



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## Redevelopment Board Minutes 09/10/2012

### Arlington Redevelopment Board

**Sept 10, 2012 2<sup>nd</sup> Floor Conference Room, Town Hall annex - 7:00 p.m.**

Minutes approved 10-1-12

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

**ABSENT:**

**STAFF:** Carol Kowalski, Joey Glushko, Alan Manoian, Laura Wiener

<b>AGENDA ITEM:</b> Approval of minutes
<b>DISCUSSION:</b> The meeting was called to order at 7:03. The Chairman took up the approval of the minutes first to allow time for speakers to arrive.
<b>VOTE:</b> Mr. Fields moved to approve the May 21, 2012 minutes as amended. Mr. West seconded and all voted in favor.
<b>VOTE:</b> Mr. Fields moved to approve the June 4, 2012 minutes as amended. Ms. Scypinski seconded and all voted in favor.
<b>VOTE:</b> Mr. Cayer moved to approve the June 11, 2012 minutes as amended. Mr. Fields seconded and all voted in favor.
<b>AGENDA ITEM:</b> Symmes Update
Jake Upton from Arlington 360 reported on weekend work, framing and foundation schedule, real estate closing with The Shelter Group, and utility work. Mr. Upton also reported on a revised design to eliminate the retaining wall and in lieu become a rip-rap slope. Ms. Scypinski had reviewed the revised design, elaborated to the Board and commented favorably. Document distributed by Mr. Upton: Sept. 5 draft Planting Plan, Retaining Wall Revision 9/8/12. <b>VOTE:</b> Ms. Scypinski moved to endorse the plan to replace the retaining wall with the planted riprap slope. Mr. Fields seconded. All voted in favor. Mr. Fitzsimmons asked for post construction review of planting at retaining wall. Document distributed by Mr. Upton: Brightview Revised Marketing Sign Plan. Mr. Upton reported on The Shelter Group revised marketing sign plan. The Board had asked for a shorter sign and the sign is now 3 feet shorter, Mr. Upton explained. He also reported on the pressure release valve and required additional fire hydrants on the eastern property line, in the event that there is no water pressure on Woodside Lane. <b>VOTE:</b> Mr. Fields moved approval of revised sign plan L2.0 Mr. West seconded. All voted in favor. Mr. Upton reported on the Forest Management Plan. The Conservation Commission and the Arlington Land Trust both had made substantial comments. Mr. Upton asked for an extension of 90 days to submit the Forest Management Plan since they have 90 days to submit their comments, or until November 9. The inventory has been completed by the forester. The developer needs 30 days thereafter to finalize the plan. Must be done prior to last building occupancy. <b>VOTE:</b> Mr. West moved to extend the date by which the redeveloper needs to submit the inventory and forest management from July 15, 2012 to December 15, 2012. <b>VOTE:</b> Mr. Cayer moved to authorize the Chairman to sign the LDA amendment with The Shelter Group as to form previously approved. Mr. Fields seconded. All voted in favor. Mr. Upton asked for a Board member to work on a ground-breaking ceremony for either before Thanksgiving or in spring 2013. Mr. Fitzsimmons said the Board would work with the Town Manager's office.
<b>AGENDA ITEM:</b> Form based codes
<b>DISCUSSION:</b> Economic Development Officer Alan Manoian presented slides on the concept of form-based zoning. The Board appreciated the presentation and expressed interest in possible application to Arlington.
<b>AGENDA ITEM:</b> Town Day, Master Plan.
<b>DISCUSSION:</b> The Board and staff discussed details for the September 15 Town Day table.
<b>AGENDA ITEM:</b> Work Tracking
<b>DISCUSSION:</b> Ms. Kowalski would confirm that office use was allowed in the 30-50 Mill Street in EDR Decision. Mr. Cayer and others noted the colors appear more monotone than presented. Mr. Fields asked about Town-owned building policy issues. Mr. Fitzsimmons asked that a 14 <sup>th</sup> item be added for zoning bylaw amendments.
Re-scheduled September 24, 2012 to Oct. 1, 2012. Mr. Fields moved to adjourn. Ms. Scypinski seconded the meeting adjourned at 9:10pm.