

**Arlington Redevelopment Board**  
**January 9, 2017 Minutes**  
**Town Hall Annex, Second Floor Conference Room – 7:30pm**

This meeting was recorded by ACMi.

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

**STAFF:** Laura Wiener

**ABSENT:** Mike Cayer

**GUESTS:** Elizabeth Pyle, Residential Study Group and Town Meeting Member

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**Correspondence:** Email from Aine Minogue, Downing Square, Arlington dated Monday, January 2, 2017 re: Downing Square Development

The Chairman opened the meeting at 7:30pm and stated that due to procedural matters the first agenda item, Public Hearing for EDR Special Permit, Docket #3522, to allow new construction of a mixed-use residential and commercial property at 483 Summer Street, Arlington, Massachusetts, in the B2 Neighborhood Business District has been moved to February 6, 2017.

Mr. Bunnell moved to the next item on the agenda 2017 Annual Town Meeting Warrant Articles update. Laura Wiener, Assistant Director of Planning and Community Development shared topics of Warrant Article discussions which included an adjustment for density in mixed-use in commercial corridors and redefinition of Artisanal Fabrication to accommodate businesses needing more than 5,000 square feet to operate. She further stated that the Residential Study Group will propose a change to the Zoning By-law pertaining to driveway slopes. Mr. Bunnell invited Elizabeth Pyle to share their proposal. Ms. Pyle shared the groups intention to limit the driveway slopes (down slope as measured from the street) citing public safety as the motivating factor. Additionally, Ms. Pyle shared research she compiled from neighboring communities, MassDot and the National Highway Institute citing an average of 15%. Ms. Pyle further suggested that the Board consider modeling Belmont's bylaw. Mr. Bunnell pointed out that the attached drawings showed how the slope of the driveways would look with varying degrees. Mr. Bunnell asked how Belmont's lot sizes compare to Arlington's. Mr. Watson asked what kind of effect this Bylaw had on construction and the history on how it worked in practice. Mr. Lau advised a focus on safety when presenting the Bylaw amendment.

Steve Revelak of 111 Sunnyside Ave asked if a pattern was present when comparing cities that allow on street parking verses off street parking. Ms. Pyle stated that parking was not considered as safety was the motivation.

The Board thanked Ms. Pyle for her presentation.

Mr. Bunnell talked about the Good Neighbor contract that the Residential Study Group has been working on. Mr. Watson asked if technical changes to the bylaws would be made. Ms. Wiener stated that changes to the parking zoning bylaw referencing the addition of the R7 District were discussed.

Mr. Bunnell moved to the next item on the agenda ACA MOU next steps. Mr. Bunnell reported that the committee had met to discuss a lease. Further, a vote was sought to authorize the chairman to sign a letter of support for ACA's application to the Cultural Facilities Grant Committee. Mr. West moved to authorize the chairman to sign the letter of support. Mr. Lau seconded. All voted in favor. (4-0).

Mr. Bunnell stated that the next item on the agenda FY18 ARB Properties update would be moved to the January 23, 2017 meeting.

Mr. Bunnell moved to the next item on the agenda Correspondence: email from Aine Minogue, Downing Square, Arlington dated Monday, January 2, 2017 re: Downing Square Development to reconsider their Decision or extend the time period for appeal on 19R Park Ave. Mr. Bunnell stated that under the Statute an extension to appeal could not be

offered. It was further stated that three separate hearings offering public discussion and comment had occurred. The Board felt that their Decision was fair.

The next item on the agenda Approval of Meeting Minutes from December 19, 2016 was moved to the January 23, 2017 meeting.

Mr. Lau moved to adjourn the meeting. Mr. West seconded. All voted in favor. (4-0).