



35

May 16, 2017

Mr. Jeffrey Wheeler, Senior Planner  
Town of Belmont Planning Board  
19 Moore Street  
Belmont, MA 02478

RE: Design and Site Plan Review  
Belmont Day School  
55 Day School Lane, Belmont, MA  
Project No. 16-002

COMMUNITY  
DEVELOPMENT  
MAY 17 10 09 35

Dear Mr. Wheeler and Board Members,

On behalf of our client, Belmont Day School (BDS), Avalon Consulting Group is pleased to submit the following information in support of the Design and Site Plan Review application submitted for the addition of the Barn at Belmont Day School.

This submittal includes the following:

- 1) *Site Locus Plan for Belmont Day School* at a scale of 1"=80' revised through May 15, 2017, prepared by Stantec, Sheet L1.00;
- 2) *Layout and Materials Plan for Belmont Day School* at a scale of 1"=40' revised through May 15, 2017, prepared by Stantec, Sheet L1.01;
- 3) *Fire Truck Turning Model* for Belmont Day School Barn at a scale of 1"=80' revised through May 15, 2017, prepared by Stantec, Sheet 1 of 1;
- 4) *First Floor Plan (Sheet A100) and Building Elevation (Sheet A302)* for Belmont Day School Barn at a scale of 1/8"=1.0', prepared by Utile Architecture and Urban Design, revised through May 15, 2017 to show location of additional egress door;
- 5) Belmont Day School: The Barn Elevations prepared by Utile/Stantec revised May 15, 2017 to note color change to doors on south and west elevations, dormer on west elevation and addition of egress door on north elevation;
- 6) Transportation Demand Management Plan for Belmont Day School, May 8, 2017 prepared by Bayside Engineering of Woburn, MA;
- 7) Construction Management Plan, The Barn at Belmont Day School dated May 12, 2017;
- 8) Cemetery Communication Plan, The Barn at Belmont Day School, dated May 11, 2017;

- 9) Decorum Standards, The Barn at Belmont Day School; and
- 10) Community Outreach Plan, The Barn at Belmont Day School, dated May 12, 2017.

As discussed at the Planning Board hearing held on May 2, 2017, BDS is committed to maintaining open lines of communications with the Town of Belmont and neighbors during the construction and opening of the Barn.

The Transportation Demand Management Plan (TDM) Plan includes the designation of a Transportation Coordinator who will spearhead BDS's efforts towards reducing impacts to traffic on Day School Lane and Concord Avenue during the school year and the summer camp season.

The Site Locus and Layout and Materials plans identify the revised location of the dumpster, approximately 80 ft from the property line. No trees are required to be cut to install the dumpster at this location and no additional impervious area will be added. The dumpster will be screened with a cedar screen fence. One parking space will be eliminated as a result of moving the dumpster. With this reduction, adequate parking is available at the site for the existing and proposed uses per the Bayside Engineering Traffic study.

The Fire Truck Turning Model exhibit plan meets the requirements as a fire apparatus access plan per NFPA 1 (§18.1.1.5.) The plan has been revised to reflect the reduction in size of two parking islands to eliminate overhang of the fire truck body over curbing. A mountable curb is proposed at the fire lane adjacent to the entrance to the Barn. In conformance with §18.2.3.4.2, the proposed pervious pavement driveway has been designed and maintained to support the imposed loads of fire apparatus. Communication with Belmont Fire Department indicated that the driveway should meet an AASHTO H-20 loading requirement and this is noted on the plan. In conformance with §18.1.1.5 the fire apparatus access plan has been stamped by the design engineer.

The revised elevations illustrate that the doors and the edge of the dormer facing the Highland Meadow Cemetery and Lone Tree Hill Land will be painted grey rather than the marigold accent color previously proposed. An additional egress door has been added to the north elevation as shown on the elevation and revised architectural sheets.

The Construction Management Plan has been prepared to provide information regarding the construction process and to facilitate communication between Town agencies and neighbors throughout the process.

As discussed with the Board of Cemetery Commissioners in October and addressed at the Planning Board Hearing, BDS will work closely with the Cemetery Superintendent to address noise concerns during services at the cemetery during the construction period.

Belmont Planning Board  
May 16, 2017 Page 3

The BDS Director of Communications will manage the Community Outreach Plan. She will post information to the school's website on a regular basis to keep the community informed about work proposed at the site and will hold quarterly on-site meetings. The outreach will occur during the construction period and for one year after the opening of Barn.

Please do not hesitate to contact me should you have any questions regarding this submittal.

Regards,  
Avalon Consulting Group



Kelly Durfee Cardoza  
Principal

cc: Brendan Largay, BDS Head of School

DID 160040

