



Town of Arlington, Massachusetts
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Redevelopment Board Minutes 08/15/2011

Minutes of Monday, August 15, 2011, 7:00pm
Arlington Redevelopment Board
2nd Floor Conference Room, Town Hall Annex
Approved: 9/12/11

Present: ~Michael Cayer, Bruce Fitzsimmons (Chairman), Andy West, Christine Scypinski,
Also present: ~Carol Kowalski, Secretary ex Officio and members of the public

SYMMES open session

Mr. Fitzsimmons called the meeting to order at 7:00pm. He reported that discussions were getting underway between Upton & Partners and Jefferson Apartment Group. The Board agreed not to take further action to allow the parties time to continue talks in a productive context. BethAnn Friedman, Hazel Terrace, expressed concern that there was no time limit for the discussions. Mr. Fitzsimmons stated that the process would not go on indefinitely, and he understood that the parties would meet on the 18th of August.

EXECUTIVE SESSION – Roll Call Vote

Mr. Fitzsimmons then explained 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 that the Board would enter executive session.

On a motion by Mr. Cayer, seconded by Ms. Scypinski, to go into EXECUTIVE SESSION, Mr. Fitzsimmons took a roll-call vote at 7:04pm:

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

OPEN SESSION

The Chair reconvened the open session at 8:39 PM after the close of executive session on a roll call vote.

LIBRARY STORAGE

The Board discussed the request of Robbins Library to use space in the Central School building for temporary storage of periodicals. The Board voted unanimously in favor of a motion by Mr. Cayer, seconded by Ms Scypinski, to allow the library to use space in the Central School temporarily for periodical storage for up to two months.

ALEWIFE PLAZA RESTAURANT USE

The Board then resumed deliberations on re-opening the Special Permit to allow restaurant use at 23-25 Massachusetts Avenue. Ms. Kowalski provided parking information that the Board had requested showing there is sufficient available parking on site to accommodate a restaurant that could occupy a space the size of the vacant video store. After discussion, Mr. West moved to amend the special permit condition so that restaurant use may be considered upon application to re-open the special permit subject to full Environmental Design Review and provided that drive-through and fast food remain prohibited by this Special Permit. Ms. Scypinski seconded and all voted in favor.

APPROVAL OF MINUTES

Mr. Cayer then moved to approve the meeting minutes of July 11, 2011 as amended, Ms. Scypinski seconded and all voted in favor.

Ms. Scypinski then moved to approve the meeting minutes of July 26, 2011 as drafted, Mr. West seconded and all voted in favor.

Mr. Cayer then moved to adjourn, Mr. West seconded, all voted in favor and the meeting adjourned at 9:21pm.



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Redevelopment Board Minutes 08/15/2011 Executive Session

Minutes of Monday, August 15, 2011,
Arlington Redevelopment Board
EXECUTIVE SESSION
2nd Floor Conference Room, Town Hall Annex

Present: ~Michael Cayer, Bruce Fitzsimmons (Chairman), Andy West, Christine Scypinski,
Also present: ~Carol Kowalski, Secretary ex Officio and members of the public

Having taken a roll call vote in open session, Mr. Fitzsimmons opened the Executive Session at 7:04pm.
EXECUTIVE SESSION

Mr. Fitzsimmons updated the Board on meetings with Jim Butz and Upton & Partners, and on a conference call with the MA Department of Housing & Community Development. Mr. West reviewed the Board's understanding of the possible courses the developers might take: buy the note, undertake a joint venture, or have Upton as manager.

Mr. West asked for an update on the status of all the LDA commitments and penalties to date. He also asked how much the Town would pay on bonds over the next few years, and the schedule of payments.

On a motion by Mr. Cayer, seconded by Mr. West, to come out of EXECUTIVE SESSION, Mr. Fitzsimmons took a roll-call vote: Ms. Scypinski: yes, Mr. Cayer: yes, Mr. West: yes, Mr. Fitzsimmons: yes The executive session ended at 8:39pm

Respectfully submitted,
Carol Kowalski
Secretary ex Officio