

TOWN OF ARLINGTON  
 Dimensional and Parking Information  
 for Application to  
 The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 483 Summer St., Arlington, MA Zoning District B2

Owner: Campobasso Properties, LLC Address: 290 Mass Ave, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units: Vacant Uses and their gross square feet: Auto repair 1,148

Proposed Use/Occupancy: No. of Dwelling Units: Mix use-4 stores-1 office 7 residence Uses and their gross square feet: store-2,774 office-782 residences-7,100

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	10,000	10,000	min.
Frontage	100	100	min. 50
Floor Area Ratio	.11	1.36	max. 1.5
Lot Coverage (%) (where applicable)	NA	NA	max. NA
Lot Area per Dwelling Unit (square feet)	NA	1,429	min. 1,450
Front Yard Depth (Ft.)	—	—	min. —
Side Yard Width (Ft.)	—	—	min. —
Side Yard Width (Ft.) right side	—	—	min. —
Side Yard Width (Ft.) left side	—	—	min. —
Rear Yard Depth (Ft.)	NA	41'	min. 18.4'
Height	—	—	min. —
Stories	1	3	stories 3
Feet	20'	38'	feet 40'
Open Space (% of G.F.A.)	—	—	min. —
Landscaped (s.f.)	NA	969	(s.f.) 710
Usable (s.f.)	—	1,420	(s.f.) 1,420
Parking Spaces (No.)	NA	9	min. 11
Parking Area Setbacks (Ft.) (where applicable)	NA	5'	min. 5'
Loading Spaces (No.)	NA	Shared	min. 1
Type of Construction	Fire Protected Wood Frame		
Distance to Nearest Building	—	22'+	min. —

*A. R. Ronayne & Sons LLC*



*28 Grove Street Place  
Arlington, MA 02474  
(781) 648-0627*

**Site Plan**

Please see:

Proposed Site Plan  
Of  
483 & 489 Summer Street  
In  
Arlington, MA

Prepared By: Paul J. Finocchio P.L.S. No.36115  
P.J.F. and Associates  
4 Highland Avenue  
Wakefield, MA 01880  
(781)246-5426

Plan Includes:

Dimensions of Lot  
Proposed Building and Set Backs  
Proposed Drainage  
Dumpster Location  
Landscape Layout

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**Model**

Please see:

Rendering of 483 Summer Street  
Arlington, MA

Prepared By: Domenic Sicari Associates, LTD  
Architecture and Interior Design  
623 Main Street  
Suite 27 Woburn, MA 01801

Rendering Shows:

Building as it will be viewed from the street

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**Existing Conditions**

Please see:

Existing Conditions  
Of  
483 & 489 Summer Street  
In  
Arlington, MA

Prepared By: Paul J. Finocchio P.L.S. No.36115  
P.J.F. and Associates  
4 Highland Avenue  
Wakefield, MA 01880  
(781)246-5426

**Plan Includes:**

- What currently exists on the site

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**Proposed Structure**

Please see:

Proposed 483 Summer Street  
Arlington, MA

Prepared By: A. R. Ronayne & Sons LLC  
28 Grove Street Place  
Arlington, MA 02474

Plan Includes:

- Floor Plans for cellar, first, second and third floors
- Elevations of all sides of the building

*A. R. Ronayne & Sons LLC*



*28 Grove Street Place  
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November 21, 2016

Ms. Jennifer Raitt  
Director  
Arlington Redevelopment Board  
730 Mass. Ave. Annex  
Arlington, MA 02180

**Re: Proposed Landscaping at 483 Summer Street and Proposed Landscape Renovation Work at 489 Summer Street**

Dear Ms. Raitt and Planning Board,

Thank you for your time and consideration. The planting layout for the new building at 483 Summer Street as well as the renovation work to be performed at 489 summer street has been prepared by Dana Przypek, MCLP (Massachusetts Certified Landscape Professional Certification # 1186) and is shown on the site plan.

The plantings are as follows:

At the front of the new building at 483 Summer Street box wood, rhododendron, Echinacea, daylily, phlox and azalea will be planted. These plants were selected for their varying sizes, shapes, and seasonal colors. They are all low growing plants and will be maintained that way. The remaining ground area will receive mulch.

At the rear of the building in the planting beds against the building dwarf rhododendron, Echinacea, daylily, and phlox will be planted. These plants have been selected because they do not require a lot of sunlight and they can be maintained in their respective beds. The remaining ground area will receive mulch.

At the rear of building a grass strip consisting of a north east blend of grasses will be planted and maintained. A Kousa dogwood will be planted at the right hand side of the rear grass strip. This ornamental tree will be a great focal point for the occupants of 483 Summer Street as they come down the one-way driveway.

The landscaping at 489 Summer street is currently being renovated. A new lawn consisting of northeast blend of grasses as well as an irrigation system has been installed. The existing bushes at the front and right side of the building are being removed and replaced with dwarf azalea, Ilex, Euonymus and Alberta spruce. These plants have been selected for their low maintenance and beauty. They will be maintained as to not overgrow the existing windows on the building.

*A. R. Ronayne & Sons LLC*



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We look forward to further discussions with you regarding this project and we can be reached at 781-648-0627 if you have any questions or concerns.

Sincerely yours,

A.R. Ronayne & Sons LLC



1 DOGWOOD

CORNUS KOUIA 'SATOMI'



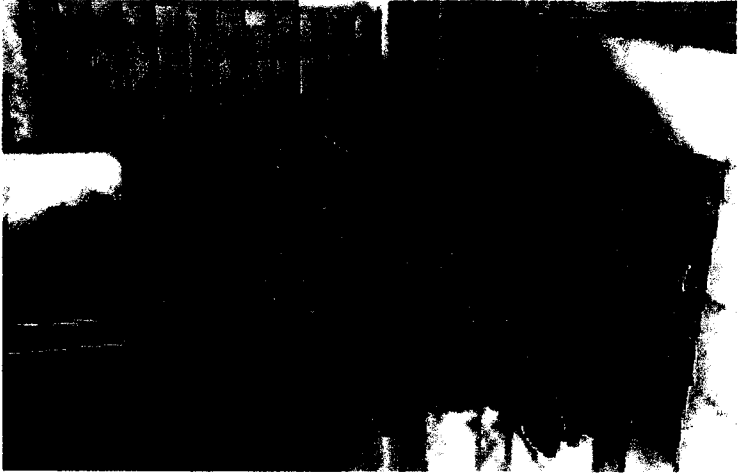
2 BOXWOOD

BURXUS SEMPERVIRENS





? EVONYMUS



DWARF ALBERTA SPRUCE

PICEA GLAUCA CONICA



7 DWARF AZALEA

AZALEA YEDDENSE

PONKANENSE COMPACTA



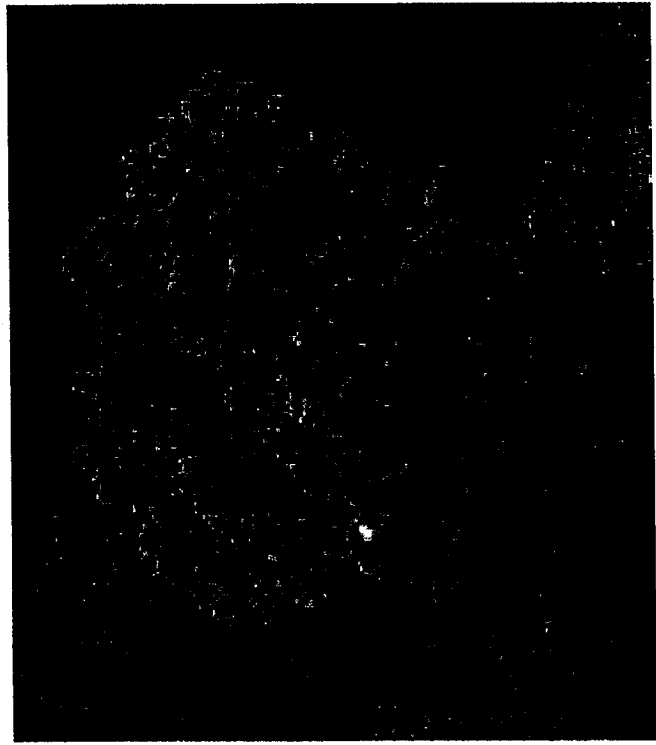
8 ILEX

DWARF (BURFORD HOLLEY)



3 RHODODENDRON

RHODODENDRON GLISA MEZITT



6

AZALEA

AZALEA GIRARDS FUCSA



5

ECHINACEA

ECHINACEA PURPUREA



DAY LILY

HEMEROCALLIS

STELLA  
D'ORO



PHLOX

PHLOX SUBULATA

ASSOCIATED LANDSCAPE CONTRACTORS OF MASSACHUSETTS, INC.

Examining Board of Massachusetts Certified Landscape Professionals



We Attest

**Dana Przypek, MCLP**

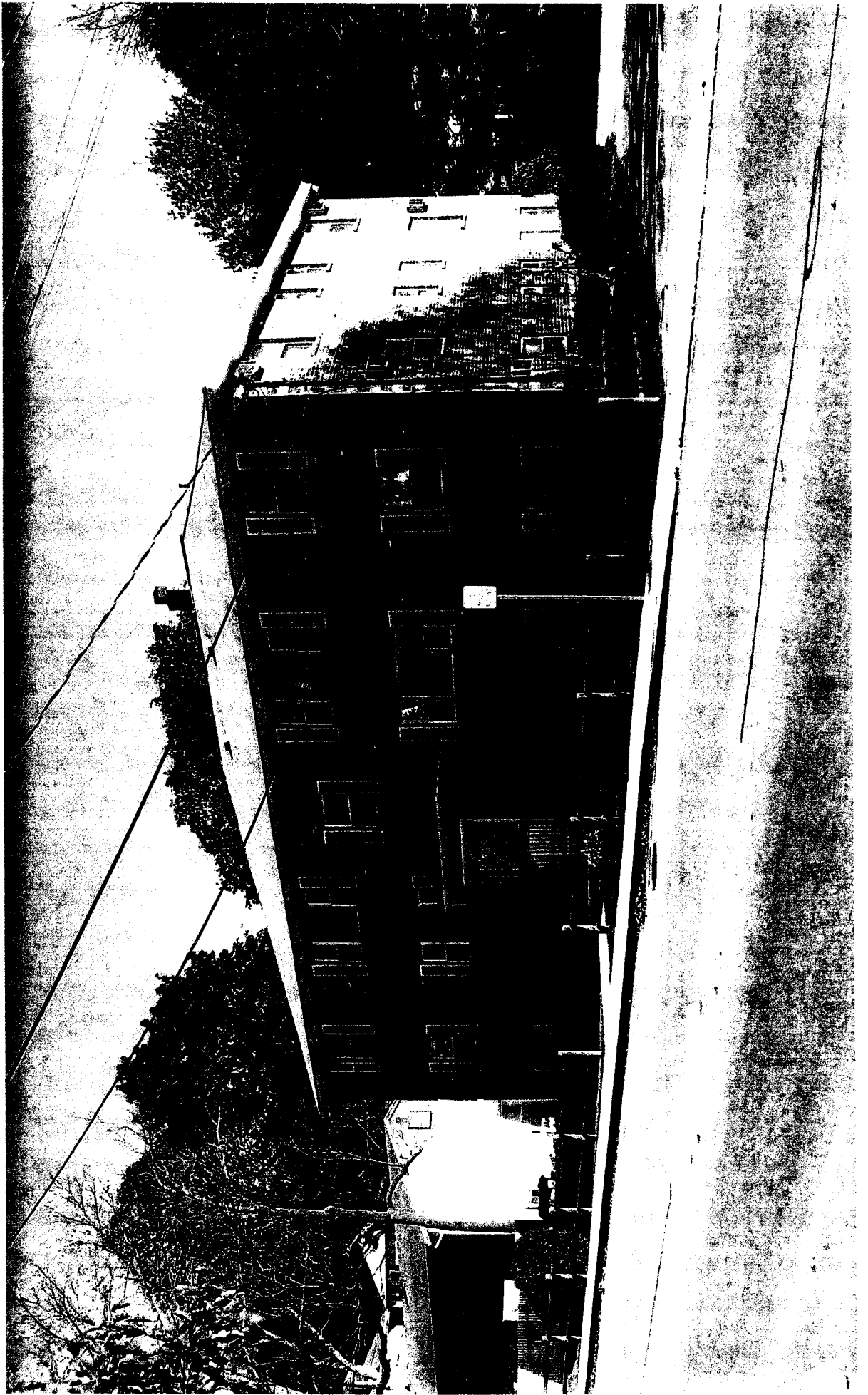
That \_\_\_\_\_  
of Schumacher Landscaping has been duly examined in accordance with the high standards of  
landscape techniques and practices on this 25th day of February, 1998 and found qualified to practice as a

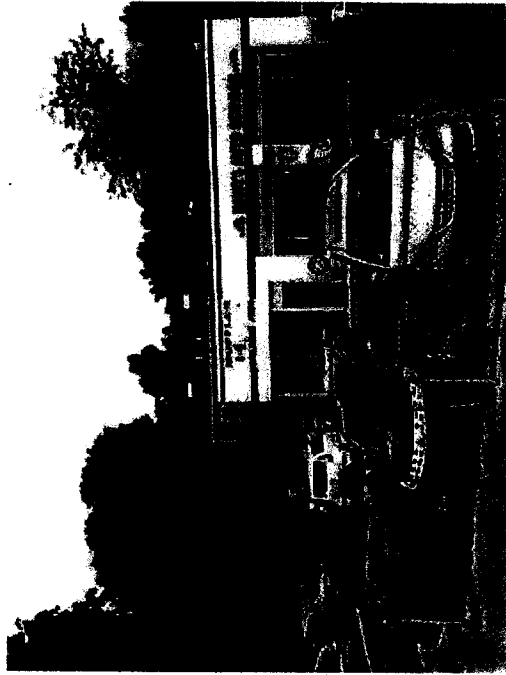
**Massachusetts Certified Landscape Professional**

CERTIFICATION NUMBER #1186

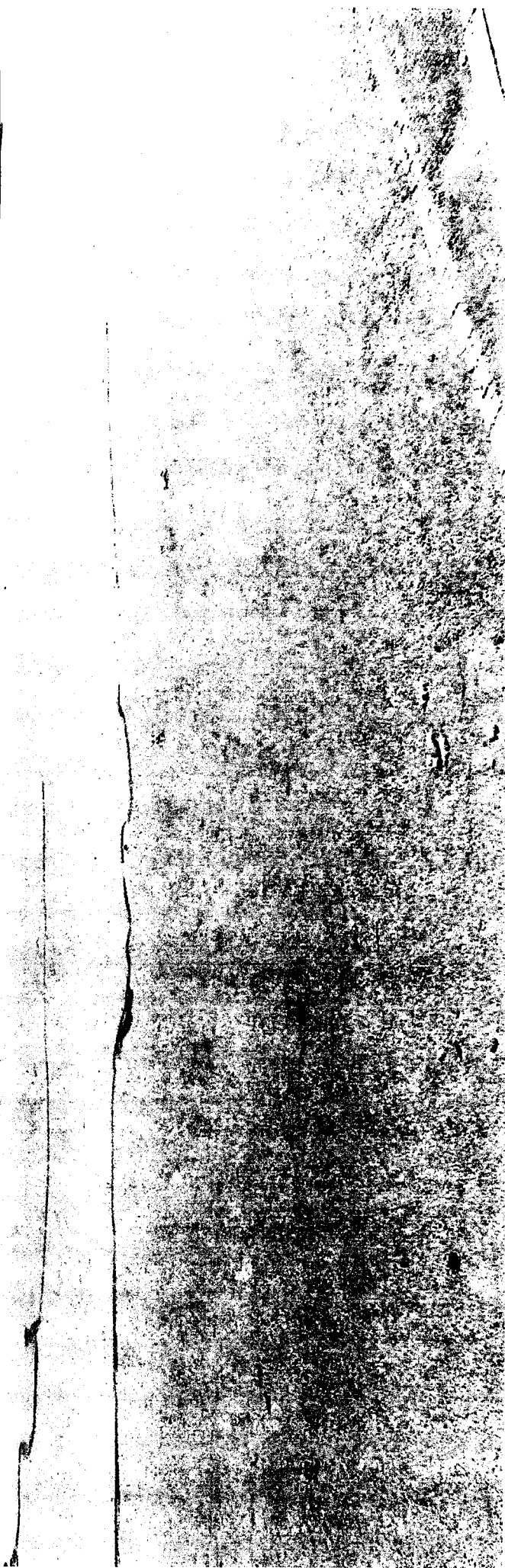
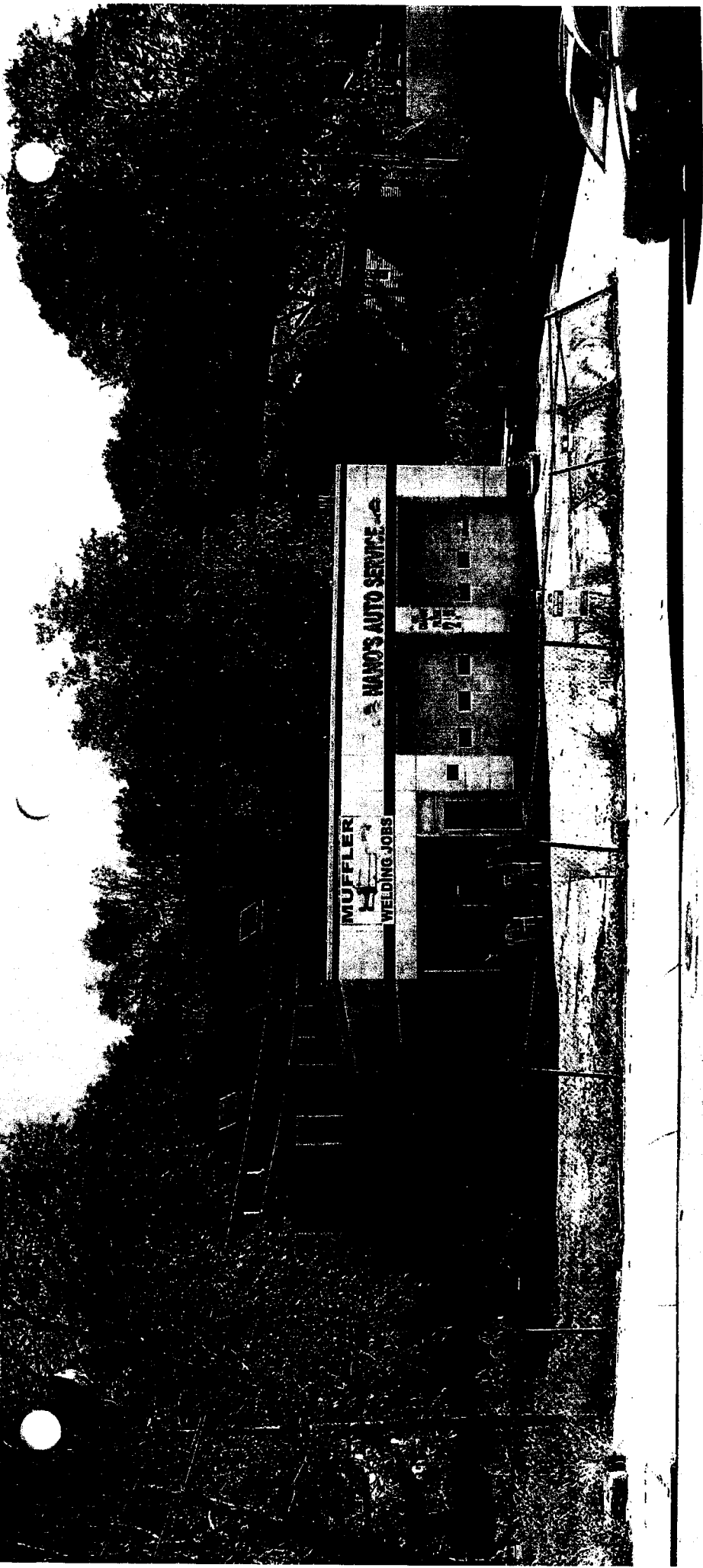
Daniel Rykoff MCLP  
MCLP Examining Committee Chairman



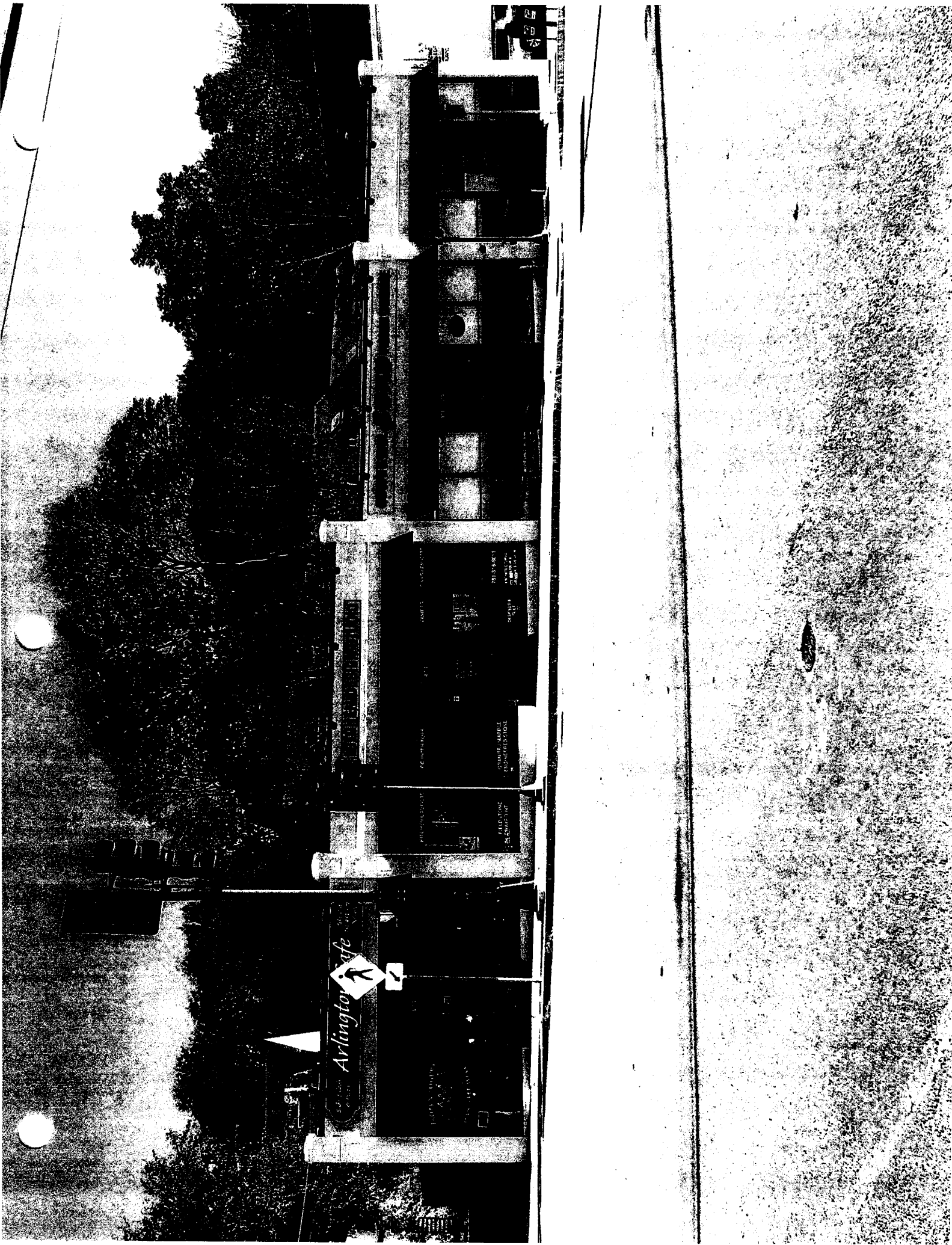












Arlington Heights



TRAFFIC LIGHTS  
AHEAD

TRAFFIC LIGHTS  
AHEAD

TRAFFIC LIGHTS  
AHEAD

TRAFFIC LIGHTS  
AHEAD

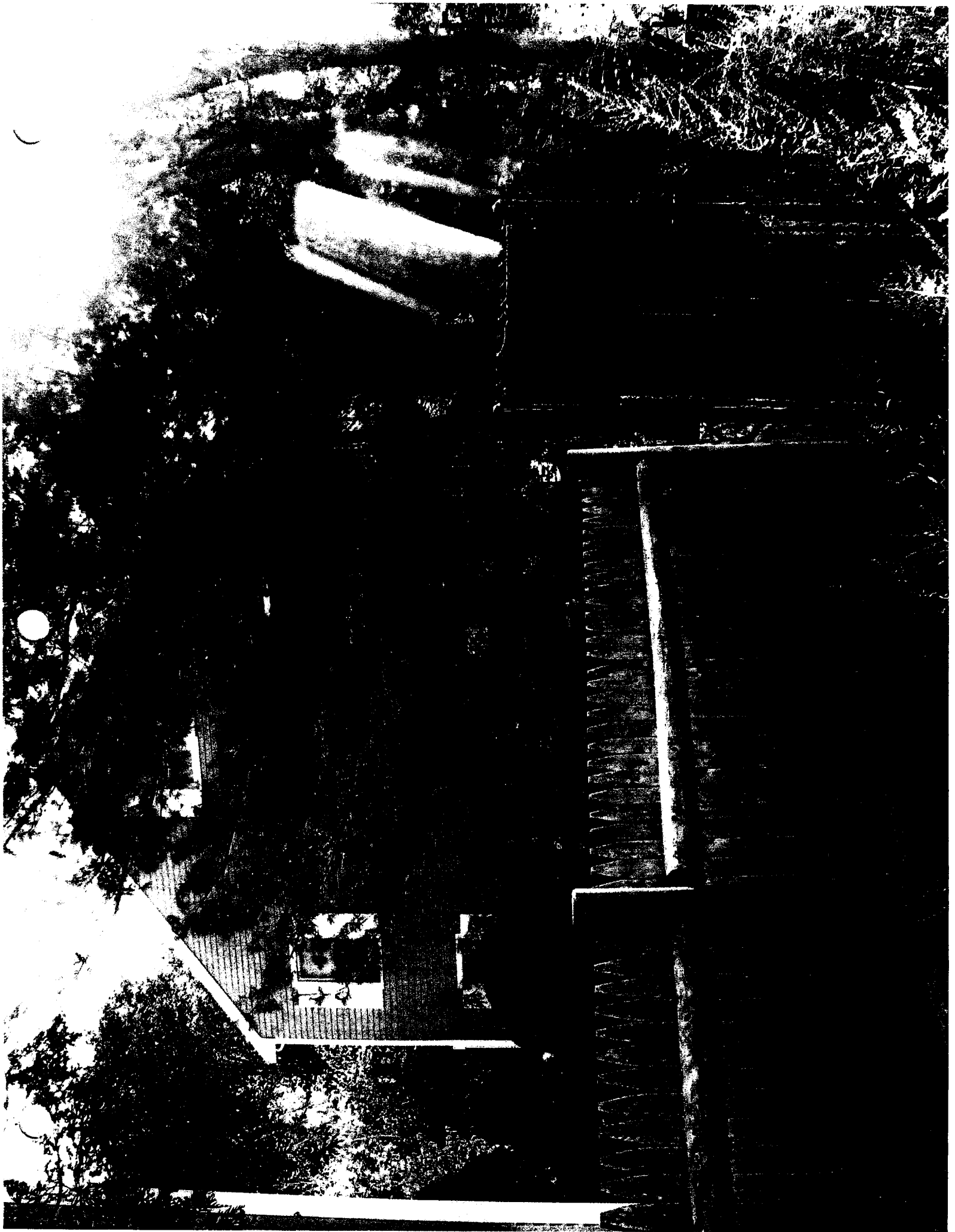
TRAFFIC LIGHTS  
AHEAD

TRAFFIC LIGHTS  
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TRAFFIC LIGHTS  
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*A. R. Ronayne & Sons LLC*



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November 21, 2016

Arlington Redevelopment Board  
Att. Ms. Jennifer Raitt  
730 Mass. Ave. Annex  
Arlington, MA 02180

**Re: Proposed Project at 483 Summer Street Impact Statement**

Dear Ms. Raitt and Members of the Redevelopment Board,

We (A. R. Ronayne & Sons LLC) are contacting you on behalf of Campobasso Properties LLC regarding our proposed design of a three story mixed use building at 483 Summer Street. The proposed structure would be comprised of four retail spaces, seven residential apartments, an office space to utilized by Campobasso Properties, a cellar level to be used for the buildings mechanicals as well as storage, and a flat roof providing a space for utilities.

Campobasso Properties LLC currently owns the apartment building (489 Summer Street) directly adjacent to the proposed project. Keeping in mind the flow of traffic of Summer Street we have placed the driveways and parking so that vehicles would enter on the right side of the proposed building and exit on the left. We feel this will provide a means of minimal impact to everyday traffic of Summer Street and provide a safe situation for pedestrians utilizing the sidewalk.

The exterior of the building would be comprised of a quality brick veneer siding detailed with architecturally pleasing precast units at corners and openings for egress points and windows.

The front of the building will be accessed from the sidewalk at two points. A roof covered concrete walkway will be placed at the same height as the finish first floor and would run parallel to the building. This walkway would be linked to the sidewalk and be transitioned to meet grade level at the left side of the building providing one of the said means and a masonry stair unit would be constructed at the right side to provide the other means. The said roof will have a copper cladding to break up the front façade and keep to the architecturally pleasing design.

The rear of the building will have six means of egress linked according to specific portions of the building.

Campobasso Properties LLC and A.R. Ronayne & Sons LLC have been located in and doing business in Arlington for many years. We have a special interest in Arlington and intend to continue operations for many years to come. A great deal of thought and preparation have been performed with the design of our proposed building. We feel this building to be a beautiful addition to the town and will provide a place that people will

*A. R. Ronayne & Sons LLC*



*28 Grove Street Place  
Arlington, MA 02474  
(781) 648-0627*

enjoy working at, patronizing, and/or calling home. The following address the impact statement points as identified in Article 11 of the Arlington Town Bylaws:

### **Impact Statement:**

- **Preservation of Landscape:** The existing garage, chain link fence and asphalt driveway will be removed in their entirety. All existing weeds, grass and plantings will also be removed as they do not work with the design of the new structure. The grade of the site will be maintained as close as possible to how it currently exists now. Any areas that are not covered by the building or supporting driveways or walkways will be landscaped with grass and low growing shrubs.
- **Relation of Building to Environment:** Campobasso Properties LLC is very proud of their building located next to this proposed project. It has been the intention of Campobasso Properties from the very beginning of the design process of the new building to incorporate quoins similar to their existing neighboring building into their new building. Precast units in the style of these quoins will be used on the ground floor of the building to visually separate the businesses from the residences as well as to be in harmony with the precast concrete storefront of the building to the right.
- **Open Space:** All areas of the property not covered by building or hardscape will be planted with grass or low growing shrubs.
- **Circulation:** The one-way driveway entrance to the right of the property and the exiting of vehicle traffic through the driveway of the owner's property on the left hand side will allow cars to enter Summer Street away from the existing traffic light which will make it easier and less congested. Bicycle storage for the residents of the building will be in the cellar of the building. Bicycles associated with the stores will be secured at the left side of the building in the driveway protected by the bollards
- **Surface Water Drainage:** We will be improving the drainage of the property. Currently the majority of it is covered by hard impermeable surfaces and no drainage system. We are proposing keeping the current grade of the property and constructing a water drainage system for the site.
- **Utility Service:** The proposed electrical service will enter the basement underground. Each store and residential unit will be metered separately and the electrical meters will be located inside the building. All telecommunications will also enter the building underground and will be distributed to the separate units internally. Each store and residential unit will



*A. R. Ronayne & Sons LLC*



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have natural gas for heat and hot water and be metered separately. The gas meters will be at the exterior of the building on the left hand side in a recessed area of the building that will be covered with an easily removable pvc lattice screen. Town water and town sewer will also enter underground.

- **Advertising Features:** There will be five signs located on the property. One will be part of the residential front entry of the building and will indicate the address of the property as well as Campobasso Properties and their phone number. The stores will each have their own sign “blank” installed directly over the accent roof but affixed to the building and not the roof. There will be four sign blanks for future tenants to use. The blanks will be 2’ and 6’ at their greatest width and length respectively and they will have a low voltage LED light strip at the top of the sign to illuminate them. The light will be on a timer to ensure that they are not illuminated between midnight and 6:00 AM.
- **Special Feature:** As mentioned above the gas meters will be screened from view with a removable pvc lattice screen. The air conditioning condensers will be on the roof and they will be set in from the roof edge to be less visible from the street. The dumpster and recycling bins will be at the rear of the building between the two properties. They will be screened from the street with a fence.
- **Safety:** Adequate lighting will be provided at both the interior and exterior of the building for safety. All of the walkways and entries face toward the oncoming flow of traffic.
- **Heritage:** No significant item of Arlington’s heritage exists on this site.
- **Microclimate:** This project will improve the drainage of the area in that the site is currently covered by hard surface with no drainage system and we will be constructing a drainage system that will help the area with rainfall runoff.
- **Sustainable Building and Site Design:** Please see the attached Green Building Council Leadership in Energy and Environmental Design (LEED) checklist.

*A. R. Ronayne & Sons LLC*



*28 Green Street Place  
Arlington, MA 02474  
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We look forward to further discussions with you regarding this project and we can be reached at 781-648-0627 if you have any questions or concerns.

Sincerely yours,

A.R. Ronayne & Sons LLC



**LEED v4 for BD+C: New Construction and Major Renovation**  
Project Checklist

Project Name: 483 Summer Street Arlington MA

Date: 9/7/2016

Y	?	N	Credit	Integrative Process	1
14	12	0		<b>Location and Transportation</b>	16
			Credit	LEED for Neighborhood Development Location	1
			Credit	Sensitive Land Protection	2
			Credit	High Priority Sites	5
			Credit	Surrounding Density and Diverse Uses	5
			Credit	Access to Quality Transit	1
			Credit	Bicycle Facilities	1
			Credit	Reduced Parking Footprint	1
			Credit	Green Vehicles	1

Y	?	N	Credit	Integrative Process	10
6	0	0		<b>Sustainable Sites</b>	10
			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
			Credit	Open Space	1
			Credit	Rainwater Management	3
			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1

Y	?	N	Credit	Integrative Process	11
8	1	0		<b>Water Efficiency</b>	11
			Prereq	Outdoor Water Use Reduction	Required
			Prereq	Indoor Water Use Reduction	Required
			Prereq	Building-Level Water Metering	Required
			Credit	Outdoor Water Use Reduction	2
			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

Y	?	N	Credit	Integrative Process	13
8	2	0		<b>Energy and Atmosphere</b>	13
			Prereq	Fundamental Commissioning and Verification	Required
			Prereq	Minimum Energy Performance	Required
			Prereq	Building-Level Energy Metering	Required
			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

Y	?	N	Credit	Integrative Process	13
0	0	0		<b>Materials and Resources</b>	13
			Prereq	Storage and Collection of Recyclables	Required
			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
			Credit	Construction and Demolition Waste Management	2

Y	?	N	Credit	Integrative Process	16
10	0	0		<b>Indoor Environmental Quality</b>	16
			Prereq	Minimum Indoor Air Quality Performance	Required
			Prereq	Environmental Tobacco Smoke Control	Required
			Credit	Enhanced Indoor Air Quality Strategies	2
			Credit	Low-Emitting Materials	3
			Credit	Construction Indoor Air Quality Management Plan	1
			Credit	Indoor Air Quality Assessment	2
			Credit	Thermal Comfort	1
			Credit	Interior Lighting	2
			Credit	Daylight	3
			Credit	Quality Views	1
			Credit	Acoustic Performance	1

Y	?	N	Credit	Integrative Process	6
1	0	0		<b>Innovation</b>	6
			Credit	Innovation	5
			Credit	LEED Accredited Professional	1

Y	?	N	Credit	Integrative Process	4
0	0	0		<b>Regional Priority</b>	4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

<b>47</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>TOTALS</b>	<b>110</b>
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Possible Points

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



# TOWN OF ARLINGTON

51 GROVE STREET

ARLINGTON, MASSACHUSETTS 02476

## APPLICATION FOR PERMIT TO BUILD

To the:  
INSPECTOR OF BUILDINGS:

Date: NOVEMBER 21 20 16

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

- 1. Street and No. 483 SUMMER STREET Lot No. \_\_\_\_\_
- 2. Owner CAMPORASSO PROPERTIES LLC Address 290 MASS AVE ARLINGTON
- 3. Architect \_\_\_\_\_ Address \_\_\_\_\_
- 4. Builder AR. RONAYNE & SONS LLC Address 28 GROVE ST. PLACE ARLINGTON
- 5. Class of Construction COMERCIAL Material FIRE PROTECTED WOOD FRAME
- Zoning B2

### DESCRIPTION OF PROPOSED CONSTRUCTION

N/A

- 6. Size of Lot front 100' rear 100' depth 100' Area sq. ft. 10,000
- 7. Size of Building front 84' rear 84' depth 47' Area sq. ft. 3,891
- 8. Distance from Street 5'
- 9. Distance from lot Lines side (left) 0 rear 42' side (right) 12'
- 10. Number of Stories 3 Height in Feet 33'-0"
- 11. Foundation on Filled Land Yes \_\_\_\_\_ No X
- 12. Foundation Material CONCRETE thickness 12" depth NA mortar NA
- 13. Roof Truss Construction Yes \_\_\_\_\_ No ✓
- 14. Duplicate Plans Plot Plan ✓
- 15. Estimated Cost \_\_\_\_\_

**CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED**

The applicant shall locate proposed building with due regard to lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

Fax No. 781-646-5569

Owner's Signature

Tel No. 781-648-0627

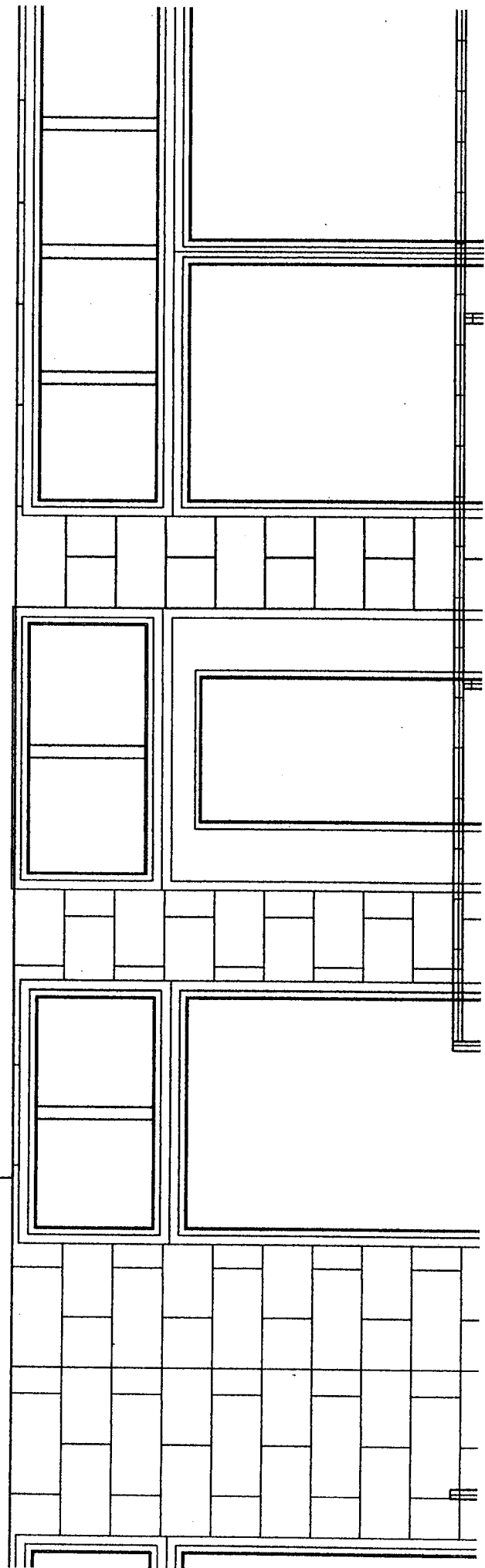
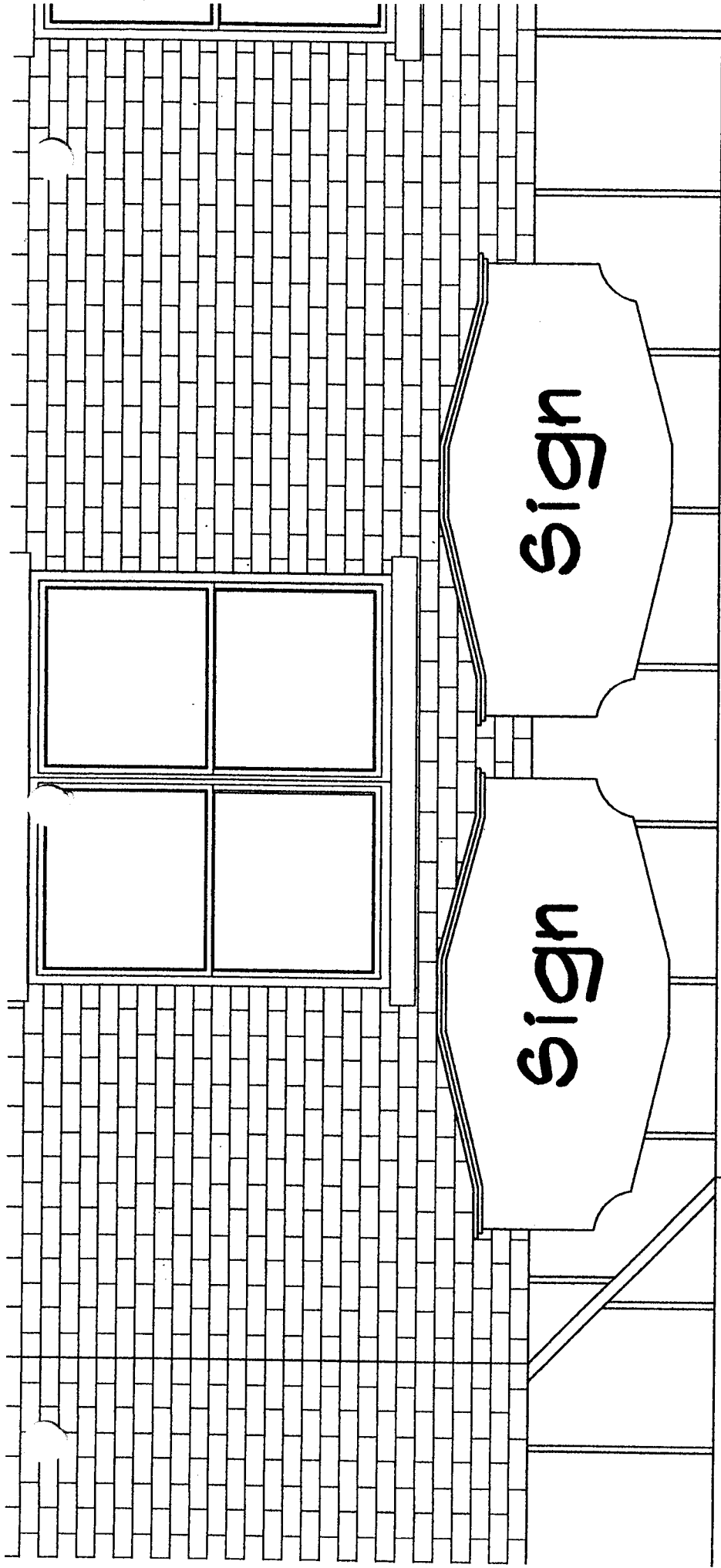
Builder's Signature

JOSEPH RONAYNE

License No.

CS-076405

Home Improvement Contractor Reg. No. 176034



0'-0"

FF

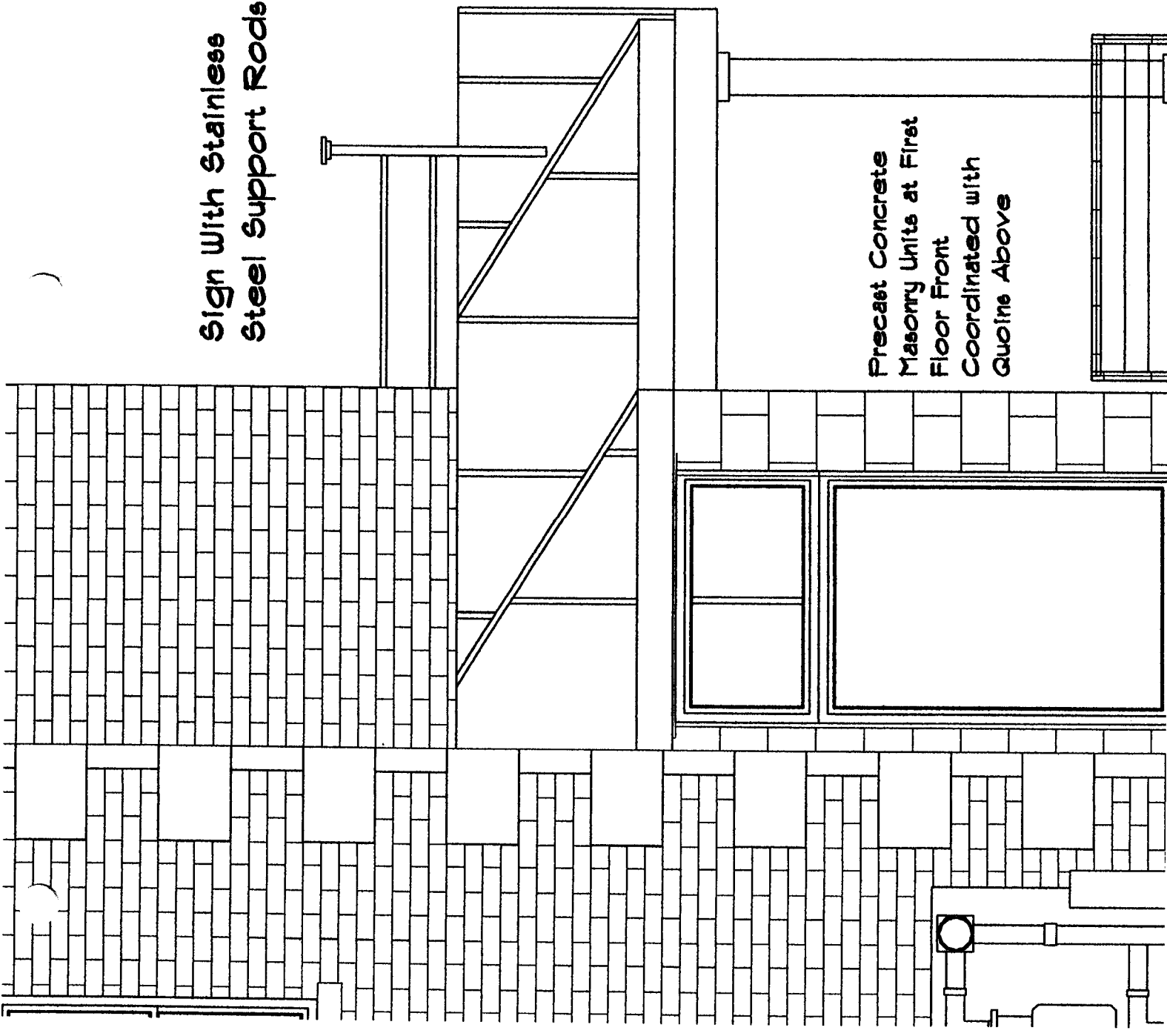
3'-1"

0'-0"

0'-6"

Sign With Stainless Steel Support Rods

Precast Concrete Masonry Units at First Floor Front Coordinated with Quoin Above



**SUBMISSION REGARDING SPECIAL PERMIT REQUEST  
FOR REDUCED PARKING**

1. The current driveway at 489 Summer Street located on the property of 489 Summer Street will be the access to the proposed driveway of 483 Summer Street.
2. There will be 2,827 square feet of commercial space excluding the staircase areas, gas meter area and mechanical areas as the Applicant believes that those areas should not be included with respect to any calculation with regard to parking requirements.
3. The Applicant's plans show one office unit containing approximately 782 square feet with a requirement of 1.56 spaces required for of the office use, however the office will contain a shower for business use which is one of the alternatives provided for within the provisions of Section 8.01(a), subsection 3, further subsection h to obtain reduced parking relief.
4. With respect to the residential use the total parking required is 1 space for the one-bedroom use and 9 spaces for the two-bedroom uses.
5. Apartments will be advertised for rent without a parking spot. Some of the parking spaces will be offered to the tenants for an additional fee. Some of the remaining spaces will be shared visitor parking for the residences and parking for the office. A sign will indicate which spaces are to be used by the respective parties. It is anticipated that some tenants will not have a car and will not need parking.
6. The Applicant proposes to charge for parking on site and will also provide covered bicycle parking and storage within the building. The bicycle parking and storage within the building would occur within the storage areas for each of the 7 units.

It is the Applicant's position that 11 or 12 parking spaces would be required and he would be seeking a parking reduction of 25% of that requirement in accordance with the provisions of Section 8.01(a) of the Zoning Bylaw. He is prepared to install bicycle racks inside and outside of the building should that be an approach the ARB wishes him to take.

7. It is his position that the proposed uses, i.e. residential, office, and retail are non-competing because the retail use will occur primarily during business hours while the tenants who do park at the site, in some instances may drive their vehicles to their place of employment opening up parking spaces at the property during the day. In addition, the office is going to be used by the Applicant and there will not be a frequency of vehicular trips to and from the property because of the office use and the office use will occur during business hours. The Applicant does intend to encourage the use of public transit, bicycling, walking and ride sharing for all prospective tenants and in addition the property is within easy walking distances of an MBTA public transit stop which could well encourage tenants to use public transportation rather than driving their vehicles to their place of employment.



## PARKING CALCULATIONS

1 bedroom 1 x 1.15 = 1.5

2 bedroom 6 x 1.5 = 9

Office 782 square feet = 1.2

The retail area less stairways and mechanical areas =

is less than 3,000 sf so does not require parking

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11.7 or 12 spaces needed