



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

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 04/11/2011

Minutes of Monday, April 11, 2011
Arlington Redevelopment Board
2nd Floor Conference Room, Town Hall Annex
Approved : 6-6-11

Members Present:
Michael Cayer
Ted Fields
Bruce Fitzsimmons
Chris Loreti, Chairman
Andrew West

Also present were members of the public.

The meeting began with Symmes business. Jim Butz, vice president for Jefferson Apartment Group (JAG) re-introduced himself, and introduced architects Edward Bradford and Mike Binette of The Architectural Team who reviewed the plans as permitted for the Symmes project, showing the renderings the Board had previously approved. They reviewed that the foundation permits had been granted, and that utility work had been done on Hospital Road up to the beginning of the loop road. Mr. Fitzsimmons asked if there were any changes to the 100% plan approval. The architects replied that there was a public walking trail. Mr. Butz added that there were no proposed changes to the exterior from the approved plans, and that the unit mix and sizes were not being changed. Mr. Binette stated that if they were designing it today, they would make the units smaller to respond to today's market. Mr. Loreti asked about the finishes, and Mr. Binette replied that they would be of the same quality as what was approved.

James Duncan and Sandi Silk, representing JAG, stated there was a level of urgency; that they had submitted a letter Friday April 8 with the changes they sought to the Land Disposition Agreement, and that they would like to conclude that work with the Board by April 14, and by Tuesday April 20 on the Land Disposition Agreement changes. Mr. Loreti confirmed that the meeting JAG requested for April 14 would be scheduled and posted.

Mr. Fitzsimmons asked about JAG's intentions for the Medical Office Building (MOB) site. Mr. Duncan replied that they would not request anything for the MOB site, and that there was a sense of urgency so they sought to "unlink" the MOB site and the residential site. He confirmed that this would require a change to the Land Disposition Agreement. Board members asked about the lien-holders who did work on the MOB site, the transfer fee, the affordable housing financial contribution, and the required profit sharing.

Mr. Fitzsimmons asked that since they intended to give the MOB site back to the Town, would it be free of liens. Mr. Duncan said that he would not commit. Mr. Cayer asked them to commit to doing so. Mr. Butz stated that PNC Bank has a lien on the MOB site, and that there would have to be concessions. Regarding the environmental remediation fund, Mr. Duncan stated that they wanted access to those funds. Mr. Duncan stated that they would also want the permit fees capped.

Ms. Kowalski asked if the Board would see evidence of construction lending in place before April 20, the date when JAG wanted the Board's agreement on changes to the LDA. Mr. Duncan said they would not have that.

Mr. Loreti asked whether JAG intended to comply with all the affordable housing terms. Ms. Silk stated that they would comply with the 2005 bylaw that was in place at the time the special permit was granted. Mr. Loreti asked if they would provide the work-force housing at 120% of median income, and Ms. Silk responded affirmatively. Ms. Kowalski asked whether they had priced the construction. Mr. Duncan replied that they had construction feedback. Mr. Loreti concluded the discussion restating that the Board would hold a meeting that Thursday, April 14, and that Symmes Neighborhood Advisory Committee would hold a meeting Tuesday at 7:00pm in the Senior Center for JAG to meet with neighbors.

Letters were submitted to the Board from the Board of Selectmen, asking the Board to consider all reasonable developers, and not focus exclusively on one, and from Upton Partners asking for time on the next available Board agenda.

At 8:07 PM, Mr. Loreti stated that the Board, needing to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body, would enter executive session. Mr. Fitzsimmons moved to enter executive session and Mr. Cayer seconded the motion. A roll call vote was taken with Mr. West voting yes, Mr. Fields voting yes, Mr. Cayer voting yes, Mr. Fitzsimmons voting yes, and Mr. Loreti voting yes.

The open session was resumed at 9:49 PM by the Chair following the close of executive session on a roll call vote. The Board discussed the Board of Selectmen's letter. Ms. Kowalski reminded the Board of the plan for Symmes from Rick Bendetson that was distributed to the Board, as well.

The Board expressed interest in knowing the bank's process, and concern about JAG's request of the Board without their fully disclosing the information required by the Board. The Board planned the agenda for April 14.

The Board then discussed the presentation of bylaw amendment warrant articles to Town Meeting.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio