

Item	Christian	Pam	John	Steve	Ralph	Gene	Charlie
Reduce the overall number of zoning districts to address infill development and ease of use of the bylaw: address setbacks, dimensional standards, building height maximums, FAR, and minimum lot are per dwelling Also a map amendment	Consider a map amendment		(4) FAR standards for R0-R2 (10)(c) Shadows over solar panels  Previous depth of business districts was bigger. If anything changes need to be careful about this.	Yes. Focus on B districts.	Yes	Yes. Focus on B districts. Consider R districts as potential phase 2.	
Reduce the number of uses requiring special permits which makes the bylaw overly restrictive, confusing, and impractical for the purposes of determining build out and growth	Study required. Investigate frequent special permits heard by ZBA and typical special conditions attached to those.	Study required.	No.	Yes.	Yes. Study required. Look at recent special permits.	Yes for 3f, apts, townhomes, so long as designed standards met.	
Amend the Special Permit for Large Additions section for clarity and update to	Clarify.	ZBA/ISD/DPCD project.	Yes. (13)			Yes.	
Address parking issues throughout bylaw, including parking in front setbacks, maximums instead of minimums, greater reductions for residential and some commercial  Look at clusters of districts separately going forward.	Section 6.1.10.A: needs to be clarified, and potentially split into separate sections. Section 8.1.6.C: should this limit adding more parking than required				Yes. Adopt parking maximums.	Yes. Re: residential, see proposed bylaw amendment for 2022.  Address parking in front setbacks (what currently occurs in town vs. what is allowed in ZBL)	Consider residents who operate business vehicles and their need for parking
Amend EDR, including conducting a study of special permits granted, incorporating staff review of smaller projects, and creating an easier to use table to determine appropriate criteria  Further analysis needed.			Limit discretion of ARB to reduce open space If a mixed use development is more than 50% res, then res open space, setbacks etc. should be observed	Yes. In particular, I'd be interested in seeing options for by-right development with performance standards and site plan review, particularly in the business districts.		Not without greater explanation of problems. Staff review for Dover Amendment and signs already allowed.	
Amend standards for townhouses  Look to Housing Plan as well. Issues with what's allowed to be built, where its allowed						Yes. Current standard prevents townhouses from being built.	
Add regulations for solar			(10)(c) Shadows over solar panels			See CEFC proposal (not being pursued for 2022 ATM)	
Add regulations for short term rentals					Yes. There are a number of examples we can review from other communities.	This was done by town bylaw after the 2017 memo was written.	
Add transfer of development rights					Recommend postponing for later discussion, given the few remaining vacant parcels and the need for administrative capacity to administer a TDR program.	Study would be required to determine feasibility.	
Other	Review Section 5.3.9.A: add porches, confirm which can be approved by special permit and whether some can be approved by right	Resilience Review (see document for link and references)	Put page numbers on the text of the Zoning Bylaw (ZBL) to facilitate finding things	More land zoned for business use, even if only to support corner stores and more opportunities for fifteen-minute neighborhoods.			

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	5.4.2(B)6 - whichever is smaller", how is area of addition calculated, "foundation wall"		Moratorium on further residential development until the non-residential tax base reaches say 10% of the total assessed value of the Town	Look at use table for B districts. Read as is, town wants: <ul style="list-style-type: none"> <li>• Banks and restaurants that are smaller than 2000 square feet</li> <li>• Retail, office, and service establishments that are smaller than 3000 square feet</li> <li>• Businesses with five or fewer employees</li> <li>• Single- and two-family homes (which aren't businesses at all, but are allowed by right in all business districts).</li> </ul>			
	2.1: Half Story - area relative to what		(10) Address climate change issues by, e.g.: (b)Require that all new construction of multi family housing be net zero	Attracting development that supports and expands the economic, cultural, and civic purposes of Arlington's commercial areas.			
	8.1.6.A - should this apply to private garages for one-and-two family homes		(11) Amend ADU bylaw to create some protection of neighbors	Maximizing the build-out potential of commercial and industrial properties.			
	8.1.5 - procedure for declaring a structure unsafe, maybe 3.1.E, reference 780 CMR 116/R116?		(12) Address the teardown / mansionization epidemic				
	2.1: Foundation Wall - need definition		(14) Craft a bylaw for the MBTA overlay district that preserves both the present commercial area on Massachusetts Avenue and the basically well developed two family neighborhood (we are already ahead of the statutory standard of 15 units per acre). Maybe our legislators could get us an exemption for this reason				
	Index: why hyphens and not periods like rest of ZBL						
	Section 5 - any better way to cross reference special regulations and tables						
	Index: Abandonment, 2-1, 8-1-7 (not 8-4)						

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3.2.3(A) - ZBA now has rules and regulations, so this could be pared down							
Unrelated to Zoning Bylaw			(5) Recalculate affordable housing land occupation percentages to determine if we have not yet met the 1.5% standard considering the pending approvals of Mugar & Mirak	I would also like to note Ali Carter's October 21 memo to the Select Board, which states A revamped ATED committee would assist with the critical work of filling commercial vacancies and work with staff and the Arlington Redevelopment Board on considering larger commercial and mixed-use developments in town. ATED will also participate in discussions with the ARB and Zoning Bylaw Working Group as they advance zoning amendments that focus on improved development opportunities along the town's major corridors and industrial areas.			
			(6) Defend the ZBL, enacted by our Town Meeting, and do not encourage, support, or advocate for 40Bs giving unscrupulous developers the right to disregard what we have chosen for development in our Town				
			(7) Before proposing further residential development. Determine where a new elementary school would be placed. And how it could be financed without an even more crushing burden on Arlington's taxpayers				
			(9) Keep in mind that the Master Plan, approved by Town Meeting said that the only additional residential development we need is affordable and senior housing				
			(10) Address climate change issues by, e.g.: (a) Enact strict laws to protect trees, public & private				