



## TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

Town Hall, 730 Massachusetts Avenue

Arlington, Massachusetts 02476

(781) 316-3092

[www.arlingtonma.gov/planning](http://www.arlingtonma.gov/planning)

### ZONING RECODIFICATION

#### Frequently Asked Questions

---

#### 1. What is zoning recodification?

Recodification means to rewrite a code. In Arlington, recodification refers to rewriting our zoning code. Some municipalities have codes and ordinances; Arlington has a bylaw. Recodification is the first of two phases. In Phase 1, we are rewriting the zoning to make it easier to use, which may include making text and information more usable, without significantly changing the requirements therein. Phase 2 will consider significant policy changes and work will begin in 2018.

#### 2. Why are we recodifying our Zoning Bylaw?

Arlington's zoning bylaw was written in 1975; various sections have been amended by Town Meeting many times. With more than 40 years having passed, the various amendments can be hard to understand because regulations can be found throughout the bylaw in many different sections. Additionally, there are provisions that are inconsistent with state and federal laws and Massachusetts case law that became effective subsequent to its adoption. The Master Plan, adopted in 2015, recommends an update to Arlington's Zoning Bylaw to improve usability and readability and to resolve these internal and external inconsistencies. Amendments made during recodification will provide an improved platform for future zoning amendments that align with Master Plan policy goals.

#### 3. What is the process and who is overseeing it?

The Department of Planning and Community Development is coordinating the process with the help and oversight of the Zoning Recodification Working Group (ZRWG) and the Arlington Redevelopment Board (ARB). The rewrite is being done by RKG Associates, Inc., a consultant to the Town with experience providing comprehensive public planning and strategic land use services. The ZRWG meets one to two times per month to review the consultant's work, discuss projects goals, and develop outreach and engagement strategies to educate the community about this project. The work is iterative and the ZRWG provides feedback to the consultant on a regular basis.

We are continuing to review and provide feedback on the Second Reading Draft. A Third Reading Draft (the Hearing Draft) will be completed in early November. The ARB, the Town's Planning Board, will hold a public hearing on the Hearing Draft of the Zoning Bylaw. Town Meeting will have to approve the new Zoning Bylaw by a 2/3 vote. A Special Town Meeting may occur in January 2018.

#### 4. How can the public learn about and engage in this project?

Information about the process can be found on the Town's website at:

<http://www.arlingtonma.gov/town-governance/all-boards-and-committees/master-plan-implementation-committee/agendas-and-minutes/zoning-recodification-working-group>. In addition to a public forum that introduced the project in mid-July, a second public forum will provide an opportunity for participants to review the detailed proposed amendments and ask questions of project leaders. The second forum will be on October 18<sup>th</sup> from 7:00 to 9:00 p.m. at the Town Hall Auditorium. A detailed document comparing the existing bylaw to currently proposed amendments will be available in advance of the forum. There will be Open Houses on zoning recodification at the Planning and Community Development office for anyone seeking information about the project and the process. Direct questions and feedback can be sent to: [ZoningRecod@town.arlington.ma.us](mailto:ZoningRecod@town.arlington.ma.us).

Ways to engage in this process are as follows:

- **Next Public Forum**—Wednesday, October 18, 2017, 7:00 p.m. to 9:00 p.m., Town Hall Auditorium.
- **Open Houses** - Thursdays 5:00 to 7:00 p.m., 1<sup>st</sup> Floor Conference Room, Town Hall Annex, on the following dates: October 12, October 19, November 2, and November 9.
- **Tentative ARB Public Hearing**—December 11, 2017
- *Prospective Special Town Meeting*—January, 2018

#### 5. Who serves on the Zoning Recodification Working Group?

Adam Chapdelaine, Town Manager  
Michael Byrne, Inspectional Services  
Nancy Flynn-Barvik, Town Manager Appointee  
Cathy Garnett, Conservation Commission  
Charles Kalaskas, Master Plan Implementation Committee  
Christian Klein, Zoning Board of Appeals  
Jennifer Raitt, Planning and Community Development  
Steve Revilak, Town Meeting Member  
David Watson, Redevelopment Board  
Laura Wiener, Planning and Community Development  
Ralph Willmer, Master Plan Implementation Committee

##