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Redevelopment Board Minutes 06/25/2012

Arlington Redevelopment Board

June 25, 2012

1st Floor Conference Room, Town Hall annex – 7:30 p.m.

PRESENT: Mike Cayer, Bruce Fitzsimmons (Chair), Andy West,

STAFF: Carol Kowalski

Mr. Fitzsimmons opened the continued Environmental Design Review Special Permit hearing for Menotomy Grill, 24 Alewife Brook Plaza. Attorney Bob Anese and applicant William Lyons explained the required onsite parking, sign, awning, and exterior lighting and dumpster. Mr. Lyons also explained the carbon filter ventilation system to eliminate the kitchen odors.

VOTE: Mr. Cayer moved to approve the Special Permit subject to sign area calculation, triple chamber ventilation, mechanical equipment extending higher than existing rooftop being subject to Director's approval, locating bike rack on site. Mr. Fields seconded and all voted in favor.

Symmes: Environmental Design Review 50% design approval for assisted living facility, The Shelter Group; Letter re. Interim Declaration of Conservation Restriction; street names

David Holland of The Shelter Group, Budge Upton of Upton & Partners, Erik Anderson of ProCon architects, Katia Pasiadlo of Blair Hines Associates landscape architect presented the design updates. Presentation touched on the following points.

Deeper trim section to ensure strong shadow line

Green 5" exposure cementitious clapboard

White vinyl windows

Changes from original proposal:

added windows to break up siding expanse

Fourth floor pulled back to reduce massing.

Mr. Cayer noted that the rendered plan board has more detail in the batten pattern than on the 3-dimensional view. Mr. Anderson said that they could address that and other Board members agreed that the pattern should be as shown on the green rendered board.

A horizontal stone band will be added to the stone foundation wall to reduce its apparent height.

Ms. Pasiadlo explained landscape architecture details:

Mr. Cayer and Ms. Kowalski objected to the use of honeylocust since they leave debris, provide poor shade, are brittle, and of irregular shape.

On the rip rap slope: three feet on center triangulated planting trumpet creeper in addition to Virginia Creeper.

Nine 12' light posts proposed.

Uplighting of 4 Acer Griseum trees. All spots are LED. Post and bollards are metal halide lamps.

VOTE: Mr. Fields moved to approve the 50% drawings subject to the condition that an alternative to the honeylocust be provided, that the number of battens in the pattern be increased, extra horizontal band in stone base be added. Mr. West seconded and all voted in favor.

Mr. Holland asked to be on the July 23 agenda for the 100% design review.

Document Used: 50% assisted living plans.

Mr. Upton then listed the Land Disposition Agreement-related documents that would soon come before the Board for approval.

Mr. West moved to adjourn. Mr. Cayer seconded and all voted in favor.

Respectfully submitted,

Carol Kowalski

Secretary ex Officio.

Minutes approved 9/23/13