

Residential Study Group Meeting
September 14, 2016
Meeting Notes

Attendees: Adam Auster, Town Meeting Member, Andrew Bunnell, MPIC and ARB, Michael Byrne, Inspectional Services, Adam Chapdelaine, MPIC and Town Manager, William Copithorne, Real Estate Industry, Wynelle Evans, Town Manager appointee, Walter Fey, ZBA, Steve McKenna, Town Manager appointee, Pasi Miettinen, Town Manager appointee, Jonathan Nyberg, Development and Construction Industry, Elizabeth Pyle, Town Manager appointee, Jennifer Raitt, Planning and Community Development, Janice Weber, Town Meeting Member, Laura Wiener, Planning and Community Development, Rick Vallarelli, Inspectional Services.

Questions:

What do you think success would look like for this group?

- Success= Consensus on Protecting Neighborhoods.
- A compromise recommendation that balances the renewal of the housing stock with the maintenance of neighborhood character.
- An understanding on how to allow a balanced approach to new construction that benefits all home owners.
- Having clear open dialogue.
- Exploration of issues and consequences of proposed changes.
- Constructive and positive approach that would enable every efficiency construction to take place and expand in Arlington.
- Support updated revision of Zoning By Law.
- Encourage mixed use zoning revision to revitalize main public ways.
- A focus on new and old conformity mixed to establish a pleasant looking town.
- Revised zoning regulations for residential construction.
- Decide on a set of recommendations for changes to the Zoning Bylaw to address and control impacts neighborhoods from new construction.

How much and what kind of public dialogue should we have as part of this group's process?

- Public Input? As with the Master Plan.
- Regular "check ins."
- At least three Public meetings toward the end of discussions.
- At least two public meetings before TM to solicit feedback and present recommendations.
- We should have joint meetings with the ARB and public hearings to get ARB on recommendation before they are final.
- At least once a month, as many people who are interested should be involved either by writing in or attending meetings.
- A limited amount of public dialogue should be considered.

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- Neighborhood effects.
- Quality control during construction.
- Committees often work effectively in hashing out differences first and then proposing concepts for public feedback. "Easier to edit that create."
- Need some input especially from those most affected by changes (i.e. homeowners, builders etc.).
- Public dialogue-encourage visitors to all our meetings. Maybe have specific meetings where public input is focused on.

What does the Master Plan say?

1. Review and strengthen Demolitions Delay Bylaw (p.15).
2. Potentially designate Architectural Preservation Districts (p15).
3. Consider changes to setback requirements and floor area ratios to control size and scale of replacement housing (p. 88). Knock downs / mansionization.
4. Adopt flexible zoning regulations to encourage preservation of historic buildings (different standards for dimensional and use requirements. (124).

Other Residential issues highlighted in the Master Plan (or in general).

- Construction impacts*
(Quarrying / ledge removal).
- Review 2016 ATM articles related to this topic (A11-17).
- Graphical and process representations of impacts. (ARB graphics from 2016 ATM).
- Look at properties / neighborhoods and explain to owners.
- Understand unintended consequences and address.

- Discuss principles
- Review ATM 2016 Warrant Articles
- Next meeting, Wednesday, September 28, 2016 @ 8:45am.
- Somerville Zoning Bylaw.

As a resolution to 2016 Annual Town Meeting, the Residential Study Group is being convened to revisions to the Arlington Zoning Bylaw that address concern for neighbor impacts of new residential construction in established neighborhoods, and in compliance with MGL C40A and relevant case law. Group will operate in alignment with broader zoning recodification effort.