



Town of Belmont

Belmont High School Building Committee

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December 19, 2018

Belmont Planning Board
c/o Office of Community Development
19 Moore Street
Belmont, Massachusetts 02478

Dear Planning Board Members,

Under the direction of the Belmont High School Building Committee the Town of Belmont will be demolishing, renovating, reconstructing and constructing additions to the existing High School building located at 221 Concord Avenue. The project proposes a substantial addition and phased renovation to the existing building. The existing High School grade configuration is grades 9-12 and contains 257,120 square feet. The proposed new building is approximately 451,000 square feet and will house grades 7-12. The new building will consist of 4 floors with new academic and science wings, new media and dining commons and new administrative and health suites. The existing gymnasium and swimming pool will be renovated. The project also includes new sitework consisting of new access roads, drop off loops, sidewalks, utilities, playing fields and landscaping.

The construction program will be undertaken while the existing High School remains fully occupied and operational. The construction program is expected to be undertaken in two phases. Work will also be scheduled over the summers and holiday breaks to alleviate some of the disruption to existing operations.

Funding for the project was approved by voter referendum and Town Meeting Vote in November of 2018.

Thank you in advance for your effort to review and approve the New Belmont 7-12 High School.

Sincerely,

Belmont High School Building Committee

William D. Lovallo
Chair

BELMONT PUBLIC SCHOOLS

JOHN P. PHELAN
SUPERINTENDENT OF SCHOOLS
(617) 993-5401



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MARY PEDERSON
DIRECTOR OF HUMAN RESOURCES
(617) 993-5425

December 18, 2018

To: Belmont Planning Board

Please be informed that I have been meeting with the Belmont High School Building Committee and our design professionals to review and comment on the preliminary design of the proposed New Belmont 7-12 High School. My comments and concerns have been conveyed to the Building Committee and at this stage in the design I agree with the proposed design of the site layout and building siting excluding lighting, signage and landscape. I have no objection to the general layout shown on the site plans for the proposed curb cuts, parking configuration, two-way traffic pattern, access drive loops at both school entrances, and location of the loading area. The Building Committee, the design professionals and I are committed to continue to cooperate and address all design aspects of the New Belmont 7-12 High School.

Sincerely

A handwritten signature in blue ink, appearing to read "John Phelan". The signature is stylized and fluid.

John Phelan

Superintendent of Schools



BELMONT FIRE DEPARTMENT

HEADQUARTERS

299 TRAPELO ROAD

BELMONT, MASSACHUSETTS 02478

DAVID L. FRIZZELL
CHIEF OF DEPARTMENT

TELEPHONE 617-993-2200
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Belmont Planning Board
C/O Community Development
Homer Building
19 Moore Street
Belmont, MA 02478

December 18, 2018

RE: Fire Department Review Belmont 7-12 School Project

To: The Members of the Belmont Planning Board,

I write to you today to offer an update on the Fire Department's status with the Belmont 7-12 School Project. The Belmont Fire Department has had meetings with the Belmont High School Building Committee and their design professionals to review and comment on the preliminary design of the proposed New Belmont 7-12 School complex. The Fire Department's preliminary comments and concerns have been conveyed to the Building Committee. At this stage in the design the Fire Department agrees with the concept of the proposed design of the site layout and building siting excluding lighting, signage and landscape. The Fire Department has no objection to the general layout shown on the site plans for the proposed curb cuts, parking configuration, two-way traffic pattern, access drive loops at both school entrances, and location of the loading area.

The Department awaits the formal design and confirmation that the Department's apparatus can navigate the site. Details on turning radii and drive lanes must be submitted for formal review. The Department is committed to working with the Building Committee and the design professionals to cooperate and address all safety and security aspects of the New Belmont 7-12 School project.

If you have any additional questions please feel free to contact the Fire Prevention Officer Captain Ken Gardiner or myself.

Yours Truly,

David L. Frizzell
Chief of Department

TRAFFIC COUNTS

Existing Striped parking for school use

Existing parking east of school	284	
Existing parking behind school	21	
Existing parking at field house	38	
Total parking for use by school	343	(284+21+38)

Additional site parking not striped

Along ring road	85	
At ice rink	19	

<u>Total civic event parking</u>	428	(343+85)
<u>Total site parking</u>	447	(343+85+19)
<u>Existing staff and visitor parking needs</u>	162	
<u>Remaining spaces for student parking</u>	181	(343-162)
<u>Added staff and visitor parking for 7-8</u>	86	
<u>Minimum staff and visitor parking for 7-8</u>	248	(162+86)
<u>Minimum parking needs 7-12</u>	429	(248+181)
No change to student parking		

<u>Proposed school parking totals</u>	430	Change to student parking (+1)
<u>Proposed school civic parking</u>	430	Change to civic event parking (+2)
<u>Proposed site parking totals</u>	430	Change to total parking (-17)

Bus parking on site

Current needs	9
Future needs	10

Student parking permits currently issued

September start with	60
June end of year end with	300
Clearly not all students with parking permits are parking on campus	

New school changes for large civic events

- Field House – same
- New Theater – same size
- Graduation – same size event
- Bandorama – same size event
- Town Meeting – same size event



Town of Belmont
Planning Board

APPLICATION FOR DESIGN AND SITE PLAN REVIEW

Date: 12/19/2018

Planning Board
Homer Municipal Building
19 Moore Street
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Section 7.3, Design and Site Plan Review, of the Town of Belmont Zoning By-Laws, I/We the undersigned, being owner(s) of certain parcel of land (with the buildings thereon) situated on 221 Concord Avenue Street/Road, hereby make application to your Board for **DESIGN AND SITE PLAN REVIEW** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Laws of said Town for renovations and additions to Belmont High School including: site access; site circulation; parking and athletic fields.

_____ on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Petitioner(s) are further to comply with the requirements of Section 7.3.5 of said Zoning By-Law attached.

Signature of Petitioner

Stephen Dorrance

Print Name

Stephen Dorrance

Address

19 Moore Street

Belmont, Ma

Daytime Telephone Number

(617) 993 2640