

Arlington Redevelopment Board
February 6, 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: Jennifer Raitt, Laura Wiener

GUESTS: Robert Annese, Attorney; Paul J. Finocchio, P.J.F. and Associates; David Vasconcellos, Manager, Arlington Health and Fitness; Mary Winstanley O'Connor, Attorney

Correspondence:

The Chairman opened the meeting at 7:30pm and turned to the first item on the agenda, Public Hearing EDR Special Permit for 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. Robert Annese, Attorney for the proponent, sought approval under section 5.04/s.7.13, mixed-use development-residential/commercial, Article 11.06 Special Regulations, 8.01A, parking for residential /commercial mixed-use, and section 8.12, reduction for parking requirement for mixed-use development. Mr. Annese described the project as productive for the site and the town by updating the existing property conditions with a mixed-use property consisting of seven (7) residences, one (1) office space, and four (4) storefronts. Mr. Finocchio described the plans to the Board. Plans of the proposed project presented included the basement showing indoor bike parking and storage for all residential and retail units, the first floor showing retail space, the second floor showing one (1) office and three two (2) bedroom units, and the third floor showing three two (2) bedroom units, and one, one (1) bedroom unit. Plans further showed a flat roof design indicating air conditioning unit placement.

Mr. Bunnell asked the Board for their comments. Mr. Bunnell asked to see a more detailed Transportation Demand Management inclusive of the additional fee structure for tenants. He further questioned the trash management plan. Mr. Lau questioned the parking need and if the proposal met the minimum parking requirements and further questioned the elevation of the building and suggested a more inviting design for the retail business. Mr. West suggested widening the stairs for a more open feel. He further confirmed that the drainage plan would be reviewed by the town engineer and suggested a bicycle rack on grade. Mr. West asked for a lighting review to be addressed in the special conditions. Mr. Lau asked if the gas company had been contacted to permit the current placement of the alcove. Mr. Watson expressed concern with the tandem parking space emphasizing safety when exiting the space. He further encouraged reconsideration for providing covered or indoor secure bike parking at the main floor level. Mr. Watson sought clarity on parking spaces for visitors versus residential need and noted that only limited on street parking was available.

Mr. Bunnell opened the floor for public comment.

Chris Carmody of 21 Peter Tufts Rd. shared printouts with the Board highlighting concerns about parking, building size and the location and view of the roof from the surrounding neighborhoods. Sean Dugan of 461 Summer Street expressed concern about the drainage from the building. Lisa Mullins of 1 Glenbrook Lane expressed concern that there was not enough parking to accommodate the design and wished to see a project size more suitable for the site. Carol Gonzalez of 493 Summer Street expressed concern for safety during the construction process and asked for adequate trash management. Elaine Crowder of 2 Glenbrook Rd. asked for clarity of the building's height inclusive of the penthouse unit. She further asked if an environment study was done. Attorney Annese stated that a 21E site assessment was conducted and no contamination was reported. Chris Loreti of 56 Adams Street asked the Board to hold off on any decision until the storm water drainage proposal has been reviewed by the town engineer. He further asked about the landscape plan and the amount of open space available on site.

Mr. Bunnell closed public comment.

Mr. Bunnell suggested a continuation to provide time to address the project size, accessibility, and parking. He further suggested a more detailed transportation demand management, landscape and open space plan.

Mr. Lau moved to continue the Public Hearing EDR for Special Permit for 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 to March 6, 2017. Mr. West seconded. All voted in favor. (4-0).

Mr. Bunnell moved to the next item on the agenda, Public Hearing, EDR Special Permit to reopen Docket #2933, 29 Mass. Ave., Arlington, MA, change of use, in the B4 Vehicle Oriented Business Zone. Mary Winstanley O'Connor, Attorney for Arlington Health and Fitness, sought approval from the Board to allow a change of use to a Health and Fitness Facility. The Board had no questions for the proponent as the health and fitness facility had been in business for 14 years.

Mr. Bunnell asked for public comment. No comments were made.

Mr. Lau motioned to approve Public Hearing, EDR Special Permit to reopen Docket #2933, 29 Mass. Ave., Arlington, MA, change of use, in the B4 Vehicle Oriented Business Zone. Mr. West seconded. All voted in favor. (4-0).

Mr. Bunnell opened the next item on the agenda, 2017 Annual Town Meeting Warrant Articles update and Schedule. Jennifer Raitt, Director of Planning and Community Development, explained Articles 6-8 were filed by the Redevelopment Board and an additional two Zoning Articles were filed by ten (10) registered voters and proposed a Public Hearing date for March 13, 2017. Two meetings would be added to the ARB's schedule, March 13th and March 27, 2017.

Mr. Bunnell moved to the next item on the agenda, Directors Report. The Director provided an update on the Arlington Arts and Culture Action Plan and shared two public meetings dates, March 1, 2016 and June 6, 2017. The first meeting occurring on March 1st will share assets and needs inventory results and engage attendees in developing a cultural vision/identity statement for Arlington. The second meeting, June 6, 2017 will collect public input on the draft Action Plan strategies. She further provided an update on Zoning Recodification sharing a meeting presentation and recap of two meetings conducted by RKG. Ms. Raitt stated that the Department is working with the Conservation Commission to select a candidate for the consulting Conservation Administrator contract. Upcoming meeting dates for the Residential Study Group, Redevelopment Board, and Zoning Recodification Working Group were shared.

Mr. Bunnell moved to the next item on the agenda, Novus Agenda and ARB email addresses. Ms. Raitt shared that the department is working toward an online Agenda program, NovusAGENDA, to help with online documentation accessibility, availability and efficiency. She shared that this is used by the Board of Selectman and the School Department. In addition, she shared an email from the Town Manager that stated Board members are encouraged to obtain and conduct business through their town email.

Mr. Bunnell moved to the next item on the agenda, Minutes from January 23, 2017. Mr. West moved to approve the minutes as amended. Mr. Lau seconded. All voted in favor (4-0).

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