



Forum on Zoning and Town Bylaw Amendments April 6, 2017 for Annual Town Meeting

Residential Study Group
Department of Planning & Community Development
Arlington Redevelopment Board
Master Plan Implementation Committee



Tonight's Agenda

- 7:00-7:15 Welcome, Opening Remarks, and Introductions
- 7:15-7:30 The Residential Study Group, Overview of Planning and Planning Process in Arlington
 - (Jennifer Raitt)
- 7:30-8:00 Review of Town Meeting Warrant Articles
 - (Wynelle Evans, Bill Copithorne, Steve McKenna, Elizabeth Pyle)
- 8:00-8:50 Q&A
- 8:50-9:00 Wrap-up

Residential Study Group members

Adam Auster (Town Meeting Member)
Andrew Bunnell (MPIC and ARB)
Michael Byrne (Inspectional Services)
Adam Chapdelaine (MPIC and Town Manager)
William Copithorne (Real Estate Industry)
Wynelle Evans (Town Manager appointee)
Patrick Quinn (Zoning Board of Appeals)
Steve McKenna (Town Manager appointee)
Pasi Miettinen (Town Manager appointee)
Jonathan Nyberg (Development/Construction Industry)
Elizabeth Pyle (Town Manager appointee)
Jennifer Raitt (Planning and Community Development)
Janice Weber (Town Meeting Member)

Residential Study Group charge

- 2016 Annual Town Meeting asked the Town to draft legislation for Town Meeting to:
 - regulate new residential construction in ways that are appropriate and not burdensome to property owners
 - assess possible use of overlay districts to apply varying requirements for new construction, because Arlington's neighborhoods differ in character and geography
- Town Manager or his designee report on these issues and place on the warrant proposals for action at the next Town Meeting.

Residential Study Group priorities

- Group priorities:
 - Construction impacts
 - Parking, driveways and streetscape
- Future priorities:
 - Building setbacks
 - Development on irregular lots
 - Building heights
 - Special permit / variance process

Arlington's Zoning/ Other Requirements

- MA General Law Chapter 40A – The State Zoning Act
- Arlington Zoning Bylaw
 - Definitions
 - Districts/ Map
 - Use Regulations
 - Dimensional and Density Regulations
 - Parking Regulations
 - Special Regulations
 - Nonconforming Uses
- Other Requirements and/or Bylaws, including:
 - Historical Commission
 - Historic Districts Commission
 - Conservation

Zoning Purpose in Arlington

Arlington Zoning Bylaw Section 1.03 – Purpose



<http://www.arlingtonma.gov/town-governance/laws-and-regulations/zoning-bylaws>

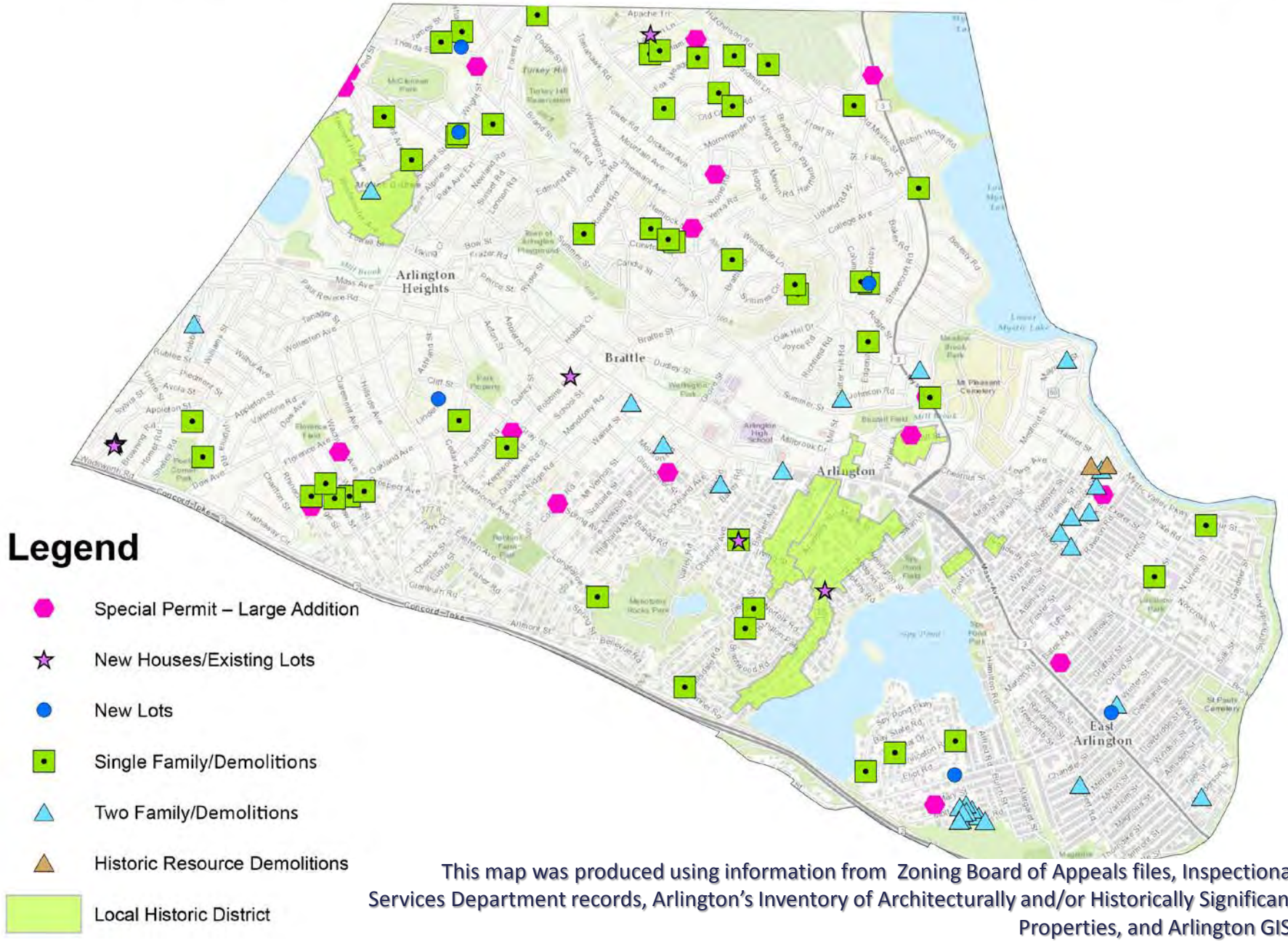
Planning Process in Arlington

- Arlington Redevelopment Board
 - Five-member board (four appointed by Selectmen, one Gubernatorial appointee), authority under redevelopment agencies, planning boards, and board of survey
 - (M.G.L. Chapter 39, Section 10, Chapter 40, Section 32, and Chapter 40A, Section 5)
- Department of Planning & Community Development
 - 13-member department advancing housing, economic development, community development programs, conservation, and zoning/ permitting, staff to Redevelopment Board and multiple Town committees

Zoning Amendments

- Initiate amendment (Selectmen, Zoning Board of Appeals, property owner affected by proposed change or adoption, ten registered voters, Redevelopment Board, regional planning agency)
- Post warrant
- Provide notice
- Hold public hearing
- Affirmative vote by two-thirds of the quorum of representatives of Town Meeting (168/252)
- Attorney General approval

Map of Arlington's Demolitions/Large Addition Permits (2012-2016)



Warrant Articles

Make regulatory changes to address Arlington Master Plan's strategic goals and recommendations...

- Control...the size and scope of development in existing residential neighborhoods



Survey Results

- Mailed 680 surveys to residents abutting recent new construction activities/ 165 responses
 - 39% of those surveyed have lived in town for 20+ years
 - 28% of those surveyed have lived in town for 1-5 years
 - 57% are home during the day



Survey Results

- Top complaints: insufficient or no notice of new construction activities
 - 80% of those surveyed want construction schedule
 - 65% of those surveyed want construction plans
- Without information about new construction many:
 - Rely on “neighborhood rumors for details”, “don’t know about the process”, “uncertain of requirements” (e.g. rules, laws, Town boards and departments)

Warrant Articles

- Revisions to Town Bylaw:
 - Title VI, Article 7 amendments
 - Title VI, add Article 9: Residential Construction Site Control and Maintenance
 - Title V, Article 12, Section 3.A. amendments



Noise and debris were top complaints with active construction sites

<http://www.arlingtonma.gov/town-governance/laws-and-regulations/town-bylaws>

Annual Town Meeting Warrant Articles 11-14

This suite of Articles constitute components of a **Residential Construction Control “Good Neighbor” Agreement** to:

- Codify Town Bylaw rules and regulations and
- Add new rules that address a range of concerns expressed by residents abutting new construction activities.

The following will amend the Town Bylaw sections that address Residential Construction, Open Excavation and Demolition Activity Regulations:

Article 11	Neighbor Notification
Article 12	Abutter and Public Property Protections
Article 13	Building Site Maintenance
Article 14	Noise Abatement

ATM Article 8/ Special Town Meeting Article 1

Goal to promote public safety by:

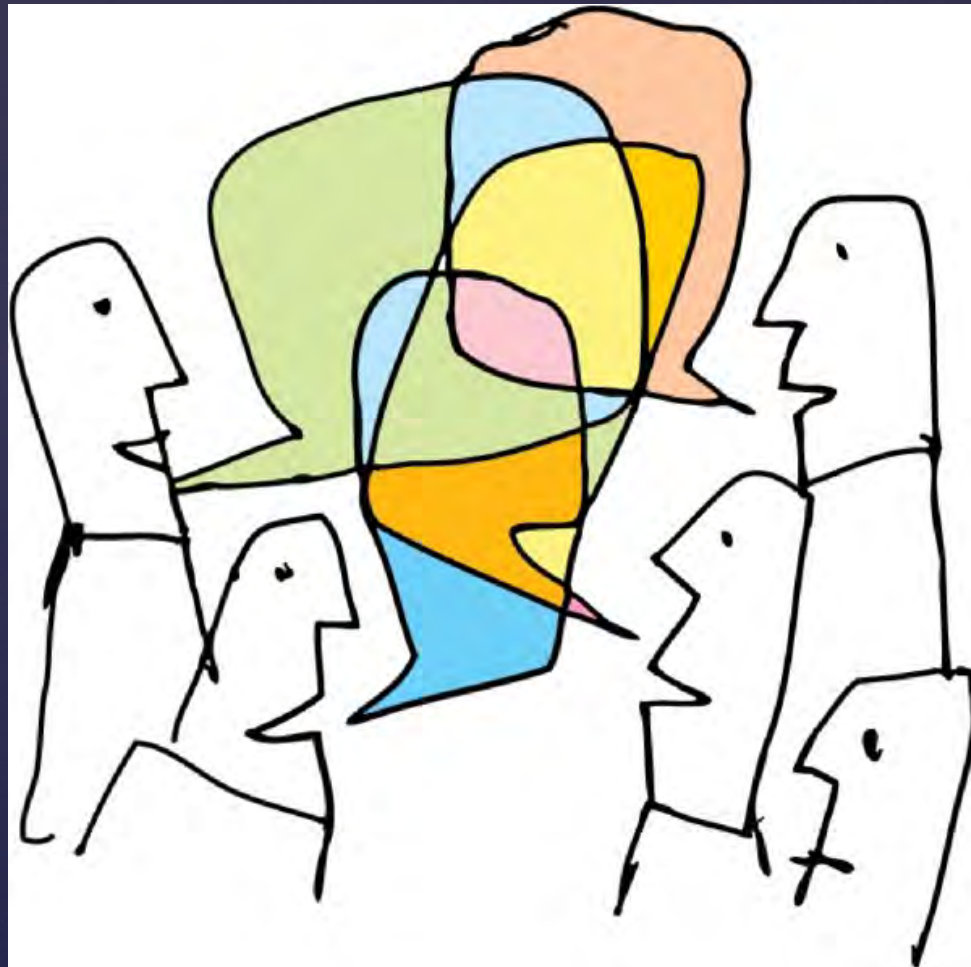
- setting a maximum downward driveway slope to 15% from a lot line to a front foundation
- ensuring vegetated buffers between adjacent driveways
- reducing the minimum parking requirement behind a front setback, and
- incentivizing at-grade, off-street parking for new construction.

Revisions to Zoning Bylaw: definition amendment and Off-Street Parking Requirements and Parking in Residential Districts amendments

ATM Article 8/ Special Town Meeting Article 1

Video prepared by Department of Planning and
Community Development staff with Residential Study
Group

Q&A



Residential Study Group – the year ahead

- Group priorities:
 - Evaluate effectiveness of new requirements for driveways
 - Evaluate effectiveness of new construction controls
 - Consider design guidance/ next phase of zoning amendments
 - Address building setbacks
 - Address potential development on irregular lots
 - Building heights
 - Special districts

Thank you!

