

**Arlington Redevelopment Board**  
**March 27, 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

**GUESTS:** Steve McKenna, Residential Study Group; Elizabeth Pyle, Residential Study Group; Wendy Richter, Open Space Committee; Rick Vallerelli, Inspectional Service and Residential Study Group

---

**Correspondence:** None.

Mr. Bunnell opened the meeting at 7:30PM and stated that no further public comments were received since the last meeting. Ms. Raitt stated one comment was received by Wendy Richter, who was in attendance. Mr. Bunnell moved to the first item on the agenda, Continued Public Hearing Special Town Meeting Article 1 ZONING BYLAW AMENDMENT/DEFINITIONS, to see if the Town will vote to amend the Zoning Bylaws to change the definition of "Open Space, Usable" by reducing the required horizontal dimension, to allow for incentives for surface parking at newly-constructed single, two-family, duplex or three-family dwellings; or take any action related thereto. Steve McKenna, Residential Study Group, explained the intent was to incentivize developers to eliminate garage under designs by reducing the required horizontal dimension of open space requirement from 20 to 25 feet. Elizabeth Pyle, Residential Study Group, felt this to be a compromise that addressed both the garage-under design as well as the safety, massing and scale concerns. Rick Vallerelli, Inspectional Services, added that there would be little impact on the size and scale. Wendy Richter, Open Space, felt that a home built with a 20' rear setback could be larger and felt there could be unintended consequences. She further suggested adding the word contiguous to the open space definition. Mr. Lau asked how the 25 sf contiguous open space requirement is currently enforced. Mr. Vallerelli stated that this requirement is a common practice within the department and that developers must show the contiguous open space as part of their plan for zoning review. He further explained that the open space requirement is that 30% of the building square footage must be open space on the lot, and it must be connected to be considered contiguous. Mr. Watson asked if any unfavorable design was possible when combining both Article 1 and Article 8 as they are both not limited to new construction. Mr. Bunnell suggested adding the word contiguous to the open space definition.

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

Mr. Lau moved to support Special Town Meeting Article 1 ZONING BYLAW AMENDMENT/DEFINITIONS, to see if the Town will vote to amend the Zoning Bylaws to change the definition of "Open Space, Usable" by reducing the required horizontal dimension, to allow for incentives for surface parking at newly-constructed single, two-family, duplex or three-family dwellings; or take any action related thereto. Mr. West seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the agenda, Continued Public Hearing for Special Town Meeting Article 2, ZONING BYLAW AMENDMENT/RECREATIONAL MARIJUANA MORATORIUM, to see if the Town will vote to amend the Town's Zoning Bylaws by adding a new section 11.10, TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS, which would provide as follows, and further to amend the Table of Contents to add Section 11.10, "Temporary Moratorium on Recreational Marijuana Establishments."... or take any action related thereto. Jennifer Raitt, Director of Planning and Community Development, stated there was nothing further to add and that there was no further public comment received. Mr. Watson stated he had no objection but asked about the timeframe the Article provides. Ms. Raitt responded that the moratorium would be in effect through June 30, 2018, unless other zoning bylaw amendments are adopted.

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

Mr. West moved to support Special Town Meeting Article 2, ZONING BYLAW AMENDMENT/RECREATIONAL MARIJUANA MORATORIUM, to see if the Town will vote to amend the Town's Zoning Bylaws by adding a new section 11.10,

TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS, which would provide as follows, and further to amend the Table of Contents to add Section 11.10, "Temporary Moratorium on Recreational Marijuana Establishments."... or take any action related thereto. Mr. Lau seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the agenda, Review Draft Report to Town Meeting. Ms. Raitt provided a draft report which provided written recommendations to the Town Meeting on each warrant article that proposed to amend the "Town of Arlington Zoning Bylaw." The report shared recommendations on ATM Articles 6-10 and STM Articles 1 and 2. Ms. Raitt asked the Board to review, comment and suggest any necessary changes. Mr. Bunnell asked for any addition comments by Thursday.

Mr. Bunnell moved to the final agenda item, approval of Meeting Minutes from February 6, 2017 and March 6, 2017.

Mr. Lau moved to approve the Minutes for February 6, 2017. Mr. Watson seconded. All voted in favor. (4-0) Mr. Benson abstained from the vote as he did not attend the meeting.

Mr. West moved to approve the Minutes from March 6, 2017 as amended. Mr. Watson seconded. All voted in favor. (5-0).

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