



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 01/04/2010

Minutes of Monday, January 4, 2010

Second Floor Conference Room, Town Hall

Members Present:  
Roland Chaput  
Bruce Fitzsimmons  
Chris Loreti, Chairman  
Ed Tsoi  
Andy West

Also Present: Michelle Barry, BethAnn Friedman, Symmes Neighborhood Advisory Committee

Mr. West called the meeting to order at 7:02 p.m.

The Board had expected Mr. O'Brien at 7:00pm. The extensions on the deadlines for the Medical Office Building site and Building Permits had been extended to January 15, the Board noted. It was agreed that the Symmes agenda item would be tabled and taken up later if Mr. O'Brien arrived. After brief discussion, Ms. Barry and Ms. Friedman left the meeting.

Mr. West took up the business of election of officers, noting that the Board's general practice was to rotate the Chairman duties bi-annually among the members. He noted that he had served two terms as Chair. Mr. West also noted that Mr. Loreti was due next to serve as Chairman, and Mr. Fitzsimmons was due to serve as Vice Chair. Mr. Chaput moved to close the nominations. Mr. Tsoi seconded, and the motion was approved 5-0-0.

The Board discussed zoning bylaw amendment language for the Town meeting warrant, which would close January 22 at 12pm. Ms. Kowalski was asked to forward to the Board of Selectmen a warrant article for a resolution allowing additional uses on the Medical Office Building site.

Tom O'Brien arrived at 8:07pm and explained that a homeownership developer, Timber Ridge, was interested in taking over the Symmes development. He said the developer would build townhouses. He expected within two weeks to have Timber Ridge under contract. Mr. O'Brien said that he told the company about the ARB's quality-of-construction expectations, and he said that the affordable housing requirements wouldn't change. Mr. O'Brien said he would envision a new permitting process. The Board asked about the lien-holders. Mr. O'Brien reported that he informed the buyers, and that the back-taxes would be paid, and the remaining liens could not be negotiated down very much. The Board observed that the tax revenue across the project would be much lower than originally projected for the currently permitted development depending on whether they were rental or condo units. Discussion turned to concern over maintaining the sight-line from the proposed park if townhouses were to replace the Medical Office Building parking structure. Regarding the company's finances, Mr. O'Brien said that the investors are high net-worth partners looking for good opportunities. He addressed the question of whether Ed Fish was involved, saying that EA Fish has no say in the transaction. Mr. O'Brien was reminded of the January 15 deadline of the most recent extensions for the Medical Office Building and the Building Permit deadline. Mr. O'Brien said he would return to the Board with a suggested time line for permitting and determining whether the financial backing for the company is sound.

The Board then briefly discussed available space in the Central School, and the reported possibility of the Health Department expanding if a regional model with Belmont and Lexington were implemented. The Board asked Ms. Kowalski to prepare a letter to the Health Director informing her that the ARB leases the space and would be seeking tenants soon.

The Board then took up the scheduling of meetings in coordination with the Board of Selectmen for the Commercial Development Presentation, which would be scheduled after the Selectmen's February 23 meeting.

The Board discussed the Board of Survey draft regulations, and the advertising and notice for the planned February 8 hearing.

Ms. Kowalski reported on the application to the Belmont Zoning Board of Appeals and Planning Board for a 100' antenna tower on the Arlington-Belmont border at Pleasant Street and Route 2 on state land. Staff would attend and report to the ARB.

On a motion by Mr. Chaput, seconded by Mr. Fitzsimmons, the Board approved the minutes of December 21, 2009 as amended, and the minutes of the November 23, 2009 meeting as revised and presented.

The Board asked Ms. Kowalski to request that the Board of Selectmen consider designating the ARB as special municipal employees, as they had done with the Board of Assessors. This designation allows a member of a board, such as a lawyer or architect, to represent their clients before other Town boards and departments (excluding the board on which they serve), consistent with state ethics law.

The meeting adjourned at 10:00pm.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio