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Redevelopment Board Minutes 03/14/2012

Minutes of Monday, March 14, 2012, 7:00pm
 Arlington Redevelopment Board
 Arlington Senior Center, 27 Maple Street
 Approved: June 4, 2012

Present: ~Michael Cayer, Bruce Fitzsimmons (Chairman), Ted Fields, Christine Scypinski,

Chairman Bruce Fitzsimmons opened the continued hearing for the Environmental Design Review special permit for the assisted living facility at the former Symmes Hospital site for The Shelter Group. Attending were attorney Josh Davis for The Shelter Group, Jake Upton, Budge Upton, and Sandi Silk for Arlington 360, David Carliner from The Shelter Group, Robert Weidknecht from Beals & Thomas Civil Engineers, Blair Hines, Landscape Architect with Blair Hines Associates, and Christopher Tynan from JSA Architects.

Jake Upton reviewed the status of the review to date. Mr. Weidknecht presented cross-section views. Mr. Davis stated that the plan met the intent of the prohibition on parking in the front setback and the Board's ability in bylaw to address this in section 8.12 (c).

The Board then reviewed lighting plans. Mr. Fitzsimmons asked for details on lighting the flagpole. Sign photometry was presented. The Board also reviewed plans for the location of the marketing trailer and restoration of the area post-marketing. Two trees would need to be removed.

A proposed planting plan at the temporary marketing trailer was reviewed. The Board asked whether 8 spaces were needed for the marketing trailer. Mr. Carliner said that twelve spaces are usually required. They are projecting the need for five staff and three clients at once. Mr. Upton said they would like sixty days beyond the certificate of occupancy to continue marketing for a total of twelve months for use of the marketing trailer site. Mr. Upton confirmed that the walking trail easement would still be in effect and there would be a branch into the new park. The Board received confirmation from Mr. Upton that the residential abutter was satisfied.

Mr. Hines then presented the temporary sign description. Mr. Hines did not know whether the sign would be illuminated. The Board asked to see details on temporary sign illumination. Mr. Upton said that the Police Chief required a right turn-only out of the marketing lot. Ms. Scypinski asked that temporary fencing be considered for the abutter.

Mr. Upton reported that all abutters had signed off on the shadow study.

Mr. Fitzsimmons then asked for public comment. Christopher Loreti, 56 Adams Street asked since this was an urban renewal project, whether the state had approved the developer. Ms. Kowalski replied that it had not, and that she did not believe that it was required. Mr. Loreti responded that there was a formal approval by the MA Department of Housing and Community Development when JPI took over the project from EA Fish. Mr. Loreti asked whether the MOB site was part of the Special Permit. Mr. Fitzsimmons said it was not. Mr. Loreti asked if the project would have independent living. Mr. Carliner responded that it would not. Mr. Loreti asked the gross floor area of the building. Mr. Carliner replied 70,000 square feet. Mr. Loreti asked the area of landscaping and Mr. Weidknecht reviewed this from the table on the plans. Mr. Loreti asked the Board to pay close attention to detailing and materials because the facility he saw in Danvers was not up to the standard the Board may expect for pilaster, trim and windows.

Marie Poor, 210 Summer Street, stated that she lived across from the Summer Street woods. She asked about parking. Mr. Upton explained the parking bay. Mr. Upton also clarified that there would not be a full level of parking underground.

Lorelei Kollegue asked where there would be parking to use the Summer Street woods. Mr. Fitzsimmons replied that the parking lots at the Vista Park and lower park would be used, and people could park along Summer Street.

Brian Rehrig, 20 Academy Street, commented that lighting the flagpole could be a concern, since the views at night are expected to be spectacular and the flagpole could be at eye level. The Board asked Shelter to explore downlighting the flagpole not uplighting. They asked for the size of the flag. Mr. Carliner observed that the clients take certain pride in the flag. Mr. Fitzsimmons explained the concern about how much light passes beyond the flag into the night sky. The Board asked for technical information on the footcandles and lumens. Ms. Scypinski asked for the lighting specifications proposed for the back as well, visible from and through the Summer Street Woods. Ms. Kollegue asked whether the flag would be lowered at dusk. If the light was on all night, there are still houses below it. She asked what the impact would be on those residences. Mr. Davis said these would be addressed at the 50% design review.

Mr. Rehrig said the Arlington Land trust had updated the changes to conservation documents. He said they could endorse the plan for the trailer. The Board asked that the planting plan be informed by the Forest Management Plan. The \$35,000 stewardship fund is not intended for maintenance but for future plantings. The accepted practice of monitoring and enforcement is not funded, Mr. Rehrig said, and added that he wished that the Board would require an additional \$10,000 for the stewardship and monitoring.

The Board and Mr. Rehrig confirmed that a new form would not be required for the state's new format for conservation restrictions. Ms. Scypinski asked for clarification on the conservation line. Mr. Rehrig responded that the line is still to be determined but it was in the broad line shown on the temporary conservation restriction. Ms. Scypinski asked whether George Atkinson the arborist had advised on the planting on the rip rap since it's in the conservation restriction. Mr. Upton responded "probably", adding that everyone shared the concern.

Ms. Poor commented that some people received notice of blasting and she thought she should have as well. Mr. Upton said he would look into that. Mr. Fitzsimmons then closed the public part of the hearing.

Mr. Fitzsimmons observed a link between the sales trailer and certificates of occupancy for the Assisted Living Facility as a trigger for or bond to get work done and requested that Certificates of Occupancy not be issued until a suitable \$15,000.00 bond was in place to guarantee the removal of the trailer and the restoration of the site.

Discussion ensued regarding where the utilities would go underground and from which location or pole. This was not clear.

Mr. Fitzsimmons asked if Shelter was prepared to make the contribution to the stewardship fund. Mr. Davis said that this would be worked out among Shelter and Arlington 360.

The Board then agreed on the EDR findings 10.11 a-1.

Mr. Fitzsimmons asked for an executive summary of the letter from the Transportation Advisory Committee or Howard

Stein Hudson report.

The Board agreed that the standards at 10.11 a-3 were met.

The Board received confirmation that the DPW Director accepted the stormwater calculations.

The Board agreed that the standards at 10.11 a-6 and a-7 were met.

Mr. Fitzsimmons summarized that the parking concerns regarding the front setback were met by having most parking in the garage, minimizing conflicts with pedestrians, and the slope helps screen the garage. The bus parking would be screened, abutters view of the parking would be screened, and bus parking minimizes traffic congestion.

Board agreed to modify the dimensional requirements reducing the setback and parking setback.

The Board agreed to endorse 300 square feet as sufficient loading for the Building Inspector's determination. After summarizing the protections proposed, the Board agreed that EDR-1 landscape standards were met. Bicycle parking would be provided, the MBTA bus service would be resumed, and porous pavement would be used.

Screening of transformers would be presented at 50% review, as well as wayfinding signs. The mechanicals on the roof shall be screened if visible from the vista park. Generator would be in the basement. Condensers would be in the roof well to mitigate noise. The Board agreed these standards on special features were met. For EDR standard 12, Ms. Scypinski asked that drip irrigation and integrated pest management be used in the landscaping. She noted that this would achieve more LEED points, as well. The hearing was then continued to March 19 at 7:00pm in a meeting room to be determined.

EXECUTIVE SESSION

Mr. Fitzsimmons then stated that the Board needed to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body, and that the Board would enter executive session and, after closing executive session would not adjourn and not return to open session.

On a motion by Mr. Fields seconded by Mr. Cayer, to go into EXECUTIVE SESSION, Mr. Fitzsimmons took a roll-call vote at 10:58PM pm:

Roll call vote: Mr. Fields: yes; Mr. Cayer: yes; Ms. Scypinski: yes; Mr. Fitzsimmons: yes.

Subsequently, the Board upon motion by Mr. Fields, seconded by Mr. Cayer, voted to come out of executive session, by roll call vote as follows: Mr. Fields: yes; Mr. Cayer: yes; Ms. Scypinski: yes; Mr. Fitzsimmons: yes.

Ms. Scypinski moved to adjourn the meeting. Mr. Fields seconded the motion, and all voted in favor.

Respectfully submitted,
Carol Kowalski, Secretary ex officio