

Arlington Redevelopment Board
June 24, 2013
2nd Floor Conference Room, Town Hall annex – 7:00 p.m.

PRESENT: Christine Scypinski, Bruce Fitzsimmons, Michael Cayer, Andrew West

ABSENT:

STAFF: C. Kowalski

AGENDA ITEM: Mr. Cayer opened the meeting at 7:01pm

DISCUSSION: Hearing, re-open Special Permit, 25 Mass Ave, allow retail use less than 3,000 square feet and approve antique shop. “Buzz” Marley and Nancy Kavalchuk from Marley properties appeared for the hearing. The Board asked for a parking plan before they could further consider whether the parking requirements of the new business were met by the available on-site parking. Ms. Marley showed a plan for a sign composed of 18” high red plastic projecting letters to be mounted over the glass, not to be illuminated, 12’ by 1 1/2’ long.

Elsie Fiore, 58 Mott Street commented that she was horrified by the proposal, and that she was concerned about flooding, having served on the conservation commission. The Board clarified that the proposed retail shop did not require construction of additional building footprint nor new impervious surface.

Mr. Fitzsimmons asked for a photo simulation that shows more specifically the proposed sign scheme, as well as the aggregate parking. The Board asked for a sign design that was consistent with the appearance of the Menotomy Grille signage.

VOTE: Mr. Fitzsimmons then moved to amend the Special Permit to permit a retail use at 25-27-29 Massachusetts Avenue of less than three thousand (3,000) square feet in the rear portion of the building that is primarily occupied by Menotomy Grill, subject to the applicant’s submission of a parking plan that shows that the aggregate parking requirements of the various uses at the site are accommodated and the approval thereof by the Director of Planning, and further subject to the Board’s approval of the applicant’s proposed signage at the Board’s next meeting. Mr. West seconded and all voted in favor.

Documents used

1. Sign design Buzzy’s Bazaar

AGENDA ITEM: Symmes, Arlington 360 design detail of pedestrian refuges on Summer Street, approval of buffer enhancement plan, approval forest management plan, endorse stop sign Oak Hill/Woodside, signage report on SP conditions for occupancy.

DISCUSSION: Mr. Upton reported that the Land Trust and Conservation Commission agreed that a per caliper inch tree replacement did not make sense for re-planting. Mr. Upton explained the idea of certification of substantial completion that he hopes to use.

VOTE: Moved to approve the Buffer Zone Enhancement Plan dated June 20, 2013, as a modification to the “Landscape Plan” noted in Condition 9 of the Special Permit dated March 21, 2013, issued by the Arlington Redevelopment Board to Arlington 360 and Brightview Arlington, which Buffer Zone Enhancement Plan shall satisfy the tree replacement requirements of Conditions 9 and 10.

VOTE: Mr. Fitzsimmons moved to approve the park rules signs for the Symmes project as presented. Mr. West seconded and all voted in favor.
Documents used 1. Buffer Zone Enhancement Plan dated June 20, 2013
The Board then turned to address other scheduled agenda items and would return to Arlington 360.
AGENDA ITEM: CDBG sign and façade program 2014. Ted Fields, Economic Development Planner reported that the Selectmen approved a \$15,000 CDBG sign and façade program for one to three sites. He clarified that if the site was justified on the basis of elimination of spot blight, it would require a future vote of the Board. All other eligibility could be addressed by staff.
Documents used 1. Eligible block groups map
AGENDA ITEM: HCA Lease extension. Housing Corporation of Arlington Director Pam Hallett discussed a rent increase for their tenancy in the Central School. \$941 per month now will increase. Gross per month will increase annually from \$15 to \$17, \$19, \$21 per square foot. Mr. West moved to extend the lease as presented by Mr. Fitzsimmons. Mr. Fitzsimmons seconded and all voted in favor.
VOTE: Mr. Fitzsimmons then moved to eliminate the “nose” from design of the pedestrian refuge islands on Summer Street intersections with Oak Hill Road and Grove Street.
AGENDA ITEM: Arlington 360
Documents used Memorandum from Laura Wiener regarding pedestrian refuge islands, design plan.
A Motion to Adjourn was made by Mr. Fitzsimmons, seconded, and the meeting adjourned at 9:25pm.
The Board approved these minutes with corrections on 11-18-13.