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RECEIVED  
TOWN CLERK  
BELMONT, MA  
2024 FEB 27 AM 8:09

February 23, 2024

Town of Belmont Zoning Board of Appeals  
Attn: Casey Williams, Chair  
c/o Ara Yogurtian, Inspector of Buildings  
Homer Municipal Building, 2nd Floor  
19 Moore Street  
Belmont 02478

**Re: Belmont Zoning Board of Appeals Case No.: 21-01**  
**Comprehensive Permit Application: 91 Beatrice Circle**  
**Applicant: 91 Beatrice Circle, LLC**

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Dear Chair Williams and Members of the Board:

I am legal counsel to the Applicant with respect to the above-referenced matter, and I write to provide formal submission of amended plans as referenced below for the proposed Chapter 40B development ("Project") at 91 Beatrice Circle ("Property"). Enclosed for submission are the following:

- Chart comparing the prior Project dimensions and particulars to the revised Project details, prepared by this office.
- Amended architecture drawings dated February 9, 2024, prepared by Embarc Architects.
- Site setback diagram dated February 9, 2024, prepared by Embarc Architects.
- Amended civil engineering plan set dated November 4, 2020 (revised through February 9, 2024), prepared by DeCelle Burke Sala & Associates.
- Memorandum dated February 6, 2024 from DeCelle Burke Sala & Associates addressing civil engineering changes and modified stormwater

COMMUNITY  
DEVELOPMENT

2024 FEB 27 AM 8:03

Belmont Zoning Board of Appeals  
91 Beatrice Circle (Case No.: 21-01)  
February 23, 2024

management systems shown on the amended civil plan set (full stormwater report submitted electronically only).

- Amended landscaping drawings dated February 9, 2024, prepared by Verdant Landscape Architecture.

By way of background for this submission, the Applicant filed an application for a Comprehensive Permit for the Project pursuant to M.G.L. c. 40B, §§ 20-23 and its implementing regulations, 760 CMR 56, on November 20, 2020. By Decision dated October 13, 2021, the Board issued a Comprehensive Permit conditionally approving the Project. After discussions between my office and the Board's legal counsel, the Applicant has commissioned the enclosed revised Project plans for review by the Board in an effort to allow for the Project to proceed on mutually agreeable terms.

The enclosed documents contain a number of plan revisions aimed at addressing concerns expressed by Board members and neighbors, mitigating project impacts on residential abutters to this project, and bringing the Project into substantial compliance with the dimensional requirements of the Board's Decision. Most significantly, the Applicant has proposed to reduce the footprint of the proposed Project buildings, increase the amount of open space on the Project site, reduce the Project's bedroom count by 10%, and move the Project buildings closer to the Property's front lot line, as contemplated by Condition 35 of the Board's Decision.<sup>1</sup> Moving the buildings forward increases the Project's rear yard setback – bringing it into substantial compliance with the Board's Decision. The Applicant has also designated an additional parking space to be "land banked", allowing this area to be preserved as open space unless/until parking demand requires this space to be constructed. The Project will also include EV-charging stations and bicycle parking. The enclosed materials include fully revised engineering plans and architecture plans, which include elevations of the revised buildings from all four sides and conceptual renderings.

Additional modifications have also been proposed with respect to landscaping and screening. As before, extensive landscaping and screening is proposed throughout the site and along the Property lines. Existing trees will be preserved to the maximum extent possible, and a tree protection program designed by the Project's landscape architect will be implemented during construction of the Project. As requested by neighbors to the Project site in a July 28, 2021 letter from their attorney to the Board, the landscape buffer at the rear of the site will include fast-growing Green Giant Arborvitae, which, once established, can grow several feet per year. The initial planting height of these trees will be 10'-12'. As also requested by the neighbors, the landscaping plan shows a 6' solid cedar fence along the entire rear property line, and a 42" solid fence installed on the retaining wall in front of the proposed surface parking area to block light impacts from vehicle headlights.

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<sup>1</sup> As the Board may recall, the Property fronts on a disused section of the Town's Beatrice Circle public right of way, which has gone unused since the 1960s when Frontage Road a/k/a Hinkley Way was laid out. This area of unused land provides a natural setback/buffer to Frontage Road.

Belmont Zoning Board of Appeals  
91 Beatrice Circle (Case No.: 21-01)  
February 23, 2024

With respect to site exterior lighting, the lighting program has been designed with an eye to providing sufficient light for site safety on the Project walkways, driveway, and parking area – and no more. To that end, most exterior lighting will consist of building-mounted sconce lights and wall-mounted recessed lights, with low-mounted pole lighting for safety limited to the site driveway and parking area. All site lighting will be Dark Sky compliant and designed with cutoffs to direct light downwards and into the site in order to minimize light overspill beyond the Property lines. A complete photometric study is included with the landscaping materials.

As before, the Project includes pedestrian sidewalks connecting to public sidewalks on Frontage Road. The Applicant has also proposed to replace the existing Frontage Road pedestrian crossing (which provides access to the pedestrian walkway over Route 2) and install a rapid flashing beacon to alert motorists of pedestrian crossings to improve safety for pedestrians. This work will also include replacement of existing sidewalks as may be required to make them ADA-compliant.

Finally, the enclosed submissions also include a revised stormwater management report. The system has been designed to comply with Massachusetts Stormwater Management Standards and the recommendations of the Board's peer review consultant. Minor modifications to the system have been made based on the new layout of the site, but the fundamental components of the system and how it functions have not changed.

We believe these changes represent substantial improvements to the Project and will mitigate the Project impacts about which neighbors have expressed concerns to date. We look forward to presenting these changes to the Board and the public at your March 4, 2024 meeting.

Thank you.

Respectfully,

REGNANTE STERIO LLP

By: /s/ Jesse D. Schomer, Esq.  
JESSE D. SCHOMER

Encls.

cc: Anderson & Krieger, LLP (Town Counsel)

# **91 Beatrice Circle, Belmont, MA**

## **Project Evolution Comparison Chart**

### **Unit/Bedroom Count**

Zoning Bylaw Requirement: Multifamily not allowed.

**ZBA Decision: 12 units with 40 total bedrooms (8 3BR; 4 4BR)**

**August 2021 Plan: 38.3% 12 units with 40 total bedrooms (8 3BR; 4 4BR)**

February 2024 Plan: 12 units with 36 total bedrooms (4 2BR; 4 3BR; 4 4BR) (-10%)

### **Minimum Open Space**

Zoning Bylaw Requirement (§ 4.2.1): 50%

**ZBA Decision (Condition 34): 43%**

**August 2021 Plan: 38.3% (did not comply)**

February 2024 Plan: 40.3% (more open space)

### **Maximum Building Coverage**

Zoning Bylaw Requirement (§ 4.2.1): 20%

**ZBA Decision (Condition 34): 25%**

**August 2021 Plan: 32.5% (did not comply)**

February 2024 Plan: 31.5% (less building coverage)

### **Front Yard Setback**

Zoning Bylaw Requirement (§ 4.2.2): 30'

**ZBA Decision (Condition 35): 0'**

**August 2021 Plan: 6'-3" (complied)**

February 2024 Plan: 2.7' (buildings moved forward)

**Side Yard Setbacks: NO CHANGE – Full compliance with ZBA Decision & Zoning Bylaw.**

### **Rear Yard Setback**

Zoning Bylaw Requirement (§ 4.2.2): 40'

**ZBA Decision (Condition 35): 26.5'**

**August 2021 Plan: 12'-2" to 17'-5"**

February 2024 Plan: 25.0' to 29.1' (substantial compliance)

**Height/Stories: NO CHANGE – Full compliance with ZBA Decision (4ST/43' & 3ST/30.5').**

### **Parking**

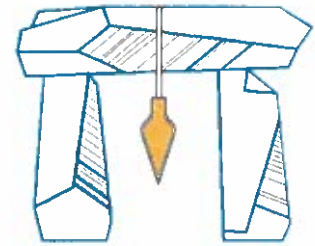
Zoning Bylaw Requirement (§ 5.1.2): 24 spaces (2 per dwelling unit with 2+ bedrooms)

**ZBA Decision (Condition 38): 24 spaces (2 per dwelling unit with 2+ bedrooms)**

**August 2021 Plan: 21 spaces (did not comply)**

February 2024 Plan: 22 spaces (21 spaces built + 1 space land bank) (more compliant)

DeCelle-Burke-Sala



& Associates, Inc.

February 6, 2024

Mr. Casey Williams, Chair  
Belmont Zoning Board of Appeals  
455 Concord Avenue  
Belmont, MA 02478

Re: Mediation Site Plan  
91 Beatrice Circle  
Belmont, MA

Dear Board of Appeals Members:

DeCelle-Burke-Sala & Associates, Inc. (DBS) has prepared a revised site plan to assist in the mediation of the Chapter 40B project located at 91 Beatrice Circle in Belmont, Massachusetts. The revisions are minor from a civil engineering site design perspective and consist mainly of relocating the development further north on the site.

The building sizes and the associated driveway and parking area remain the same. The size and relative location of the service utilities and stormwater management facilities also remain the same. The relocation of the development however did generate changes to the proposed watershed map and the stormwater management calculations. The calculations are attached and show that the proposed stormwater flows are less or equal to the existing conditions off-site stormwater flows. A revised Proposed Conditions Watershed Map has also been attached to this letter for your record and review.

Summary sheets providing a comparison of offsite flows for the easterly abutters as well as flows to Frontage Road are provided for your quick reference. The summary sheets reveal the effectiveness of the stormwater management system and show that the proposed stormwater management system as previously approved continues to meet the stormwater requirements.

The stormwater management design proposes to connect to the existing 15" drain pipe located within the Frontage Road layout with a proposed 10" HDPE drain pipe. The proposed 10" drain pipe allows treated and detained stormwater runoff generated from the project site to enter the existing Town of Belmont drainage infrastructure at a rate that allows the existing 15" drain to operate at the same or less intensity for various storm events.

The on-site stormwater management facilities allow the recharge of stormwater as well as provide stormwater quality treatment and detention. The roof runoff is connected to an underground recharge system consisting of 29 - 4x4x4 concrete leaching structures with surrounding stone. This system overflows into an underground 10'x76' detention tank. Outflow from the tank is controlled by an interior outlet control structure manufactured within the tank. Surface runoff is collected by two proprietary water quality catch basins, an area drain, and a trench drain. The area drain and trench drain are conveyed through a proprietary water quality manhole providing the suspended solids removal necessary to comply with the stormwater management standards.

DeCelle-Burke-Sala & Associates, Inc.  
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169  
PH: 617-405-5100 FX: 617-405-5101

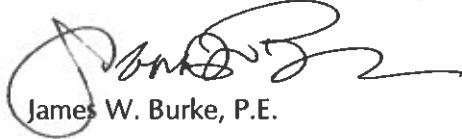
The described stormwater infrastructure above is the same system previously submitted for review and approval. Additional service utility infrastructure provided previously and remaining the same in this submission is the 6" water supply that provides both domestic and fire protection, two 6" sewer services for each building, gas service for each building and underground electric power and communications for each building.

Since the major revision for this mediation plan is the relocation of the development further north some of the layout has changed . The driveway widths and parking spaces remain the same size but the sidewalk leading from the property down to frontage road was reduced to 4 feet from 6 feet. This was done to reduce impervious area and stormwater runoff. The access walk abutting the northerly building is also proposed to be constructed off-locus.

We look forward to presenting these revisions to the Board if required.

Sincerely,

DeCelle-Burke-Sala & Associates, Inc.

A handwritten signature in black ink, appearing to read 'James W. Burke', is written over a circular stamp. The signature is fluid and cursive.

James W. Burke, P.E.

# 91 BEATRICE CIRCLE

BELMONT, MA 02478

FEBRUARY 9, 2024

## COMPREHENSIVE PERMIT PLAN SUBMISSION



### PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 91 BEATRICE CIRCLE WILL REPLACE AN EXISTING RESIDENTIAL STRUCTURE AND ACCESSORY BUILDINGS WITH A MULTIFAMILY TOWNHOUSE DEVELOPMENT CONSISTING OF (12) TWELVE RENTAL UNITS.

THE STRUCTURES WILL CONSIST OF A ROW OF 4-STORY TOWNHOUSES AT THE FRONT OF THE SITE ALONG FRONTAGE ROAD AND A ROW OF 3-STORY TOWNHOUSES AT THE REAR OF THE SITE WITH A VEHICLE ACCESS AISLE IN THE CENTER. THE UNITS WILL BE SLAB ON GRADE WITH A DEDICATED PARKING SPACE AND LAUNDRY UNITS INCLUDED WITHIN THE UNITS. (9) NINE ADDITIONAL SURFACE PARKING SPACES WILL BE INCLUDED ON SITE.

### SHEET LIST

#### ARCHITECTURAL

- A000 COVER SHEET
- A001 SITE CONTEXT
- A002 EXISTING CONDITIONS
- A010 ARCHITECTURAL SITE PLAN
- A020 CONTEXT AXONOMETRICS
- A030 SITE SECTIONS
- A050 CONTEXT PERSPECTIVE
- A051 CONTEXT PERSPECTIVE

- A101 FIRST FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 THIRD FLOOR PLAN
- A104 FOURTH FLOOR PLAN

- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS

- A301 BUILDING SECTION

#### CIVIL

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMOLITION
- 4 PROPOSED LAYOUT
- 5 PROPOSED GRADING
- 6 PROPOSED UTILITIES
- 7 PROPOSED SEWER PROFILE
- 8 PROPOSED DRAINAGE
- 9 CONSTRUCTION DETAILS
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS

#### LANDSCAPE

- L1.0 LANDSCAPE SERIES LANDSCAPE PLAN
- L2.0 LANDSCAPE SERIES PLANTING PLAN
- L3.0 LANDSCAPE SERIES LIGHTING PLAN
- L-1 PHOTOMETRIC CALCULATION

### 91 BEATRICE CIRCLE

Site Area	23,496
Total Building GSF	24,000
FAR	1.02
Total Footprint GSF	7,395
Site Coverage	31.5%
Building Height (4-Story Townhouse)	43 FT
Building Height (3-Story Townhouse)	30 FT 6 IN
Total Parking Spaces	21
In-Unit Garage Space	12
Surface Parking Spaces	9
Parking Ratio	1.75

Building Type	Area (GSF)	Footprint (GSF)
Four Story Townhouse (Units 1-7)		
Floor 1 (7 Garage Parking Spaces included)	3,770	3,995
Floor 2	3,995	
Floor 3	3,995	
Floor 4	2,735	
Total Building (GSF)	14,495	
Three Story Townhouse (Units 8-12)		
Floor 1 (5 Garage Parking Spaces included)	3,230	3,400
Floor 2	3,340	
Floor 3	2,935	
Total Building (GSF)	9,505	
TOTAL	24,000	7,395
Total Residential Units	12	
2 Bedroom (3-Story Townhouse)	4 (33%)	1,830
3 Bedroom (3-Story Townhouse)	1 (9%)	2,120
3 Bedroom (4-Story Townhouse)	3 (25%)	2,070
4 Bedroom (4-Story Townhouse)	4 (33%)	2,060

ARCHITECT  
**EMBARC**

580 HANCOCK ST., SUITE 201  
BOSTON, MA 02118  
P: 617.765.8000  
www.embarcstudio.com

#### OWNER

COMPREHENSIVE LAND  
HOLDINGS, LLC  
110 HAWARD STREET, SUITE 201  
BOSTON, MA 02118  
BOSTON, MA 02118

#### CONSULTANTS

##### CIVIL

DECELLE BUNLE-SAMA & ASSOCIATES  
110 HAWARD STREET, SUITE 201  
BOSTON, MA 02118  
P: 617.463.5100

##### LANDSCAPE ARCHITECT

VE ROJANI  
315 HAWARD STREET, SUITE 25  
BOSTON, MA 02118  
P: 617.531.1800

## 91 BEATRICE CIRCLE

BELMONT, MA 02478

## COMPREHENSIVE PERMIT PLAN SUBMISSION

#### REVISIONS

NO.	DATE	DESCRIPTION
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#### DRAWING INFORMATION

DATE: 02/09/2024  
PROJECT: 2000A  
SCALE: 1/8" = 1'-0"

#### DRAWING TITLE

### COVER SHEET

DRAWING NUMBER

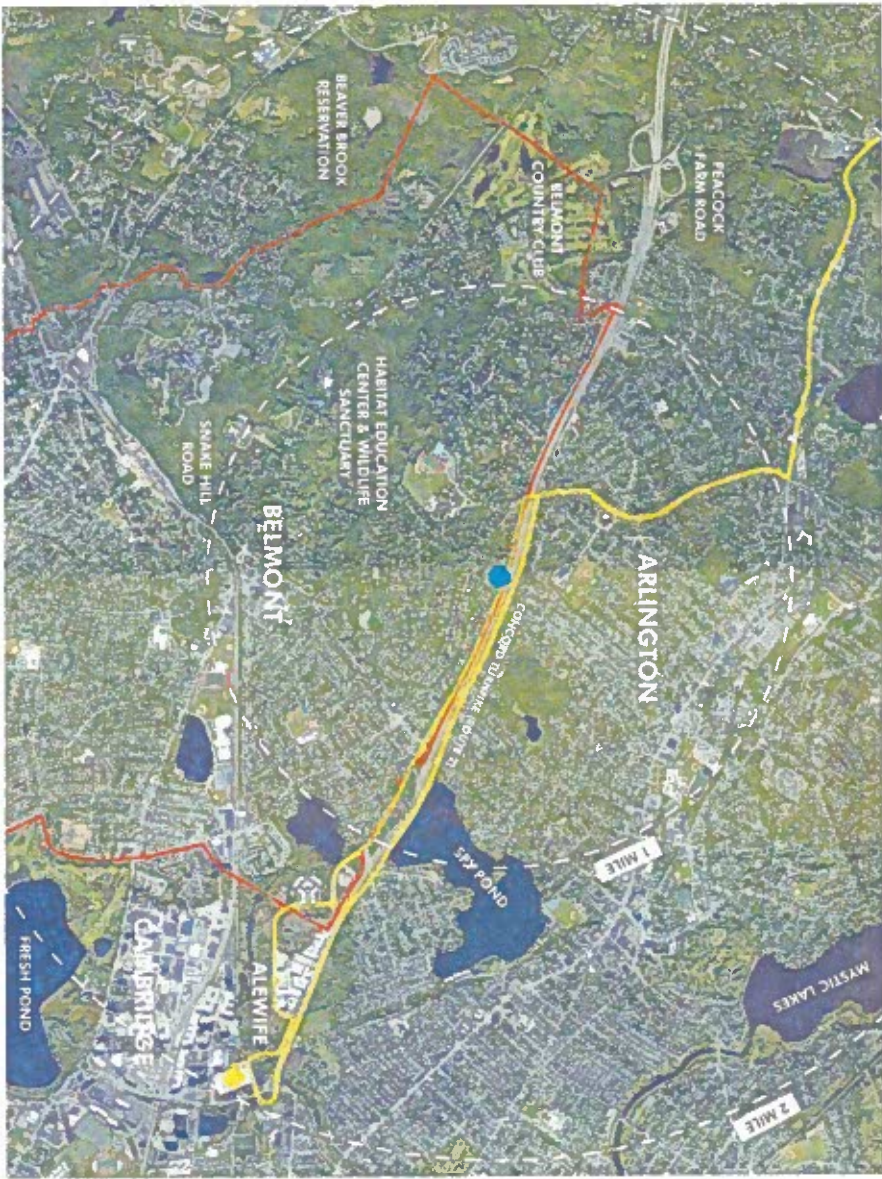
A000

DATE: 02/09/2024





SITE AERIAL VIEW



TOWN CONTEXT



NEIGHBORHOOD CONTEXT

**ARCHITECT**  
**EMBARC**  
580 HANCOCK AVENUE, SUITE 200  
BOSTON, MA 02118  
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COMPREHENSIVE LAND  
HOLDINGS, LLC  
580 HANCOCK AVENUE, SUITE 200  
BOSTON, MA 02118  
P: 617.743.8000

**CONSULTANTS**  
**ENGINEER**  
DEACON, BUNN, SALLA &  
ASSOCIATES  
100 STATE STREET, SUITE 200  
CAMBRIDGE, MA 02142  
P: 617.462.5100

**LANDSCAPE ARCHITECT**  
VERDANT  
310 HAWARD STREET, SUITE 20  
BOSTON, MA 02118  
P: 617.725.1100

**91 BEATRICE CIRCLE**  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

**DRAWING INFORMATION**  
DATE: COMPREHENSIVE PERMIT PLAN  
DATE: JANUARY 2023  
PROJECT #: 2023-01  
SCALE:

**DRAWING TITLE**  
SITE CONTEXT

**DRAWING NUMBER**

**A001**





VIEW OF TREES AT NORTHWEST CORNER OF SITE



VIEW OF EVERGREENS AT FRONT OF SITE



VIEW OF SIDEWALK AT FRONTAGE ROAD



VIEW OF FRONTAGE ROAD AND PEDESTRIAN BRIDGE AT DRIVEWAY



VIEW OF SOUTHEAST CORNER OF SITE



VIEW OF SOUTH EDGE OF SITE



VIEW OF TREES AT SOUTHWEST CORNER OF SITE



VIEW OF WEST EDGE OF SITE

ARCHITECT  
**EMBARC**

580 HARBORVIEW, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000  
www.embarcstudio.com

OWNER  
**COMPREHENSIVE LAND HOLDINGS, LLC**

500 HARBORVIEW, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000

CONSULTANTS  
**CVL**  
**DEBBIE BUNNE, SAA & ASSOCIATES**

200 HARBORVIEW, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000

LANDSCAPE ARCHITECT  
**VERDANT**  
310 HARBORVIEW, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000

**91 BEATRICE CIRCLE**  
BELMONT, MA 02478  
  
COMPREHENSIVE PERMIT PLAN SUBMISSION

REVISIONS

DATE: 6/2/2024

DRAWING INFORMATION

SHEET: 01 OF 01  
DATE: 6/2/2024  
PROJECT: 202401

SCALE: 1"=10'

DRAWING TITLE

EXISTING  
CONDITIONS

DRAWING NUMBER

**A002**





CONCORD TURNPIKE (ROUTE 2)

FRONTAGE ROAD

BEATRICE CIRCLE

EXISTING  
FIDELITY BRIDGE  
PROPOSED  
CROSSWALK

ARCHITECT  
**EMBARC**

380 HARRISON AVE. SUITE 200  
ROSLINDALE, MA 02126  
TEL: 617.753.8000  
WWW.EMBARCMA.COM

OWNER

COMPREHENSIVE LAND  
HOLDINGS, LLC

600 HARRISON STREET  
WATERVILLE, MA 02478

CONSULTANTS

ENV.

DICELLE BUREAU, S.A. &  
ASSOCIATES

1000 WASHINGTON STREET  
CAMBRIDGE, MA 02139  
TEL: 617.465.5100

LANDSCAPE ARCHITECT

VERDANT

318 HUNTER STREET, SUITE 25  
BROOKLINE, MA 02146  
TEL: 617.733.1100

91 BEATRICE CIRCLE  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

REVISIONS

1. 01/15/24 1.15

DRAWING INFORMATION

DATE: 01/15/24

PROJECT: 91 BEATRICE CIRCLE

SCALE: 1/8" = 1'-0"

DRAWING TITLE

ARCHITECTURAL

SITE PLAN

DRAWING NUMBER

A010



ARCHITECT  
**EMBARC**  
580 HARBOR AVE, SUITE 200  
BOSTON, MA 02118  
D 617.765.8000  
www.embarc.com

OWNER  
**COMPREHENSIVE LAND HOLDINGS, LLC**  
580 HARBOR AVE, SUITE 200  
BOSTON, MA 02118  
www.comprehensive.com

ENVL  
**DECELLE BUREAU, SAA & ASSOCIATES**  
580 HARBOR AVE, SUITE 200  
BOSTON, MA 02118  
www.decelle.com

LANDSCAPE ARCHITECT  
**VERDANT**  
215 NEWBURY STREET, SUITE 200  
BOSTON, MA 02116  
www.verdant.com

**91 BEATRICE CIRCLE**  
BELMONT, MA 02478  
**COMPREHENSIVE PERMIT PLAN SUBMISSION**

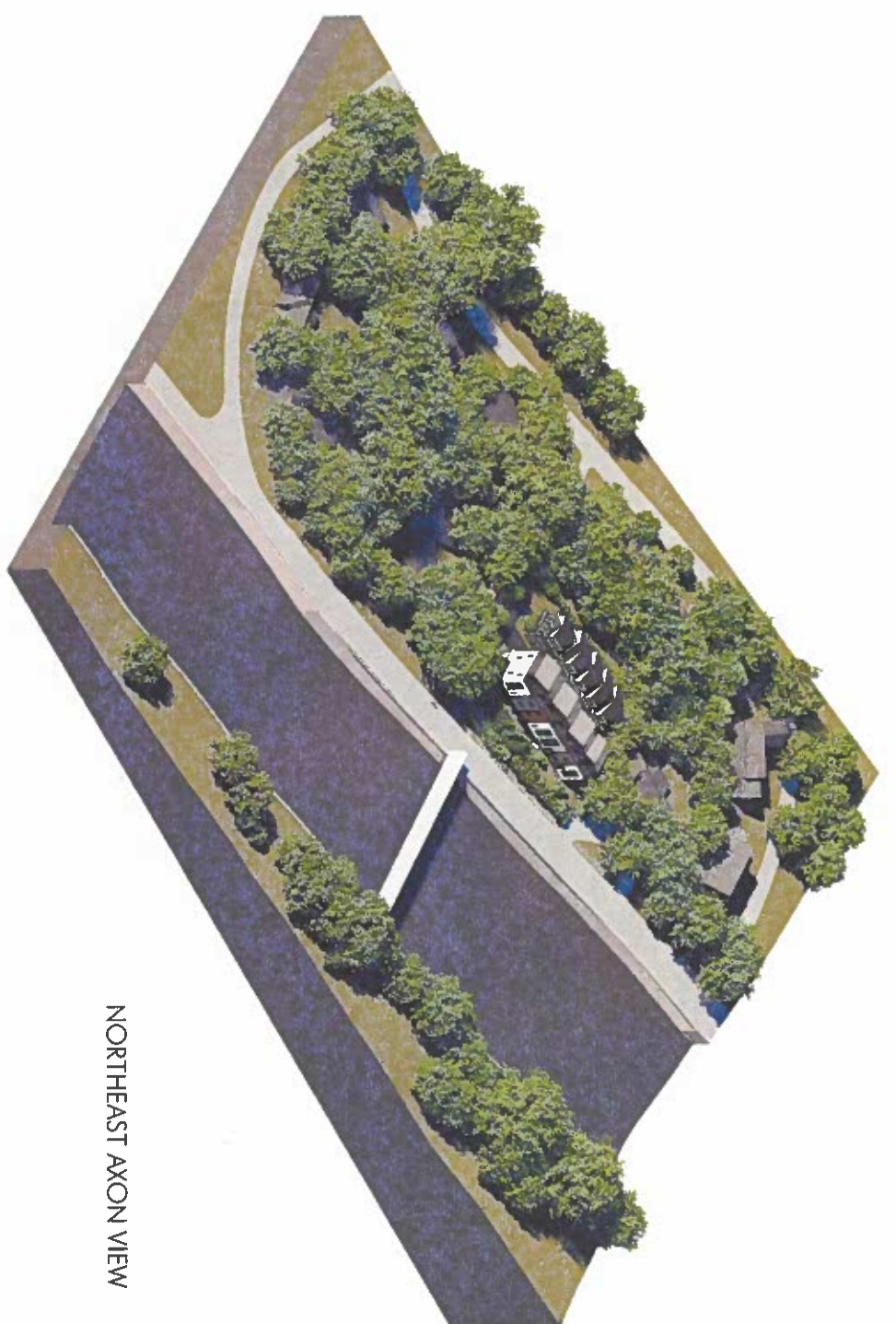
REVISIONS

NO.	DATE	DESCRIPTION

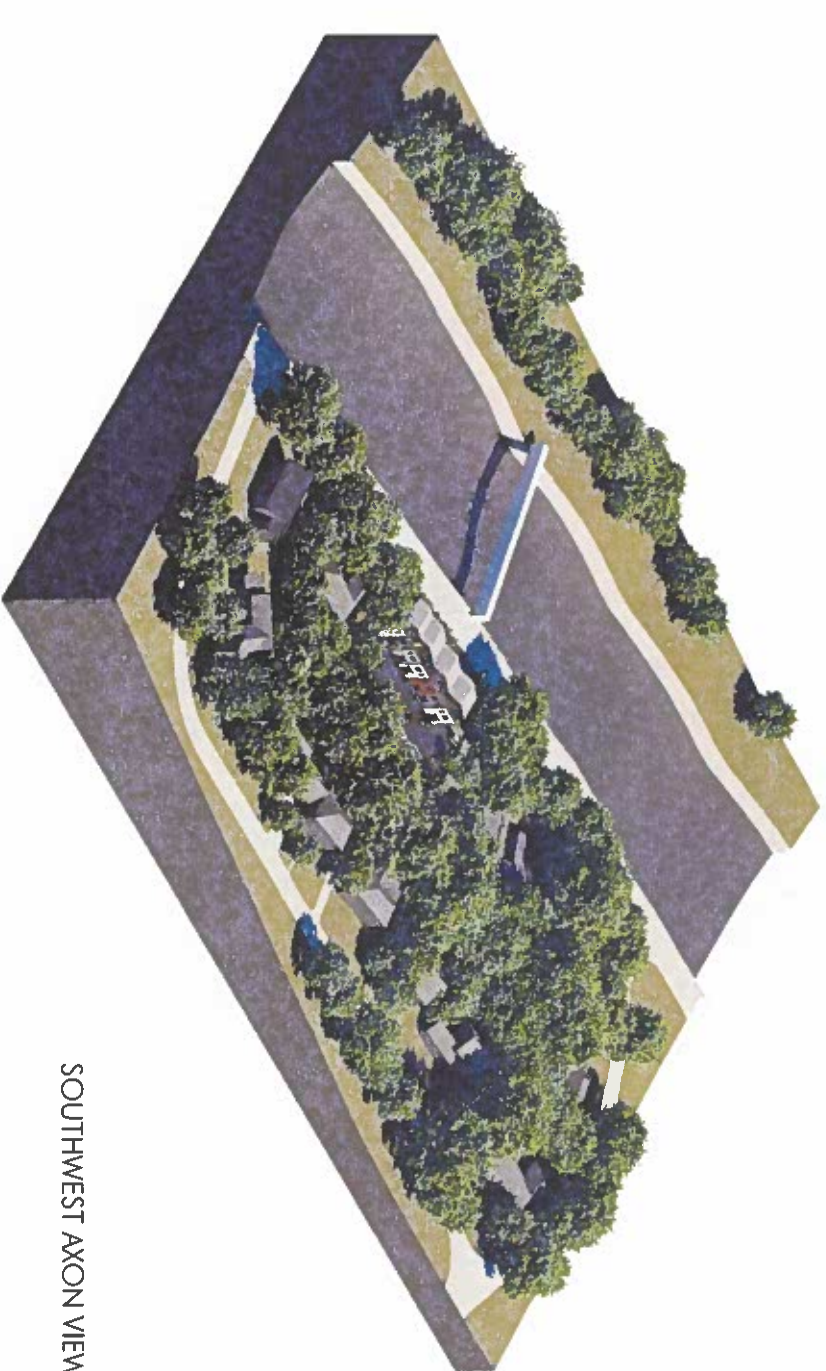
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DATE: 01/15/2024  
PROJECT: 91 BEATRICE CIRCLE  
SCALE: 1"=20'-0"

DRAWING TITLE  
**CONTEXT AXONOMETRICS**

DRAWING NUMBER  
**A020**



NORTHEAST AXON VIEW



SOUTHWEST AXON VIEW



ARCHITECT  
**EMBARC**

580 HARBOR AVE, SUITE 7W  
BOSTON, MA 02118  
O 617.745.8000  
www.embarcstudio.com

OWNER

COMPREHENSIVE LAND  
DEVELOPMENTS, LLC

60 HIGGINS STREET  
BOSTON, MA 02108  
P 617.267.5100

CONSULTANTS

ENVL

DANIELLE BURKE, SALLA &  
ASSOCIATES

128 HUNTERS LANE, SUITE 400  
BOSTON, MA 02118  
P 617.267.5100

LANDSCAPE ARCHITECT

VERDANT

18 HUNT AVE, SUITE 35  
BOSTON, MA 02114  
P 617.335.7180



2 SITE SECTION - NORTH TO SOUTH  
1" = 20'-0"



1 SITE SECTION - WEST TO EAST  
1" = 20'-0"

91 BEATRICE CIRCLE  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

LEGEND



DRAWING INFORMATION

DATE: 08/15/2024  
PROJECT: 2024  
SCALE: 1" = 20'-0"

DRAWING TITLE

SITE SECTIONS

DRAWING NUMBER

A030

Prepared by: EMBARC



EXISTING CONDITIONS



VIEW AT DRIVEWAY ENTRY ON FRONTAGE ROAD

ARCHITECT  
**EMBARC**

580 HARRISON AVENUE, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000  
www.embarcstudio.com

OWNER

COMPREHENSIVE LAND  
HOLDINGS, LLC

100 HARRISON AVENUE, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000

CONSULTANTS

ENGINEER  
DECELL, BURE, SALA &  
ASSOCIATES

100 HARRISON AVENUE, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000

LANDSCAPE ARCHITECT

VEDRANT  
30 HARRISON AVENUE, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000

91 BEATRICE CIRCLE  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

REGIONS

100 HARRISON AVENUE, SUITE 200  
BOSTON, MA 02118  
O: 617.765.8000

DRAWING INFORMATION

SHEET  
COMPREHENSIVE PERMIT PLAN  
DATE  
REVISIONS  
PROJECT # 20001

SCALE

DRAWING TITLE

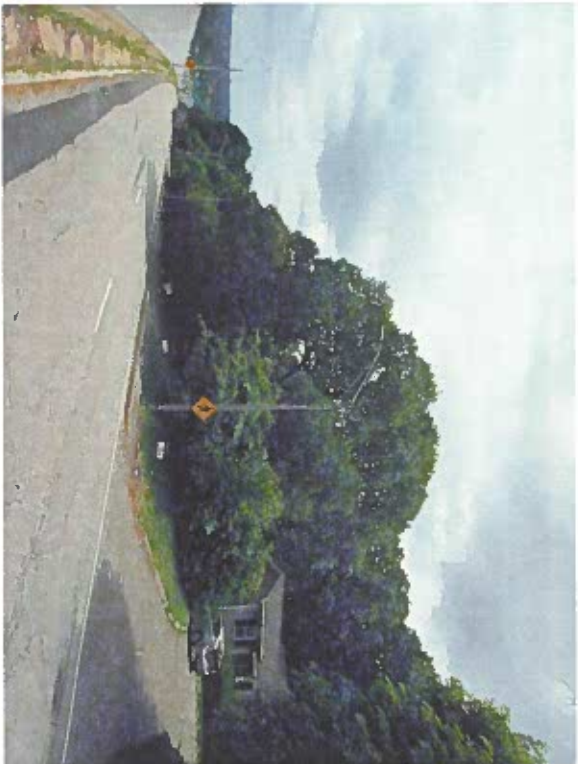
CONTEXT  
PERSPECTIVE

DRAWING NUMBER

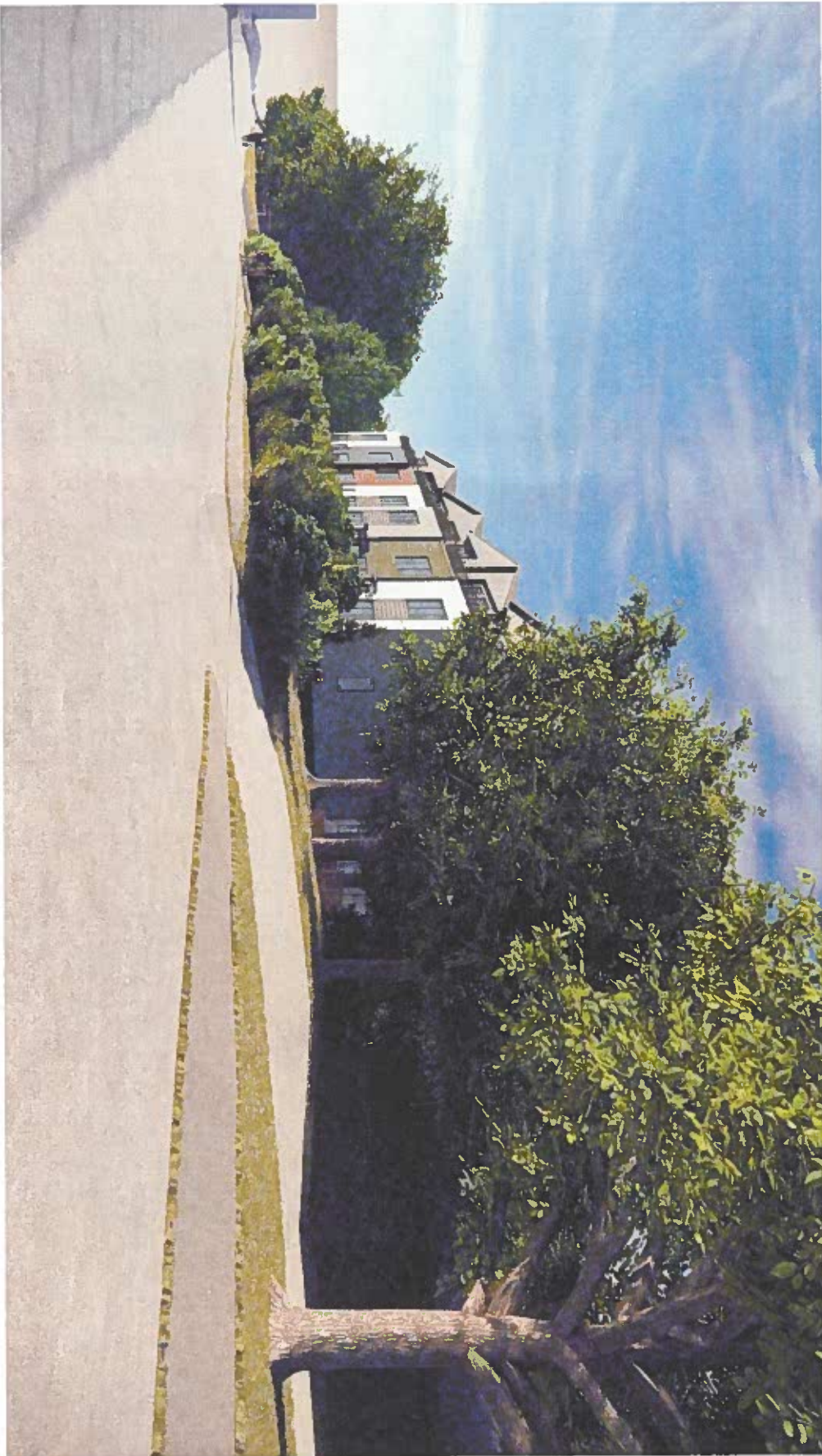
A050

Revised: 10/11/2024





EXISTING CONDITIONS



VIEW LOOKING EAST FROM TOP OF FRONTAGE ROAD

ARCHITECT

**EMBARC**

580 HARBOR AVE, SUITE 200  
BOSTON, MA 02118  
O 617 765 8000  
www.embarcstudio.com

OWNER

COMPREHENSIVE LAND HOLDINGS, LLC

500 HARBOR AVE, SUITE 200  
BOSTON, MA 02118  
O 617 765 8000  
www.embarcstudio.com

CONSULTANTS

OWNER: D'ARCHE-SOULE SAJA & ASSOCIATES

1200 BEATRICE CIRCLE, SUITE 200  
BOSTON, MA 02118  
O 617 765 8000

LANDSCAPE ARCHITECT

VERDANT

115 HARBOR DRIVE, SUITE 100  
BOSTON, MA 02114  
O 617 765 8000

## 91 BEATRICE CIRCLE

BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

### REVISIONS

NO.	DATE	DESCRIPTION
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### DRAWING INFORMATION

NAME	COMPREHENSIVE PERMIT PLAN
DATE	REVISION 1001
PROJECT	2001
SCALE	

### DRAWING TITLE

CONTEXT  
PERSPECTIVE

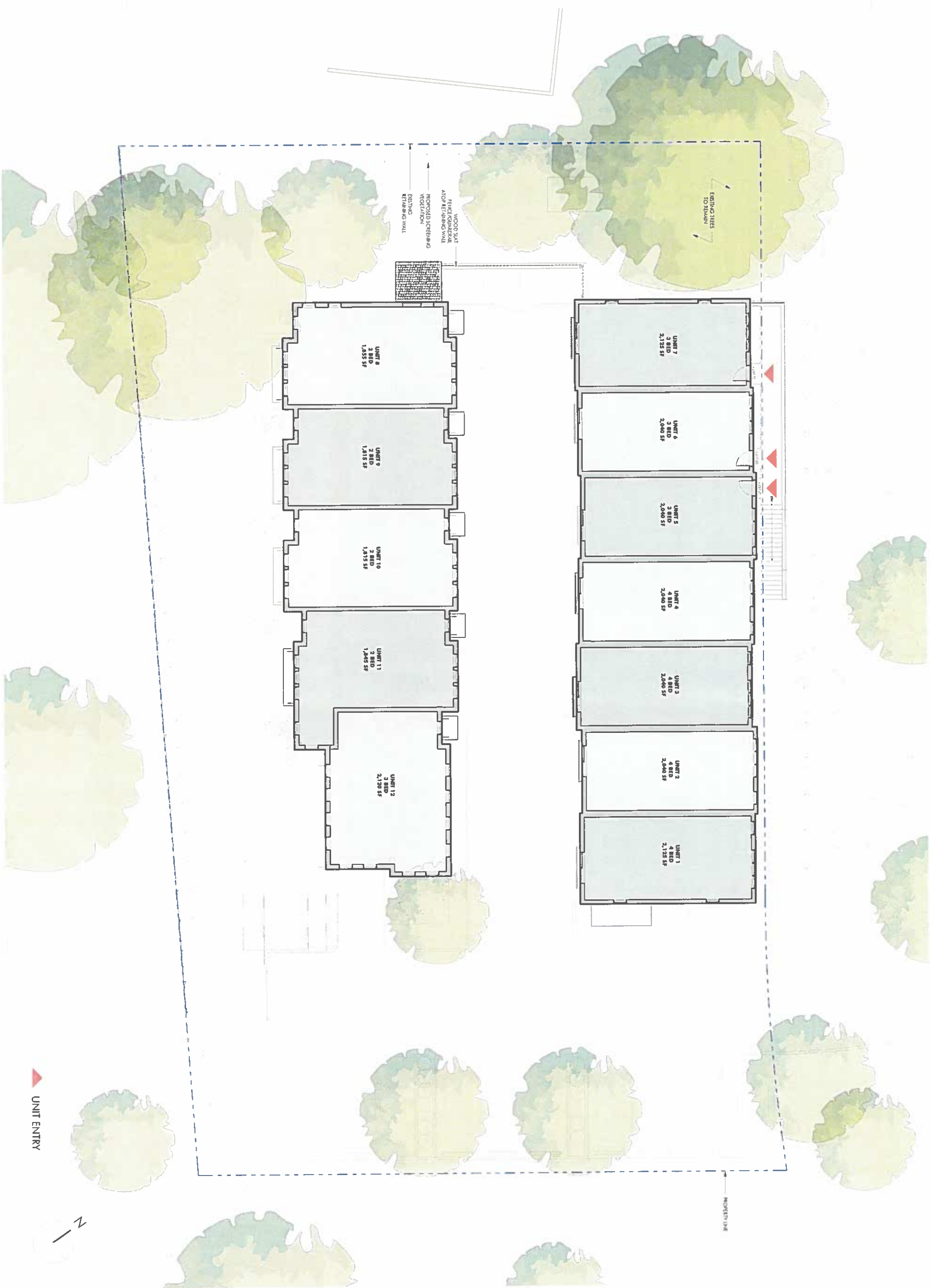
### DRAWING NUMBER

A051

www.embarcstudio.com







## UNIT ENTRY

$$z$$

91 BEATRICE CIRCLE  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

**ARCHITECT**  
**EMBARC**  
580 HARRISON AVE SUITE 2W  
BOSTON, MA 02118  
O 617 765 8000  
[www.embarcstudio.com](http://www.embarcstudio.com)

**OWNER**  
COMPREHENSIVE LAND  
HOLDINGS, LLC  
CO LEGAL COUNSEL  
401 FIDELITY ST #200  
HARTFORD, MA 06180

**CONSULTANTS**

**DeCelle-Burns-Sala & Associates**  
1246 HURDLE ROCK PARKWAY, #201  
DUNCAN, MA 02149  
817 405 5100

DRAWING INFORMATION	
ISSUE	CONCEPTS PRELIM PLANS
DATE	MARCH 2004
PROJECT #	20004
SCALE	1/8" = 1'-0"

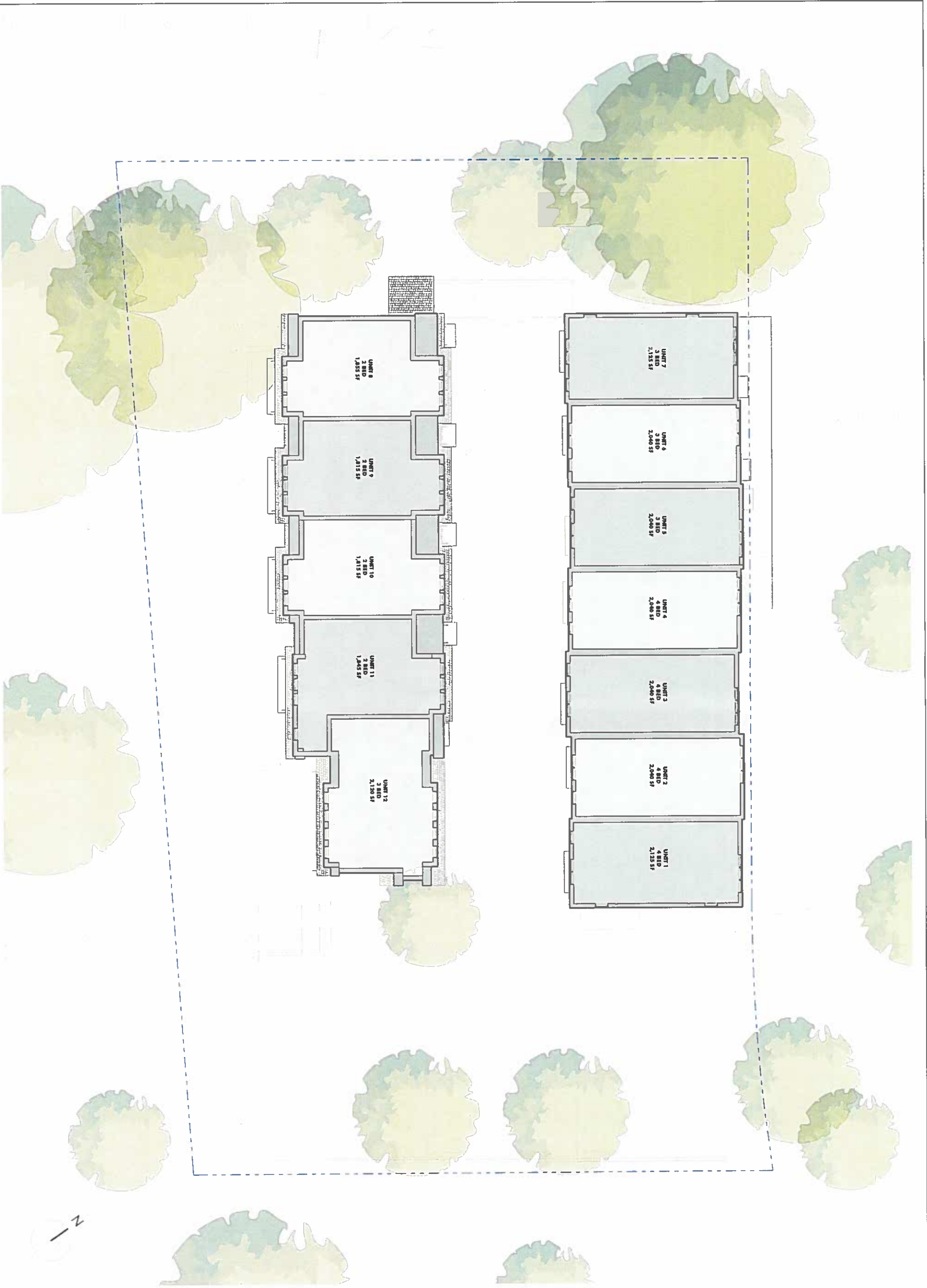
DRAWING TITLE  
SECOND FLOOR  
PLAN

DRAWING NUMBER R

A102

3





ARCHITECT  
**EMBARC**  
580 HARBOR AVE, SUITE 2W  
BOSTON, MA 02118  
O 617.745.8000  
www.embarcarchitect.com

OWNER

COMPREHENSIVE LAND  
HOLDINGS, LLC

40 HIGHLAND STREET  
BOSTON, MA 02118

CONSULTANTS

CIVIL

D+C+E+J+OURE SAUL &  
ASSOCIATES

155 HOBART STREET, SUITE 100  
BOSTON, MA 02118

LANDSCAPE ARCHITECT

VERDANT

75 HOBART STREET, SUITE 35  
BOSTON, MA 02118

91 BEATRICE CIRCLE  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

REVISIONS

NO.	DATE	DESCRIPTION
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DRAWING INFORMATION

DATE: SUBMISSION PERMIT PLAN

DATE: SUBMISSION 2024

PROJECT #

SCALE

1" = 12'

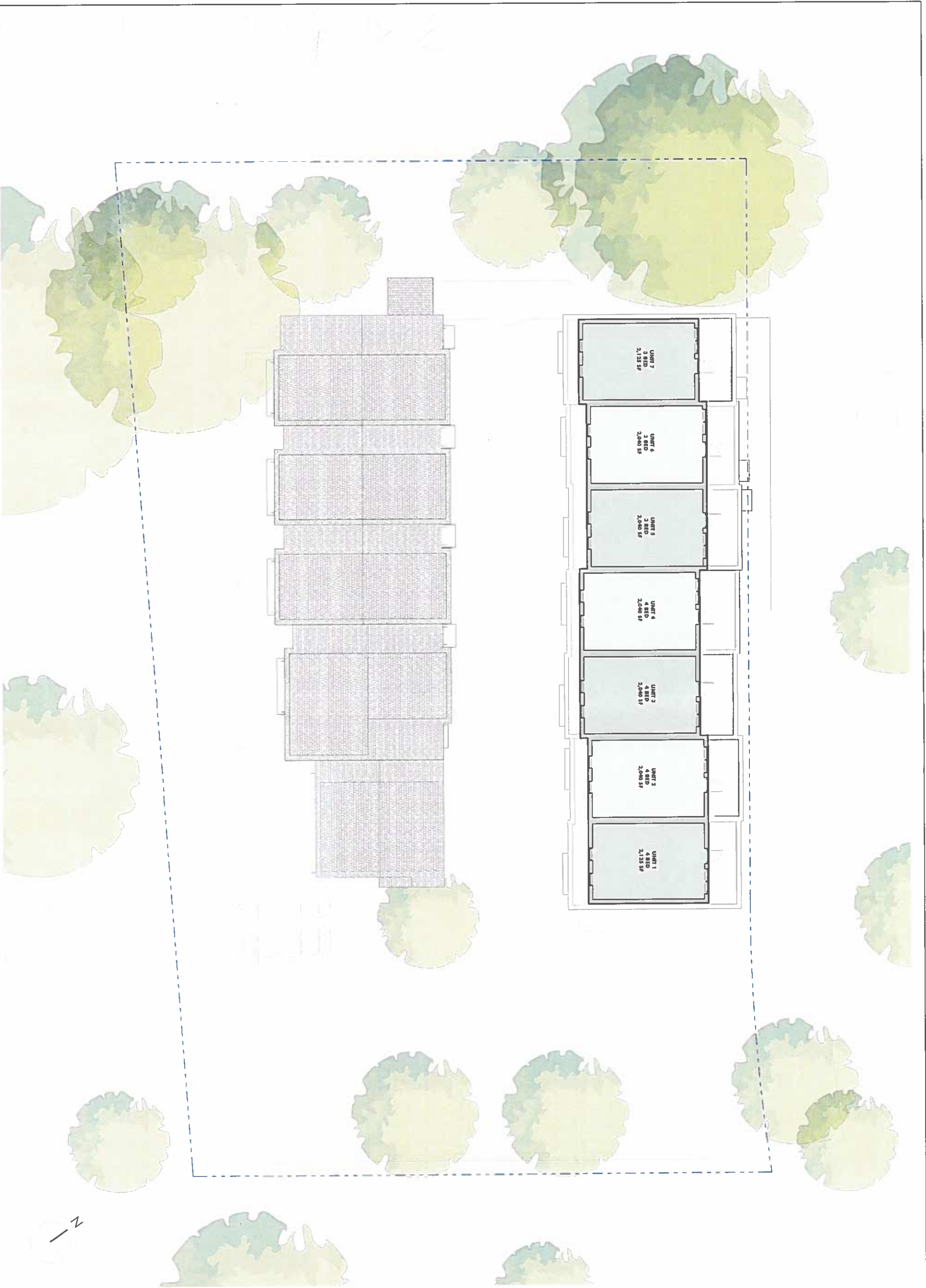
DRAWING TITLE  
THIRD FLOOR  
PLAN

DRAWING NUMBER

A103

Prepared by: EMBARC





ARCHITECT  
**EMBARC**  
160 HARBORVIEW AVENUE, SUITE 700  
BOSTON, MA 02118  
© 2017 765 8000  
www.embarc.com

OWNER  
**COMPREHENSIVE LAND HOLDINGS, LLC**  
100 HARBORVIEW AVENUE, SUITE 700  
BOSTON, MA 02118  
© 2017 765 8000

CONSULTANTS  
**CML**  
**DeCELE BURKE SALLA & ASSOCIATES**  
100 HARBORVIEW AVENUE, SUITE 700  
BOSTON, MA 02118  
© 2017 765 8000

LANDSCAPE ARCHITECT  
**VERONICA J. BROWN, AIA**  
100 HARBORVIEW AVENUE, SUITE 700  
BOSTON, MA 02118  
© 2017 765 8000

**91 BEATRICE CIRCLE**  
BELMONT, MA 02478  
**COMPREHENSIVE PERMIT PLAN SUBMISSION**

REVISIONS

DRAWING INFORMATION

DATE: SUBMITTAL  
DATE: 02/09/2024  
PROJECT #: 20004  
SCALE: 1/8" = 1'-0"

DRAWING TITLE  
**FOURTH FLOOR PLAN**

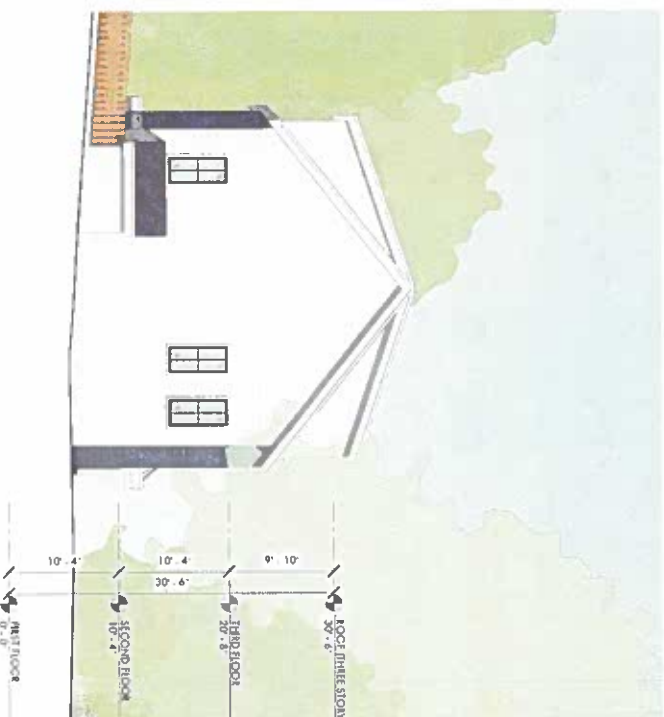
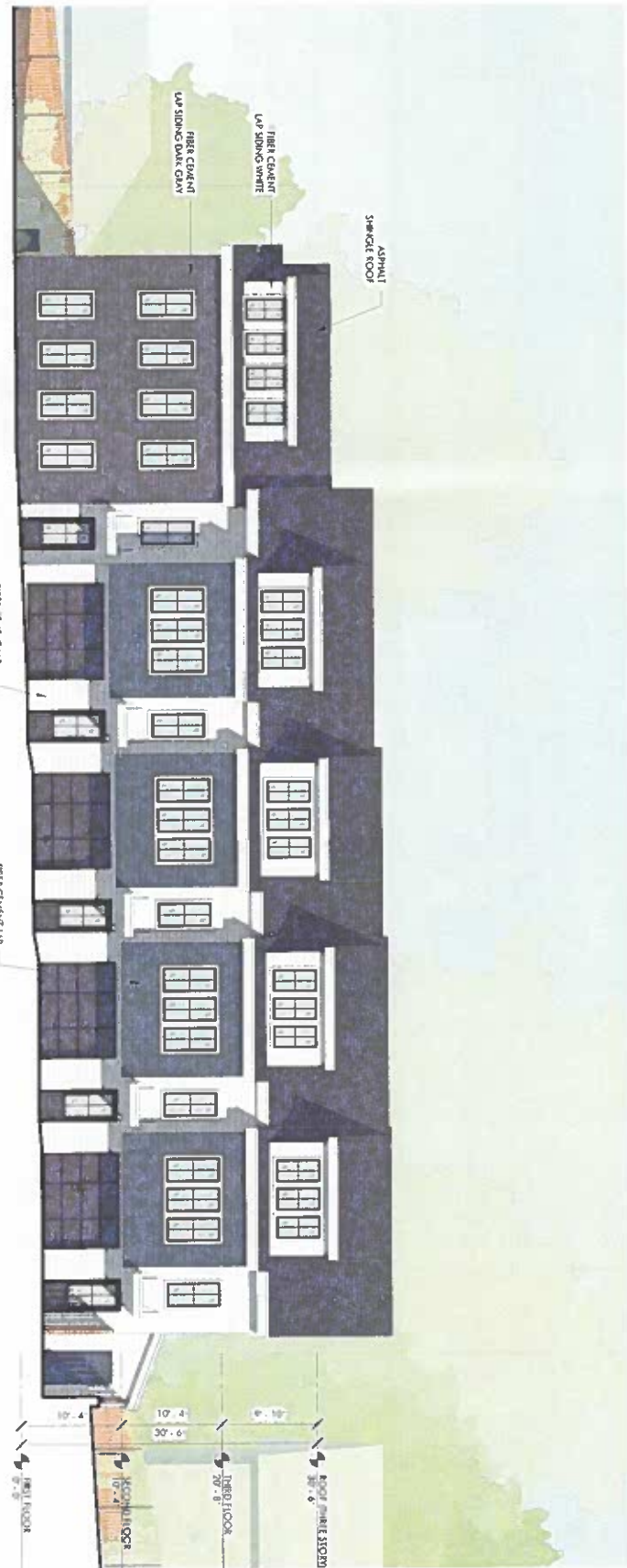
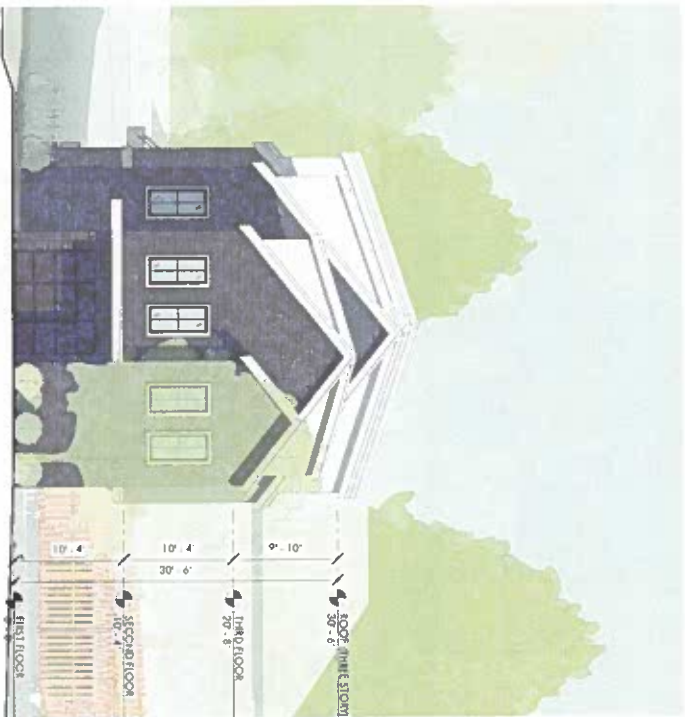
DRAWING NUMBER

**A104**









ARCHITECT  
**EMBARC**  
560 HARBORVIEW, SUITE 200  
BOSTON, MA 02118  
P: 617.726.8000  
E: info@embarc.com  
WWW.EMBARC.COM

OWNER  
COMPREHENSIVE LAND HOLDINGS, LLC  
1000 WASHINGTON STREET  
BOSTON, MA 02108  
P: 617.452.5100  
E: info@clh.com

GENERAL CONTRACTOR  
DECELE-BURKE, S.A. & ASSOCIATES  
1000 WASHINGTON STREET  
BOSTON, MA 02108  
P: 617.452.5100  
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LANDSCAPE ARCHITECT  
VERDANT  
215 WASHINGTON STREET, SUITE 13  
BOSTON, MA 02108  
P: 617.351.1100  
E: info@verdant.com

91 BEATRICE CIRCLE  
BELMONT, MA 02478

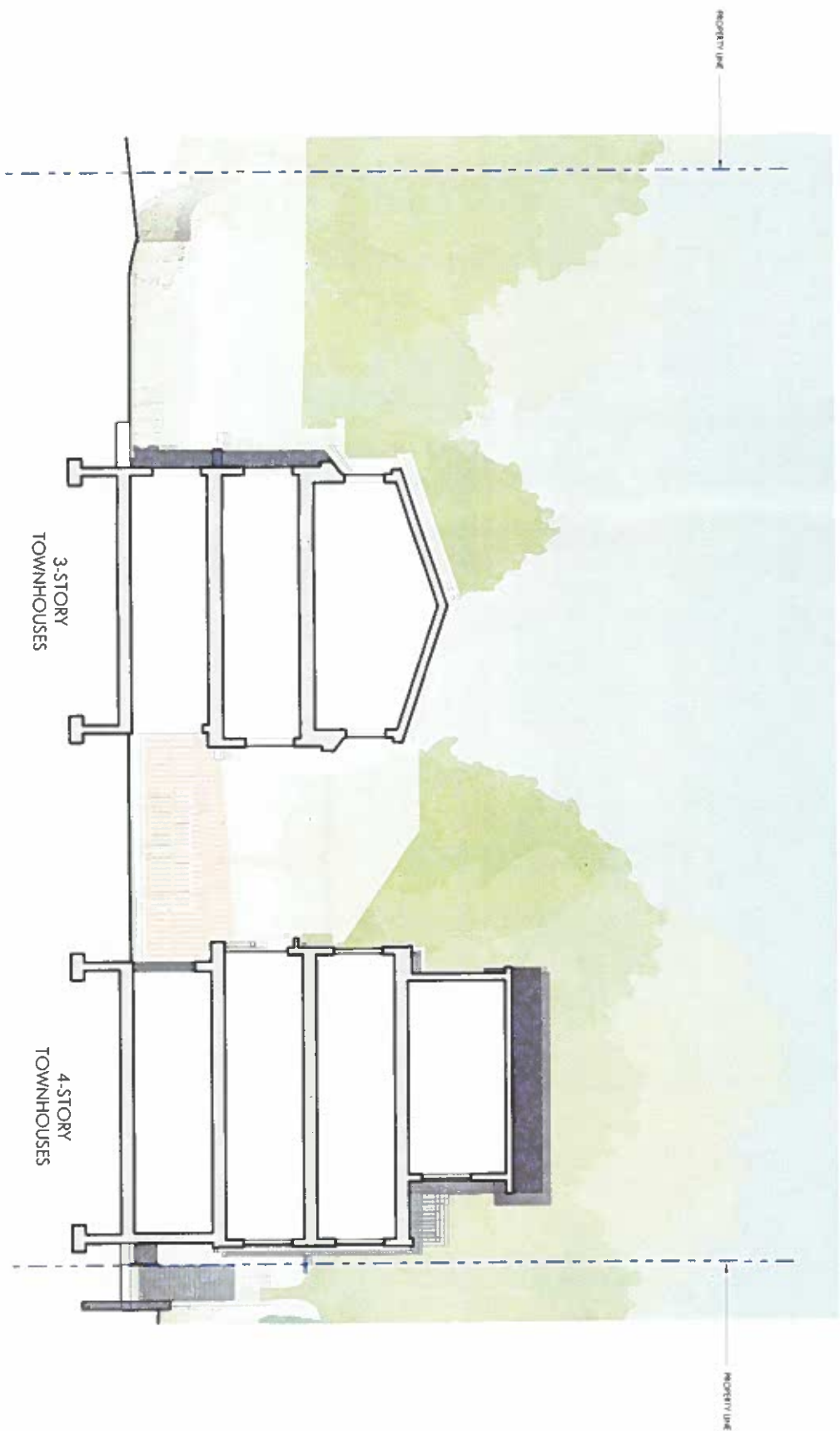
COMPREHENSIVE PERMIT PLAN SUBMISSION

DRAWING INFORMATION  
DATE: COMPREHENSIVE PERMIT PLAN  
DATE: FEBRUARY 2024  
PROJECT: 20084  
SCALE: 1/8" = 1'-0"

DRAWING TITLE  
EXTERIOR  
ELEVATIONS

DRAWING NUMBER  
A202





1 BUILDING SECTION - NORTH TO SOUTH  
1/8" = 1'-0"

ARCHITECT  
**EMBARC**  
580 HARBOR AVE., SUITE 7W  
BOSTON, MA 02118  
O 617.765.8000  
www.embarc.com

OWNER

COMPREHENSIVE LAND  
HOLDINGS, LLC  
500 WASHINGTON ST., 14TH  
FLOOR  
WATERTOWN, MA 02450

CONSULTANTS

ENV

BRUCE BURN, SAA &  
ASSOCIATES  
200 WASHINGTON STREET, 14TH  
FLOOR  
BOSTON, MA 02118  
O 617.465.3100

LANDSCAPE ARCHITECT

VERDANT  
238 HAWARD STREET, SUITE 25  
BOSTON, MA 02146  
O 617.725.1160

91 BEATRICE CIRCLE  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWING INFORMATION

DATE: COMPREHENSIVE PERMIT PLAN  
DATE: FEBRUARY 9, 2024  
PROJECT: 20004  
SCALE: 1/8" = 1'-0"

DRAWING TITLE

BUILDING  
SECTION

DRAWING NUMBER

A301

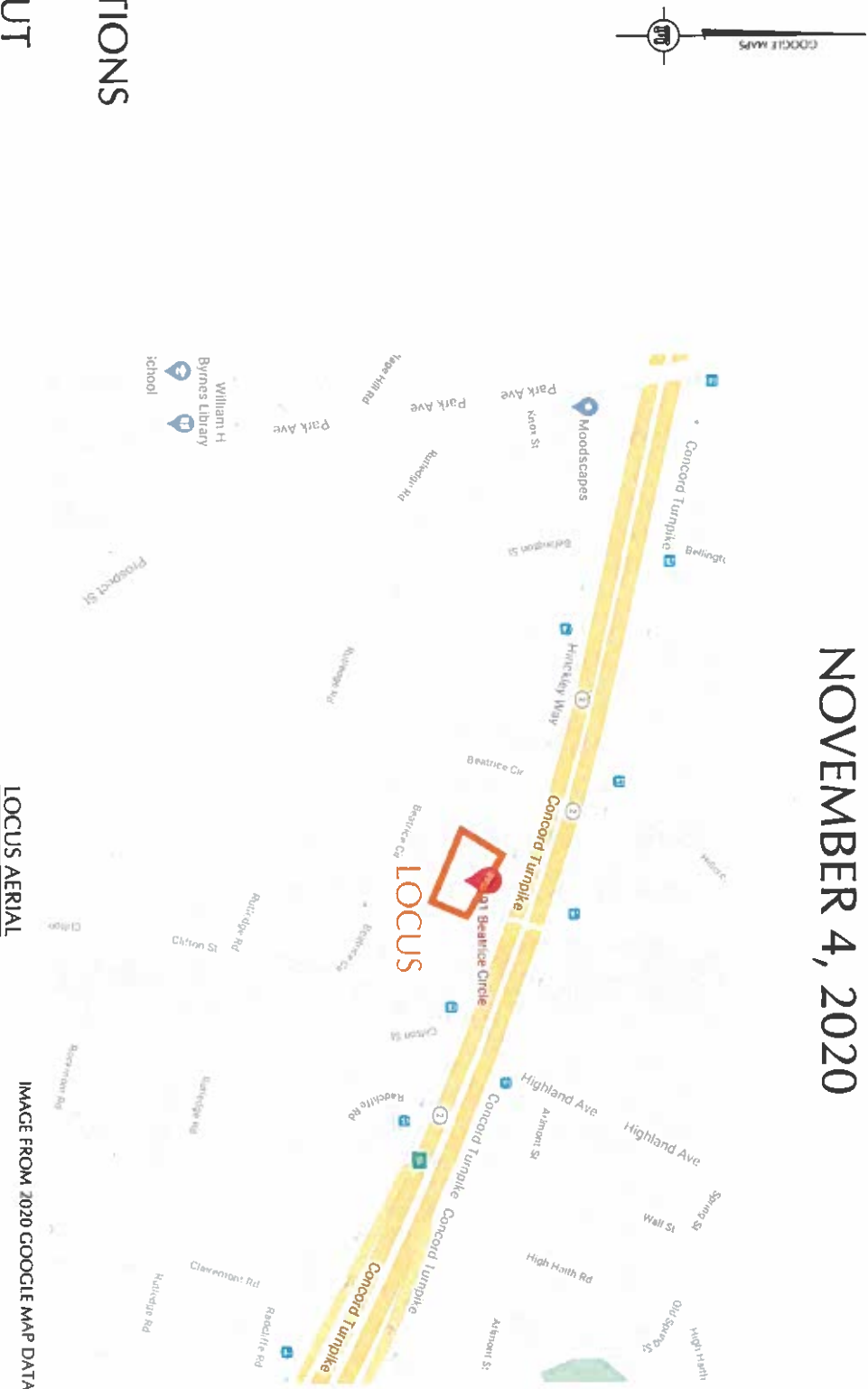
DATE: FEBRUARY 9, 2024

# PROPOSED SITE PLAN

## 91 BEATRICE CIRCLE

### BELMONT, MASSACHUSETTS

NOVEMBER 4, 2020



LOCUS AERIAL

IMAGE FROM 2020 GOOGLE MAP DATA

#### SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 DEMOLITION
- 4 PROPOSED LAYOUT
- 5 PROPOSED GRADING
- 6 PROPOSED UTILITIES
- 7 SEWER PROFILE
- 8 PROPOSED DRAINAGE
- 9 CONSTRUCTION DETAILS
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS



NO.	DATE	COMMENT
1.	4/19/2021	PREF. REVIEW COMMENTS
2.	6/11/2021	REVISIONS SITE DESIGN/PREF. REVIEW
3.	6/15/2021	REVISIONS SITE DESIGN/PREF. REVIEW
4.	7/08/2021	REVISIONS SITE DESIGN/PREF. REVIEW
5.	2/09/2024	MODIFICATION PLAN



#### APPLICANT

91 BEATRICE CIRCLE LLC  
c/o REGNANTE STERIO  
401 EDGEWATER PL, SUITE 630  
WAKEFIELD, MA 01880

#### LEGAL

REGNANTE STERIO, LLP  
401 EDGEWATER PLACE SUITE 630  
WAKEFIELD, MA 01880

#### ARCHITECT

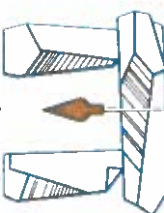
EMBARC STUDIO  
60 K STREET  
BOSTON, MA 02127

#### TRAFFIC

MDM TRANSPORTATION  
CONSULTANTS, INC.  
20 LORD ROAD SUITE 280  
MARLBOROUGH, MA 01752

#### CIVIL/SURVEY

DECELLE-BURKE-SALA & ASSOCIATES, INC.  
1266 FURNACE BROOK PARKWAY  
SUITE 401  
QUINCY, MA 02169



DeCelle-Burke-Sala  
& Associates, Inc.  
1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100  
Fax: 617-405-1010  
Project No. 17-003



SOIL TEST PIT DATA:

DATE: 12/5/2019	TEST PIT 1	TEST PIT 2	TEST PIT 3
TEST BY: KAMERON CAMPBELL, SE #4222	GRD. EL. 225.0	GRD. EL. 224.2	GRD. EL. 229.8
OWN. EL. NGND	OWN. EL. NGND	OWN. EL. NGND	OWN. EL. NGND
0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W
10' - FILL SANDY LOAM, 100% S&W	11' - FILL SANDY LOAM, 100% S&W	12' - FILL SANDY LOAM, 100% S&W	10' - FILL SANDY LOAM, 100% S&W
48' - APP. SANDY LOAM, 100% S&W	41' - APP. SANDY LOAM, 100% S&W	37' - C. FINE LOAM, 100% S&W	36' - APP. SANDY LOAM, 100% S&W
52' - APP. SANDY LOAM, 100% S&W	50' - APP. SANDY LOAM, 100% S&W	77' - C. FINE LOAM, 100% S&W	42' - APP. SANDY LOAM, 100% S&W
88' - R. Ledge	60' - R. Ledge	59' - R. Ledge	110' - R. Ledge

SOIL TEST PIT DATA:

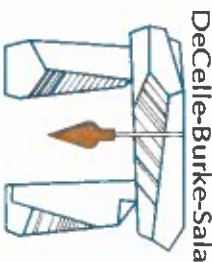
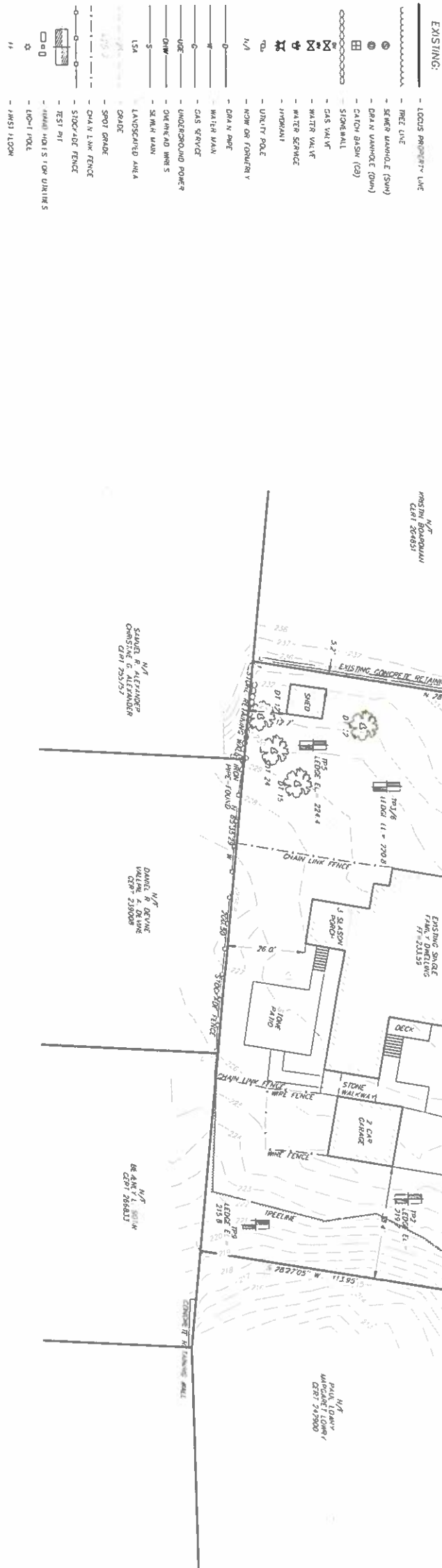
DATE: 05/12/2021	TEST PIT 4	TEST PIT 5	TEST PIT 6	TEST PIT 7	TEST PIT 8	TEST PIT 9
TEST BY: KAMERON CAMPBELL, SE #4222	GRD. EL. 223.5	GRD. EL. 220.3	GRD. EL. 229.8	GRD. EL. 234.2	GRD. EL. 231.0	GRD. EL. 220.8
OWN. EL. NGND	OWN. EL. NGND	OWN. EL. NGND	OWN. EL. NGND	OWN. EL. NGND	OWN. EL. NGND	OWN. EL. NGND
0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W	0' - FILL SANDY LOAM, 100% S&W
10' - FILL SANDY LOAM, 100% S&W	12' - FILL SANDY LOAM, 100% S&W	12' - FILL SANDY LOAM, 100% S&W	12' - FILL SANDY LOAM, 100% S&W	12' - FILL SANDY LOAM, 100% S&W	12' - FILL SANDY LOAM, 100% S&W	12' - FILL SANDY LOAM, 100% S&W
36' - APP. SANDY LOAM, 100% S&W	35' - APP. SANDY LOAM, 100% S&W	42' - APP. SANDY LOAM, 100% S&W	42' - APP. SANDY LOAM, 100% S&W	36' - APP. SANDY LOAM, 100% S&W	30' - APP. SANDY LOAM, 100% S&W	32' - APP. SANDY LOAM, 100% S&W
69' - C. SANDY LOAM, 100% S&W	72' - C. SANDY LOAM, 100% S&W	72' - C. SANDY LOAM, 100% S&W	72' - C. SANDY LOAM, 100% S&W	72' - C. SANDY LOAM, 100% S&W	72' - C. SANDY LOAM, 100% S&W	72' - C. SANDY LOAM, 100% S&W
110' - R. Ledge	71' - R. Ledge	107' - R. Ledge	144' - R. Ledge	79' - R. Ledge	60' - R. Ledge	60' - R. Ledge

\*No groundwater or any signs of groundwater observed in any of the test pits performed.

CONCORD TURNPIKE

FRONTAGE ROAD

BEATRICE CIRCLE



1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100/617-405-5101/10  
www.decellerburkesala.com



GENERAL NOTES:  
1. 100% ASSESSMENTS: MAP 51 BACK, 100%  
2. 100% ASSESSMENTS: MAP 51 BACK, 100%  
3. 100% ASSESSMENTS: MAP 51 BACK, 100%  
4. 100% ASSESSMENTS: MAP 51 BACK, 100%  
5. 100% ASSESSMENTS: MAP 51 BACK, 100%

DATE: NOVEMBER 4, 2020	PROJECT TITLE & LOCATION:
REVISED: APRIL 19, 2021	PROPOSED SITE PLAN
REVISED: JUNE 23, 2021	91 BEATRICE CIRCLE
REVISED: JULY 6, 2021	BELMONT, MASS.
REVISED: FEBRUARY 9, 2024	EXISTING CONDITIONS
JOB NUMBER: 19085	PLAN TITLE:
SCALE: 1" = 20'	EXISTING CONDITIONS
	PREPARED FOR:
	91 BEATRICE CIRCLE LLC
	C/O BECANTER STERIO
	401 EDGEWATER PL, SUITE 630
	WAKEFIELD, MA 01880



www.decelle-burke-sala.com



Y-95 07ACZ 9 1326

SCALE: 1"=20'







617-403-5100/617-403-5101  
www.decelle-burke-sala.com



GENERAL NOTES

Parcel 5 Zoned SRA

#### PRODUCT LINE & LOCATION

PROPOSED SITE PL  
91 BEATRICE CIRCL  
BELMONT, MASS.

PLAN TITLE:

### PROPOSED GRADING

PREPARED FOR

91 BEATRICE CIRCLE LLC  
c/o REGNANTE STERIO  
EDGEWATER PL, SUITE 63  
WAKEFIELD, MA 01880

DATE: NOVEMBER 4, 2020

REVISED: JUNE 1, 2022

REVISED: JUNE 23, 2004

REVISED: FEBRUARY 9, 2024

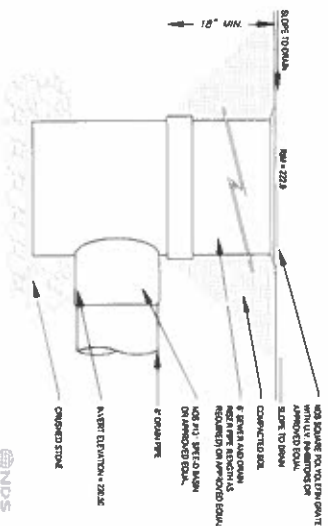
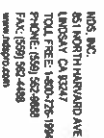
JOB NUMBER: 19-003









- NOTES
- 1) REFILLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2) DO NOT SCALE DRAWING.
- 3) THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
- 4) ALL INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

**PROPOSED AREA DRAIN  
ROUND SPEED-BASINS**

**SQUARE GRATE WITH SPIG & BASIN (NTL)**



LEGEND:

**PROPOSED:**

- LOCUS PROPERT' LINE

- SEWER MANHOLE (SV)
- SEWER/DRAIN CLEAR
- DRAIN MANHOLE (DW)
- CATCH BASIN (CB)
- STORMWALL

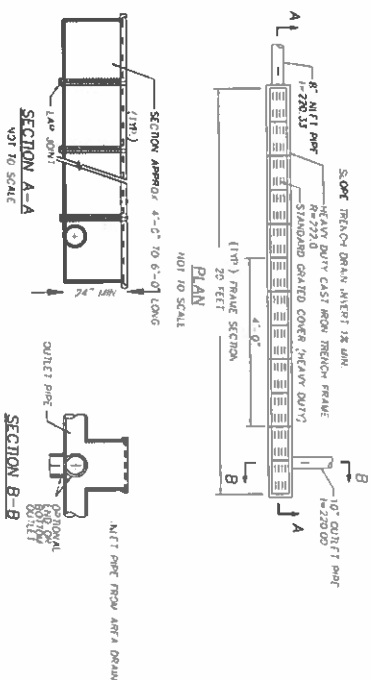
- GAS VALVE
- WATER VALVE
- WATER SERVICE
- HYDRANT
- WATER POLE

- NOISE (IN) CONTROL ?
- DRAIN PIPE
- WATER MAIN
- GAS SERVICE
- UNDERGROUND POWER

- OVERHEAD WIRES
- SEWER MAIN
- LANDSCAPE AREA
- GRADE
- SLOPE GRADE

- CHAIN LINK FENCE
- CHAIN LINK FENCE
- TEST PIT
- HAND HOLES FOR UTILITY
- LIGHT POLE

- # - FIRST FLOOR
- 10F - TOP OF FOUNDATION
- 0F - GARAGE FLOOR
- SECOND FLOOR
- SWEET INVERT
- DRAIN INVERT

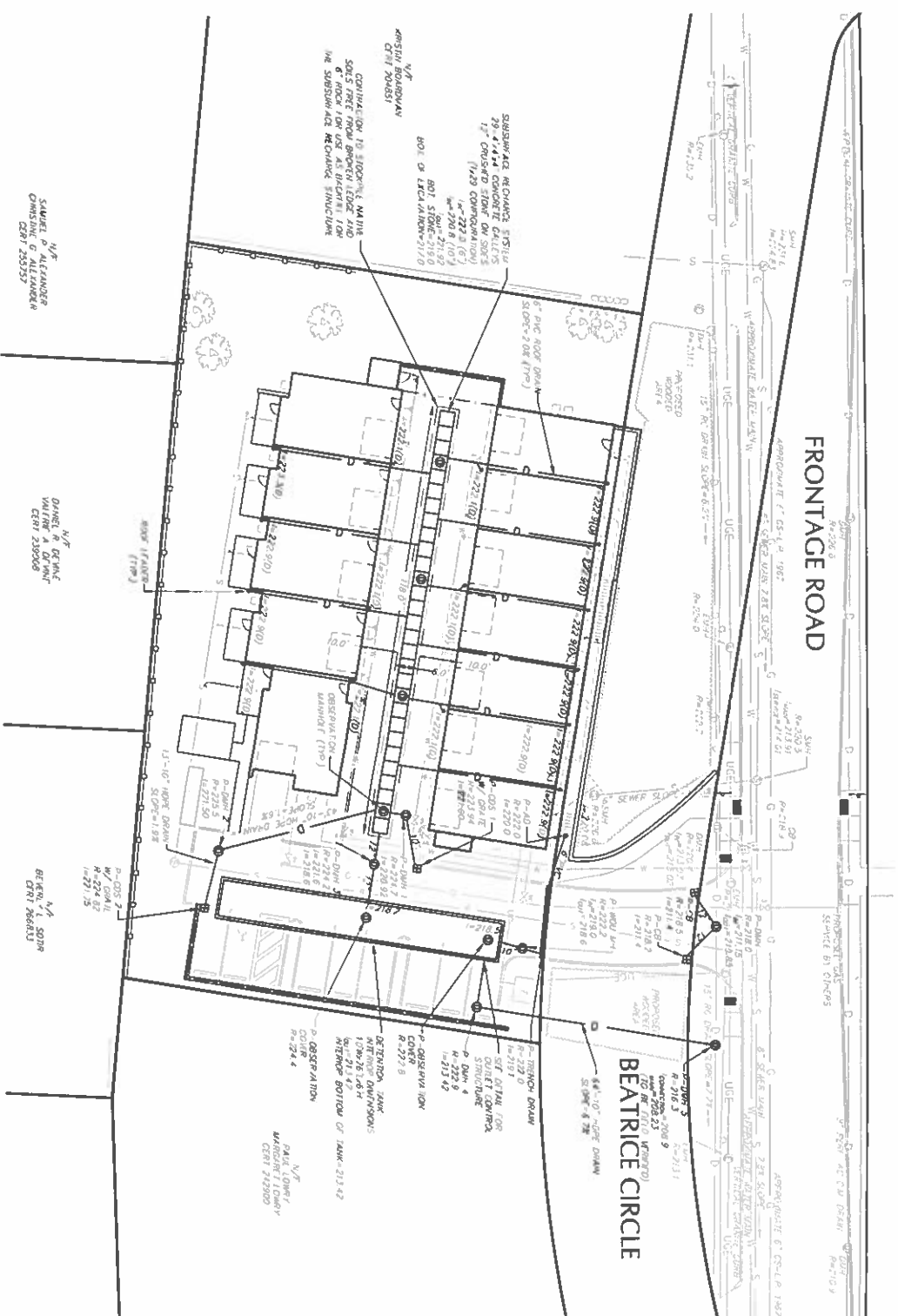


### TRENCH DRAIN DETAIL

W/RAV DUTY FRAM AND GRATED CORR.  
MANUFACTURER METNAP FOUNDRY CO.  
OR APPROVED EQUIV.

NOTE: PROVIDE BOTTOM CURFT. IF LENGTH = 20'-0"

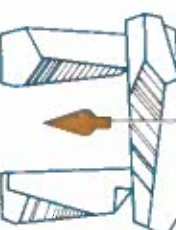
## CONCORD TURNPIKE



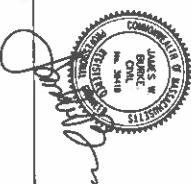
**DRAINAGE NOTES:**

- [illegible]

## DeCelle-Burke-Sala



**& Associates, Inc.**  
1266 Furnace Brook Parkway #401  
Quincy, MA 02169  
617-405-5100(x) 617-405-5101(f)  
[www.docelle-burke-sala.com](http://www.docelle-burke-sala.com)



**JAMES W. BURKE, P.E.**

## GENERAL NOTES

- 1 10065 ASSESSORS, WE 31 BOX 101 36  
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## PROJECT TITLE &amp; LOCATION

PROPOSED SITE PLAN  
91 BEATRICE CIRCLE  
BELMONT, MASS.

PLAN TITLE: PROPOSED DRAINAGE

PREPARED FOR

91 BEATRICE CIRCLE LLC  
c/o REGNANTE STERIO  
401 EDGEWATER PL, SUITE 630  
WAKEFIELD, MA 01880

DATE NOVEMBER 4, 2010

REVISÉD: APRIL 19, 2022

REVISED: JUNE 1, 2021

REVISÉD: JUNE 25, 2021

REVISED: JULY 6, 2021

REVISSED: FEBRUARY 9,

JOB NUMBER: 19.085

SCALE 1"=20'



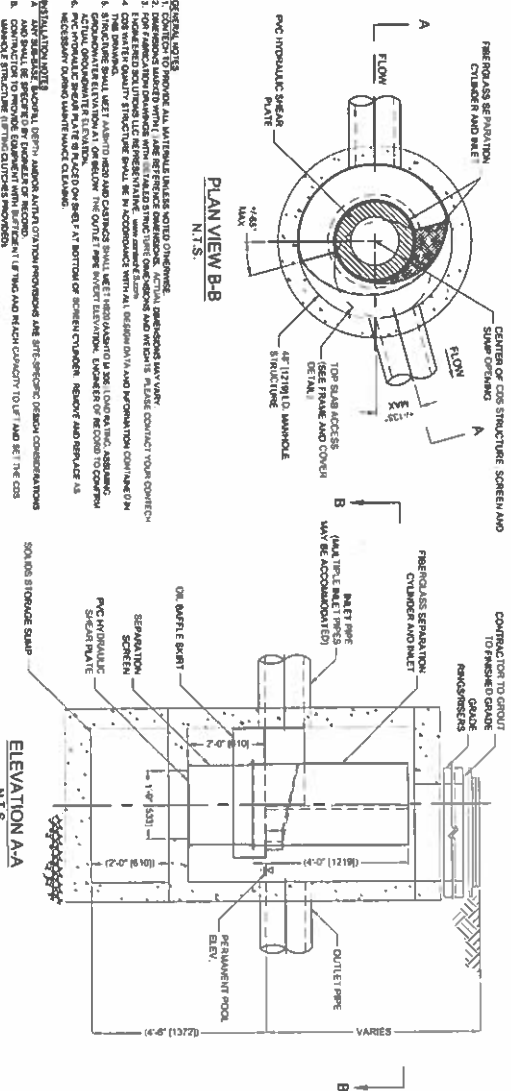
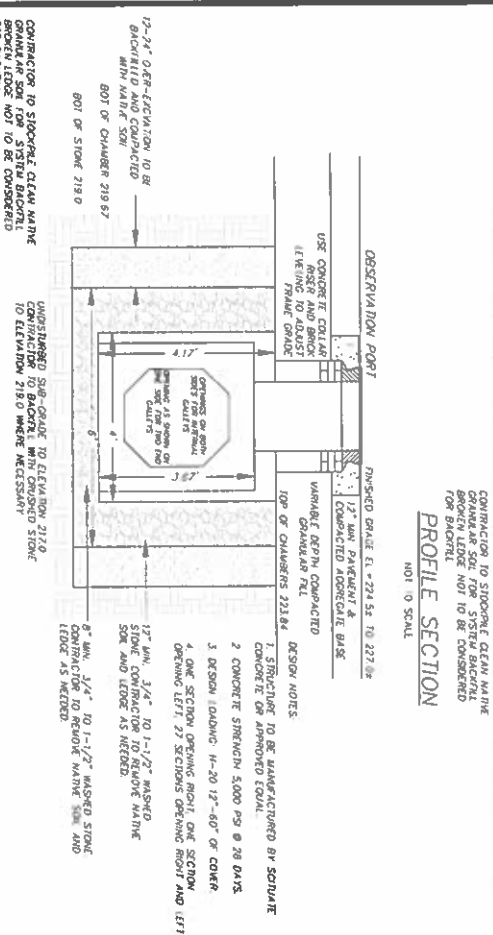
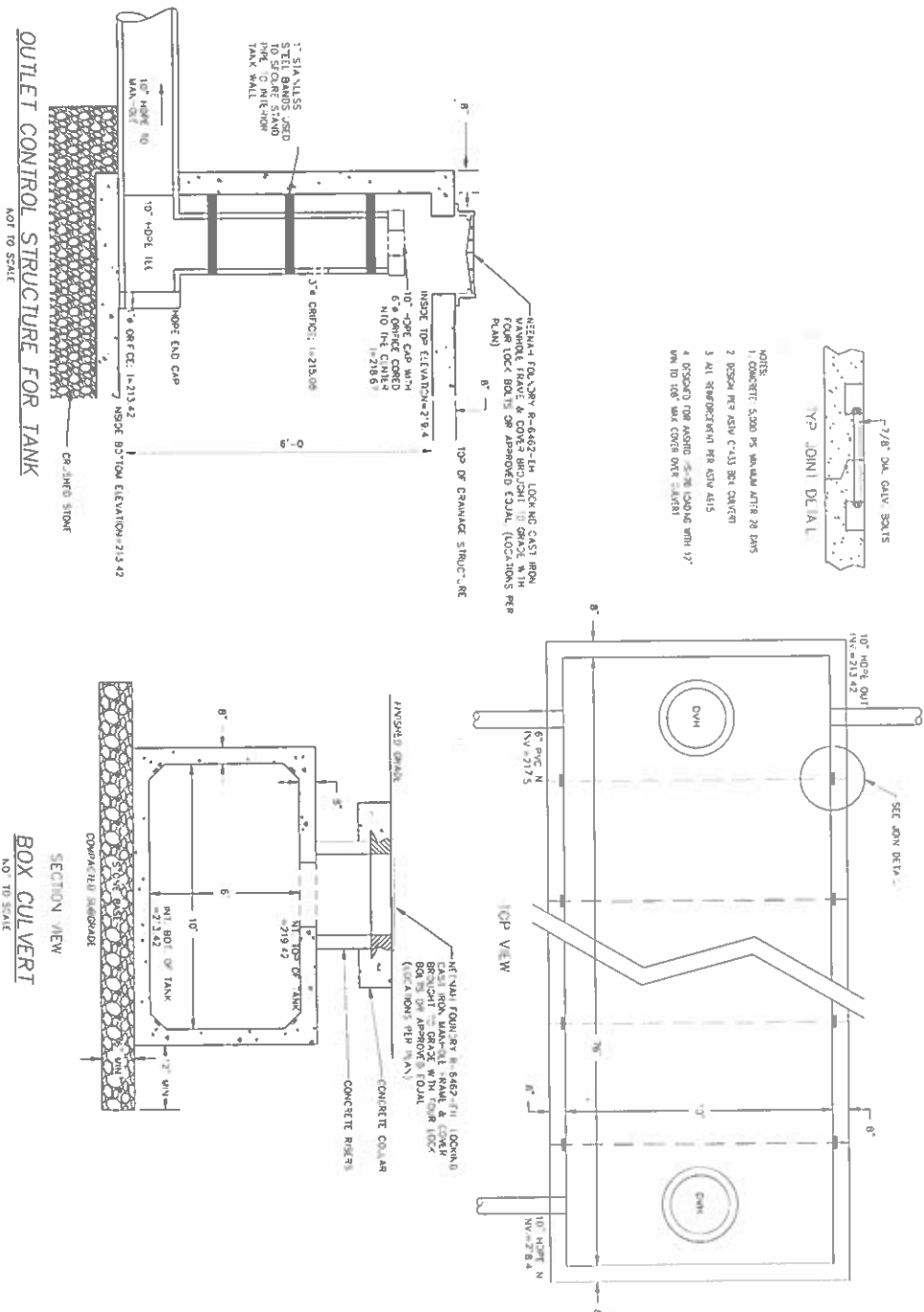
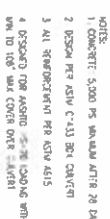
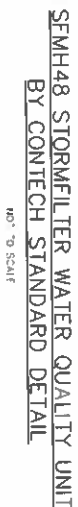


James W. Burrell, III

[illegible]

PLAN THREE:  
CONSTRUCTION DETAIL

DATE: NOVEMBER 4, 2000	
REVISED: APRIL 19, 2002	
REVISED: JUNE 1, 2001	
REVISED: JUNE 25, 2001	
REVISED: JULY 6, 2002	
REVISED: FEBRUARY 9, 2004	
JOB NUMBER: 19,085	SHEET 10 OF



## CROSS SECTION

CDS2015-4-C BY CONTECH STANDARD DETAILS



Seal of the Commonwealth of Massachusetts, featuring the text "COMMONWEALTH OF MASSACHUSETTS" and "JAMES M. BAKER, GOV. 1983-1991".

JAMES W BURKE, P.E.

1. JOURNAL: ASSESSMENTS MAP 5' BLOCK LOT 3E  
 40000 DME-2 CC/COMPENSIVE LAND RIGHTS  
 DEED REFERENCE CERTIFICATE #211996  
 PMA REFERENCE: LC PMA 2367-12  
 EVIDENCES REFERS TO: WALTON

[illegible]

5 PAPER IS ZONE D SR-A.

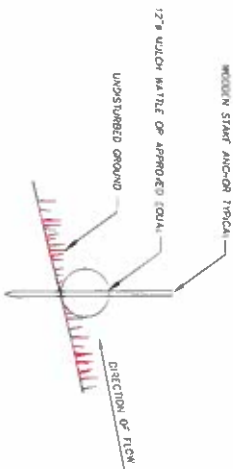
**PROPOSED SITE PLAN  
91 BEATRICE CIRCLE  
BELMONT, MASS.**

PREPARED FOR:

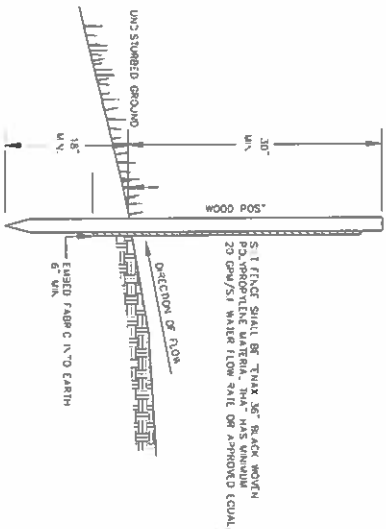
DATE: NOVEMBER 4,  
REVISED: APRIL 19, 20

REVISED: JULY 6, 2021

JOE NUKABIK: 19.085	SHEET 11 OF 11
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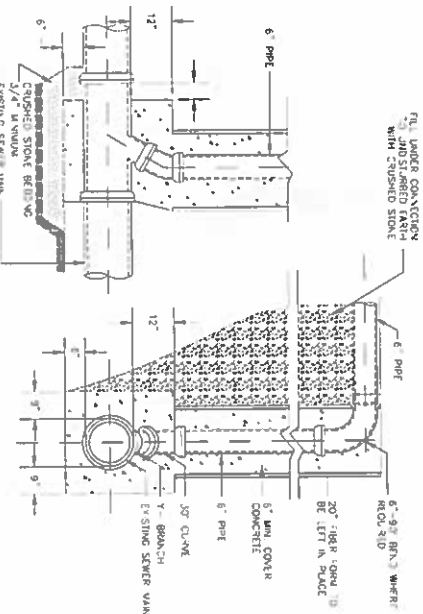
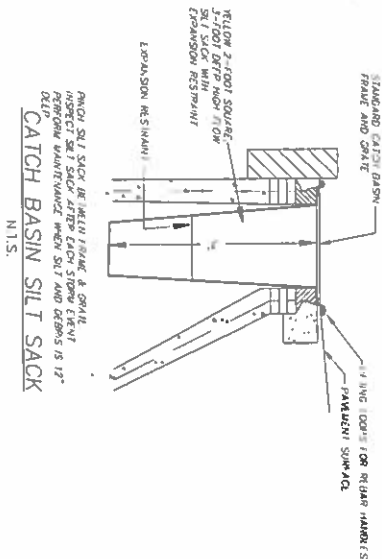
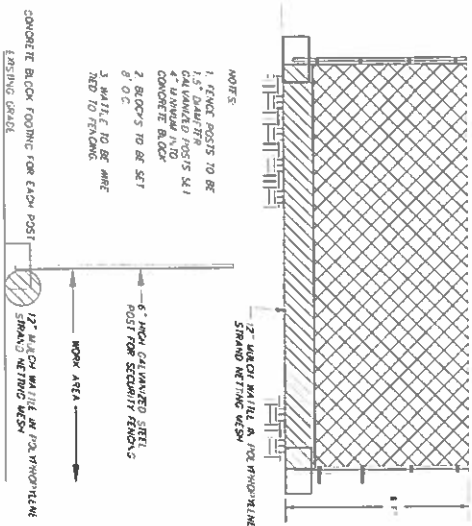


NOT TO SCALE

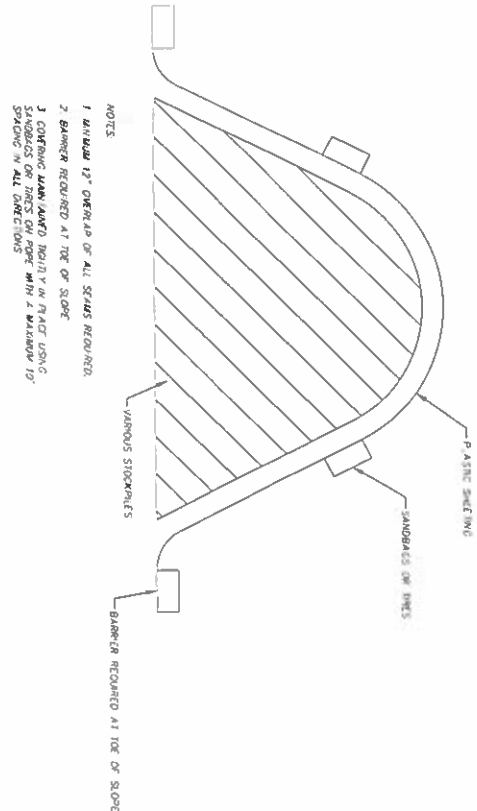


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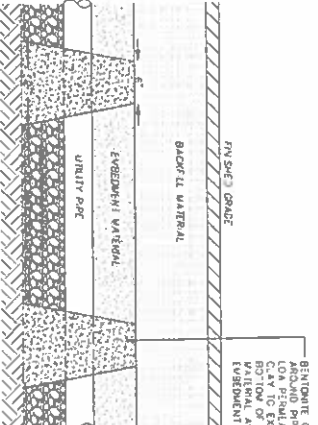
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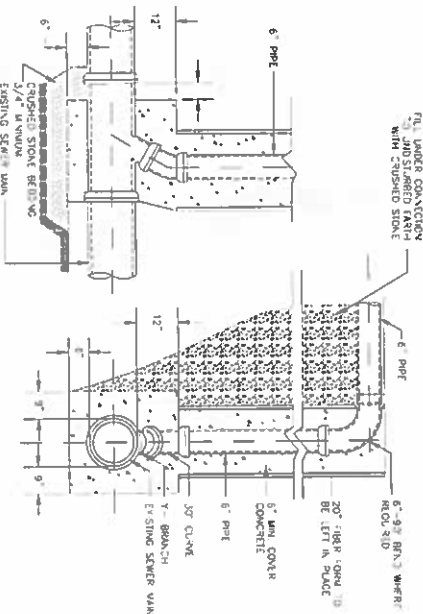
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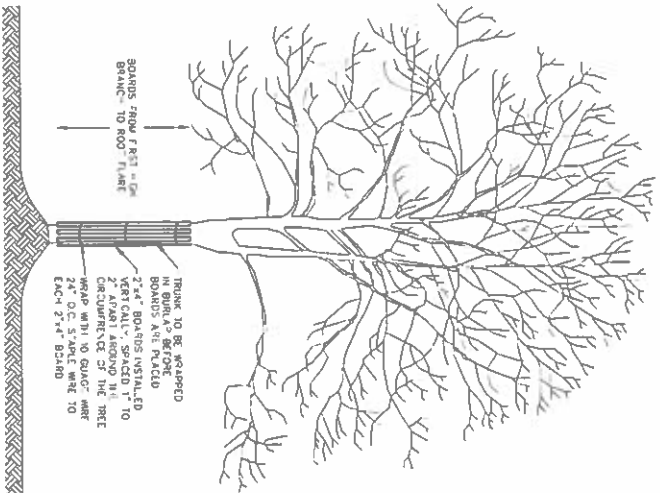
## N.T.S



## NTS

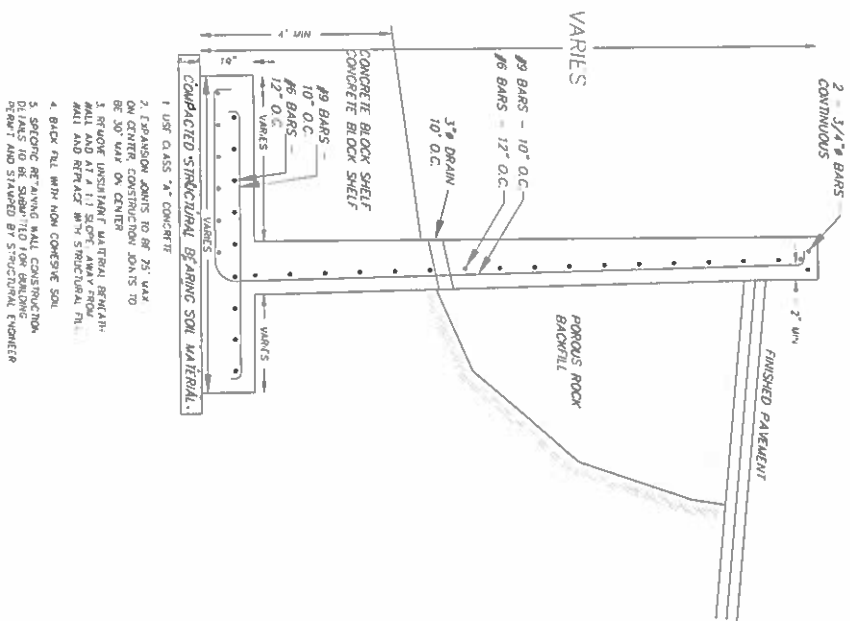


## U.T.S.



ACT 10 SCENE

161





07/93


1. Is there any evidence or information available from the following sources regarding the proposed project?

a) Interviews with local residents  
b) Interviews with local business owners  
c) Interviews with local government officials  
d) Interviews with local environmental groups  
e) Interviews with local media outlets  
f) Interviews with local educational institutions  
g) Interviews with local religious organizations  
h) Interviews with local community centers  
i) Interviews with local health care providers  
j) Interviews with local law enforcement agencies  
k) Interviews with local utility companies  
l) Interviews with local transportation authorities  
m) Interviews with local public works departments  
n) Interviews with local planning commissions  
o) Interviews with local zoning boards  
p) Interviews with local building departments  
q) Interviews with local fire departments  
r) Interviews with local police departments  
s) Interviews with local sheriff's offices  
t) Interviews with local state troopers  
u) Interviews with local federal agents  
v) Interviews with local military personnel  
w) Interviews with local veterans affairs officers  
x) Interviews with local social workers  
y) Interviews with local mental health professionals  
z) Interviews with local substance abuse counselors  
aa) Interviews with local addiction specialists  
ab) Interviews with local recovery coaches  
ac) Interviews with local peer support specialists  
ad) Interviews with local case managers  
ae) Interviews with local crisis intervention team members  
af) Interviews with local mobile crisis unit staff  
ag) Interviews with local telephonic crisis center staff  
ah) Interviews with local web-based crisis chat operators  
ai) Interviews with local email-based crisis responders  
aj) Interviews with local text-based crisis communicators  
ak) Interviews with local video-based crisis counselors  
al) Interviews with local audio-based crisis listeners  
am) Interviews with local live-streaming crisis observers  
an) Interviews with local on-demand crisis viewers  
ao) Interviews with local asynchronous crisis participants  
ap) Interviews with local synchronous crisis interactants  
aq) Interviews with local real-time crisis collaborators  
ar) Interviews with local virtual reality crisis simulators  
as) Interviews with local augmented reality crisis overlays  
at) Interviews with local mixed reality crisis interfaces  
au) Interviews with local haptic feedback crisis controllers  
av) Interviews with local olfactory crisis scent dispensers  
aw) Interviews with local gustatory crisis taste testers  
ax) Interviews with local somatosensory crisis touch sensors  
ay) Interviews with local vestibular crisis balance monitors  
az) Interviews with local proprioceptive crisis movement trackers  
ba) Interviews with local interoceptive crisis internal state detectors  
bb) Interviews with local exteroceptive crisis external environment sensors  
bc) Interviews with local multisensory crisis perception enhancers  
bd) Interviews with local cross-modal crisis sensory bridges  
be) Interviews with local synesthetic crisis sense mixers  
bf) Interviews with local neuroplasticity crisis brain rewiring facilitators  
bg) Interviews with local cognitive bias crisis thinking pattern disruptors  
bh) Interviews with local emotional regulation crisis mood stabilizers  
bi) Interviews with local attentional focus crisis distraction reducers  
bj) Interviews with local memory recall crisis forgetfulness preventers  
bk) Interviews with local decision-making crisis choice simplifiers  
bl) Interviews with local problem-solving crisis obstacle navigators  
bm) Interviews with local conflict resolution crisis dispute mediators  
bn) Interviews with local negotiation crisis deal makers  
bo) Interviews with local persuasion crisis influence amplifiers  
bp) Interviews with local compliance crisis rule enforcers  
bq) Interviews with local resistance crisis defiance reducers  
br) Interviews with local cooperation crisis teamwork boosters  
bs) Interviews with local communication crisis language barriers breakers  
bt) Interviews with local cultural understanding crisis diversity educators  
bu) Interviews with local empathy crisis compassion cultivators  
bv) Interviews with local forgiveness crisis anger management specialists  
bw) Interviews with local reconciliation crisis relationship repair experts  
bx) Interviews with local healing crisis trauma processing facilitators  
by) Interviews with local growth crisis personal development coaches  
bz) Interviews with local transformation crisis life change architects  
ca) Interviews with local transcendence crisis spiritual journey guides  
cb) Interviews with local enlightenment crisis wisdom seekers  
cc) Interviews with local liberation crisis freedom fighters  
cd) Interviews with local emancipation crisis oppression dismantlers  
ce) Interviews with local redemption crisis sinners' salvation providers  
cf) Interviews with local restoration crisis brokenness menders  
cg) Interviews with local renewal crisis stagnation breakers  
ch) Interviews with local rejuvenation crisis aging reversal specialists  
ci) Interviews with local revitalization crisis energy replenishers  
cj) Interviews with local regeneration crisis rebirth facilitators  
ck) Interviews with local resurrection crisis death conquerors  
cl) Interviews with local immortality crisis eternal life seekers  
cm) Interviews with local divinity crisis godhood aspirants  
cn) Interviews with local sainthood crisis holiness pursuers  
co) Interviews with local sanctification crisis purity promoters  
cp) Interviews with local glorification crisis praise leaders  
cq) Interviews with local worship crisis devotion deepeners  
cr) Interviews with local service crisis love language speakers  
cs) Interviews with local sacrifice crisis selflessness exemplars  
ct) Interviews with local generosity crisis giving spirit nurturers  
cu) Interviews with local hospitality crisis welcome ambassadors  
cv) Interviews with local kindness crisis niceness propagators  
cw) Interviews with local compassion crisis suffering alleviators  
cx) Interviews with local mercy crisis judgment suspenders  
cy) Interviews with local grace crisis perfectionism crushers  
cz) Interviews with local peace crisis conflict resolvers  
da) Interviews with local harmony crisis discord harmonizers  
db) Interviews with local unity crisis division healers  
dc) Interviews with local concord crisis disagreement reconcilers  
dd) Interviews with local agreement crisis promise keepers  
de) Interviews with local covenant crisis trust builders  
df) Interviews with local pact crisis commitment strengtheners  
dg) Interviews with local treaty crisis war enders  
dh) Interviews with local ceasefire crisis violence stoppers  
di) Interviews with local truce crisis hostilities suspenders  
dj) Interviews with local armistice crisis fighting pauses  
dk) Interviews with local ceasefire crisis combat halts  
dl) Interviews with local cease-fire crisis battle suspensions  
dm) Interviews with local cease-fires crisis warfare interruptions  
dn) Interviews with local cease-fires crisis military operations cessations  
do) Interviews with local cease-fires crisis armed conflict terminations  
dp) Interviews with local cease-fires crisis hostilities cessation orders  
dq) Interviews with local cease-fires crisis aggression cessation decrees  
dr) Interviews with local cease-fires crisis hostility cessation edicts  
ds) Interviews with local cease-fires crisis animosity cessation proclamations  
dt) Interviews with local cease-fires crisis enmity cessation announcements  
du) Interviews with local cease-fires crisis ill-will cessation statements  
dv) Interviews with local cease-fires crisis spite cessation declarations  
dw) Interviews with local cease-fires crisis bitterness cessation affirmations  
dx) Interviews with local cease-fires crisis hatred cessation vows  
dy) Interviews with local cease-fires crisis malice cessation pledges  
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ed) Interviews with local cease-fires crisis payback cessation agreements  
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ef) Interviews with local cease-fires crisis recompense cessation deals  
eg) Interviews with local cease-fires crisis reimbursement cessation accords  
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ei) Interviews with local cease-fires crisis restitution cessation understandings  
ej) Interviews with local cease-fires crisis compensation cessation settlements  
ek) Interviews with local cease-fires crisis satisfaction cessation resolutions  
el) Interviews with local cease-fires crisis gratification cessation decisions  
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en) Interviews with local cease-fires crisis pleasure cessation verdicts  
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eq) Interviews with local cease-fires crisis delight cessation recommendations  
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fe) Interviews with local cease-fires crisis flawlessness cessation guidelines  
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fl) Interviews with local cease-fires crisis fullness cessation decrees  
fm) Interviews with local cease-fires crisis abundance cessation edicts  
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ft) Interviews with local cease-fires crisis glory cessation pledges  
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kh) Interviews with local cease-fires crisis sentinel duty cessation perceptions  
ki) Interviews with local cease-fires crisis sentinel duty cessation beliefs  
kl) Interviews with local cease-fires crisis sentinel duty cessation attitudes  
km) Interviews with

Step Light/Mall Light  
by Bego

Pole Light by Kim  
UK 20

Score by Bego







REVISIONS: 001 DATE: 02/09/24

DRAWING INFORMATION  
DATE: 02/09/24  
SCALE: 1" = 10'

PROJECT NUMBER: 24-001  
DRAWN BY: J. VERDANT  
CHECKED BY: J. VERDANT

DRAWING TITLE  
LANDSCAPE SERIES  
PLANTING PLAN

DRAWING NUMBER: L2.0

CONCORD TURNPIKE

FRONTAGE ROAD

Wt Wall Light, tp  
CIP Retaining Wall

Granite Curb, tp

GR.1

PM.3

PM.11

GR.7

HP.6

Concrete Paving  
Asphalt Paving

222.75 +

222.75 +

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Wt Wall Light, tp  
CIP Retaining Wall

GR.1

PM.3

PM.11

GR.7

HP.6

Concrete Paving  
Asphalt Paving

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Wt Wall Light, tp  
CIP Retaining Wall

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PM.11

GR.7

HP.6

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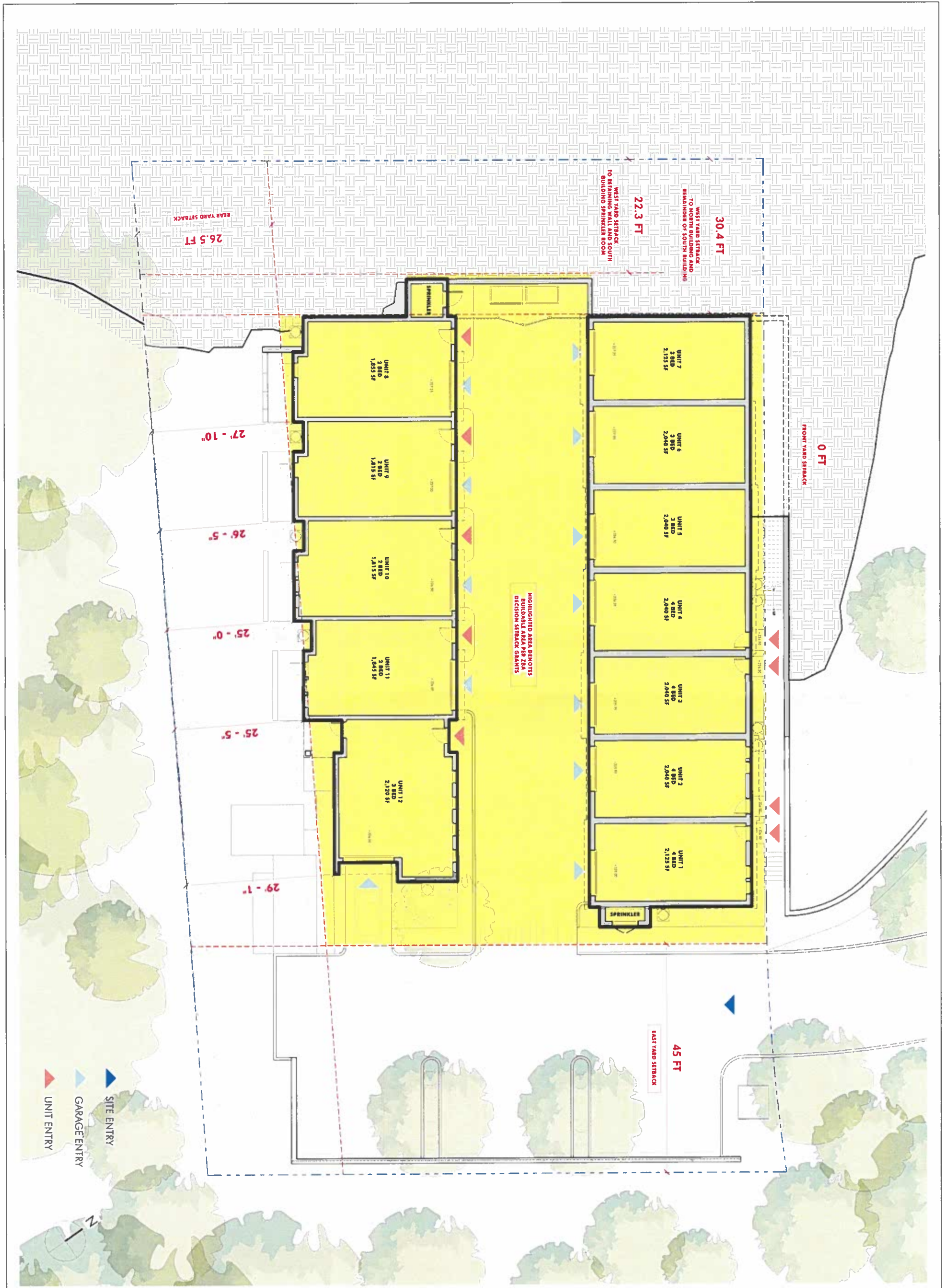
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ARCHITECT

**EMBARC**

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ROSLINDALE, MA 02118  
O: 617/465-8000  
www.embarc.com

OWNER

COMPREHENSIVE LAND  
HOLDINGS, LLC

CONTRACTOR  
CONTRACTOR  
CONTRACTOR

CONSULTANTS

DR. CELLE BOUTE-SALA &  
ASSOCIATES

LANDSCAPE ARCHITECT  
VERDANT

315 WASHINGTON STREET, SUITE 200  
BOSTON, MA 02118  
617/251-1180

91 BEATRICE CIRCLE  
BELMONT, MA 02478

COMPREHENSIVE PERMIT PLAN SUBMISSION

REVISIONS

NO. 1 01/15/2024 1.00

DRAWING INFORMATION

DATE: 01/15/2024  
PROJECT: 91 BEATRICE CIRCLE

NO. 1 01/15/2024

SCALE: 1/8" = 1'-0"

DRAWING TITLE

SETBACK  
DIAGRAM

DRAWING NUMBER

A101A