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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3637

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: Marco Realty Group
Property Address: 476 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Date: October 19, 2020
Date of Decision: October 19, 2020

20 Day Appeal Period Ends: November 23, 2020

Members
Approved

Opposed

Rachel Gumbel
[Signature]

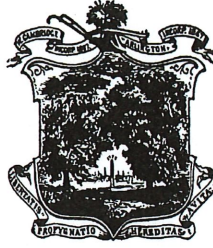
David M. Watt

Eugene B. Benson

[Signature]

Town Clerk's Certification

Date



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

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Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3637
476 Massachusetts Avenue, Arlington, MA 02476

October 19, 2020

This Decision applies to the Environmental Design Review Special Permit application by Chad Cohen, Marco Realty Group, 89 Winchester Street, Brookline, MA to approve signage located at 476 Massachusetts Avenue within the B5 Central Business District. The Board approved signage in accordance with the provisions of MGL Chapter 40A § 11 and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review, and under Section 6.2 Signs. A public hearing was held on October 19, 2020. The ARB voted (5-0) to approve Docket #3637 on October 19, 2020.

Materials reviewed for this Decision:

- Application for EDR Special Permit
- Base Building Improvements Permit set, dated December 16, 2019
- LEED Checklist, dated September 21, 2020

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. The commercial use is allowed in the B-5 Central Business Zoning District.
2. The location of this storefront is located in the Arlington Center Business District. It is essential and desirable to improve the condition of the façade to identify a tenant.
3. The location of this storefront is located in the Arlington Center Business District. It is essential and desirable to improve the condition of the façade to identify a tenant.
4. There will not be an impact on public utilities.
5. No special regulations are applicable.
6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

There are no changes that will impact any natural landscape.

2. EDR-2 Relation of the Building to the Environment

The façade improvements are consistent with the scale and architecture of the overall building.

3. EDR-3 Open Space

There are no changes to open space.

4. EDR-4 Circulation

The existing circulation will not change.

5. EDR-5 Surface Water Drainage

There is no change to surface water run-off or drainage as a result of the improvements.

6. EDR-6 Utilities Service

There will not be any changes to utility service.

7. EDR-7 Advertising Features

A tenant for the space has not been identified and will return for signage approval per Section 6.2. The total square footage of the wall sign at this location will not exceed 40 square feet. Goose neck lamps will be installed above the sign band.

8. EDR-8 Special Features

There are not any changes to any special features.

9. EDR-9 Safety

The removal of the curved brick wall and replacement with a conventional storefront is a significant improvement to Massachusetts Avenue.

10. EDR-10 Heritage

The property is part of the Arlington Center National Register Historic District, and the improvements were approved by the Arlington Historical Commission.

11. EDR-11 Microclimate

There are no changes that will impact the microclimate.

12. EDR-12 Sustainable Building and Site Design

The renovations will improve existing conditions for interior environmental design quality.

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The project must adhere to the following conditions:

1. The final specifications for signs and exterior lighting shall be subject to the approval of the Arlington Redevelopment Board. 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.

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