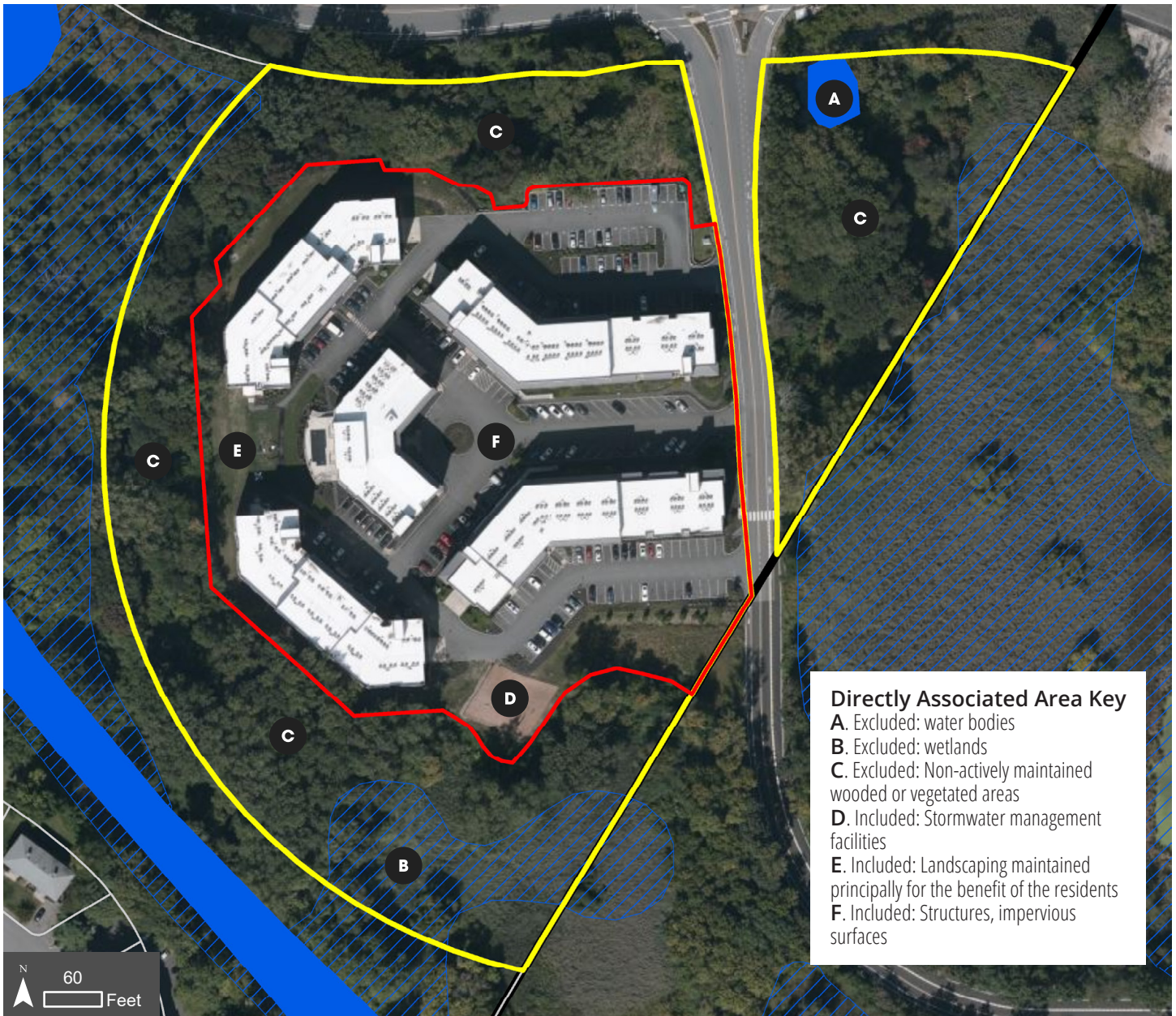








Belmont SHI Site: DHCD ID #9945  
 Acorn Park (aka Royal Belmont), 375 Acorn Park Drive  
 Parcel acres: 13.233  
 Directly associated acres: 6.563



-  Directly Associated Area
-  SHI site
-  Belmont Parcels
-  Water Bodies
-  Wetlands
-  Town Survey Boundary

### Summary of "Directly Associated Area" from DHCD Guidelines definition

Landscaping maintained principally for the benefit of the residents of a development containing SHI Eligible Housing and impervious surfaces adjacent to such a development that may be included in the SHI-Eligible Area. The following features or facilities qualify as Directly Associated: lawns, Actively Maintained flower beds and vegetation, stormwater management facilities as defined in the MassDEP Massachusetts Stormwater Handbook including both conventional and low-impact BMPs (Best Management Practices), swimming pools, play structures, parking lots, parking structures, walkways, common areas, and recreational and community facilities, so long as those features or facilities are exclusively or principally intended for use by residents of the development containing SHI Eligible Housing units. Features that generally will not be considered Directly Associated include: (a) ballfields, (b) wetlands, (c) non-Actively Maintained wooded or vegetated areas that are not within required side, front, or rear yard dimensional requirements and not within 50 feet of a building footprint, any Excluded Areas, and not limiting the foregoing, lot area in excess of what would be required under the zoning ordinance or bylaw provisions generally applicable in the zoning district, including any applicable zoning overlay district provisions such as a Smart Growth Zoning District or Starter Home Zoning District under M.G.L. c. 40R, for the proposed number of SHI-Eligible Housing units.

# EXHIBIT 2

## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

### Belmont

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
278	Belmont Village	59 Pearson Road	Rental	100	Perp	No	DHCD
279	Sherman Gardens	131 Sycamore St.	Rental	80	Perp	No	DHCD
280	Waverly Oaks Apartments	637 Trapelo Rd.	Rental	74	Perp	No	DHCD
281	n/a	104 Clark Ln	Rental	8	Perp	No	DHCD
4209	DDS Group Homes	Confidential	Rental	43	N/A	No	DDS
8460	B Street	B Street	Ownership	1	perp*	NO	HUD
8461	B Street	B Street	Ownership	1	perp*	NO	HUD HUD
8462	B Street	B Street	Ownership	1	perp*	NO	HUD
9080	DMH Group Homes	Confidential	Rental	12	N/A		DMH
9410	Waverly Woods Apartments	2-12 Olmstead Drive	Rental	40	2106*	NO	DHCD
9760	Oakley Neighborhood	Belmont St, Lawndale St and Oakley Rd	Ownership	3	Perp	NO	DHCD
9945	The Residences at Acorn Park	One Acorn Park Drive	Rental	298	Perp	YES	MassHousing
Belmont Totals				661	Census 2010 Year Round Housing Units		10,117
					Percent Subsidized		6.53%

1/11/2021

## **SECTION 6A. McLEAN DISTRICT**

*Note: §6A was adopted under Article 2 at the 1999 Special Town Meeting.*

There are six (6) Subdistricts within the McLean District: Residential Subdistrict (divided into Zone 1A and 1B and Zone 2); Senior Living Subdistrict; Research and Development Subdistrict; McLean Institutional Subdistrict; Open Space Subdistrict, and the Cemetery Subdistrict.

### **6A.1 Allowed Uses**

#### **6A.1.1 Residential Subdistricts**

Within the Residential Subdistricts, side-by-side attached single-family dwellings (and the conversion of structures existing as of the date of adoption hereof to single-family or multi-family dwellings) shall be allowed, as well as private club or lodge facilities used exclusively by residents with a maximum aggregate gross floor area of 16,000 square feet (provided that such facilities are located within the first floor of existing buildings that are rehabilitated and reused and that dwelling units are located within the upper floors of such buildings) and those other accessory uses permitted in the Single Residence A, B, C and D Districts, other than lodging and boarding (provided, however, that accessory parking shall be limited as provided in Section 6A.3 and accessory structures shall only be allowed by Special Permit issued by the Planning Board).

#### **6A.1.2 Senior Living Subdistrict**

Within the Senior Living Subdistrict, a continuing care retirement community shall be allowed, which shall be defined as development comprised of housing and other associated services operated or sponsored as a coordinated unit by a corporation or organization having as its principal purpose the provision of housing and associated services, including those designed to provide for medical care and assistance with activities of daily living, for elderly persons. A continuing care retirement community may include one or more of the following types of facilities:

- a) **Independent Living Facilities.** Independent Living Facilities provide private living and dining accommodations to persons fifty-five (55) years of age or older, and may include the provision of common areas, social and educational programs, and psychological counseling and crisis intervention as needed, all with the purpose of providing an environment in which older persons can continue to derive the personal and psychological benefits of independent living while also enjoying the substantial social and educational benefits of community living. Home health care facilities for the provision of medical, nutritional, social, psychological, and educational services for the residents of the Independent Living Facilities are permitted.
- b) **Assisted Living Facilities.** Assisted Living Facilities provide a sheltered living environment for persons fifty-five (55) years of age or older, and may include such services as housekeeping, cooking and common dining, social, psychological, and educational programs, programs for Alzheimer care, assistance with personal needs, and crisis intervention, all with the purpose of assisting each resident to continue to develop and to lead a productive and fulfilling life.



- c) **Nursing Care Facilities.** Nursing Care Facilities are those facilities licensed or approved by the applicable state or federal agency to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. Nursing Care Facilities may include medical and therapeutic and ancillary support and rehabilitation services, including but not limited to, food services, programs for Alzheimer care, social, psychological, and educational programs, and twenty-four hour supervision as appropriate.
- d) **Multipurpose Senior Facilities.** Multipurpose Senior Facilities provide social, educational, medical and therapeutic, wellness, counseling, recreational, outreach, and other activities for residents of the Independent Living Facilities, the Assisted Living Facilities and the Nursing Care Facilities. Multipurpose Senior Facilities may include a beauty parlor/barber shop, convenience store, ice cream parlor, bank, exercise center, and other such services ancillary to a senior living community, so long as such services are provided exclusively for staff, residents and their guests.
- e) **Day Care and Similar Programs.** Adult Day Care Facilities and Respite Care Facilities shall be allowed; provided, however, that such uses shall not serve more than 100 persons per day.

#### 6A.1.3 Research and Development Subdistrict

Within the Research and Development Subdistrict, offices for and laboratories for research and development, including but not limited to, research and development in the fields of biology, chemistry, electronics, engineering, geology, medicine, pharmaceutical, physics, computer research and technology shall be allowed.

#### 6A.1.4 McLean Institutional Subdistrict

Within the McLean Institutional Subdistrict, psychiatric hospital use, including clinical, research and teaching programming in the nature of McLean Hospital's current operations as of the effective date of this By-Law, shall be the principal use. To the extent consistent with such principal use, the following non-psychiatric medical uses are also allowed, but such uses in the aggregate shall not exceed 30% of the gross floor area within the Subdistrict: clinics, educational facilities, outpatient services, research and development laboratories and other types of hospital uses and residential programs and professional offices for doctors and other hospital professionals or paraprofessionals; further provided, however, that the following non-psychiatric medical uses in the aggregate shall not exceed 25,000 square feet in gross floor area: clinics, outpatient services and professional offices for doctors, other hospital professionals and paraprofessionals. Uses accessory to psychiatric hospital use and serving the needs of patients or employees are also allowed including overnight accommodations for visitors, cafeterias, fitness centers or gymnasiums, library, art gallery, places of worship, automatic teller machines and auditoriums so long as such services are provided exclusively for staff, residents and their guests.

#### 6A.1.5 Open Space Subdistrict

Within the Open Space Subdistrict, passive recreational uses shall be allowed; provided that the existing building known as Mill Street Lodge can be used as a facility for marketing dwellings in the Residential Subdistricts; the existing building known as Pleasant Street Lodge can be used as a facility for marketing units or space within the

Senior Living Subdistrict or Research and Development Subdistrict; and accessory outdoor parking, trails and visitor and interpretative facilities are allowed within publicly-owned land within the Subdistrict. Except as expressly provided herein, the lands within the Open Space Subdistrict shall be continued in an undeveloped and natural condition. Except as expressly provided herein, cutting, removing or destroying trees (other than the removal of diseased or damaged trees), altering the natural topography and constructing or locating structures within the Subdistrict shall not be allowed. Such land shall not be used for residential, industrial, institutional or commercial use, except that construction and use of vehicular and pedestrian access ways shall be allowed (only within those areas identified as "Vehicular Access Easement" on the Zoning Map) and the installation and maintenance of underground utilities and underground communication connections shall be allowed (only to the extent that such utilities and connections are located and constructed in a manner which minimizes the impact on the conservation values of the property). Continuation and replacement of existing utility and communication facilities shall be allowed. Continuation of the existing recreational field shall be allowed. Use of existing buildings within publicly-owned land within the Subdistrict for cemetery purposes shall be allowed.

#### 6A.1.6 Cemetery Subdistrict

Within the Cemetery Subdistrict, cemetery and associated interment uses, structures, including offices, garage, maintenance buildings and columbariums together with landscaping, pathways, access drives and accessory parking shall be allowed. The installation and maintenance of underground utilities and underground communication connections shall be allowed (only to the extent that such utilities and connections are located and constructed in a manner which minimizes the impact on the conservation values of the property). Continuation and replacement of existing utility and communication facilities shall be allowed.

### 6A.2 Dimensional Requirements

Gross floor area shall have the meaning set forth in this By-Law except that such area shall include all structures within the Subdistrict (except for preserved structures of historic significance which are vacant, unused and unoccupied and structures on privately-owned land used by the Town for public purposes), not within a given lot, and except that interior parking areas shall be excluded.

#### 6A.2.1 Residential Subdistricts

The dimensional requirements applicable to the Residential Subdistricts are:

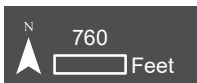
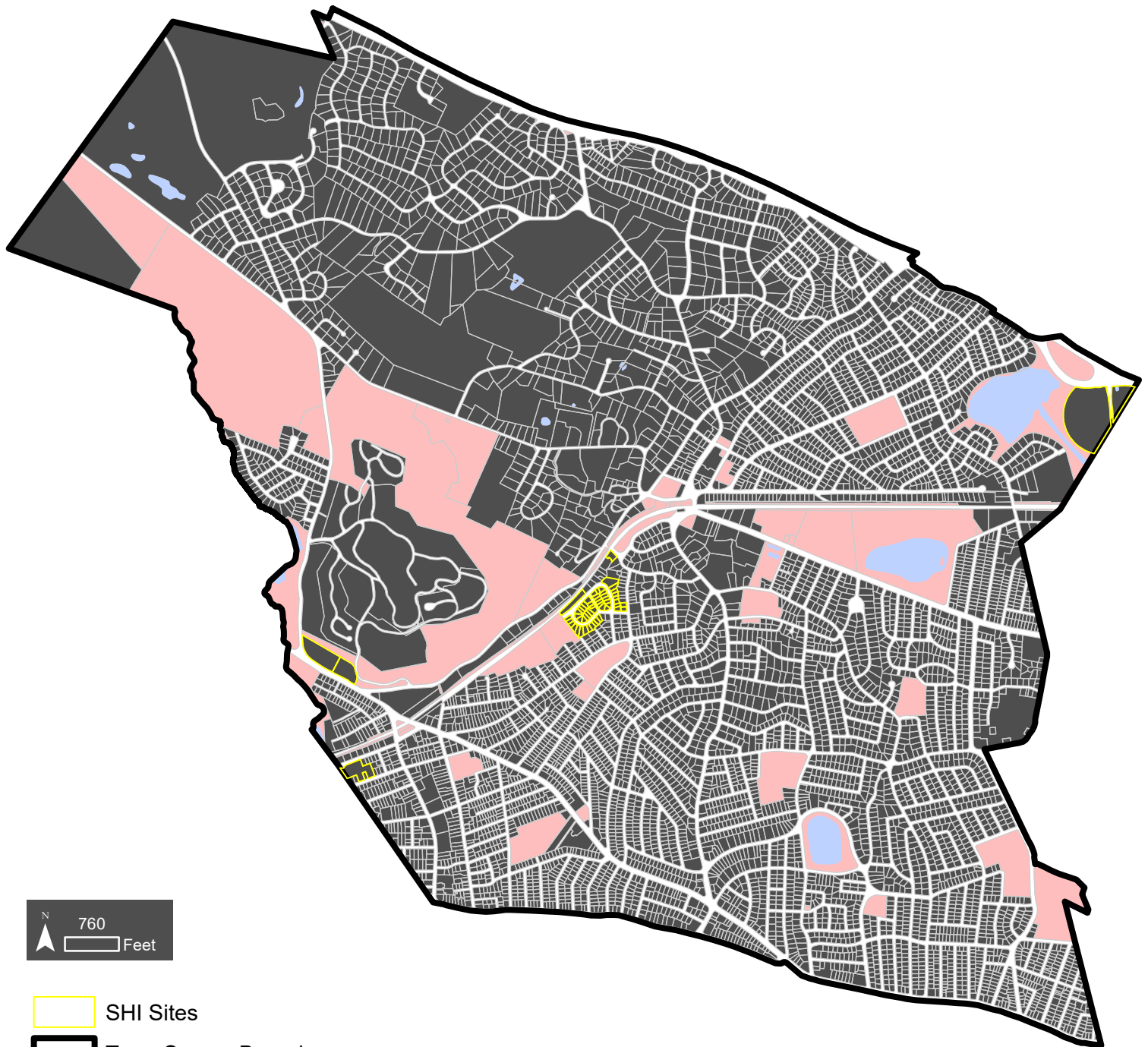
- a) Maximum building height of 2.5 stories and 36 feet. For the purposes of this Section 6A, "height" shall mean the vertical distance from the average natural grade adjoining the building at all exterior walls to the highest point of the roof. Notwithstanding the foregoing, for purposes of determining the height of no more than 12 buildings in Zone 1A (each of which must have its side with its greatest height from grade turned more than 90° away from the northern boundary of the Subdistrict) and no more than 20 buildings in Zone 2, an alternative height limit shall be applied: the vertical distance from the average natural grade adjoining the building on the side that has the highest average natural grade to the highest point of the roof shall not exceed 36 feet and the vertical distance from the average natural grade adjoining the building on the side that has the lowest average natural grade to the highest point of the roof shall not exceed 50 feet. For buildings using this alternative height limit, a floor having a ceiling elevation








# Denominator Calculation

Total Land Area: 2,071.80 acres



## EXHIBIT 4



-  SHI Sites
-  Town Survey Boundary
-  Tax Parcels
-  Total Land Area
-  Exclusion - Water bodies
-  Exclusion - Public Land
-  Exclusion - ROW and Rail ROW