHERA inspection. The backing (between the vinyl layer and the floor) is assumed to contain asbestos. The vinyl layer is in good condition and provides an effective barrier, preventing asbestos fiber release. This material has been added to our asbestos maintenance program and we will monitor it for any changes in condition.

All other asbestos materials in this school are in good condition and we will continue to manage them in place, as recommended by the accredited management planner.

The results of the reinspection are on file in the management plan in the school's administrative office. Everyone is welcome to view these anytime during normal school hours (M-F, 8:00 a.m. - 4:30 p.m.). The Asbestos Program Manager, Jill Williams, is available to answer any questions you may have about asbestos in our buildings at (999) 922-3334.

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ACBM	Asbestos-Containing Building Material. Material which includes surfacing material, thermal system insulation, or miscellaneous material that is found in or on interior structural members or other parts of a building.
ACBM Condition	Good: No visible damage or deterioration, or showing only very limited damage or deterioration. Damaged: Physical injury or deterioration such that the internal structure of the material is inadequate, material which has delaminated such that its bond to the substrate is inadequate, or which lacks fiber cohesion or adhesion properties for any other reason. Thermal system insulation (TSI) is considered damaged when it is lacking part or all of its covering. Such damage may be shown by the separation of ACM into layers; flaking, blistering, or crumbling; water damage or stains; scrapes, mars or gouges; exposed TSI beneath its covering. Significantly Damaged: Damage that is extensive and severe.
Administrator (EPA)	The person appointed by the President to run the EPA.
AHERA	The Asbestos Hazard Emergency Response Act. This Act was signed into law on October 22, 1986 by President Reagan. It established the framework for a regulation which requires, among other things, that elementary and secondary schools identify asbestos-containing materials in school buildings, institute programs aimed at minimizing the risk of asbestos exposure in those buildings, and reinspect those materials at least every 3 years.
AHERA/regulation/rule	40 CFR 763, Asbestos-Containing Materials in Schools: Final Rule and Notice, U.S. Environmental Protection Agency, February, 1987.
AHERA 1-7 Categories	Seven categories defined in the AHERA regulations, one of which must be assigned to each friable surfacing and miscellaneous ACBM and each asbestos-containing TSI during an inspection or reinspection. <ol style="list-style-type: none">1. Damaged or significantly damaged TSI ACBM.2. Damaged friable surfacing ACBM.3. Significantly damaged friable surfacing ACBM.4. Damaged or significantly damaged friable miscellaneous ACBM.5. ACBM with potential for damage.6. ACBM with potential for significant damage.7. Any remaining friable ACBM or friable suspected ACBM.

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<i>AHERA Designated Person/Designated Person</i>	Person designated by the Local Education Agency to ensure that the AHERA requirements are properly implemented.
<i>Asbestos</i>	Naturally-occurring fibrous mineral used in many building materials, primarily for fireproofing, thermal system insulation, sound insulation, and decoration.
<i>Asbestos-containing</i>	Any material, when referring to school buildings, which contains more than one percent asbestos.
<i>Assessment</i>	Evaluation of the physical condition and potential for damage of all friable ACBM and asbestos-containing thermal system insulation. AHERA requires classification of each ACBM assessed into one of seven categories based on material type and damage/potential for damage.
<i>Assumed ACBM</i>	Suspect building material that has not been sampled and analyzed for asbestos content and must, therefore, be treated as an ACBM by the LEA.
<i>Bulk Sample</i>	A small portion (usually about thumbnail size) of a suspect asbestos-containing building material collected by the inspector for laboratory analysis to determine asbestos content.
<i>Completed Reinspection</i>	The entire process of the visual examination and assessment of known and assumed ACBM in a school building; recommended response actions by the Management Planner; and submission of reinspection findings and recommendations to the designated person. Reinspections are required by AHERA every 3 years after Management Plan implementation.
<i>Current Accreditation</i>	Having successfully completed an EPA-approved accreditation or refresher course within 1 year of the reinspection (for inspectors) or the management plan review (for Management Planners).
<i>Encapsulation</i>	Treatment of asbestos-containing material with a liquid that covers the surface with a protective coating or embeds fibers in an adhesive matrix to prevent the release of asbestos fibers.
<i>Enclosure</i>	An airtight, impermeable, permanent barrier around asbestos-containing material to prevent the release of fibers.
<i>EPA</i>	U.S. Environmental Protection Agency.
<i>Evaluation Study</i>	An EPA report entitled Evaluation of the Asbestos Hazard Emergency Response Act (AHERA).



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<i>Exclusion</i>	One of several situations which permits the LEA to delete one or more of the items required by AHERA. For example, records of previous sample collection and analysis may be used by the accredited inspector in lieu of AHERA bulk sampling.
<i>Exterior Areas</i>	Subdivision of areas of a building with one or more walls open to the outside, such as covered walkways or porticos.
<i>Form</i>	Any document the inspector uses to record information for the reinspection, or for inspection of previously unidentified materials. Two forms were developed for this reinspection guide: <i>Sample Reinspection Form 1.</i> Original AHERA Inspection Information Abstracted from the Management Plan. <i>Sample Reinspection Form 2.</i> Reinspection of ACBM: Findings and Management Planner Recommendations.
<i>Friable</i>	When referring to a school building, material that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Includes previously nonfriable material after it becomes damaged to the extent that, when dry, it may be crumbled, pulverized, or reduced to powder by hand pressure.
<i>Functional Space</i>	Under AHERA, a room, group of rooms, or homogeneous area designated by a person accredited to prepare Management Plans, design abatement projects, or conduct response actions.
<i>HEPA</i>	High Efficiency Particulate Air. A special type of filter used in equipment for removing asbestos fibers, e.g., vacuums, air filtration devices.
<i>Homogeneous Sampling Area</i>	In accordance with AHERA definitions, an area of surfacing material, TSI, or miscellaneous material that is uniform in color and texture.
<i>HVAC</i>	Heating, Ventilation and Air-Conditioning systems in a building.
<i>Identified Material</i>	Any AHERA-defined suspect material found during the original AHERA inspection that was also recorded in the Management Plan for the building.
<i>Local Education Agency (LEA)</i>	An educational agency at the local level that exists primarily to operate schools or to contract for educational services for elementary and secondary public and non-profit private schools. For non-profit private schools, this includes the building owner.

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<i>Management Plan</i>	A document that each Local Education Agency is required to prepare under AHERA regulations. It describes all activities planned and undertaken by a school to comply with AHERA regulations, such as building inspections to identify asbestos-containing materials, response actions, and operations and maintenance programs to minimize the risk of exposure to asbestos in school buildings.
<i>Material Category</i>	Broad classification of suspect materials into TSI, surfacing material, and miscellaneous material.
<i>Miscellaneous Material</i>	Interior building material on structural components, such as floor or ceiling tiles. Does not include TSI or surfacing material.
<i>NESHAP</i>	National Emission Standards for Hazardous Air Pollutants, EPA rules under the Clean Air Act.
<i>Nonfriable</i>	Material that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.
<i>Operations and Maintenance Program (O & M)</i>	Program of work practices to maintain friable ACBM in good condition, ensure cleanup of asbestos fibers previously released, and prevent future release by minimizing and controlling friable ACBM disturbance or damage.
<i>Original AHERA Inspection/Original Inspection</i>	Examination of school buildings arranged by Local Education Agency, pursuant to AHERA, to initially identify asbestos-containing materials, evaluate the condition of those materials, and take samples of materials suspected to contain asbestos. Inspections are performed by inspectors accredited by the EPA or by EPA-approved State accreditation programs.
<i>Periodic Surveillance</i>	A visual examination for any change in material condition of ACBM and assumed ACBM in a school building. AHERA requires a periodic surveillance at least once every 6 months.
<i>Previously Unidentified Material</i>	Any AHERA-defined suspect material present in a building at the time of the original AHERA inspection that is not reported in the Management Plan.
<i>Recorded Location</i>	An area in which a suspect material was present during the inspection, and which is indicated in the Management Plan as having the material present.



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<i>Reinspection</i>	The re-examination, by an accredited inspector, of a school building for which an original AHERA inspection was previously performed, including a re-evaluation and response action recommendations by an accredited Management Planner. Reinspection of school buildings containing ACBM is required by AHERA regulations at least once every 3 years.
<i>Removal</i>	Taking out or stripping ACBM from an area, a functional space, or a homogeneous area.
<i>Repair</i>	Procedures used to patch or cover damaged asbestos-containing materials, other than enclosure or re-encapsulation. Examples include covering the damage with plastic sheeting, duct tape, or plaster.
<i>Resilient Sheeting Flooring/Linoleum</i>	A type of floor covering which is preformed in long sheets. Generally, the sheets are unrolled and secured to the floor with an adhesive. These commonly have a vinyl-based upper surface. The backing may contain asbestos.
<i>Response Actions</i>	Methods, including removal, encapsulation, enclosure, repair, and operations and maintenance, that protect human health and the environment from friable ACBM.
<i>Room/Area</i>	A well-defined space within a building, generally a distinct room, but also a hall, crawlspace, or other distinct space. This term may refer to the entire homogeneous sampling area or to a functional space, but is generally a subset of these.
<i>School Building</i>	Any structure essential to the operation of a school and under the authority of the LEA, including classrooms, student housing, athletic facilities, administrative areas, garages, and maintenance areas. Several buildings may be present at one school.
<i>Surfacing Material</i>	Material sprayed or troweled onto structural members (beams, columns, or decking) for fire protection; or on ceilings or walls for fireproofing, acoustical or decorative purposes. Includes fireproofing, textured plaster, and other textured wall and ceiling surfaces.
<i>Suspect Material</i>	Building material suspected to contain asbestos because of past practices in its manufacture and use. Includes surfacing material, gypsum wallboard (also called sheetrock or drywall), floor tile, ceiling tile, thermal system insulation, and miscellaneous other materials. Suspect materials are classified as ACBM or non-ACBM by analyzing bulk samples to determine asbestos content.

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<i>Total Amount</i>	Estimated amount (in square or linear feet) of suspect material in a building(s) at the time of the original AHERA inspection.
<i>TSI</i>	<i>Thermal System Insulation.</i> Material in a school building applied to pipes, fittings, boilers, breeching, tanks, ducts or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.
<i>Underestimated Quantity</i>	The difference between the total amount of a suspect material found during the Evaluation Study and the amount of the same material recorded in the management plan, when the latter quantity is less than 80 percent of the former.
<i>Vibration Dampening Cloth (VDC)</i>	Cloth commonly found on ductwork where duct size changes, <i>Cloth</i> used to reduce noise.
<i>Wallboard</i>	Generic term for any wall surface installed as sheets, rather than applied wet. Includes gypsum wallboard (also called sheetrock or drywall), transite panels, etc.

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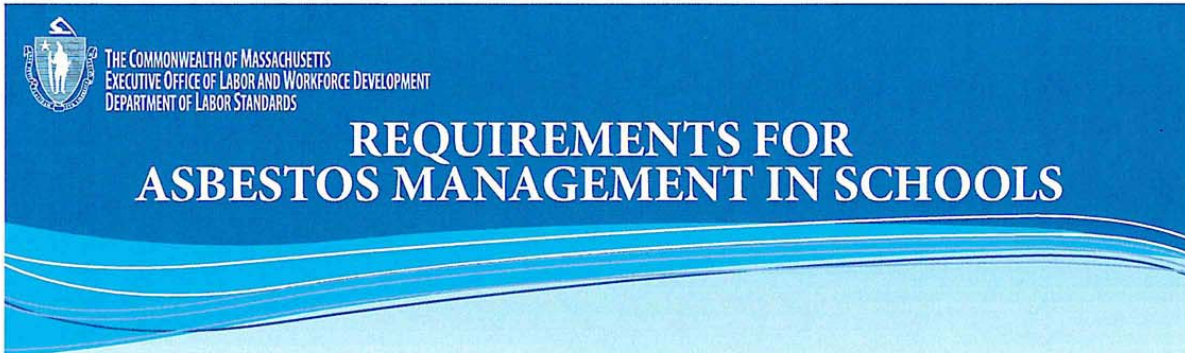
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Information on compliance with AHERA requirements for Superintendents of Schools, Headmasters, Directors, Asbestos Inspectors and Management Planners

The Massachusetts Department of Labor Standards (DLS), along with the U.S. Environmental Protection Agency (EPA), has developed this guidance to help Local Education Agencies (LEAs) achieve compliance with the Asbestos-Containing Materials in Schools regulation (40 CFR Part 763), also known as AHERA.

The AHERA regulations, in effect since 1986, require that public and not-for-profit non-public, elementary and secondary schools be inspected to determine the presence of asbestos-containing building materials (ACBM) and that asbestos management plans be developed as a result of those inspections. The responsibility for compliance with the AHERA regulations lies with the LEAs. DLS's role is to inspect LEA records to ensure their compliance with the regulation.

Designated Person

The LEA must designate a person (Designated Person) to ensure that the responsibilities of the LEA, as detailed in the regulations, are properly implemented.

- The LEA must verify that this individual has received proper training. The individual is not required to be a licensed asbestos consultant. The Designated Person must have a basic knowledge of the health effects of asbestos, the detection, identification and assessment of asbestos-containing material, options for controlling asbestos-containing material, asbestos management programs, and relevant federal and state regulations concerning asbestos. There is no specific training course for the designated person; however, the EPA has developed a "Designated Person's Self-Study Guide" that details the required specific background knowledge the designated person must have. You can find this guide at www.mass.gov/dols/ahera.
- The Asbestos Management Plan (AMP) for schools must include a true and correct statement signed by the Designated Person certifying that the general responsibilities of the LEA have been or will be met.
- In the event that the Designated Person leaves his or her position, the LEA must ensure that a new individual is identified and appropriately trained to serve as the Designated Person. The newly identified Designated Person must then sign the aforementioned statement of certification.

Reinspection

The LEA must retain the services of a certified asbestos inspector or management planner to conduct a reinspection every three years subsequent to implementation of a management plan.

- Triennial reinspections must include an inspection of all friable and nonfriable known or assumed ACBM in each building that is leased, owned, or otherwise used as a school building.

Written Notification Regarding Availability of the AMP

At least once each school year, the LEA must provide written notification to parent, teacher, and employee organizations regarding the availability of the AMP and any response actions taken or planned.

- This notice must be dated and a copy placed in the AMP.
- The AMP must describe the steps taken to notify parents, teachers and employee organizations. Acceptable methods of notification include placing a notice in the school handbook, mailing a letter to each household, or placing an ad in a local paper.

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Periodic Surveillance

After the AMP has been implemented, the LEA must conduct periodic surveillance in each building that it leases, owns, or otherwise uses as a school building at least once every six months.

The purpose of surveillance is to look at all known or suspect ACBM and note any changes in the material.

Periodic surveillance does not need to be conducted by a licensed consultant. It is often conducted by custodial or maintenance personnel.



Custodial & Maintenance Training and Short-Term Worker

All maintenance and custodial staff who may work in a building that contains ACBM must receive at least two hours of asbestos awareness training whether or not they are required to work with ACBM.

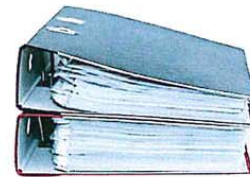
- Maintenance and custodial staff conducting any activities that will result in the disturbance to ACBM must receive an additional fourteen hours of training.
- The LEA must ensure that new custodial and maintenance employees are trained within sixty days after commencement of employment.
- The LEA must ensure that short-term workers who may come in contact with asbestos (e.g. utility repair workers) are informed of the location of ACBM.



Record-Keeping Requirement

The LEA must maintain records required by the regulations to be included in the AMP. This includes:

- A copy of prior inspection and/or reinspection reports;
- Documentation related to the training provided to custodial and maintenance employees;
- Periodic surveillance forms;
- Dated statements regarding operations and maintenance activities;
- A copy of the annual notice of the management plan availability
- A copy of all reports on response actions taken; and
- A copy of the updated management plan in each school.



Compliance/Enforcement

DLS is committed to providing assistance to LEAs to ensure compliance with regulatory requirements. While it is the goal of DLS to provide LEAs with assistance in achieving regulatory compliance voluntarily, **LEAs that fail to comply with existing regulatory requirements will be subject to enforcement action.**

Massachusetts Department of Labor Standards AHERA Contacts

Massachusetts Department of Labor Standards
West Newton, MA 02465
617-969-7177 ext. 332
www.mass.gov/dols/ahera

Massachusetts Department of Labor Standards
Springfield, MA 01103
413-781-2676 ext. 100
www.mass.gov/dols/ahera



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AHERA Designated Person Statement of Responsibilities:

Pursuant to Section 763.84 and Section 763.93 of the EPA Asbestos in Schools Regulation (40 CFR Part 763), each Management Plan must contain a true and correct statement, signed by the LEA designated person, that certifies that the general LEA responsibilities have been met. This form is provided to assist you in complying with this portion of AHERA regulations.

LEA Name: Belmont Public Schools
LEA Address: 644 Pleasant Street
Belmont, MA 02478

School: Belmont High School, Belmont, Massachusetts

Designated Person: _____ (Print Name)
Phone Number: _____

Assurances:

This AHERA Management Plan was developed and has been submitted pursuant to the Asbestos Hazard Emergency Response Act of 1986, Public Law 99-519; and the United States Environmental Protection Agency Rule: Asbestos-Containing Materials in Schools, 40 CFR Part 763; and the undersigned does hereby certify that the LEA has and will ensure the following:

- ✓ The activities of any persons, who perform inspections, reinspections, and periodic surveillance, develop and update Management Plans, and develop and implement response actions, including operations and maintenance, are carried out in accordance with Part 763.
- ✓ All custodial and maintenance employees are properly trained as required in Part 763 and all other applicable Federal and/or State regulations (e.g., the Occupational Safety and Health Administration Asbestos Standard for Construction, the EPA Worker Protection Rule, or applicable State regulations).
- ✓ All short-term workers (e.g., telephone repair workers, utility workers, or exterminators) who may come in contact with asbestos in a school are provided information regarding the locations of ACM and suspected ACM assumed to be ACM.
- ✓ All warning labels are posted in accordance with Section 763.95.
- ✓ All Management Plans are available for inspection and notification of such availability has been provided as specified in the Management Plan under Section 763.93(g).
- ✓ The undersigned person designated by the LEA pursuant to Section 763.84(g)(1) has received adequate training as stipulated in Section 763.84(g)(2).
- ✓ The LEA has and will consider whether any conflict of interest may arise from the interrelationship among accredited personnel and whether that should influence the selection of accredited personnel to perform activities under Part 763.

Signed: _____ Date: _____



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Inspector and Management Planner Certifications



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Commonwealth of Massachusetts
Department of Labor Standards

Heather E. Rowe, Director
Asbestos Inspector



KENNETH F. ROBERTS

Eff. Date 01/30/14

Exp. Date 01/30/15

A1000317

Member of C.O.N.E.S.

NBR

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NB-RENEW



INSTITUTE FOR ENVIRONMENTAL EDUCATION

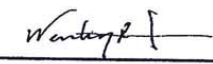
This is to certify that
Kenneth Roberts

*has completed the requisite training, and has passed an examination for
reaccreditation as:*
Asbestos Inspector Refresher
pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location
Institute for Environmental Education, Inc.
16 Upton Drive Wilmington, MA 01887

January 14, 2014
Course Dates
14-8952-106-242493
Certificate Number

January 14, 2014
Examination Date
January 14, 2015
Expiration Date


Training Director

16 Upton Drive, Wilmington, MA 01887 Telephone 978.658.5272 www.ietreins.com

INSTITUTE FOR ENVIRONMENTAL EDUCATION

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Commonwealth of Massachusetts
 Department of Labor Standards
 Heather E. Rowe, Director
 Asbestos Management Planner



JENNIFER L. ARCHACKI

Eff. Date 05/28/14

Exp. Date 05/27/15

AP033118

Member of C.G.N.E.S.

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HV - RENEW



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G. SUSTAINABILITY CHARRETTE

BELMONT HIGH SCHOOL SUSTAINABILITY 1.0

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Nitech Engineering

WARNER LARSON
LANDSCAPE ARCHITECTS

BALA

DEC 07, 2017

AGENDA

1. How Do We Define and Measure Sustainability?

TRIPLE BOTTOM LINE

MSBA / 3rd PARTY RATING SYSTEMS

RESPONSIBLE RESOURCE USE

MATERIAL HEALTH

SITE DESIGN

RESILIENCY

2. How Do We Make Decisions?

3. How are Schools Achieving Deep Green?

Kathleen Grimm School

Martin Luther King, Jr School

Princeton University, Frick Chemistry Lab Landscape

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EXPANDING OUR DEFINITION



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Educational Community

- Cultivating a shared sense of community
- Improves conservation awareness
- Potential for curriculum integration

Environmental Stewardship

- Responsible Resource Use (water + energy)
- CO2 Emissions
- Material Health
- Site Ecology
- Resiliency

Flexibility and Reliability

- Resiliency
- Layout and Load Adaptability
- Ease of Maintenance
- Proven technology vs innovation?

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G. SUSTAINABILITY CHARRETTE

3rd Party Rating Systems

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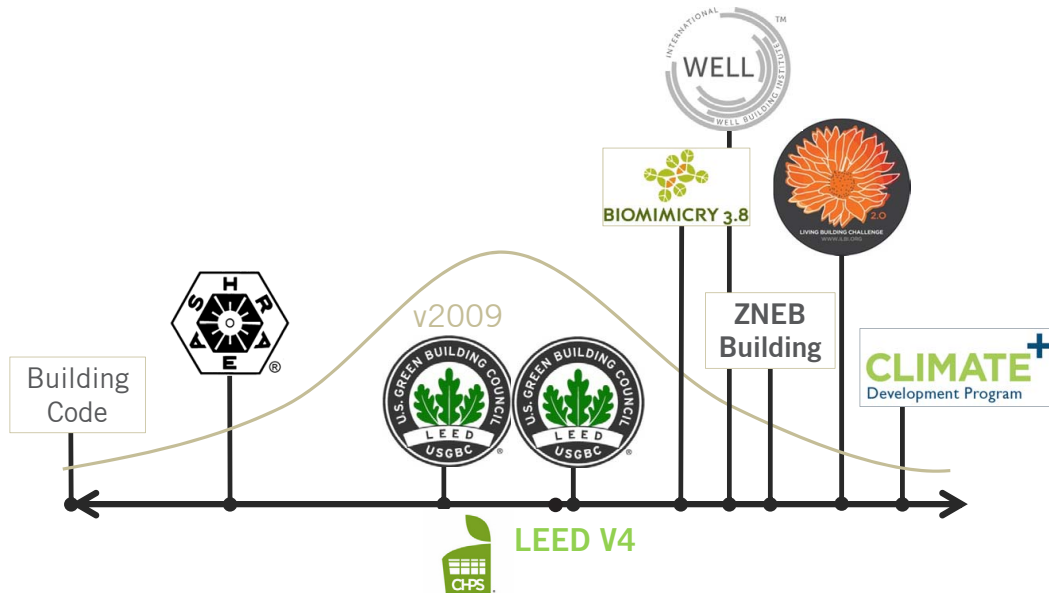
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3RD PARTY CERTIFICATION



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G. SUSTAINABILITY CHARRETTE

LEED-S v4



Minimum Requirement
Certified Level (40 points)
 10% energy savings
 (3 OEP points)

Additional 2% Reimbursement
 20% energy savings from
 MA base energy code
 (8 OEP points)

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DEC 07, 2017

Responsible Resource Use

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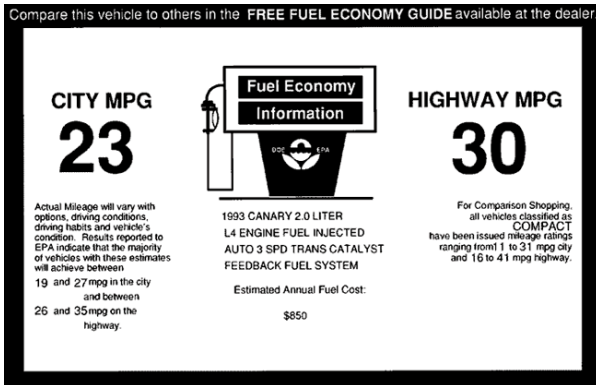
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STATEMENT OF INTEREST MSBA BOARD ACTION LETTER DESIGN ENROLLMENT CERTIFICATION PROPERTY DEED PHASE I SITE ASSESSMENT AHERA 3 YEAR RE-INSPECTION REPORT SUSTAINABILITY CHARRETTE AGENDA AND MEETING MINUTES A B C D E F G H

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G. SUSTAINABILITY CHARRETTE

RESPONSIBLE RESOURCE USE



EUI (Energy Use Intensity)

kBTU / square foot of building area p/year

Building equivalent of "miles per/gallon"

Measurement informs life cycle costing

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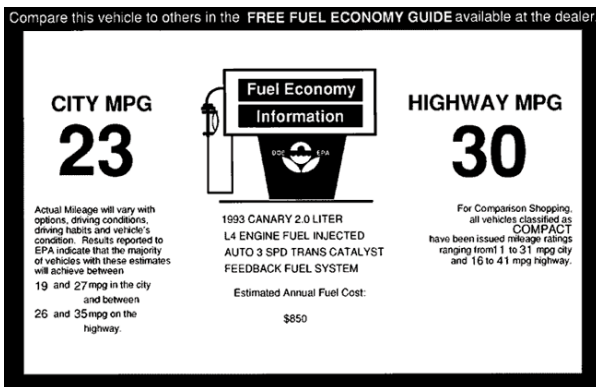
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RESPONSIBLE RESOURCE USE



WUI (Water Use Intensity)

Gallons / square foot of building area p/year

Includes site use

Requires campus wide strategy

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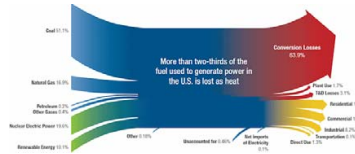
G. SUSTAINABILITY CHARRETTE

RESPONSIBLE RESOURCE USE

Energy at the Site:



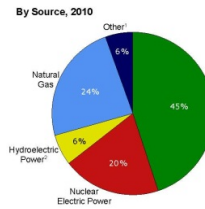
Energy at the Source:



Energy by Cost:



Energy Emissions:



NREL Definitions: Accounting For Energy

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RESPONSIBLE RESOURCE USE

NZEB:A	Renewable energy harvested within the building footprint
NZEB:B	Renewable energy harvested within the building footprint and on the site
NZEB:C	Renewable energy harvested within the building footprint, on site or by renewable sources imported to the site
NZEB:D	Renewable energy harvested within building footprint and/or on site and supplemented by purchased renewable energy certificates

Net-Zero Energy Buildings: A Classification System Based on Renewable Energy Supply Options, NREL, June 2010

How Do We Define a Net Zero Energy Project

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RESPONSIBLE RESOURCE USE

Business as Usual



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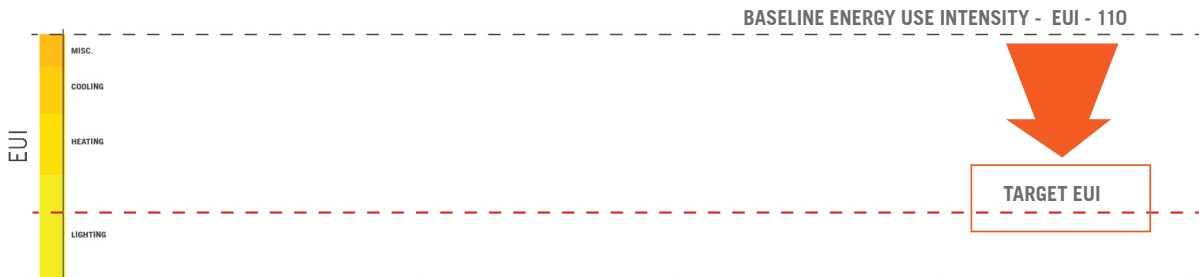
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RESPONSIBLE RESOURCE USE

Defining an Energy Budget



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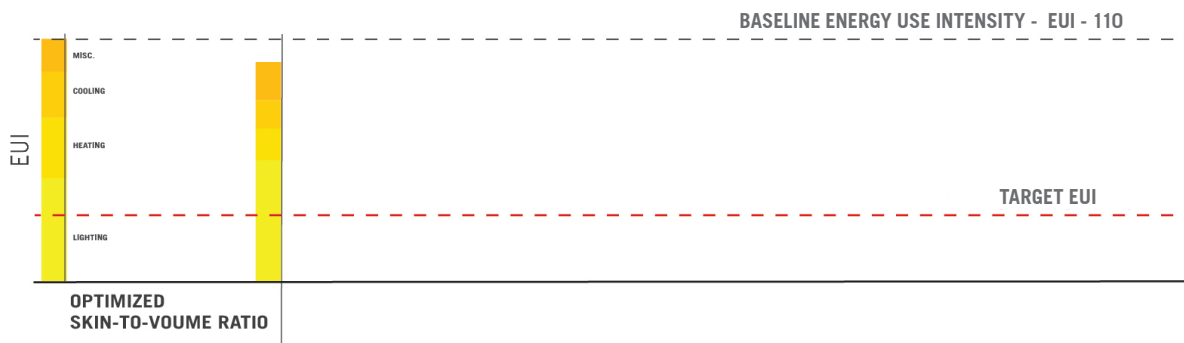
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RESPONSIBLE RESOURCE USE

What if we find the ideal orientation for building performance?



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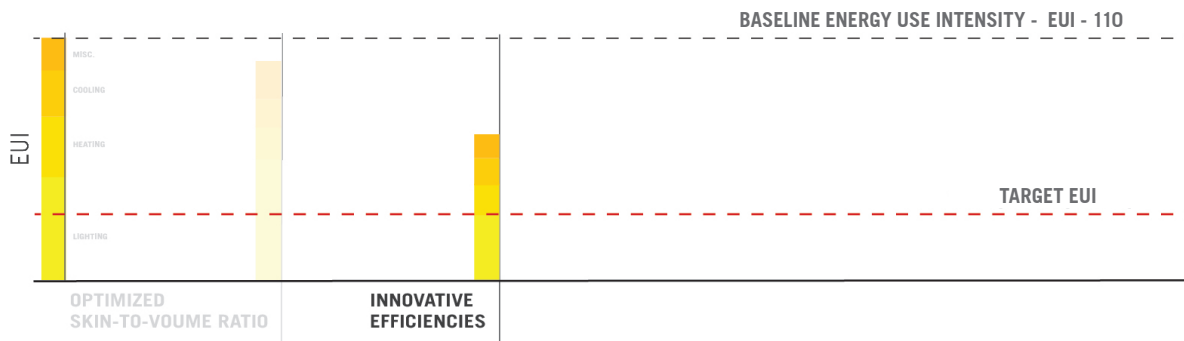
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RESPONSIBLE RESOURCE USE

What if we specify the most efficient systems?



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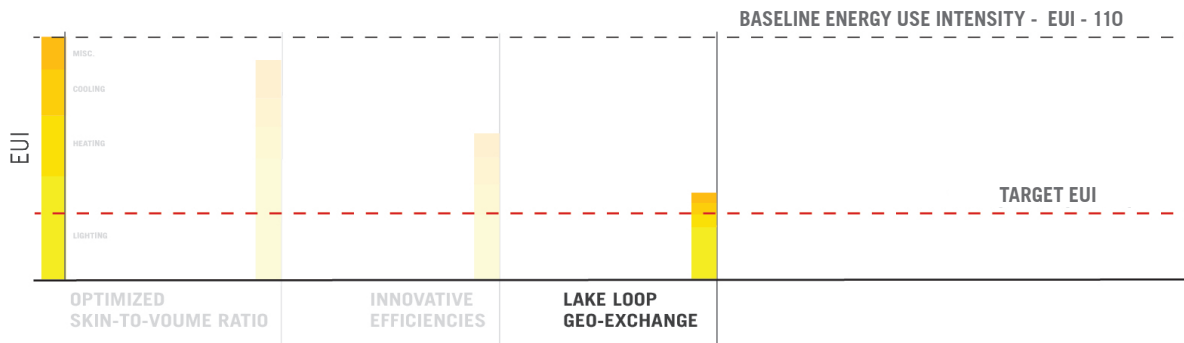
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RESPONSIBLE RESOURCE USE

What if we explore innovative ways to use the site?



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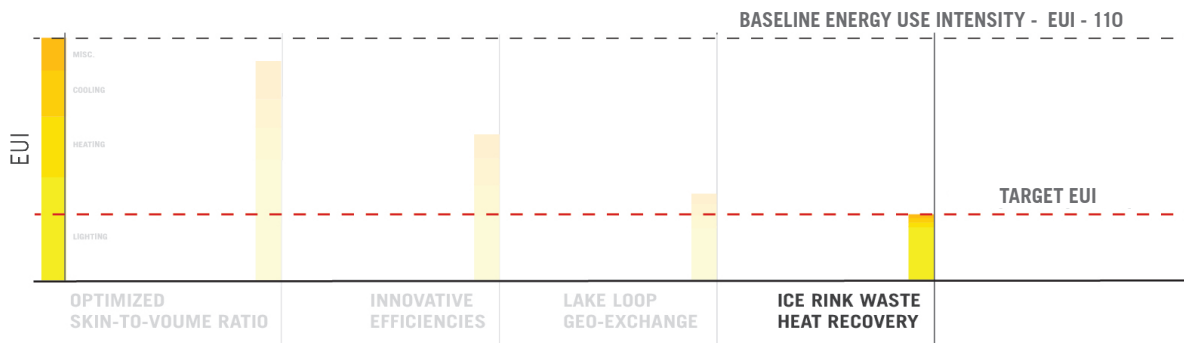
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RESPONSIBLE RESOURCE USE

What if we take a campus approach to energy?



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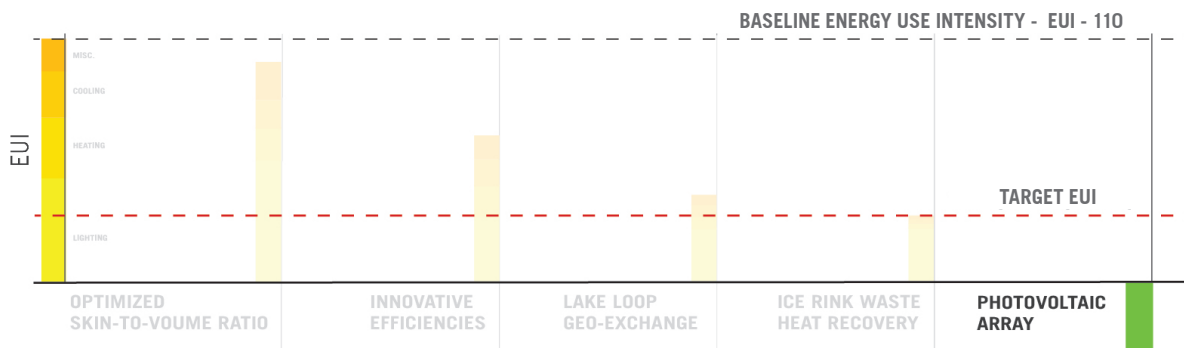
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RESPONSIBLE RESOURCE USE

What if we invest in on-site energy generation?



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Site Design

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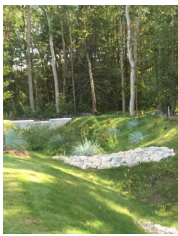
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G. SUSTAINABILITY CHARRETTE

SITE DESIGN

What if the site design utilizes green infrastructure?

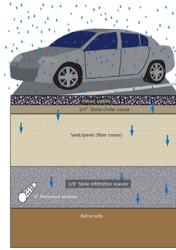
Bioretention



Stormwater Planters



Permeable Paving



Rainwater Harvesting



Green Roofs



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SITE DESIGN

June Jordan School of Equity, San Francisco

What if the site performs as an educational *and* habitat rich environment?



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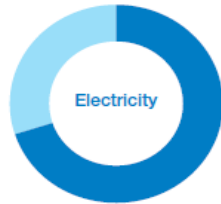
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MATERIAL HEALTH

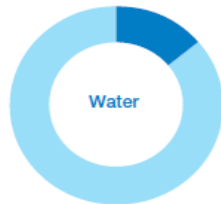
Percent of Total U.S. Electricity Used By Buildings



Close to 70 percent of electricity consumption

We know the impacts of buildings on our resources and the environment

Percent of Total U.S. Potable Water Used By Buildings



14 percent of potable water consumption

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MATERIAL HEALTH



We know the impacts of buildings on our resources and the environment

...but what is the impact of the built environment on our health?

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MATERIAL HEALTH



US CHEMICALS POLICY

Toxic Substances Control Act (TSCA)

- **84,000** chemicals registered in the United States
- **62,000** were grandfathered in when the law was enacted
- About **700** are introduced per year
- **650** are monitored through the EPA Toxic Release Inventory (TRI)
- Only **200** have been tested for threats to human health and safety
- Of these 200, **5** were partially regulated
- Only **1** chemical has been banned: **PCBs**

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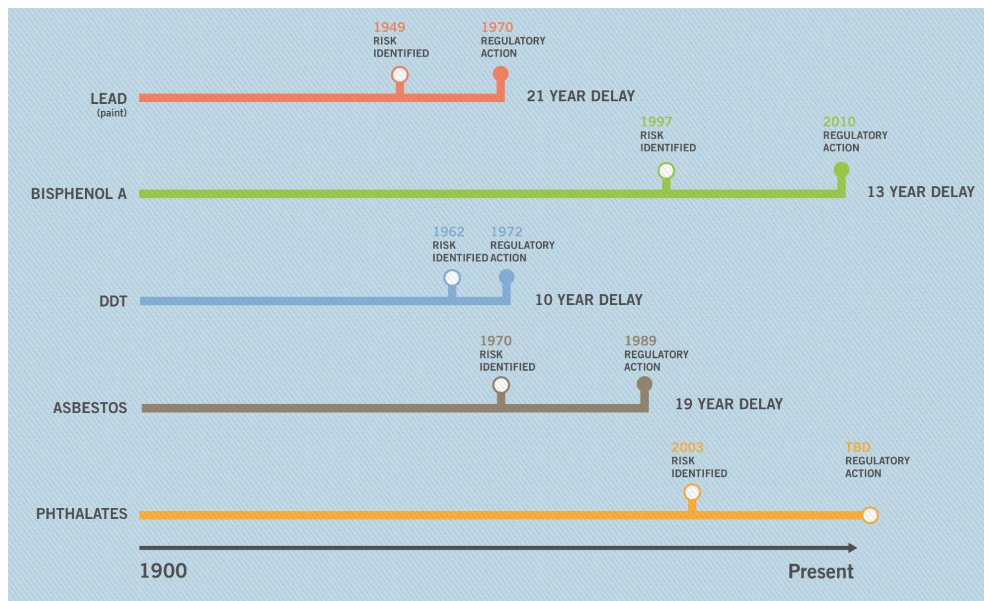
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MATERIAL HEALTH



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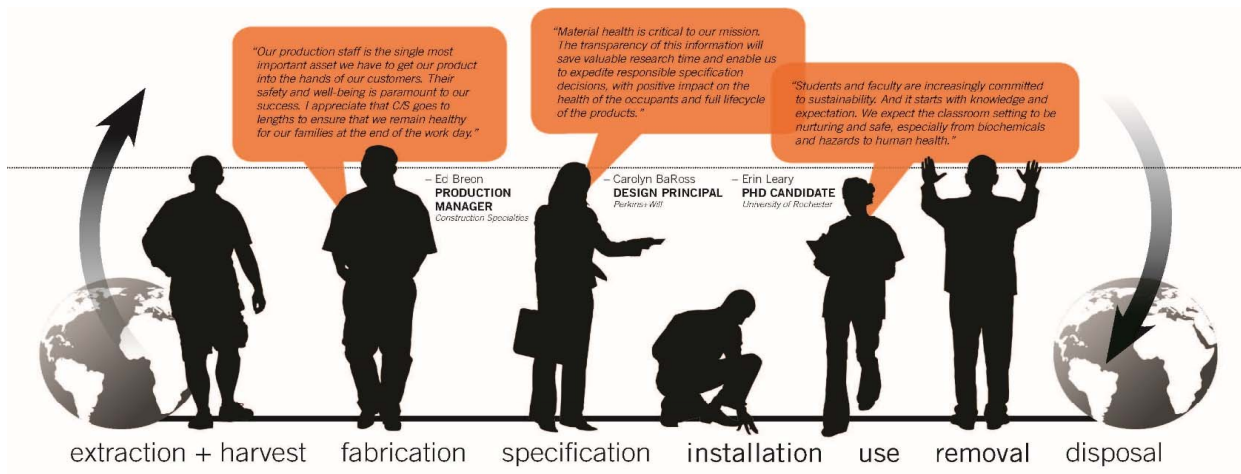
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MATERIAL HEALTH

What if we choose materials that consider a wider Belmont HS community?



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MATERIAL HEALTH

Precautionary List ⓘ

Browse substances of concern by project type, product type, CSI specifications, and hazards

SEARCH SUBSTANCES PROJECT AREA + MASTERFORMAT + PRODUCTS + HEALTH HAZARDS + ENVIRONMENTAL HAZARDS +

Antimicrobials - marketed with a health claim CASRN: Multiple*	Bisphenol A (BPA) CASRN: 80-05-7
Chloroprene CASRN: 126-99-8, 184963-09-5	Formaldehyde CASRN: 50-00-0
Urea-Formaldehyde CASRN: 9011-05-6 Formaldehyde	Flame Retardants CASRN: Multiple*
Antimony Trioxide CASRN: 1309-64-4 Flame Retardants	Decabromodiphenyl Ether (DecaBDE) CASRN: 1163-19-3 Flame Retardants

context

Perkins + Will Precautionary List
transparency.perkinswill.com

Green Science Policy Institute
greensciencepolicy.org
saferinsulation.org

6 Classes of Harmful Chemicals
SixClasses.org

Cradle to Cradle Products Innovation Institute
c2ccertified.org

Level / furniture certification program (BIFMA)
levelcertified.org

UL Lens

Fabric certification program (ACT)
contracttextiles.org

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G. SUSTAINABILITY CHARRETTE



Resiliency

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RESILIENCY

Strengthen facility resistance to weather events and resource depletion

Improve safety and stability during security incidents

Maintain continuity of school business and community activities during chronic and acute events

Manage risk premiums associated with operations, insurance and financing



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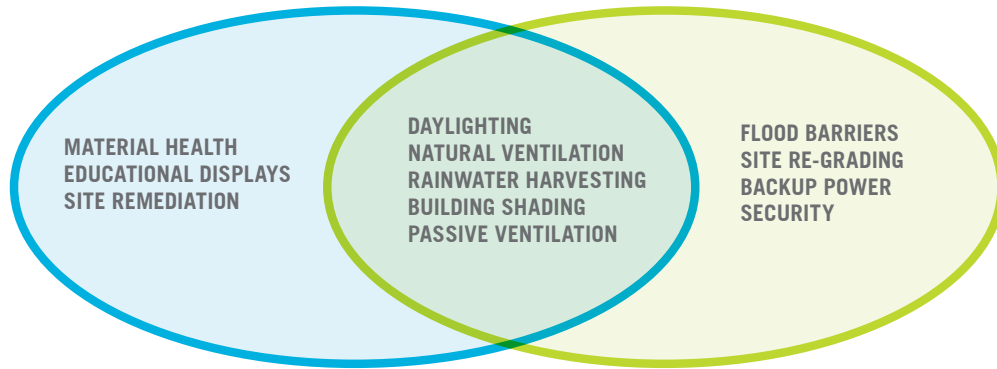
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RESILIENCY

SUSTAINABILITY

RESILIENCY



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How Do We Make Decisions?

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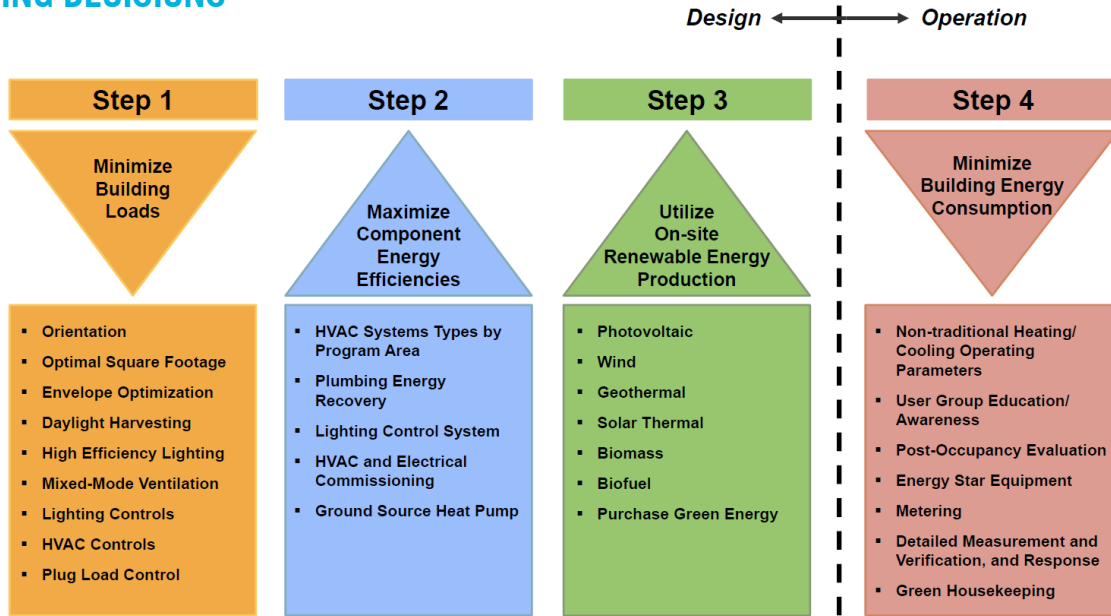
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G. SUSTAINABILITY CHARRETTE

MAKING DECISIONS



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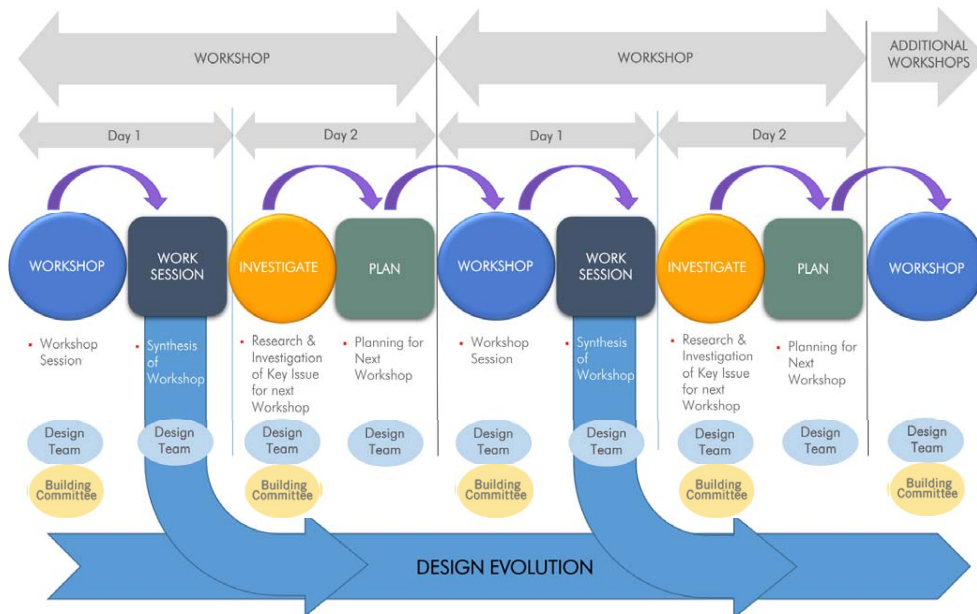
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MAKING DECISIONS



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G. SUSTAINABILITY CHARRETTE

MAKING DECISIONS

BELMONT HIGH SCHOOL ENERGY REDUCTION STRATEGIES							
Strategy Description	upfront cost	% of project budget	annual \$ savings	payback (years)	kBtu/SF/yr savings	cost-effectiveness	comments
PROPOSED STRATEGIES							
Ground Source Heat Pump	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	
High Performance 2-Pipe Fan Coil	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	
Partial Cooling	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	
Improved Wall & Roof Insulation	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	As-built averages: R-29 walls and R-49 roof; compared with industry standard R-19 wall and R-7 Roof
Improved Glazing	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	0.22 U-Factor, 0.44 SC
External Shading	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	brise-soleil provides heat gain mitigation and improves user comfort without compromising daylight and views
Temperature Set Points (82° F / 68° F)	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	0.22 U-Factor, 0.44 SC
Point of Use Hot Water	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	
Plug Load Control	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	School policy to provide "smart power strips" for offices and classrooms
Solar Hot Water System	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	
Expanding Day Lighting Sensor Controls	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	
Exterior Lighting Controls	\$0.00	0.00%	\$0.00	#DIV/0!	0.00	#DIV/0!	
Comprehensive Accepted Building Strategies	\$ -	0.00%	\$ -	#DIV/0!			Strategies are dependent on one another and may provide different results for different project types, locations, and strategy combinations

Payback Tracking

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Case Studies

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G. SUSTAINABILITY CHARRETTE

CASE STUDY- KATHLEEN GRIMM SCHOOL

ABOUT THIS PROJECT

Pre-K – 5th Grade Net Zero Energy School

66,000 SF, 2-Stories, 440 Students

- Integrated Metering and Dashboard System
- User & Occupant Engagement
- Geothermal Heating & Cooling System
- Daylight Harvesting
- Low-Flow Plumbing Fixtures
- Solar Thermal Hot Water
- Student Vegetable Garden/Greenhouse

Net Zero Energy Primary School

Kathleen Grimm School for Leadership and Sustainability (Staten Island, NY)



Image Credit: Stark Video, Inc.

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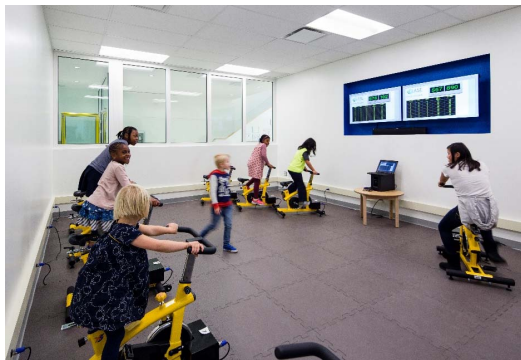
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CASE STUDY- KATHLEEN GRIMM SCHOOL

Kathleen Grimm School: Energy at Play



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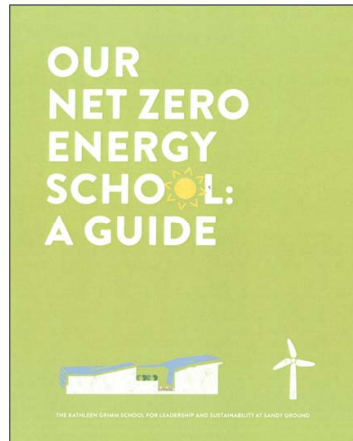
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CASE STUDY- KATHLEEN GRIMM SCHOOL

Kathleen Grimm School: Education & Feedback



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CASE STUDY- KATHLEEN GRIMM SCHOOL

Kathleen Grimm School: Teaching Tool



- Four themed teaching nodes (Sun, Wind, Earth & Water)
- Real-time access to energy performance through school network

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G. SUSTAINABILITY CHARRETTE

CASE STUDY- MARTIN LUTHER KING, JR SCHOOL

ABOUT THIS PROJECT

Pre-K – 8th Grade
Community School

NZE Goal in support of
Cambridge Carbon
Neutral Initiative

170,000 SF, 4-Stories,
700 Students

- Hybrid Geothermal Heating & Cooling
- LED Lighting w/ Daylight Harvesting
- Storm Water Harvesting
- Student Garden

Supporting Community Carbon Neutral Initiative

Martin Luther King, Jr. School (Cambridge, MA)



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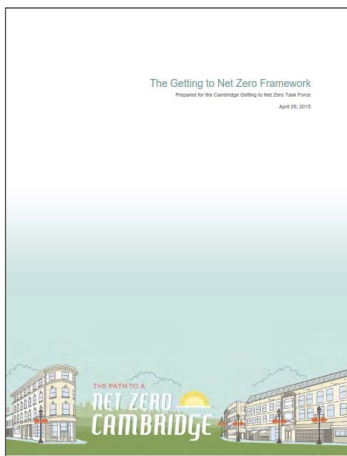
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CASE STUDIES- MARTIN LUTHER KING, JR SCHOOL

MLK, Jr. School: Community Goal



Become a Zero Emissions Community

The Task Force defines net zero with respect to the city as a whole as:
A community of buildings for which, on an annual basis, all greenhouse gas emissions produced through building operations are offset by carbon-free energy production. Achieving the net zero objective relies on a combination of energy efficiency improvements, renewable energy production and, where necessary, purchase of carbon offsets or, potentially, credits (that meet specific criteria).

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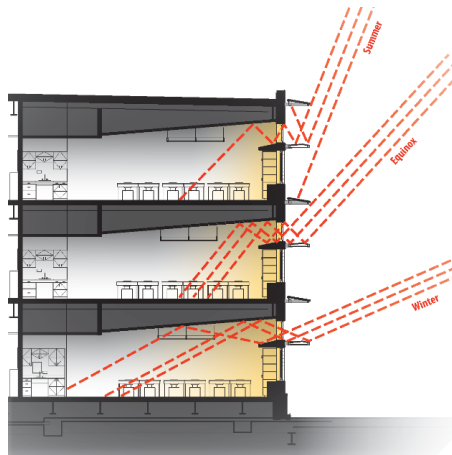
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CASE STUDIES- MARTIN LUTHER KING, JR SCHOOL

MLK, Jr. School: Optimizing Daylight



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CASE STUDIES- MARTIN LUTHER KING, JR SCHOOL

MLK, Jr. School: Connect to Nature



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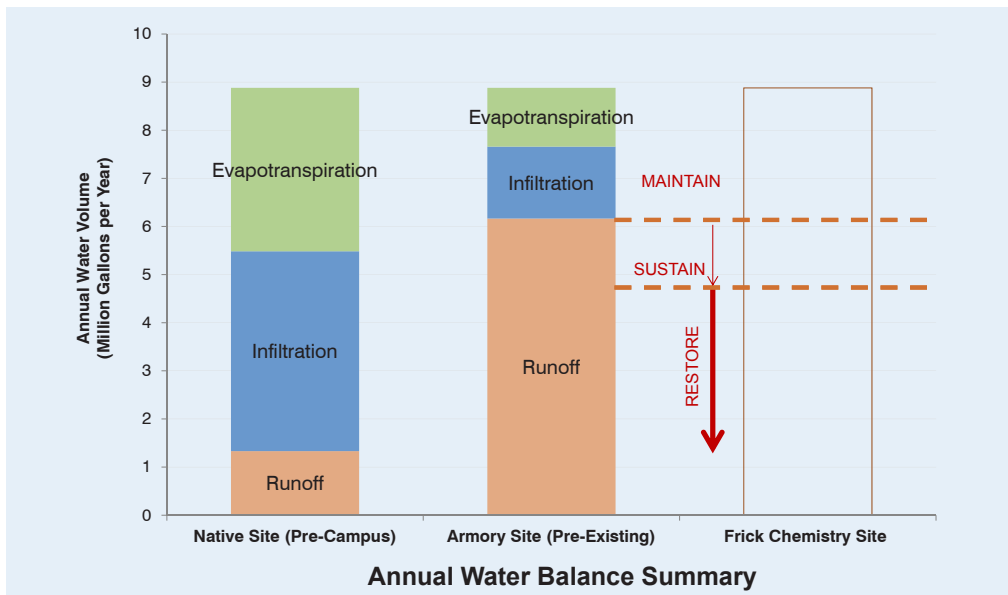
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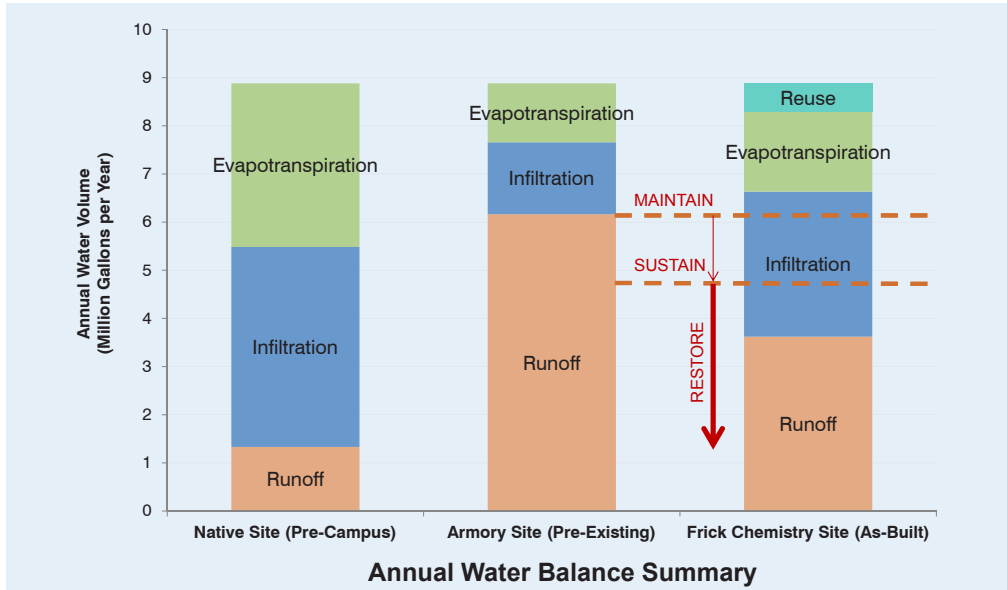
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RainUSE®: Rainfall ReUSE Simulation v2.0
New Project

Project Information:
Location: Boston, Massachusetts Client: Confidential
Project Number: 1234 Date: 03/08/2011
Notes: Cistern used for seasonal irrigation and year-round toilet flushing

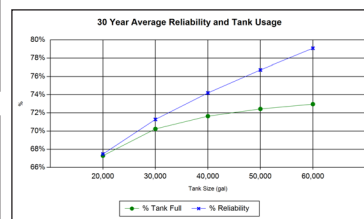
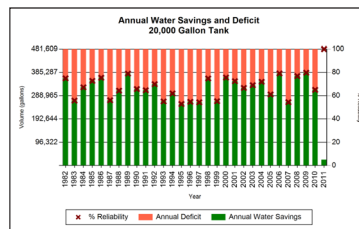
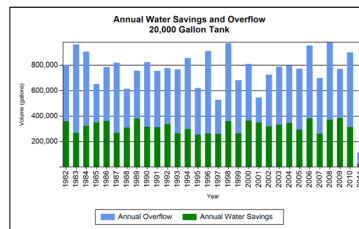
Inputs and Assumptions:
Rain Gauge: BOSTON LOGAN INTL Area (AC): 0.732
Rain Years: 1982 - 2011 Runoff Coeff.: 0.95
Avg Annual Precip (in): 40.34 Abstraction: 0.02

Demand (gal/day)				Greywater (gal/day)			
Jan	617	Jul	3,404	Jan	0	Jul	0
Feb	617	Aug	3,404	Feb	0	Aug	0
Mar	617	Sep	617	Mar	0	Sep	0
Apr	617	Oct	617	Apr	0	Oct	0
May	617	Nov	617	May	0	Nov	0
Jun	3,404	Dec	617	Jun	0	Dec	0

Total Annual Demand: 481,609 gallons
Total Annual Greywater: 0 gallons

Tank Size (gal)	Average Annual Water Savings (gal)	Average Annual Overflow (gal)	Average Annual Deficit (gal)	Average Annual % Reliability	Average Annual % Full
20,000	309,788	451,946	156,713	67%	67%
30,000	328,140	433,594	138,361	71%	70%
40,000	342,170	419,564	124,331	74%	72%
50,000	354,324	407,410	112,177	77%	72%
60,000	365,692	396,043	100,810	79%	73%

RainUSE®: Rainfall ReUSE Simulation v2.0 Copyright 2010 Nitech Engineering (unpublished)



Software-Based Service

PERKINS+WILL

AKF | i:p

Nitech Engineering

WARNER LARSON
LANDSCAPE ARCHITECTS

BALA

DEC 07, 2017

G. SUSTAINABILITY CHARRETTE

PRINCETON UNIVERSITY, FRICK CHEMISTRY LAB



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BALA

DEC 07, 2017

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G. SUSTAINABILITY CHARRETTE

PRINCETON UNIVERSITY, FRICK CHEMISTRY LAB



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Nitech Engineering

WARNER LARSON
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BALA

DEC 07, 2017

SUSTAINABILITY CHARRETTE	2014 HUB TESTING LAB AHERA REPORT	PHASE I SITE ASSESSMENT	PROPERTY DEED	DESIGN ENROLLMENT CERTIFICATION	MSBA BOARD ACTION LETTER	STATEMENT OF INTEREST
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H. AGENDA AND MEETING MINUTES / School Building Committee

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Wednesday, December 8, 2016
Homer Building Gallery
7:30 AM

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BELMONT, MA

2017 JAN 31 AM 9:31

Meeting #10 – Revised minutes to add attachments

Committee Members Attending:

Chair Lovallo; Members: Sami Baghdady, David Kale, John Phelan, Tom Caputo, Gerry Boyle, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Diane Miller, Chris Messer, and Jamie Shea (arrived at 8:20 a.m.)

Members Absent: Joe DeStefano, Joel Mooney, Phil Ruggiero

I. Call to Order

The meeting was called to order at 7:35 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 10/27/16.
The motion passed unanimously.

III. Town Clerk Notice

Chair Lovallo informed the committee that the Town Clerk's Office has sent information about the revised public records law. There is a meeting on Wednesday evening, December 14, during which Town Counsel will review the changes. Chair Lovallo stated that he will try to attend this meeting. Mr. McLaughlin offered that the changes involve penalties concerning response times. Mr. Kale reminded committee members to be mindful of email communications.

II. Minutes of Previous Meetings (*resumed*)

Mr. McLaughlin moved: To approve the Minutes of 11/1/16.
The motion passed unanimously, by those present at the meeting.

IV. Treasurer's Report

Ms. Marshall noted that there is nothing to report at this time. She will, however, be attending a meeting concerning the ProPay system. She will receive training on this system and will report back at the next meeting.

V. Educational Program

Mr. Phelan explained that the services of Mr. Frank Locker, an education consultant, have been engaged. There is a planning meeting on Monday, December 19. Staff and administration have been invited to this planning meeting. Public outreach sessions will occur after the first of the year. The three configuration options (7-12, 8-12, 9-12) will be explained and ways to disseminate information concerning these three options will be explored.

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Chair Lovallo noted that Module 3 concerns the feasibility study as well as the educational plan.

VI. Feasibility Study Agreement

Chair Lovallo noted that on November 9 the MSBA met to review the eight districts that are slated to begin the feasibility study phase; Belmont is among the eight. Belmont was able to apprise the MSBA of its work thus far, and Belmont was given the OK to continue with the Feasibility Study phase. Chair Lovallo noted that there is documentation (see Exhibit C) on the reimbursable rate for eligible costs, which is 36.89%. He touched on the Reimbursement Rate Calculation for the feasibility phase. Mr. Kale noted that only *eligible* costs are reimbursable, not all of the dollars spent on the project.

VII. Module 2: OPM Procurement

Chair Lovallo noted that the MSBA offered a Module 2 Overview at the November 9 meeting. More information is on the website, although not all the information there is relevant to Belmont.

Chair Lovallo noted that Mr. Boyle is certified in the Massachusetts Certified Public Purchasing Official (MCPPO) program. He reviewed the procurement process, which will begin with an advertisement (which is written by the MSBA). The OPM contract is written and should be reviewed by Town Counsel. The contract is being adjusted by the MSBA.

Chair Lovallo explained the advantages and disadvantages of selecting a contractor either with the design-bid-build method referred to by MGL Chapter 149 or the CM-at risk method (CM = Construction Manager) referred to by MGL Chapter 149A. CM-at-risk can be a more costly option, but the process moves along in a more collaborative matter, typically starting at the Design Development Phase of the project. At this point, both options will be kept open.

Chair Lovallo then explained the process required by MSBA to include estimated total project costs in the RFS. The MSBA understands that the Districts do not have reliable information from which to obtain complete and accurate estimates. Therefore they directed the districts to use their web site to review historical data for prior district projects of similar scale and complexity to develop project cost estimates. The MSBA has historical data on its web site, which was used (by Chair Lovallo) to develop, a spreadsheet entitled: "*Evaluation of Historical Project Costs from MSBA.*" (This spreadsheet was distributed). Chair Lovallo reviewed this spreadsheet, noting the types of the costs that are included for the 14 districts listed, e.g., construction costs, square footage, budget per enrollment, etc.

Chair Lovallo reviewed what the spreadsheet suggests, project budget-wise, for Belmont, depending on the configuration option (7-12, 8-12, 9-12). He noted that the amounts shown are not the cost of the project, but rather a comparative summary of prior project costs for those 14 districts.

Mr. Kale agreed that currently there are too many variables on the table to have an accurate cost number. There are many fluid factors involved and the committee should be cognizant of the fact that many variables are unknown at this point. This exercise is being undertaken at this point as a result of the OPM RFS (Request for Services).

Mr. Boyle added that construction costs are trending upward, but that this too could change. He agreed that these are not locked-in numbers. Chair Lovallo noted that this number includes the eligible costs, which will be subsidized by the state.

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VIII. OPM Subcommittee Confirmation

Chair Lovallo then reviewed the OPM selection process. It is a long process, he said, which begins with the creation of an OPM selection subcommittee. He provided a brief overview of the process. He then suggested that a subcommittee be established but suggested that BHSBC members attend as many subcommittee meetings as possible. In answer to a question raised by Selectman Baghdady, Chair Lovallo stated that the subcommittee would make recommendations to the full committee and that the full committee would vote on those recommendations. Also, the school configuration will not be known when the RFP goes out.

Chair Lovallo then suggested that a potential OPM selection subcommittee include the following: BHSBC members McLaughlin, Bruschi, and Mooney, as well as Ms. Marshall, Mr. Boyle, and himself.

Mr. Kale moved: That the above named members form the six-member OPM selection subcommittee. The motion passed unanimously.

The OPM selection subcommittee will meet at 7:30 a.m. on Tuesday, December 13 and again on Wednesday, December 14, in Conference Room 4 at Town Hall.

OPM fees as well as the RFS (Request for Services) process were then briefly discussed.

IX. Community Outreach Updates

Chair Lovallo explained the concept of a “*community involved design*”. The community will be involved in the project design and therefore consistent, clear, community outreach will be required.

He then discussed the rise in costs for high school projects across the state; he referenced a recent Boston Globe article on this topic.

X. Public Relations (PR) Update

[The PR working group includes BHSBC members Shea, Messer, and Caputo.]

Ms. Shea noted that she and Mr. Caputo met with a set of advocacy members from the community (Ellen Schreiber, Heidi Sawyer, and Christine Dunn) to hear their thoughts. There are many talented people who may be able to assist in PR efforts. It makes sense, she said, to start in January with an educational campaign. Clearly this is a district-wide initiative as it addresses the enrollment across the district.

Ms. Shea added she is familiar with a web designer (a Belmont resident) who worked on the FBE website and who would be willing to create (for a fee) a website for the BHSBC that is accessible, user-friendly, and informative. Website (and all other) messaging will need to be carefully framed for the public. A communications calendar needs to be created as well.

Chair Lovallo added that, while there is incredible community talent, professional PR resources may be utilized as well.

Mr. Messer noted that it is concerning to have the big project numbers floating out there without full details. It may be incumbent upon the committee to have professional help in crafting the message. Mr. Caputo agreed that paid resources may need to be involved.

Chair Lovallo suggested that a working group meet to develop a proposal on outreach and the level of professional PR help that may be needed. Clearly, the BHSBC web pages need to be made more current with

H. AGENDA AND MEETING MINUTES / School Building Committee

more effective and clear messaging.

Mr. Kale noted that a one-page information sheet was created and is being edited. He suggested that whoever ends up doing the work of creating the website might want to coordinate with the town's employees involved in maintaining web pages. The town employees will be able to provide continuity to the process.

XI. Next Meeting(s)

The next BHSBC meeting is scheduled for Thursday, December 15 at 8:00 a.m. to review and approve the RFS to send to the MSBA.

(The OPM subcommittee will meet on Tuesday, 12/13 and again on Wednesday, 12/14; both meetings at 7:30 a.m.)

Chair Lovallo informed the committee that future BHSBC meetings will likely be held on the first Thursday of the month at 7:30 a.m.: January 5, February 2, March 2, and April 6.

XII. New Business/Other

Mr. Boyle confirmed that the main agenda item for the 12/15/16 meeting is the evaluation criteria for the OPM.

XIII. Related Meeting Documents

1. Town Clerk notice for training for updated Public Records Law
2. Feasibility Study Agreement Exhibit C – Belmont High base reimbursement rate
3. Evaluation of Historical Project Costs from MSBA
4. Owners Project Manager draft selection summary

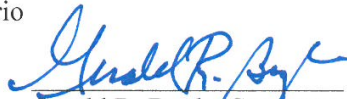
XIV. Adjournment

The meeting was adjourned at 8:58 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Gerald R. Boyle, Secretary

12/22/16
Date

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The revised public records law, which will take effect on January 1, 2017, imposes strict new rules on cities, towns and state agencies governing timelines to respond to requests for records, how much can be charged to cover costs, and what penalties can be imposed on state and local government agencies.

Kevin Batt from Town Counsel, Anderson & Kreiger, will provide training on the newly revised Public Records Law for Chairs, Officers and Members of Belmont's Committees, Boards and Commissions.

Date: Wednesday, December 14th

Time: 7:00 pm

Place: Board of Selectmen Meeting Room, Town Hall

No RSVP is required. Questions about attendance can be directed to the Town Administrator's office at selectmen@belmont-ma.gov or to 617-993-2610

Ellen O'Brien Cushman
Town Clerk
455 Concord Avenue
Belmont, MA 02478
phone: 617-993-2604
email: ecushman@belmont-ma.gov

Exhibit C

Calendar Year 2016

Belmont

Belmont High School - 201500260505

<u>MSBA Reimbursement Rate Calculation</u>	
Base Points	31.00
Income Factor	-
Property Wealth Factor	5.89
Poverty Factor	-
<i>Subtotal: Reimbursement Rate Before Incentives</i>	36.89
<u>Incentive Points</u>	
Maintenance (0-2)	-
CM @ Risk (0-1)	-
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	-
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0 or 2)	-
Total Incentive Points	-
MSBA Reimbursement Rate	36.89

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BELMONT HIGH SCHOOL

Evaluation of Historical Project Costs from MSBA

December 8, 2016

No	Town	Const Type	Enrollment	GSF	Const Start	Project Budget	Excluded Cost	Const Cost	SF Cost	Esc 2020	SF/Enroll	Budget/Enroll	2020 Budget	2020 Budget/Enroll	SF Cost 2020
1	Billerica	new	1,610	325,191	Feb-17	\$176,000,000	\$41,000,000	\$141,000,000	\$443	5%	202	\$109,317	\$184,800,000	\$114,783	\$465
2	Stoughton	new	1,065	214,600	Jul-17	\$123,000,000	\$34,000,000	\$97,000,000	\$453	5%	202	\$115,493	\$129,150,000	\$121,268	\$476
3	Winchester	add/reno	1,370	309,142	Jul-14	\$130,000,000	\$26,000,000	\$101,000,000	\$327	10%	226	\$94,891	\$143,000,000	\$104,380	\$360
4	Holbrook	new	1,095	217,353	Nov-15	\$103,000,000	\$19,000,000	\$80,000,000	\$367	8%	198	\$94,064	\$111,240,000	\$101,589	\$396
5	Plymouth South	new	1,005	248,081	Jun-15	\$108,000,000	\$12,000,000	\$84,000,000	\$338	8%	247	\$107,463	\$116,640,000	\$116,060	\$365
6	Concord Calisle	new	1,220	219,871	Feb-13	\$93,000,000	\$7,000,000	\$71,000,000	\$325	12%	180	\$76,230	\$104,160,000	\$85,377	\$364
7	Franklin	new	1,650	306,543	Oct-12	\$105,000,000	\$8,000,000	\$88,000,000	\$287	13%	186	\$63,636	\$118,650,000	\$71,909	\$324
8	Marshfield	new	1,310	267,469	Aug-12	\$104,000,000	\$8,000,000	\$81,000,000	\$302	13%	204	\$79,389	\$117,520,000	\$89,710	\$341
9	Natick	new	1,300	254,095	Jun-10	\$89,000,000	\$3,000,000	\$71,000,000	\$279	15%	195	\$68,462	\$102,350,000	\$78,731	\$321
10	Duxbury MS/HS	new	1,735	322,105	Jun-12	\$128,000,000	\$7,000,000	\$99,000,000	\$308	13%	186	\$73,775	\$144,640,000	\$83,366	\$348
11	West Springfield	new	1,270	257,525	Oct-11	\$108,000,000	\$6,000,000	\$73,000,000	\$285	14%	203	\$85,039	\$123,120,000	\$96,945	\$325
12	Plymouth North	new	1,350	267,064	Jan-10	\$92,000,000	\$7,000,000	\$72,000,000	\$270	15%	198	\$68,148	\$105,800,000	\$78,370	\$311
13	Tewksbury	new	1,100	218,784	Sep-10	\$84,000,000	\$7,000,000	\$66,000,000	\$301	15%	199	\$76,364	\$96,600,000	\$87,818	\$346
14	Wellesley	new	1,500	280,000	Jun-09	\$131,000,000	\$21,000,000	\$107,000,000	\$381	15%	187	\$87,333	\$150,650,000	\$100,433	\$438
Averages												201		\$95,053	\$370

Belmont High School Comparison

Configuration	Enrollment	Gross Area based on	201 sf per Enrollment	Budget based on	\$95,053 per Enrollment based on 2020 Construction Start
9-12	1470		295,253		\$139,727,502
8-12	1845		370,572		\$175,372,273
7-12	2215		444,887		\$210,541,780

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BELMONT HIGH SCHOOL				
Owner's Project Manager Selection Process				
December 8, 2016				
No	Date	Duration	Task	Comment
1	November 17, 2016		set agenda for OPM selection	obtain RFS material from MSBA
2	December 1, 2016		draft RFS from boilerplate	
3	December 8, 2016		BC mtg #10, SC formed and authorized by BC	SC meets to finalize RFS, finalize rated evaluation criteria
4	December 8, 2016	1 week for review	Town council review RFS boilerplate	
5	December 15, 2016	1 week to finalize RFS	BC mtg #11, SC submit RFS for authorization by BC	
6	December 15, 2016	2 weeks for review	submit RFS to MSBA for review	
7	December 15, 2016	1 week for review	submit MSBA OPM contract to Town Council for review	
8	December 30, 2016	submission + 2 wks	MSBA responds with RFS review comments	SC meets to update RFS if needed
9	January 3, 2017	Tuesday	SC places advertisement for OPM	
10	January 5, 2017		BC meeting #12	mtg with WBC to discuss lessons learned
11	January 12, 2017	Thursday	CR runs advertisement	
12	January 19, 2017	advertisement + 1 wk	walk through for respondents	not mandatory
13	January 26, 2017	advertisement + 2 wks	deadline for RFS questions	
14	February 1, 2017	advertisement + 3 wks	deadline for RFS responses	
15	February 2, 2017		BC meeting #13	SC update on responses
16	February 13, 2017	responses + 10 days	SC evaluates responses and prepares short list of 3 to 5 firms	
17	February 15, 2017	2 days	interview short list firms	
18	February 20, 2017	1 week	school vacation week	
19	February 28, 2017	interview + 12 days	SC ranks and selects OPM	call references for all short list firms
20	March 2, 2017		BC meeting #14 to confirm OPM	negotiate fee with OPM, complete MSBA selection report
21	March 16, 2017	confirmation + 2 wks	submit OPM selection report to MSBA	1 week for review comments
22	March 23, 2017	submission + 1 wk	receive comments by MSBA	
23	March 30, 2017	comments + 1 wk	final submittal of MSBA selection report	
24	April 3, 2017		MSBA OPM selection board vote of approval	Board meets first Monday of month
25	April 6, 2017		BC meeting #15, execute contract with OPM	

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BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
Thursday, December 22, 2016
Town Hall ~ Selectmen's Meeting Room
4:30 PM

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BELMONT, MA

2017 JAN 31 AM 9:36

Meeting #11

Committee Members Attending:

Chair Lovallo; Members: David Kale, John Phelan, Gerry Boyle, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, and Jamie Shea

Members Absent: Sami Baghdady, Pat Bruschi, Tom Caputo, Dan Richards, Chris Messer, and Phil Ruggiero

I. Call to Order

The meeting was called to order at 4:35 p.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 12/08/16.
The motion passed unanimously.

III. Review and Approval of Draft OPM Request for Services (RFS) from OPM Subcommittee for Submission to the MSBA for Review

Chair Lovallo stated that he will highlight the major sections of the draft RFS document. He noted that the OPM subcommittee approved the document on Tuesday (12/20/16). At the close of this meeting, he would like to have a vote of approval on this document, so it can be forwarded to the MSBA.

The RFS draft's major sections were then reviewed, with a minor revision offered (by Ms. Miller), and accepted. Chair Lovallo noted which sections were "standard boilerplate" from the MSBA. As he proceeded with the review of the document, Chair Lovallo explained the MSBA process and likely timeline of the OPM selection process. Chair Lovallo adjusted the BHS walk-through date (from Wednesday, January 18 to Thursday the 19th – beginning at 3:00 p.m.).

Both Chair Lovallo and Mr. Kale acknowledged Ms. Marshall and the subcommittee for their hard work on creating the draft RFS. Ms. Marshall noted that Town Counsel has also reviewed the draft and offered minor, non-substantive revisions, which have been incorporated.

Mr. McLaughlin moved: To approve the draft OPM Request for Services (RFS) and to forward it to the MSBA as soon as possible, as edited. If there are MSBA comments, the Chair is authorized to make non-substantive changes.
The motion passed unanimously.

IV. Review of BHSBC Update Document (created by Mr. Kale, et al)

Mr. Kale began by stating that this document can be seen as the first in a series of "missives" or "newsletters" that can be posted on the web-page or distributed in some other manner. Ms. Shea said

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she would like to take an editing pass at the document to jazz/pep it up. She said she has received feedback from residents concerning the grade configuration options (7-12, 8-12, etc.). The committee agreed that there is community concern around the 7-12 configuration. The committee agreed that the various grade configurations are being explored as a way to assuage the district-wide rising enrollment.

Chair Lovallo added that this document is “fluid” in nature as the information will be changing frequently. The document will need to be updated monthly to reflect the status changes.

With regard to distribution, Mr. Kale noted that a census packet will be going out to all residents in January. This document (or a version of it) might be able to be included in the census packet.

Issues related to this document (content, dissemination, etc.) were briefly explored.

Chair Lovallo suggested that a fact-based document (dated December 2016), with less narrative, be posted on the website. Superintendent Phelan agreed and added that perhaps the next dispatch could have more detailed information (it could even be in a FAQ form).

Ms. Shea suggested that superintendent Phelan add a few sentences explaining why the various configurations are being explored, e.g., to ease the pressure across the district concerning the burgeoning enrollment. Also, it was noted that the MSBA has considered, in the past, expanded high school configurations.

VII. Other

Next Meeting: **Thursday, January 5, 7:30 a.m. Homer Building Gallery** (Meeting #12)

Chair Lovallo noted that the January meeting will likely be a joint meeting with the Wellington Building Committee.

Chair Lovallo added that, at the January meeting he will review the updated Open Meeting Law regulations which state that all BHSBC emails are public records, and as such may not be deleted and must be kept track of. All forms of written communication are deemed “a public record”, e.g., emails, texts, tweets, memos.

IX. Related Meeting Documents

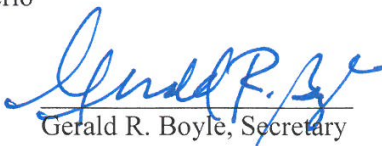
1. Request for OPM Services (draft RFS)
2. Draft BHSBC Update Document

XI. Adjournment

The meeting was ended at 5:18 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

1/30/17
Date

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BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
January 5, 2017
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

2017 NOV 22 PM 1:57

Meeting #12

Committee Members Attending:

Chair Lovallo; Members: David Kale, John Phelan, Tom Caputo, Pat Brusch, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joel Mooney, Diane Miller, Chris Messer, and Jamie Shea

Members Absent: Sami Baghdady, Gerry Boyle, Phil Ruggiero, Joe DeStafano

Wellington Building Committee (WBC) Members Attending: Chair Mark Haley, Laurie Graham, John Bowe, Heidi Sawyer, Bill Lovallo, Pat Brusch, Joel Mooney, Amy Spangler (Wellington Principal)

I. Call to Order

The meeting was called to order at 7:33 a.m. by Chair Lovallo.

The WBC meeting was called to order at 7:33 a.m. by WBC Chair Haley.

II. Lessons Learned from the Wellington Building Committee (WBC)

Chair Lovallo provided a quick overview of where the BHSBC is at with regard to the OPM process: the MSBA is reviewing the OPM application; this puts the BHSBC at the start of Module Two.

WBC Chair Haley began by stating that the Wellington had two OPMs. He stated that the group felt it did not get its money worth from the OPM. The OPM lacked strength and leadership. The team was better during the construction phase than it was during the design phase. The architecture phase is subjective. If you want a unique looking school, you need to hire that type of architect, for example.

Ms. Brusch noted that there were two Project Managers (PMs). While the WBC was happy with the first PM, the first PM did not want to work under the MSBA's stringent rules and regulations. It was a little difficult to bid the PM again – mid process. She spoke to the collaboration of the architect and the designer. She noted that the WBC changed their procedures and Belmont was one of the first districts to proceed under the new MSBA. The process included continued changes with the MSBA as they continued to develop their plans.

Principal Spangler spoke about the “end-user perspective”. Some of the design jargon does not make sense from an educational perspective. It would be helpful, she said, to have an educator as a part of the design team – although an educator may not understand blueprints. As an educator, she does not necessarily understand architecture and design components, but that if an educator is walked through the design process during an early phase – he/she could have given meaningful feedback. She gave several examples, e.g., the size of the faculty lounge, the fact that children touch glass, the notion that a library (where teaching takes place) should not be a pass-thoroughfare, etc.

Ms. Spangler then explained the challenges with the HVAC system, as well as issues relating to the

H. AGENDA AND MEETING MINUTES / School Building Committee

furniture and furnishings. Ms. Brusch provided additional background information on how the furniture and furnishings were ordered. She noted that the process (of furniture selection) was led by the then Wellington Principal, Ms. Amy Wagner. Ms. Sawyer added that the process was rushed at the end and that the Principal has way too much going on concurrently (closing a school, running the modular units, opening a school, managing staff, furniture selection, furniture installation, etc.). Chair Lovallo noted that the review process was also rushed.

Concerning the OPM and designer process, Chair Lovallo asked: what could be improved? WBC members spoke to some of the challenges. Ms. Graham stated that a key person to shepherd (or mediate) the process would be helpful. Different key players have different visions, she explained, and this caused conflicts. Mr. Mooney added that the OPM was under the influence of the MSBA process. The OPM needs to be able to clearly identify the important pieces in each phase. Chair Haley agreed and added that the MSBA assigned a commissioning agent (for the utilities) and this person was not effective. Chair Lovallo added that buildings are very complex to control now, with regard to heating and cooling, etc.

The BHSBC then asked questions of the WBC. More issues with the Wellington process were identified and discussed, e.g., abiding by state law, OPM leadership – or lack thereof, green building complexities, engineering transitions, etc.

Mr. Bowe added several additional points, including that additional Principal input would have been helpful, that there needs to be a flexible design, that committee members need to be educated more fully on each phase of the building process, that the Planning Board and Fire Department approval process needs to be more streamlined, that neighbor concerns should be addressed early in the process (*before* the Board of Selectmen get involved), that a dedicated group needs to be assigned to manage the modules, and that the financial process needs to be better organized. Chair Lovallo noted that this point, regarding the financial process, has been addressed with the ProPay system.

The WBC ended their meeting at 8:22 a.m.

III. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 12/22/16.
The motion passed unanimously by those in attendance.

IV. Treasurer's Report

Ms. Marshall noted that the budget is entered into the ProPay system. She said the process is streamlined.

V. Educational Update

Superintendent Phelan noted that he (and groups of educators) have been meeting with Mr. Frank Locker. Mr. Locker will also meet with the community, and then again with the educators. Learning outcomes – and appropriate spaces to support those learning outcomes – are being explored. The three configurations are also being discussed and the teachers are providing meaningful input concerning educational programming. He then discussed the timing of the upcoming meetings and when it would make sense to apprise the BHSBC of the process. He noted that there needs to be stopping points, at certain junctures, to receive feedback and hear concerns. Chair Lovallo agreed.

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Mr. Messer added that the 7-12 configuration will need to be addressed at the first community meeting. This is a “hot topic” for the community. Chair Lovallo agreed and added that the BHSBC is still exploring the configuration process. No decisions will be made in the immediate near future on the grade configuration. Mr. Phelan added that the community will definitely be informed about the enrollment issues which are driving the three-configuration exploration as well as the educational programming impact on these configurations. Chair Lovallo added that there are cost impacts depending on the configuration selected. For example, a grade 9-12 building will cost less than a grade 7-12 building.

VI. OPM Procurement Update

Chair Lovallo informed the BHSBC that the OPM advertisement did get placed and will appear in the Central Register next week. Feedback has been received from the MSBA, which has not been very substantive. Ms. Marshall noted that the (small) changes from the MSBA and Town Counsel will be incorporated. Chair Lovallo provided a brief overview of the selection process, e.g., the high school walk-through on 1/19/17, the Q & A follow-up, and the OPM application packages, which are due February 1. About ten application packages are expected.

VII. Public Relations (PR) Update (Web Page, Other Media Outlets)

Ms. Shea explained that website development is the first step in the PR process. There is a Belmont resident (Ms. Clare Crawford) who has submitted a proposal to build a website for \$1,250.00 with a \$50.00 per hour fee going forward for website maintenance. There are also a graphic designer (Ms. Virginia Cox) who can develop a logo, tagline, and website graphics for \$1,500.00. She said she would like to have the website up and running by February vacation. It will need to handle multiple forms of communication, have a video, offer community forums, a Q & A section, and links to sign up for BHS tours. The community needs to feel a sense of engagement in this process and the website could serve to engage the community in this way. A communication calendar will need to be established and can be housed on the website. Also, another Belmont resident, Ms. Hannah Fischer, has been identified as a potential copy editor and can assist in putting together a communication calendar. Ms. Fischer will edit the “Update” written by Mr. Kale. She has not submitted a proposal outlining her fees.

Ms. Shea then discussed that the website will need to contain consistent information from other groups across the district, e.g., the space task force, School Committee, etc. A new high school is a community-wide issue. She added that social media mechanisms will need to be identified (twitter, Facebook, etc.).

Issues related to these topics were briefly explored, e.g., compliance with public record laws, oversight of the communication pieces, the development of working groups, etc. Ms. Shea will put together a packet of the proposals, which can be approved at the next meeting.

The committee briefly discussed who vets the district-wide issues with the community, notably the enrollment challenges and how a new building could address the burgeoning enrollment challenge across the district. Chair Lovallo suggested that the School Committee and Town Counsel could offer insights into this.

VIII. Community Outreach Updates

H. AGENDA AND MEETING MINUTES / School Building Committee

Chair Lovallo expressed his objective that a Committee update from December 2016 be published soon, even though it may require further updates to reflect the current discussions since the Committee is a fluid process and we continue to make progress.

IX. Public Records Law Update

Chair Lovallo noted that this topic will be delved into at a future date.

Mr. McLaughlin did state that the changes in the law do not impact this committee. Chair Lovallo added, however, that substantive emails (sent to and from committee members) should not be deleted.

X. Next Meeting

Thursday, February 2, 2017 at 7:30 a.m.

XI. Related Meeting Documents

1. Meeting Minutes
2. Committee Update from December 2016

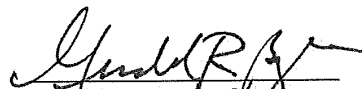
XII. Adjournment

The meeting was ended at 9:12 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Gerald R. Boyle, Secretary

2/8/17
Date

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**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
February 2, 2017
Homer Building Gallery
7:30 AM**

RECEIVED
TOWN CLERK
BELMONT, MA

2017 FEB 22 AM 9:01

Meeting #13

Committee Members Attending:

Chair Lovallo; Members: Sami Baghdady, David Kale, John Phelan, Tom Caputo, Gerry Boyle, Pat Bruschi, Dan Richards, Bob McLaughlin, Joe DeStefano, Diane Miller, Chris Messer, Phil Ruggiero, and Jamie Shea

Members Absent: Phyllis Marshall, Joel Mooney

I. Call to Order

The meeting was called to order at 7:34 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 1/5/17.
The motion passed unanimously.

III. Treasurer's Report

Mr. Kale informed the BHSBC that there is one invoice to approve concerning Minutes Recording:

<i>Vendor Name:</i>	Lisa Gibalerio
<i>Amount:</i>	\$900.00
<i>Description:</i>	BHSBC and OPM Meeting Minutes recording August 2016 through December 2016

Mr. Kale moved: To approve the Minutes Recording invoice in the amount of \$900.00 for the period August 2, 2016 through December 22, 2016.
The motion passed unanimously.

The Chair, the Secretary, and the Treasurer will sign the appropriate invoice.

IV. OPM Procurement Update

Mr. Boyle began by noting that there were a dozen OPM submissions (responses). He noted that the submissions are available for reading by BHSBC members. He added that the interviews will take place on Wednesday, February 15, beginning in the early afternoon, in the Homer Building Gallery Conference Room.

Chair Lovallo stated that the submissions will not be sent out electronically, as the information is currently under consideration, and is therefore privileged. He noted that it would be beneficial if Mr. Richards and Superintendent Phelan are present at the interviews. Three or four firms will likely be

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interviewed, and the interviews, which are open to the public, will take about 50 minutes each. BHSBC members are invited to attend the interviews.

V. Other/Next Meeting

Chair Lovallo reviewed the upcoming schedule of meetings:

Next Meetings: Friday, February 17, 2017 at 7:30 a.m. (meeting number 14)
 Wednesday, March 1, 2017 at 7:30 a.m. (meeting number 15)
 Thursday, April 6, 2017 in the evening (meeting number 16)

VI. Public Records Law Update

Mr. McLaughlin noted that every piece of paper and every electronic communication is considered a public record and needs to be kept for seven years. Each committee needs to have a clerk or a “keeper of the records,” and the BHSBC Secretary (Mr. Boyle) will be that designee for this committee. He then explained that the Records Access Officer (the Town Clerk - Ms. Ellen Cushman) will be responsible for disseminating requests for information. The penalties (financial in nature) are stiff for non-conformance.

Chair Lovallo illustrated some examples of what constitutes a “request for information”. Mr. Kale added that voice mail is included as a public record. E-mail communications are, of course, considered public records and must be kept. Please include bhsbc@belmont-ma.gov in any and all email correspondence among committee members, et al. This way, the emails will be stored automatically.

There is another email address: BHS-BC@belmont-ma.gov - and this address will handle all public inquires concerning the BHSBC. Please direct residents to this address if they have questions or are requesting information.

Concerning tweeting, tweets are considered public records. Chair Lovallo, in fact, advised against tweeting and Facebook (social media) correspondence.

Bottom-line: keep all correspondence and use the above emails.

Mr. Caputo pointed out that the emails above are very similar and could get confused.

VII. Public Relations (PR) Update (Web Page, Other Media Outlets)

Ms. Shea provided an overview of what has been happening in the PR working group. A video, establishing the need for a new high school, will be produced (with the help of a recent BHS graduate) and placed on the BHSBC website (once that website is up and running).

Mr. Caputo explained how compliance will be insured with regard to the development of the website. Ms. Marshall has provided vendor information. The goal of the website is to engage the community in all messaging, surveys, video, blogging, etc. It will be used as a communication conduit. The URL has been named, but not yet purchased: BelmontBuildingProject.

Ms. Shea then reviewed the estimates for the following areas: design, site development, and writing/editing. The working group would be overseeing the three consultants, all of whom are

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Belmont residents and are aware of the caps on spending.

Mr. Kale added that nothing gets posted to the webpage unless Chair Lovallo and/or Superintendent Phelan approve it (sign off on it).

Mr. Kale moved: To approve V Design for webpage content development, for a fee of \$1,500; Claire Crawford Web Development and Design for webpage development and maintenance, for a fee of \$4,850; Hannah Fischer for writing/editing services, to be billed hourly not to exceed \$5,000 per calendar year for two years; and Virtual Town and Schools for hosting the website, for a fee of \$3,500 for initial setup and \$1,000 per year for two years.
The motion passed unanimously.

Chair Lovallo thanked the working group for their efforts and energy in keeping the public informed. The working group thanked Ms. Marshall and Mr. Kale for their support.

VIII. Education Update

Superintendent Phelan noted that he is working with the Education Facilitator (Mr. Frank Locker) to explain the three configuration options and the enrollment issues which are informing these options. He then reviewed the most current enrollment data, which amounts to an addition of 100 students per year for the past five-years. This data is consistent with the McKibben enrollment analysis. The expanding enrollment has necessitated the need for the placement of modular units and will likely necessitate the need for more teachers.

Superintendent Phelan then distributed two documents concerning enrollment at the Chenery Middle School and the BHS. The Space Task Force is studying the space needs of the elementary schools and will likely be formulating a request for modular units, in the near future.

The BHS building project will be able to directly impact the district-wide space needs. Each configuration (7-12, 8-12, 9-12) option can solve all (in the case of 7-12) or some of the space issues. Parents would like to understand what each configuration means for teaching and learning. Transportation, purposeful connections, and communication issues are areas that will need to be more fully explored.

The BHSBC briefly discussed issues relating to this topic (enrollment, class size, space issues, and their impact on the three configuration models).

Mr. Richards noted that he is focusing (with high school parents) the conversation around what the education, specifically 21st Century learning, should look like in Belmont. The focus is on the nature (pedagogy) of the education for now, with the configuration conversation coming a bit later.

Chair Lovallo then revisited the topic of the upcoming meeting schedules. The April 6 meeting, he said, will likely be held in the evening. One possible agenda item is to introduce the new OPM to the project and have them describe the next steps to the full Committee.

IX. Related Meeting Documents

1. List of OPM RFS Respondents and schedule
2. Superintendent's Draft Enrollment Presentation

H. AGENDA AND MEETING MINUTES / School Building Committee

- 3. V Design LLC estimate dated 1/15/17 in the amount of \$1,500.00
- 4. Claire Crawford Web development & design proposal dated 1/18/17 in the amount of \$4,850.00
- 5. Hannah E. Fischer Writing & Editing Services estimate dates 1/17/17 in the amount of \$5,000.00 per calendar year

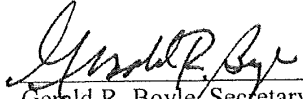
X. Adjournment

The meeting ended at 8:53 a.m., as motioned by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Gerald R. Boyle, Secretary

2/21/17
Date

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BELMONT HIGH SCHOOL BUILDING COMMITTEE FINAL MEETING MINUTES

February 17, 2017
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

2017 MAR 21 PM 2: 16

Meeting #14

Committee Members Attending:

Chair Lovallo; Members: Sami Baghdady, David Kale, John Phelan, Tom Caputo, Gerald Boyle, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Chris Messer, and Jamie Shea

Members Absent: Diane Miller and Phil Ruggiero

I. Call to Order

The meeting was called to order at 7:37 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 2/2/17.
The motion passed unanimously.

III. Review Recommendation from Owner's Project Manager (OPM) Subcommittee to Begin Negotiations with Top-Ranked Firm

Mr. McLaughlin (Chair of the OPM Subcommittee) noted that the subcommittee held seven meetings. The first order of business was to issue the RFP for the OPM following the MSBA's guidelines. The subcommittee created a scoring system, which he explained. Twelve responses came in. Those responses were ranked and then were narrowed down to the four top submissions. The "shortlist" submitters were then interviewed on Wednesday, 2/15/17. Several interview questions were crafted, the responses were scored, and, at a meeting held the next morning, the four finalists were scored and ranked. Daedalus came out on top in the scoring.

Mr. McLaughlin moved: To authorize the OPM selection subcommittee to proceed to negotiate a fee for the OPM contract with the respondent firms in the following order:

1. Daedalus
2. Hill
3. NV5
4. Heery

and, upon the first successful negotiated fee, to enter into a contract with that firm.

Mr. Lovallo thanked the OPM subcommittee for their work. He noted that Mr. Marks (of Daedalus) was the OPM for the Chenery Middle School building project – which came in on schedule and under budget. Mr. Marks brought a great team and he, as well as other key team members (notably Mr. Gatzunis), are familiar with Belmont. Mr. Gatzunis had been the director of Community Development in Belmont. He left that job to work at the state level. Mr. Lovallo noted the strengths of Daedalus and said he expects the fee negotiation will go well. The fee is for feasibility and schematic design

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only.

Mr. Mooney agreed that Daedalus will be able to “hit the ground running” as they are familiar with Belmont and how it runs. Ms. Bruschi also agreed; Mr. Gatzunis has dealt with all of the departments in Belmont. She stated that Mr. Marks works well with the contractors and the designers. Mr. Kale said he hopes the management can be handed off (to Daedalus) as the OPM selection process has taken a tremendous amount of staff time. Mr. Lovallo responded that, yes, Daedalus will take over much of the day-to-day management of next phases of work, e.g., web-page management, overall scheduling, management of fiscal matters, minutes management, forming the design team, etc. Ms. Bruschi added that Daedalus has worked with Mr. Locker and is steeped in school building projects. Mr. Boyle noted that the scoring (of the firms) does not reflect all of the discussion that occurred among the subcommittee.

The motion passed unanimously.

IV. Other

Next Meetings:

- Wednesday, March 1, 7:30 a.m. (to approve the agreement reached with Daedalus)
- Thursday evening, April 6.

Mr. Lovallo noted that the next step is to select the design team. This process, he explained, is different from the OPM selection process and is run by the MSBA. There is a 15-member team spearheading the design team selection process – 12 people from the MSBA and 3 from Belmont. Once the RFS is issued, Belmont cannot interface with the prospective design teams. Ms. Bruschi noted that the more BHSBC members that show up at the MSBA design selection meetings (to be held in late May/June), the better.

V. Related Meeting Documents

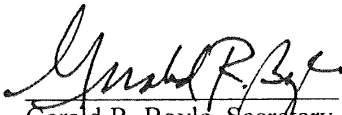
1. Daedalus' Presentation materials
2. Meeting Minutes: 2/2/17

VI. Adjournment

The meeting ended at 8:12 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

3/6/17
Date

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**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
March 1, 2017
Homer Building Gallery
7:30 AM**

RECEIVED
TOWN CLERK
BELMONT, MA

2017 MAY 10 PM 2: 50

Meeting #15

Committee Members Attending:

Chair Lovallo; Members: Sami Baghdady, David Kale, John Phelan, Tom Caputo, Gerald Boyle, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, and Jamie Shea

Members Absent: Pat Bruschi, Chris Messer, Phil Ruggiero

I. Call to Order

The meeting was called to order at 7:34 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Chair Lovallo moved: To approve the Minutes of 2/17/17, as amended.
The motion passed unanimously.

III. Treasurer's Report

Chair Lovallo noted that there will be approximately \$22,000 encumbered for the design and operation of the website for the next 2 years. Finances will be reviewed, via ProPay, about once a month. Mr. Boyle added that Mr. Carman will also likely track the expenditures as the process moves along, working with Treasurer Phyllis Marshall.

IV. OPM Subcommittee Recommendations

Mr. Boyle briefly reviewed the overall OPM scoring process. Daedalus, which came out on top, has submitted a feasibility study proposal. The proposal comes in at \$375,000. The budget for the feasibility study was delineated at \$400,000, which allows for a certain amount of funds for additional services. The OPM subcommittee will meet to review the overall report (to be submitted to the MSBA), which includes all the documents and procedures that were compiled.

Chair Lovallo thanked Mr. Boyle, Mr. Mooney, Ms. Marshall (among others) for all their efforts on the report. The contract, he said, cannot now be changed. The OPM designee will not be finalized until the MSBA meets on April 3. From April 3 on, Daedalus will be expected to assist with the management of the meetings (setting agendas, managing the minutes, etc.).

V. Designer Selection Update

Chair Lovallo reviewed the design selection process. Guidelines from the MSBA exist and will steer the process. There will be 13 MSBA members on the Designer Selection Committee, plus 3 from Belmont: the Superintendent or his designee, the designee of the School Committee, and the "CEO of

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the Town” – the Board of Selectmen in Belmont – or their designee. Belmont would like to have a strong presence “at the table.” Chair Lovallo reviewed the likely three representatives from Belmont.

Chair Lovallo noted that Belmont can’t *rank* the Designer applicants. The BHSBC can, however, review recently-built high schools, review lists of potential Designers, etc. The BHSBC should have prior knowledge of what it is looking for in a Designer. The Designer advertisement, which is issued by the BHSBC with assistance from the OMP, should go out in April. The MSBA Designer interviews will take place in late May or June. He briefly explained the interview process.

The BHSBC briefly discussed the Designer selection process.

VI. Public Relations Update (Web Page, Other Media Outlets)

Ms. Shea updated the Committee on the BHS video. A script for the video will be developed. The Website designer that had been selected (Claire Crawford) stated that she is not comfortable with the Drupal platform. However, there is a new proposal from Ms. Jessie Bennett, who is experienced using Drupal. Mr. Caputo explained the website platform concept. He reiterated that Ms. Bennett is experienced with Drupal and is a more appropriate match for this project.

Chair Lovallo added that Daedalus will assist with website design and community outreach efforts.

Ms. Marshall moved: To engage the proposal from Jessie Bennett for webpage design and Public Relations, in lieu of Claire Crawford, in the amount not to exceed \$4,350.
The motion passed unanimously.

VII. New Business

Superintendent Phelan provided a brief update on his work with Mr. Locker. He and Mr. Locker will apprise the BHSBC of their meetings with the community explaining the three grade configuration options.

Chair Lovallo thanked Mr. Kale for his work with the BHSBC.

VIII. Next Meeting

Thursday evening, April 6, 2017 at 7:00 (#15)

Chair Lovallo stated that Daedalus will hopefully be attending this meeting; it will be nice to introduce Daedalus to the community. Given that the community will be invited, Mr. Kale suggested holding the meeting at the Beech Street Center. [The availability of the Beech Street Center for Thursday, April 6, 2017 at 7:00 PM has been confirmed.]

Other agenda items (for April 6) could include a presentation on the enrollment challenges facing Belmont, led by Superintendent Phelan. Mr. Phelan noted that he has a slide presentation focused on enrollment data.

On April 3, the MSBA will meet to ratify Belmont’s OPM selection.

Ms. Marshall noted that there is a \$294.92 bill for the OPM advertisement (RFS).

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Mr. McLaughlin moved: To approve paying the above noted bill.
The motion passed unanimously.

IX. Related Meeting Documents

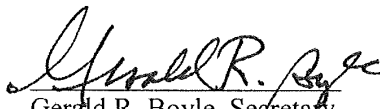
1. Jessie Bennett Web Design Proposal
2. Daedalus Proposal dated February 17, 2017
3. Contract for Project Management Services
4. Meeting Minutes of 2-17-17
- 5.

X. Adjournment

The meeting ended at 8:20 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:  5/10/17
Gerald R. Boyle, Secretary Date

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BELMONT, MA

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
April 6, 2017
COMMUNITY FORUM – BEECH STREET CENTER
7:00 PM

2017 MAY 10 PM 2:50

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AGENDA AND MEETING MINUTES

Meeting #16

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Gerald Boyle, Pat Bruschi, Dan Richards, Bob McLaughlin, Joel Mooney, Diane Miller, Phil Ruggiero, and Jamie Shea

Members Absent: Phyllis Marshall, Joe DeStefano, Chris Messer, Joel Mooney

Call to Order

The meeting was called to order at 7:06 p.m. by Chair Lovallo.

Chair Lovallo reviewed the evening’s agenda and then turned to the first item.

Project Introduction

Chair Lovallo began by providing some background information on how the Belmont High School Building Committee (BHSBC) was formed. He then introduced himself and the members of the Building Committee. He thanked outgoing Selectman Baghdady for his service to the committee and welcomed Selectman Dash to the BHSBC.

Chair Lovallo explained the role of the MSBA (Massachusetts School Building Authority), which is to oversee the project and contribute to the cost of the project. However, Belmont must follow their rules and is currently following their 8 Modules (phases). He then explained that, for 10 years, Belmont submitted a Statement of Interest (SOI) to the MSBA. This is a critical first step to the new building process. The SOI submitted in April 2015 was accepted. In January 2016, Belmont began the first Module – The Eligibility Phase. This first phase included creating the Educational Profile (which involved compiling enrollment data), forming the Building Committee (via the Town Moderator), and identifying the initial feasibility study funding: \$1,750,000.

Chair Lovallo then raised the issue of addressing Belmont’s burgeoning enrollment during the eligibility phase. Three building configuration options are being studied for the new building: grades 7-12, 8-12, and 9-12. Design enrollment is the metric used to figure out the number of classrooms. Building capacity is a slightly different metric.

The MSBA’s funding contribution is currently estimated to be 36.89% of *eligible* costs. However, not all costs will be deemed eligible. The BHSBC will have an opportunity to increase the MSBA’s funding contribution by a few percentage points.

Chair Lovallo explained that the Feasibility Phase has four main parts:

1. establishing the professional teams (Owners Project Manager [OPM] and the Design Team)
2. the feasibility study (studying the three configurations against the possibilities of a new building, part renovation/part new building, and renovation – the latter would only apply for the

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H. AGENDA AND MEETING MINUTES / School Building Committee

- 9-12 configuration, since there is not enough existing square footage to add the grade or two needed in the other configurations if it was renovation-only)
3. the schematic design
 4. obtaining the funding agreement with the state

The funding for this project will need to come from a town-wide debt exclusion vote. He then noted that the BHSBC has a webpage. This webpage contains lots of helpful and relevant information.

He then explained the role of the OPM, who partners with the Building Committee. He noted that a subcommittee (of the BHSBC) was formed to engage in the process of selecting the OPM. He explained the process by which Daedalus was selected to be the OPM for this project. Daedalus is a known entity in Belmont and oversaw the Chenery project 20 years ago. Also, Tom Gatzunis, Project Director, is a former Belmont employee who understands the workings of Belmont. He then introduced Richard Marks, the President of Daedalus.

Owner's Project Manager (OPM) Introduction

Mr. Marks provided some background information on Daedalus. He introduced the team who will be involved in this project. He then reviewed some related projects they were involved in (Dearborn STEM 6-12, Franklin High School, Rockland Middle and High School, etc.)

Mr. Marks provided some general information on the project, the workings/oversight of the MSBA, and other key project constituents. He explained how the Design Team will be selected, which is a collaborative process that the MSBA oversees.

OPM Update

Mr. Gatzunis began by stating that it was great to be back in Belmont. He reviewed the Design Team selection (architect) process, the projected key dates through 2019, as well as the OPM tasks and responsibilities. He reviewed the OPM's role as liaison to the MSBA, providing cost oversight, overseeing the project schedule, and engaging the public in the process.

Superintendent Education Plan Update

Mr. Phelan thanked the community and acknowledged that the School Department feels well supported by the town. The main challenge concerning the district, he explained, is the steadily increasing enrollment. Belmont averages roughly 100 new students per year. This has had a clear and significant impact on class sizes. Almost half of the elementary classes are above the desired class sizes. To deal with the rising enrollment, modular classrooms have been added and space has been creatively allocated in school buildings throughout the district. He noted that McKibben Associates was hired (in the fall of 2016) to collect (and verify) enrollment data.

Belmont, he said, is in need of more space to deal with the issue of burgeoning enrollment. He then explained the three grade configuration options for the new BHS facility:

1. Grades 7-12
2. Grades 8-12
3. Grades 9-12

H. AGENDA AND MEETING MINUTES / School Building Committee

He explained the impact of each option, noting that the 9-12 model does not remedy the space issue. The grade 8-12 model would help at the middle school level, but not at the elementary level. The 7-12 option, however, does positively impact the district-wide space needs. It raises many questions for programming and for the management of such a wide range of student ages. He noted some programming connections and the potential curriculum synergy that could benefit the 7-12 students.

The configuration option that will ultimately be pursued will be determined by the Board of Selectmen, the Building Committee, and the School Committee. The MSBA will play a key role, as well.

[Chair Lovallo briefly consulted with the BHSBC and determined that the BHSBC will meet next on Thursday, April 13 at 7:30 a.m.]

Public Comments

Chair Lovallo invited the audience to ask questions and offer comments.

Ms. Mary Lewis expressed concern about moving fourth graders to the CMS. She suggested another model (K-6, 7-12) for the committee to consider.

Mr. Tiao Xie said that, in China, there are two configurations: K-6 and 7-12. He then expressed a concern about the potential cost of this project. He also asked about the need for new elementary schools in the future. Chair Lovallo replied that cost controls are in place. He noted that the 9-12 option will not resolve the district-wide enrollment issues, but will cost less.

Mr. John O’Conner asked when there might be a “shovel in the ground”? Chair Lovallo offered his best guess at this point by restating the stages that would need to be passed through before that could happen. Mr. O’Conner said he hopes the project is kept on budget and is done well. This is the biggest project the town will likely ever do, he said.

Mr. Phil Thayer read a passage on potential cost cutting impacts, e.g., utilizing net zero energy design.

Mr. Dave Zipkin asked how feedback is being gleaned from current high school students and recent graduates. Mr. Phelan said that students will come to the May forum and that students will provide ongoing feedback.

Ms. Kristin Patel asked about what it will be like for kids attending the BHS while the building is under construction. Chair Lovallo provided some information on the “active building site”. He noted that safety is always the number one concern. Mr. Marks explained that building projects are phased and, as such, the disruptive impact to their educational experience is mitigated. The temporary units are often nicer than most classrooms and can be equipped with air conditioning and other desired amenities.

Mr. Jack Weis asked about the design enrollment configurations. He noted that BHS will be at capacity on the day the door of the new building opens, according to the figure put forth. He asked if a larger school could be considered? Chair Lovallo said the MSBA will not let the building be any bigger.

Mr. Don Mercier spoke to the enrollment projections. As taxes rise, people may not choose to settle in Belmont. Chair Lovallo noted that this issue was discussed at length and that Belmont’s growth is

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expected to continue to trend upward.

Ms. Carolyn Bishop stated that there is a history, in Belmont, of not building for the appropriate (enrollment) size. Chair Lovallo provided some background information on the enrollment capacity projection process.

Ms. Abigail Donner stressed her hope that the best pedagogical model be utilized. She hoped the grade configuration choice would engage a very thoughtful process. She noted that the upcoming community seminar should be very inclusive of the entire community (handicapped, deaf, etc).

Mr. Han Xu expressed concern about the price of the project. He also asked if the community would be allowed to give input on the grade configuration decision. Chair Lovallo reiterated that cost controls will be in effect and stated that, yes, the community's input will be sought.

Mr. Kevin Cunningham asked about how the community – as a whole – will engage in the process concerning the philosophy of teaching, the education philosophy, etc. He specifically asked where those conversations would take place and how they will be decided. Mr. Phelan provided some information on the process that will utilize the education consultant, Mr. Locker. He noted that these kinds of conversations will take place in May and in the fall. Mr. Cunningham suggested that the community be kept abreast of this process.

Ms. Maura Finley asked about how SPED fits into the configuration options. Mr. Phelan explained that SPED will be a consideration throughout the process.

Ms. Jessie Bennett asked if the high school had been properly maintained? Mr. Phelan stated that the building no longer meets the needs of the number of students. The high school was well taken care of, but the building is old and we have outgrown it. Ms. Bennett suggested that the existing buildings be reviewed for efficiencies, for maintenance needs, etc.

Ms. Kate Clark, stated that she went through the Belmont system, moved away, and now is back with her two children. She said she chose Belmont for its stability and continuity. She said she liked the idea of minimizing the number of transitions. New kids offer a great opportunity for the town.

Mr. [?] spoke to the issue of using carcinogenic materials, e.g., paint, flooring, furniture. He requested that this be a consideration when selecting materials. Mr. Gatzunis responded that building codes are strict these days. Appropriate materials will be selected with care, consideration, and respect for the building codes.

Related Meeting Documents

1. BHSBC Community Forum PowerPoint Presentation

Adjournment

The meeting was ended at 9:01 p.m. by member Robert McLaughlin.

Respectfully submitted by:

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Lisa Gibalerio

Approved: *Gerald R. Boyle*
Gerald R. Boyle, Secretary

5/10/17
Date

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BELMONT HIGH SCHOOL BUILDING COMMITTEE FINAL MEETING MINUTES

April 13, 2017
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

2017 AUG -2 PM 2: 13

Meeting #17

Committee Members Attending:

Chair Lovallo; Members: Tom Caputo, Gerald Boyle, John Phelan, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, Phil Ruggiero, and Jamie Shea

From Daedalus: Tom Gatzunis, Project Director, and Shane Nolan, Senior Project Manager

Members Absent: Adam Dash

I. Call to Order

The meeting was called to order at 7:31 a.m. by Chair Lovallo.

Chair Lovallo noted that the BHS Building Committee email list needs to be adjusted – as not all members are receiving email. Ms. Marshall will look into it.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes, as amended, of 3/1/17.
The motion passed unanimously.

III. Treasurer's Report

Ms. Marshall stated that the OPM budget has been encumbered, but that the PO is not in place yet. She stated that she does not have Mr. Frank Locker's contract yet. She distributed a summary page of what's been encumbered to date: \$6,100 in payments.

Ms. Marshall stated that there is one Invoice that is ready for approval:

The OPM Minutes Invoice of January – March, 2017 for \$675.00 to be paid to Lisa Gibalerio, Minutes Recorder

Ms. Bruschi moved: To approve the Minutes Invoice, details noted above.
The motion passed unanimously.

IV. Public Relations Update (Web Page, Other Media Outlets)

Ms. Shea provided the following PR updates:

- The logo is secured and has been used.
- The logo will be used as the design element on most BHSBC town correspondences.

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Chair Lovallo noted that there is also “standard” BHSBC letterhead that will be used with MSBA correspondence. Ms. Shea explained why the word “high” was dropped from the logo wording. There was consensus that the word “high” be inserted into the logo so as to be clear that this is a *high school* project. Mr. Gatzunis added that the feasibility phase is all about the “high school”.

Ms. Shea noted that there are four video summaries that are being put together with help from the Belmont Media Center. She reviewed the content (key points) of each short video: the infrastructure issues, the enrollment crisis, 21st Century Learning concepts, and the student perspectives on a new high school. These videos will reinforce the website messages. Chair Lovallo confirmed that the Building Committee will review the videos before they go public. Mr. Boyle noted that the “infrastructure deficiencies” video will need to be handled carefully. It will be necessary to demonstrate the obvious deficiencies, but not in such a way as parents and/or staff will be alarmed at the conditions and conclude the building is unsafe. Mr. Gatzunis reminded Ms. Shea to get parental permission before videotaping children.

Chair Lovallo confirmed that Ms. Hannah Fischer will be handling future press releases. He also sought clarification on who will be notifying the public on future public meetings. It was determined that notices will go out through Ms. Fischer and the PR group. Ms. Chris Murphy from the School Department will be in touch with Ms. Shea and the PR group.

The BHSBC members introduced themselves to the Daedalus representatives.

V. Designer Selection

a.) Process

Mr. Gatzunis, Daedalus Project Director, noted that going forward he and/or Mr. Nolan will be at the BHSBC meetings. The RFP for design services is the next item to be focused on. The RFP will set the objectives for the feasibility study moving forward. Most of the RFP is considered MSBA “boiler plate” in that they will issue their standard design service RFP. Any added changes, that the BHSBC proposes, will take the MSBA time to review. (Additions can happen, he said, but they will slow down the process.)

Chair Lovallo noted that a BHSBC Design Service Subcommittee will be formed to shepherd through this design selection process.

b.) Schedule

Mr. Gatzunis distributed a designer selection process schedule. He reviewed the potential 29 sub-consultants that may need to be brought into the process. The Town may want to handle the environmental concerns themselves. Mr. Mooney explained some of the background information on the BHS environmental issues, advocating for an independent site assessment. Chair Lovallo noted that this professional could be procured through Daedalus, or directly by the Town through its own RFP process.

The question was raised: Should the Education Consultant should be deleted from the list of identified consultants needed, as Frank Locker is already providing that service? Mr. Phelan recommended that the designer should also have an Education Consultant on board to interface with Mr. Locker.

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Mr. Gatzunis reviewed the proposed schedule, noting that the BHSBC will be authorizing the Designer Selection Subcommittee at today's meeting. Ms. Marshall noted that the MSBA Designer contract would be forwarded to Town Counsel for review and comment.

Mr. Ruggiero asked if this contract is just for Feasibility, or for the entire project? Chair Lovallo responded that this agreement will only be for Feasibility, and further design services beyond Feasibility would be addressed by the BHSBC by way of amendments for both OPM and designer.

Mr. Ruggiero asked: Will the process be determined by the low bidder? Chair Lovallo indicated that the selection is a "qualifications based process" and fee negotiations will not take place until after the number one ranked firm is identified. Chair Lovallo also pointed out that very extensive data on design fees for MSBA projects exists, resulting in a more straightforward negotiation with the selected firm.

Chair Lovallo reiterated that tours of successful schools, designed by designers who have responded to the RFS, can be conducted. However, those arrangements will be made through the administrations of those schools, not through the designers. Mr. Boyle noted that a number of firms currently working with the Town on ongoing projects are eligible to submit a response to the RFP. However, no discussion of the BHSBC project can occur in the course of work for the current projects.

Chair Lovallo cautioned against any communication between BHSBC members and applicant firms. Any questions received by BHSBC members should be referred to Daedalus.

Chair Lovallo provided a brief explanation of the upcoming RFS process, including an explanation of the 15-member MSBA Designer Selection Panel (DSP), of which three will be representatives of the BHSBC.

Mr. Ruggiero asked if the process could be expedited. Mr. Gatzunis replied that the current schedule calls for the MSBA DSP to meet on June 13 to review Belmont's respondents. Attempting to move up to the June 6 meeting would constrict the timeline tighter than recommended. This is an important decision, one that should not be rushed.

Chair Lovallo indicated that enough copies of each design firm's responses will be submitted so that any BHSBC members who wish to review the responses will have that opportunity.

c.) Belmont Selection Members

Chair Lovallo reviewed the composition of the MSBA DSP and explained that the three Belmont members are to be a representative of the School Committee (or designee), the Superintendent of Schools (or designee) and the Chief Executive Officer of the Town (or designee). He noted that the three members are typically the Chair of a BHS Building Committee, Superintendent of Schools and the Principal of the school in question. Daedalus confirmed that this is the recommended makeup of a District's DSP participants.

Chair Lovallo recommended that the BHSBC follow these guidelines, suggesting that he, Superintendent Phelan and High School Principal Richards represent the BHSBC with the MSBA DSP.

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Ms. Shea moved: That Chair Lovallo, Superintendent John Phelan and High School Principal Dan Richards represent the BHSBC as formal members of the MSBA DSP.
The motion passed unanimously.

d.) Designer Selection Subcommittee

Chair Lovallo explained that the BHSBC should appoint a Designer Selection Subcommittee to administer the RFS process. He suggested himself, John Phelan, Dan Richards, Pat Bruschi, Gerald Boyle, Joel Mooney and Bob McLaughlin be active members with Phyllis Marshall as a non-voting participant.

Ms. Shea moved: That Chair Lovallo, Superintendent Phelan and High School Principal Richards, Pat Bruschi, Gerald Boyle, Joel Mooney and Bob McLaughlin be active members of the BHSBC's Designer Selection Subcommittee with Phyllis Marshall as a non-voting participant.
The motion passed unanimously.

e.) Next Designer Selection Subcommittee

Chair Lovallo suggested an RFS review meeting be scheduled for 7:30 AM on Wednesday, April 19, 2017.

VI. Next BHSBC meeting

Chair Lovallo suggested the BHSBC meet on Thursday, April 20, 2017 at 7:30 AM to approve the draft RFS.

Mr. Gatzunis provided an additional reminder to BHSBC members to refrain from sending a "Reply to All" on emails for the Committee. In addition, Committee members should be diligent about always copying the archive email address: bhsbc@belmont-ma.gov.

VII. Other/New Business

Chair Lovallo announced that he had been approached at the April 6th Community Forum by Phil Thayer of Sustainable Belmont to discuss the possibility that the Belmont High School project be considered a Net Zero Energy (NZE) project. Chair Lovallo invited Mr. Thayer to attend the next BHSBC meeting to address the Committee on this issue. Chair Lovallo introduced Mr. Thayer and Ms. Michelle Oishi, an architect familiar with NZE projects. Ms. Oishi reviewed NZE designs and Mr. Thayer concluded with a discussion of potential financial benefits.

VII. Related Meeting Documents

1. Treasurer's Budget Update
2. Invoice approval for Lisa Gibalerio
3. PowerPoint Presentation
4. Designer Selection Schedule – July 11 version
5. Net Zero Energy information from Phil Thayer and Michelle Oishi

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IX. Adjournment

The meeting ended at 9:10 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:  7/28/17
Gerald R. Boyle, Secretary Date

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BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
April 20, 2017
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

2017 JUN 20 PM 2:02

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AGENDA AND MEETING MINUTES

Meeting #18

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, Tom Caputo, Gerald Boyle, Pat Brusch, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Tom Gatzunis, Project Director

Members Absent: John Phelan and Phil Ruggiero

I. Call to Order

The meeting was called to order at 7:33 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. Brusch moved: To approve the Minutes of 4/6/17 (Community Forum), as amended. The motion passed unanimously (from all who attended).

Mr. Boyle explained the issue with the BHSBC email list. He noted what needs to happen in order to get the full BHSBC email list: each member needs to create his/her own email list entering all the email addresses. He also explained the archive email address (bhsbc@belmont-ma.gov) and noted that it needs to be used on all emails that are sent out.

III. Schedule Update

Chair Lovallo reviewed the upcoming two key MSBA meeting dates: June 20 and July 11. However, the MSBA needs to adjust the above noted meetings.

The revised dates are:

- June 13 (review the RFS)
- July 11 (interview dates)

Mr. Gatzunis emphasized that these dates are also tentative.

The next BHSBC meeting (#19) will be held on Thursday, May 4 at 6:00 p.m. This will be a joint meeting with the School Committee to hear an update from Mr. Locker.

IV. Zero Net Energy (ZNE) Discussion

Chair Lovallo noted that two community members spoke at the last BHSBC meeting and raised the Zero Net Energy issue. He further stated that there is a Citizen's Petition that discusses the benefits of

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the ZNE concept. There seems to be one school in Cambridge utilizing ZNE.

ZNE, Chair Lovallo explained, does not just concern “bricks and mortar” – it is a philosophical, holistic design approach to using a building. He stated this concept may be beyond the BHS Building Committee’s scope. He reviewed the ways in which the Wellington was built with energy efficiencies. Design and operation need to go hand-in-hand.

It is a great concept, he continued; however, it should not be a requirement (for the design team) at this time. Most design teams are not steeped in this concept; it is rather new. The design team’s contract could be modified to address ZNE, further down the road. Mr. Gatzunis added that there is a school in NYC that is operating under full ZNE, and Mr. Richard Marks will visit this school.

Chair Lovallo said that, while the upfront costs may rise under ZNE, the operational costs could be lessened, long-term. This will need to be further explored.

Concerning the Citizen’s Petition, Chair Lovallo stated that issues raised can be addressed under BHSBC Committee Updates, which will occur periodically at meetings and can be placed on the website. Ms. Shea added that updates could be added to press releases every other month, as well.

V. Review and Approve the Designer Selection Request for Services (RFS)

Chair Lovallo noted that the RFS Subcommittee met yesterday to create a draft of the RFS. Mr. Gatzunis reviewed several elements of the draft document, e.g., the Introduction, Project Goals, General Scope, Selection Criteria, and Proposal Requirements. He first noted that the construction cost estimations may need to be adjusted, especially if ZNE is factored in. Chair Lovallo reviewed how construction costs impact overall costs (feasibility, schematic, etc.) Ms. Bruschi noted that ZNE is a goal to explore; perhaps it should not be added in as a cost at this stage.

Mr. Gatzunis noted that the Statement of Interest (SOI) becomes a part of the RFS, then briefly discussed the MSBA clause on the inclusiveness of minority and women business enterprises. He continued summarizing the draft document. There are still some editorial adjustments that will be made.

Chair Lovallo highlighted the important sections for the committee to read carefully. The inclusion of the athletic fields and, potentially, the hockey rink were briefly explored. Mr. Gatzunis explained why the rink is not included at this point. Chair Lovallo agreed that the rink’s consultant could be put in touch with the design consultant, when the time is appropriate.

Chair Lovallo and Mr. Gatzunis continued the overview of the draft document, noting which sections are boilerplate and which are not.

Mr. McLaughlin moved: To approve the Designer Selection Request for Services (RFS) as amended today, and to authorize the Chairman to send the amended document to the MSBA – and that any non-substantive MSBA adjustments can be incorporated into the document. The motion passed unanimously.

VI. Other

Mr. Phil Thayer asked for clarification on how the residents can communicate with the BHSBC. If the

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resident is submitting a design proposal, he/she cannot be in touch with the BHSBC and must deal with the MSBA directly. Other communications from the community can be directed to the BHSBC as usual.

VII. Related Meeting Documents

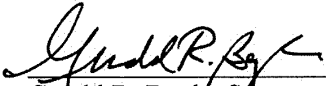
1. Draft RFS document
2. xxx

VIII. Adjournment

The meeting was ended at 8:37 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

6/16/17
Date

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RECEIVED
TOWN CLERK
BELMONT, MA

BELMONT HIGH SCHOOL BUILDING COMMITTEE FINAL MEETING MINUTES

May 4, 2017

Beech Street Center

6:00 PM

2017 JUN 20 PM 2:03

Meeting #19

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Pat Bruschi, Phyllis Marshall, Bob McLaughlin, Joel Mooney, Diane Miller, Chris Messer, and Jamie Shea

Members Absent: Gerry Boyle, Dan Richards, Phil Ruggiero, Joe DeStefano

School Committee (SC) Members in Attendance: Chair Fiore, Members Caputo, Bicer, Burgess-Cox, Bowen

Mr. Frank Locker and Assistant Superintendent Janice Darius

I. Call to Order

The meeting was called to order at 6:11 p.m. by Chair Lovallo. (The SC called their meeting to order, as well.)

II. Discussion: The Education Plan as it Relates to the High School Project – Superintendent Phelan and Mr. Frank Locker

Superintendent Phelan introduced Mr. Frank Locker, Education Facilitator. He informed the BHSBC that he and Mr. Locker have met together with teachers (for two-full days) as well as recently with community members (parents, students, teachers). Mr. Phelan stated that the dialogue concerning the Education Plan for the new building will continue throughout the fall.

Mr. Locker began with the framework he called “Visioning Concepts”. He briefly explained the process by which the community conversations occurred.

Chair Lovallo noted that an Education Plan will need to be submitted to the MSBA. He asked for more detailed information on what exactly is in an Education Plan. Mr. Locker stated that the process involves defining broad educational concepts and transforming them into more concrete action items. The MSBA wants to see buildings that improve teaching and learning – as opposed to simply creating buildings. The Ed Plan is an application of broad ideas and a plan for how these ideas will be carried out. The Ed Plan will establish the “appropriateness” of the building.

Mr. Locker then touched on the findings from the community meeting. Those present began by exploring various developmental groupings as they pertain to the social and emotion growth of children. Ninth graders, he said, are often viewed as distinct from grades 10 – 12. Larger buildings were viewed more favorably, he said, although concerns were expressed about kids becoming overwhelmed.

Mr. Locker then discussed the standard assumptions for a grade 7 – 12 building. The assumption, he

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said, is often that the middle school will be separated from the high school. Mr. Phelan touched on the need for flexibility and for shared spaces. This will require a commitment to think creatively. Mr. Locker agreed that there are many unique opportunities for establishing “creative learning spaces”. He described several possible scenarios for creating the building around the 7 – 12 configuration options and what to call the options, e.g., upper elementary, lower high, intermediate, middle, high, etc. The terminology, Chair Lovallo offered, at some point will need to be made consistent. He added that the MSBA has labeled this “the high school building project” and, as such, it is intended to be one building.

Mr. Phelan added that many other concepts were explored at the community meeting, including: how can teachers better facilitate learning? what leads to students’ success? what makes for a supportive school? how can schools prepare students for a successful life? Ms. Shea stated that there was a lot of consensus – in the room – that these are the appropriate questions to be asking. Mr. Phelan noted that the 7 – 12 grade configuration could still mean three separate groupings: 7-8, 9-10 and 11-12, or, alternatively, grades 7-9 grouped together and 10-12 grouped together.

Ms. Miller asked how the community sessions could be broadened-out to include those who could not attend these sessions. Mr. Locker said that this plan will need to be shared with the larger community. The timeline for sharing this with the community was then discussed. Chair Lovallo explained that the three different configuration plans (7-12, 8-12, 9-12) will each need to be submitted to the MSBA. The Education Plan plays a role in which configuration is optimal; it can’t just be an economic decision. The site, Chair Lovallo added, may not be appropriate for a 7 – 12 configuration.

The BHSBC and SC explored several issues that impact the configuration conversation, the school organization options, and additional “Visioning Concepts”. Mr. Locker broached some new thinking modalities, e.g., Project Based Learning, Theme Based Learning, incorporating art into learning, 21st Century Learning, etc. Collaboration, communication, creative thinking, and critical thinking are the major building blocks of 21st Century Learning.

Mr. Locker then reviewed the School Transformation and Developmental Map; he applied this paradigm to the elementary, middle, and high schools. He then explored potential internal organization options for the high school. The more traditional departmental model, “business as usual”, was less popular with both the educators and the community members. Key words for the new space included collaborative, flexible, innovative, fluid, etc.

Mr. Phelan said that this fall the wider community will get to contribute to the conversation. The timeline was reviewed again. Ms. Bruschi suggested that the summer months be utilized, as there are residents for whom the summer months will work well. Chair Lovallo added that the BHSBC will not be taking the summer off.

Mr. Phelan then recited his newly composed “elevator speech” to encapsulate many of the concepts explored tonight.

Mr. Phelan thanked Mr. Locker and Ms. Darius for all their work.

III. Other

Next BHSBC Meeting: June 15, 7:30 a.m.

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IV. Related Meeting Documents

1. xxx
2. xxx

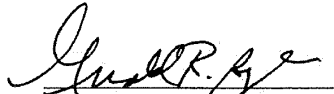
V. Adjournment

The meeting ended at 7:47 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Gerald R. Boyle, Secretary

6/16/17
Date

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BELMONT, MA

2017 AUG -2 PM 2: 13

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
June 15, 2017
Homer Building Gallery
7:30 AM**

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AGENDA AND MEETING MINUTES

Meeting #20

Committee Members Attending: Chair Lovallo, Adam Dash, John Phelan, Tom Caputo, Gerald Boyle, Pat Brusch, Dan Richards, Phyllis Marshall, Joe DeStefano, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Mr. Tom Gatzunis, Mr. Shane Nolan, and Ms. Jessie Bennet (website designer)

Members Absent: Bob McLaughlin, Joel Mooney, Phil Ruggiero

I. Call to Order

The meeting was called to order at 7:35 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mrs. Brusch moved: To approve the Minutes of 4/20/17.
The motion passed unanimously.

Mrs. Brusch moved: To approve the Minutes of 5/4/17.
The motion passed unanimously.

III. Treasurer's Report

Ms. Marshall reported that there are four bills (invoices) under consideration at this time. There are two bills from Daedalus: 1) from April for \$3,750, and 2) from May for \$7,500. The bills from Daedalus total \$11,250.

Ms. Marshall moved: To approve the two Invoices from Daedalus totaling \$11,250.
The motion passed unanimously.

The third invoice is from V Design for work done in April for \$1,500.

Ms. Marshall moved: To approve the Invoice from V Design for \$1,500.
The motion passed unanimously.

The final invoice is from Ms. Hannah Fischer for \$1,225 (for writing and communication work).

Ms. Marshall moved: To approve the Invoice for Ms. Fischer for \$1,225.
The motion passed unanimously.

IV. Designer Selection Update

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Chair Lovallo informed the BHSBC that the Belmont Citizen Herald printed a letter to the editor concerning Zero Net Energy (ZNE) buildings. Language from the ZNE advocacy group was incorporated into the Designer RFS. Good press, he said, is good for the BHSBC.

Chair Lovallo provided some updates: the RFS was created and sent out, and a BHS walk-through occurred and was well attended. He then explained the RFS process and noted that six firms responded to the RFS. The Designer Selection subcommittee has been meeting and representatives of the subcommittee met with the MSBA this week to narrow down the list of firms. Each of the six packages was reviewed, discussed, and voted on using a point system. There are now four remaining firms and those firms will be interviewed on Tuesday, July 18.

Selectman Dash noted that he filed with the Town Clerk a *Conflict of Interest* notice, as one of the Principals at the SMMA firm was once a neighbor of his, and his now a friend. Chair Lovallo noted that he also filled out the same form, as he has worked professionally with some of the applicants and there could be a perceived conflict of interest. The next step will be to tour the schools that the four remaining firms have designed.

Superintendent Phelan thanked the Designer Selection subcommittee for all their hard work behind the scenes.

Chair Lovallo noted that the MSBA informed two of the six firms that submitted applications that they had not correctly identified their Educational Programming Consultant; those firms have made adjustments to their proposals. The six firms will either use in-house staff, or Mr. Dave Stevens from Vista Educational Consulting. Frank Locker will continue to work exclusively with the Town of Belmont.

Chair Lovallo then reviewed the potential five questions that the four firms will encounter in the next phase of the selection process. He outlined the next steps following the interviews. The BHSBC will meet on Thursday, July 27 to review and approve the Designer Contract. Mr. Joel Mooney will prepare a presentation on the geotechnical and environmental site issues. [Note: at a later date, this meeting was rescheduled for July 20.]

V. Public Relations Update (Web Page, Other Media Outlets)

BHSBC Update Sheet

Ms. Shea explained that much work has been done over the last two months. She highlighted the June BHSBC Update, which will go out to the community and will go on the Website once the site is up and running. The goal is to be transparent and to provide as much information as possible (as appropriate). Chair Lovallo provided some feedback on the Communication section of the Update.

Selectman Dash provided a handout example from Somerville, which includes an example of how graphics can make a document more engaging. This is a lot of text, he said, and it might not get read as written. Perhaps more bulleted lists would be useful.

The BHSBC briefly discussed issues relating to the Update Sheet.

Community Input Survey

H. AGENDA AND MEETING MINUTES / School Building Committee

Ms. Shea then explained the Community Input Survey. The goal is to allow for community input into the building project. It is a way to learn what the community is thinking, and again to allow a space for residents to share their thoughts.

Chair Lovallo expressed his reservations about the survey, at this time. He asked about the data collection, processing the data, and Committee responses to the data. Mrs. Brusch added that the survey could ask *how* people would like to be involved, how they would like to participate in the process, etc. She added that people often submit several surveys at the same time to increase data points for their feedback. More detailed demographic information (Kindergarten parents, grandparents, etc.) would be useful, also.

The BHSBC briefly discussed issues relating to the survey. Mr. Gatzunis added that the MSBA has strict guidelines on the learning environment (question 3). The community may strongly desire something that the MSBA forbids. When the design *can't* include this item, the community may feel upset (that they weren't listened to).

Chair Lovallo added that the FAQ document is a useful tool for the community. Mr. Caputo noted that there needs to be a forum for the larger community to provide feedback, ask questions, etc. Chair Lovallo replied that the Design firm (once selected) and Daedalus will be able to engage the community more fully in the coming months. Ms. Brusch suggested that information for parents be available on Back-to-School nights. She also noted that senior citizens are in Belmont in the summer and are often away in January, February, and March – but they do vote.

The BHSBC Website

Ms. Shea then introduced Ms. Jessie Bennett, the website designer. Ms. Bennett presented a power point that explained the website development process. She reviewed the following areas: target audiences, site accessibility, etc. She then showed some sample web pages, e.g., home page, logo, contact information, subpages, video page, site map, FAQ, etc. Mr. Nolan expressed a concern about allowing the community to post questions to the website.

Ms. Bennett will circulate a “draft” link of the website before it goes public. Chair Lovallo will send the draft link out to the BHSBC. Once it is up, the website will be modified as it goes along; it is a “live” (dynamic) document. Chair Lovallo asked if there would be a “quick-glance” update section.

Chair Lovallo thanked Ms. Shea and the PR group for their tremendous amount of work.

Ms. Brusch suggested that when the Design team forums are held, there should be two scheduled on the same day: one in the morning, one in the evening.

VI. Next Meeting

Next Meeting: Thursday, July 27 at 7:30 a.m.

VII. Related Meeting Documents

1. Community Input Survey Draft
2. BHSBC Update Draft
- 3.

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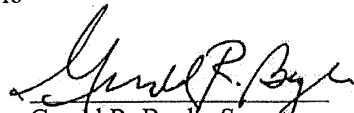
IX. Adjournment

The meeting was ended at 9:13 a.m. by Ms. Brusch.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Gerald R. Boyle, Secretary

7/28/17
Date

H. AGENDA AND MEETING MINUTES / School Building Committee

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
July 20, 2017
Homer Building Gallery
7:30 AM

RECEIVED
DOWN CLERK
BELMONT, MA
2017 SEP 14 PM 2:49

Meeting #21

Committee Members Attending:

Chair Lovallo; Members Adam Dash, Tom Caputo, Gerald Boyle, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, and Chris Messer

From Daedalus: Mr. Tom Gatzunis and Mr. Shane Nolan

Members Absent: John Phelan, Phil Ruggiero, Jamie Shea

I. Call to Order

The meeting was called to order at 7:36 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 4/13/17.
The motion passed unanimously, by those present.

Ms. Bruschi moved: To approve the Minutes of 6/15/17.
The motion passed unanimously.

III. Treasurer's Report

Ms. Marshall informed the Committee that the following Invoices are ready for approval:

Invoice 1: Daedalus for the month of June \$7,500

Ms. Marshall moved: To approve the Invoice of \$7,500 for Daedalus.
The motion passed unanimously.

Invoice 2: Reimbursement for Mr. Tom Caputo for \$219.06 for the Domain Registration

Ms. Marshall explained that Mr. Caputo took it upon himself to set up the domain registration.

Ms. Marshall moved: To approve the Invoice of \$219.00 for the Domain Registration.
The motion passed unanimously.

Invoice 3: Minutes Recording

Ms. Marshall noted that there is an invoice in the amount of \$960.00 for 32 hours of Minutes Recording Services (for Lisa Gibalerio) from January to June, 2017.

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Ms. Marshall moved: To approve the Invoice of \$960.00 for Minutes Recording.
The motion passed unanimously.

Educational Consultant Reimbursement

Chair Lovallo stated that there needs to be an agreement (from the Committee) concerning the Education Consultant, Mr. Frank Locker. Mr. Locker, Chair Lovallo explained, has been retained by the Building Committee. He has a proposal that includes a fairly large scope, and portions of the work outlined in his proposal duplicate what the Design Firm will be doing. Therefore, the scope of Mr. Locker's work has been pared down to visioning, workshops, and consulting. This leaves his proposal at \$34,900.

The BHSBC discussed the proposal, e.g., the cap for his services, Mr. Locker's hourly fee, the number of community meetings Mr. Locker will hold, etc.

Ms. Marshall moved: To approve the Education Consultant's proposal in the amount of \$34,900, as modified by the Chair, subject to the following: Mr. Locker's approval of the new terms, certification of insurance, and his agreement of the hourly rate. This is for the feasibility study only.
The motion passed unanimously.

Invoice 4: Mr. Locker, Educational Consultant at \$21,950

Ms. Marshall noted that there is an Invoice for \$21,950 for various Spring meetings and work toward the draft package.

Mr. McLaughlin moved: To pay the \$21,950 to Mr. Locker following completion of the contract.
The motion passed unanimously.

Ms. Marshall then noted that \$20,844.92 has been submitted to the ProPay for reimbursement. Mr. Nolan confirmed that the process should be completed with about a two-week turn-around. Ms. Marshall provided an overview of how the ProPay process is working. Chair Lovallo raised a question about what happens if an item is deemed "non-eligible" by the MSBA.

Budget Review

Chair Lovallo noted that the BHS building project was allocated \$1.75M. He reviewed some budget numbers which were allocated for the Designer Firm, OPM, Site Development, Other (Minutes, Public Relations, etc.). He reviewed what has been encumbered, thus far.

IV. Design Selection Update

Chair Lovallo reviewed that the Design firms had been whittled down to a short-list of four. He noted that the four firms were invited to interview and were given a set of questions to prepare. Four high schools (one designed by each of the final four firms) were toured. He briefly described the high school "walk through" process. Mr. Gatzunis noted that he took 250 photos and will make those photos available for the BHSBC to review.

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Mr. Messer shared his perspective on the interview process. He said he was impressed with the preparedness of the four firms, noting that each firm heard and addressed the concerns of Belmont. Mr. Richards concurred.

Chair Lovallo then reviewed the voting process, stating that Perkins + Will received the number one slot, and the contract is currently being negotiated. He then summarized the work experience and the key personnel of Perkins + Will.

Concerning the Designer contract, it currently is being negotiated with the MSBA; Town Counsel (et al) will also review it. However, the MSBA has stated that the contract cannot be changed. He explained what the \$1.1M allocation will cover. He noted where some money might need to come from the original allocation (\$1.75M) to put toward the \$1.150M for the Design firm to cover the additional services (site survey, traffic study, etc.).

The BHSBC discussed issues relating to Perkins + Will's fees, the proposed contract, and the budget adjustments to cover the additional services.

Mr. Mooney put forth a motion, which he withdrew. Ms. Brusch offered a clarification concerning the scope of services and the following motion was put forth:

Mr. Mooney moved: To approve the contract with Perkins + Will in the amount of \$1.150M, to get through the Feasibility and Schematic Design Phases, and not to exceed the basic scope of services - plus additional services - with the understanding that the additional scope of services will be clarified.
The motion passed unanimously.

Mr. Boyle asked about the extra services vis-à-vis the contract. Mr. Gatzunis provided an answer about the basic service fee.

V. Geotechnical/Environmental Services Update

Mr. Mooney provided a summary overview of the Geotechnical/Environmental Services RFP. While these could be viewed as two separate tasks, under the RFP these services will be provided by the same consultant per best industry practices. Mr. Mooney reviewed the available geotechnical records, e.g., test boring and test pit logs, soil properties, evaluation of foundations, etc. from the original 1969 design. This information will be sufficient to inform the Feasibility Study. He then reviewed the environmental regulatory context of the High School site, e.g., the existing building construction plan from 1969 – prior to the Superfund in 1980 and the Mass Contingency Plan in 1988 – and the fact that there are 122 MassDEP-listed disposal sites in Belmont, etc.

Mr. Mooney reviewed some historical data concerning Clay Pit Pond and the BHS Parcel. He explained that this area had been used as a municipal dump in the 1930s and 1940s. He noted that a large percentage of the Town's stormwater runs into the Pond. He touched on the Burbank oil spill in 2003 and noted that, while the fuel oil release was cleaned up, the Pond was not. He said that the Pond will likely stay separate from the BHS site.

Mr. Mooney reviewed that there is no site-specific environmental data on the BHS parcel. However, if there is evidence of contamination, this could trigger MassDEP compliance. Both Wellington and

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Chenery went through the MassDEP compliance process as a part of the design/construction.

Mr. Mooney spoke to potential environmental soil testing at the BHS. He said it is unclear what the community's expectations are around site testing. He addressed the potential scope of work (outlined in the RFP) for environmental testing. If the site is tested, it may likely trigger MassDEP reporting. However, the reporting does not automatically indicate *risk*. Risk, he offered, requires the presence of contamination above certain levels, and pathways for exposure.

The BHSBC discussed issues relating to geotechnical and environmental studies. Chair Lovallo noted that the first tier of study would be "desktop" in nature. Mr. Gatzunis added that very good desktop information exists. Following this initial work, tier two studies would involve contracting for services for drilling holes, borings, obtaining and testing samples, etc.

Chair Lovallo added that there is a draft RFP for Geotechnical/Environmental Services. The contract, he said, will go through Daedalus. The RFP was briefly discussed.

Mr. McLaughlin moved: To authorize Chair Lovallo to send out the RFP for Geotechnical/Environmental Services, as discussed. (The responses will be reviewed at the next BHSBC meeting.)
The motion passed unanimously.

VI. Other/Next Meeting

Ms. Marshall raised a question about the changes in the budget appropriations. She asked: does this require a committee vote?

Ms. Marshall moved: To move \$25K out of the OPM budget and into the Architect Design services budget and to move \$25K out of the Environmental Site budget into the Architect Design Service budget, which will total \$1.150M. This is subject to MSBA approval.
The motion passed unanimously.

Next Meeting: Thursday, August 10, 2017 (7:30 a.m.)

Chair Lovallo noted, that going forward, Perkins + Will may prefer meeting with smaller, working groups, as opposed to the full BHSBC.

Mr. Mooney raised the issues of studying flooding at Clay Pit Pond as well as traffic at the intersections near the BHS. The Town (Board of Selectmen) will need to address the findings of these studies.

VII. Related Meeting Documents

1. BHS Geotechnical/Environmental Overview
2. Designer Selection Panel Voter Sheet

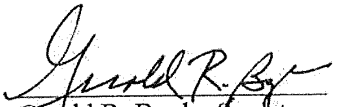
VIII. Adjournment

The meeting ended at 9:12 a.m. by Mr. McLaughlin.

H. AGENDA AND MEETING MINUTES / School Building Committee

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

9/14/17
Date

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**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
August 10, 2017
Homer Building Gallery
7:30 AM**

RECEIVED
TOWN CLERK
BELMONT, MA
2017 SEP 14 PM 2:49

Meeting #22

Committee Members Attending:

Chair Lovallo; Members Adam Dash, Gerald Boyle, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joel Mooney, Diane Miller, Chris Messer and John Phelan.

From School Committee: Chair Lisa Fiore

From Daedalus: Mr. Tom Gatzunis and Mr. Shane Nolan

From: Perkins & Will: Robert Brown, Brook Trivas, Patrick Cunningham, Fei Xie and Steven Turckes (via skype)

Members Absent: Thomas Caputo, Jamie Shea, Joseph DeStefano and Phillip Ruggiero

I. Call to Order

The meeting was called to order at 7:39 a.m. by Chair Lovallo. The Chair introduced Cindy Papa who is filling in for Lisa Gibalerio today.

II. Minutes of Previous Meeting

Mr. Mooney submitted edits on meeting notes for meeting # 21, section 5, Geotechnical /Environmental Services Update

Mr. McLaughlin moved: To approve the Minutes of July 20, 2017 as amended.
The motion passed unanimously, by those present.

III. Treasurer's Report

Ms. Marshall informed the Committee that the following invoice is ready for approval:

- *Daedalus for the month of July, \$10,000.00*

Ms. Bruschi moved: To approve the Invoice of \$10,000.00 for Daedalus.
The motion passed unanimously.

Ms. Marshall presented the current budget and noted that \$25,000.00 was transferred from the Feasibility budget and \$25,000.00 was transferred from the OPM budget to cover the contract with the Architect.

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Ms. Marshall also reported \$20,845.00 in expenses have been submitted to ProPay for reimbursement by the State. Although all expenses will be submitted, only a percentage of costs are eligible for reimbursement.

Chair Lovallo explained that while not all costs will be reimbursed, project expenses such as Architectural, Owner's Project Mgr. and Environmental are 100% reimbursable.

Educational Consultant

Ms. Marshall concluded her report following up from the last meeting regarding Frank Locker's invoice and hourly rate. It was agreed and he was paid an hourly rate of \$150.00 plus expenses.

IV. Designer Introduction

Chair Lovallo introduced the architectural firm of Perkins + Will, selected by the MSBA Designer Selection Panel as the Designer on this project. Project Manager Brook Trivas will devote 90% of her work schedule to the Town of Belmont, Patrick Cunningham is the Project Architect. Perkins+Will has 200 employees in the Boston office and 2,200 employees world-wide. Questioned by Chair Lovallo, Ms. Trivas confirmed that all of the Belmont High School Building project will be completed by their Boston office.

Perkins + Will presented to the Committee the slideshow and discussion originally presented to the MSBA during the interview process. The presentation included different configurations of the High School building dependent upon decisions to be made regarding grades and programs. The large site model they constructed will be available for public viewing and comments at Meet Belmont night to be held at the Chenery Middle School on August 29, 2017. Also submitted was a timeline of meetings and deadlines required to prepare for the November 2018 funding vote by Belmont residents. Mr. McLaughlin commented that this is "an aggressive schedule." While agreed by most that the schedule is aggressive, Mr. Gatzunis reiterated that since the MSBA only meets every other month to review the project, it's important to try and meet this schedule.

Chair Lovallo recommended the Committee accept the timeframe presented by Perkins + Will and asked the Architect to "drill down" on these dates and create a detailed working calendar of meetings with the Community, School Committee and any other associated groups. They will present their detailed schedule at the next meeting in two weeks.

V. Geotechnical Services RFP Update

Shane Nolan of Daedalus reported that Requests for Proposals have been sent to four firms. Town Counsel has since made some changes and requested more scoring criteria be included in the RFP. The schedule for selection is dependent upon Town Counsel's final edits, but Daedalus hopes to review submissions and make recommendations to the Committee by August 22, 2017.

Mr. McLaughlin inquired as to billing if it would be a lump sum contract or maximum, according to Mr. Nolan, it would be a maximum.

No action by Committee at this time.

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VI. Other/Next Meeting

Ms. Brusch pointed out the importance of notifying the State with the exact wording of the funding request that will appear on the ballot in November 2018. The State must approve the wording of the ballot question in August.

Next Meeting: Thursday, August 24, 2017 (7:30 a.m.)

At the next meeting, Chair Lovallo expects to approve the Geotechnical Services Company as well as have a more accurate Milestone Schedule discussion with possible content to discuss at the Meet Belmont event on August 29th.

VII. Related Meeting Documents

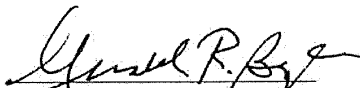
1. Joel Mooney edited meeting minutes – July 20th
2. Perkins + Will MSBA interview Powerpoint
3. Perkins + Will flyer
4. Perkins + Will Draft Milestone Schedule

VIII. Adjournment

The meeting ended at 9:39 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Cindy Papa

Approved: 
Gerald R. Boyle, Secretary

9/14/17
Date

H. AGENDA AND MEETING MINUTES / School Building Committee

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES

August 24, 2017
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA

2017 OCT 10 PH 2:12

Meeting #23

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, Gerald Boyle, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Diane Miller, and Jamie Shea

From Daedalus: Mr. Tom Gatzunis and Mr. Shane Nolan

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, and Tom Grimble

Members Absent: John Phelan, Tom Caputo, Chris Messer, Phil Ruggiero, Joel Mooney

I. Call to Order

The meeting was called to order at 7:35 a.m. by Chair Lovallo. He stated that this meeting was not an official business meeting, but that a lot of material would be covered.

II. Meet Belmont Night at CMS on August 29

Chair Lovallo informed the BHSBC that this event would be a good time to continue talking with the community about the project. The BHS construction model will be there. He suggested that name tags would be useful. Ms. Shea said she will be there and will have name tags on hand.

Website Update

Ms. Shea informed the group that the website is in the process of being finalized (the FAQ section needs to be finished before the site goes live to the community). Some of the material that is on the website was discussed. Mr. Boyle requested that whoever is managing the website stay in touch with the town-side website. Mr. Gatzunis suggested that links to various documents be used (with regard to website materials) instead of copying the documents. The documents are changing frequently and using links will be the best way to keep the documents up-to-date.

III. Geotechnical Services FRP Update

Mr. Nolan informed the Committee that an RFP was issued on August 11 to four firms. Three responses were received: McPhail Associates, Sanborn Head, and Weston & Sampson. Based on qualifications and price, McPhail Associates is the firm that is being recommended to be engaged for Geotechnical Services.

Chair Lovallo summarized his conversation with Mr. Mooney concerning McPhail Associates. Mr. Mooney's feedback was positive.

Mr. McLaughlin moved: To accept Daedalus' recommendation to engage McPhail Associates

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for Geotechnical Services, not to exceed \$55,000.
The motion passed unanimously.

Chair Lovallo then discussed how these services will be funded and what the \$55,000 would cover. Mr. Nolan discussed issues relating to the various phases of the geotechnical services, e.g., field testing, the testing of borings, etc. Ms. Trivas added that the results of this testing will impact the overall design as well as the design costs.

IV. Project Schedule Update

Ms. Trivas began with the schedule update, noting that the meetings scheduled are tentative. She informed the BHSBC that no configuration decisions have to be made in Modular 3. Grade configurations and building options (renovation, addition, etc.) can still be discussed. She explained the process by which the BHS's gross square footage will be calculated – in more detail than currently exists. Mr. Gatzunis emphasized that that Perkins+Will schedule is a *draft* and that dates could shift.

Ms. Trivas then discussed the Educational Visioning meeting (with the community), which is scheduled for September 19 and 20, 2017.

Perkins+Will will create a draft of potential building configurations. However, the grade configurations – and whether the project will be a renovation, an addition, or full construction, etc. – will need to be determined in January 2018. Ms. Trivas stated that if there is a *new* pool, the entire BHS project will no longer be a part of the MSBA process, or the pool must be a separate future project. However, the MSBA will work with a pool *renovation*.

Ms. Trivas discussed the Educational Program process:

- SPED – The program needs will be up to Belmont; LABBB enrollment was discussed and further explained by the School Department, specifically as it relates to the high school.
- Educational Programming – The goal is to create an education program that suits Belmont's needs, with the understanding that not all aspects will be covered by the MSBA.
- Grade Configurations – If the building configuration is Grades 7-12, the MSBA would like to see an integrated, holistic approach to the educational programming.

Chair Lovallo added that the CMS Principal, Mr. Mike McAllister, will need to be brought into the grade configuration conversation.

The impact of *other* enrollment factors (e.g., METCO, LABBB, etc.) was then explored.

Ms. Trivas continued to review the meetings which have been tentatively scheduled, e.g., community engagement, School Committee meetings, PTO/PTA, Selectmen, etc.

The BHSBC explored the nature of the meetings, the scheduling of the meetings, the list of people who should be attending the meetings, the time the meetings are held, location, etc. Ms. Shea will work with Ms. Trivas on the scheduling of the community meetings. Ms. Shea explained the nature of Back-to-School nights, noting that having a BHSBC table there might be effective. Ms. Bruschi agreed, noting that more detailed information could be shared at a PTO/PTA meeting.

Ms. Trivas explained the meetings scheduled at the end of August:

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- Existing Condition Analysis Walk Through meeting on August 28 at 11:00 a.m.
- At 3:00 that day (8/28), the MSBA is holding a kick-off meeting at BHS and a walk-through.
- Regulatory Meeting – with Consultants and Town Departments on August 29 at 1:00 p.m.

Ms. Trivas then provided an update on the project progress, e.g., existing condition plans, review of site, site analysis, etc. The first press release has been sent out and will be forwarded to Ms. Shea.

V. Other/New Business

Chair Lovallo noted that Mr. Gatzunis will have a cash flow report ready for the next meeting. The OPM is generating monthly reports; Chair Lovallo suggested that those reports be placed on the website.

VI. Next Full BHSBC Meeting

- Thursday, September 7 at 7:30 a.m. (#24)

Chair Lovallo noted that some of the BHSBC meetings will need to be scheduled in the evening.

Chair Lovallo provided some information (to Perkins+Will) about submitting invoices to Ms. Marshall.

VII. Related Meeting Documents

1. Perkins+Will meeting agenda
2. Perkins+Will draft schedule of meetings
3. Daedalus memo concerning the Geotechnical Services

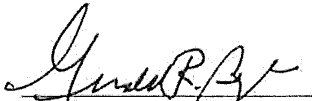
VIII. Adjournment

The meeting ended at 9:15 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:


Gerald R. Boyle, Secretary

10/10/17
Date

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H. AGENDA AND MEETING MINUTES / School Building Committee

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
September 14, 2017
Homer Building Gallery
7:30 AM**

RECEIVED
TOWN CLERK
BELMONT, MA

2017 OCT 10 PM 2: 12

Meeting #24

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Gerald Boyle, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Tom Gatzunis and Shane Nolan

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn, and Tom Grimbale

Member Absent: Phil Ruggiero

I. Call to Order

The meeting was called to order at 7:36 a.m. by Chair Lovallo.

Superintendent Phelan introduced Chenery Middle School Principal Mike McAllister, who will attend some BHSBC meetings because of the grade configuration options, one of which may include grades 7 and 8.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 8/10/17.
The motion passed unanimously.

Mr. McLaughlin moved: To approve the Minutes of 8/24/17.
The motion passed unanimously.

Chair Lovallo noted two items which were not on the website, e.g., the July 20 meeting minutes and the Perkins+Will contract. Mr. Boyle said he will review the website.

III. Treasurer's Report

Ms. Marshall informed the Committee that the following Invoices are ready for their approval:

Invoice 1: August - Daedalus

Ms. Marshall noted that this is a \$16,000 Invoice.

Mr. Mooney moved: To approve the Invoice from Daedalus for August in the amount of \$16,000.
The motion passed unanimously.

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Invoice 2: Perkins and Will

Ms. Marshall noted that this is for \$20,000 through August 25, 2017.

Mr. Mooney moved: To approve the Invoice of \$20,000 from Perkins+Will, for work done through August 25, 2017.

The motion passed unanimously.

Invoice 3: Virtual Town and Schools

Ms. Marshall stated that this Invoice is to set up the webpage and is in the amount of \$1,750.00 (web design and services).

Mr. Mooney moved: To approve the Invoice for \$1,750.00 for web services.

The motion passed unanimously.

Other Fiscal Details

Ms. Marshall stated that \$4,259.00 is the amount of the current MSBA reimbursement. This money will go into a fund. Chair Lovallo noted that the flow of money seems to be going smoothly. MSBA reimbursement(s), general invoicing, the budget for reimbursable expenses from Perkins+Will, and the Town Meeting appropriation were briefly explored.

IV. Public Relations Update (Web Page, Other Media Outlets)

Outreach

Ms. Shea explained that messaging and advertising is well underway with Back-To-School nights and PTO/PTA meetings coming up, as well as the four upcoming Community Engagement meetings. She noted that there is not a lot of time at Back-To-School nights to talk, but that information will be made available. She noted that the November 15 Community Engagement meeting may need to be changed, as this could be the second night of the Special Town Meeting. The Community Engagement meetings are being scheduled across a wide variety of days, nights, and weekends.

Website

The website is up and running. It now includes the FAQs. Concerning high school tours, Chair Lovallo suggested putting a virtual tour on the website. Ms. Trivas noted that there is 360-degree video capability, which can be attached to a cell phone.

One Sheet (double-sided) Handout

There is a one-sheet handout entitled "News & Project Notes" which will be available at the Community Engagement meetings as well as the Back-To-School nights and PTO/PTA meetings. Chair Lovallo confirmed that the Board of Selectmen, the School Committee, and Town Meeting Members are invited to the Community Engagement meetings. Ms. Miller added some additional information on the Back-To-School night tables.

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Ms. Shea requested that any *additional* FAQs be forwarded to her, as more questions can be added as the process goes along. The on-line survey is still being edited. Mr. McLaughlin stated that the survey is a sensitive document and that if people opine too early, the Committee will be “up against it”. Chair Lovallo noted that the individual responses may not be made public, but that a summary of the responses will be. Ms. Shea noted that Ms. Ellen Schreiber, who has been involved in other building project surveys, will be helping to craft the survey.

The BHSBC briefly discussed issues relating to the survey.

Chair Lovallo thanked the PR Team.

V. Project Schedule Update / Ballot Question

Chair Lovallo stated that there is a project schedule in place, which is leading to a December 13 MSBA submission. He noted that he has met with Town departments as well as the Town Clerk.

He noted that the ballot question will need to be submitted (to the state) by August 1, 2018 if it is to be placed on the November 6, 2018 ballot. He discussed the scheduling challenges with these dates, as the question may not be ready for submission on 8/1/18 (due to the current scheduling of the MSBA board meetings). Therefore, it looks challenging that this ballot question will be on the November 6, 2018 ballot. It may need to be voted on at the April 2019 election.

The BHSBC briefly discussed issues relating to the date of the election. Ms. Brusch will raise the “two-ballot” option (a second election in Belmont on November 6) with the Town Clerk. Chair Lovallo asked Mrs. Brusch to further evaluate that option for the next meeting.

VI. Education Visioning Update

Superintendent Phelan provided a brief update on the education visioning. He noted that there are two community visioning meetings (with residents, staff, students) coming up (on 9/19 and 9/20) at the high school. The visioning work at these meetings will build on the work done with Mr. Frank Locker last Spring. It will deal with how the educational programming will be crafted.

Ms. Trivas added that the new education consultants will expand upon and enhance the work done last Spring. She briefly described the backgrounds of the consultants. Chair Lovallo expressed his enthusiasm for the consultants’ presentations. The vision, he said, feeds the education plan, which feeds the development of the design of the building. Their presentations will be filmed; clips will be uploaded to the website. Chair Lovallo invited the Building Committee members to attend (as observers) even a portion of the visioning sessions, to experience the valuable work being done by the Belmont community.

VII. Existing Conditions Summary

Introductions were made of the various consultants (engineering, plumbing, etc.) and the BHSBC members in the room.

The first presentation, given by David Conway of Nitsch Engineering, focused on a civil engineering overview, e.g., the existing site, wetland issues, storm drainage, sewer service, water, and gas and

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electric services. The second presentation focused on landscape analysis, regulatory and zoning constraints, soil assessment, environmental assets, circulation and parking, the existing program (trees, field layout), and a look at the buildable areas. Article 97 was explained. The BHSBC discussed briefly that a zone change might be needed if the building needs to be more than two floors.

David Warner of Warner/Larsen Landscape Architects followed with a presentation of the site's characteristics.

Ms. Trivas touched on the architecture planning. She reviewed the level 1 and 2 floor plans, the roof plan, and program breakdowns with current square footage assignments.

Mehul Dhruv of EDG Structural Engineers presented the structural assessment of the existing conditions, e.g., roof, floor, utility tunnels, foundation, etc. This engineer provided some specific observations on the condition of the building. The impact of the train, fire proofing, and the foundation settlement was explored. The feasibility of a renovation and/or expansion was also discussed. The impact on costs will be explored at a later date.

Kevin Alles of Bala Engineers provided an electrical overview. The main topic reviewed was lighting, e.g., fixtures, controls, the generator, and the main electric room. The mechanical engineer reviewed the boiler, the steam boiler, the fuel tank, roof top air conditioning units, unit ventilators, and the pneumatic temperature controls.

Kevin Caddle of Bala Engineers then provided an overview of the plumbing system. The plumber reviewed the sanitary system, the storm system, and the natural gas system. He briefly discussed the kitchen (dish washing, grease disposal), the science wing (sinks, gas valve, waste, lab water), pool lockers/showers, and fire protection (there is an alarm, there is no fire suppression). It was explained that the new fire alarm system could have the capacity to work well during the phasing process as the new building is underway.

Ms. Trivas informed the committee that the full Existing Conditions Summary report will be made available to them when it is complete.

Chair Lovallo thanked the team of engineers.

VIII. Next Full Building Committee Meeting

Thursday, October 5, 2017 at 7:30 a.m.

IX. Other/New Business

Mr. Nolan reviewed his handouts: Daedalus Project Cost Summary, and the Daedalus Monthly Summary Progress Report. Mr. Boyle confirmed that this information would be placed on the town website.

X. Related Meeting Documents

1. Public Relations handouts
Frequently Asked Questions 9-13-17
Back to School Handout September 2017

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Community Engagement Meeting Invitation 9-19-17

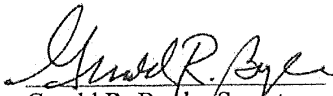
2. Daedalus Monthly Summary Progress Report
3. Perkins+Will Existing Conditions Summary

XI. Adjournment

The meeting ended at 10:00 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

10/10/17
Date

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BELMONT HIGH SCHOOL BUILDING COMMITTEE FINAL MEETING MINUTES

October 5, 2017
Homer Building Gallery
7:30 AM

RECEIVED
TOWN CLERK
BELMONT, MA
2017 NOV 29 PM 1:50

Meeting #25

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Gerald Boyle, Pat Bruschi, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Mr. Tom Gatzunis and Mr. Shane Nolan

From Perkins+Will: Brooke Trivas and Chris Karlson

Members Absent: Phil Ruggiero

I. Call to Order

The meeting was called to order at 7:40 a.m. by Chair Lovallo. Chair Lovallo noted that the BHSBC will become acquainted with a new acronym, PDP: Preliminary Design Program. The PDP concept will be discussed later in the meeting.

II. Minutes of Previous Meetings

Mr. Mooney moved: To approve the Minutes of 9/14/17.
The motion passed unanimously.

III. Treasurer's Report

Ms. Marshall informed the Committee that the following Invoice (in the amount of \$59.34) is ready for approval. This Invoice is a reimbursement Invoice from Ms. Hannah Fischer for posters and postcards for the Back-To-School Night campaign. The BHSBC, she said, should have a discussion for how to pay for and budget for these types of materials. There is another bill for \$35.00 from Staples that is pending (will not be voted today). These Invoices will be paid for separately. Chair Lovallo stated that the PR group will weigh in on this issue (budgeting for materials) when it reports out next in the meeting.

Ms. Shea moved: To approve the Invoice of \$59.34 (for Hannah Fischer).
The motion passed unanimously.

IV. Public Relations Update (Web Page, Other Media Outlets)

Ms. Shea informed the group that they have been very busy at Back-to-School (B2S) Nights. People are interested in the BHS project, which should generate a good turnout at the Community Engagement Meetings. Some of the PR materials will be done in house, she said, but not all of them can be. She recommended that the PR Group be given a budget (with review and approval by the BHSBC Chair)

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for these marketing materials, e.g., banners, posters, handouts, etc. The creation of a budget will streamline the reimbursement process. Chair Lovallo reiterated that reimbursement will need his approval, regardless of how the money is budgeted.

Ms. Bruschi stated that this is taxpayer money and needs to be spent carefully. Money should probably not be spent on banners used only for the short-term, i.e., to advertise an upcoming meeting. If a banner advertising the website will be up for a few years, she said, that would be OK. Mr. Gatzunis agreed and added that, if the website is being advertised on a banner, it will need to stay fresh and up-to-date.

Mr. McLaughlin moved: To establish a budget in the amount of \$500.00 for the expenses of the PR Group, which will be reviewed (for approval) by the BHSBC Chair.
The motion passed unanimously.

Ms. Shea then displayed the handout for the third Community Engagement meeting. It was noted that the November 15 meeting will need to be rescheduled (as this is the second night scheduled for the Special Town Meeting).

V. Educational Visioning Update

Ms. Trivas provided a summary overview on the two-day Educational Visioning Workshop, which occurred in September. (There is a full report that committee members will have access to.) She quickly recapped what happened during the workshop, e.g., an exploration of the learning modalities, key words for education, enrollment challenges, potential grade configurations, etc. She reviewed the topics (flexibility, adaptability, creativity, blended learning, innovative technology, the future of learning in Belmont, health and wellness, etc.), covered by the guest speakers. She reviewed the group activities that were engaged in.

Superintendent Phelan explained that the feedback received from the participants (after the first day) indicated that they wanted to participate more in the process. Audience participation was then actively built into Day 2 of the workshop. She reviewed some of the “story points” raised from workshop participants, e.g., choral concerts, the importance of volunteerism, the pond, etc. all of which reflect who Belmont is as a community. Other concepts were touched upon (during the “learning sessions”), e.g., incorporating art, music, innovation spaces, social/emotional learning, diversity, flexibility around new learning models, the importance of failure, etc. She discussed how the middle school model was explored as well.

She reviewed other concepts that were touched on, e.g., the importance of natural light, green roofs, student spaces, open flexible spaces, group learning, a connection to the outdoors, etc.

The BHSBC then offered thoughts, comments, and questions concerning Ms. Trivas’ workshop overview. Ms. Shea asked if the Community Engagements meetings could be set up into smaller working groups as opposed to the speaker-to-audience format. Mr. Mooney stated that this presentation will need to be distilled into “guiding principals for design” for the Community Engagement meetings. Chair Lovallo agreed that the overall principals need to be boiled down into shorter points that relate to the building project. Selectman Dash suggested that the “grade configuration” conversation needs to be brought to the forefront of the community conversations. The conceptual education points are not, at this time, what the community is discussing. An “elevator speech” covering the salient points could be put on slides, he suggested. Superintendent Phelan

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explained how the grade configuration conversation is occurring at Back-To-School nights, School Committee meetings, and PTA meetings. Chair Lovallo stated that all three configurations need to be studied and explored. Mr. McLaughlin offered that this conversation could be viewed (by senior citizens) as “educational babble” with a lot of fluff. The project needs to be presented as a practical high school that will meet the needs of our students without all this esoteric fluff. Address the “bread and butter” issues, when meeting with the broader community, he suggested.

Superintendent Phelan stated that the presentation for the Community Engagement meetings is more concise and is not what the group just heard from Ms. Trivas. Ms. Bruschi added that some of the terminology used is not accessible to the general population, e.g. “the maker space”. Chair Lovallo agreed that the presentations need to be tailored to the general population.

The group explored how the material can be distilled and made accessible to the community-at-large.

VI. Space Summary Update

Ms. Trivas explained how the space can be determined for the educational programming (using the Space Summary Matrix). There is a basic MSBA template, which can be adjusted based on the educational program components. It will factor in enrollment numbers, existing conditions, variance process, MSBA guidelines, etc. Chair Lovallo reviewed some of the square footage numbers.

VII. District Space Summary Update

Superintendent Phelan explained the template being used to explore the district-wide space issues. This analysis will impact the grade configuration conversation. The district-wide space analysis will also be tied into the MSBA process, as a K-12 space model will be presented to the MSBA.

VIII. Project Schedule Update

Chair Lovallo said that the PDP submission needs to be submitted to MSBA by December 13, 2017.

He stated that the BHSBC will need to meet more than once a month in order to get the PDP submission to the MSBA. Mr. Gatzunis suggested that the committee read through the draft PDF by section as it is posted for review – feedback will need to be given quickly, as it needs to be built into the final PDF by Thanksgiving so it can be deliberated and voted on before submission to MSBA.

Chair Lovallo reviewed a schedule of upcoming BHSBC meetings (for PDP submission). He identified a “steering group” that will meet with other Town departments. Potential meeting dates (and conflicts) were batted around.

Mr. Gatzunis agreed that there are a lot of potential meetings, going forward. This seems to be the “Belmont way” (a focus on bringing the community into the process), he said. Clearly there are scheduling conflicts and this number of meetings (and the rescheduling of meetings) could slow down the overall process and perhaps impacting the cost of the overall project.

The schedule of upcoming meetings was further explored.

IX. Next Full Building Committee Meeting

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Thursday, October 19, 2017 at 7:30 a.m.

X. Related Meeting Documents

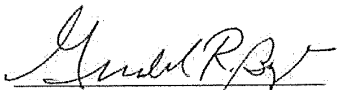
1. Daedalus Progress Report
2. Perkins+Will Meeting Agenda
3. Perkins+Will Educational Visioning/Educational Space/Existing Conditions Summary, dated October 5, 2017
4. Belmont High School BHSBC PDP Submission Schedule, dated October 5, 2017

XI. Adjournment

The meeting ended at 9:38 a.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved:  11/28/17
Gerald R. Boyle, Secretary Date

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BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
October 19, 2017
Homer Building Gallery
7:30 AM

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BELMONT, MA

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AGENDA AND MEETING MINUTES

Meeting #26

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Pat Brusch, Dan Richards, Phyllis Marshall, Bob McLaughlin, Joel Mooney, Diane Miller, Chris Messer, and Jamie Shea

Others: Mike McAllister (CMS Principal), Torrance Lewis (CMS Assistant Principal), Jim Williams (BOS Chair), Glen Castro (Budget Analyst), Cindy Papa (Facilities Department), David Warner (Warner Design?), Kate Bowen and Susan Burgess-Cox (both SC Members)

From Daedalus: Tom Gatzunis and Shane Nolan

From *Perkins+Will*: Brooke Trivas, Patrick Cunningham, and Rick Kuhn

From Nelson\Nygaard: Meritell Font and Alyson Fletcher

Members Absent: Gerald Boyle, Phil Ruggiero and Joe DeStefano

I. Call to Order

The meeting was called to order at 7:39 a.m. by Chair Lovallo.

II. Minutes of Previous Meetings

Mr. McLaughlin moved: To approve the Minutes of 10/5/17.
The motion passed unanimously.

III. Resident's Comments

No Comments.

IV. Treasurer's Report

Ms. Marshall informed the Committee that the following Invoices are ready for their approval. She recommended favorable consideration for these invoices as they are appropriate and in line with expectations.

Invoice 1: Daedalus \$15,670

Mr. Brusch moved: To approve the Invoice of \$15,670.
The motion passed unanimously.

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Invoice 2: Perkins+Will \$80,000

Mr. Mooney moved: To approve the Invoice of \$80,000.
The motion passed unanimously.

Invoice 3: Materials (post-cards, flyers) for Meet Belmont Night, etc. \$33.97

Mr. Bruschi moved: To approve the Invoice of \$33.97.
The motion passed unanimously.

Chair Livallo confirmed that these amounts are appropriate and in line.

V. Open Meeting Law (OML) Update

Mr. McLaughlin informed the BHSBC that new guidelines have been issued by the Attorney General's Office. Not much has changed with regard to subcommittees and working groups. He said he agrees with Mr. Hall's (Town Counsel) interpretation (recent memo) of the law concerning what constitutes a "public body". However, he said the town will be constrained if it follows the Town Counsel's advice concerning small working groups, e.g., postings meetings, keeping minutes, etc. Small groups, he said, need to be able to meet informally and discuss relevant issues and it is appropriate for them to do so.

Chair Livallo stated that he is in touch with the PR group leader, Jamie Shea, and he will continue to hear updates from her. Ms. Bruschi clarified that two subcommittees – hiring of the OPM (Daedalus), and the hiring of the Design Team (Perkins+Will) – were formally created (voted in). Chair Livallo reminded the group to "cc:" the town BHSBC email when corresponding via email.

VI. Public Relations Update (Web Page, Other Media Outlets)

Ms. Shea explained that leafleting has occurred throughout town. Hundreds of people have responded to the traffic survey. Ms. Hannah Fischer will be writing columns to the local newspaper that will explain why a new building is needed. Efforts are ongoing to get the community involved in the high school building process. The upcoming Community Engagement meeting will be held on Saturday, October 28th, and will include a high school tour. Residents have asked about the cost of the project. She showed an image of the banner which will be purchased and exhibited in public spaces.

Chair Livallo noted that a video series (the first video will overview the existing conditions) is being prepared and that Ms. Shea will confer with Perkins+Will and Daedalus on video content and other PR issues.

VII. Project Schedule Update

Chair Livallo discussed the PDP report, which is due to the MSBA in early December. The Board of Selectmen and School Committee will need to approve the PDP report. A Google docs document will be created for their comments and edits. BOS Chair Williams expressed concern about the Board and its ability to review the PDP document. Chair Livallo reviewed the meeting schedule going forward, with concern to the PDP. He agreed that this report covers a lot of information and he stated that he is available to keep the Board up-to-date and in the loop.

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Mr. Nolan reviewed the specifics of what has to be signed (and by when) and then submitted to the MSBA.

VIII. District Space Summary Update

Superintendent Phelan noted that he has met with the BHS and CMS principals as well as the Leadership Council to review space currently used and to fully consider the space that will be needed. This data is being compared with the MSBA requirements. All three grade configurations are under consideration (9-12, 8-12, 7-12). Educational Programming is being reviewed concurrently as well. Alternative space planning for the elementary levels is being planned for, as the ultimate BHS configuration is likely to impact the K-6 grades unless the 9-12 configuration is chosen.

Chair Lovallo added that this work will be a part of the PDP report. Concerning costs, this topic has not been avoided. The findings from the space studies will impact the overall cost of the project. However, the Educational Program defines the project and that, in conjunction with the space findings, will allow the OPM to begin soon to assign project costs. The 7-12 and 8-12 grade configurations are less-known entities and will be fully discussed, but the 9-12 grade configuration is also under consideration. The 9-12 configuration may be discussed a bit less, only because it is a more familiar option. Superintended Phelan and Ms. Trivas agreed that it makes sense to start with the larger, more complex configuration (grade 7-12), as it will be easier to go from the largest to the smallest configuration.

IX. Traffic Report

Ms. Trivas introduced the Traffic Team. Traffic, she said, is one piece of many (e.g., existing condition, space, educational, etc.) that will inform the overall project. Ms. Fletcher noted that the Traffic Team has been onsite over the last few weeks.

She reviewed the following:

- routes by which cars enter and exit the high school grounds
- parking availability on and near the BHS grounds
- number of walkers and bikers (higher numbers of both during the warm weather)
- busses parked in the parking lot and MBTA routes
- traffic delays, obstructed sight lines, and overall congestion frustrations
- crash data and safety issues in and around the grounds

Mr. McLaughlin asked about the extrapolation of this data to the grade 7-12 configuration. It was noted that there will be a *future* model that will incorporate this data and the 7-8 grades may start school at a different time. Selectman Dash noted that the Community Path will need to be a part of this conversation. Chair Lovallo replied that the Community Path as well as the Rink representatives have already been brought in to the loop.

X. Space Summary Update – Matrix of Options – Adjacency Diagrams

Ms. Trivas reviewed the proposed building configuration matrix. Mr. Kuhn, Mr. Warner, and Mr. Cunningham discussed the three potential scenarios, under consideration, for the project:

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1. building renovation (using the same footprint)
2. building renovation with addition
3. new construction/building

Scenarios number 2 and 3 (noted above) were explored, and the following issues, which will impact either of those scenarios, were touched on:

- traffic patterns on the site and near to the site
- parking
- access to field space
- noise issues
- the pond and the walking path around the pond
- flooding issues
- emergency access to the school
- student safety
- MBTA train tracks
- construction phases
- impact on auditorium, field house, and pool
- placement of tennis courts

All of the above items will, in turn, be impacted by the differing grade configuration options (i.e., 7-12, 8-12, 9-12).

Ms. Trivas reviewed a “program tree” for the three grade configurations, e.g., centralized, external, hybrid.

Mr. McLaughlin raised the point that the new educational concepts seem to be focused on the extroverted learners. He said he hopes the introverted learner is considered. Ms. Trivas replied that the “collaborative spaces” do consider introverted learners.

XI. Next Full Building Committee Meeting

Thursday, November 2, 2017 at 6:30 p.m. location to be determined

Potential agenda items include: building diagrams, massing models, begin to talk about costs

XII. Related Meeting Documents

1. Visioning Workshop Summary
2. Existing Conditions Summary
3. Perkins+Will Milestone Schedule
4. Educational Visioning Report (May 2017, Mr. Locker)
5. Perkins+Will Meeting Agenda

XIII. Adjournment

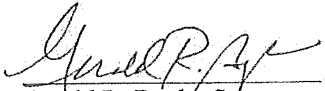
The meeting ended at 9:36 a.m. by Mr. McLaughlin.

FINAL

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Respectfully submitted by:

Lisa Gibalerio

Approved: 
Gerald R. Boyle, Secretary

11/29/17
Date

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**BELMONT HIGH SCHOOL BUILDING COMMITTEE
JOINT MEETING WITH SCHOOL COMMITTEE
AND BOARD OF SELECTMEN
FINAL MEETING MINUTES
November 2, 2017
Chenery Middle School
6:30 PM**

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2017 NOV 29 PM 1:58

Meeting #27

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Pat Brusch, Dan Richards, Phyllis Marshall, Joe DeStefano, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Mr. Tom Gatzunis and Mr. Shane Nolan

From Perkins+Will: Brooke Trivas, Patrick Cunningham, Rick Kuhn

Board Members Present: Chair Williams 6:32 and Selectman Dash

SC Members Present: Chair Lisa Fiore, (Caputo), Susan Burgess-Cox, Kate Bowen

Others: Mike McAllister, Chenery Middle School Principal

Members Absent: Gerald Boyle, Bob McLaughlin, Joel Mooney, and Phil Ruggiero

I. Call to Order

The meeting was called to order at 6:31 p.m. by Chair Lovallo. Introductions were made around the table.

II. Minutes of Previous Meetings

Ms. Brusch moved: To approve the Minutes of 10/19/17.
The motion passed unanimously.

III. Comments from Belmont Residents

No comments.

IV. Treasurer's Report

Ms. Marshall informed the Committee that there are no bills to process tonight. She reviewed what has been paid to date as well as what has been encumbered to date. Chair Lovallo confirmed that \$1.75M was initially allocated to the building committee and a little over \$80,000 remains unencumbered.

V. Public Relations Update (Web Page, Other Media Outlets)

FINAL

H. AGENDA AND MEETING MINUTES / School Building Committee

Ms. Shea introduced the Belmont High School seniors (from her Capstone class) who conducted a study of the traffic at BHS. The students reviewed the data from the traffic study survey (via a slide show) that they created and disseminated to BHS students, parents, and teachers/staff.

Regarding the student feedback, the data showed that there is a traffic backlog of cars between 7:00 and 7:20 a.m. in the morning. There are a large number of students driving to the high school at this time and an even larger number that are being dropped off at this time. There does not appear to be a lot of carpooling, especially among the student drivers.

Teachers are also impacted by the traffic, which blocks up Concord Ave. from Belmont Center and heading East toward Cambridge. Parents were also surveyed and the data was similar. Most of the parent drop-offs were between 7:20 and 7:40 a.m.

Parents seemed to feel that there is a lack of biking culture at the high school; more bike racks and better bike lanes may be needed. Parents also suggested staggered start times, as a way to mitigate drop off traffic jams.

The suggestions (from the survey) were reviewed (e.g., satellite pick up and drop offs, more parking, staggered start times, better cross walks). The suggestions seemed to offer ways to improve the traffic congestion issue. The presenting students also discussed various “student incentives” as a means to improve the traffic situation.

The students briefly entertained questions and comments.

[The SC called their meeting to order as of 6:54 p.m.]

VI. Project Schedule Update

Chair Lovallo explained that the PDP (Preliminary Design Program) report is currently being put together. The PDP will consist of seven sections. The deadline for MSBA submission is December 13. The seven sections of the PDP will be sent out (to the Board of Selectmen and to the School Committee) for review and comments throughout the month of November. The hope is to vote to approve the PDP report when these bodies meet together on November 30.

VII. District Space Summary Update

Superintendent Phelan began with the three grade configurations that are being explored for the new building: 7-12, 8-12, 9-12. The architectural firm of SMMA is exploring the design options for the impact of the various configurations. For example, what will be the *impact* on the elementary schools if the 9-12 grade configuration is selected? This is an exercise in both design and logistics, and in identifying alternative space options.

Chair Lovallo raised the issue of cost estimations for exploring the configuration impacts on the other schools. The MSBA, Superintendent Phelan confirmed, will not contribute to the cost of adding space at the elementary schools, should that need to happen.

VIII. Space Summary Update

FINAL

APPENDIX

H. AGENDA AND MEETING MINUTES / School Building Committee

**BELMONT HIGH SCHOOL BUILDING COMMITTEE
JOINT MEETING WITH SCHOOL COMMITTEE
AND BOARD OF SELECTMEN
FINAL MEETING MINUTES
November 16, 2017
Belmont High Library School
6:30 PM**

RECEIVED
TOWN CLERK
BELMONT, MA
2017 DEC 11 PM 2:42

Meeting #28

Committee Members Attending:

Chair Lovallo; Members: John Phelan, Adam Dash (arrived at 8:02 p.m.) Tom Caputo, Pat Bruschi, Dan Richards, Joe DeStefano (left before meeting ended), Bob McLaughlin, Diane Miller, Chris Messer, and Jamie Shea

From Daedalus: Shane Nolan

From Perkins+Will: Brooke Trivas, Rick Kuhn, David Warner (Warner Larson)

Board of Selectmen Members Present: Chair Williams and Selectman Paolillo (Selectman Dash)

SC Members Present: Chair Lisa Fiore (called the SC meeting to order at 6:38 p.m.), (Tom Caputo), Kate Bowen, Andrea Prestwich, Susan Burgess-Cox

BHSBC Members Absent: Phyllis Marshall, Gerald Boyle, Joel Mooney, and Phil Ruggiero

1. Call to Order

The meeting was called to order at 6:35 p.m. by Chair Lovallo. Introductions were made around the table.

2. Minutes of Previous Meetings

Ms. Bruschi moved: To approve the Minutes of 11/2/17, as amended.
The motion passed unanimously, by those present at the meeting.

3. Comments from Belmont Residents

Mr. David Otte, Goden Street, expressed concern about the traffic in and around Goden Street with regard to the building project.

Ms. Kathy Synnott, from the Brendan Grant Foundation Board member, expressed concern about preserving the infrastructure of the Brendan Grant Memorial Baseball Field. Much of the field was created with community contributions to memorialize Brendan. She requested that as much as possible be preserved when the field is moved.

Mark Davis, Pct. 1, said he is very interested in the environmental aspects of the project, e.g. reducing the carbon footprint, overall energy reduction, etc.

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H. AGENDA AND MEETING MINUTES / School Building Committee

4. Treasurer's Report

Chair Lovallo informed the Committee that the following Invoices are ready for their approval:

Invoice 1: Perkins +Will \$130,000

Mr. McLaughlin moved: To approve the Invoice of \$130,000.
The motion passed unanimously.

Invoice 2: Hannah Fischer \$1,365.00

Mr. McLaughlin moved: To approve the Invoice of \$1,365.00.
The motion passed unanimously.

Invoice 3: Daedalus \$18,400.00

Mr. McLaughlin moved: To approve the Invoice of \$18,400.00.
The motion passed unanimously.

Invoice 4: Jessie Bennet Web Design \$750.00

Mr. McLaughlin moved: To approve the Invoice of \$750.00.
The motion passed unanimously.

Invoice 5: AIR Graphics \$116.00

Mr. McLaughlin moved: To approve the Invoice of \$116.00.
The motion passed unanimously.

5. Public Relations Update (Jamie Shea)

Ms. Shea noted that the community survey has received 1,200 responses. The survey will close down on 11-30-17. Articles are being placed in the Belmont Citizen Herald covering various project issues. The video is moving forward, with help from Mr. Richards.

6. BHS Project Update (Chair Lovallo)

Chair Lovallo explained that the PDP (Preliminary Design Program) report is currently being put together. The plan is to vote on this report when the group meets again on November 30; the deadline for MSBA submission is December 13. The Preferred Schematic Report (PSR) will be submitted to the MSBA in February.

Chair Lovallo referenced several upcoming BHSBC meetings:

November 30 at 6:30	PDP Local Action (Vote) – Joint Meeting (Wellington)
December 7 at 6:30	Sustainability Presentation – Joint Meeting
December 12 at 7:00	(with tours starting at 6:00) Community Engagement #5
January 11 at 6:30	Traffic Presentation – Joint Meeting

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January 16 at 7:00	Community Engagement #6 Configuration Discussion -
January 23 at 7:00	Configuration and Design Option Selection – Joint Meeting
February 1 at 6:30	PSR Presentation – Joint Meeting
February 13 at 7:00	PSR Local Action – Joint Meeting

7. Preliminary Site Planning Diagrams (Brooke Trivas)

Ms. Trivas began with a review of the proposed building configuration matrix: renovation only, renovation with addition, all new building. She noted that the grade configuration 7-12 option will be assumed for the purposes of this planning process and can be scaled back, if needed, when exploring 8-12 or 9-12. The designs of the fields will be integrated into the site planning as well.

Mr. Kuhn reviewed the potential site design options of renovation with addition. He reviewed the impact on the fields, parking, building height, building footprint, traffic flow, etc.

Chair Lovallo raised the issue of the Community Path recommendations, noting that the feasibility study for that project is coming to an end and a recommendation for the community path will be put forward soon. Ms. Trivas replied that the plans are being kept flexible to allow for community path options. Selectman Paolillo added that the community path will need to be designed, constructed, etc. and will not be implemented for several years to come.

8. Preliminary Building Diagrams (Brooke Trivas)

Ms. Trivas reviewed that building height, building footprint, building efficiencies, parking, the flow of traffic, landscaping, the walking path, the neighborhood, and other many other relevant issues/concepts are all being considered during this preliminary phase.

Ms. Trivas reviewed the preliminary components of the new construction options, e.g., phasing, footprint, impact of the fields, etc. It was noted that the new building design is compact. Principal Richards said that a more compact building is a good thing as it brings people and ideas together.

Mr. McLaughlin asked when the BHSBC is able to offer its input into the project. These various models are “preliminary designs” but more information is needed, he said, and he would like to be able to contribute to the process – as a BHSBC member – before hard decisions need to be made. Chair Lovallo noted that *these* meetings are the time for committee dialogue and feedback.

9. Massing Models (Brooke Trivas)

Mr. Kuhn presented small-scale site massing models for the four preliminary development solutions studied thus far. They include major renovation with addition, minor renovation with major addition west, minor renovation with major addition south, and all new construction west.

10. Preliminary Evaluation of Building Configurations (Brooke Trivas)

Ms. Trivas explained how the various options can be evaluated using the Evaluation of Options Matrix form. The committee offered feedback on the evaluation form.

Chair Lovallo acknowledged that the committee may need more opportunities to give feedback on the matrix of options. Chair Lovallo stated that he will send the Evaluation of Options Matrix form to the FINAL

H. AGENDA AND MEETING MINUTES / School Building Committee

BHSBC to fill out. This will begin the ranking and evaluation process.

11. Conceptual Project Costs (Shane Nolan)

Mr. Nolan reviewed the preliminary order of magnitude for projected total project costs:

- code only upgrades to the existing high school (\$118-132M)
- grade configuration 9-12 (\$200-230M)
- grade configuration 8-12 (\$230-270M)
- grade configuration 7-12 (\$260-300M)

Mr. Nolan mentioned that “soft costs” as well as construction costs of \$500-525 dollars per square foot are included in total project costs. It is expected that the MSBA will reimburse Belmont for +/- 40% of the eligible costs when the Project Funding Agreement is reached. Chair Lovallo noted that the costs are escalating quickly. Superintendent Phelan explained that, if grade 9-12 were chosen, the town will incur costs to address the enrollment at the K-8 levels. He is working to get a handle on those costs.

12. Comments on Draft PDP Sections (Chair Lovallo)

Chair Lovallo reviewed the titles of the seven sections of the report. As the sections are completed, section drafts will be uploaded to the drop-box.

13. Next BHS Building Committee Meetings (Joint meetings with BOS and SC)

Thursday, November 30, 2017 at 7:00 p.m. (Wellington School Community Room)

14. Other/New Business

None.

15. Related Meeting Documents

1. Future Committee Meetings
2. Daedalus Total Project Cost Summary
3. Perkins + Will’s power point presentation materials
4. Preliminary Order of Magnitude Costs

16. End Meeting

The meeting ended at 8:37 p.m. by Mr. McLaughlin.

Respectfully submitted by:

Lisa Gibalerio

Approved: _____

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H. AGENDA AND MEETING MINUTES / School Building Committee

Gerald R. Boyle, Secretary

Date

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RECEIVED
TOWN CLERK
BELMONT, MA

BELMONT HIGH SCHOOL BUILDING COMMITTEE
FINAL MEETING MINUTES
November 30, 2017
Wellington School
6:30 PM

2017 DEC 11 PM 2:42

A
STATEMENT OF INTEREST
B
MSBA BOARD ACTION LETTER
C
DESIGN ENROLLMENT CERTIFICATION
D
PROPERTY DEED
E
PHASE I SITE ASSESSMENT
F
2014 HUB TESTING LAB AHERA REPORT
G
SUSTAINABILITY CHARRETTE
H
AGENDA AND MEETING MINUTES

Meeting #29

Committee Members Attending:

Chair Lovallo; Members: Adam Dash, John Phelan, Tom Caputo, Pat Bruschi, Joe DeStefano, Joel Mooney, Diane Miller, Chris Messer and Jamie Shea

BHSBC Members Absent: Gerald Boyle, Bob McLaughlin, Phil Ruggiero, Phyllis Marshall, Dan Richards

School Committee Members Attending: Chair Lisa Fiore, (Tom Caputo), Susan Burgess-Cox, Andrea Prestwich, Murat Bicer

School Committee Members Absent: Catherine Bowen

Board of Selectmen Attending: Chair Jim Williams, Adam Dash, Mark Paolillo

From Daedalus: Tom Gatzunis and Shane Nolan

From Perkins+Will: Brooke Trivas, Patrick Cunningham and Rick Kuhn

1. Call to Order

The meeting was called to order at 6:30 pm by Chair Lovallo.

Chair Lovallo welcomed everyone and noted the purpose of the evening's joint SBC, SC and BOS meeting was to review the Preliminary Design Program (PDP). This is the first submission to MSBA under the feasibility study for a new Belmont High School. Chair Lovallo noted that previous BHSBC meetings had included presentations on some of the content included in the PDP and tonight's meeting would focus on the various options being put forward for the proposed new Belmont High School. Chair Lovallo noted that his hope is for some open discussion on the PDP options being presented tonight. The sections being presented tonight were uploaded to the shared Dropbox and tonight's presentation will be made available on the project website.

2. Minutes of Previous Meetings

Mr. Bruschi moved: To approve the Minutes of 10/19/17.
The motion passed unanimously.

3. Comments from Belmont Residents

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Chair Lovallo opened the meeting to comments from any Belmont residents. There were no public comments at this time.

4. Project Schedule Update

Chair Lovallo reviewed the schedule of upcoming meetings. These include a *Joint BHSBC & SC meeting on Thursday, December 7, 6:30 pm* – Sustainability Presentation. He noted that the Belmont Energy Committee has been invited to attend this meeting. The format will be:

- 15 minutes for the design/consultant to explain what sustainability means
- 15 minutes for the Energy Committee to present
- 15 minutes for the design team/consultants to present what they feel is appropriate for the Belmont HS project

SC meeting December 12, 7:00 pm at Chenery Middle School – School Grade Configuration Presentation

Community Engagement Design Workshop December 14, 7:00 pm at Belmont High School. This will be preceded by HS tours at 6:00 pm.

Ms. Miller encouraged people to attend the HS tours preceding the December 14 meeting. Mr. Messer asked if the agenda for this meeting could be issued early so that people have time to review and understand the topics and can prepare.

- SC meeting January 9, 7:00 pm location TBD – School Grade Configuration Presentation. (Mr. Phelan explained that the January 9 SC meeting will be an open forum to discuss the grade configuration.)
- Joint BHSBC & SC meeting January 11, 6:30 pm location TBD – Traffic Presentation
- SBC meeting January 16, 7:00 pm – Update from Design Workshop
- Joint SC & SBC meeting January 23, 7:00 pm at Chenery Middle School – Decision on School Grade Configuration and Design Option
- Joint SBC & SC meeting February 1, 6:30 pm location TBD – PSR Presentation
- Joint SBC, SC, BoS meeting February 13, 7:00 pm location TBD – PSR Vote

5. Comment on Draft PDP sections

Chair Lovallo presented a binder containing the draft PDP. He noted that all the sections had now been uploaded as drafts to the shared Dropbox site and he reminded people that any comments should be sent directly to him, not the designer or any of the consultants. Chair Lovallo will distribute comments in accordance with established communications protocols.

Chair Lovallo noted that the Superintendent, together with his team, have been working on the educational program contained within section 3.1.2 of the PDP. This explains how the school district would operate under the three possible grade configurations: 7-12, 8-12 and 9-12. Supt. Phelan noted that he, the school principal and department heads, will continue to work on the educational program and the explanation of variances from the MSBA program. This has been an ongoing effort - which includes weekly meeting of those involved.

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Chair Lovallo showed the standard MSBA space summary sheets contained within section 3.1.3 of the draft PDP binder. These are standard worksheets that are then customized to individual districts' educational program and space needs.

Chair Lovallo explained that section 3.1.4 contains information on the existing conditions at the Belmont High School. This had been a previous BHSBC agenda item and the designer and consultants had done a PowerPoint presentation at an earlier BHSBC meeting on the information contain in this section.

Chair Lovallo explained that section 3.1.5 includes information on existing site conditions, utilities, code analysis and permitting and zoning information.

Chair Lovallo noted that section 3.1.6 would be reviewed in detail at this meeting under a separate agenda item.

Chair Lovallo noted that section 3.1.7 includes a standard letter template, modified for this project to list the number of BHSBC meetings and public presentations held during this phase of the project. This letter serves as a certification that the materials for the PDP have been reviewed and that a vote of the School Building Committee was taken to allow the OPM to submit this document to the MSBA. This letter requires the signatures of the Superintendent of Schools, Chair of the School Committee, and the Chair of the Board of Selectmen. Chair Lovallo noted that he hoped this vote would be taken at the end of tonight's meeting.

Mr. Messer asked if the PDP document was an ongoing working document to be updated as the project proceeds or whether it would be "mothballed" after submission to MSBA. Chair Lovallo noted it is the first of 3 submissions to MSBA during the feasibility/schematic design phase. The Preferred Schematic Design (PSR) is the next document that will be prepared which will progress the design of the options being put forward in the PDP. At the conclusion of the PSR, one option will be recommended and that will be designed to a schematic design level in the Schematic Design Report (SDR) submittal.

6. Preliminary Evaluation Update

Chair Lovallo explained that the next part of tonight's meeting was to review the design options being put forward for further design consideration. He emphasized that the PDP required that a range of options are reviewed and recommended for further evaluation during the PSR phase. It is at the end of the PSR phase that a single option will need to be recommended to move forward into schematic design.

Chair Lovallo reminded attendees that the list of option includes what is known as the "repair option". This is an upgrade of the *existing building only* and does not take into considerations any educational or programmatic needs. This is a baseline that is required as part of the MSBA process. Chair Lovallo reviewed the matrix of other options being proposed. These include 7 options all of which are applicable to the 3 grade configurations being studied. The options include various minor renovation/major additions, major renovation/minor additions and a completely new building scheme.

Chair Lovallo thanked those who had used the evaluation form for the various options and returned comments. Chair Lovallo noted that based on comments received - renovation options

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H. AGENDA AND MEETING MINUTES / School Building Committee

2.2, 2.5 and new build option 3.2 were *not* considered favorable. The feedback received consistently showed option 2.1, 2.3, 2.4 and 3.1 being most desirable. The Committee will review these 4 options tonight.

Selectman Dash asked why only two new building options were considered and only one was being put forward for further consideration. Chair Lovallo noted that all the options are predicated on existing site and building conditions and the need to maintain and operate the HS as an educational facility and for public use during construction. Discussion followed on whether it would be feasible to demolish and build new in phases so that at the end of the project the HS will be a completely new structure on the footprint of the existing (old) facility. Chair Lovallo noted that may be possible but the phasing and logistics of this make it unfeasible. Mr. DeStefano noted that options 2.3 and 2.4 appeared to be all new construction with the exception of the existing field house and pool. Selectman Paolillo noted that very serious consideration should be given to retaining the existing field house and pool as these are key community assets.

7. Preliminary Site Designs

Ms. Trivas presented the following options for the Committees review:

- Option 2.1 Major Renovation and Minor Addition
- Option 2.3 Minor Renovation and Major Addition
- Option 2.4 Minor Renovation and Major Addition
- Option 3.1 New Construction

Mr. Cunningham and Mr. Kuhn gave an overview of each option:

Option 2.1 involves multiple phases. Phase one would be to construct a new addition to the west side of the existing field house. The second phase involves a major demolition, renovation and addition on the south side of the existing high school. This option would have an upper and lower school with a central “main street” and separate access for upper and lower schools at either end of the building. It was noted that this option retains the field house, pool and auditorium. Mr. Cunningham reviewed the traffic flow, parking layout and field layout for this option. Mr. Cunningham felt that this option is the least sustainable in terms of energy efficiency due to the amount of existing exterior walls that would be remain.

Option 2.3 is a phased addition and renovation which provides a compact new building with the upper and lower schools on the east and west side separated by a central commons. The commons would house shared space for both upper and lower schools. This option provides separate entrances for the upper and lower school. The field house and pool would be retained under this option. Mr. Cunningham reviewed the traffic flow, parking layout and field layout for this option. Mr. Cunningham noted that this option “wraps” part of the existing field house thus increasing the energy efficiency in this part of the building.

Option 2.4 is another phased scheme involving addition and renovations. This option provides north and south wings separated by a central commons. The commons would house shared space for both upper and lower schools. The upper and lower schools would be located in an west/east configuration under this option. However, this option provides the flexibility so that

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H. AGENDA AND MEETING MINUTES / School Building Committee

they could also be separated north/south. The field house and pool would be retained under this option. Mr. Cunningham reviewed the traffic flow, parking layout and field layout for this option. It was noted that this option appears to make best use of the site characteristics. Mr. Cunningham noted that an east/west scheme is the most desirable in terms of solar orientation.

Option 3.1 involves the construction of a new building to the south west of the existing building. This building could be constructed in one phase without the need for temporary classrooms. After students move into the new building the “old” high school would be demolished to make way for fields. The field house and pool would not be retained under this option. A new gym would be constructed in line with MSBA guidelines. There would be no pool under this option. Concerns were raised over the scale of Option 3.1 particularly with it being so close to Concord Avenue.

8. Pros and Cons

Chair Lovallo invited comments on the pros and cons of each of the four options discussed. The following is a summary of those comments:

Option 2.1 Major Renovation and Minor Addition

Pros:

- a) Saves Field House and Pool
- b) Saves Auditorium

Cons:

- a) Least sustainable of all options
- b) Most impact to school operations during construction
- c) Longest duration
- d) Additional cost due to phasing

Option 2.3 Minor Renovation and Major Addition

Pros:

- a) Saves Field House and Pool
- b) Very compact
- c) Good site circulation

Cons:

- a) Separation of Upper and Lower Schools
- b) North/South building orientation
- c) Closest to the railway tracks
- d) Separates the site

Option 2.4 Minor Renovation and Major Addition

Pros:

- a) Saves Field House and Pool
- b) Good separation of Upper and Lower Schools
- c) Provides flexibility

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H. AGENDA AND MEETING MINUTES / School Building Committee

- d) East/West building orientation
- e) Orientation to pond
- f) Good neighborhood separation

Cons:

- a) None recorded

Option 3.1 New Construction

Pros:

- a) Least impact on school during construction
- b) Desirable field layout
- c) Shortest construction duration
- d) East/West building orientation

Cons:

- a) Does not retain existing Field House and Pool/Smaller Gym
- b) Too close to Concord Avenue

9. Current Construction Costs

Mr. Gatzunis gave a brief overview of the current construction market and recent school construction costs. He explained that recent school construction cost information available from MSBA shows this sector of the public construction market is experiencing rapid inflation. Mr. Gatzunis believes this is being driven in part by the MA bid laws which require prevailing wages be paid on all public construction projects. It is also felt that the filed/trade sub-contractor requirements are a contributing factor to these inflated costs.

10. Approval Action on PDP submission to MSBA

For the BHS Building Committee - Ms. Bruschi moved: *To approve and authorize the OPM to submit the Preliminary Design Program related materials to the MSBA for its consideration.* Seconded by Mr. Mooney. The motion passed unanimously.

For the School Committee - Mr. Caputo moved: *To approve and authorize the OPM to submit the Preliminary Design Program related materials to the MSBA for its consideration.* Seconded by Mr. Bicer. The motion passed unanimously.

For the Board of Selectmen - Selectman Paolillo moved: *To approve and authorize the OPM to submit the Preliminary Design Program related materials to the MSBA for its consideration.* Seconded by Selectman Dash. The motion passed unanimously.

11. Next School Building Committee Meeting

Thursday, December 7 at 6:30 pm in the Wellington Elementary School Cafeteria

FINAL

H. AGENDA AND MEETING MINUTES / School Building Committee

12. New Business

No new business was discussed.

13. Related Meeting Documents

- 1. Perkins + Will’s Preliminary Design Option Sheets
- 2. List of Future PSR Public Meetings
- 3. Preliminary Design Option Evaluation Matrix (blank)
- 4. Local Actions Certification Letter

14. End Meeting

Mr. Messer moved: To end meeting at 9:10 pm. Seconded by Mr. Phelan.

Respectfully submitted by:

Lisa Gibalerio

Approved:

Gerald R. Boyle, Secretary

Date

STATEMENT OF INTEREST
 MSBA BOARD ACTION LETTER
 DESIGN ENROLLMENT CERTIFICATION
 PROPERTY DEED
 PHASE I SITE ASSESSMENT
 2014 HUB TESTING LAB AHERA REPORT
 SUSTAINABILITY CHARRETTE

AGENDA AND MEETING MINUTES

APPENDIX

H. AGENDA AND MEETING MINUTES / Site

225 Franklin Street
 Suite 1100
 Boston, MA 02110-2804
 t: 617.478.0300
 f: 617.478.0321
 www.perkinswill.com

PERKINS + WILL

Meeting Minutes

By:	Chris Karlson	Date:	08.29.2017
Meeting Date:	08.28.2017	Project Name:	Belmont High School
Meeting Time:	11:00am - 3:00 pm	Project No.:	153002.000
Meeting Location:	Belmont High School	Attendees:	<i>Fred Domenica (Belmont Facilities)</i> <i>Pat Bruschi (BHSBC)</i> <i>Robin Greenleaf (AEI)</i> <i>Jim Shannon (AEI)</i> <i>John Sousa (Crabtree)</i> <i>Bill Lavallo (BHSBC)</i> <i>Shane Nolan (DPI)</i> <i>Andrew Louw (Warner Larson)</i> <i>David Warner (Warner Larson)</i> <i>David Conway (Nitsch)</i> <i>Rose Mary Su (Acentech)</i> <i>Brian Masiello (Acentech)</i> <i>Todd Chapman (Samiotes)</i> <i>Colin Dutton (PMC)</i> <i>Mehul Dhruv (EDG)</i> <i>Merixell Font (Nelson/Nygaard)</i> <i>Dan Richards (Belmont HS)</i> <i>Kevin Caddle (Bala)</i> <i>Kevin Alles (Bala)</i> <i>Chris Lizewski (Code Red)</i> <i>Carl Nelson (Code Red)</i> <i>Brooke Trivas (PW)</i> <i>Rick Kuhn (PW)</i> <i>Patrick Cunningham (PW)</i> <i>Laura Pomarico (PW)</i> <i>Chris Karlson (PW)</i>
Next Meeting Date:	TBD		

Meeting Summary

The project team met to conduct an existing condition discussion and walkthrough of Belmont High School.

H. AGENDA AND MEETING MINUTES / Site
Minutes, Cont.

Discussion

- Daniel Richards, Principal of Belmont High School, gave remarks on the aspirations and expectations of the new project.
 - Expected the design team to think outside the box, take risks and take on creative opportunities.
- Discussion on existing building
 - Built in 1970 (over 40 years old)
 - Statement of interest for new project was submitted over 10 years ago
 - Rooftop mech. units were replaced ~ 10 years ago
 - Changed boiler system to dual fuel
 - ~ 100 seats were replaced in theater auditorium
 - Primary structure is assumed to be steel frame – need to verify
 - Spray on asbestos on structure/beams overhead (above ceiling)
 - Building is not sprinklered
 - Steam tunnel below ground level of building
 - Current population is around 1,317 students and 140 staff (one room for all staff)
- Current Food Service
 - District-wide
 - On site meal production only for this school
- Belmont High School runs an ‘open campus’
 - Students scheduled 6.5 classes (‘Mods’) within 8-9 blocks, open periods/free time (‘freeze’) are available – students are free to walk around campus. Up to 500 students can be free at one time.
 - Seniors (and some juniors) may leave campus for lunch (if approved)
 - No passes + no bells
- Parking situation
 - Currently, there is enough parking for staff and students (grades 9-12) and district buses (7-9 total). Total of 321 cars and 15 bus spaces (google map count).
 - Parking is not assigned/reserved, but parking tags are still distributed
 - Buses are rarely used by students (mostly used by 9th graders) – due to close and central proximity of high school in Belmont
 - Many student bike to high school. Ordered more bike racks for upcoming school year.
 - Parent drop-off is heavily congested in mornings, but more mixed in afternoon with afterschool sports/activities. Sports buses can get mixed in with afternoon traffic.
 - There are multiple pickup locations throughout site
 - 9 passenger vans park near fieldhouse
 - METCO (Metropolitan Council for Educational Opportunity) program brings in 50+ students from Boston area via the MBTA bus – cross Concord Ave. is a problem
 - School opens at 7:25am, Scheduled Mods start at 7:35am or 8am (if freeze period is first)
- Viglirolo Ice Rink
 - Not considered part of project
 - The city is looking at redeveloping, but is paused until BHS study is complete

AGENDA AND MEETING MINUTES	H
SUSTAINABILITY CHARRETTE	G
2014HUB TESTING LAB AHERA REPORT	F
PHASE I SITE ASSESSMENT	E
PROPERTY DEED	D
DESIGN ENROLLMENT CERTIFICATION	C
MSBA BOARD ACTION LETTER	B
STATEMENT OF INTEREST	A

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Minutes, Cont.

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8 December 2017

- No connected utilities with high school
- Connecting Paths
 - Studying two paths through site (walking, biking)
 - Studying tunnel to pass underneath the MBTA rail
- Claypit Pond
 - Pond not considered part of this project
 - Pond collects 2/3 of water from town – about a couple times a year it floods
 - Extreme flooding has occurred in past – flooded main lobby/access road at least twice
 - Parking lot most commonly floods
 - Extensive geotechnical work done in the 1970s – former landfill site
- Football Stadium
 - Fairly new element on site – should not be considered to move with new project
 - No connected utilities with high school
 - Press Box is new to stadium, including elevator lift
 - Locker facility building is used for field + rink
- Brendan Grant Memorial Baseball Field
 - Will most likely move due to building design and construction staging
- Current Community Use
 - Town recreation department/summer clubs use pool, fieldhouse in summer
 - On Sunday, BHS is contracted out to Lexington Chinese School – used until 10:00
 - Open to renting out theater space to community groups
- Swimming Pool
 - Need to keep, heavily used with students and community
 - MSBA will most likely not approve a new pool for project
- LABBB (*Lexington, Arlington, Burlington, Bedford, Belmont*)
 - Helps students with special needs reach their full potential through high quality programs that integrate academic, social, recreational and vocational services
 - Additional population to add to school count
 - Houses a 'school within a school' with students (22-23 students) and 14 Staff members
 - Drop-off is a concern (proximity drop-off) – separate, but included/protected
 - Parking for vans/staff cars (~13 staff) – changes throughout day
- ACES
 - Support Project for high performing autistic students (9-10 students)
 - "All students can succeed"
 - 1 classroom
 - No real home for program, requires a lot of support, integrated with classes
- Emergency Shelter
 - High school is currently not designated as a shelter during emergencies
 - Will follow-up with what intentions are for new building
- Perimeter Fences
 - Fence along MBTA rail is a concern – students are known to have crossed rail through holes in fence (to take shortcut)

H. AGENDA AND MEETING MINUTES / Site

225 Franklin Street
Suite 1100
Boston, MA 02110-2804
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PERKINS
+ WILL

Meeting Minutes

By:	Patrick Cunningham	Date:	10.10.2017
Meeting Date:	10.10.2017	Project Name:	Belmont High School
Meeting Time:	11:00am - 3:00 pm	Project No.:	153002.000
Meeting Location:	Town Hall	Attendees:	<i>Pat Brusch (BHSBC)</i> <i>Bill Lavallo (BHSBC)</i> <i>Shane Nolan (DPI)</i> <i>David Warner (Warner Larson)</i> <i>David Conway (Nitsch)</i> <i>Dan Richards (Belmont HS)</i> <i>Brooke Trivas (PW)</i> <i>Patrick Cunningham (PW)</i>
Next Meeting Date:	TBD		

Meeting Summary: A Discussion was had on the major site design drivers including the community path, intergenerational path and the athletic use of the site including recreation.

Community Path

- In feasibility phase now, the project has a very long history.
- Fitchburg cutoff path bike path currently end at east end of site and could be extended through Belmont Alexander Ave. Underpass may be funded as part of path construction, likely not funded as part of high school project due to politics and cost
- Path on north side of tracks until crossing due to problematic property ownership near Fitchburg Cutoff at east side.
- The bike path could double as fire access but not parent or school drop off
- Possible Funding
 - 10% funded from local levels
 - State/Fed funding for balance
- Engineering will be requested at near future meetings in fall of 2017
- Safety is a major concern given the proposal may be behind the building
- Matrix of design options could consider path location

Intergenerational Path

- Mary Trudeaux presented the current planning to the group
- DPW mows lawns currently
- Path is often failing due to erosion

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H. AGENDA AND MEETING MINUTES / Site

Minutes, Cont.

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8 December 2017

- Beta Group hired to design phased path
 - Veteran's Memorial is moving forward and in fundraising under separate design scope
 - Platforms encouraged for science from high school
- Bid docs being created for southern path (to be bid in spring)
- Interventions within 100' of pond edge will require Con Com approval
- Southern part of pond was gifted as an arboretum but has not been maintained
- Creating scenic views across the pond from both sides is supported by Con Com
- Pond acts as detention area for 2/3 town storm system
- Mary believes boating access may also be encouraged by Con Com
- Part of 1000M running path for XC team and running clubs (wider path needed for competition)
 - Race starts may happen on flat in front of new school configuration
- Flooding
 - Town modeling has already been done and data can be accessed.
- Irrigation-
 - Concord Ave. fields draw water for irrigation

Belmont High School –Athletics Meeting,

October 10, 2017

Attendees: refer to sign in sheet

Author: David Warner, Warner Larson

*Notes intended to supplement Perkins + Will's

Athletics – Jim Davis, Director of Athletics since 2002

Refer to plan diagrams

- Fall Sports
 - 1 field short for soccer. Play at Grove St, walk or drive (no bussing)
 - Host cross country – use entire campus. Path around pond is 1,000 meters
 - Field hockey (3 teams) and subvarsity soccer (2-4 teams) use baseball outfields
 - Tight layout -fields are close together (some 5' of separation)
 - Football practice at field along Concord Ave (Varsity, JV and Freshmen)
 - Harris Field – synthetic turf replaced 2014, sports lighting, bleachers (no bathrooms)
 - Varsity soccer, football and field hockey (also subvarsity field hockey)
 - West of rink – Freshman soccer (boys & girls) 2 teams split the field (youth sports in evening)
 - White Field House – football locker rooms (Freshman, JV and Varsity)
 - Softball outfield used for band practice 2 nights/week
- Spring Sports
 - Scheduling rugby, lacrosse and track are biggest spring challenge

H. AGENDA AND MEETING MINUTES / Site
Minutes, Cont.

- Baseball (JV and Varsity share outfield area)
 - Softball – Varsity has sports lighting (restricted hours). No irrigation at JV, outfield has poor quality turf but drains well.
 - Freshman softball is played at Chennery School
 - Lacrosse west of rink – not regulation size
 - Rugby (boys & girls Varsity) field along Concord Ave – not regulation size
 - Harris Field used for Rugby and javelin
 - Track – dual meets. Discus thrown on lacrosse field. Shot put north of rink. Long, triple high jumps and pole vault inside ends of track. Javelin thrown on Harris Field (rubber tipped?)
 - Tennis: 5 matches simultaneous, 2 teams require 10 courts. There are 4 courts at PQ, 4 @ Winbrook School and 4 @ Grove St.
- All grass fields are irrigated except JV softball. Only Harris Field and Varsity softball are lighted.
 - Buses park on Concord Ave
 - Spectators park everywhere
 - Gender parity – Title 9 compliance

High school Fall-

Short 1 soccer field

Football locker room is in out-building near rink

High School Spring-

Rugby and lacrosse get bumped from site to Pequossette Playground and Grove st. fields during meets to accommodate throwing events

Tennis-

5 courts for each gender required. Off-campus sites in town are available

Harris Field turf resurfaced 3 years ago, Turf originally built 2002, field is lit with permitting required times

All fields are irrigated

No irrigation on west softball diamond

Bus Parking for events-

Concord Ave becomes bus parking for events (BPD allows this informally)

Tennis courts may be relocated off site or on the roof

Baseball/Softball turf field with lights could allow some efficiency (Hettinger field would be removed)

Recreation-

Pool, Cafeteria, Gym used for summer rec programs. Town camp uses cafeteria

1200 kids in town camps

Pool access is currently from the school entry (it would be good to have a separate access lobby)

Storage requirements will need to be met for the rec programs

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PERKINS+WILL

BILLERICA REGULATORY: Meeting Agenda

Meeting Date:	August 29, 2017		
Meeting Time:	1:00 PM	Project Name:	Belmont High School
Meeting Location:	Belmont High School	Project Number:	153003.001

- 1) Introduction of Team
 - a) Owner Side
 - b) Design Team
 - i) Designer: Perkins+Will
 - ii) Consultants
 - (1) Civil: Nitsch Engineering
 - (2) Landscape: Warner Larson Landscape
 - (3) Mechanical/Electrical: Bala Engineering
 - (4) Plumbing/FP: Architectural Engineers
 - (5) Code Consultants: Code Red
 - (6) Traffic: Nelson Nygard
- 2) Process/ Schedule Overview
 - a) MSBA: Module 3 (PDP/PSR) Module 4 (Schematic Design)
- 3) Current Progress to date
 - a) Mobilizing survey
 - b) Mobilizing Traffic
 - c) Existing Conditions Documentation
 - d) Existing Conditions Site Analysis
- 4) Issues for Discussion
 - a) Current / Future Town initiatives
 - b) Permitting Process
 - i) Planning
 - ii) Conservation
 - iii) Board of Health
 - c) Major Town Standards
- 5) Discussion/ Q+A

H. AGENDA AND MEETING MINUTES / Regulatory

PERKINS+WILL

BELMONT HIGH SCHOOL: Meeting Agenda

Meeting Date:	October 10, 2017		
Meeting Time:	12:00 PM	Project Name:	Belmont High School
Meeting Location:	Belmont High School	Project Number:	153003.001

Intergenerational Path

- Background
- Implementation timeline and extents
- Specific improvements

Community Path

- Status of planning
- Extents of proposed improvements
- Type of proposed improvements
- Implementation timeline

Athletics and Recreation (for each)

- Existing program
- Usage trends
- Known deficiencies with current facilities
 - Infrastructure
 - Drainage
 - Access
 - Etc.
- Planned improvements

Conservation

- Local regulatory requirements
- Vegetation management around pond
- Access to water surface
- On-site storm water management approach
- Review process

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H. AGENDA AND MEETING MINUTES / MEP

Belmont High School

Emergency Generator

1. Determine fuel source, natural gas vs diesel.
2. Confirm with local officials that natural gas is an acceptable fuel source. Assume generator will be an exterior unit with a self-contained sound attenuated enclosure with a skid mounted diesel fuel tank, unless otherwise determined by local authority that natural gas is acceptable.
3. Preference regarding manufacturers. Caterpillar, Cummins and Kohler, other(s).
4. Emergency equipment to be powered by the generator will be emergency lighting and exit lighting.
5. Additional equipment is as follows:
 - a) Kitchen, refrigeration equipment. Other Kitchen equipment to be determined.
 - b) Toilet lighting
 - b) Automatic lavs and toilets (if line voltage)
 - c) One boiler and associated pumps and controls
 - d) Fire alarm system
 - e) Telephone equipment
 - f) Security system
 - g) IT head-end equipment including mechanical ventilation and cooling specific to this space
6. Elevator is not slated to be on the generator.
7. Mechanical ventilation and AC equipment is not slated to be on the generator.

Comments:

H. AGENDA AND MEETING MINUTES / MEP

Belmont High School

August 2017

Fire Alarm System

1. Service:
 - A. Municipal connection/master box
 - B. Master Box type if applicable, location.
2. Annunciator requirements.
3. Fire alarm control panel.
4. Smoke/heat detector coverage requirements beyond proposed with fully sprinklered building.
 - A. Smoke detectors coverage as follows: Corridors, stairwells, electric closets, IT closets. Elevator machine rooms.
 - B. Duct detectors as required by code in HVAC equipment.
5. Manual stations:
 - A. At egress doors and other locations as required to meet code.
 - B. Stopper covers required. If yes with/or without local alarms.
6. Audio/visual, Audio only, visual only devices:
 - A. Generally wall mounted throughout the facility. Corridors, classrooms, remote area as required to meet audibility requirements, multi-gang toilets, mechanical rooms.
 - B. Visual only units will be provided in meeting/conference rooms, single gang toilets, smaller offices and or single occupancy spaces.
 - C. Audio only units (no visual) proposed in all Stairwells.
7. Fire Protection:
 - A. All fire protection devices (flow switches, tamper switches, low pressure switches) will be tied in. Confirm operation of Tamper Switch, trouble only or alarm.
8. Wiring requirements(There is no specific preference to wiring methods)
 - A. Pipe and wire.
 - B. Fire alarm cable (Armored cable)
 - C. Plenum rated, low energy cable (red jacketed cable) Not in block walls, inaccessible ceilings or exposed areas, mech rooms , etc)
9. Fire Dept Requirements/Comments
 - A. Any local city/town and/or Fire Dept regulations governing fire alarm system installations.
10. Fire alarm drill switch requirements.
11. Remote exterior beacon requirements.

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12. Knox box requirements, quantities, type.

13. Emergency and Exit Lighting

A. Emergency and exit lighting will be provided throughout the facility to meet code requirements.

B. Color of signs

14. Comments

H. AGENDA AND MEETING MINUTES / MEP

Belmont High School

(A separate meeting will be conducted with the Police Dept and School/Town personnel to review in detail more specifics to the items listed below. For the most part it is assumed that the existing system will be maintained and expanded accordingly)

Security/Intrusion Alarm Proposed System Coverage:

1. Door contacts at all exterior doors.
2. Motion sensors in all first floor corridors and all exterior rooms with glass and/or suspected of illegal access.
3. Motion sensors at lower and upper level corridors.
4. Card access at selected doors.
5. CCTV coverage at Main entrance and designated secondary entries and other desired interior and exterior locations.
A combination camera/intercom station is proposed at the main entry.
6. CCTV Monitored at Reception and Principal

Security/Intrusion Alarm Questions:

1. Determine points of entry during normal business hours. Re: zoning of alarm system
2. Determine points of entry during off hours for classroom and/or administrative use. Re: zoning of alarm system
3. Determine points of entry for off hours use of the following that apply: Administration, Gym, etc., Re: zoning of alarm system
4. Are there interior doors to be electrically locked requiring card access (Admin Offices, Computer Storage, etc). Re: zoning of alarm system
5. Determine doors requiring electric locks, review in accordance with various off hour uses as listed above. Review remote release locations.
6. Determine type of alarm, silent, audible throughout the building, audible to the exterior of the building.
7. Determine where alarm transmission is sent, Police, Central Monitoring Station, Individual phone.
8. Review additional interior and exterior CCTV coverage.
9. Review panic button requirements and locations.

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H. AGENDA AND MEETING MINUTES / Technology



Meeting Notes:

August 28, 2017

Project:

Belmont High School
Belmont, Massachusetts

Architect:

Perkins + Will

Attendees:

Steve Mazzola – Belmont Public Schools - Director of Technology
Brooke Trivas – Perkins + Will
Douglas Faria – Edvance Technology Design, Inc.

- Purpose of the meeting was to discuss technology systems in place at the Belmont High School
- Data, voice and security networks are run from the 2nd floor IT office at the high school. The school departments runs networks for the school district and the town.
- There are four ISP connections at the high school that server the entire district and town.
- The school and town networks utilize fiber optic backbone. The high school houses servers and fiber patch panels that are critical to the overall connectivity. Fiber enters the high school underground.
- Comm-Tract is currently in the process of documenting the school and town-wide fiber plant. LCN is also a vendor that is used by the district for networking.
- There are existing Visio diagrams of the network. The Owner will forward them to the design team.
- There are three centralized termination points for the fiber – Belmont High School, Chenery Middle School and the Library. Chenery Middle School serves as a backup failover.

H. AGENDA AND MEETING MINUTES / Technology

- The high school MDF is located on the second floor. There are six IDFs throughout the building. The IDFs consist of wall mounted cabinets, not dedicated spaces with proper power and environmental treatments. AC in the MDF is older and requires a substantial amount of regular maintenance.
- Most district servers are located in the high school MDF. Chenery Middle School has redundant servers and WiFi controller.
- Network hardware is by Alcatel-Lucent. Switches are located in the MDF and the IDFs. Backbone is 10GbE, multimode fiber.
- There are wireless APs throughout the school. APs are Alcatel-Lucent. They have been located and connected based on availability of data outlets. Adding cabling has been very difficult due to ceiling conditions.
- Data cabling throughout the school is Category 5. Current standard for new projects is 6A.
- The telephone system is VoIP. NEC SV8300 serves the high school and several other schools in the town. Those school need to remain connected to the system at the high school for functionality. Wellington and Chenery do not currently connect to the high school VoIP system.
- Intercom system is an older Simplex 5100. Master clock system is a Simplex 2350. Classrooms are equipped with two-way speakers, secondary clocks and call buttons. Many features are not functioning properly.
- All students at the high school receive an iPad. It is a one-to-one environment. Students take the iPads home with them. Incoming freshmen are provided with new iPads.
- Lightspeed MDM is used for iPad management.
- Teacher are provided with an iPad and a Dell desktop computer in the classrooms. Some teachers also use personal devices.
- Every classroom has a projector, AppleTV and a Smartboard. Ages range from relatively new to >10 years old. Most of the newer technology is in the modular classrooms. Projector cabling from the teacher computer consists of VGA and HDMI.

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H. AGENDA AND MEETING MINUTES / Technology

- Audio reinforcement is used for special accommodations only. General classrooms do not have audio. Portable systems are managed by the SPED department.
- There are 5 computer labs. All are equipped with hardwired desktop computers. NMCAS testing is done using the labs and some Chromebooks, as well as the iPads.
- Printing is centralized, located in the center of each wing. Offices also have multifunction devices. Main Office and Nurse have fax machines.
- Digital messaging is not used in the school.
- CATV is not used in the school. The Town TV Studio network does pass through the MDF.
- Notable vendors include Apple, Valley Communications, CCS Presentation Systems, and NEC (Direct).

H. AGENDA AND MEETING MINUTES / Community Development



Meeting Agenda

To:	Town of Belmont	Date:	September 14, 2017
From:	Perkins+Will, Inc.	Project Name:	Belmont High School
Subject:	Community Development Meeting	Project Number:	153003.001

LANDSCAPE

- Latest planning for the rink, community path and multigenerational path
- Permitting required with what departments/boards (requested at our 8/29 meeting?)
- Other development considerations relative to this site

FROM CIVIL:

From Engineering we would like to hear about:

- Past utility infrastructure issues
- Know issues with current infrastructure
- Any utility projects that we need to be aware of
- Town standards/expectations

From Conservation we would want to understand:

- Their understanding of the 25' No Disturb as it relates to Clay Pit Pond. Can we do utility work there and restore the area, what about vista pruning or invasive species removal. What is on their radar/hot button issues for that area
- Also would like to understand how they administer the NOI process-is there a peer review, who performs it if there is?

TRANSPORTATION:

- Basic transportation analysis scope & study area
Key considerations: extent of traffic growth, critical intersections, cut-through concerns
- Intersection analysis scope & data
Key considerations: delay, queues, reconfigurations, scenarios
- Operations and safety analysis scope & data
Key considerations: bus loading/drop-off, parent drop-off, parking, crash analysis
- Non-motorized operations & safety analysis scope & data
Key considerations: driveway conflicts, roadway conflicts, crossing guards, bike accommodation

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H. AGENDA AND MEETING MINUTES / Traffic

PERKINS+WILL

Belmont: Traffic Meeting

To:	Belmont	Date:	December 5, 2017
From:	Perkins+Will Design Team	Project Name:	Belmont High School
Subject:	Traffic Meeting with Belmont Regulatory	Project Number:	

Brooke Trivas, Perkins+Will
Patrick Cunningham, Perkins+Will
Shane Nolan, DPI
Tom Gatzunis, DPI
Rich McLaughlin, Police Dept
James MacIssac, Police Dept
Pat Brusch BHSBC
Glenn Clancy, TOB Glenn
Lavrene MacDonald, Traffic Advisory
Mark Pugliese, PBD
Ben Masiho, BPD
J. Peter Hoerr, BPD *
John Phelan, Superintendent BPS
Bill Lovallo, BHSBC
David Frizzell, Belmont Fire Chief
Ken Gardiner, Belmont FD
Phillis Marshall, Acting Town Manager
Alyson Fletcher, Nelson Nygaard
Meritxell Font, Nelson Nygaard

1. Introduction to the process
2. Review existing conditions diagrams (PowerPoint)
 - a. Biking and Pedestrian movements
 - i. Large biking community
 - b. Existing Traffic delays/ level of service
 - i. Hittinger at Brighton F Level of Service
 - ii. Concord/ Blanchard D level of Service...
 - c. Level of Service + Queues
 - i. **NOTE by Superintendent:** Cars park in the parking lane on Concord to drop off
 - ii. Overlay pedestrian and Bike route with queues
 - d. COMMENTS FROM REGULATORY
 - i. Out of half of the traffic around Godin there are a lot of U turns which clog up traffic. Can't go left out of the driveway so go into Godin to turn around
 - ii. Parents are dropping off going west and they are dropping off and kids are

H. AGENDA AND MEETING MINUTES / Traffic

PERKINS+WILL

December 5, 2017

Re: Traffic Meeting with Belmont Regulatory

- crossing the street. Not safe way to cross the street. Creates 3 lanes of traffic with bike, cars, and busses with layers of existing traffic
- iii. By the Queues being created they are cutting off the bikes going straight. Could we take up some island to make a left turn?
 - iv. Drop kid off concord Ave does not take Godin because they can't take a right on School Street. So continue down Concord Avenue.
 - v. Emergency Vehicles have trouble getting through town of center because of Belmont Traffic. Town at whole is a nightmare. Volume is terrible. More issues in the afternoon and evening because cars and busses are parked there for a school event.
 - vi. People can park on the pond side and busses can park on the school side. With snow very difficult to get apparatus in that location
 - vii. When you come to top of Godin and take a right Wellington, take a left Burbank elementary school. 10,000+ vehicles a day. Try to discourage traffic going down Godin Street route because of the two elementary schools.
 - viii. When there are multiple drop offs it impacts routes.
 - ix. Sporting events between 4:00-6:00 going towards the bridge is tough.
 - x. The signals at Blanchard and Concord is the City of Cambridge
- e. LOOK AT OPTIONS FOR PDP/ INTRODUCE THE OPTIONS
- i. OPTION 2.1 / Major Renovation
 - 1. Comments:
 - a. No access to front and rear? YES, always drive in the rear of building
 - b. Fire/police likes getting to school from A on Concord
 - c. Need 2 lanes of traffic + emerg at Hittinger and rear.
 - d. Need access in the front of the building. Consider snow and other vehicles in place.
 - e. Take into consideration the turn so they can ensure usable path.
 - f. This option difficult without signalized at Godin Street.
 - g. Would like orchard but Godin is essential to make this work.
 - h. Not advised to have two signals so close together Godin and Orchard.
 - i. Could you move down to cottage near Harris field- more challenging?

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PERKINS+WILL

December 5, 2017

Re: Traffic Meeting with Belmont Regulatory

- j. Think about community path as a part of other circulation- need 16'. This is not part of our project.
 - k. Glen: Community path- be aware of the concept that the board of selectman have adopted. Any opportunity the neighborhood can talk about the connection to Alexander Avenue.
 - l. Would we eliminate the pedestrian path at Cottage Street. Red/yellow is confusing. Glen is hoping that those signals would go away or replaced or upgraded.
 - m. If we put parking by ice rick that could service the pool, rink and library so that pedestrian path may help this access to parking.
 - n. Signals: many people don't want signal at Godin because they think it will back up traffic even more.
 - o. What are the issues/ how to weigh these issues/ try to accommodate all of the functions as best we can. Doing all we can make walking, biking and transit access better. Should there be a program to push people NOT to drive. That is a good idea but must come from the school dept. We want to improve to the best of our ability.
 - i. Emergency vehicles
 - ii. Parking
 - iii. Parents drop off
 - iv. Safety
 - p. Entry from Concord A/ raised signal/ compressed area
 - q. Underwood/Trowbridge Pedestrians have been struck
 - i. Solar glare and night time visibility
 - ii. Large intersection to get through
 - r. METCO A primary bus top Concord/Orchard pedestrian crossing. T Bus stop
- ii. **OPTION 2.3 / Major Addition/ Minor Renovation**
1. **COMMENTS:**
- a. All F's at entries
 - b. Worried about curb side drop off on Concord because it is at the front of the school. Front door close to concord which will create possibly new issues.

H. AGENDA AND MEETING MINUTES / Traffic

PERKINS+WILL

December 5, 2017

Re: Traffic Meeting with Belmont Regulatory

- c. Separate pedestrian and bike from vehicular move.
 - d. Should there be a mid-block signal. Would not hurt or help Godin.
 - e. There should flexibility for how you enter or exist? We will look to traffic to help us adjust traffic patterns.
 - f. If we stagger the grades would this help? If we are spreading the load when people are arriving it reduces the count.
 - g. Free right all the time and Godin is not an outlet you are going to the bridge. A dedicated right hand turn lane
 - h. A more continuous flow is better.
 - i. With all of the scenarios we have a major problem now and one later. During construction needs to be considered. We have not addressed this issue yet.
 - j. If we force at Godin we could have issues at the other schools.
 - k. Median consideration.
 - l. Glen: Volume is not going away. Not going to get better. We are going to do our best to manage of traffic on the site. Volume is not going to change. Town is horrible.
 - m. Opportunity to make it more bearable.
 - n. Where the biggest issues on Concord are relative to the school we must address.
 - o. Signals can be flashing or off when not needed in use. Outside of peak times would rest on concord.
 - p. Two access points will help the situation on Concord.
 - q. Hittinger important stays the same in all options but could go Underwood but that does not work well. We could make a 4 way intersection.
 - r. The queues of cars that trying to go up Hittinger or turn left on Brighton grows in the future. That queues can make it complex for students and pedestrians.
 - s. 45% of people going in on the east entry.
- iii. **OPTION 2.4/ Major addition/Renovation**
- 1. **COMMENTS:**
 - a. Drop off close to concord is an issue.

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PERKINS+WILL

December 5, 2017

Re: Traffic Meeting with Belmont Regulatory

- b. Need a new gateway for pedestrian
 - c. If we open up too many options create a problem
- iv. OPTION 3.1/ NEW Construction
- 1. COMMENTS:
 - a. Drop off close to building is an issue
 - b. Too much activity close to building and concord.
 - c. Drop off points closer to Concord more issues.
 - d. If we move the building North would we consider one drop off with two site entries? Where are the Queues?
 - e. If we have one drop off would we need staggered start times.
 - f. 8-12 one drop off because hard to separate 8th grade.
 - g. Entering the North go into one space and South another space.
 - h. Pick up is an issue- people sit and wait.
- v. TAKE AWAYS
- 1. Additional entry driveway disperses traffic and queues
 - 2. Moving drop off further into the site prevents street impacts.
 - 3. Improved Hittinger driveway intersection eliminates queues
 - a. Location close to Brighton might encounter off sit queuing
 - 4. Multiple entry points on Concord require multiple crossings
 - a. A new signal at Goden is very beneficial
 - 5. Walk/bike paths from Hittinger are necessary
 - 6. Much more bike parking needed
 - 7. If you have 7-12 students close to Concord Ave need to reduce the speed to 20 MPH. Currently have buffer zone of the pond
 - 8. Could there be parking lanes by Harris field and parking. Take off Neighborhood Street and add to school area. This would help mitigate issues that the town has talked about for years.
 - 9. Make parking more useful for the entire campus.
 - 10. All of the options have parking behind the building? Is this an issue?
 - a. Not ideal in terms of visual access.
 - b. It is not a no go for the design

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- c. Properly addressed with cameras and lighting.
 - d. Narrow space in the rear with community path in the rear for 2.1. More open options seem to be better for supervision.
 - 11. Current building has two access in for public safety for response vehicles. Could jump the median and go the other way. Get to all sides of the building with the vehicle.
 - 12. Like pulling the school away from the track give more room for parking, community path and supervision.
 - 13. 2.4 good scheme jut need to fix drop off at Concord.
 - 14. Everyone will take the shortest route to the school. Understand the fields will have kids walk through if it is the path of least resistance.
 - 15. Concern about the community path at the rear of the building for safety perspective.
- vi. COMMUNITY MEETING
- 1. May ask questions about traffic

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APPENDIX

H. AGENDA AND MEETING MINUTES / Traffic

PERKINS+WILL

Belmont: Traffic Meeting

To:	Belmont	Date:	December 5, 2017
From:	Nelson\Nygaard Consulting Associates	Project Name:	Belmont High School
Subject:	Traffic Meeting with Belmont Regulatory	Project Number:	

1. Existing Issues
 - a. Queues map – needs to show drop off queues on Concord – where parents drop off near the site drive and then students cross the street
 - b. Right turns are disallowed from Goden to School street in p.m. because of the school there, causing more traffic to be on Concord Ave
 - c. Traffic and engineering says local preference is to keep traffic on Concord because there are two schools off of Goden
2. Design Constraints Considered
 - a. Pond, perimeter, ice rink, harris field, railway, all the fields (except tennis)
 - b. Inputs: worst case scenario of 7 – 12 population, modeled greatest occupant load
3. Design Scenario Overview
 - a. Heavy reno and addition
 - b. Mostly new (But keeps gym and pool)
 - c. All new (2 options) – pushed by MSBA to consider these options
4. Design Option Feedback
 - a. Common themes described:
 - i. all options have 2 front doors, what is what is interchangeable
 - ii. ideal to have 2 ins and 2 outs separated at either end of campus
 - iii. almost all options have growth in projected queue length on Hittinger but that is not the high school's problem to solve per se
 - iv. We are not going to fix all of Belmont's problems here and solve all problems created – the goal is safety and preventing catastrophe and doing best practices for every mode wherever we can, again with the focus on safety
 - b. Common comments:
 - i. Back-road needs to be wide enough for two-way travel and for emergency access vehicles to bypass queues
 - ii. Need to move bus stop at Concord Ave and the school drive to align with the

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- new intersections in a place where it makes sense (maybe it's on the far side of everything for sightlines)
- iii. Consider the staggered start times of middle school and high school AND high school having possibly split times within that
 - iv. Construction Period Given: all athletic fields will be out of commission and temporary parking and roads that both provide emergency access will be provided
 - v. What happens to Hittinger between Underwood and Trowbridge? Does it become 1-way? How do those residents get access?
 - vi. Public sentiment about signals: makes an area too urban, creates more queues (Jason S and superintendent agreed that one could have it stay green except when activated and except when peak times it is needed for school ins and outs)
 - vii. Could the Goden entry and exit roadway be offset from Goden? What are the pros and cons?
 - viii. Can all these options be hybridized somehow?
 - ix. Having 7 – 12 definitely means two drop-offs bc of volume. Having just 8-12 could be accommodated at just one dropoff.
 - x. Pickup is more of an issue than dropoff bc it all happens at one time and cars sit there idling rather than just flowing through. Keep this in mind with queue lengths especially.
 - xi. The closer the school is to Concord Ave, the likelihood of triggering a school zone on Concord Ave. There is no threshold for this but recognize it may be demanded. It may not be a bad thing bc we are focused on safety.
 - xii. Select board approved underpass on Alexander and community path south of the tracks but there is no funding. Design for path needs to ensure bad stuff doesn't go down on the path outside of school hours. Like being able to see past the building to the path (what building massings allow that)
 - xiii. Community will like that the parking is close to harris field, to pull it off their streets on game nights
- c. 2.1 Descript and Comment
 - i. queues are held more internally, 4-way intersection at hittinger and trowbridge still not ideal but better queues than today
 - d. 2.4 Comment
 - i. Like that this allows one to see back behind the school so nefarious stuff doesn't happen on community path by the railroad tracks
 - e. 2.4 and 3.1 Comments

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Meeting Notes

To: Brooke Trivas/ Perkins + Will
 From: Kevin J Caddle/ Bala
 Date: December 8, 2107
 RE: Belmont High School - Sustainability 1.0
 Project #: 60-17-427

A school building committee meeting and presentation was held at the Wellington School at 6:30 PM on December 7, 2017. The main purpose of the meeting was for the presentation of sustainability concepts.

1. Belmont has a commitment towards 80% carbon reduction by 2050 compared to 2007 baseline.
2. There is great support for a ZNE (Zero Net Energy) goal from the Belmont Energy Committee and town residents.
3. There was interest in developing and tracking of life-cycle cost to assess energy and sustainability measures individually, but more importantly to evaluate as a whole.

[KJC]

cc: KJA

