

Zoning Bylaw Working Group (ZBWG)
February 6, 2019
8:30 a.m. – 10:00 a.m.
Arlington Town Hall, First Floor Conference Room
MEETING SUMMARY

Attendees: Pamela Heidell, Charles Kalasuskas, Christian Klein, Jenny Raitt, Stephen Revilak, John Worden, Erin Zwirko

Guests: Beth Melofchik

Jenny started the meeting by noting that Erin had circulated the draft zoning amendments via email. She explained that the Planning staff did not expect the Working Group members to have already reviewed the documents. Erin explained that she would appreciate feedback by February 20th, which is two weeks from the meeting date. Jenny noted that the members of the Working Group may not be in agreement on the zoning amendments, but she would appreciate a conversation on the recommendations. Jenny also noted that there are four citizen petitions.

Erin began by introducing each of the zoning amendments submitted. Members of the Working Group had initial comments on a number of items:

1. Sign Regulations Update: The illustrations assist with usability. There were some concerns about signs on vehicles, and whether it would preclude food trucks. There was some conversation about the appropriateness of certain signs in residential districts.
2. Multi-family Uses and Mixed-use Amendments: Members of the Working Group expressed some concern about dimensional standards for townhouses. Members also pointed out that there appears to be consolidation in the residential districts, rather than incremental increases in density.
3. Inland Wetland District and Floodplain District Amendments: Jenny explained that members of the Conservation Commission would be meeting with the ARB during the ARB meeting on February 11.
4. Dover Amendment Reviews: A member of the Working Group pointed out that municipal goals need to be more clearly identified in the amendments.
5. Bike Parking Amendment: There were no comments about bicycle parking.
6. Accessory Dwelling Unit Amendment: A member of the Working Group suggested that the amendment should incorporate a fixed date in the past so that homes are not built with accessory dwelling units within them. There were some concerns noted regarding affordability and annual certifications.

Moving on to the citizen petitions, Steve gave an overview of his amendment to increase the percentage of units to be affordable. The proposal requires buildings of 20 units or more to contribute 20% of the units as affordable. Erin explained that there are 3 other citizen petitions: 2 from the Residential Study Group and 1 regarding information sharing relative to the Zoning Board of Appeals. The Working Group expressed their support for Steve's proposal.

Erin asked if the Working Group would be interested in moving their March meeting to the last week of February in order to facilitate incorporating any feedback into the zoning amendments prior to the start of the ARB public hearing. The group agreed to reschedule their March meeting to February 27.

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