

**Arlington Redevelopment Board
February 4, 2015 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

Approved: February 23, 2015

PRESENT: Chair, Andrew Bunnell, Mike Cayer, Bruce Fitzsimmons, Andy West

ABSENT:

STAFF: Carol Kowalski, Laura Wiener, Ted Fields, Joey Glushko

The Chairman opened the meeting at 7:10pm and opened the continued hearing on the Draft Master Plan. Mr. Bunnell invited Charlie Kalauskas, Chair of the Master Plan Advisory Committee, to address the Board. Mr. Kalauskas stated that a quorum has been met for the MPAC, so their presence is an official meeting of the MPAC as well.

Mr. Kalauskas presented each recommendation that was drafted in response to comments at the hearing on January 12, 2015 and written comments received through January 20, 2015.

Mr. Kalauskas asked if any other members of the Master Plan Advisory Committee had anything else to add to the recommendations, and they did not.

Mr. Fitzsimmons thanked the co-chairs and Committee for their in depth recommendations on the draft. Mr. Fitzsimmons asked with respect to the recommendations that Mr. Kalauskas just went through, what the next step is.

Mr. Kalauskas stated that if the Board accepts the recommendations they would then be added to the document, posted on the Town's website, and presented at Town Meeting as well.

Mr. Fitzsimmons asked about how typos would be handled. Ms. Kowalski stated that Ann LeRoyer, a professional editor on the MPAC, has already started to go through the document and redline the typos and inconsistency issues.

Mr. Fitzsimmons went through more substantial questions that he had after reading the draft. He stated that on page 10 and 94 there is a suggestion that the Zoning Bylaw be amended to allow multiple units in historic houses. He said he was leery of introducing the 'in-law apartment' concept to the document. Mr. Fitzsimmons said he wondered if the Board should clarify that this refers to properties that are already zoned for more than one unit versus historic houses that are in an R1 district.

Ms. Kowalski said the wording is a technique that some communities have used in order to allow flexibility for historic buildings. It provides a little more latitude for use if it means the building is going to be preserved.

Mr. Cayer added that he agreed with Mr. Fitzsimmons' concern, since the statement is very specific to allow multiple units in the homes. Mr. Cayer asked if the statement could be more broad to say 'alternative uses' instead of 'multiple units'.

The Committee and Board discussed if there were any buildings that were currently historic and on the demolition list. Ms. Kowalski stated there were not any historic houses currently on the demolition delay list that she was aware of. Ms. Kowalski summarized the demolition delay process for the Committee and the Board, and the time frames that Arlington requires before historic houses can be demolished.

The MPAC agreed that the statement should be changed to 'alternative uses'.

Mr. Fitzsimmons said his next question was from page 17, and whether the chart on that page supports the text that is above it. Mr. Fitzsimmons stated that if there was a clarification on what Table

2.4 is illustrating, the section would be easier to understand.

Mr. Fitzsimmons stated that on page 18, paragraph 3, the statement regarding the income gap needs to be changed from 'decreasing' to 'increasing'. Mr. Kalauskas stated that he had that edit as well.

Mr. Fitzsimmons stated that on page 77 the term 'sandwich board sign' is mentioned. He stated the Board has struggled with the issue of sandwich board signs in the past. The Board can see that the signs are helpful to bring in customers from the street, but they lead to regulatory problems such as getting people to make sure there is enough passing distance between the sidewalk space and the sign. Also, they have had issues with owners not putting the signs away at the end of each business day. Mr. West and Mr. Cayer agreed that the term should be taken out.

Mr. Fitzsimmons stated that on page 101, paragraph 1, it would be best to say 'can be allowed only by permit issued by the Conservation Commission' instead of saying an item 'has to be permitted'.

Mr. Fitzsimmons stated that on page 105 there is a small inconsistency in the column that talks about state owned open space. There are varying dates listed, and therefore the wording needs to be adjusted to reflect that two items did not occur in the same year.

Mr. Fitzsimmons said the last few items he wanted to discuss related to certified local government for the Historical District Commission. Mr. Fitzsimmons stated that he would like more information on the matter. Lastly, Mr. Fitzsimmons said that with respect to transfer of development rights, this item would be something that needs further study. Mr. Kalauskas agreed.

Mr. Cayer said that he would change recommendation 14 to be less specific.

Mr. Cayer asked if in the recommendations and implementation steps, in the non-native plant section, if this was only in regards to Town owned property. Ms. Kowalski replied there was also an item about studying regulation of trees on private property.

Mr. Cayer mentioned that if this issue were to be expanded out to include everybody, it might want to be a study. Mr. Cayer added that he thought that the item of studying mature trees, and studying the methods of regulating them would be controversial. He stated that if it was worded to look more like a study that could help.

Mr. Cayer agreed with Mr. Fitzsimmons on the TDR issue, and that studying each of those is the right thing to do.

Mr. West said that he agreed with the TDR item as well, and asked where it would end up in the draft since it will be moved. Mr. Bunnell clarified that it wouldn't be moved, but it would be edited to be less of a directive and more an idea that we would be studying.

Mr. West asked for a further explanation of recommendation 12. Ms. Kowalski replied that there were public comments asking to hear what problems arise from having so many uses allowed only by special permit. Ms. Kowalski explained that staff would provide examples in the summary for Town Meeting. It would not yield new recommendations or implementation steps; it would help to amplify what the issues and problems are.

Ms. Kowalski continued to say that when she started drafting this for the summary and looked at the map between Route 16 and Windsor Street, there are 7 or 8 zoning districts in 2 blocks. A similar occurrence happens between Mass. Ave. and the Bike Path, where there are 6 zoning districts in a half mile stretch. Ms. Kowalski stated that the Board could take these examples and add them to the Land Use section if that would help.

Mr. Bunnell said he agreed with the Board on the CLG and TDR items and with Mr. Cayer on the Open Space on Pond Lane recommendation. It is a little too specific, and it should be a

recommendation for all Town owned open space, or it should just be removed.

Mr. Bunnell said he had a question about the balance of mixed use and what kind of ratio would be used. Mr. Kalauskas said there was not an exact ratio, and Ms. Kowalski added that the main idea is to have a robust business use in mixed use buildings.

Mr. Bunnell said that there were a lot of suggestions for trees on public ways and how those should be cut down. Ms. Kowalski said there wasn't a recommendation put in for that item, but it could be pursued within other sections of the Master Plan.

Ms. Kowalski pointed out the lack of guidance in the Zoning Bylaw in regards to mixed use. Mr. West said that this issue is of great importance to the Master Plan. A statement could be added to page 29 that makes reference to 'other combinations of live/work residential and commercial uses'.

Mr. West asked where the Arlington Sustainability Action Plan was within the draft. Ms. Kowalski stated it was on page 106. Mr. West said it is important that the benefits of mixed use are coming from a sustainability point of view too.

Ms. Kowalski reviewed for the MPAC and ARB the changes that were suggested to be made to the recommendations.

Sherri Barron moved the revised recommendations. Ann LeRoy seconded. All voted in favor.

Mr. Fitzsimmons moved that the Arlington Redevelopment Board adopt the Master Plan with the revisions discussed tonight as recommended by the Master Plan Advisory Committee. Mr. West seconded. All voted in favor.

Mr. Bunnell moved to the next item on the agenda, the Warrant Article Discussion.

Ms. Kowalski stated that the committee has discussed the value of bringing the Master Plan to Town Meeting. Ms. Kowalski stated that Town Meeting members are not being asked to adopt the plan since the plan is already adopted. The Board would be asking them to embrace the Master Plan and be prepared to engage in the agenda the Master Plan sets forth.

The MPAC and the ARB discussed the options of providing a report versus having a warrant article at Town Meeting, and whether discussions would be allowed to occur with each option. Both the Committee and Board discussed the best language to use in the warrant article if one was to be presented at Town Meeting.

Mr. Cayer said he would add in the statement 'adopted by the Arlington Redevelopment Board' into the text of the proposed warrant article.

Mr. West asked for clarification on what the warrant article is asking Town Meeting to do. Mr. Fitzsimmons said the warrant article is to ask for their support of the Master Plan.

Mr. Fitzsimmons reiterated he would like to keep the statement broad for the warrant article.

Mr. Cayer moved that the Redevelopment Board requests the insertion of the following warrant article titled "Master Plan" into the warrant: "To see if the Town will accept, receive, or resolve to endorse the Master Plan adopted by the Arlington Redevelopment Board, or take any action related thereto". Mr. Fitzsimmons seconded. All voted in favor.

Mr. Bunnell moved to the agenda item of reviewing the meeting minutes from the January 5, 2015 meeting.

Mr. Cayer moved to accept the minutes as amended from the January 5, 2015 Redevelopment Board meeting. Mr. West seconded. All voted in favor.

Ms. Kowalski mentioned that Mr. West reviewed the comments of the Master Plan Public Hearing, and also listened to the recording of the Master Plan Public Hearing that he was unable to attend in person last month.

The Board discussed their upcoming meeting schedule.

Mr. Fitzsimmons moved to adjourn. Mr. West seconded. All voted in favor.