



NORTHLAND

RESIDENTIAL

February 18, 2025

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 #21-08/24-15 Minor Modification Request

Dear Mr. Ryan,

The attorney representing the multifamily construction lender has expressed a concern about the ability of obtaining a full and unconditional Certificate of Occupancy on the completion of Subdistrict B multifamily portion of the project, ahead of the completion of the Chapel.

Their concern is that while there is nothing in the Zoning, the DSPA or the Historic Committee's project approval that stipulates when the Chapel renovation is to occur or be completed by, 2 of the 112 multifamily units are 'bonus units' earned through the renovation of the Chapel building. So, while a remote possibility, the Building Department could refuse to issue a full Certificate of Occupancy on the Subdistrict B project, if such work were not in place.

As the Subdistrict A and B projects are two separate projects, permitted under one permit, we have an unintended consequence, that I am looking to resolve. Namely the clarification and assurance that the Subdistrict B project can be occupied and receive an unconditional Certificate of Occupancy independent of the completion of the Chapel renovation work, which from a construction scheduling perspective would occur after both completion of the multifamily building and substantially all of the Subdistrict A townhouse buildings, as buildout of the infrastructure and housing on the main or core portion of Zone 3 parcel is required to support completion of the overall project.

To provide the Board with the assurance and security that the Chapel will be restored and renovated, I propose the following clarification, via a minor modification of the DSPA, be ratified by the Planning Board at their February 25th, 2025, meeting:

1. That, pursuant to the Terms and Conditions of The Residences at Bel Mont, Design and Site Plan Approval – Case #21-08/24-15, as amended,
 - a. A Certificate of Occupancy permit for the 112-unit Subdistrict B multifamily project can be issued independent of the work to be conducted on the Chapel Building,

- b. Certificates of Occupancy for Subdistrict A buildings number 3 through 9 and 11 through 14 can be issued independent of the work to be conducted on the Chapel Building, (see attached site plan for building number references),
- c. A Certificate of Occupancy for Subdistrict A building number 10, can be issued once it has been determined that substantial completion of the exterior renovation work of the Chapel has been reached and 5 of 6 of the affordable units have been completed and occupied by income eligible households, and
- d. Certificates of Occupancy for Subdistrict A buildings number 1 & 2 can be issued once the Chapel Building has been issued a Certificate of Completion.

I believe that what I have outlined above aligns with the intent of the McLean District Zone 3 Overlay Bylaw, the issued DSPA and the representations made and reflected in the Construction Schedule incorporated in the approved Construction Management Plan.

Because the Administration in Washington has espoused a slew of policy initiatives that have a direct impact on the economic viability of the project, it is imperative that I close on the project's financing this week and commence construction as soon as is possible. I therefore ask for written acknowledgement of your support of the outlined approach and confirmation that the Planning Board will take this up this request as a minor modification of the issued DSPA at their February 25th meeting.

Sincerely,

Northland Residential Corporation



John C. Dawley
President and CEO

Subdistrict A | Zoning & Program Summary



Subdistrict A Dimensional Standards	Permitted	Proposed
Number of Units	40	38
Avg No of Bedrooms	4	4
Townhome Unit Living Area	2,400 SF	≤ 2,500 SF
Total Gross Floor Area	3,500 SF	≤ 3,730 SF
Building Height Max (ft)	36'	136,652 SF less than 36'
Parking Spaces	2.5	2 & 2.5
Age-Restricted Units	2.3 per Unit	2.3 per Unit
Age-Restricted Units	15%	15% (6)
Age-Restricted Units	100%	100% (40)

Subdistrict A

- Buildings 1 • 14
- Age-Restricted For-Sale Townhouse Units
- 15 2BR (39%) 2,165 SF - 2,272 SF
- 3 3BR (61%) 2,212 SF - 2,566 SF

- 33 Market | 5 Affordable
- 87 Parking Spaces
- 76 Garage Parking Spaces (2 Per Unit)
- 11 Guest Surface Parking Spaces (3/Unit)

- C** Eliot Chapel Reuse
- 2 Age-Restricted For-Sale Units
- 1 3BR 2,753 SF
- 1 1BR 1,006 SF
- 1 Market, 1 Affordable
- 2 Garage Parking Spaces
- 2 Surface Spaces
- *** Affordable Housing Unit
- 6 Total

