



BELMONT HILL SCHOOL

Design and Site Plan Review

*Belmont Planning Board
September 13, 2022*

Belmont Hill School Snapshot

- Founded in 1923, Belmont Hill School educates boys in mind, body, and spirit to develop men of good character;
- Approximately 464 boys in grades 7 -12 representing 84 communities;
- 27 students in 5-day boarding program;
- Faculty and Staff of approximately 153;
- 31% of students self-identify as people of color;
- 26% of students receive \$6M in need-based financial aid;
- 45 students from the Town of Belmont with approximately 18% of these students receiving financial aid; and
- Celebrating our Centennial in the fall of 2023



History of Campus Planning and East Campus



100
1923-2023
3

Parking Needs

Existing Parking Deficit

- Short 29 spaces to accommodate all faculty/staff and students with parking stickers at same time
- Can't accommodate campus visitors including parents during school day

Current Transportation Demand Plan

- Eight bus lines with 33 community stops
- Encourage Public Transportation from Route 2
- Ride sharing programs for students and faculty/staff
- Require cars to have parking stickers
- Lease 50 spaces for student parking across Route 2
- Police Details for athletic events and larger academic events
- Graduation – park on athletic field

Project Design Input

Town Staff and Board Input

- Members of the Select Board, Town Administrator, Town Engineer, Planning staff, Conservation Commission, Fire Chief, Police Chief, and Health Director

Neighbor Meetings

- December 1, 2021 - Hybrid meeting with BHS project team. Attended by approximately 100 neighbors, the Director of Community Development, 2 Town Meeting members and a member of the Warrant Committee
- January 6, 2022 – Spring 2022. Rutledge Road/Prospect St Neighbors met with Head of School, Greg Schneider, and continued their conversation throughout the Spring of 2022
- May 25, 2022 - BHS project team met with 6 Rutledge Road/Prospect St neighbors to review changes
- May 27, 2022 - BHS project team met with 3 Marsh Street area neighbors to review changes

Regulatory Compliance

- Belmont Hill School is located in the Single Residence A District (SR-A)
- Educational uses as provided in MGL Chapter 40A §3 are allowed by right in the SR-A District as specified in the Town of Belmont Zoning By-law
- Generally, lands and structures used for educational purposes may be subject to reasonable regulations concerning bulk and height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements

Project Design meets

- § 4.2 Schedule of Dimensional Requirements
- § 5.1 Off Street Parking and Loading (Existing Egress Locations are not separated by 150', waiver requested)
- § 5.2 Signs
- § 5.3 Landscaping
- § 5.4 Environmental Controls – Noise, Light and Glare, and Hazardous Materials
- Belmont Stormwater Checklist – ongoing peer review
- Traffic Impact Assessment - ongoing peer review
- Wetlands Filing with Conservation Commission

Construction Plan and Community Outreach Plan

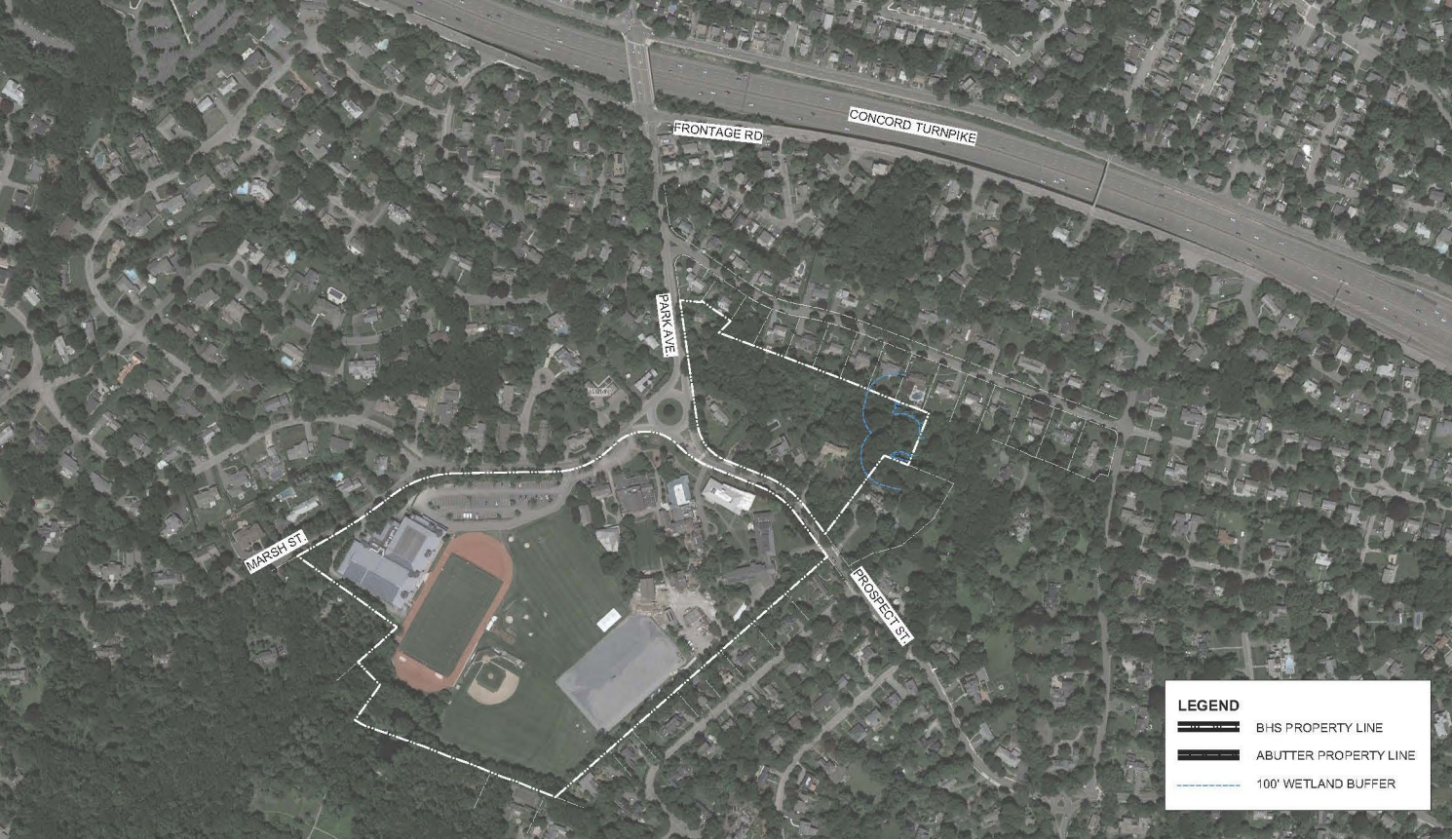
Construction Plan

- Pre-Construction Site Coordination
- Project Access – routes from Route 2 to limit impacts to residential streets
- Worker orientation
- Work hours – M-F 7:00 AM to 3:00 – until 5:00 PM if needed intermittently, Sat – intermittently from 7:00 AM to 5:00 PM and rarely on Sundays (with prior notice to Office of Community Development)
- Adequate on-site parking for workers and staff – no street parking
- Tree Protection
- Rodent Control
- Erosion Control
- Blasting not expected based on test pit data
- Stormwater Management and SWPPP

Community Outreach Plan

- Quarterly updates on website
- Neighbor meetings based on construction schedule

Locus Plan



Existing Conditions



Proposed Conditions



East Campus – Open Fall 2023

- Raze 283 Prospect and regrade area
- Construct 143 space East Campus Parking Lot – pervious pavement to allow recharge
- Gated Access from Park Avenue (drive straight in) and Prospect Street
- Construct path from Parking to Prospect Street
- Extend sidewalk on Prospect Street to Park Street entrance
- Relocate Cross Walk to allow area of refuge
- Install Rapid Rectangular Flashing Beacon at Cross walk



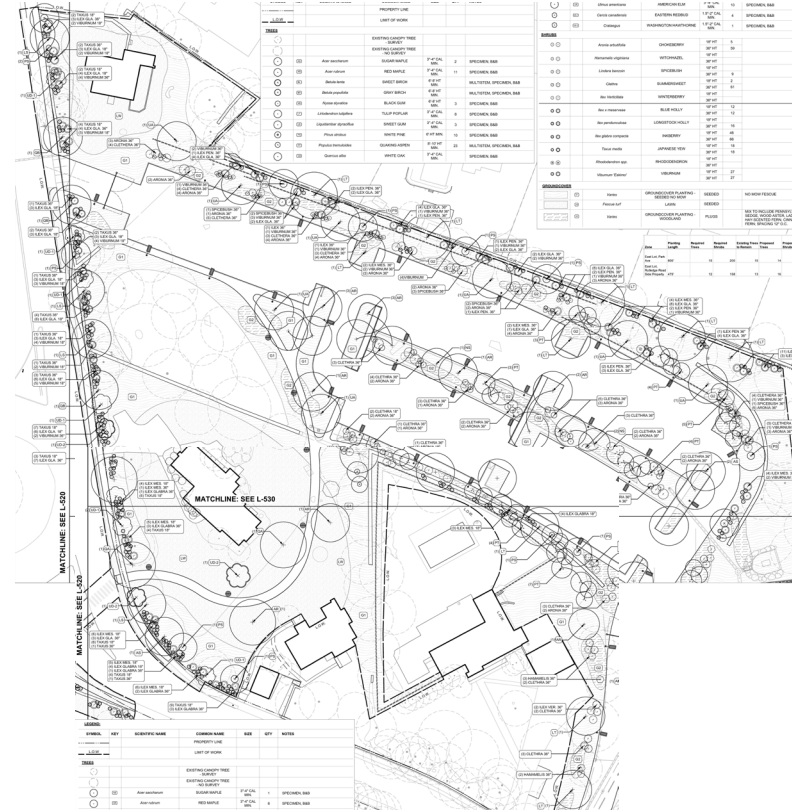
East Campus – Fencing

- 8' Wooden Fence in 3 segments
- Allow Wildlife access
- Reduce Existing Tree removal
- Use existing topography to minimize light from cars to backyards and homes



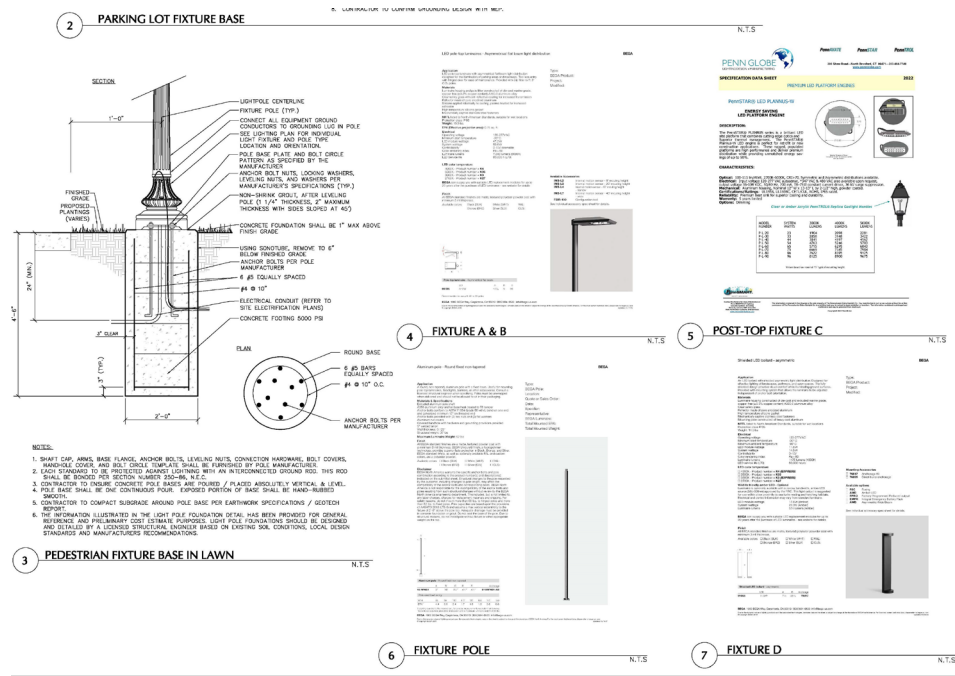
East Campus – Parking Lot Landscaping

- Plant 600 feet along Park Avenue and 475 feet along Rutledge Rd Boundary (both sides of fence)
- Retain as many trees as possible, north and south of entry drive off Park, areas outside LOW along Rutledge Rd
- Plant 30 Trees – 3-4" dbh (Tulip Poplar, White Pine, Quaking Aspen, American Elm)
- Plant 358 Shrubs – 18-36" at street plantings and 36" elsewhere (Chokeberry, Spicebush, Summersweet, Blue and Longstock Holly, Inkberry and Viburnum)
- Understory of woodland planting (ferns, wood aster, Pennsylvania sedge)



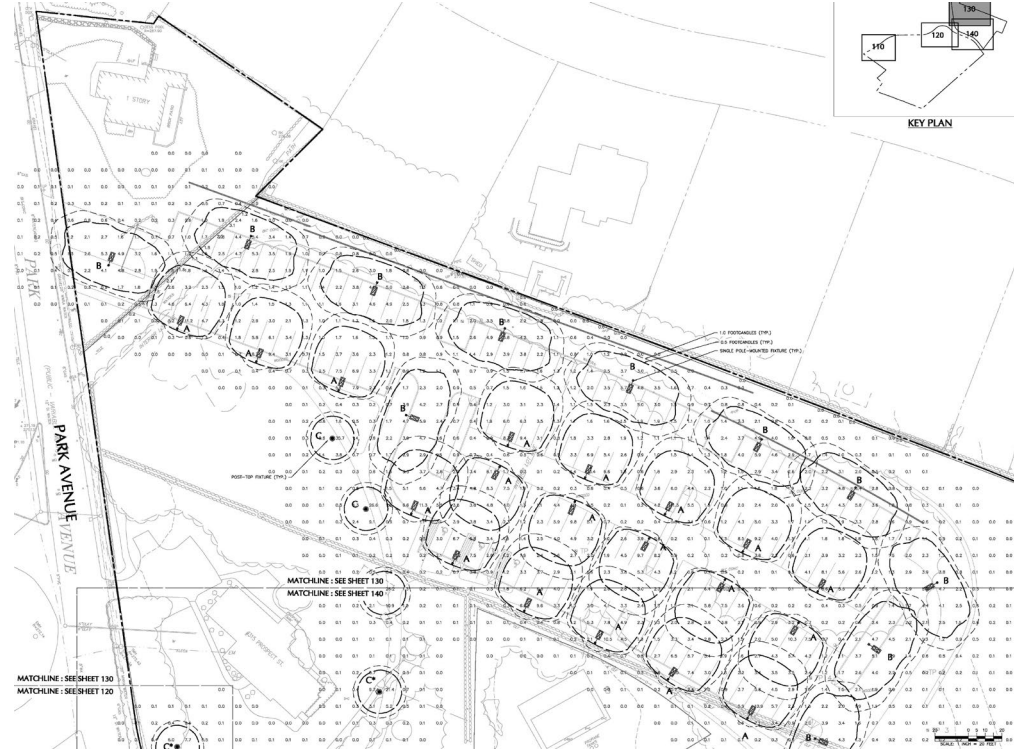
East Campus – Parking Lot Lighting

- Fixtures are full cut off and dark sky friendly
- Parking Lot Lights as on campus - 16' pole with LED light and asymmetrical flat beam (single and double heads) – match existing
- Pedestrian pole mounted fixture is 8' pole with 3' decorative Penn Globe – match existing
- Path lighting provided by 10 pedestrian bollards - match existing

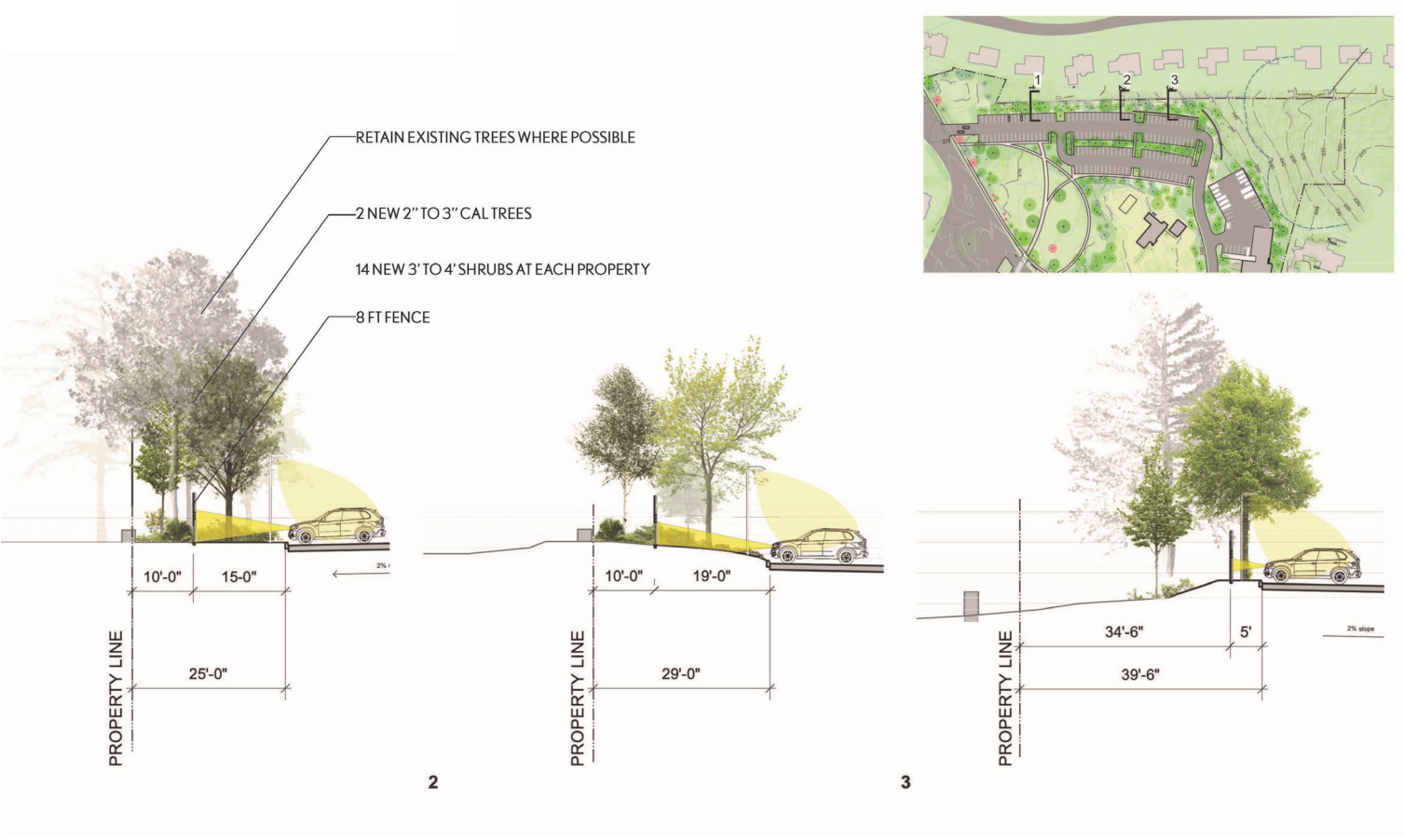


East Campus – Parking Lot Lighting

- 30 single head full cut off fixtures
- LED light and asymmetrical flat beam
- 1.0 and 0.5 foot candles



East Campus – Sections



Zamboni Lot – Open Fall 2023

- Convert 12 gravel parking spaces to 26 space paved lot connected to Main Parking Lot
- Retain existing curb cut for maintenance only at Jordan Athletic Lot; gated
- Add Dedicated Bus Lane for use primarily by visiting teams; gated. Will improve public safety access to Jordan Athletic Center



Zamboni Lot – Fencing

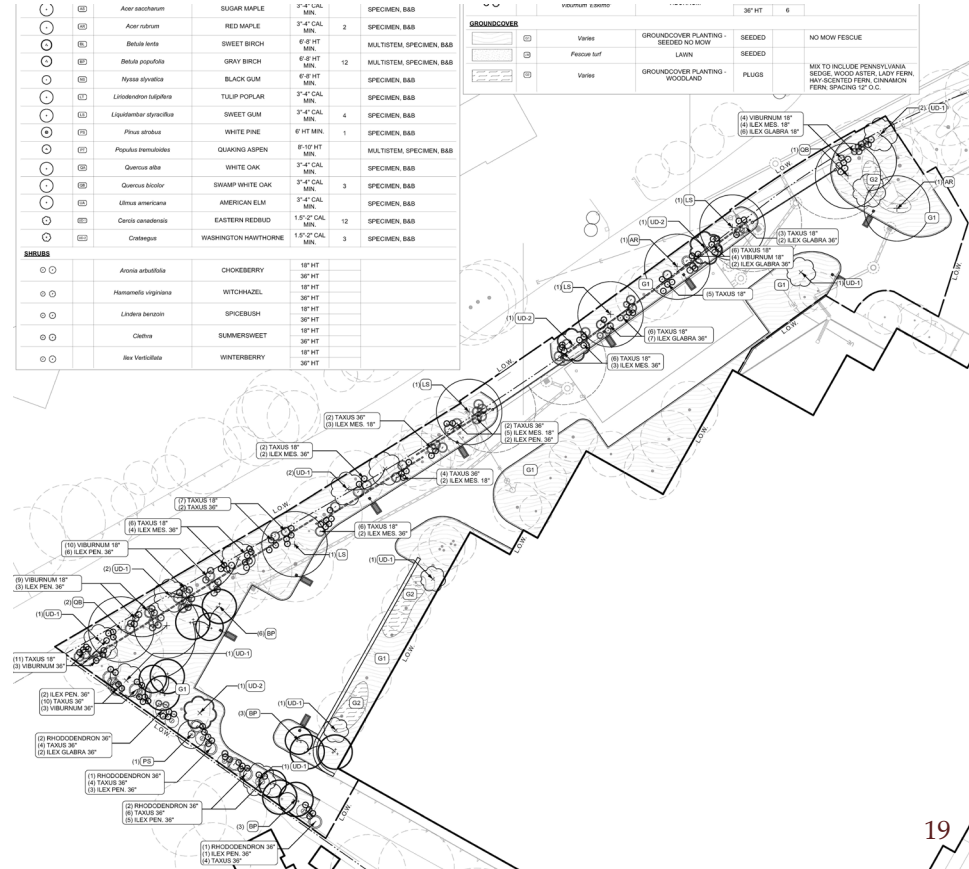


— PROPOSED FENCE LOCATION



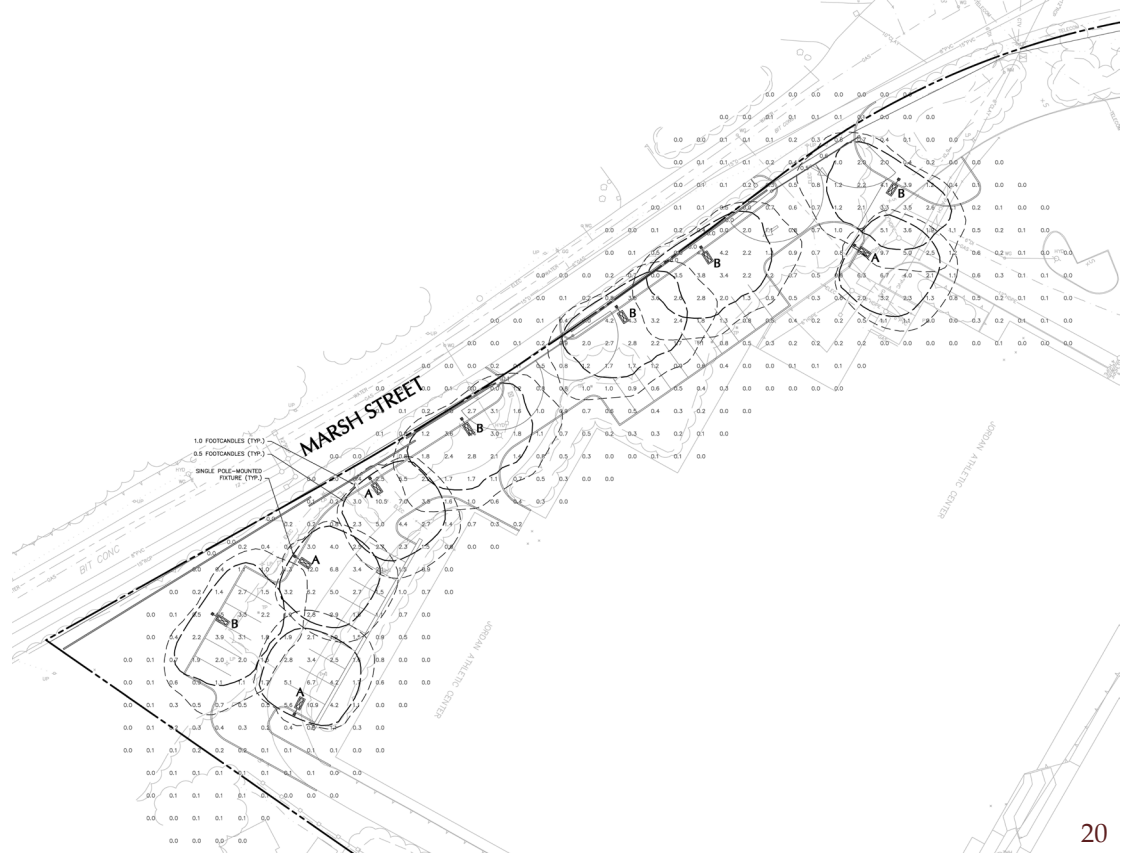
Zamboni Lot – Landscaping

- Plant 450 feet along Marsh Street (both sides of fence) and 150' along West Property Boundary
- Plant 16 Trees – 3-4" dbh (Gray Birch, White Pine, Swamp White Oak, Eastern Redbud and Washington Hawthorne)
- Plant 151 Shrubs – 18-36" at street plantings and 36" elsewhere (Rhododendron, Japanese Yew, Longstock and Blue Holly, Inkberry and Viburnum)
- Understory of no mow groundcover



Zamboni Lot – Lighting

- **Add 9 single head pole mounted fixture – 16', same as existing LED**
- **1.0 foot candles and 0.5 foot candles**

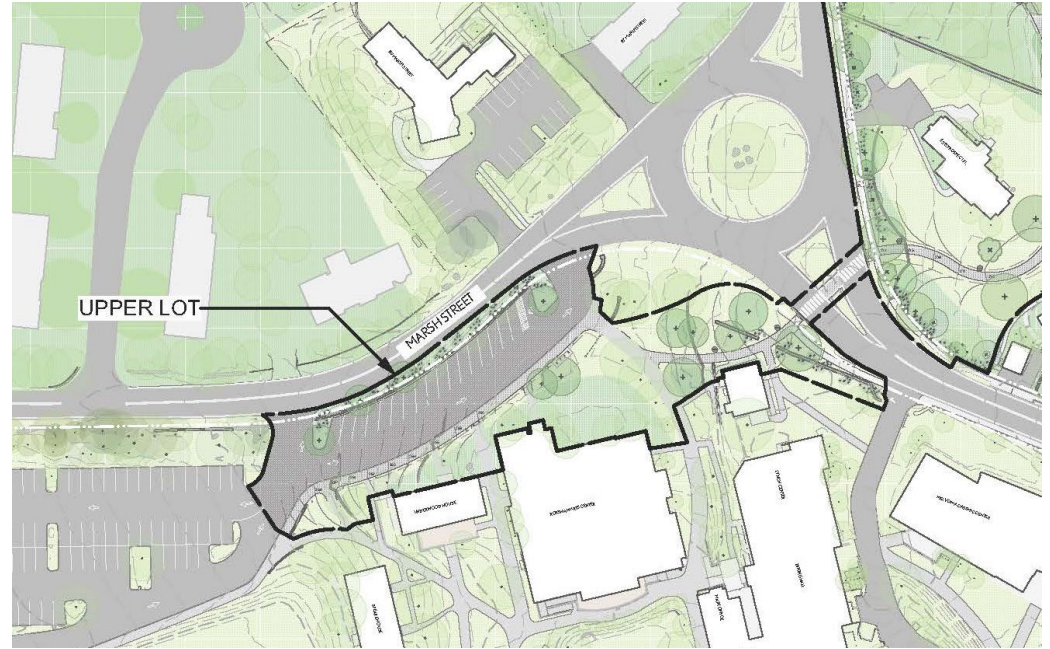


Zamboni Lot – Sections



Upper Lot and Front Yard – Open Late Summer 2023

- Remove 17 existing spaces from south side of the parking lot to create a drop off area
- Add pedestrian pathway leading to/from cross walk
- Retain 18 spaces
- Resurface and restripe the Upper Lot and realign safety bollard
- Enhance landscaping along Marsh Street



Upper Lot and Front Yard – Landscaping

- Plant 250' along Marsh St & 120' along Prospect St
- Retain Existing Healthy Trees
- Plant 6 Trees – 3-4" dbh (White Oak, Swamp White Oak, American Elm)
- Plant 123 Shrubs – 18-36" (Longstock Holly, Inkberry, Japanese Yew and Viburnum)
- Understory of no mow groundcover



Facilities Lot & Building – Open Spring 2028

- 7,000 sf Facilities Building and fenced yard
- Fuel Storage with dispenser and spill apron
- 180 gallon above ground diesel tank with dispenser
- Outdoor storage of small buses, trailers, boats, maintenance vehicles
- Building location based on topography, backs up to the garage of closest home



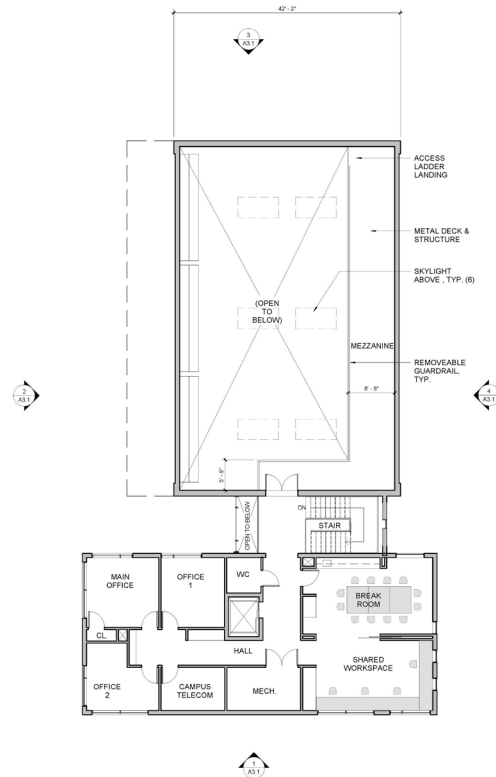
Facilities Building – Elevations

- Constructed into existing knoll
- 27' Ridge Line
- Vertical Wood Tongue and Groove Siding – Natural Wood Color
- Dark Grey Standing Seam Metal Roof
- Drystack look, mortared fieldstone veneer on office wing & gable ends

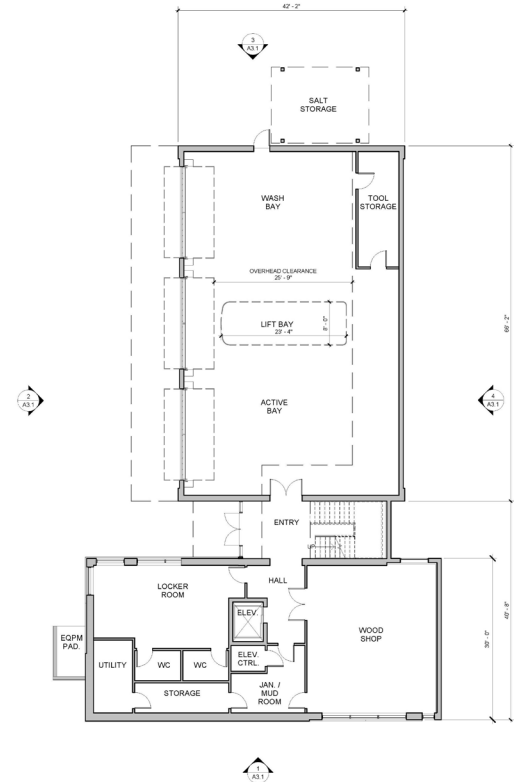


Facilities Building – Floor Plan

- **Upper Level:** Three Offices, Shared Workspace, Campus Telecom and Break Room
- **Ground Floor:** Locker Room, Wood Shop, Janitors Room, 3 Work Bays, Mowers and Hand Tool Storage



② LEVEL 2 PLAN
1/8" = 1'-0"



① LEVEL 1 PLAN
1/8" = 1'-0"

Facilities Lot – Gasoline & Diesel Storage

500 gallon Hoover Fireguard Gasoline Tank with dispenser

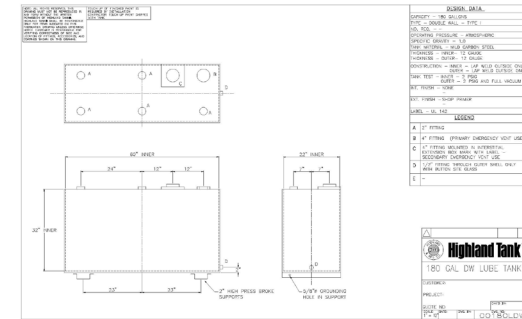
- 6'8" x 4'7" x 3'9" tall
- Double Walled inner tank
- UL 2085 listed
- Two Hour Fire rating using lightweight concrete
- Pressure testable secondary containment
- Vehicle impact protection
- Ballistic protection
- Meets all National Fire Codes



180 Gallon Double Walled Diesel Lube Tank with dispenser

- 5' x 2.6'

Both with tank monitoring, leak detection, overfill alarm and protected by bollards with spill apron

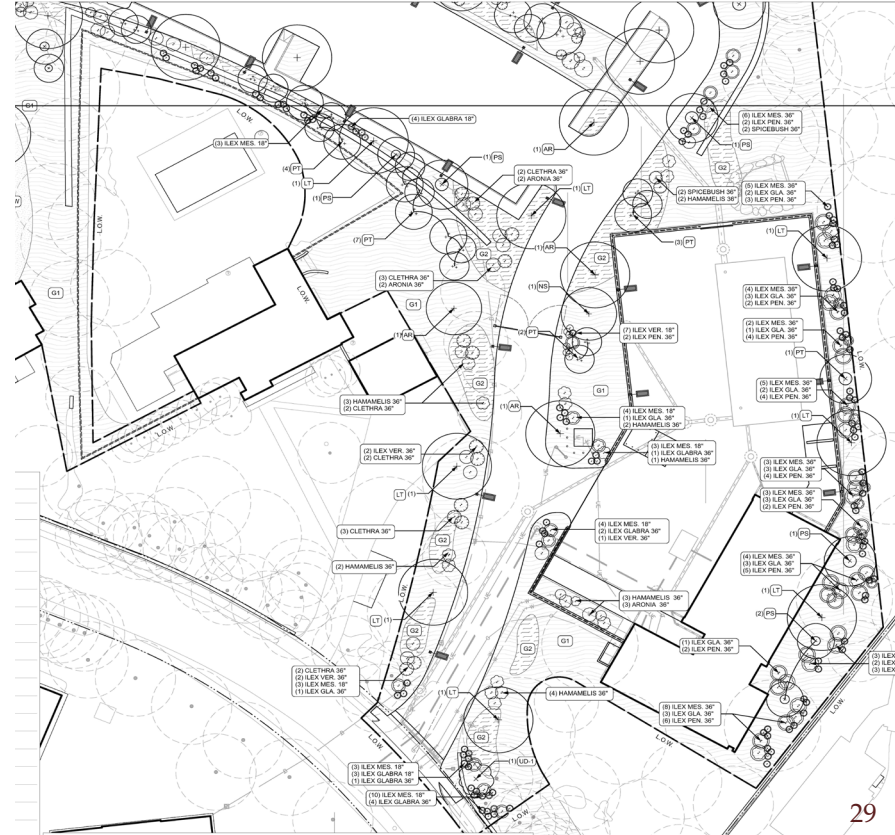


Facilities Lot – Fencing



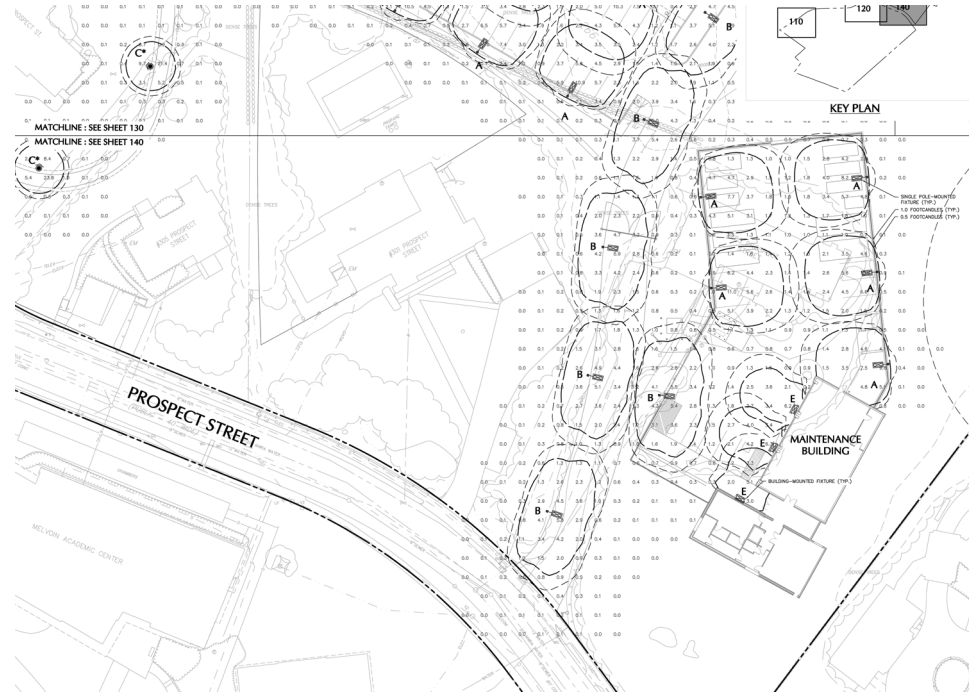
Facilities Building & Lot – Landscaping

- Plant 75' along Prospect St & 285' along Easterly Property Boundary
- Retain healthy trees where possible
- Plant 7 Trees – 3-4" dbh (Tulip Poplar, White Pine, Quaking Aspen)
- Plant 151 Shrubs – 18-36" (Longstock and Blue Holly, and Inkberry)
- Understory of woodland groundcover (Pennsylvania sedge, wood aster, lady fern, hay-scented fern, cinnamon fern)



Facilities Building & Lot – Lighting

- Fixtures are full cut off and dark sky friendly
- Yard Lights and driveway as on campus - 16' pole with LED light and asymmetrical flat beam (single heads) – match existing
- Building Mounted Fixture
- 1.0 foot candles and 0.5 foot candles



Facilities Building & Lot – Noise

- **Compliant with § 5.4. 2 Noise By-Law**
- **Site is designated Noise Zone 1**
- **HVAC has been shielded and meets allowable exterior sound levels for daytime and night time hours**
- **Construction Noise – The proposed schedule is more restrictive then allowed – Work hours – M-F 7:00 AM to 3:00 – until 5:00 PM if needed intermittently, Sat – intermittently from 7:00 AM to 5:00 PM and rarely on Sundays (with prior notice to Office of Community Development)**
- **Operational Noise - Will remove back up beepers from buses where allowed**
- **Will schedule and train workers to limit early morning outdoor noise**
- **Mowers and snow removal equipment will be stored on the main campus during the season and come across Prospect Street for off season storage and maintenance.**

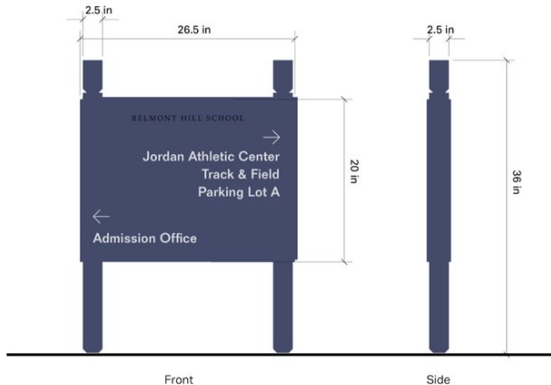
Signage

Lighted Directional Signs – A Series

3 lighted directional signs

- Upper Lot
- Front Yard
- East Campus Lot

LED internal lighting source, single pole type signs 65" tall & 8" square.



Tall Entry Signs – B Series

Four tall entry signs at entrances to campus.

- Marsh Street at dedicated bus lane
 - Marsh Street into Main Lot and Upper Lot
 - Park Avenue and the East Campus Lot
 - Prospect Street and East Campus/Facilities entrance
- Flag type signs, 80" tall and the flag portion is 20" x 15".

Low Entry Signs – C Series

Three low entry signs are proposed:

- Main Lot
- Walking path from East Lot
- Facilities Building entrance

Two poles with a central sign, 36" tall and the center portion is 26"x20".



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THANK YOU