



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

DECISION OF THE BOARD

EDR DOCKET #3522

483 Summer Street, Arlington, Massachusetts 02474

Campobasso Properties, LLC

Monday, August 7, 2017

This Decision applies to the Special Permit application filed by Campobasso Properties, LLC for a Special Permit to construct a Mixed-Use development at 483 Summer Street. Special Permits are needed under Section 5.04 Use 7.13 to allow Mixed-Use in a B2 zoning district, Section 8.06 Location of Parking Spaces, and 11.06 Environmental Design Review. The proposed uses include 1,530 square feet (sf) of office space (2 offices) on the first floor, and nine (9) residential units. Seven (7) of the residential units will have two-bedrooms, two (2) will be one-bedroom units, and one (1) of the two-bedroom units will be affordable.

A public hearing was held February 6, 2017 and continued to June 26, 2017 and August 7, 2017.

Materials submitted for consideration of this application:

Application for EDR Special Permit and Impact Statement with supporting documents, including Plot Plan, Existing Conditions, Site Plan, Building Plans, and Elevations, dated November 22, 2016

Memo from Omni Environmental Group, Re: Phase I/II Summary of Findings – 483 Summer Street, Arlington, Massachusetts, dated April 25, 2017

Stormwater Mitigation Model/Report (Report) and Site Plans (Plans) from A. R. Ronayne & Sons, LLC, both dated June 6, 2017

Revised Site Plan, Building Plans, Sections, and Elevations, dated December 14, 2016, February 28, 2017, May 15, 2017, June 6, 2017, June 26, 2017, and August 1, 2017

Revised Dimensional and Parking Requirements form, dated July 31, 2017

Memo from Campobasso Properties LLC., Re: Design Changes to 483 Summer Street Project, dated August 1, 2017

In order to grant this Special Permit, the following criteria must be met:

Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

Mixed-Use is listed in the Table of Use Regulations as a Special Permit use in the B2 zone. The Board finds that this condition is met.

Section 10.11a-2 The requested use is essential or desirable to the public convenience or welfare.

This project will provide new office space and, per the town-adopted and State-approved Housing Production Plan, much needed new rental housing, including one affordable unit. The Board finds that this condition is met.

Section 10.11a-3 The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The project proposes to combine the parking lots of 483 and 489 Summer Street, both owned by Campobasso Properties, LLC. 489 Summer Street contains 12 rental units. The total combined parking requirement is 23 spaces (see table below). There is a shared driveway between the two properties. The single combined driveway improves pedestrian safety. A total of 24 spaces are provided by the applicant. The Board finds that this condition is met.

483 Summer Street Parking Requirement			
	<u>Number of Units</u>	<u>Zoning Requirement</u>	<u>Total Parking Required</u>
489			
Studio	1	1	1.00
1 bedroom	11	1.15	12.65
483			
1 bedroom	2	1.15	2.30
2 bedroom	7	1.5	10.50
Retail	0	1/300 sf*	0.00
Office	1530	0	0.00
Total Parking			26
10% Reduction for Affordable Housing			3
Total Parking Required			23

Section 10.11a-4 The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

A Stormwater Management Plan, which will retain a 100-year storm on site, was approved by the Town Engineer. An underground stormwater filtration system will be constructed at the rear of the building. The Board finds that this condition is met.

Section 10.11a-5 Any special regulations for the use, set forth in Article 11 are fulfilled. The Environmental Design Review standards of Section 11.06 are evaluated below.

EDR-1 Preservation of Landscape:

The lot in its present condition contains an existing vacant garage and is covered with pavement in deteriorated condition. It is surrounded by a fence in poor condition. The existing garage, chain link fence and asphalt driveway and any existing plantings will be removed. The landscape plan proposed for the lot includes plantings in front of the building, and an infiltration system in the rear and a patio. The Board finds that this condition is met.

EDR-2 Relation of the Building to the Environment:

The proposed building provides a transition between the small commercial district to the east, and the residential area to the west and south. The existing commercial building to the east is a single story structure with retail and restaurant space, while the proposed building will have three (3) stories. The building to the west has three (3) stories. The Board finds that this condition is met.

EDR-3 Open Space:

The building will have a landscaped area adjacent to the front walkway and sidewalk. The front yard setback is small, but appropriate for ground floor office and residential uses. Most of the open space is in the rear of the lot, in an area that combines a patio and a stormwater infiltration system. The property is in proximity to the Veterans' Memorial Sports Complex and the Minuteman Bikeway. The Board finds that this condition is met.

EDR-4 Circulation:

As noted in Section 10.11 a-3, parking is located behind the building in a shared driveway with 489 Summer Street, and is accessible by a shared entrance on Summer Street. The shared driveway entrance is of adequate width to provide access to both buildings; this singular access point is preferable for pedestrian safety.

The proposed combined development provides 24 parking spaces for a total 20 units. Under the zoning bylaw, 26 parking spaces are required. An indoor bicycle storage room for at least 20 bikes owned by tenants at both properties will be provided. The parking requirement can be reduced by 10% due to the inclusion of an affordable housing unit per Section 11.08 Affordable Housing Requirement of the Zoning Bylaw. The Board finds that this condition is met.

EDR-5 Surface Water Drainage:

A Stormwater Management Plan, which will retain a 100-year storm on site, was approved by the Town Engineer on June 26, 2017. An underground stormwater filtration system will be constructed at the rear of the building. Additionally, all pavement and walkways will be built using porous pavement. The Board finds that this condition is met.

EDR-6 Utilities Service:

All utility lines will be accessed underground. Service will be adequately provided. The Board finds that this condition is met.

EDR-7 Advertising Features:

A signage plan has not been provided at this time. The following signs are allowed in the B2 zoning district: one wall sign for each street or parking lot frontage of each establishment, not to exceed a total of two permanent signs for any one business, including freestanding signs but excluding window signs, directional signs, directories, marquees, and awnings. One directory of building occupants or tenants at each entrance not exceeding an area determined on the basis of one (1) square foot for each occupant or tenant. One awning sign for each display window of a store. One permanent wall sign not to exceed two (2) feet in height or a ground sign not to exceed twenty (20) square feet in area and if containing a registered trademark or portraying a specific commodity for sale, such trademark or portray shall not occupy more than ten (10) percent of the sign area unless said registered trademark or commodity is the principal activity conducted therein. All sign illumination shall be either interior and non-exposed or exterior and shielded and directed solely at the sign and shall be steady and stationary and of reasonable intensity. The following types of illuminated signs are prohibited: signs fabricated with letters, numbers, designs, or images consisting of a visible light source emitted from the face of the sign, including, but not limited to, incandescent and fluorescent bulbs, LED price signs, LED and digital displays, and neon tubes. Any exterior building signage will require review and approval by the Director of Planning and Community Development.

EDR-8 Special Features:

Air conditioning condensers will be placed on the roof where they will not be readily visible from the street. Existing trash and recycling facilities at 489 Summer Street will be expanded and shared with tenants at 483 Summer Street. The Board finds that this condition is met.

EDR-9 Safety:

Lighting is provided, with multiple means of egress from the building. The single driveway for both buildings will improve pedestrian safety. The Board finds that this condition is met.

EDR-10 Heritage:

The existing building and property are not listed on the local or State historic property inventory. The Board finds that this condition is met.

EDR-11 Microclimate:

This proposal will enhance the microclimate by removing pavement and an auto-oriented use and adding landscaping and addressing stormwater issues with new systems. There will not be any machinery which emits heat or fumes. The Board finds that this condition is met.

EDR-12 Sustainable Building and Site Design:

The proposed project is located in an area with dense and diverse uses, and existing infrastructure, and some public transit. The Town's Recreation Center facility is located across the street. Bicycle facilities will be provided. A LEED® checklist is provided. It is not indicated whether energy-star appliances will be provided. The Board finds that this condition is met.

Section 10.11a-6 The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

This is a good location for a Mixed-Use property that provides both office uses and housing. There will be no detriment to health, morals or welfare. The Board finds that this condition is met.

Section 10.11a-7 The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The project will provide much needed housing as well as a unit of affordable housing. Office space will be a beneficial use to the neighborhood, including the abutting commercial uses, to assist with foot traffic. The Board finds that this condition is met.

The following conditions are incorporated into this Special Permit:

General Conditions

1. The final sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
5. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
6. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
7. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.

8. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
9. Soil remediation will occur on site. The specific quantity of material, not harmful to human health or habitation, will be removed. A licensed site professional will be on-site throughout the project to monitor soil conditions.

Special Conditions

1. The owner will work with the Director of Housing to comply with all requirements of Section 11.08.
2. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the affordable unit.
3. No condominium conversion of said affordable unit shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Director of Housing to ensure that the unit continues to meet the requirements of Section 11.08.