



July 24, 2024

Mr. Christopher Ryan
Director and Town Planner
Town of Belmont
Planning Division
Homer Municipal Building
19 Moore Street, 2nd Floor
Belmont, MA 02478

By Hand and Email to cryan@belmont-ma.gov

Re: The Residences at Bel Mont – Case #21-08 Minor Modification Request

Dear Mr. Ryan,

On June 26, 2024, Belmont Town Meeting members voted affirmatively to ratify an amended and restated Traffic Monitoring and Mitigation Agreement for the McLean Institutional Subdistrict. A copy of the Amended and Restated Traffic Monitoring and Mitigation Agreement (the “2024 TMMA”) is attached hereto.

As issued, the Design and Site Plan Review Approval, Case #21-08 (the “DSPRA”) for the Zone 3 McLean District Residences at Bel Mont project (the “Project”), contains two references to the original November 22, 1999 TMMA (the “1999 TMMA”) which conflict with the provisions of the 2024 TMMA.

Section 7.3.6(a) of the Belmont Zoning Bylaw provides that:

“The Applicant, property owner, Building Commissioner or the Planning Board may petition to change or modify a Design and Site Plan Approval. This may occur in the event of unforeseen site characteristics, infrastructure or economic problems or other unexpected circumstances.”

To align the Project’s DSPRA with the 2024 TMMA and to clean up an inconsistency in the DSPRA as written, I, as the Applicant, request that the Planning Board approve a minor modification of the Project’s DSPRA in accordance with Section 7.3.6(b) of the Belmont Zoning Bylaw as follows:

1. To amend the first paragraph of Section 3.5.1(b) to read as follows:

The submitted Final Permit Documents include a Traffic Impact Analysis, prepared by Vanasse and Associates, dated April 16, 2021. While questions about the analysis were raised during the DSPRA, with input from the Town's Traffic Peer Review Consultant, the Board sees no specific flaws in any of the presented analysis, and there has been no contrary professional opinion presented to the Board to suggest that there is a flaw in the presented materials and calculations.

2. To delete Section 4.11 in its entirety, and
3. To remedy a conflict between Section 3.1(c) (on page 2) and Section 4.3.3(b) and (c) (on page 13), wherein the required total affordable unit count exceeds the Bylaw requirements by one unit, by deleting the first sentence of Section 4.3.3(c) and substituting the following:

“Building 200 has 53 units with ten affordable units at 80% AMI, and three affordable units at 50% AMI.”

These changes are required by the Project's lender and capital partner counsel to align the DSPSA with the 2024 TMMA and to clean up an inconsistency in the document in order to proceed to closing.

Sincerely,

Northland Residential Corporation



John C. Dawley
President and CEO