



OFFICE OF PLANNING & BUILDING
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MEMORANDUM

To: Michael Macht-Greenberg, COO, Mass General Brigham-McLean Hospital
Stephen W. Kidder, Partner, Hemenway & Barnes

Cc: DRC Distribution List

From: Christopher J. Ryan, AICP; Director of Planning and Building

RE: Summary of Comments by Belmont Development Review Working Group in Regard to Proposed Zone 4 Development Project

Date: Thursday, August 15, 2024

On Monday, August 12, 2024, the prospective applicant team for McLean Hospital Zone 4 development of the McLean Child and Adolescent Campus project, made a presentation to a working group of Belmont departments who will be involved in interdepartmental review of a Design and Site Plan Review application under the regulations in the Belmont Zoning Bylaw, Section 6A, and any other applicable regulatory provisions. In this meeting, the following comments were elicited by the participating departments.

The applicant is advised to make any application for the development of this project with a comprehensive awareness and adherence to the provisions of Section 6A and other applicable laws and also to consider these comments in the development of the application submittal. If there are any questions regarding these provisions, please contact the relevant department or Christopher J. Ryan, AICP, Director of Planning and Building at the contact number below.

Inspector of Buildings

- Confirmed that the Occupancy Classification was I-1 for both buildings.

Health Dept

- It should be emphasized that applicant should treat the area for rats before breaking ground and also maintain monthly service throughout the duration of the project.
- The Health Department needs to be involved if Food service/kitchens and pest control are included in the project.
- Applicants confirmed food will not be prepared in this Zone. It will be delivered from another Zone on the campus

DPW

- Confirmed that the existing water line is a 12' line.
- Applicant confirmed there is a private sewer and the owner is responsible should sewer issues arise.

Belmont Light Department

- Wanted to confirm there would be coordination regarding plans for development in Zone 3 and Zone 4.
- Planning Director suggested that the applicant provide some site delineation of a possible future connection.

Town Administrator

- There may be a time lag regarding the DSPR process with the Planning Board because they will want a robust development review process given what occurred with the Belmont Hill School
- Applicant confirmed playing fields will only be utilized by users of the facility.

Police

- Recommended applicant observe traffic patterns regarding construction vehicles accessing/exiting site at Trapelo Road and Pleasant Street.

Town Engineer

- Will be observing the Peer review, traffic, and stormwater review processes for the project.
- Noted that the Planning Board will also be concerned about pedestrian and cyclist accessibility and safety.
- Recommended that the Applicant be prepared for comments from the Planning Board regarding the overlap of construction that will be occurring on Zone 3 and 4.

Fire Department

- Applicant confirmed there is a chance blasting may occur and the garage may require borings.
- Applicant confirmed that road access would be connected throughout the campus only for food service deliveries and emergency personnel.
- Applicant confirmed PVC panels will only be located on roof of garage and there will be no on-site battery storage.
- Raised concerns about location of charging stations because EV vehicle fires can burn for +24hrs. Fire Dept. prefers these be sited on surface lot rather than enclosed spaces, and if located in the garage, they should be sited near exits.
- Willing to work with applicant on hydrant and sprinkler locations.
- Recommended limited combustible material for siding. Applicant states glazing and brick is currently being considered.
- Project may require separate conduit for fire alarm cable. Also recommended factoring in the Emergency Responder Radio System in the design

Planning Division

- Recommended Applicant be familiar with the requirements of Section 6A in the Bylaw in developing the application packet and any other provisions of the Belmont Zoning Bylaw that may be applicable.
- Recommended a robust narrative in application and inclusion of a Parking Table in addition to

zoning dimensional table.

- Since this is not a comprehensive development or build out of the Zone 4 area, the applicant should submit a Phase 4 area plan and show where this area is situated in conjunction with the full zone. If any elements of the proposed development are intended to be shared with other subsequent development of the zone, they should be identified. If any interconnections between Zone 4 and other McLean zones are intended (e.g., utilities, circulation, etc.), these should also be shown.

If you have any questions, please contact Christopher Ryan, AICP at cryan@belmont-ma.gov or 617-993-2658.