



Master Plan Implementation Committee

Date: February 17, 2022

Time: 7:00 PM to 8:00 PM

Location: Conducted via remote participation

Attendees: Joe Barr, Peter Howard, Ann LeRoy, Charlie Kalasuskas, Wendy Richter, Mike Ciampa, Jenny Raitt, Kelly Lynema

Guests: Len Diggins, Rebecca Gruber

Agenda

1. Review Annual Town Meeting zoning articles.

Jenny kicked off the meeting by explaining the upcoming work of the Master Plan Implementation Committee (MPIC). As was done last year, the MPIC will submit a report to Town Meeting, which chronicles how we are implementing the Master Plan and includes comments on warrant articles relevant to the Master Plan.

Jenny explained that the Arlington Redevelopment Board's packet on zoning amendment warrant articles was posted today; MPIC members received it via email last night. The first public hearing begins on March 7. Hearings will continue every Monday in March and the first Monday in April (4/4), when the ARB will deliberate and make their recommended votes to Town Meeting.

Jenny provided an overview of the three different types of articles this year:

- Articles driven by the Redevelopment Board: enhanced business districts, street trees, solar energy systems, administrative amendments.
- Citizen Petitions: eight were submitted, ranging from increasing the size of the Business Zoning District in East Arlington by four parcels, reducing parking requirements for apartment buildings, lowering the threshold for what triggers a special permit for a restaurant use, open space uses, increasing FAR for mixed-use in the Business districts, appeals, and allowing two-family dwellings by right in single-family zoning districts.
- Articles coming from the Zoning Bylaw Working Group (ZBWG) to advance concerns of the Zoning Board of Appeals: porches, large additions, ZBA rules and regulations, yard encroachment, half story, and unsafe structures.

The Committee discussed how the order of articles was determined for the ARB hearings. Jenny explained that the ARB tries to organize them around dates of

petitioners, front-loading the schedule to ensure time for the final vote and report drafting, and when possible, keeping articles similar in nature on the same night.

Charlie asked about the rationale for the two-family zoning amendment. Jenny explained that we have provided in the packet the information the petitioners provided to staff. She invited MPIC members to join the March 7 hearing when this amendment would be presented to the ARB, as well as any of the hearings in March and April.

Jenny also shared that the articles that have a lower voting threshold because of their relation to the Housing Choice legislation are the warrant article to allow two-family dwellings in the single-family districts and the warrant article to reduce the apartment parking minimums.

Since the MPIC received the packet the night prior to the meeting, members agreed to postpone discussion on the warrant articles until their next meeting. At that meeting, staff can walk through how the proposed zoning amendments do or do not relate to the Master Plan. The MPIC may consider two meetings prior to completing their report to Town Meeting to understand more about the proposed warrant articles, attend ARB meetings, and get a sense for how the ARB may vote. In 2021, the report was completed in the first week of April, which coincides with the ARB's completion of hearings on warrant articles.

2. Schedule meeting(s) for March and April.

The Committee set their next meeting for March 16, 2022, at 6:00 PM. The agenda will focus on the MPIC's Report to Town Meeting, review of Master Plan-related Annual Town Meeting warrant appropriations and zoning amendments, and a status update on the MPIC working groups. At the March 16 meeting, the MPIC will determine a next meeting date to finalize the report to Town Meeting.

3. Discuss status of Master Plan implementation plan.

The Committee discussed the implementation table. MPIC members discussed several actions and recommendations:

- The committee discussed whether the Minuteman Bikeway Planning Study will include studying a connection to the High School. Kelly explained that the project is still in early stages, although this would be something to bring up at the March public meeting. Jenny clarified that the connection is actually part of the High School project.
- Charlie asked about where to find the sidewalk plan for the entire town. Jenny explained that this is not officially a plan, but rather a layer of a map in the Town's GIS where DPW tracks the sidewalk inventory.
- Ann asked about whether the resident work being directed toward the Alewife CSOs right now should be included. This is essentially a citizen-led initiative, not being managed by a particular working group or staff, so it was not included in the table.

- An update on the cemetery was requested, following on their addition of a columbarium.
- Ann noted that the Mill Brook Corridor Working Group could resume their work around signage. They recently added signage at Wellington Park (through MWRA/DPCD), and new signage is going in at 1165R Mass Ave as part of the order of conditions, and there's potential for this at Cooke's Hollow.
- Charlie asked about whether we are looking into state or federal funding for extending the Green Line Extension. Jenny clarified that Rep. Barber has reached out to discuss getting the state to acknowledge that the environmental planning process should be commenced for the next phase of the GLX.
- Regarding the near completion of the Housing Production Plan (HPP), the prior HPP was certified through September 2022, which provides temporary safe harbor due to the approval of 1165R Mass Ave. If Thorndike Place had not been appealed the Town could have received a two-year period. Certification is only allowable if you have a current plan adopted by the ARB and Select Board and approved by DHCD.

Charlie asked whether there was work being done by the Department outside of the recommended actions of the Master Plan. Jenny shared that the largest non-Master Plan work completed by DPCD is the administration of the Community Development Block Grant (CDBG) program.

Jenny added that she has requested CDBG allocation for an update to the Master Plan. Have achieved quite a bit already. Prior Master Plan was started in 2012/2013, was a two-year planning process, endorsed and adopted in 2015. Getting close to ten years. A lot of changes in ten years. Looking to tie activities to more metrics-based planning. Next year start working on the Request for Proposals, with a proposed scope of work. Depends on what the Committee and the ARB want to do.

4. Report from working groups.

Staff provided a quick report out on the work of the MPIC working groups:

- The Zoning Bylaw Working Group meets monthly and is quite busy. They reviewed the Zoning Audit from the Master Plan and recodification and identified what needs to be done (see memo). The outcome of their current work is the amendments before the ARB for ATM.
- The Historic and Cultural Resources Working Group is focused on two CPA-funded projects: the documentation of Town-owned properties, and the Archaeological Reconnaissance Survey. Both are recommendations of the Historic Preservation Survey Master Plan, which was itself recommended by the Master Plan.
- The Mill Brook Corridor Working Group has not met for some time but could reconvene around work discussed at this meeting.
- Jenny added that at one point the MPIC had discussed developing an Economic Development working group, but presently A-TED's focus is being expanded to merge with the work of the Economic Development Recovery Task Force.

5. Review minutes from April 2, 2021.

On the minutes from April 2, 2021, Ann moved approval, seconded by Joe. All voted in favor to approve.

DRAFT