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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3729

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: Tatte Bakery, 320 Congress Street, Boston, MA, 02210
Property Address: 645 Massachusetts Avenue, Arlington, Massachusetts 02474

Hearing Date: December 19, 2022
Date of Decision: December 19, 2022

20 Day Appeal Period Ends: February 10, 2023

Members
Approved

Opposed

Eugene B. Ewerson

Rachel J. Pinheiro

[Signature]

Mr. [Signature]

Stephen P. [Signature]

Town Clerk's Certification

Date



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Arlington Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE REDEVELOPMENT BOARD

Special Permit and Environmental Design Review, Docket #3729

645 Massachusetts Avenue, Arlington, MA 02474

Tatte Bakery

December 19, 2022

This Decision applies to the Special Permit application filed on November 15, 2022, by Tatte Bakery, 320 Congress Street, Boston, MA, 02210 for Special Permit Docket #3729 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permit, and 3.4, Environmental Design Review. The applicant proposes to open a restaurant of greater than 3,000 square feet and install signage at 645 Massachusetts Avenue, Arlington, MA, in the B5 Business District. The Special Permit is to allow the Arlington Redevelopment Board (ARB) to review and approve the development under Section 3.4, Environmental Design Review, and Section 6.2, Signs, and review and approve the applicant's request for a reduction of the on-site parking requirement under Section 6.1.5. The ARB held a public hearing on December 19, 2022.

VOTE: The ARB voted (5-0) to approve Docket #3729 with conditions on December 19, 2022.

The following materials were reviewed by the ARB for this Decision:

- Application for EDR Special Permit and Narrative
- LEED project checklist
- Renderings of proposed exterior
- Sign package
- Menu
- Affidavits regarding fire protection systems, dated October 14, 2022
- Architectural plans, dated October 13, 2022
- Letters from Beth Locke, Executive Director, Arlington Chamber of Commerce, Shawn Szturma (81 Walnut Street), Mary Varghese Presti (90 Jason Street), Jennifer Le Blond (355 Mystic Street), Keith M. Marzilli Ericson (85 Coolidge Rd), Diane M. Fabiano, Melissa Rosen, Paula Couture (43 Eliot Road), Marah Pinnolis, Marcelo De Oliveira (355 Mystic Street), Sarah Gauger, Roslyn Fitzgerald, Jeff and Katie Miller (53 Academy Street), Ariella Frank (157 Highland Avenue), Deborah Avondoglio (Webcowet Road), Elissa Barrett, Carol

Luddecke (125 Park Avenue), Claudia Mattison (Gray Street), Rebecca Gruber (215 Pleasant Street), Lynne Eiseberg (52 School Street), Samantha Owens, Michael Stern, Hazel Dean Davis (50 Park Avenue Extension), Raku Martin (30 Addison Street), Rachel Dunham, Lynn Brown (Lincoln Street), Maryanne Tomazic (10 Washington Street), Kate Stewart (130 Park Avenue Extension), Heidi Rosenberg (259 Wachusett Avenue), Rachel Kalmar, Shelley Chhabra, Jolandi Gevers (Appleton Street), and Christy Urton.

The following criteria have been met, per Section 3.3 of the Arlington Zoning Bylaw:

1. A restaurant of 3,000 square feet or greater gross floor area is allowed with a Special Permit in the B5 Central Business District.
2. A restaurant use will complement, enhance, and add vitality to this area of the Central Business District. It is desirable to the public convenience.
3. A restaurant has operated in this location for many years. A restaurant will not create any additional traffic or pedestrian safety impacts in the area.
4. The restaurant will not overload any public utilities.
5. No special regulations are applicable to the proposal.
6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4 of the Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

No change will be made to the landscape. The existing site condition is primarily impervious, and will remain as such.

2. EDR-2 Relation of the Building to the Environment

Modifications to the exterior paint color, awning, and signage will not alter the building in relation to the environment.

3. EDR-3 Open Space

There are no changes to open space.

4. EDR-4 Circulation

The building has three parking spaces associated with the tenant space. There is available on-street parking on Massachusetts Avenue and public parking in the Railroad Lot to the rear of the structure. The primary use of the space as a restaurant will function similarly to the previous restaurant use, which was allowed without the provision of private, off-street

parking. The ARB grants relief from the required number of parking spaces per Section 6.1.5, reducing the required number to three, subject to the applicant's providing a Transportation Demand Management (TDM) plan to the Department of Planning and Community Development for administrative review and approval.

There is limited space in which to install long-term bicycle parking spaces. The applicant shall work with the Department of Planning and Community Development to identify a location in which the sum of required short- and long-term bicycle parking spaces (four spaces) may be located outside of the building. If the parking is to be provided in the rear of the building, the applicant shall provide signage on the front or David Lamson Way façade of the building indicating the location of the bicycle parking. Such signage is subject to the approval of the Department of Planning and Community Development.

5. EDR-5 Surface Water Drainage

There will be no changes to the exterior of the building or surface water run-off.

6. EDR-6 Utilities Service

There will be no changes to the utility service.

7. EDR-7 Advertising Features

The project site is in the Business Sign District. The applicant will remove the existing awning to expose the underlying roof overhang, install new black shingles and repaint the front and underside faces of the overhang. Existing exterior lighting will also be removed and replaced by exterior recessed downlights. The ARB determined that the following signage, which exceeds the maximum total number of wall and awning signs allowed in the Business Sign District, is in the public interest due to the signage design and installation locations:

- Four (4) awning signs of 5' 8" x 1'5" (8 square feet) logos evenly distributed along the roof overhang (three on Massachusetts Avenue and one on David Lamson Way; 36 square feet total);
- Three 1'1" by 3½" (3.8 square feet) wall signs near the two entry doors; two on Massachusetts Avenue and one on David Lamson Way (11.4 square feet total);

8. EDR-8 Special Features

No special features are proposed that are incongruous with the existing environment or surrounding properties.

9. EDR-9 Safety

No changes for this site are proposed that will impact safety.

10. EDR-10 Heritage

The building containing 645 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of

the Arlington Historical Commission. The Historical Commission must review and approve the paint trim and signage.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

12. EDR-12 Sustainable Building and Site Design

The applicant shall provide a completed LEED Checklist for Interior Design and Construction (LEED ID+C) for administrative review and approval by the Department of Planning and Community Development.

The ARB made the following findings upon approval:

1. The project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw and meets the decision criteria of Section 3.3 of the Zoning Bylaw for a Special Permit, provided it meets the signage requirements set forth herein.
2. The inability to create onsite parking, the availability of nearby on-street, and the close proximity of the municipal parking lot justify reducing to three to number of onsite parking space required, per Section 6.1.5 of the Zoning Bylaw.
3. Additional signage in excess of the maximum number of signs permitted, given the proposed design and location, is in the public interest, per Section 6.2 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. The final plans and specifications for all signs shall be subject to final approval by the Department of Planning and Community Development (DPCD).
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the ARB.
3. The ARB maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.

6. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special conditions:

1. The applicant shall work with the DPCD to identify opportunities to install an exterior bike rack capable of accommodating at least four bicycles within the vicinity of the restaurant and shall pay the costs of a bike rack and installation if required by the DPCD. If the bicycle parking is in the rear of structure, the applicant shall also provide signage indicating the location of the bicycle parking.
2. The applicant shall obtain approval by the Arlington Historical Commission for the proposed signage and exterior paint colors.
3. The applicant shall complete and submit a LEED Checklist for Interior Design and Construction (LEED ID+C) for administrative review and approval by the DPCD's Sustainability Manager.
4. The applicant shall provide a Transportation Demand Management (TDM) plan to the Department of Planning and Community Development for administrative review and approval.

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