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DATE: May 8, 2020  
TIME: 8:56 AM

Land Management Committee for Lone Tree Hill  
March 10, 2020  
Conference room 1, Town Hall

Meeting convened at 6:04 PM

Members present: Tom Grimble, Radha Iyengar, Steve Kidder, Michele Gougeon, Ellen O'Brien Cushman

Members not present: Jeff North, Andy Healy, Lauren Meier

Others present: Jack Dawley or Northland Development

Meeting to Review of latest Zone 3 of McLean district proposal and current zoning going to public hearing of the Planning Board March 5 – Impact to LTH and offer written comments to the Planning Board. (Public hearing of Planning Board continued to 7 pm tonight).

Though the comments below are appropriate for Zoning by-law language, there was much interest and discussion in the Site Plan Review process and criteria.

Comments and Requests:

1. 6H.7.1 General Guidelines

In the “preamble” please add references to the following “The Planning Board shall consider the architectural and aesthetic compatibility of the proposed development project with the character of the Town of Belmont, McLean Subdistrict zones 1A, 1B and 2 , McLean Hospital Campus and the Open Space Subdistrict, Lone Tree Hill, Belmont Conservation Land.....”

g. please add after the words “McLean District” the following “ , specifically Lone Tree Hill, Belmont Conservation Land, formerly known as The McLean Open Space.”

2. 6H7.3 Pedestrian, Bicycle and Vehicle Features

b. please add the following at the end of the sentence“ Reasonable pedestrian connections within the Subdistricts and outside the MDZ3OD as well, including a trail head access to Lone Tree Hill, Belmont Conservation Land.

f. iv please add the following at the end of the sentence “ Exterior landscaping shall be provided to screen the structure and mechanical equipment from within each Subdistrict and from Zone 2, The McLean Campus and Lone Tree Hill, Belmont Conservation Land.”

3. 6H7.4 Landscaping and Site Improvements

We’d like to see this clarified, something like this:

vii. Along the southern and eastern boundaries of the Senior Living Subdistrict , Zone 3, to the extent appropriate for density and screening, an area proximate to the boundary shall be maintained in an undeveloped and natural condition, free of invasive and competitive plant species and enhanced by additional landscaping. Additional landscape buffering may be required along both sides of such boundaries (to the extent permitted by the Town of Belmont Land Management Committee for Lone Tree Hill, if on Lone Tree Hill property) to provide visual relief of such structures from view from the adjacent land in the Open Space Subdistrict, known as Lone Tree Hill, Belmont Conservation Land.

4. 6H.4.3

Please add the word “response” after the word “emergency” in the two places so it reads “emergency response access”

5. 6H7.5 Roadway Maintenance

Please add the words “storage and” after the word “snow” so it reads “snow storage and removal”

We know it doesn’t go here but we would like to have a requirement somewhere that if there is a pool facility, a plan describing how the pool would be emptied of water on that specific site should be included. We’ve had this problem with Belmont Day School in the past pumping their chlorinated water onto Lone Tree Hill and don’t want that happening here.

6. 6H7.6 Lighting

Please add the words “ Lighting shall be arranged and designed to minimize visibility of lights and structures from outside MDZ2OD and minimize light spillover beyond each Subdistrict boundaries”

7. 6H8.1 Objectives

f. again, please add the words “storage and “ after the word “snow so it reads “snow storage and removal”

j. please add the following “determine the adequacy of the lighting, landscape planting (including adequate buffers along Subdistrict boundaries including the removal of known invasive and competitive plant species) 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;

8. Please add a bullet:

“pedestrian access via a trail head to Lone Tree Hill, Belmont Conservation Land, to allow residents to access easily the existing trail system on Lone Tree Hill.

9. 6H8.2

8 please add the following Detailed plans for landscaping and landscape buffers;

The Committee would like to know how the Design and Site Plan Review conditions would be enforced and monitored with what regularity. If for example there is a problem with the landscape buffer, quick action may be required. To whom would reports of problems be reported and what is the prescribed path to remedy?

Additional questions/items

Additional questions/items we discussed that are not fully in the purview of the Land Management Committee but we would like to see addressed:

1. 6H.8.4

b) Local Preference

At a prior Planning Board, the suggestion was made that the Planning Board shall require that Belmont residents and employees of the Town of Belmont be given preference however the employee part seems to have been dropped.

2. At a prior Planning Board, Thayer stated that the maximum number of each of the studio, one-, two- and three-bedroom units be specified, just as it was for the Bradford. How will this be incorporated? In the zoning or a requirement of the Design and Site Plan Approval?
3. Throughout – the words “rental” and “leased” are used interchangeably but that’s not likely the intention.

Ellen will send the letter to Jeffrey Wheeler for the Planning Board by the deadline, March 11<sup>th</sup>.

Meeting adjourned at 7: 12 PM  
Respectfully submitted,  
Ellen O’Brien Cushman, Chair