

Arlington Redevelopment Board
October 19, 2015 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm

Approved: December 7, 2015

This meeting was recorded by ACMi.

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

ABSENT: Mike Cayer

STAFF: Laura Wiener

Documents Used:

Memo from Ted Fields dated October 14, 2015

Memo from Laura Wiener dated October 14, 2015

Paperwork provided by Dorothy Held regarding All Day Dogs

The Chairman opened the meeting at 7:00pm and stated that ACMi was recording the meeting. The Chairman turned to the agenda item of the appointment to a member of the Housing Plan Advisory Committee. Ms. Wiener said that John Griffin has agreed to serve on this committee. Ms. Wiener mentioned that the committee begins meeting on October 22, 2015 and MAPC has been hired to do a housing plan with grant money. Mr. Fitzsimmons move to appoint John Griffin to the Housing Plan Advisory Committee. Mr. West seconded.

Mr. Bunnell moved to the agenda item of the proposed zoning amendment by a resident. Dorothy Held of 184 Jason Street introduced herself to the Board, along with Christelle Salame and Laura Notman, of Longfellow Road, who is their industrial architect. Ms. Held said they are looking to repurpose a property for dog daycare at 10 Sunnyside Ave. Ms. Held summarized how her business with Ms. Salame came into existence and that dog daycare has a growing demand in Arlington. There are approximately 7,300 dogs in the community based off of Arlington's data. At All Day Dogs, they want to provide a quality experience with high staff to dog ratios and a wide range of drop off and pick up times to accommodate the community. The current zoning at 10 Sunnyside Ave limits outdoor space and boarding. All Day Dogs are looking to control the environment where the dogs are interacting with the surrounding community. When the boarding starts at 8:30pm, All Day Dogs will keep in mind the noise ordinances for evenings and noisy dogs will not be invited back. The business plan employs about 14 people each week, and they want to keep this business as a local option for the town. Landscaping will keep the location attractive and will help with noise control.

Ted Fields, Economic Development Planner, spoke on the issue of zoning and how it doesn't allow all day care of dogs. Mr. Fields referenced the memo in the Board's packet. He suggested amending the language under 6.1.1 instead of adding a new use. Ms. Wiener added this would be in business and industrial use districts only by special permit.

Mr. Fitzsimmons asked Mr. Fields if this would only be in B4. Mr. Fields said it would be B2 through B5, but with special permit control. It would not be allowed in industrial use zones.

Mr. Fitzsimmons said he liked the concept and there is a need for it. Since zoning changes require a two-thirds vote at Town Meeting, Mr. Fitzsimmons said they will get the questions of how divergent this use is from what the Town has now. Ms. Held said she understood and acknowledged it certainly is different than what is allowed now.

Mr. Fitzsimmons asked if there were other sites in town that would be within the zoning requirements where this would be problematic. Mr. Fields said possibly by Dudley Street, but Sunnyside Ave is ideal because there are no residential abutters. Ms. Notman said this service wouldn't be as disruptive to the area and a veterinary facility.

Ms. West asked how other towns address these zoning issues with comparable facilities. Ms. Held summarized some of the comparable facilities in surrounding towns. The ASPCA recommends 75 sqft/dog and 15 dogs per staff person. A location in Coolidge Corner boards about 50 dogs and has no outdoor space so they walk the dogs on the sidewalks. This would be a much more ideal setup than that space in Brookline. Mr.

West recommended having these comparable space details at Town Meeting, and to be prepared to talk about how they will control the barking. Mr. Bunnell recommended comparable statutes as well.

Ms. Held asked what the next steps are in this process. Mr. Fitzsimmons said they should think about how the warrant article to read, and it should be kept broad. Ms. Wiener said there is a public hearing in front of the Board for all warrant articles in 2016 prior to Town Meeting.

Mr. Bunnell moved on to the agenda item of Design Standards adoption. Ms. Wiener said these Design Guidelines had never been approved by the Board when they were finalized over the summer. Mr. Fitzsimmons said he was impressed with the presentation and the matrix concept. He added that it would be a great guideline to have prior to codifying.

Mr. West asked if it was editable. Ms. Wiener confirmed. Mr. West suggested adding “minimize shadow encroachment” to the section on the Minuteman Bikeway. The Board discussed adjusting the language for the parking goals and recommended building heights referenced in the Design Guidelines hand out. Mr. Fitzsimmons moved that the Board adopt the Design Standards for the Town of Arlington as a set of guidelines for development in the commercial quarters, the Minuteman Bikeway, and Mill Brook corridor, as amended. Mr. West seconded. All voted in favor.

Mr. Bunnell turned to the agenda item of bylaw amendments. Ms. Wiener referenced the memo given to the Board. Joey Glushko, Planner for Planning of Community and Development, spoke on the issue of paved areas in the center of lots and what is allowed with curb cuts currently. Mr. Fields mentioned they’ve thought about limiting the width of front facing garage doors as a control. Mr. Fields summarized average FAR’s for single family homes, interwar homes, and postwar homes. Mr. West recommended diagrams to aid in understanding the FARs. Ms. Wiener summarized the parking adjustments that are referenced in the memo.

The Board turned to the item of approving the minutes from September 21, 2015. Mr. Fitzsimmons moved to approve the minutes as amended from September 21, 2015. Mr. West seconded.

The Board and Planning staff acknowledged this would be Mr. Fitzsimmons’ final Redevelopment Board meeting and thanked him for his service to the Arlington Redevelopment Board.

Mr. Fitzsimmons move to recess the meeting to reconvene at Tryst, located at 689 Mass Ave, where no business shall be discussed. Mr. West seconded. All voted in favor.