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TOWN OF BELMONT

DESIGN AND SITE PLAN REVIEW APPROVAL

PLANNING BOARD

CASE NO. 25-03

APPLICANT: McLean Hospital Corporation

PROPERTY: 115 Mill Street

DATE OF PUBLIC HEARINGS: Opened January 28, 2025; Continued: March 11, 2025, March 25, 2025, and April 8, 2025.

MEMBERS SITTING: Taylor Yates, Chair, Carol Berberian, Vice-Chair, Alisa Gardner-Todreas, Thayer Donham, Rui Guo, Andrew Osborn (Associate)

MEMBERS VOTING: Taylor Yates, Chair, Carol Berberian, Vice-Chair, Alisa Gardner-Todreas, Thayer Donham, Rui Guo, Andrew Osborn (Associate)

1. INTRODUCTION

This matter came before the Planning Board (“Board”) of the Town of Belmont (“Town”) acting in its capacity as the Design and Site Plan Review (“DSPR”) Approval Granting Authority under 6A and Section 7.3 of the Zoning By-Law of the Town of Belmont, Massachusetts (“ZBL”) and Chapter 40A of the Massachusetts General Law (“Zoning Act”). The (“Applicant”), McLean Hospital/Massachusetts General Brigham, represented by Michael Macht-Greenberg, COO and acting Agent for the Application, requested DSPR by the Board for an application for a parcel of land known as Zone 4 of the McLean District, pursuant to §6A of the ZBL. The Applicant requested the right to construct a Child and Adolescent Campus consisting of two occupied buildings, a parking structure, and associated improvements and infrastructure.

On December 24, 2024, an initial application for Design and Site Plan Review was submitted and stamped received by the Belmont Town Clerk. On April 4, 2025, the Applicant submitted a final set of plans and related materials (see **Appendix A**; the “Final Permit Documents”). This Board accepts the amendments to the original application that this represents, and the Board’s approval is based on those materials. The Final Permit Documents, together with the conditions imposed herein the (“Conditions”), will be referred to as the (“Project.”). As outlined below, the Board approves the Project. The vote was taken after proper notification of abutters, posting of the hearing notice at Town Hall, and a public hearing on the dates set forth above. This Approval is binding on all successors and assigns and runs with the land.

2. RECORD BEFORE THE BOARD

2.1 Written Submissions:

Written materials received and considered by the Board are listed in **Appendix B**.

2.2 Meetings and Eligibility to Vote:

The Board held a duly advertised public hearing conducted as hybrid in-person at the Homer Building (19 Moore Street) and via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on January 28, 2025 and it was continued to February 25, 2025, March 11, 2025, March 25, 2025, and April 8, 2025. The Board held a site walk on March 14, 2025 with the development team and two members of the Planning Board and one staffer (no deliberation).

Chair Yates, Vice-Chair Berberian, member Gardner-Todreas, and Associate Member Osborn attended all Public Hearing sessions. Member Guo was absent at the January 28, 2025 Public Hearing session but she reviewed the recording and certified by submitting a Mullin Rule Certification. Member Donham was absent at the February 25, 2025 Public Hearing session but she reviewed the recording and certified by submitting a Mullin Rule Certification. The public hearing was closed at the April 8, 2025 continued Public Hearing, with the public record being closed on April 3, 2025 4:00 pm for the submission of any additional comments from the public, excluding staff and Applicant correspondence. Michael Macht-Greenberg, COO of McLean Hospital Corporation; Stephen W. Kidder, Partner of Hemenway & Barnes, LLP and Legal Counsel for McLean; Chris Walters, Senior Project Manager for Planning & Construction, McLean Hospital Corporation; Howard Moshier, VHB; Justin Mosca, Senior Project Manager, VHB; William Russell, Senior Associate and Designer, VHB; Vinod Kalikiri, Senior Project manager, VHB; and Andrew Cridlin, Principal, OJB Landscape Architecture. The Board held deliberative sessions on January 28, 2025, March 11, 2025, March 25, 2025, and April 8, 2025, in compliance with Open Meeting Law.

On April 8, 2025, the Board deliberated on the Applicant's request for DSPR Approval under ZBL Sections 6A and 7.3.2 a).

On motion duly made and seconded, **the Board voted 5-0-0 to approve the Applicant's request for a Design and Site Plan Review at 115 Mill Street located in a McLean District Zone 4 Overlay District after making the following findings and with the following conditions:**

3. FINDINGS & WAIVERS

The present application is made under Section 6A of the ZBL. The proposed development is subject to the requirements of DSPR in accordance with ZBL Section 6A. The Board finds as follows.

3.1 The Purposes of the Section 6A McLean District Zone 4 Overlay District (ZBL 6A.1.3)

The Project is situated in the Research & Development Subdistrict (Zone 4) and is regulated by the provisions of Section 6A of the Zoning By-Laws. As the proposed project consists of school facilities and related uses, while its use is not specifically listed for Zone 4, it is a protected class of use as per MGL Ch. 40A, Section 3, and therefore is a permitted use for this Zone.

- a. The project as proposed will cover approximately 90,000 s.f. (2.07 acres) of the total 150,000 s.f. (3.44 acres) area of Zone 4 or 60%.
- b. The Project proposes to develop a Child and Adolescent Campus composed of two schools: the Arlington School and Pathways Academy, which will occupy one of the two occupiable buildings on the site. The other building will be occupied by McLean's Partial Hospital Programs (PHP) provide day-long treatment for children, teenagers and young adults, and Residential Programs

which are child and adolescent residential programs providing 24-hour education and treatment for patients.

- c. The project will also include a 226-space parking structure plus infrastructure serving the facilities including roadways; pedestrian paths; water, sewer, and stormwater facilities; electrical and broadband utility services; and landscaped areas.
- d. The Board finds that the Project provides an important set of services for the region and its population and will add to the importance and regard of the McLean Hospital complex and holdings. It also provides a benefit to the Town of Belmont in the form of a PILOT which will be assessed on the project.
- e. The Project was designed and amended based on extensive feedback from Board members, architects, the Town's peer review consultant for traffic, the Historic District Commission ("HDC"), the Land Management Committee ("LMC"), the Belmont Fire and Police Departments, the Engineering Division of DPW, as well as from immediate abutters and other members of the public. As discussed below, the Project meets the Objectives of ZBL Section 6A.4 Design and Site Plan Review. The HDC reviewed and approved the Project, for appropriateness regarding their charge. The LMC also reviewed and approved, based on the final Plan set. Based on the materials in the Final Permit Documents and the input of the peer review consultants and the cited Belmont committees and departments, the Board finds that the Project represents high quality site planning, architecture, and landscape design that is consistent with the distinct visual character, historical significance, and identity of the McLean District (ZBL 6A). The Project also uses context-sensitive design and creative site planning in the construction of new buildings.

3.2 Dimensional Requirements

The project complies with all of the dimensional provisions of Section 6A.2.3 Research and Development Subdistrict subsections a-f.

3.3 Parking and Access Requirements

Governed by Section 6A.3 Parking and Access Requirements, of the Belmont Zoning By-Laws, the Research and Development Subdistrict requires 3.5 parking spaces per 1,000 square feet of gross floor area, which would require 313 spaces for the proposed project. However, this is calibrated to Research and Development use. McLean proposes a total of 270 on-site parking spaces (226 in the parking structure and 44 on-grade surface spaces) compared to the 313 technically required of Zone 4 development. This reduced parking allocation is calibrated to the proposed educational and related uses including residents, commuting students, and staff and is deemed sufficient and appropriate.

Access to the site is Olmsted Drive off Pleasant Street near Waverley Square. Olmsted Drive provides access to zones 3 and 4. Access between zones 4 and 5 will be limited to an emergency, services, and delivery gate which will limit vehicle trips on Belmont public ways. Campus circulation is via Olmsted Drive which provides two-way access to the Parking facilities. There is a one-way loop providing direct access to the buildings for drop-offs and pick-ups. The gate will be operable by McLean Security using the appropriate technology.

3.4 Compliance with Design and Site Plan Review Objectives (ZBL Section 6A.4)

The Board received the representations of the Applicant's architects, a report from the Town's Peer Review architect and substantial written and verbal public input and testimony. The Project meets each of the objectives of ZBL Section 6A.4, with the possible exception(s) detailed below.

1. **Obtain appropriate evidence that a traffic monitoring and mitigation program agreement has been entered into with the Town;**

The revised TMMA is applicable to this development and has been considered by the Applicant as part of their traffic analysis. Peer review consultant has also considered the TMMA in their review process. A Special Condition noting the applicability of the TMMA would be appropriate.

Assessment: Objective has been completed.

2. **Obtain appropriate evidence that the proponent or other party has placed into escrow the funds required pursuant to any traffic monitoring and mitigation program agreement entered into with the Town;**

These funds had been received by the Town and appropriately administered for peer review purposes.

Assessment: Objective has been completed.

3. **Determine the adequacy of measures proposed to mitigate construction period impacts on the natural features of the site, on neighboring premises and on the Town roadway system;**

The Applicant has submitted a graphic construction management plan and subsequently provided a more detailed narrative. The Inspector of Buildings requested, that the Applicant to develop a more detailed construction management program and plan once a General Contractor has been retained. Such a plan shall specifically include coordination with the development permitted for Zone 3.

Assessment: Objective has been completed.

4. **Determine the adequacy of measures proposed to mitigate the effects of the development on significant natural and landscape features of the site, including the preservation of specimen trees;**

The Applicant has agreed to identify the two trees identified by a member of the public on the existing conditions plan and the landscaping plan. The DPW/Tree Warden has no issues.

Assessment: Objective has been completed.

5. **Determine the appropriateness of the proposed design and materials of proposed buildings;**

The materials proposed have been reviewed by the Historic District Commission ("HDC"), whom has discussed the issue with the Applicant and changes were made prior to application submittal that are much more satisfactory to the HDC. The HDC was also initially concerned about views of the parking garage from surrounding public lands. After further information provided by the Applicant, the HDC is satisfied with the plan as designed.

Assessment: Objective has been completed.

6. Determine the adequacy of measures proposed to limit peak offsite stormwater runoff to predevelopment levels and to protect water quality in accordance with State stormwater management standards, including adherence to the criteria set forth in Section 6A.5;

The Applicant has submitted a stormwater report and the Town Engineer/DPW completed their review and provided a memo with comments dated March 13, 2025. Related to stormwater + Erosion Control and Sedimentation, the following comments were provided:

- a. *Engineering Division ("ED") requested a preliminary copy of the SWPPP to be provided for review.*
- b. *ED requested that the selected contractor be provided with a copy of Appendix A included with this review for consideration during the preparation of the final SWPPP.*
- c. *ED requested a label for Siltsack Sediment trap at CB 211.*
- d. *ED requested inclusion of requirement for wash down facilities for Gravel and Construction Entrance/Exit if deemed necessary.*
- e. *ED requested inclusion of Outlet FES 1 in the Outfall Riprap Sizing and Velocity Calculations.*
- f. *ED requested inclusion of sidewalks, walkways and the additional parking areas located within the parking garage to also require pavement sweeping.*
- g. *ED requested inclusion of Siltsack Sediment Trap in the E.3 Construction Practices Maintenance/ Evaluation Checklist and other pertinent locations within the report.*
- h. *ED requested inclusion of Area Drains in the E.4 and E.6 checklists and other pertinent locations within the report.*
- i. *ED requested denotation of storage locations for sand, salt, de-icing agents etc. in E.5 Maintenance Checklists and Device Locations Map.*
- j. *ED requested inclusion of Siltsack Sediment Trap*

Note that the memo also contained a number of other engineering-related recommendations external to stormwater and related to various components of the site plan. The Applicant contacted the Assistant Town Engineer to discuss addressing these items prior to the next meeting. The Assistant Town Engineer confirmed via remote meeting that the revised plans addressed all remaining concerns.

Assessment: Assistant Town Engineer has confirmed that all items have been addressed satisfactorily and that Objective has been met.

7. Determine the adequacy of measures proposed to prevent adverse erosion or sedimentation effects on the natural features of the site or on neighboring premises;

See response to Objective #6.

Assessment: Assistant Town Engineer has confirmed that all items have been addressed satisfactorily and that Objective has been met.

8. **Where applicable, obtain appropriate evidence of compliance with all applicable regulatory and licensing requirements with respect to the handling of potentially hazardous materials, including biologic or radioactive materials;**

The Applicant has indicated that the extent of hazardous materials will be limited to those chemicals and substances to be used in school labs. The Applicant agrees that the US CPSC School Chemistry Laboratory Safety Guide standards shall be adhered to and a Special Condition should be included to cover this criterion. Further, the Applicant states, "Objective (h) of Design and Site Plan Review seeks evidence of compliance with all applicable regulatory and licensing requirements with respect to the handling of potentially hazardous materials. We have confirmed with the Mclean Education Co-Director Mary Cassat that Mclean is compliant with lab safety guidelines related to the school use of low volume chemicals."

Assessment: Objective has been completed.

9. **Determine that adequate measures have been taken for the private maintenance and management of the development (including roadway maintenance and repair, maintenance of landscape elements and natural open space, maintenance and repair of stormwater management facilities and common utilities, snow removal, trash removal and recycling);**

Applicant responses to all comments are adequate.

Assessment: Objective has been completed.

10. **Determine that the adjoining premises within and outside of the McLean District will be protected against seriously detrimental uses by provision for surface water drainage, sound and light buffers, prevention of undue solar reflection and glare and preservation of views, light and air;**

The last comments provided by staff were: "Applicant has provided a Photometric Plan. If the Board wishes, the Applicant could extend the analysis at least one iteration to the east and west to show no impact since the plan does not encompass the entirety of Zone 4 and show boundaries. The site lighting plan appears to conform to Town By-Law requirements of Section 5.4.3." The Applicant provided an updated and expanded Photometric Plan that emphasized no impact off site.

Assessment: Objective has been completed reasonably.

11. **Determine that there will be no serious hazard to vehicles or pedestrians within the site or on adjacent streets or sidewalks;**

Adequate provision for marked pedestrian crossings have been made. A final peer review memorandum was received from Howard Stein Hudson (HSH) on March 17, 2025. The peer review analysis does not have any concerns in this area as they state: "HSH generally agrees with the responses provided within the VHB memorandum and finds that the Applicant has provided sufficient materials to address the comments outlined within the HSH peer review document."

Assessment: Objective has been completed.

12. Determine the adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the buildings;

All parking has been provided across the access road from the facility which requires a short walk and crossing to access. The crossing points between pedestrian and vehicular traffic shall be well signed and striped and possibly some signalization would be appropriate. Please note that the peer review consultant did have some actionable comments regarding parking and circulation within the site that have been adequately addressed.

Assessment: Objective has been completed.

13. Determine the appropriateness of the proposed methods of disposal of refuse and other wastes resulting from the uses permitted on the site, including size, location and landscape screening of dumpsters or other trash receptacles;

An acceptable Trash and Recycling plan has been provided in the narrative from the original application on p. 63. It appears to be sufficient.

Assessment: Objective has been completed.

14. Determine that the height and bulk of the proposed buildings will not be injurious to surrounding property outside of the McLean District, including appropriate location and screening of non-habitable roof elements;

The HDC has deemed the height and bulk of proposed structures to be acceptable.

Assessment: Objective has been completed.

15. Determine the adequacy of the lighting, landscape planting (including adequate buffers along Subdistrict boundaries) and other exterior construction features in relation to the proposed use of the site and the interests of the safety, convenience and welfare of the public;

The planting plan (LG601 – LG606) appears reasonable for a facility of this type and scale. The lighting plan seems sufficient in the level of detail necessary.

Assessment: Objective has been completed.

16. Determine the appropriateness of the relationship of structures and open spaces to the natural landscape and existing buildings, including the relationship between structures in Zone 1A and the adjacent publicly-owned land in the Open Space Subdistrict;

The objectives narrative states "Landscape plans have been submitted showing how the buildings are sited in relation to the open spaces and natural landscape elements. Ongoing consultation with the Historic District Commission will be continued." The HDC has no issue with the orientation of the buildings and is satisfied with the design of them. The Applicant has done their due diligence with the HDC on all matters of concern and the HDC is satisfied.

Assessment: Objective has been completed.

17. Obtain appropriate evidence of compliance of the proposal with the applicable requirements of this By-Law other than this Section 6A.4; and

The objectives narrative states, "The project complies with the applicable requirements of the Belmont Zoning Bylaw other than Section 6A.4." This appears to be correct.

Assessment: Objective has been completed.

18. Obtain appropriate evidence of compliance of the proposal with any non-zoning agreements entered into with the Town of Belmont regarding land in the McLean District.

The objectives narrative states, "The Memorandum of Agreement executed by the Town of Belmont and McLean Hospital in 1999 included a number of separate agreements relating to the McLean District. Several of these agreements relate to the development zones in the McLean District, including Zone 4. These agreements are: (1) the Traffic Monitoring and Mitigation Agreement; (2) the Historic Preservation Agreement; and (3) the Tax Agreement.

The TMMA was amended by Town Meeting in June 2024 and sets forth an obligation on McLean to signalize the intersection of Pleasant Street at Olmsted Drive based on a traffic warrants analysis. In addition, the TMMA requires McLean to fund up to \$210,000 (\$100,000 of which has already been advanced) to upgrade the signal at McLean Drive and Mill Street. This is a Town of Belmont project overseen by the Town Engineer.

The Historic Preservation Agreement requires McLean, as the developer of Zone 4, to consult with the Historic District Commission concerning the project. McLean has met with the Commission already and will continue to consult with the Commission on an ongoing basis.

The Tax Agreement requires McLean, as the developer of Zone 4, to make tax payments, or payments in lieu of taxes, to the Town following the development of the project on the full and fair cash valuation of the land and buildings."

Assessment: Objective has been completed.

3.5 Stormwater Management Facilities

ZBL Section 6A.5 requirements have been met in full based on a Stormwater Report and Operations and Maintenance Plan submitted by the Applicant dated December 16, 2024 and revised on March 28, 2025. This Report and Plan was reviewed by the Belmont Assistant Town Engineer, who provided comments that were subsequently addressed in full by the Applicant's stormwater engineering consultant VHB in a letter dated March 24, 2025. The Assistant Town Engineer responded on April 2, 2025 that the comments have been addressed satisfactorily and in full.

3.6 Coordination with Other Provisions of By-Law

ZBL Section 6A.6 Coordination with Other Provisions of By-Law has been satisfactorily addressed as described in Section 3.4 (17.) above.

3.7 DSPR Process

The Board extensively reviewed the application, the record, input from the public including both direct and indirect abutters, the Town's Peer Review Consultants, Town committees and departments. The Board finds that the DSPR met the objectives of ZBL 6A.4 and the additional Conditions of ZBL Section 7.3.

4 CONDITIONS ("Conditions")

4.1 Standard Conditions and General Requirements

1. This Design and Site Plan Approval decision ("Decision") specifically authorizes the operation of Child and Adolescent Campus use on the subject property as described within the EXHIBITS and FINDINGS of this Decision.
2. Approval of the Project is based upon the Final Permit Documents (the "Plans") and the conditions set forth in this Decision ("Conditions"). No modifications to the Plans may be made, or Condition left unmet, without the written approval of the Town of Belmont Planning Board (the "Planning Board" or the "Board") or as provided in Condition 5 below.
3. The Applicant shall mean the current Applicant and all its successors in interest. This site plan approval shall lapse within three (3) years, which shall not include such time required to pursue or await the determination of an appeal under General Laws Chapter 40A, Section 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, The Planning Board may extend said period, for good cause shown, upon receiving a written request from the Applicant prior to the expiration of said period, which request shall provide a detailed description of the good cause necessitating an extension. A public hearing may be required.
4. Where this Decision requires approval, permitting, or licensing from any local, state or federal agency, such required approval, permitting or licensing including, but not limited to approval of work by the Select Board and Department of Public Works ("DPW") in all public rights of way, is deemed a condition of this Decision, Construction of the Project shall meet all applicable federal, state and local laws and regulations including, but not limited to, those of the DPW, Fire Dept., Building Dept., Board of Health, Planning Board as well as the Massachusetts DEP and State Building Code. All necessary permits and approvals must be received prior to construction.
5. Any modification to the bulk and height of the structure, yard sizes, lot area, setbacks, open space, building coverage, and parking shall be reviewed by the Director of the Office of Planning and Building to determine whether it is *de minimus*, minor, material, or major. If it is determined to be material or major, the Planning Board may require a new Public Hearing or new application.
6. Any inability, failure, or refusal by the Applicant to comply with the requirements of this Decision when notified of non-compliance, shall be grounds for the immediate denial of building, construction, or occupancy permits with respect to the Project.
7. All time periods referenced in this Decision for completion of conditions shall be tolled in case any appeals are taken.

8. This Decision shall run with the land and shall be void if it is not recorded at the Registry of Deeds within 120 days of expiration of the appeal period or such extension of that time period granted by the Planning Board following issuance of this Decision. The Applicant shall provide proof that the Decision was recorded to the Planning Board.
9. This Decision shall not take effect until it has been recorded at the Middlesex South Registry of Deeds (MCRD) and the Applicant has provided the Planning Board and the Building Department with a copy of such recording, including the MDRD Book and Page Number and/or Instrument Number.
10. By recording this Decision in the Middlesex South Registry of Deeds, the Applicant agrees to and accepts the Conditions set forth herein.
11. Any Condition contained herein that varies from the Plans supersedes the Plans where different.
12. It shall be the Applicant's responsibility to, and the Applicant shall, comply with the Belmont Zoning By-Laws (unless specifically waived herein), and all local, state, and federal laws, regulations, codes, and requirements.
13. All taxes, penalties, and back charges resulting from the non-payment of taxes, if any, shall be paid in full prior to the issuance of the first building permit for the Project.

4.2 Special Conditions and General Requirements

Special Conditions of Construction and Pre-Construction

14. The Applicant shall maintain a copy of the Final Permit Documents, the Plan set, and this Decision at the site during construction.
15. All construction work shall be done in accordance with the Plans and this Decision.
16. At least two (2) calendar weeks prior to the Applicant's notification to the Office of Planning and Building ("OPB") that it intends to commence any work on the project site, a pre-construction conference shall be held with the Applicant, their representatives, their engineer, the site contractor(s), the Director of Planning and Building, and other representatives of the Town. A list of all contractor contacts, including names and telephone numbers, shall be provided to the DPW, and the Police Department. At least one telephone contact shall be available 24 hours per day in the event of an emergency.
17. A determination of adequacy of the existing water service/fire flow for the proposed use shall be provided by the Applicant to the DPW and OPB for their approval prior to scheduling the pre-construction conference.
18. The property lines of the Property shall be marked or flagged in the field under the direction of a surveyor and notification given to the Director of Planning and Building a minimum of three (3) business days prior to the start of construction. The property line shall be staked or pinned at all times during construction.
19. Construction fencing shall be required as necessary to comply with federal, state, and local laws.

20. All construction work shall be done in accordance with the Construction Management Plan (“CMP”) submitted by the Applicant entitled McLean Adolescent Campus Construction Management Plan, (Assessor's Parcel: 59-11-7) Belmont, MA, consisting of 14 pages dated January 27, 2024. A copy of the approved CMP must be kept on-site at all times during construction. An updated and more detailed CMP will be required prior to filing for a building permit and such plan shall include provisions for interzone coordination between the construction projects in Zone 3 (Northland Development and successors) and Zone 4 (this project) and all construction work shall be done in accordance with this updated CMP.
21. Construction shall meet all requirements of the Belmont Zoning By-Laws.
22. Construction work shall not begin prior to 7:00 AM weekdays and 8:00 AM on Saturday and shall cease no later than 7:00 PM or dusk whichever is earlier. No construction shall take place on Sundays or legal state or federal holidays without prior approval from the Director of Planning and Building.
23. All earth moving/disturbance operations shall only occur while erosion and sedimentation control measures are in place and approved by the Town Engineer. Such control measures shall remain in place until the Town Engineer determines that the danger of erosion or sedimentation no longer exists.
24. No sediment (including silty water) shall be allowed to leave the site during construction.
25. No long-term parking, as defined by the work day work hours shall be permitted on or along on any portion of Olmsted Drive from Pleasant Street through Zone 3. Periodic parking for short-term site visitation, municipal inspections, employee pick up/drop off is permitted in such portion of Olmsted Drive, provided such parking does not restrict the movement and flow of pedestrian and vehicles on Olmsted Drive. Construction vehicles shall use the designated construction access.
26. The Applicant shall notify the Belmont Police Department 48 hours in advance of any significant equipment and construction material arrival to the site which may cause a safety hazard or material disruption of the public way such that the Police Department determines whether a police detail is necessary to ensure safe passage. Any police detail required is at the expense of the Applicant.
27. The Applicant shall not allow any large construction equipment or trucks to stage or idle on public roads and shall not allow such equipment or trucks to idle onsite prior to 7:00 AM, unless otherwise approved in advance by the Town Engineer. Police details may be required for construction access or work within the layout of Pleasant Street.
28. Construction activities shall be conducted with professional execution at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, or other proper storage and disposal methods.
29. The Applicant shall consent to allow Town officials and agents of the Town, to enter upon any lands and carry out inspections as may be deemed necessary. The Applicant shall cooperate with the Town officials and assist them in their efforts to verify that the layout, design and construction work are satisfactory and conform to the Town specifications, the requirements of the Planning Board, and the terms and conditions of this Decision and the Plans.

30. Noise, dust, and air quality control during and after construction shall be in accordance with DEP regulations.

Special Conditions Related to Occupancy and Operations

32. No Certificate of Occupancy shall be issued until the Building Commissioner is satisfied that the parking areas and installation of necessary utilities are in compliance with the Plans and this Decision.
33. Hazardous materials used onsite shall be limited to those chemicals and substances customarily used in school labs and that are in full compliance with the US CPSC School Chemistry Laboratory Safety Guide standards.

Infrastructure and Traffic Special Conditions

34. Applicant shall comply with the provisions of the TMMA, as may be modified from time to time.
35. At the direction of the Town Engineer, the Applicant will perform a post-occupancy traffic signal warrant analysis for the intersection of Pleasant Street and Olmsted Drive. This analysis shall be initiated within 18 months of Certificate of Occupancy.
36. Maintenance and repair of the driveway and parking areas, stormwater management system, snow removal, lighting and landscaping shall be the responsibility of the Applicant.
37. All parking is limited to designated spaces as shown on the Plans (Section 43).
38. All materials for utility construction shall meet DPW construction standards.
39. Installation of all water mains and appurtenances shall be performed according to the specifications of the DPW. Any required upgrades, modifications, or connections shall be at the Applicant's expense.
40. The building, parking, walkways and required signage shall meet all applicable requirements of the ADA, MAAB, and Disability Access Commission, if applicable.
41. The Applicant shall ensure that signs, landscaping, and other features located within the sight triangle areas of the Project site driveways and the intersection of Olmsted Drive and Pleasant Street, are designed and installed so as not to impede lines of sight. (2.5 feet in height).
42. Applicant shall comply with the Stormwater Management and Erosion Control By-Law, of the General By-Law, as adopted by the 2013 Annual Town Meeting and as may be amended from time to time. Thirty (30) days prior to the commencement of on-site Project activities, the Applicant and site contractor shall prepare and submit the Project's Stormwater Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES) to the APA with a copy to OPB.

43. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit to the Town Engineer "As-Built Plans" with a certification from a Registered Professional Engineer or Registered Land Surveyor certifying that the Project was constructed in accordance with the Plans. The "As Built Plans" shall also show all drainage structures and sewer facilities as they exist on the Site, including appropriate grades and elevations. The Applicant shall also submit evidence that an As-Built Plan set has been prepared for all utilities including water, gas, electric, and broadband, acceptable to the utility companies. Each plan sheet shall be signed and show the seal of the Registered Professional Engineer or Registered Land Surveyor, certifying that the project, as built, conforms with the Plans.
44. Traffic between Zones 4 and 5 will only be permitted for the Applicant's service vehicles and such vehicles will be prohibited from exiting the McLean District on Olmsted Drive.

Landscaping, Signs, Maintenance, and Site Amenities Special Conditions

46. The Applicant shall obtain the approval of the Planning Board through OPB for any proposed landscaping changes to the proposed plans. Any such changes deemed in excess of *de minimus* will require, at minimum, a minor modification by the Planning Board.
47. A separate sign permit shall be required from the Building Division of OPB for any free-standing signs, unless otherwise exempted under the Zoning By-Laws. Signs shall be fully located on the Property and shall not block sight lines for traffic entry/egress from the site.
48. Signage for, and associated with, the use authorized by this Decision shall be installed in accordance with, and conform to, the Town of Belmont Zoning By-law. This Decision shall not be construed as approving or authorizing any such signage.
49. The Applicant shall provide for the private maintenance and management of the Project, including roadway maintenance and repair, maintenance of landscape elements and natural open space, maintenance and repair of stormwater management facilities and common utilities, snow storage and removal, trash removal and recycling, and non-toxic pest control measures.
50. All trash and recycling management shall comply with the Trash and Recycling Plan and be contained within the trash room located within a designated building on site and removed as detailed in the Plans.
51. Prior to issuance of the last CO, the Applicant shall have fully completed the infrastructure improvements and plantings shown on the approved landscaping plan; provided that if the last CO is issued during a time of year when planting is not feasible, such plantings will be done at such time as planting is feasible.

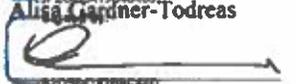
Applicant is responsible for the survival of all new landscaping planted in connection with the Project for one (1) year from the date of the issuance of the CO for the last building to be completed. The Inspector of Buildings or their designee shall inspect all landscaping one (1) year after planting. All dead, damaged or diseased trees planted in connection with the Project shall be replaced.

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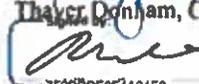
- 52. The Town will have no responsibility for trash or snow removal in Zone 4. Applicant will provide for snow removal as specified in the Plans.
- 53. Native small tree and shrub species will be used exclusively. The straight species (native plants in their natural, unbred form) are preferred; however, cultivars may be used in cases where the straight species is not available or size- appropriate for the planned location(s).
- 54. Invasive species on the Massachusetts Prohibited Plan List and on the Massachusetts Invasive Plants Advisory Group's lists of "Invasive," "Likely Invasive" and "Potentially Invasive" plants, shall be not used on the Project and all such plants, if encountered during construction and the plant guarantee period, will be removed.

Town of Belmont, Planning Board


Taylor Yates

Alisa Gardner-Todreas

Andrew Osborn, Associate


Carol Berberian, Vice-Chair

Thayer Donham, Chair

Rui Guo

Anyone aggrieved by the issuance of this DSPR Approval has the right to appeal pursuant to M.G.L. Ch. 40A, § 17 and shall file such appeal within 20 days after the date of filing this Decision with the Town Clerk.

APPENDIX A: FINAL PERMIT DOCUMENTS
April 7, 2025

1. Application for Design and Site Plan Approval
 - a. Application for Design and Site Plan Review, dated December 16, 2024
 - b. D&SP Review Filing Fee
2. Governing Documents
 - a. McLean District Zone 4 Overlay Bylaw
 - b. TMMA
3. Civil Engineering Plan Set & Related Materials
 - a. Civil Engineering Plan Set, prepared by nbbj, dated December 16, 2024, revised and submitted April 4, 2025
 - b. Stormwater Management Report, prepared by nbbj, dated December 16, 2024, revised March 28, 2025
 - c. Engineering Division Peer Review Comments, Re: Stormwater Design, dated March 13, 2025
4. Landscape Architectural Plan Sets & Related Materials
 - a. Landscape Planting Plan(s) prepared by nbbj, dated December 13, 2024, revised March 28, 2025
 - b. Site Lighting Photometric Plan(s) prepared by nbbj, dated February 21, 2025, revised March 18, 2025
5. Project Architecture
 - a. Architecture Plan Set, prepared by nbbj, dated December 16, 2024, revised April 4, 2025
 - b. HDC Peer Review Memos dated February 24, 2025 and McLean response dated March 23, 2025
6. Visual Impact Analysis
 - a. Sheets A4.11, A4.12 & A5.01 of Subdistrict B Architectural Plan Set, dated 4.16.21, revised 3.1.22
7. Traffic Impact Assessment
 - a. Traffic Impact Analysis, prepared by VHB, dated February 4, 2025
 - b. Signal Warrant Analysis, prepared by VHB, dated February 4, 2025
 - c. HSH Peer Review Comments, dated February 18, 2025
 - d. VHB response to HSH Comments, dated March 7, 2025
 - e. HSH Final Peer Review Comments, Dated March 17, 2025
 - f. Vehicular Traffic Between Zones 4 & 5 Memorandum date August 20, 2024
8. Construction Management & Phasing Plan
 - a. Prepared by Suffolk Construction dated December 16, 2024, revised January 27, 2025
9. Historic Preservation
 - a. HDC Design Review Assessment Dated February 24, 2025
10. Long Term Site Management & Governance
 - a. Land Management Committee letter dated March 19, 2025

APPENDIX B: WRITTEN MATERIALS RECEIVED AND REVIEWED

1. December 24, 2024 Application Submissions:

- a. Application for Design and Site Plan Review, dated December 16, 2024;
- b. Project Narrative entitled McLean Child and Adolescent Campus Project, dated December 16, 2024;
 - i. 01-Introduction
 - ii. 02-Building Design
 - iii. 03-Landscape Design
 - iv. 04-Site Model
 - v. 05-Traffic – Circulation Plan & Parking
 - vi. 06-Traffic – TMMA
 - vii. 07-Stormwater
 - viii. 08-Visibility from Outside McLean District
 - ix. 09-Construction Phasing & Logistics Plan
 - x. 10-Erosion & Sedimentation Control Plan
 - xi. 11-Landscape & Specimen Tree Preservation
 - xii. 12-Evidence of Property Ownership
 - xiii. 13-Maintenance & Management Plan
 - xiv. 14-Compliance with Non-McLean District Zoning
 - xv. 15-Compliance with any Non-Zoning Agreements
- c. Site Plans (39 Pages), prepared by nbbj (“nbbj”) and dated December 13, 2024;
 - i. G1000 – Cover Sheet;
 - ii. G1001 – List of Sheets;
 - iii. SV001 – Existing Conditions Plan;
 - iv. C101 – Legend and General Notes;
 - v. C201 – Layout and Materials Plan;
 - vi. C301 – Grading and Drainage Plan;
 - vii. C401 – Utility Plan;
 - viii. C501 – Erosion and Control Plan;
 - ix. C601 – Site Details;
 - x. C602 – Site Details;
 - xi. C603 – Site Details;
 - xii. LG000 – Orientation Plan;
 - xiii. LG001 – Illustrative Plan;
 - xiv. LG002 – Symbols and Abbreviations;
 - xv. LG100 – Construction Schedule and Notes;
 - xvi. LG101 – Construction Plan;
 - xvii. LG102 – Construction Plan;
 - xviii. LG103 – Construction Plan;
 - xix. LG104 – Construction Plan;
 - xx. LG105 – Construction Plan;
 - xxi. LG301 – Construction Details;
 - xxii. LG302 – Construction Details;
 - xxiii. LG303 – Construction Details;
 - xxiv. LG401 – Soil Plan;
 - xxv. LG402 – Soil Plan;
 - xxvi. LG403 – Soil Plan;
 - xxvii. LG404 – Soil Plan;

- xxviii. LG405 – Soil Plan;
 - xxix. LG406 – Soil Plan;
 - xxx. LG600 – Planting Schedule;
 - xxxi. LG601 – Planting Plan;
 - xxxii. LG602 – Planting Plan;
 - xxxiii. LG603 – Planting Plan;
 - xxxiv. LG604 – Planting Plan;
 - xxxv. LG605 – Planting Plan;
 - xxxvi. LG606 – Planting Plan;
 - xxxvii. LG701 – Planting Details;
- d. Architectural Drawings & Elevations (11 Pages), prepared by nbbj (“nbbj”) and dated December 16, 2024;
- i. AE001 – Architectural Notes and Symbols;
 - ii. AE101 – Overall Floor Plan – F1;
 - iii. AR101 – Overall Residential Plan – F1;
 - iv. AR102 – Overall Residential Plan – F2;
 - v. AR201 – Residence Exterior Elevations;
 - vi. AR202 – Residence Exterior Elevations;
 - vii. AS101 – Overall School Plan – F1;
 - viii. AS102 – Overall School Plan – F2;
 - ix. AS201 – School Exterior Elevations;
 - x. AS202 – School Exterior Elevations;
 - xi. AP101 – Ground Level Parking Plan;
 - xii. AP201 – Building Elevations;
- e. Tree Protection Plan (3 Pages), prepared by nbbj, (“nbbj”) and dated January 28, 2025;
- f. Stormwater Report, prepared by VHB, dated December 16, 2024;
- g. Transportation Impact Assessment, prepared by VHB, dated February 4, 2025;
- h. Electrical Site Lighting Photometric Plan (EL100 – 1 Page), prepared by nbbj, (“nbbj”) and dated February 21, 2025;
- i. Site Lighting Plan Review (13 Pages), prepared by ARUP, (“ARUP”) and dated February 2025;
- j. Objectives Analysis (7 Pages), submitted by Applicant and dated January 24, 2025;
- k. Memorandum on Vehicular Access Between Zones 5 and 4 (2 Pages), prepared by Applicant on August 20, 2024;

2. Revised Documentation:

- a. Revised Stormwater Management Report, prepared by VHB, dated March 28, 2025;
- b. Revised Site Plans, plan set prepared by nbbj, dated March 28, 2025;
- c. Revised Construction Management Plan, prepared by Suffolk Construction, dated January 27, 2024;

3. Presentations to Public Boards:

- a. May 18, 2021 Planning Board Presentation;
- b. May 27, 2021 Housing Trust Presentation;
- c. June 22, 2021 Planning Board Presentation;
- d. July 6, 2021 Planning Board Presentation;
- e. Revised July 6, 2021 Planning Board Presentation;
- f. July 20, 2021 Planning Board Presentation;
- g. August 3, 2021 Planning Board Presentation;
- h. September 9, 2021 Planning Board Presentation;
- i. September 21, 2021 Landscaping Presentation;
- j. September 21, 2021 Traffic Presentation;
- k. October 12, 2021 Historic District Committee Presentation;
- l. October 21, 2021 Historic District Committee Presentation;
- m. November 9, 2021 Historic District Committee Presentation;
- n. November 16, 2021 Planning Board Presentation;
- o. December 7, 2021 Planning Board Presentation;

4. Additional Information:

- a. May 25, 2021 Site Tour, Site Plan;

5. Staff/Committee Comments Received:

- a. Town of Belmont Development Review Committee, dated August 15, 2024 & January 21, 2025;
- b. The Land Management Committee for Lone Tree Hill, dated March 19, 2025;
- c. Historic District Commission Letter, dated March 3, 2025;

6. Peer Review Comments Received:

- a. HSH Traffic Peer Review Letter, dated February 18, 2025;
- b. HSH Traffic Peer Review Letter, dated March 17, 2025;
- c. DPW/Engineering Stormwater Peer Review Letter, dated March 13, 2025;

7. Written Public Comments Received:

- a. Joseph Hibbard, undated;
- b. Radha Iyengar, LMC Co-Chair, dated March 19, 2025;

8. Applicant's Written Responses to Comments:

- a. Applicant's Response to the HDC Comments, dated February 24, 2025;
- b. Response to Traffic Peer Review, dated March 7, 2025;
- c. Stormwater & Site Engineering Response Comments Letter, dated March 24, 2025;

9. Other Town Documents:

- a. Rui Guo Mullin Rule Certification, received April 6, 2025;
- b. Thayer Donham Mullin Rule Certification, received March 6, 2025;

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