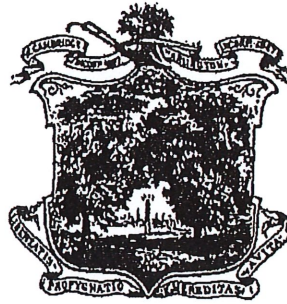


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ARLINGTON, MA 02177

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**ARLINGTON REDEVELOPMENT BOARD**

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3707

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: Cyrus E. Dallin Art Museum, Inc. (CDAM, Inc.) 611 Massachusetts Avenue,  
Arlington, MA 02474

Property Address: 611 Massachusetts Avenue, Arlington, MA 02474

Hearing Dates: July 25, 2022  
Date of Decision: July 25, 2022

20 Day Appeal Period Ends: August 29, 2022

Members  
Approved

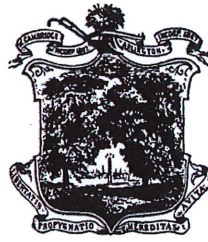
Opposed

*Eugene B. Benson*  
*Stephen A. ...*  
*Rachel J. Zember*  
*...*  
*W. Turpal*

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Town Clerk's Certification

Date



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## **Arlington Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

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### **DECISION OF THE BOARD**

#### **Environmental Design Review Special Permit Docket #3707**

**611 Massachusetts Avenue, Arlington, MA 02474**

**Cyrus Dallin Museum (CDAM)**

**July 25, 2022**

This Decision applies to Environmental Design Review Special Permit Docket #3707 granted to Cyrus E. Dallin Art Museum, Inc. (CDAM, Inc.), 611 Massachusetts Avenue, Arlington, MA 02474 to install a freestanding post sign at 611 Massachusetts Avenue, Arlington, MA in the Single-Family District (R1) and the Residential Sign District. The Arlington Redevelopment Board (ARB) reviewed and approved an Environmental Design Review Special Permit in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. A public hearing was held on July 25, 2022.

VOTE: The ARB voted (5-0) to approve Docket #3707 on July 25, 2022.

Materials submitted for consideration of this Decision:

- Application for EDR Special Permit;
- Impact Statement;
- Sign Submittal Package

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

1. The museum, gallery, and office uses have been established at this site for many years, and are pre-existing nonconforming uses in the R1 Single-Family Zoning District.
2. The museum, gallery, and office uses are essential and desirable and advance the Arlington Master Plan goals and strategies.
3. The uses will not create undue traffic congestion or unduly impair pedestrian safety.
4. The uses will not overload any public utilities.
5. The uses are not subject to any special regulations.

6. The uses do not impair the integrity or character of the district or the adjoining districts.
7. The uses 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 to the landscape as there are no proposed exterior alterations other than the proposed new signage.

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

There are no changes to the exterior of the building other than the proposed new signage.

3. **EDR-3 Open Space**

There are no changes to open space as a result of the sign proposal.

4. **EDR-4 Circulation**

There are no changes to any circulation patterns.

5. **EDR-5 Surface Water Drainage**

There will be no changes to the exterior of the building or surface water run-off because of this proposal.

6. **EDR-6 Utilities Service**

There will be no changes to the utility service as a result of this proposal.

7. **EDR-7 Advertising Features**

This Special Permit has been granted to allow signage that exceeds what is allowed in this location, the Residential Sign District, as defined by Section 6.2. Per Section 6.2.2(C), the ARB found that the new signage should be allowed in the public interest. The ARB has approved one four foot high post sign with no more than 8.3 square feet in sign area, to be located adjacent to the building at 611 Massachusetts Avenue.

8. **EDR-8 Special Features**

No changes are proposed.

9. **EDR-9 Safety**

No changes are proposed.

10. **EDR-10 Heritage**

The building and property at 611 Massachusetts Avenue are listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the signage and this permit shall be conditioned on their approval.

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**11. EDR-11 Microclimate**

This use will not impact the microclimate.

**12. EDR-12 Sustainable Building and Site Design**

No changes are proposed to the building or site.

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The ARB made the following findings in this Decision:

1. The ARB finds that the nature of the use being made of the building is such that allowing the proposed post sign is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the ARB.
2. The ARB 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.

The project must adhere to the following special conditions:

1. Any sign illumination must be compliant with illumination requirements in Section 6.2.4(C) in the Zoning Bylaw, and shall be submitted to the Department of Planning and Community Development for administrative review and approval.
2. Prior to issuance of a Building Permit, the Arlington Historical Commission must review and approve the signage. This permit is conditioned on their approval.