

**DRAFT**  
**Residential Study Group (RSG) March 22, 2019 8:30 a.m. – 10:00 a.m.**  
**Arlington Town Hall, First Floor Conference Room**

**MEETING SUMMARY**

Attendees: Mike Ciampa, Wynelle Evans, Pat Hanlon, Steve McKenna, Liz Pyle  
Guests: Wayne Chouinard, Town Engineer; Don Seltzer

The meeting began with a discussion of the Driveway Slope, Article 25. Steve had worked independently with Wayne to revise language, and Wayne had created a sketch and plans for Washington St. to illustrate issues with calculating slope. Copies were not provided, so it was not possible for all attendees to refer to these materials as the discussion progressed.

Wayne: current practice is to calculate from highest point at curb.

Steve: this amendment was originally crafted solely to address safety issues, not to affect development.

At this point, Wayne noticed that Don was recording the meeting and objected, as Don had not announced his intent nor asked permission. Don agreed to delete everything prior to this moment, then continue recording, and the meeting continued.

Wayne offered 2 methods to calculate slope: using a center line down the middle of the slope; from the highest point at the curb.

Liz presented her rationale for revising the Article, with some ensuing discussion about whether part of the original intent had been to control development. At this point Wayne left, after questioning whether this was even a valid meeting, pointing out that there was no quorum.

Discussion continued around various ways to calculate the slope: from a center line reading; from the highest point at the curb cut vs. from the highest point at the property line at the curb (none of us were sure how to explain that).

Pat: any language changes at this point must be within the scope of the current Warrant.

Liz asked Steve to send his wording to Jenny Raitt with the intent of having another meeting before the ARB vote on Wednesday March 27.

Mike: most driveways have a slight "belly," i.e. concave curve, which affects the average slope.

Pat: we don't have the right language yet, nor the time, and agrees with Don that, from a safety perspective, it is the area closest to the curb that must be within the

15% slope requirement, and further agrees that part of the intent of the original Article was to discourage the garage-under style of development.

Steve: agrees that it has in effect reduced the number of garage-under styles being built.

Pat: the current Bylaw is not consistent with what IS does, and we need to make the statute consistent with the practice. If it's not reasonable to apply stricter language, the ZBA can make that decision in a special permit hearing.

Liz: given the decrease in this style of development, she is confident that the language in her current amendment is sufficient and applicable.

Steve: raised the issue that without a quorum none of what we discussed might be binding.

Mike: it's not enforceable to measure the slope every few feet, and it must be taken as an average.

Pat: pointed out that the March 25 ARB hearing would likely not discuss this language in detail, but rather as to intent, and stressed that the language should mirror the practice.

The discussion moved to the Definition of Half-story, Article 24.

Liz asked if Mike could prepare a paragraph explaining this amendment for her to present at ATM, and also in time for the March 25 ARB hearing.

It was now 10:00a.m., and Wynelle, note-taker, had to leave.

She has requested follow-up info from the other attendees, but no replies yet.