



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Minutes 06/13/2011

TOWN OF ARLINGTON
BOARD OF SELECTMEN
Meeting Minutes
Monday, June 13, 2011

6:30 p.m.

Joint Meeting of the Board of Selectmen and the Arlington Redevelopment Board

Present: Board of Selectmen, Bruce Fitzsimmons (ARB), and Carol Kowalski.

Also present: Mr. Sullivan and Ms. Sullivan

Absent: Ms. Rice

Symmes Property Discussion

Mr. Fitzsimmons, ARB Chair, presented an update to the Symmes property development. He gave a brief summary on the history of the process:

- It's a unique project: the Town wanted to play an instrumental role in the development of the land, so the Town purchased the property.
- The permitting history: it's a fully permitted project and there are four candidates interested, who are going through the process.
- There were neighborhood appeals: surrounding neighbors appealed the project which took nine months to resolve at which time the initial developer lost his financing and the project stopped.

Mr. Fitzsimmons stated that the quantitative analysis of each of the four interested developers will be done by a contractor, Mr. Jacobs, and will be paid by the four interested contractors. The qualitative analysis will be done by the ARB and Planning Department using the below listed criteria:

- (a) financial return to the Town
- (b) quality of site design
- (c) quality of construction materials
- (d) composition of building types, number of units, and unit mix
- (e) inclusion of affordable housing
- (f) inclusion of public amenities
- (g) experience of the redeveloper
- (h) financial strength of the redeveloper, its equity partners and lenders
- (i) composition of the development teams, including general contractors and site managers
- (j) degree to which the proposals require modifications to the land disposition agreement and/or special permits
- (k) provision of open space and landscaping
- (l) use of the medical office building site
- (m) possible inclusion of assisted living facility
- (n) likelihood that the housing will be offered for or converted to "for sale" units; and
- (o) the time frame for completion.

Mr. Fitzsimmons reported that the ARB hopes by June 27th there is a clear picture of what will be happening with the development at Symmes. The Selectmen thanked him and asked that the ARB share the results of the consultant's report along with the decision results of the ARB.

Mr. Callahan, 105 Highland Ave., requested that the Selectmen and ARB support consideration that the developer chosen will participate with Project Labor Agreements.

Ms. Rowe requested that the ARB change their meeting nights to a different day so that the Selectmen could attend

and stay current with information.

**Meeting Minutes
Board of Selectmen
7:00 p.m.**

Present: Ms. Rowe, Chair, Mr. Greeley, Vice Chair, Mrs. Mahon, Ms. LaCourt, and Mr. Dunn.
Also present: Mr. Sullivan and Ms. Sullivan.
Absent: Ms. rice

FOR APPROVAL

1. CONSENT AGENDA (one vote required for approval of all items)
 - a. APPOINTMENTS
New Election Workers
James R. Calandra, 33 Cypress Road, U, Pct. 19
Amanda Chin, 42 Eustis Street, U, Pct. 18
 - b. Approval: Eye Mobile on Street @ 730 Mass. Ave., 6/18/11
David B. Garrity, Arlington Lions Club
 - c. Approval: Proclamation Declaring Family Health Care Day, June 18
Annette Bender, Council on Aging
Mrs. Mahon moved approval. SO VOTED (5-0)

2. Dedham Development LLC Petition/ Orvis Road
Jeffrey A. Clarke, EB Rotondi & Sons Inc.
(all abutters notified)
Mr. Greeley moved approval subject to conditions set forth. SO VOTED (5-0)

APPOINTMENTS

3. Confirmation of Appointment of Assistant Treasurer
Stephen Gilligan, Treasurer & Collector of Taxes
Mr. Greeley moved not to approve the confirmation at this time and to also freeze filling the position until after the Town Manager reports back on the consolidated Town-School Finance Department. SO VOTED (4-1)
Mrs. Mahon voted in the positive.

LICENSES & PERMITS

4. Request: Food Vendor License - Angelina's Pastry
Angela Daley, Angelina's Pastry LLC., 1193 A Mass. Ave
Mr. Greeley moved approval subject to conditions set forth. SO VOTED (5-0)

5. Request: Common Victualler License - Golden Taste Chinese Restaurant
Sandy Dao, Lee Lin, Inc., 14 Medford Street
Mr. Greeley moved approval subject to conditions set forth. SO VOTED (5-0)

6. CITIZENS OPEN FORUM

No matters were presented for consideration of the Board.

TRAFFIC RULES & ORDERS/OTHER BUSINESS

7. Vote: Support Letter, Mass. Ave. Corridor Project
Laura Wiener, Senior Planner

(tabled from 5.9.11 meeting)

Mr. Greeley moved approval.

SO VOTED (4-1)

Mrs. Mahon voted in the negative.

8. For Approval: Bicycle Tune-Ups and Educational Materials @ Minuteman Bikeway, June 25, 2011, 10 AM to 1 PM

Stephen Quinn, ABAC (Arlington Bicycle Advisory Committee)

Chad Gibson, EALS (East Arlington Livable Streets)

Mr. Greeley moved approval.

SO VOTED (5-0)

9. Discussion: Feast of the East, 6/18/11

Jan Whitted, Co-Chair

Mrs. Mahon moved approval.

SO VOTED (5-0)

10. For Approval: Wheelabrator Settlement

Juliana Rice, Town Counsel

Mr. Greeley moved that the Board of Selectmen hereby authorizes the Town Manager to sign, on behalf of the Town of Arlington, the Town's Release Prior to Payment of Municipal Relief under Consent Judgement in Commonwealth v. Wheelabrator Saugus, Inc., et al, Essex Superior Court Civil Action No. 2100-00348-A.

SO VOTED (5-0)

11. Vote: Redistricting Map A

Clarissa Rowe, Chair

Mr. Dunn moved approval.

SO VOTED (5-0)

Correspondence Received

Yutaka Oda, Mayor
Nagaokakyo

Thank You

Be Rec'd

Meghan Henning
McClennan Park 8am
Off-Leash Recreation Group

Continue Support of Morning Off-Leash
Dog Program

Be Rec'd

Eric Fitch
251 Pleasant Street

Request: Traffic Calming on Brunswick Road

Be Rec'd

Ms. LaCourt moved to refer Mr. Fitch's request to TAC.

SO VOTED (5-0)

Mr. Greeley moved to adjourn at 7:55 PM.

SO VOTED (5-0)

NEW BUSINESS

Mr. Sullivan reported that the Fire Department's minimum manning will go back up to 15 immediately.

Mrs. Mahon announced there is a Greenway Project update meeting Thursday, June 16th at 7:00 PM in the Fox Library.

Mrs. Mahon asked the BoS office to request that the Comptroller prepare a report on the status of the school district controls regarding the two audit recommendations instituting changes after the \$1.5 million dollar deficit.

Mr. Dunn requested the chair arrange a joint BoS and School Committee meeting as soon as possible.

Ms. LaCourt stated that since the override passed and that there will be possible fall healthcare budget changes, the long term planning committee should meet in order to find ways to see how long they can make the money last.

Ms. Rowe stated that people need to keep fiscal pressure on to make the most efficient use of the override money.

Ms. LaCourt asked the Town Manager who the BoS appointee will be for the Town & School Consolidation committee. Mr. Sullivan answered that he would address this at the next meeting.

Ms. Rowe reminded the Selectmen that a goal setting meeting should be planned.

Ms. Rowe thanked the residents for voting yes in the override and requested the Town Manager create a circuit breaker program, similar to Senator Donnelly's forum, for helping those in need during this tax increase time. Mrs.

Mahon asked that the Council on Aging be involved in this Fall meeting.

Ms. Rowe addressed an email she had received regarding the Clerk's Office and privileged information and how the Clerk's Office is bound by State Election laws to follow completely.

Mr. Greeley announced and challenged others to join in using an alternate transportation mode by riding a bike to the June 27th meeting and dress casually.

Mr. Greeley moved to adjourn at 7:55 PM.

SO VOTED (5-0)

A true record: Attest

Mary Ann Sullivan

Next scheduled meeting of BoS June 27, 2011.

REFERENCE LIST OF DOCUMENTS:

1. Symmes Neighborhood Advisory Committee request to the ARB to consider the neighborhood's position on the choice of developer for the Symmes development
2. Election worker's master record: James Calandra, Amanda Chin
3. Arlington Lions Club request for the Eye Mobile Vehicle
4. Council on Aging Proclamation
5. Engineering letter of approval with recommendations re: Dedham development LLC
EB Rotondi & Sons request letter, order of conduit location, notice to abutters, and map for 16 Orvis Rd. conduit installation
Attorney David Marshall Datz, letter of support to bury electrical service underground
6. Stephen Gilligan's request for confirmation of Deputy treasurer/Collector
Paul Olsen's resume
Town of Arlington's internal job posting
7. Angelina's License Application packet
8. Golden Taste License Application packet
9. Selectmen letter to MassDOT Highway Division re: Reconstruction of Mass. Ave
10. Joey Glushko's letter of request for an education materials/cycle tune-up event on the Minuteman Bikeway
11. Feast of the East Brochure
12. The Commonwealth of Mass-Office of the Attorney General news release re: Wheelabrator settlement \$93,416.
13. Proposed voter reprecincting map
14. Mayor of Nagaokakyo letter of thanks
15. The McClennan Park 8am Off-leash recreation Group letter of support to continue morning off-leash recreation for dogs
16. Eric Fitch email of traffic inquiry for slowing down traffic on Brunswick Road
17. Ed Starr/TAC's response email of traffic inquiry for slowing down traffic on Brunswick Road