

**Residential Study Group (RSG)**  
**July 26, 2017**  
**6:30 p.m. – 7:45 p.m.**  
**Arlington Town Hall, First Floor Conference Room**  
**MEETING SUMMARY**

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Attendees: Steve McKenna, Town Manager appointee; Pasi Miettinen, Town Manager appointee; Wynelle Evans, Town Manager appointee; Jenny Raitt, Planning and Community Development; Jonathan Nyberg, industry rep; Bill Copithorne, industry representative; Rick Vallerelli, Inspectional Services; Town Meeting Member; Janice Weber, Town Meeting Member; Elizabeth Pyle, Town Meeting Member.

Jenny opened the meeting. The group made introductions.

The group received an update on the zoning recodification project. Work continues to proceed with RKG Associates. A second reading draft is available to review and comments are being accepted at this time. The next public forum will be in October. The Zoning Recodification Working Group is working with the consultant to prepare a detailed document that compares the existing bylaw and the proposed amendments, including why there is a proposal to amend sections, and where the new section is located. Pasi and Mike said that there was very good feedback at the July 17<sup>th</sup> public forum.

The group provided updates on the following subgroup work since the prior meeting:

- *Rock removal/ excavation and noise* – Adam, Jim and Christine are inviting Adam A. and Liz to a meeting with noise / acoustic consultants.
- *Energy efficiency* and size of existing homes and building new homes. Pasi, Rick, Mike, Steve, Adam A, and Wynelle are going to meet to discuss these topics. They believe that the town can allow these types of energy-efficient homes. There is some immediate concern about setbacks and minimum lot sizes. Additionally, pre-existing non-conforming may be challenged.
- *Accessory Dwellings* - Jonathan, Steve and Bill are meeting with the Housing Plan Implementation Committee and Laura Wiener on 9/7 @ 7:00 p.m.

The group then allowed ample time for Rick and Mike to present their process for reviewing new permit applications and the application process. They review the Application. The Town has a Home Energy Rating System (HERS). The steps are as follows:

- Make sure license is up to date.
- Must have HERS rating provided. The Certificate of Occupancy is not issued until this is in compliance.
- Town accepted Stretch Code. This is mandatory for new homes.
- The new energy code is more stringent than existing code in Arlington.
- New must be 50% more energy efficient than current.

- Prescriptive method can be used for additions.
- All of Section 6.00 must be met on Building Card.
- While the Attorney General has not yet approved the Town Bylaw changes from Spring Town Meeting, one builder used the notification process.
- The builder must have a certified plot plan.
- Stormwater management plan is also needed when a 350 ft impervious area is added to existing.
- Rick and Steve walked through how properties are measured, including how building height is calculated by slope of lot and how calculations are measured.
- Underside of 1<sup>st</sup> floor joist and outside ground.
- Finish grade after construction.
- Inspect foundation/Inspect frame.
- Gross Floor Area: porches, balconies, parking, mechanicals- don't get counted / all exempt.
- Basement and attics counted only if 7'3" or more/ Attics can be ½ story and can't exceed 7'3" or 49% of floor below.
- Determine how this meets the 6.00 requirements then full zoning review.
- For Lot Coverage: Rick reviewed how to calculate heights, average grades and slopes, open space, usable landscape. When the Zoning Bylaw does not have a definition, state building code is used.
- ISD conducts approximately 30 new home reviews per year (there are more additions and second stories being added).

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