

**Arlington Redevelopment Board**  
**November 7, 2016 Minutes**  
**Central School, Main Room – 7:30pm**

This meeting was recorded by ACMi.

**PRESENT:** Andrew Bunnell (Chair), Kin Lau, Mike Cayer, Andrew West, David Watson

**STAFF:** Jennifer Raitt, Laura Wiener

**GUESTS:** Valerio Romano, VGR Law Firm; Mary Winstanley, O'Connor, Krattenmaker O'Connor & Ingber P.C.; Pam Hallet, Housing Corporation of Arlington; Clifford Boehmer, Davis Square Architects; Paul Warkentin, Davis Square Architects; Wayne Duprey, Bistro Duet

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**Correspondence:**

The Chairman opened the meeting at 7:30pm and turned to the first agenda item Continuation of Public Hearing for EDR Special Permit Docket #3511, 11 Water Street, Massachusetts Patient Foundation, Inc. to allow Use 7.10 – Medical Marijuana Treatment Center, permitted as such by the Arlington Board of Health. Valerio Romano, Attorney for Massachusetts Patient Foundation spoke on behalf of the applicant. Mr. Romano stated that in compliance with the conditions set forth at the meeting on August 22, 2016 a Security Policies and Procedures, Inventory Policies and Procedures, and Staffing Plan and Scheduled Business Hours have been submitted to the Board and asked the Board for questions. David Watson expressed concern about the buffer zone. Mr. Bunnell opened the floor for public comment.

Karen Thomas Alyea of 157 Newport St. opposed the use at this location and in general. Chris Loreti of 56 Adams St. expressed concern regarding the buffer zone. Mr. Bunnell closed public comment.

Mr. Cayer motioned to approve to allow Use 7.10-Medical Marijuana Treatment Center with the General and Special Conditions per the August 22, 2016 staff EDR Report. Mr. West seconded. All voted in favor. (5-0)

Mr. Bunnell moved to the second item on the agenda Public Hearing EDR Special Permit for Docket #3520, 117 Broadway, Housing Corporation of Arlington (HCA), to allow Mixed-Use containing commercial and residential uses in the B4 Vehicular Oriented Business District, under Section 7.13 of the Table of Use Regulations. Mary Winstanley O'Connor, Attorney for HCA, provided a brief overview of the proposed mixed-use project and stated that the development would consist of fourteen (14) residential units and retail space. Pam Hallet, Executive Director, HCA introduced Clifford Boehmer and Paul Warkentin as architects from Davis Square Architects for the project. Mr. Boehmer and Mr. Warkentin provided a brief summary of the design plans. Mr. Lau expressed concerns about parking-he felt more was needed. He further suggested that HCA should add a buffer to deter lights from shining into the abutting ball field. Mr. Bunnell felt there was a lack in detail regarding Transportation Demand Management. Mr. Watson inquired about bike parking for tenants, customers and visitors and further suggested indoor bike storage for tenants. Mr. Bunnell opened public comment.

Chris Loreti of 56 Adams St. expressed concern about whether or not the building complied with zoning.

Mr. Bunnell closed public comment and asked that any further public comment be submitted in writing.

Mr. Cayer motioned to continue the Public Hearing EDR Special Permit for Docket #3520, 117 Broadway, to November 21, 2016. Mr. Lau seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the agenda Public Hearing EDR Special Permit for Docket #3519, 19R Park Avenue, Housing Corporation of Arlington (HCA), to allow new construction of a residential property in the R-7 Apartment District--High Density Zone. Mary Winstanley O'Connor, Attorney for HCA, provided a brief summary of the project. She explained that the project consisted of two buildings, one a twenty-eight (28) unit four-story

building and another six-unit three-story walkup. She explained that a community meeting was held and concerns of building design and traffic impacts were discussed. Clifford Boehmer and Paul Warkentin, architects for the project, reviewed design plans and addressed building height, design, and bikeway access. Mr. Watson suggested a more secure option for bike storage. Mr. Bunnell recommended that TAC review the BSC Traffic Impact Study. Mr. Cayer, Mr. West, and Mr. Lau suggested design revisions. Mr. Bunnell opened the floor to public comment.

John Leonard, Town Meeting Member, Precinct 17, expressed concern about traffic impacts. Chris Morrison, 118 Lowell Street inquired about Lowell St. grading and retaining wall placement. Jan Biglach of 11 Reservoir Rd. expressed concern about traffic impacts and asked to be kept informed about site environmental cleanup. Gary Kalajian of 24 Nourse Street expressed concern about traffic, project design and impact on schools. Chris Loreti of 56 Adams Street expressed concern about zoning compliance. Mira Whiting of 23 Lowell St. Place asked if shadow plans were available. Tami Kalajian 24 Nourse Street asked if the Conservation Commission was aware of the project. Neal Mongold of 12 Brattle Place supported the project. Ethan DeFrees of 22 Nourse Street expressed concerns about parking. Chris Rowell of 88 Westminster Ave. expressed concern about parking. Peter Bancroft of Lowell Street Place expressed concern about building height. Roger Preston of 44 Westminster Ave. expressed concern about traffic and parking. Mr. Bunnell closed public comment and asked that any further comment be submitted in writing to the Department of Planning and Community Development.

Mr. Cayer motioned to continue the Public Hearing EDR Special Permit for Docket #3519, 19R Park Avenue to November 21, 2016. Mr. Lau seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the agenda Public Hearing to re-open EDR Special Permit Docket #3161, 190 Massachusetts Avenue, Wayne A. Duprey and Cyrille Couet (Bistro Duet), to construct and display signage. The re-opening of the Special Permit is to allow the Board to review and approve signage, under Section 7.09 and Section 7.073a, Signs. Wayne Duprey, Co-Owner of Bistro Duet sought approval from the board to add window lettering decals and replace the existing signage at the location formally known as Flora. Mr. Lau asked that the owner repair the brick behind the current sign as it will now be exposed.

Mr. Lau motioned to approve EDR Special Permit Docket #3161, 190 Massachusetts Avenue signage as presented. Mr. West seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the agenda, Review of Bike Repair station signage along the Minuteman Bikeway. Ms. Raitt asked the Board to review and approve Whole Food Market's company branding for the signage located along the bikeway.

Mr. Cayer voted to endorse the Whole Foods Market logo and liability language as presented. Mr. Lau seconded. All voted in favor. (5-0).

The remaining agenda items were postponed to November 21, 2016.

Mr. Cayer moved to adjourn the meeting. Mr. Lau seconded. All voted in favor. (5-0)