



Town of Arlington, Massachusetts
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Redevelopment Board Minutes 10/17/2011

Minutes of Monday, October 17, 7:00pm
Arlington Redevelopment Board
2nd Floor Conference Room, Town Hall Annex
Approved : January 9, 2012

Present: -Michael Cayer, Bruce Fitzsimmons (Chairman), Andy West, Ted Fields

The Chairman opened the meeting at 7:00pm. Ms. Kowalski then explained that the Hearing Continuance to re-open the Special Permit for the CVS at 25 Massachusetts Ave. was cancelled because the applicant had withdrawn the application to add awning signs. She said the sign company thought that CVS could be returning in the future for changes at this location.

Mr. Fitzsimmons then turned to the subject of possible zoning articles for the 2012 warrant. He introduced planner Don Benjamin who explained the recent background and interest in promoting public art in Arlington, including a possible art display on the large exterior wall of the Boys and Girls Club, and difficulty due to art being interpreted as a sign within the zoning bylaw on signs. He further explained that maintenance is addressed within the budget developed by the public art group that includes Arlington Center for the Arts.

Ms. Kowalski summarized that only a warrant article to remove the phrase "designed to attract the eye" from the zoning definition of sign would be before the Board. Mr. Fitzsimmons asked the Board members to send an electronic mail message to Ms. Kowalski for Mr. Benjamin with additional ideas.

Mr. Fitzsimmons then turned to the continued Environmental Design Review Special Permit for Leader Bank, 1201-1203 Massachusetts Avenue. Attorney Richard Keshian and bank President Sushil Tuli were present. Mr. Keshian distributed a landscape plan dated October 17, 2011 specifying evergreens (yews) at the rear to screen the abutting homes from headlights and a site plan dated October 17, 2011 showing a wood fence at the rear of the lot and bicycle parking on site. Mr. West said that water-struck brick looked better than gauged newer brick. Mr. Tuli stated that a light buff-colored brick veneer was proposed for the building. Mr. West asked for a bollard near the entrance. Mr. Fields asked that the pole lights be lower at the rear of the lot. The applicants confirmed that the mechanical equipment would not be on the roof, but would be within the ceiling.

Mr. West then moved to approve the application based on the October 17 Cliff Rober plan, the October 17 landscape and site plans and the October 3 lighting study and subject to the following special conditions:
Window signage shall be limited to print signage not to fill more than 25% of the window, in accordance with section 7.04 of the zoning bylaw. Electronic window signage/display is prohibited by this decision.

Building mechanicals shall be within the building, not visible to the public.

Evergreen plantings of sufficient height shall be planted at the rear of the lot to screen site lighting and headlights from adjacent residential properties.

Low stone-type bollards shall be installed at the base of the main entryway.

Site lighting and exterior building lighting shall be fully-shielded, full cutoff fixtures.

Materials of the main, lower portion of the building shall match the body of the tower in color and mortar joint pattern.

Mortar joints of body shall be aligned with mortar joints of tower, and joint pattern treatment shall continue on the back of the tower given its visibility from the public way

Final approval of building materials shall be contingent on review and approval of materials on site by the Director of Planning & Community Development.

Mr. Cayer seconded. Mr. Fields then amended the motion to include a special condition that parking space bumpers shall be installed at the end of each parking space. Mr. Cayer seconded the amended motion and all four members present voted in favor.

Mr. Fitzsimmons then turned to the minutes of September 26 which were approved as amended on a motion made by Mr. Fields and seconded by Mr. Cayer. Mr. West then moved to approve the minutes of October 3 as amended, Mr. Fields seconded and all voted in favor.

Mr. Fitzsimmons then turned to Symmes and explained that the working group met on October 18. He reported that an affiliate of Jefferson Apartment Group (JAG) is preparing to foreclose. 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 that the Board would enter executive session.

On a motion by Mr. Cayer seconded by Mr. Fields to go into EXECUTIVE SESSION Mr. Fitzsimmons took a roll-call vote at 8:41pm:
Roll call vote: Mr. West: yes; Mr. Fields: yes; Mr. Cayer: yes; Mr. Fitzsimmons: yes.

The Executive Session ended on a roll call vote at 9:47PM. Mr. Fields then moved to adjourn, Mr. West seconded and the meeting adjourned at 9:49 PM

Respectfully submitted,
Carol Kowalski
Secretary ex Officio

Documents use: Leader Bank special permit application, lighting study, elevation drawings.



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Having taken a roll call vote to enter Executive Session, the Chairman and Ms. Kowalski gave an update on the project and the current discussions and negotiations. Mr. Fitzsimmons reported that Upton and Partners and Jefferson Apartment Group had agreed on a structure for working together and worked through respective authorities and responsibilities, risks and rewards and construction budgets.

The Board discussed the request for a group of advisors to the Board relating to the project. Mr. Cayer stated that given there were two representatives from the Finance Committee, he wanted to consider another representative from the Board. Mr. Cayer asked Mr. Fitzsimmons to explain to the advisors that they were not the body to make additional demands and had no power or authority to do so. They should not represent the ARB but just advise. Mr. West stated that the Board was the policy-making body. Mr. Fitzsimmons commented that there had been a movement to put in an ad hoc structure for permitting with no source of authority, but he would discuss the ground rules before the October 18 meeting with the advisors. It would be a listening and talking session to ensure that the project investor understands the Town's concerns.

Mr. Fitzsimmons reported that Mr. Upton would report back to the Board and would form a proposal on the LDA for the working group. Mr. Fitzsimmons reviewed the objectives.

On a motion by Mr. Fields seconded by Mr. West to end EXECUTIVE SESSION Mr. Fitzsimmons took a roll-call vote at 9:47pm:

Roll call vote: Mr. West: yes; Mr. Fields: yes; Mr. Cayer: yes; Mr. Fitzsimmons: yes.

The Executive Session ended at 9:47PM.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio