

Arlington Redevelopment Board
Oct. 15, 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: Carol Kowalski

<p>AGENDA ITEM: Hearing to re-open Special Permit, 23-25 Massachusetts Avenue, later hours of operation, sign change, Menotomy Grill</p>
<p>DISCUSSION: Mr. Fitzsimmons opened the meeting at 7:01pm. William Lyons, proprietor, presented the design for a sign change to accommodate the name change that arose during the alcohol and victualler's licensing hearing, adding the word "Tavern", as well as a change of hours for Alewife Plaza. Mr. Fitzsimmons reviewed the current Special Permit requirement that businesses in Alewife Plaza close at 10pm. Mr. West asked about three stars shown on the awnings. Mr. Lyons responded that the three stars are related to the events of April 19, 1775, which symbolize the three Menotomy residents killed during the British retreat back from Concord. The eleven stars on the top symbolize a stolen British arms supply. The Board confirmed the planned hours and the intention to have outdoor seating on the tenant's property. Mr. Lyons stated that he would like to promote outdoor seating for dog-owners (since they cannot bring dogs into the restaurant), and bicycle parking to make it bike- and walker-friendly. Mr. Cayer asked for clarification on the opening hours. Mr. Lyons responded that there was no change requested from the current 7:00am allowed in the Special Permit. Mr. Fitzsimmons asked what time the kitchen might close if the public had to leave by midnight. Mr. Lyons said approximately 11:30pm. Richard Kelly of 12 Cottage Avenue commented that he supported the application. Mr. Kelly expressed concern that currently the gateway to Arlington is banged-up parked cars awaiting work by the auto body shop. He expressed concern that this makes the gateway unsightly. Mr. Kelly wondered if there was a way the Board that could address this. Laura Kelly added that the auto body shops' use of these spaces is also a concern because Mr. Lyons's patrons will need parking spaces.</p>
<p>VOTE: Mr. Fields moved approval of the signage as presented for Menotomy Grill and tavern and to allow for the later closing hours for this use at the site to midnight. Ms. Scypinski seconded. All voted in favor.</p>
<p>DOCUMENTS USED:10-15-12 SIGN PLAN</p>
<p>AGENDA ITEM: Symmes update; approve colors</p>
<p>Jake Upton presented the color theme for buildings 3 and 4 along with material samples. Townhome A and B units would have asphalt shingle roofs, "Historic Colors" from Benjamin Moore of a dark red and brown with off-white trim. The C Townhomes are green, grey and mustard with cream trim. Mr. Upton also reported on progress with The Shelter Group contractor ProCon. ProCon would soon start work on the site since the real estate transaction closed October 4. Mr. Upton reported that they seek parking solutions for workers, and may seek to rent parking weekdays from the Recreation Center. He reported on utilities, concrete foundation work and framing. He reported that Rick Gallagher, the new Designated Town Rep, has been in regular contact. Ms. Scypinski asked about brokers, and Mr. Upton reported that Coldwell Banker had been selected. Pre-marketing would start in January. Mr. Fitzsimmons asked Mr. Upton about the management plan that was to have been signed, along with the LDA amendments, at the closing, as Brian Rehrig had reminded in an October 15, 2012 email message. Mr. Upton agreed he would get those signed and circulated.</p>
<p>DOCUMENTS USED:10-15-12 "May 4, 2012" scheme 5C Arlington 360 color scheme, and schedule of Arlington 360 Hospital Exterior Color Selections dated October 1, 2012</p>
<p>VOTE: Mr. Fields moved approval of the color schemes as shown on the Arlington 360 Hospital Road Arlington MA Exterior Color Selections dated October 1, 2012. Mr. West seconded and all voted in favor</p>
<p>AGENDA ITEM: Master Plan.</p>
<p>Ms. Kowalski updated the Board on preparations for the Master Plan kick-off event scheduled for October 17. She reviewed the publicity and outreach, gave a status update on selecting the Master Plan Advisory Committee, and the status of the proposal process for the Master Plan Consultant.</p>
<p>AGENDA ITEM: Work Tracking</p>
<p>(There was no Work Tracking Report)</p>
<p>The meeting adjourned at 8:07PM.</p>

Minutes approved 11-4-13