



*Office of the Board of Selectmen
Town of Belmont, Massachusetts*

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Jay Szklut, Planning and Economic Development Manager
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February 6, 2006

CHAIR
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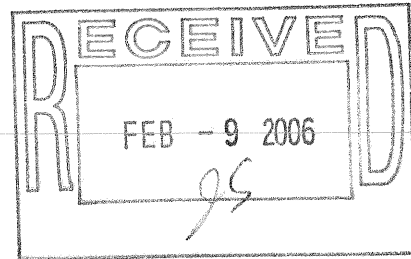
VICE CHAIR
ANGELO R. FIRENZE

WILLIAM N. BROWNSBERGER

TOWN ADMINISTRATOR
THOMAS G. YOUNGER

RE: Belmont Uplands Ch. 40B application

Dear Mr. Szklut



The Board of Selectmen has reviewed the Chapter 40 B application for the Belmont Uplands project and wishes to include the following recommendations to the Zoning Board of Appeals (ZBA) regarding the application.

The preference of the Board of Selectmen for this site has historically been preservation of the land for environmental purposes, followed by commercial development and then, finally, residential development. Though the application that has been filed is for residential development, the Board wishes to inform the ZBA of their comments to the Ch. 40B application.

It has always been a concern of the Board of Selectmen of the size of the project in relation to the property and its environmental concerns. The Board would request that the number of units be decreased from the 299 units proposed to a smaller number to allow the project to more adequately address the site concerns as well as traffic and environmental issues of the property.

Due to the proximity of the site, its proposed development is at the borders of the City of Cambridge and the Town of Arlington. Also, its access and egress points are much nearer to these communities than Belmont. There is a concern from the Board, that this proposed addition to the Belmont community will be isolated from the remainder of the town due to access/egress issues. The Board proposes that the development include a footpath/bicycle path with a bridge/path over the Little River in an environmentally friendly manner. This would allow the residents to have a more direct walking access to Belmont and allow them to be a more vital part of the community. This aspect of the project should be linked to the master plan for the Alewife Reservation.

The Board of Selectmen would also wish to include comments from the "Sustainable Belmont Group" with this letter. They recommend that this project be constructed to "Energy Star" standards based on energy efficiency and environmental concerns. They also recommend

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that the ZBA conduct a peer review of the energy efficiency/sustainable design components of the proposed development.

Increasing the number of affordable units versus market rate units is a concern of the Board of Selectmen. Though this proposal includes 20% affordable units, the Board of Selectmen would request that this be increased to 25%.

All views and concerns from the other Town of Belmont Departments, Boards and Committees should be considered in the overall review of the project.

The Board of Selectmen does reserve the right to add additional comments as this project review goes forth.

Sincerely,



Thomas G. Younger,
Town Administrator