

Residential Study Group (RSG)
December 13, 2016
Arlington Town Hall, First Floor Conference Room
6:00-7:30PM

Attendees: Christian Klein, Zoning Board of Appeals; Steve McKenna, Town Manager appointee; Pasi Miettinen, Town Manager appointee; Wynelle Evans, Town Manager appointee; Janice Weber, Town Meeting Member; Andrew Bunnell, Redevelopment Board; Jenny Raitt, Planning and Community Development; Laura Wiener, Planning and Community Development; Adam Chapdelaine, Town Manager; Town Meeting Member; Adam Auster, Town Meeting Member; Nat Strosberg, Planning and Community Development.

Guests: Wendy Richter, Master Plan Implementation Committee; Steve Revilak, Zoning Recodification

Jenny opened the meeting. The group reviewed the prior meeting's discussion and outcomes.

Christian had an announcement. He stated that Walter Fey had stepped down from the ZBA and that the ZBA will appoint a new representative to this group at their upcoming meeting.

Adam C. suggested that it would be helpful for the group to establish some common expectations about the Town Meeting and Warrant Article process, particularly the timeline and process. It was his understanding that the RSG would recommend any zoning amendments to the Master Plan Implementation Committee and then the MPIC would recommend the amendments to the Arlington Redevelopment Board. With that process clarified, Adam thought it would be helpful to work backwards from the Warrant Article due date of January 27th. The committee determined that their next meeting would be January 3rd from 6-8 in order to finalize their recommendations for Annual Town Meeting. These recommendations would be brought to the MPIC meeting on January 12th and then the ARB on the 23rd. The RSG is focused on advancing an amendment that would address garages and driveways, as well as the so-called "Good Neighbor" Agreement. Adam will provide Jenny with a draft of the marked-up version of the agreement for the RSG to review by their next meeting.

The group then discussed the following items in brief: Neighborhood Conservation Districts (NCD); form-based code; and design guidelines. These were potential options for how to address some of the concerns the group has been discussing. Jenny suggested that it may be a challenge to define NCDs and more work would need to be done before any designation could be proposed or made.

The group then continued discussions from previous meeting and provided updates on various homework items:

- Wynelle and Steve provided an update on the survey – a draft was circulated at the meeting. Bill, Laura, Jenny, and Nat all provided feedback on the survey. Wynelle said that Inspectional Services provided details about projects. The survey tries to strike a balance; it is important to survey builders as well as homeowners. Wynelle and Steve said that the survey may provide justification for "Good Neighbor" agreement the group is discussing advancing. Data is very important to our process and pinpointing problems with the existing process. Wynelle requested that the group take the surveys and send any comments to Jenny by 12/16.

- Nat provided an update on driveways/alignment per the memo circulated at the meeting. Janice suggested that we encourage a material other than asphalt for driveways, perhaps a stamped driveway. Nat said that we could explore bonus provisions for pervious pavers, but that Wayne would need to participate in that discussion. Wayne reviews site plans for compliance with the town's stormwater bylaw regulations. A bonus provision was also suggested for builders who would reduce parking. Some builders don't want to meet the two-car requirement and find that people park in their driveways regardless of a garage. The next steps will be that Jenny will explore possible ways to create a graphic representation of any changes for the next meeting and that staff will work with Liz Pyle on integrating additional ideas and recommendations into the memo for the RSG's review.

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- Pasi and Nat reviewed possible LEED/ energy-friendly zoning options per the memo circulated at the meeting. Builder education is needed in order to make any of these amendments, even the bonus provisions. Pasi will continue researching possibilities.

- Pasi and Nat reviewed the memo regarding ZBA cases and accompanying maps, as well as the lingering questions and decision points. The RSG requested that the next iteration of the maps add a layer to show demolitions, local historic properties and historic districts, and any properties that left “two walls standing”. The group also requested our ability to show non-conforming properties on the map. Pasi and Nat will work together to make these changes in consultation with Inspectional Services.