

**Arlington Redevelopment Board**  
**March 13, 2017 Minutes**  
**27 Maple St. Senior Center, Main 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

**GUESTS:** Wynelle Evans, Residential Study Group; Steve McKenna, Residential Study Group; Karen E. Thomas-Alyea; Janice Weber, Rick Valerelli, Inspectional Services

---

**Correspondence:** None Received.

Mr. Bunnell opened the meeting at 7:30PM and stated that no decisions would be made this evening and that Public Comment for each Article will remain open until the next Redevelopment Board meeting set for March 20, 2017. He further encouraged the Public to email the Board and or Staff additional comments and reminded all that their email addresses were available on the Redevelopment Board's webpage located on the Town's website. Mr. Bunnell moved to the first item on the agenda, Public Hearing for ARTICLE 6 ZONING BYLAW AMENDMENT/ MIXED USE IN BUSINESS AND INDUSTRIAL ZONES, to see if the Town will vote to amend the Zoning Bylaw ARTICLE 6 SECTION 6 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS for Mixed-Use development by reducing or removing the Minimum Lot area per Dwelling Unit Sq. Ft. requirement, or take any action related thereto.

Laura Wiener, Assistant Director of Planning, explained that the current regulations were too restrictive for developers resulting in fewer larger units and stated that the proposed language of reducing or removing the Minimum lot area per Dwelling Unit Sq. Ft. would allow for more units with varying sizes. Mr. Lau supported the article and felt it allowed the developer the opportunity to build more units and provided opportunity for affordable units. Additionally he felt it would encourage people to live smaller and more efficiently. Mr. Watson concurred with Mr. Lau agreeing that the Article would provide the developer more flexibility. Mr. Bunnell opened public comment.

Chris Loreti of 56 Adams Street spoke against the Article and felt it shouldn't be limited to mixed use. Jonathan Nyberg of 129 Lake Street supported the Article and felt it would allow for a more diverse community.

No further public comments were made.

Mr. Bunnell moved to the next item on the agenda, ARTICLE 7 ZONING BYLAW AMENDMENT/ DEFINITIONS ARTISANAL FABRICATION, to see if the Town will vote to amend the Zoning Bylaw ARTICLE 2 DEFINITIONS for Artisanal Fabrication by increasing or removing the maximum square foot area requirement, or take any action related thereto. Laura Wiener explained that under the current definition the square foot restriction would prohibit new types of businesses, such as brewery's or commercial kitchens, from opening and proposed that the amended language eliminating the 5,000 square foot restriction might result in new businesses coming to Arlington. Mr. Bunnell supported the Article. Mr. Lau asked if eliminating the restriction could potentially attract an unfavorable business. Laura responded that all such businesses required a special permit, so would come before this board or the ZBA, depending on the location. Mr. Watson asked if this restriction had prevented a business from coming in. Mr. West supported the Article. Mr. Benson agreed with the Article and mentioned the potential for jobs within the community. Mr. Bunnell opened public comment.

Chris Loreti of 56 Adams Street asked for clarification on artisanal production versus industrial production.

No further public comment was made. Mr. Bunnell reminded all that public comment will remain open until March 20, 2017.

Mr. Bunnell moved to the next item on the agenda, Public Hearing ARTICLE 8 ZONING BYLAW AMENDMENT/ RESIDENTIAL DRIVEWAY AND PARKING ACCOMODATION ZONING CHANGES, to see if the Town will vote to amend the Zoning Bylaw to address design and construction of new residential driveways and parking accommodations by:

amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to set the maximum allowable grade for driveways accessing below-grade garages for single, two-family, duplex, or three-family dwellings at 15 percent (15%) unless authorized by special permit; amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to require vegetated buffers; amending ARTICLE 8 SECTION 8.07 PARKING IN RESIDENTIAL DISTRICTS to allow for incentives for surface parking at newly-constructed single, two-family, duplex or three-family dwellings; amending ARTICLE 8 SECTION 8.01 OFF-STREET PARKING REQUIREMENTS to decrease the number of off-street parking spaces required per dwelling unit from two (2) to one (1) for all single, two-family, duplex, or three-family dwellings; amending ARTICLE 6 SECTION 6 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS to consider changes to minimum setbacks; or take any action related thereto.

Mr. Bunnell invited Wynelle Evans and Steve McKenna to speak on behalf of the Residential Study Group's research and suggested amendment. Ms. Evans and Mr. McKenna explained that the Article addresses the safety issues caused by steep downward sloping driveways by restricting the slope to 15%. They further explained that incentives for the developer included reduced parking and open space requirements. Mr. Lau commended the group on their hard work and felt the Article addressed safety without hurting existing homeowners. Mr. Benson sought clarity on the 15% slope and questioned why the article did not include upward slopes. Mr. Bunnell opened public comment.

Michael Ruderman of 9 Alton Street works for the Department of Transportation and offered an explanation of the site line safety concerns. John Worden of 27 Jason Street sought clarity on 15 degrees versus 15% and further stated that the language needs to be clear. Rick Vallerelli, Inspectional Services, offered an explanation of the calculation. Hilary Graham of 16 Pine Ridge Rd. agreed that the language should read clearer. Chris Loreti of 56 Adams Street asked how many new construction projects had been built over the last few years and felt that this article was designed for a specific area in Arlington. Jonathan Nyberg of 129 Lake Street and a member of the Residential Study Group explained that the group considered Arlington as a whole when creating this Warrant Article.

No further public comment was made. Mr. Bunnell reminded all that public comment will remain open until March 20, 2017.

Mr. Bunnell moved to the next item on the agenda, Public Hearing ARTICLE 9 ZONING BYLAW AMENDMENT/MEDICAL MARIJUANA TREATMENT CENTER BUFFER ZONE, to see if the Town will vote to amend the Zoning Bylaw to add a section 5.07 establishing a buffer zone for Medical Marijuana Treatment Centers ("MMTC", also known as Registered Marijuana Dispensaries "RMD"); prohibiting siting of such facilities within a radius of five hundred feet of a school, daycare center, or any facility in which children commonly congregate; the 500 foot distance under this section to be measured in a straight line from the nearest point of the facility in question to the nearest point of the proposed MMTC; and further defining for the purposes of this section a "facility in which children commonly congregate" to include: dance schools, gymnastic schools, technical schools, vocational schools, public and private K-12 schools, public libraries, facilities that offer tutoring or after school instruction, licensed daycare facilities (including private home daycare), pediatrics offices, parks that have play structures and athletic fields intended for use by children, accredited Headstart facilities, and commercial establishments that host children's parties; or take any action related thereto.

Karen E. Thomas-Alyea spoke on behalf of the proposed Article and stated that she worked with the Board of Health and the Police Department to come to a compromise for the proposed language. Ms. Thomas-Alyea felt that the buffer zone would help prevent "normalizing" marijuana. She further recited reports about edible ingestion accidents and increased robberies. Mr. Lau felt Town Meeting should have the opportunity to decide on this issue. Mr. Watson concurred and further suggested the Board make a decision to move the article forward. Mr. West felt that the argument for the buffer zone was not convincing and would like to see MMTC be viewed as a pharmacy. Mr. Bunnell questioned the need for a buffer zone and felt that it was the responsibility of parents to educate their children. Mr. Benson felt that a buffer zone was not the answer. Mr. Bunnell opened public comment.

Hilary Graham of 16 Pine Ridge Rd. spoke in favor of the buffer zone and did not appreciate the comparison of a MMTC to a CVS. Natasha Waden, Compliance Office, Board of Health, spoke in favor of the Buffer Zone. Jason Cofield of 94

Robbins Rd. spoke in favor of the buffer zone and urged the Board to endorse the Article and allow Town Meeting to vote. John Scheft of 70 Richfield Rd. shared concerns about the MMTC converting to a recreational marijuana facility and was in favor of the buffer zone. Michael Ruderman of 9 Alton Street spoke in favor of the buffer zone and sought a clearer definition. Chris Loreti of 56 Adams Street spoke in favor of the buffer zone. Patricia Worden of 27 Jason Street supported the buffer zone.

Mr. Bunnell closed public comment for the evening and reminded all that public comment will remain open until March 20, 2017.

Mr. Bunnell moved to the next item on the agenda Public Hearing ARTICLE 10 ZONING BYLAW AMENDMENT/R2 to R1 DESIGNATION, to change the Zoning District in the Mount Gilboa Historic District from the current Zoning District of R2 to its former District of R1. The proposed area shall encompass the following streets: 2-133 Crescent Hill Avenue, 2-16 Park Place, 3-115 Westmoreland Avenue and 11-197 Westminster Avenue; or take any action related thereto.

Janice Weber presented the Article seeking a motion of approval to re-designate the Mount Gilboa Historic District to R1 as an effort to prevent neighborhood teardowns. Mr. Lau asked if neighbors were notified and felt that changing the district would devalue properties. Mr. Watson felt that this neighborhood could be discussed in the Zoning Recodification process. Mr. West concurred with Mr. Watson asking if it would be an appropriate topic for Zoning Recodification. Ms. Raitt responded that it would not be included in the current re-write, which will not make any substantive changes in zoning, but could be addressed in a subsequent phase in the near future. Mr. Bunnell opened public comment.

Jonathan Nyberg of 129 Lake Street suggested expanding historic district as an easier way to address Ms. Weber's concerns as the integrity of the neighborhood was at risk. John Worden of 27 Jason Street cited Beacon Street as an example of the negative impact of conversions of single-family homes to two-family homes, and supported the Article. He further agreed with Mr. Nyberg's suggestion of the creation of a Historic District. Jennifer Raitt, Director, Planning and Community Development (DPCD), suggested reaching out at the neighborhood level to promote a dialogue, and reminded the proponent of the necessity to notify the affected property owners. Chris Loreti of 56 Adams Street felt that there was a sense of urgency and that the neighborhood should be protected.

Mr. Lau moved to continue Public Hearings for Articles 6-10 to March 20, 2017. Mr. Watson seconded. All voted in favor (5-0).