



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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ZONING RECODIFICATION
Frequently Asked Questions

What is zoning recodification?

Recodification means to rewrite a code. In this case, recodification refers to rewriting our zoning code (bylaw). This is the first phase of a two phase process. In Phase 1 we are rewriting the zoning to make it easier to use, but not changing the requirements therein. A second phase will consider policy changes, and will begin in 2018.

Why are we recodifying our zoning?

Arlington's zoning bylaw was written in 1975, and various sections have been amended by Town Meeting many times. It can be hard to understand, because regulations are spread out in many different sections. There are provisions that are inconsistent with state and federal laws and case law that became effective subsequent to its adoption. Our Master Plan, adopted in 2015, recommends that we update our zoning to make it easier to use, and resolve inconsistencies. This will make it easier for future changes to zoning to align it with our Master Plan goals and values.

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, a consultant to the Town. The ZRWG meets 1 or 2 times per month to review the consultant's work and plan outreach and education for residents. The ARB, which acts as the Town's Planning Board, will hold a public hearing on the draft proposed bylaw. Ultimately, Town Meeting will have to approve the new zoning bylaw, by a 2/3 vote. A Special Town Meeting is tentatively planned for January, 2018.

How is the public learning about 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 July, a second public forum to dig into the details of the changes will occur on October 18. At that time there will be more information available on the proposed changes to the bylaw. There will be Open House style office hours in the Planning Department for residents and other interested parties to talk one-on-one with the Planning Department about the project and the process. The Redevelopment Board will hold a public hearing prior to Town Meeting. Direct questions and feedback can be sent to: ZoningRecod@town.arlington.ma.us

The schedule for public input going forward is as follows:

- Next Public Forum—Wednesday, October 18, 2017 at 7PM in the Town Hall Auditorium
- Open Houses, Thursdays 5-7PM in Town Hall, 1st Floor Conference Room
 - October 19
 - November 2
 - November 9
- ARB Public Hearing—December 11, 2017 (tentative)
- Potential Special Town Meeting—January, 2018

Zoning Recodification Working Group

David Watson, Redevelopment Board

Ralph Willmer, Master Plan Implementation Committee

Charles Kalaskas, Master Plan Implementation Committee

Christian Klein, Zoning Board of Appeals

Cathy Garnett, Conservation Commission

Steve Revilak, Town Meeting Member

Nancy Flynn-Barvik, Town Manager Appointee

Adam Chapdelaine, Town Manager

Michael Byrne, Inspectional Services

Jennifer Raitt, Planning and Community Development

Laura Wiener, Planning and Community Development