

Arlington Redevelopment Board
March 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, Eugene Benson

STAFF: Jennifer Raitt, Laura Wiener

ABSENT:

GUESTS: Karen Thomas Alyea, Resident, Christine Bongiorno, Director of Health and Human Services, Chief Fred Ryan, Arlington Police Department

Correspondence: Received from Attorney Robert Annese, Attorney for Campobasso Properties.

Mr. Bunnell opened the meeting at 7:30PM and moved to the first item on the agenda, correspondence, 483 Summer Street, Arlington, Massachusetts from Robert J. Annese, Attorney for Campobasso Properties, requesting to continue public hearing for EDR Special Permit for Docket #3522 to a later date. The letter also waives the requirement that the Board issue a decision within 90 days of the hearing. Laura Wiener stated that due to environmental concerns addressed at the previous hearing, the proponent is conducting a second round of testing. It was further stated that the applicant required more time to complete and develop updated plans as requested at the meeting on February 6, 2016.

Mr. Lau moved to extend the hearing, at the request of the Applicant, for 483 Summer Street, Special Permit for Docket #3522 to the first available date in May, and agreeing to waive the 90 day requirement for issuance of a permit, also as requested by the Applicant. Mr. West seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the agenda, 2017 Annual Town Meeting Warrant Article 9: Zoning Bylaw Amendment/ Medical Marijuana Treatment Center Buffer Zone. Mr. Bunnell invited Karen Thomas Alyea of 157 Newport St., Christine Bongiorno, Director, Health and Human Services, and Chief Fred Ryan, Arlington Police Department, to make their presentation to the Board. Ms. Alyea's warrant article proposes a 500 foot buffer zone from a number of types of establishments where children commonly congregate. Ms. Bongiorno stated that they are proposing substitute language for the proposed article, which may have been too comprehensive. The amended article would address public health and the safety of the community and still allow facilities to operate. Chief Ryan added that there were currently 168 registered medical marijuana card holders in Arlington and felt the absence of a buffer zone would attract unknown demographics from other communities. Mr. Bunnell reminded the members of the Board that a vote would not take place tonight. The Public Hearing for this article will take place on March 13, 2017.

Mr. Lau asked if the creation of proposed buffer zone would inhibit a future facility from opening if a daycare or place "where children commonly congregate" were to open before the special permit application was filed for a Medical Marijuana Treatment Center (MMTC) would result in zoning out the use. Mr. Watson asked if the MMTC previously approved would be affected by the proposed buffer zone. Ms. Bongiorno stated that it would not, and expects a license to be issued by the Board of Health in July. It was stated that due to special conditions on the special permit, they would need to come back to the Board for approval of recreational sales. Chief Ryan raised concerns about diversion of Medical Marijuana to non-medical users. He further expressed that prevention was the main goal. Mr. Benson asked for clarification on the concern about diversion of marijuana. Mr. Watson asked for clarification about how the buffer zone would be measured. Mr. Bunnell noted that the opportunity for more questions will be given at the Public Hearing on March 13, 2017 and thanked all guests for coming.

Mr. Bunnell moved to the next item on the agenda, 2017 Special Town Meeting Warrant Article 1: Zoning Bylaw Amendment/Definitions. Jennifer Raitt, Director and Laura Wiener, Assistant Director of Planning and Community Development explained that Article 1 would amend the Zoning Bylaws to change the definition of "Open Space, Usable" by reducing the required horizontal dimensions. Article 1 is designed to work with Annual Town Meeting Article 8, to provide incentives and alternatives to underground parking garages when developing newly constructed homes.

Mr. Bunnell moved to the next item on the agenda, Housing Plan Implementation Committee. Laura Wiener sought a vote from the Board to appoint eight Committee members to the Housing Plan Implementation Committee, to help implement the recommendations set forth in the Housing Production Plan approved by the State in October 2016.

Mr. West moved to accept the new Committee members as recommended by the Planning Staff and per the memo dated March 6, 2017. Mr. Watson seconded. All voted in favor (5-0).

Mr. Bunnell moved to the next item on the agenda, Zoning Recodification update. Jennifer Raitt provided the Board with two memos, one dated July 22, 2014 and a more recent memo dated February 28, 2017, regarding the Arlington zoning review and reorganization framework. She stated the purpose of the memo was to present comments on Arlington's Zoning Bylaw (ZBL) and to provide a framework for recodification and reorganization. Mr. Watson noted that changes to Board procedure regarding Environmental Design Review, and possible renaming to Site Plan Review, are not included in this report.

Mr. Bunnell moved to the next item on the agenda, Director's Report. Ms. Raitt reported on the Annual and Special Town Meeting 2017 stating that the Department was working on a number on zoning and town bylaw amendments that will come before Town Meeting, including :

- ARTICLE 6: ZONING BYLAW AMENDMENT/ MIXED USE IN BUSINESS AND INDUSTRIAL ZONES
- ARTICLE 8: ZONING BYLAW AMENDMENT/ RESIDENTIAL DRIVEWAY AND PARKING ACCOMODATION ZONING CHANGES
- ARTICLE 7: ZONING BYLAW AMENDMENT/ DEFINITIONS ARTISANAL FABRICATION
- ARTICLE 11: BYLAW AMENDMENT/RESIDENTIAL CONSTRUCTION, OPEN EXCAVATION, AND DEMOLITION ACTIVITY REGULATIONS: NEIGHBOR NOTIFICATIONS AND MEETINGS
- ARTICLE 12: BYLAW AMENDMENT/RESIDENTIAL CONSTRUCTION, OPEN EXCAVATION, AND DEMOLITION ACTIVITY REGULATIONS: BUILDING SITE MAINTENANCE
- ARTICLE 13: BYLAW AMENDMENT/RESIDENTIAL CONSTRUCTION, OPEN EXCAVATION, AND DEMOLITION ACTIVITY REGULATIONS: ABUTTER AND PUBLIC PROPERTY PROTECTIONS
- ARTICLE 14: BYLAW AMENDMENT/RESIDENTIAL CONSTRUCTION, OPEN EXCAVATION, AND DEMOLITION ACTIVITY REGULATIONS: NOISE ABATEMENT
- ARTICLE 26: ACCEPTANCE OF LEGISLATION/ESTABLISHMENT OF A PARKING BENEFITS DISTRICT
- ARTICLE 29: ENDORSEMENT OF CDBG APPLICATION
- ARTICLE 38: APPROPRIATION/ZONING BYLAW RECODIFICATION.

Ms. Raitt provided the Board with a Zoning Bylaw Amendment meeting schedule and a Zoning Bylaw Amendment outreach and engagement schedule. Ms. Raitt further reported on a staffing update informing the Board that Eileen Coleman started providing consulting Conservation Administrator services and will be working up to 20 hours per week.

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