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Redevelopment Board Minutes 05/21/2012

Arlington Redevelopment Board
 May 21-2012

2nd Floor Conference Room, Town Hall annex - 7:00 p.m.

PRESENT: Ted Fields, Mike Cayer, Bruce Fitzsimmons, Christine Scypinski, Andrew West

ABSENT:

STAFF:

AGENDA ITEM: Approval of Minutes
VOTE: Mr. Fields moved to approve the February 13, 2012 minutes as amended. Ms. Scypinski seconded, all voted in favor. Mr. Fields moved to approve the February 27, 2012 minutes as amended. Ms. Scypinski seconded, all voted in favor. Mr. Fields moved to approve the March 12, 2012 minutes as amended. Mr. Cayer seconded, all voted in favor.
AGENDA ITEM Symmes conservation documents, park design, LDA amendments
DISCUSSION: Jake Upton reported the bank is reviewing the interim declaration on conservation land, and that the Land Trust and Conservation Commission have reviewed them. He reported that the forester was consulted and gave his input and would attach it as an exhibit to his forest management plan. A possible groundbreaking ceremony was discussed. A phasing plan for the assisted living was requested by the Board Mr. Cayer would talk with Jonathan Book about section 6 of the LDA amendment.
AGENDA ITEM Release of funds. Opticom
DISCUSSION: The Board discussed the Opticom as one of the possible improvements to the intersections cited in the Special Permit for CVS. The Board asked for a written report from the Transportation Advisory Committee on the monitoring of post-construction conditions at Jason St/Mass Ave/Mill St (which was in the original condition) and the new CVS, and any additional mitigation TAC recommends.
VOTE: Mr. Fields moved to have the Chair send a letter to CVS for their signature to release funds for the Opticom. Mr. Cayer seconded and all voted in favor.
AGENDA ITEM Master Plan.
DISCUSSION: Ms. Kowalski and the Board discussed survey methods for master plan, signing up for Town Day shifts at the Master Plan table, the "Oregon Method" of master planning, scheduling ARB master plan meetings, outreach for public engagement, and the planned October 17 master plan community workshop.
AGENDA ITEM Tracking Report
DISCUSSION: The Board would check whether office use was allowed in the special permit for Wood Partners, 30-50 Mill St. Ms. Kowalski would let the Board know when the Economic Development Self-Assessment Tool report was posted. The Board sees a need for follow-up discussion on management of the building and buildings not in urban renewal. Mr. Fitzsimmons observed that the ARB has a skill set which is an asset that may help the Town Manager manage properties. The Board needs to understand how the building revolving account is envisioned to work.
ATTACHMENTS: Tracking report 5-17-12
A Motion to Adjourn was made by Mr. Fields, seconded by Ms. Scypinski. The Board voted to adjourn at 8:55pm.
The Redevelopment Board approved these minutes with corrections on September 10, 2012.

Arlington Redevelopment Board, tracking update 5/17/12

Changes since 1/20/12 in **BOLD**

1. Symmes: **RFP for Designated Town Representative to be issued. PMA Consultant to serve as temporary DTR until contract is signed with winning proposer. Blasting continues. Conservation documents and LDA amendments to be reviewed by ARB 5/21. Final park design to be reviewed.**

2. **EDR's**
 1201-1203 Mass Ave, Leader Bank. **Delay due to roof to be removed was integral to two walls to remain. Pre-existing nonconforming status limits the amount of demolition allowed.**
 June 4: **EDR Menotomy Grill, Alewife Plaza. No exterior construction.**

3. Buildings

Lease terms:

NFI (23 Maple Street) –RFP is needed because urban renewal plan expired. **Need to apply for HDC hearing to repair porches.**
 Central School – **Need to renovate bathrooms, halls, lobby (in Cap Budget FY12)** Common areas, floor coverings, stair risers, entryways, furnishing, lights, fixtures, interior wayfinding signage, and kitchen need updating and replacement.
 MA DCAM will send leases to renew for two years with Dept of Mental Health, Department of Developmental Services.

4. Town Day: Application filed for table for Master Plan and World Café outreach. **ARB to sign up for shifts.** Purchase tent/table and plan for 2012.

6. ARB Admin: **Town Meeting approved creation of revolving account for town-owned leased buildings. ARB should discuss with Town Manager.**

7. ARB Planning: Master Plan- department to prepare scope of work, schedule of tasks, assign duties. Project Management software. **Vision 2020 survey report available.**

8. **Economic Development. Economic Development Coordinator Alan Manoian starts May 29.** Commercial Development Study-Arlington Center priority focus. Sign Sense update. **Economic Development Assessment Tool (EDSAT) final report issued form Northeastern.**
http://www.northeastern.edu/dukakiscenter/resources/economic_development/

9. **Mill Brook District and Linear Park**-(ARB members on committee - West.) Staff and GIS Coordinator used GPS to map Mill Brook corridor planning issues. ARB received report 6/14/10. Director's Recommendations due.: J. Glushko to prepare table to document conditions, ownership, opportunities for connections, water quality improvements, etc. at each segment, corresponding with a GIS map of the data.

10. **Mass Ave Corridor Project. 75% design open house held in March.**

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11. Board to update webpage.

12. **30-50 Mill Street - To work with Wood Partners in tenanting seasonal kiosk.**

13. **ARB liaisons:**

Open Space Committee - Christine Scypinski, Andy West
Vision 2020 Standing Comm. - Bruce-Fitzsimmons
Zoning Bylaw Review Comm. - Mike Cayer
Mill Brook - Christine Scypinski, Andy West
Mass Ave Corridor - Andy West
Arlington Tourism-Economic Development Committee- Ted Fields

Arlington Redevelopment Board Meeting Schedule 2012
Meetings 7:00PM

May 21, June 4, June 11, June 25, July 9, July 23, August 13, August 27, September 10, September 24, October 15, October 29,
November 5, November 19, December 3, December 17.