



Town of Arlington, Massachusetts
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Redevelopment Board Minutes 04/25/2011

Minutes of Monday, April 25, 2011
Arlington Redevelopment Board
2nd Floor Conference Room, Town Hall Annex
Approved: 6-6-11

Members Present:
Michael Cayer
Bruce Fitzsimmons
Christine Scypinski
Andrew West

Also present were members of the Symmes Neighborhood Advisory Committee, representatives of Jefferson Apartment Group, Upton Partners, and members of the public.

The meeting was called to order by Vice Chairman Bruce Fitzsimmons, who explained that the term of the Governor's appointee to the ARB, Chris Loreti, was not renewed, and that the Governor's appointee replacing Mr. Loreti was Christine Scypinski, a landscape architect and resident since 2003. The Board commended Mr. Loreti's accomplishments, including leading the ARB through the Environmental Design Review of a significant development at 30-50 Mill Street, the former Brigham's headquarters.

Mr. Fitzsimmons then turned to the public hearing to amend the Special Permit, as requested by New Cingular Wireless d/b/a AT&T Mobility, for equipment at 929 Concord Turnpike. Attorney Michael Dolan and engineer Peter Fales represented Cingular. Only an additional 5' equipment area would be added, Mr. Dolan explained. Mr. Fitzsimmons asked if the applicant was willing to proceed with the hearing with only four of the five members of the Board present, given that the law requires an approval of four of five members. Mr. Dolan agreed. He explained that three of the existing six antennae would be swapped out. He further explained that the new base cabinet would not be visible given its proximity to the Route 2 embankment. Mr. Fales offered to agree to the same general and special conditions that were imposed on the Winslow Towers and Drake Village special permit conditions. Mr. Cayer then moved to approve the amendment to the Special permit, Mr. West seconded and all voted in favor.

The Board then heard from the Symmes Neighborhood Advisory Committee chair Michele Barry, and members Janice Brodman and Beth Ann Freidman. They distributed a letter to the Board dated April 25, 2011, stating SNAC's opposition to the JAG plan and support for the Upton plan. Ms. Barry asked the Board to compare all three developers. Ms. Kowalski corrected that there were four who had provided plans to the ARB. The SNAC members reminded the Board that it is not obligated to agree to concessions and that the ARB could take back the Symmes property. They summarized their concerns, including the past experience with developer JPI, who had not had the financing in place to begin construction. The lack of a plan to convert to homeownership units was also a problem, they added. Budge Upton asked if the ARB would make its recommendation in Executive Session. Mr. Fitzsimmons said that the Board would not do so at this meeting, but at a future date.

Mr. Fitzsimmons then stated that the Board needed 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, and would enter executive session. Mr. Cayer moved to enter executive session and Mr. West seconded the motion. A roll call vote was taken with Mr. West voting yes, Ms. Scypinski voting yes, Mr. Cayer voting yes, and Mr. Fitzsimmons voting yes.

The open session was resumed at 8:10 PM by Mr. Fitzsimmons, following the close of executive session on a roll call vote.

Mr. West then moved to adjourn the open session of the meeting for the Board to attend the first session of Annual Town Meeting. Mr. Cayer seconded and all voted in favor.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio



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Redevelopment Board Minutes 04/25/2011 Executive Session

Minutes of Monday, April 25, 2011 7:55 pm
EXECUTIVE SESSION
Arlington Redevelopment Board
1st Floor Conference Room, Town Hall Annex

Present: ~Michael Cayer, Bruce Fitzsimmons (Chairman), Christine Scypinski, Andy West. Also present: ~Carol Kowalski

Having taken a roll call vote in open session, Mr. Fitzsimmons opened the Executive Session at 7:55 pm.

Mr. Fitzsimmons reviewed the letter received from SNAC. The Board discussed the contents of the letter and the practical and economic feasibility of taking the Symmes property back.

On a motion by Ms Scypinski, seconded by Mr. West, to end EXECUTIVE SESSION, Mr. Fitzsimmons took a roll-call vote at 8:10pm:

Roll call vote:
Mr. West: yes
Mr. Cayer: yes
Mr. Scypinski: yes
Mr. Fitzsimmons: yes

Respectfully submitted,
Carol Kowalski
Secretary ex Officio
