

COMMUNITY DEVELOPMENT

REDEVELOPMENT BOARD

The Arlington Redevelopment Board (ARB) is the Town's Planning Board, under G.L. c. 41, § 81. There are five members of the board: four are appointed by the Town Manager and the fifth is a gubernatorial designee appointed by the Massachusetts Department of Housing and Community Development.

The Board serves as the Town's special permit granting authority for projects, which require an Environmental Design Review per the Town's Zoning Bylaw; 13 applications were approved by the Board in 2021 and one remains under review.

The Board completed four signage reviews, one that began in 2021. The ARB approved the three new restaurants along Mass Ave, two family daycares—a use that now can be reviewed administratively due to 2022 Town Meeting's approval of a zoning amendment—two two-family homes adjacent to the Minuteman Bikeway, a self-storage facility on Dudley Street, and a mixed-use building that includes one affordable rental home on Broadway. The Board also began review of a conversion of a property on Mass Ave from office to mixed-use through the addition of one residential unit to a former attic space; the public hearing has been continued and will resume in 2023.

- Renovations to the Central School were completed, and the new Community Center, which occupies the ground and first floors of the building, has opened to the public. Renovations to a second-floor office suite allowed the Department of Health and Human Services to move from the ground floor to that space.
- Advanced numerous Zoning Bylaw amendments including: increasing ground floor activity in the commercial corridors; requiring the planting of public shade trees every 25 feet for development in the Business Districts; requiring installation of solar energy systems for buildings subject to Environmental Design Review; allowing the Zoning Board of Appeals to amend its own rules and regulations; and a number of clarifications regarding half stories, porches, large additions, and yard encroachment, and unsafe structures.
- Participated in a range of Town committees and initiatives that advanced community planning goals, including the Arlington Economic Development Recovery Task Force, Master Plan Implementation Committee, Zoning Bylaw Working Group, Arlington Heights Neighborhood Action Plan Implementation Committee, Envision Arlington

Standing Committee and Advisory Committee, Open Space Committee, Housing Plan Implementation Committee, and Community Preservation Act Committee.

The ARB is also the Town's Urban Renewal Authority under G.L. c. 121; with Town Meeting approval, the Board may hold land or buildings to improve and rehabilitate them to meet community development goals. The ARB currently manages three properties: the Community Center at 20 Academy Street, 23 Maple Street, and the Jefferson Cutter House at 611 Massachusetts Avenue, which includes Whittemore Park. Building tenants include the Senior Center, Mystic River Watershed Association, Arlington Chamber of Commerce, Arlington Center for the Arts, Dallin Museum, and Town departments.

Lastly, the ARB serves as the Board of Survey with authority to approve the design of roads for the purposes of ensuring that new building lots can meet zoning frontage and access requirements. There were no Board of Survey applications for consideration in 2022.

Four projects were completed in 2022 that took cues from the Master Plan. These projects include the Arlington Housing Plan, the Minuteman Bikeway Planning Project, and the Open Space and Recreation Plan Update, and Phase II of the Whittemore Park Revitalization Project. The Housing Plan serves as an update to the 2016 Housing Production Plan, and incorporates a community vision and strategies for providing housing that serves a range of needs, and in so doing work toward the Chapter 40B 10% statutory minimum. It addresses diverse housing needs for a range of household and household types, which includes housing for seniors and families. The Minuteman Bikeway Planning Project was a CPA-funded project that identifies community goals, priorities, and an implementation plan for improvements to the Minuteman Bikeway. The Open Space and Recreation Plan Update guides Town policy regarding open space issues, and is required by the state to maintain eligibility for state funding programs. Phase II of the Whittemore Park Revitalization Project provided much needed accessibility improvements to the park and the Jason Russell House, as well as updated the side garden on either side of the house.

The Arlington Master Plan was developed from 2013-2015, adopted by the Redevelopment Board in 2015, and endorsed overwhelmingly by Arlington Town Meeting in 2015. The Master Plan Implementation Committee works with the Redevelopment Board and the Department of Planning and Community Development to advance the plan. The MPIC has working and task groups aimed at implementing specific plan elements, including historic and cultural resources and land use and zoning amendments. To continue to achieve Master Plan goals, the Board will:

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- Review progress on implementation of the Master Plan.
- Develop Zoning Bylaw amendments that encourage commercial and economic development along the commercial corridors. The Board, through the MBTA Communities Working Group, will be working with the community to develop zoning amendments to comply with the new M.G.L. 40A MBTA Communities requirement in order to access state infrastructure funding to support redevelopment and neighborhood projects.
- Participate in a Town Information Technology project to ensure a transparent, welcoming, and efficient permit review and delivery system.
- The Board will be exploring transitioning ARB property management back to the Town.
- Develop urban renewal plan options for Arlington Center and at site-specific locations along Arlington's main commercial corridors.
- Participate in a range of Town committees and initiatives that advance community planning goals including the: Arlington Heights Neighborhood Action Plan; Envision Arlington; Open Space Committee; Community Preservation Act Committee, Master Plan Implementation Committee, Remote Participation Committee, and others on an ongoing basis.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The Arlington Department of Planning and Community Development (DPCD) oversees planning and community development activities within the town and is committed to improving the quality of life in Arlington by improving housing opportunities, transportation access, and economic development to enhance the vitality of our business districts, and preserving and promoting our community's natural, historic, and cultural resources. The Department oversees many key town-wide initiatives and implementation of long-range plans for the community. The Department administers the Town's federal Community Development Block Grant Program and has done so since the program's inception in 1974. The Department also provides staff support to many Town boards, commissions, and committees, including the Arlington Redevelopment Board (ARB), the Town's Planning Board and redevelopment authority. The ARB manages three town buildings with assistance from Town departments: Jefferson Cutter House with Whittemore Park, Community Center building at 27 Maple Street, and 23 Maple Street.

Department staff serve as liaison to the following thirty-three committees: ABC Tri-Community Flooding Group (Arlington, Belmont, Cambridge), Affordable Housing Trust Fund Board, Bicycle Advisory Committee, CDBG Subcommittee, Clean Energy Future Committee (includes the Energy Working Group), Commission for Arts & Culture (ACAC) (includes Arlington Cultural Council and Arlington Public Art), Conservation Commission, Economic Development Recovery Task Force, Envision Arlington Standing Committee (Task Groups include: Civic Engagement Group, Diversity Task Group, Education, Fiscal Resources, and Environment, which includes the following Reservoir Committee, Spy Pond Committee, and Sustainable Arlington), Heights Neighborhood Action Plan Implementation Committee, Housing Plan Implementation Committee, Mass Ave/Appleton Street Design Review Committee, Master Plan Implementation Committee (Active working groups include Zoning Bylaw Working Group and Historic and Cultural Resources Working Group), Open Space Committee, MBTA Communities Working Group, Parking Advisory Committee, Public Land Management Plan Working Group, Redevelopment Board, Transportation Advisory Committee, Water Bodies Working Group, and Zoning Board of Appeals.

Department staff also represent the Town on twelve regional bodies: the Battle Road Scenic Byway; Boston Metropolitan Planning Organization (MPO); the North Suburban HOME Consortium; the Somerville-Arlington Continuum of Care; the Metropolitan Area Planning Council (Council, Executive Committee, Inner Core Communities, and MetroCommon 2050 External Advisory Committee); Metropolitan Mayors Coalition's Climate Preparedness Taskforce and Regional Housing Partnership; Mystic River Watershed Association Resilient Mystic Collaborative; and the Charles River Watershed Association Climate Compact.

The Department administers the Town's participation in the Commonwealth's Green Communities Act Program, which includes grants for energy efficiency totaling nearly \$2 million since 2010.

The Department reviewed and approved 12 sign permits; reviewed and provided memos to the Zoning Board of Appeals on 33 dockets and coordinated the review of one Comprehensive Permit Application; and reviewed and provided memos to the Select Board on 10 license applications. Economic Development staff worked with relevant departments, boards, and local business owners to set up public parklets and public sidewalk seating areas. In addition to the public parklets, the Town licensed nine private parklets and outdoor seating areas to local restaurants through the Temporary Outdoor Dining License (TODL) process.

The Department welcomed Claire Ricker, AICP as Director, Marisa Lau as Senior Planner, Talia Fox, AICP

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as Sustainability Manager, and promoted Mary Muszynski to Community Development Block Grant Administrator. The Department thanks departing colleagues Jenny Raitt, who served as Director, Ali Carter, who served as Economic Development Coordinator, Daniel Amstutz, who served as Senior Transportation Planner, and Malory Sullivan, who served as CDBG Administrator, for their service and many contributions to making the Department and the town a better place.

2022 Highlights

Economic Development

2022 was a busy year for economic development projects and initiatives in town. Department staff began the process of exploring the establishment of guidelines for live-work spaces for artists in Arlington. In addition, a key initiative to leverage economic development opportunities along the Minuteman Bikeway in partnership with the Towns of Bedford and Lexington continued; the installation of wayfinding signage directing bikeway users to businesses in Arlington Heights will be completed in 2023. 2022 also saw the long-awaited completion of the Whittemore Park project. Department staff continued to stay in close touch with Arlington's business and arts communities through ongoing meetings with members of the town's three neighborhood business districts. 101 new business certificates were filed at Town Hall in 2022, which indicates that entrepreneurship is alive and well in Arlington. Looking ahead to 2023, the department is delighted to welcome several new businesses to town, including Tatte Bakery & Café and the Fat Greek, along with a host of small, independently-owned businesses that will help make Arlington an even better place to live, work, and play while contributing to the town's commercial tax base.

Transportation Initiatives

There were many critical transportation projects and initiatives completed or undertaken by DPCD in 2021. Work on trails and shared-use paths took a central role with the completion of the award-winning Minuteman Bikeway Planning Project in the summer and the feasibility study for connecting the Mystic River Path to the Minuteman Bikeway via the Mystic Valley Parkway and Summer Street, which received a \$1m earmark for future phases at the end of 2022.

Additionally of note was the more than \$300,000 MassWorks grant awarded for the Mass Ave/Appleton Safety and Accessibility Improvement Project, which will finance the completion of design work for the intersection of Mass Ave, Appleton Street, and Appleton Place to advance the short-term improvements implemented in November 2021.

The Department continues to oversee the development and expansion of the Bluebikes regional bike share system in Arlington as well. DPCD has been in-

involved in planning for other significant transportation projects in Arlington, including working with the Transportation Advisory Committee (TAC) to develop recommended improvements to Chestnut Street (approved by the Select Board on June 21, 2021 and advancing in the spring of 2023), working with MassDOT and their design consultant on the state-funded Safe Routes to School project for the Stratton Elementary area, and working with the MBTA on their proposals to make changes to bus stops in Arlington Heights and on Pleasant Street. Besides TAC, DPCD also works on transportation issues with the Bicycle Advisory Committee (ABAC), Parking Advisory Committee (PAC), and the Boston Metropolitan Planning Organization (MPO).

With the hiring of a new Senior Transportation Planner in 2023, DPCD will continue work on these projects, will apply for additional funding for the construction of Mass Ave / Appleton improvements, and will continue to advance recommendations from Connect Arlington and the Minuteman Bikeway Planning Study. This includes updating the Complete Streets Policy and Complete Streets Prioritization Plan.

Energy Conservation and Climate Change Mitigation

Energy Conservation

In 2010 Arlington was named a Green Community by the state Department of Energy Resources (DOER). This designation was in recognition of the work that Arlington had done in the past to reduce energy usage, and the plans it had to further reduce energy use in the future. In 2022 the Town received its eleventh grant award since the inception of the Green Communities program in 2010. This new grant award of \$100,000 puts Arlington's cumulative grant total at \$1,973,393, one of the highest in the state. The Dallin Branch Library Building, which houses Arlington Community Media, Inc. (ACMi), received attic insulation and high-efficiency air source heat pumps to replace the current gas-powered heating systems on the first floor of the building. The attic area above the Town Hall auditorium was fully insulated. Additionally, the Brackett Elementary School received new high-efficiency LED lighting fixtures in classrooms, hallways, stairwells, and bathrooms. These projects are projected to save nearly \$17,000 in annual energy costs.

Clean Energy Future Committee

The Clean Energy Future Committee (CEFC) was created by the Select Board on July 16, 2018. The mission of the CEFC is to guide the Town of Arlington to a future where, by 2050, net emissions of carbon dioxide and other greenhouse gases attributable to all sources in Town are net zero. The Committee is charged with identifying short and long-term energy goals; facilitating research studies, projects, and collaborations; enlisting

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the support of residents and businesses; recommending changes to laws and regulations; seeking state and local funding; and taking any other actions necessary for Arlington to achieve net zero carbon emissions by 2050. The Committee includes three members of the Department of Planning and Community Development: the Sustainability Manager, Environmental Planner and Conservation Agent, and Senior Transportation Planner. There are currently 10 other members. The Committee met 11 times in 2022 to further its work toward net zero greenhouse gas emissions (the pollutants that cause climate change).

Net Zero Planning

In 2018 the Select Board voted to commit Arlington to becoming carbon neutral by 2050 (net zero emissions of greenhouse gases from all sources). The Town subsequently worked with the Metropolitan Area Planning Council (MAPC), after receiving a Planning Assistance Grant from the Executive Office of Energy and Environmental Affairs, to complete the Net Zero Action Plan (NZAP), which was endorsed by the Select Board in February of 2021.

In 2022 the CEFC pursued implementation of several high-priority and priority measures from the NZAP in the Net Zero Buildings (NZB), Zero Emission Mobility (ZEM), and Clean Energy Supply (CES) chapters. Highlights include:

- **Electrify Arlington (NZB 1, 2, 4; and ZEM 3):** In summer 2022, the Town launched Electrify Arlington, a community-wide campaign to power buildings and transportation in Arlington with clean electricity. The campaign educates residents and businesses about electrification and connects them with existing programs, rebates, and technical assistance. Electrify Arlington offerings include free heat pump coaching sessions with trained community volunteers; the newly launched webpage arlingtonma.gov/electrify with resources for residents and businesses; support scheduling no-cost energy assessments; and educational events. Electrify Arlington was awarded \$10,000 in grant funding in 2022 through the Mass Save Community Education Grant. The campaign held a hybrid virtual and in-person kick-off event in November of 2022, which nearly 100 individuals attended.
- **Net Zero Stretch Code Advocacy (NZB 6):** The CEFC advanced a resolution calling upon DOER to pass a net-zero opt-in building code that enables municipalities to pursue aggressive policies controlling greenhouse gas emissions in the building sector. The resolution, Article 73, was passed

by 2022 Annual Town Meeting. This resolution, along with efforts of local advocates and staff, supported a strengthened Specialized Opt-In Municipal Stretch Energy Code, which DOER promulgated at the end of 2022.

- **Solar Requirement for New Commercial & Multifamily Buildings (NZB 11):** Members of the CEFC worked with the ARB to advance a zoning amendment to require solar energy systems on new, substantially-renovated larger-scale properties undergoing environmental design review. The amendment, Article 30, was approved by 2022 Annual Town Meeting.
- **Increased Renewable Energy in Arlington Community Electricity (ACE) Default (CES 1):** Members of the CEFC and other local sustainability groups worked together to support an increase in the default level of renewable energy in the ACE program. As part of the new ACE contract, which began in November of 2022, the default percentage of extra renewable energy for the default, Local Green product increased from 11 to 30 percent. Purchasing extra renewable energy through this product enables customers to contribute to increased renewable energy development in the northeast region. This increase is estimated to yield an additional 16.6 million kilowatt-hours (kWh) of renewable energy usage, enough to power 2,900 Arlington homes entirely on renewables.



Nearly 100 people attended the hybrid Electrify Arlington campaign kick-off event in November 2022.

Environmental Planning

Open Space and Recreation Plan

DPCD oversaw the development of the 2022 - 2029 Open Space and Recreation (OSRP) update con-

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sistent with the guidelines from the Massachusetts Division of Conservation Services (DCS). This latest update was funded through a \$35,000 Community Preservation Act grant. DPCD staffed the Open Space Committee and together worked with Town entities to develop the plan, and with Horsley Witten Group, who provided technical assistance.

Public Land Management Plan

Together with the landscape architecture firm KZLA, DPCD developed a public land management plan for select open space, recreational land, and other natural resources in Arlington. The plan details the characteristics of each site and identifies the responsible parties for maintaining and managing relevant lands. The plan also advises on the treatment of such lands, including recommendations of best practices, funding opportunities, and policy constraints. The planning process was led by DPCD with support from the Public Land Management Working Group and input from other Town boards and committees.

Wicked Hot Mystic turning Wicked Cool

Arlington, on behalf of the Resilient Mystic Collaborative (RMC), was awarded \$186,200 from the Municipal Vulnerability Preparedness grant program for the Wicked Hot Mystic Project in 2021. The Town led this project through 2021 with RMC communities and the Museum of Science to mitigate extreme heat throughout the Mystic River Watershed. The Wicked Hot Mystic Project culminated in 2022 with education materials and events designed to inform the communities within the watershed of the most vulnerable areas for extreme heat. The hottest areas were found in Chelsea, Everett, and Malden. Those three municipalities partnered with Arlington and the Mystic River Watershed Association (MyRWA) to implement projects that reduce heat, and the Wicked Cool Outdoors proposal was awarded a \$340,000 MVP grant. In late 2022, DPCD began to support the transition from Wicked Hot to Wicked Cool and will remain on the project to learn heat mitigation strategies from frontline communities.

Cooke's Hollow Revitalization

DPCD was awarded \$70,000 in CPA funding to pursue a feasibility study and preliminary design for a revitalized Cooke's Hollow. The study will address needed repairs and develop a climate-ready design with improvements for all who enjoy the space's quietude. Hatch Associates received the bid and will work with DPCD on a participatory design process, involving the public in shaping changes to Cooke's Hollow.

Sustainable Landscaping

The Towns of Arlington, Stoneham, and Winchester were awarded an Accelerating Climate Resilience Grant by the Metropolitan Area Planning Council.

The grant is a regional effort by the three towns to improve the climate resilience and ecological integrity of privately owned properties. The funds, totaling \$40,400, will be used to hire a consultant to oversee development of a sustainable landscaping handbook and to host three public events on the topic. The Town of Winchester is the lead municipality coordinating the project.

Urban Ecology Framework

Through a highly competitive application process, DPCD was chosen as a partner for a project with graduate students Tufts University Department of Urban and Environmental Policy and Planning. The project was initiated in December 2022 and will be completed in spring of 2023. Graduate students will draw together the ecological land management actions outlined in Town plans. These actions include invasive species controls, planting guidelines, and open space area designations. The group will conduct analysis of Arlington's progress, where gaps exist, and what best practices can be proposed. The analysis will specifically focus on opportunities for biodiversity enhancement. Then, students will research Arlington's landscape ecology and assess where biodiversity planning should be focused. The Framework will result in a written report and maps to be added to the Town's GIS.

Gas Leaks Task Force

Following the departure of former Town Manager Adam Chapdelaine, DPCD was tasked with staffing the Town Manager's Gas Leaks Task Force. The work of the task force focuses on minimizing harms resulting from methane leaks in the natural gas utility system. The task force also coordinates efforts with the Town's Net Zero Action Planning to phase out fossil fuel use. In 2022, the task force drafted a resolution calling on National Grid to set a timeline for fixing long-neglected major leaks in Arlington. The Select Board will hear the matter in early 2023.

Regional Resilience and Adaptation

Arlington is a member of three regional resilience collaborations: the Metropolitan Area Planning Council Metro Mayors Coalition (MAPC MMC); Resilient Mystic Collaborative (RMC) facilitated by MyRWA; and the Charles River Climate Compact (CRCC) facilitated by the Charles River Watershed Association. As a member of these three collaborations, Arlington has committed to climate adaptation and resilience building actions and goals. These actions and goals focus on building capacity for stormwater management, renewable energy, urban heat island mitigation, floodwater retention, public engagement around resilience building, and inter-municipal project and policy alignment. Many of the climate change vulnerabilities that Arlington suffers from are impacting our

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neighboring communities as well. These regional collaborations strengthen Arlington's resilience through knowledge-sharing and regional projects that more efficiently leverage funding and technical opportunities.

Housing Initiatives

The Town of Arlington continued its strong support of affordable housing during 2022. The Housing Plan Implementation Committee (HPIC) completed the Arlington Housing Plan, which serves as an update to the 2016 Housing Production Plan. The Housing Plan was adopted by the ARB in January, 2022, the Select Board in April, 2022, and approved by the Department of Housing and Community Development in May, 2022.

DPCD also served as Arlington's liaison with the North Suburban Consortium, an eight-community group that receives HOME funding from HUD to allocate to affordable housing and community development activities. The North Suburban Consortium completed the second year of its five-year consolidated plan. DPCD also represents Arlington on the Balance of State Continuum of Care, which promotes a commitment to the goal of ending homelessness, provides funding for these efforts by nonprofit providers and local governments to rehouse homeless individuals and families, promotes access to mainstream programs, and promotes self-sufficiency among individuals and families experiencing homelessness.

Additionally, multiple developments that include affordable housing units moved forward:

- Certificates of occupancy were issued for two HCA properties: Downing Square (34 units of affordable housing), and 117 Broadway (14 units of affordable housing).
- Construction commenced on 1165R Mass Avenue, a 124-unit project, including 31 affordable units, which was granted a comprehensive permit in September 2021.
- Construction is nearly complete on 882-892 Mass Ave, which includes a total of 21 rental housing units (three affordable housing units). The development is expected to be complete in spring, 2023.
- Demolition on 455-457 Mass Ave commenced; this project maintains ground floor commercial uses, while adding a second story with 13 housing units (including two affordable units).
- A Comprehensive Permit Application (40B) was filed for 1021-1027 Mass Ave, a 50-unit condominium development with 13 affordable homeownership units.

AFFORDABLE HOUSING TRUST FUND BOARD OF TRUSTEES

The Affordable Housing Trust Fund Board of Trustees (Board of Trustees) was established for the purpose of creating a separate fund "to provide for the preservation and creation of Community Housing in the Town of Arlington, as such term is defined in Section 2 of M.G.L. c.44B, the Community Preservation Act (CPA)."

The Board of Trustees acts on the powers set forth in M.G.L. Chapter 44, Section 55C. The eight-member Board includes one ex officio non-voting member, one member of the Select Board, at least one tenant who earns a low- or moderate-income and residents in subsidized housing and understands tenant issues, and at least two representatives of local housing organizations dedicated to the creation and maintenance of affordable housing. All voting members are residents or representatives of local housing organizations, and have experience in areas of expertise applicable to advancing the purpose and goals of the trust, such as real estate, social services, banking, law, etc.

The Trust celebrated the completion of the Affordable Housing Action Plan, which was approved by the Select Board in November, 2022. The Action Plan was developed through a months-long community process, including outreach to the public, affordable housing professionals, and housing stakeholders. The result is a plan with specific recommendations and financial strategies for creating, preserving, and financing affordable housing in Arlington by leveraging Community Preservation Act, ARPA, and other local funding sources.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

This year, the Community Development Block Grant (CDBG) program supported public service programs, facilities and parks projects, affordable housing improvements, and small business programs, all intended to create safer, more accessible, and more inclusive spaces and opportunities, particularly for households earning a low or moderate income.

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Several CDBG-funded public facilities and affordable housing projects were completed this year, including Phase II of the Whittemore Park revitalization project and the Department of Public Works' sidewalk and curb accessibility improvements. Pandemic-related disruptions continue to delay the Arlington EATS Market construction, but the project is expected to be completed in 2023.

In 2021-22, CDBG funded eight public service agencies that assist low- and moderate-income-earning individuals and families with daily transportation, access to jobs, food security, scholarships to athletic and summer camp programs, tutoring services, and access to mental health and adult day health services. While some social programs were truncated due to the pandemic and related public health and safety restrictions, strategic reprogramming and use of funds enabled most Subrecipients to expand offerings; these services continue to hold significant community value.

During National Community Development Week 2022, the Town showcased the work of community partners in serving Arlington residents in the areas of housing, human services, parks and public facilities, and economic development, through news pieces, social media, and a panel on food security, equity, and the role of federal grants at the local level. The feature event included a tour of Arlington organizations supported by the CDBG program, including stops at the Council on Aging, the Boys and Girls Club, Fidelity House, and Whittemore Park.

MASTER PLAN IMPLEMENTATION COMMITTEE

The Master Plan Implementation Committee (MPIC) was formed by the Arlington Redevelopment Board in September 2015, to implement the recommendations of the Arlington Master Plan, *Your Town Your Future*, adopted by the Redevelopment Board on February 4, 2015, and endorsed by Town Meeting on May 11, 2015. The Master Plan Implementation Committee typically meets quarterly to review its subcommittees' activities and the implementation table. The active subcommittees of the MPIC include the Zoning Bylaw Working Group and the Historical and Cultural Resources Working Group. Previous subcommittees included the Mill Brook Study Committee, the Residential Study Group, and the Zoning Recodification Working Group.

Zoning Bylaw Working Group

The Zoning Bylaw Working Group (ZBWG) reviewed and proposed zoning amendments as identified through the Master Plan and the recodification processes. During 2022 the Zoning Bylaw Working Group developed zoning amendments regarding low-density residential uses, and business district amendments

consisting of solar energy requirements, ground floor activation, and public shade trees. Zoning recommendations were advanced to 2022 Annual Town Meeting, which voted to adopt the amendments. The updated Zoning Bylaw was approved by the Massachusetts Attorney General in the fall of 2022.

The ZBWG includes representatives from the Redevelopment Board, the Zoning Board of Appeals, the Conservation Commission, the Master Plan Implementation Committee, a Town Meeting member, the Town Manager and a Town Manager appointee, Inspectional Services staff, and DPCD staff.

Historic and Cultural Resources Working Group

The Historic and Cultural Resources Working Group (HCRWG) completed a survey of 18 historic Town-owned buildings and landscapes funded through a Community Preservation Act grant, as recommended in the *Historic Preservation Survey Master Plan (2019)*. Preservation consultants Wendy Frontiero, RA and Martha Lyons, ASLA, CLARB documented the municipal properties to current standards for the *Inventory of Historic and Archaeological Assets of the Commonwealth*. 20 inventory forms will be submitted to the Massachusetts Historical Commission and incorporated into this statewide inventory, available at <https://mhc-macris.net>. The HCRWG also selected the Public Archaeology Lab, Inc. to conduct a ten-month townwide Archaeological Reconnaissance Survey begun in May 2022. The results of both projects will be made available on the Town website in 2023 and support preservation planning efforts.

The HCRWG includes representatives from the Town's Historic Districts Commission and Historical Commission, the Arlington Historical Society, and DPCD.

TRANSPORTATION ADVISORY COMMITTEE

The TAC was established in 2001 by the Select Board, which serves as the Traffic Authority for Arlington, to advise the Board on transportation matters. The goal of the Transportation Advisory Committee (TAC) is to enhance the quality of life in Arlington by improving safety, mobility, and access for people using all modes of transportation, and contribute to improving the environment and public health. In this effort, the TAC works closely with the Arlington Police Department's (APD) Traffic Division, the Department of Public Works (DPW), and the Department of Planning and Community Development (DPCD), along with Arlington Schools and the Arlington Bicycle Advisory Committee.

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2022 Major Activities

Speed and Volume Measurements

There were several instances where residents contacted the Town with concerns about Vehicle speeds on residential streets. TAC hired an outside consultant to temporarily install equipment and take measurements of the number and speed of motorized vehicles on the road. Several of these projects are detailed below.

Overlook Road

A resident reported high vehicle speeds on Overlook Road. Data was collected for 48 hours over two average weekdays that were not holidays. TAC reviewed the traffic speed and volume data and concluded that there was not significant speeding on the road. The resident's request for lowering the speed limit to 20 mph could not be justified as this stretch of roadway would not meet the standards for a School Zone or Safety Zone. Adding a speed bump or other infrastructure was not warranted based on the traffic data obtained.

Eastern Avenue

Residents living near Eastern Avenue were concerned about traffic safety near Robbins Farm Park and Brackett School. TAC working group has made several on-site observations, including at school arrival/ dismissal times. They are investigating what updates need to be made to the street signs, as well as if the section of Eastern Avenue that abuts Robbins Farm Park would be a good candidate for a Safety Zone which provides a continuous 20 MPH speed limit.

Summer Street and Sunset Road Crosswalk

Residents of Newland Road wrote the Select Board about adding a crosswalk across Summer Street at Newland Road. A TAC working group established that many residents were crossing at Newland Road or at Sunset Road, one block away. It was determined that Newland Road did not meet the MassDOT guidelines for establishing a crosswalk a safe distance from a signalized intersection. Nearby Sunset Road was selected as a better location, and the working group looked at the sight distance for pedestrians and cars at this location. TAC adopted a recommendation to the Select Board to install a new crosswalk, including crosswalk signs and advance warning signs.

Washington Street Traffic Recommendations

Residents of Washington Street came to the Select Board with concerns about the southernmost stretch of Washington street, which is a steep, narrow private way that does not allow for two vehicles to pass each other. It is also a street often used by bicyclists to access the Minuteman Bikeway. A TAC working group looked at Washington Street from Summer Street to Brattle Street, and contacted several Town departments

like the Fire Department, the School Transportation Department about potential solutions. The group developed several possible improvements that the Town could make on the publicly owned portion of Washington Street on the north end, and the improvements that the abutters could make on the southernmost part, which is a private way. A memo was finalized and sent to the Select Board.

Safe Routes to School: Dallin School Arrival/Dismissal Plan

Dallin School approached Safe Routes to School (SRTS) to re-examine their arrival/dismissal plan after a non-injury accident in front of the school had school administrators and parents concerned. The School came to TAC for help implementing a pilot program to make Florence Avenue from George Street to Renfrew Street a school street that is closed to vehicular traffic except school buses during the arrival and dismissal times. A TAC working group helped the school develop a plan that will meet the APD requirements, and took measurements of the traffic impact that the plan had on other streets in the neighborhood. Their evaluation concluded that although there was a slight increase in the volume of cars using other streets in the neighborhood, there was not a significant increase in speeding vehicles. In addition, a large number of Dallin School Families expressed that they felt safer walking and biking to school, and were more likely to walk or bike to school than before the pilot began. The pilot project was adopted as the ongoing Arrival/Dismissal Plan for the 2022/2023 School Year.

Mt Gilboa Neighborhood Traffic Calming

A TAC working group worked with residents of the Mt Gilboa neighborhood to address several traffic related issues at once. They monitored the newly installed Speed Feedback sign on Lowell St and recommended stop bars be painted at the intersection of Westminster Ave and Westmoreland Ave to increase stop compliance at the intersection. In addition, TAC gathered data on the speed and volume of cars on Westminster Ave over two consecutive weekdays. TAC's review concluded the traffic speed and volume data was slightly elevated, but that there is no significant speeding on the road. 85% of vehicles were at or below the speed limit of 25 mph, and very few were going above 30 mph, the speed where traffic enforcement would give them a citation. The working group is preparing a memo to the Select Board to report back on the effect of the improvements that DPW has made.

Summer St and Victoria Road Crosswalk

TAC was asked to revisit the location after safety issues were raised by residents related to visibility of pedestrians in this crosswalk. A prior TAC review re-

sulted in expanding the No Parking zone to 40' prior to the crosswalk on the eastbound side of Summer St; a working group is reviewing the sight distance of approaching vehicles to ensure safety. On-street parking activities drastically impact sight distance as well as the curve of the street limiting the view of pedestrians and drivers. The 40' no-parking area frequently has illegally parked cars blocking sight lines. Activity at the park and playing fields draw pedestrians frequently whether from the neighborhood or from people parking in the neighborhood and walking, and children are especially at risk. The TAC working group is developing recommendations based on their observations.

Crosswalk Flag Program: TAC has continued to monitor and maintain the pedestrian crossing flag program at 10 crosswalks in Arlington.

Transportation Reviews for ARB: none in 2022

Transportation Reviews for ZBA: 1021-1027 Massachusetts Ave Comprehensive Permit Application

BICYCLE ADVISORY COMMITTEE

The Arlington Bicycle Advisory Committee (ABAC) was appointed by the Select Board in 1996 to advise the Town on local bicycling conditions. The all-volunteer committee promotes all forms of safe bicycling on town roadways and the Minuteman Bikeway — from recreational riding to using the bicycle for transportation and errands. The Committee has the support of the Arlington Police Department who have a Cops on Bicycles with Education for Bicyclists (COBWEB) trained officer attend the meetings remotely, as well as regular attendance by the Senior Transportation Planner of the Department of Planning and Community Development (until Fall of 2022). While the remote meeting has removed an element of personal engagement in the meetings, it has by and large provided a good forum for discussions for a group our size. It has also enabled others to attend the meeting who may have had difficulty doing so in person.

ABAC members continue to be engaged with other Town committees and community groups on matters of mutual interest. These groups include the Transportation Advisory Committee, the Mass / Appleton Design Review Committee and Everywhere Arlington Livable Streets. The committee has also issued letters of support to CPA funding requests for CPA funding for Bikeway associated projects. Beyond Town borders, ABAC has maintained relationships with the Lexington and Bedford bike committees, on matters pertaining to the Minuteman Bikeway, holding two joint meetings in 2022.

We are pleased to see increasing use of Blue-Bikes in Arlington and thank Town Meeting for its support.

Day-to-day work of the committee has ranged from small issues (e.g., proper placement of shared

lane markings on Mass Ave., working with Cambridge to fix two hazards at the eastern end of the Minuteman Bikeway), to much larger issues. The latter include the recently completed Mystic to Minuteman and Minuteman Bikeway planning studies, continuing work on Mass / Appleton and revising the bicycle lane design guidelines (now 10 years old) to align with the new Connect Arlington Sustainable Transportation Plan and the Town's Complete Streets Policy. We are concerned that with the loss of the Senior Transportation Planner, momentum on these efforts will be lost.

Finally, we are exploring using existing ABAC funds to link up with MassBike to facilitate bicycle education in the elementary and middle schools.

CONSERVATION COMMISSION

The Arlington Conservation Commission (ACC) is required by state and town laws to protect and preserve land within its jurisdiction. The ACC is mandated to protect wetlands, waterways, water supplies, fisheries, wildlife, and wildlife habitat as well as regulate floodplain activities through its administration of the Massachusetts Wetlands Protection Act and the Arlington By-law for Wetlands Protection. The ACC is composed of seven volunteer Commissioners and two volunteer Associate Commissioners. Members are appointed by the Town Manager with the approval of the Select Board. ACC is supported by the Environmental Planner & Conservation Agent at bimonthly meetings and onsite visits.

In 2022 the ACC held twenty-three public meetings, one fewer than usual owing to the cancellation of the July 1st meeting. The ACC provided coordination, monitoring, permit review, and consultation on numerous residential, commercial, and municipal projects throughout Arlington. The Commission issued nine Permits/Orders of Conditions, twelve Determinations of Applicability, thirteen Certificates of Compliance, and nine Enforcement Orders / Notices of Violation.

The ACC also protects and manages the Town's Conservation Lands and natural resources through collaboration with other entities and grants from various sources, as described below.

Water Bodies Oversight

The ACC, through its Water Bodies Working Group (WBWG), continued monitoring important water bodies in town, including Spy Pond, Mill Brook, the Arlington Reservoir, and Hill's Pond in Menotomy Rocks Park.

The WBWG contracted with SWCA (and the subcontractor Water & Wetland) for management of Spy Pond, including an assessment of the state of its aquatic vegetation. The report found that considerable populations of opportunistic and invasive species have crowded out other plant life in the pond. The report also reviewed past management efforts and recommended

alternatives for 2023 and beyond.

Removal of invasive water chestnuts was accomplished again this year, the first time since the pandemic lockdown. The contractor, SOLitude, worked for two weeks to address the problem, which has gotten worse in recent years, due to the late timing of the mechanical harvester control. Further work will be needed to get the issue under control.

Water & Wetland was contracted to manage Hill's Pond in the heavily used Menotomy Rocks Park, which suffers from water quality and invasive plant problems. The maintenance regime was successful through the summer months, but heat and drought contributed to a sudden harmful algae bloom (HAB) in early September, resulting in a closure. The WBWG decided to regularly test the pond for harmful algae to help prevent closures due to HABs in 2023.

Land Stewards

The ACC's volunteer arm, Arlington Land Stewards (ALS), assists in managing 28 Town-owned lands comprising approximately 53 acres. Land Stewards monitor, coordinate, and maintain open space of their choice, with guidance from the ACC. The Land Stewards largely remained dormant during 2022 while management responsibilities for many of the sites in the program were reassessed in the Public Land Management Plan. ALS proceeded in the meantime as a decentralized effort supporting residents' stewardship initiatives. The ALS received \$1,000 in funding from Sustainable Arlington to purchase and distribute native seeds to Arlington residents who would plant them on public lands, often as a replacement for invasive vegetation growing there. The Land Stewards also engaged in a public education campaign—Pink Plants—that raised awareness about the impacts of invasive vegetation by spray painting two small populations of invasives bright pink with an eco-friendly paint. Funding for this initiative was awarded by the Conservation Stewardship Fund, jointly managed by ACC and the Arlington Land Trust.

Arlington's Great Meadows

Arlington's Great Meadows (AGM) are comprised of 193 acres, making it Arlington's largest open space parcel, although located in east Lexington. AGM is owned by the Select Board. In 2022 the Conservation Commission explored transferring ownership of the parcel and consulted with Town Counsel, the Town Manager, and Select Board about options for assuming ownership. Discussions will advance in 2023.

Climate Change Initiatives

The ACC developed and presented a workshop on "Climate Resiliency Challenges and Successes in Local Wetland Permitting," at the Massachusetts Association of Conservation Commissions (MACC) Annual Meeting (March 2022) and "Getting from Here to There: Updating Wetland Bylaws & Regulations to Incorporate Climate Resiliency," a panel discussion at the MACC Fall Conference (October 2022). The ACC continues to be a leader in local climate change resilience regulations for wetlands protection as Arlington's local regulations have been adopted, wholly or in part, by several other towns and cities in the Commonwealth.

Regulation Update

The ACC drafted new regulations in 2022 for performance standards, permitting efficiency, and process clarity. Proposed revisions include adding an administrative review process to create an expedited administrative review of certain minor projects, updating vegetation replacement requirements, prohibiting artificial turf in jurisdictional areas, and strengthening climate change resilience. A final draft was distributed to commissioners in late 2022. Public hearings and a vote on approval are anticipated in early 2023.

Goals and Beyond

The ACC will continue to encourage, support, and assist the various volunteer and environmental advocacy groups that are dedicated to preserving the Town's valued conservation lands and other open spaces. These groups include, among others: Arlington Land Stewards, Arlington Land Trust, Open Space Committee, Friends of Arlington's Great Meadows, Friends of Spy Pond Park, Friends of Menotomy Rock Park, and the Mystic River Watershed Association. Additional specific goals include the following:

- Improve the stewardship of conservation lands through better coordinated land management, including the recommendations of the Public Land Management Plan.
- Improve communication and educational outreach to residents in resource areas.
- Continue to look for opportunities to work collaboratively with neighboring towns and allied organizations towards protection of wetland resources and habitat improvements.

COMMUNITY DEVELOPMENT

OPEN SPACE COMMITTEE

Arlington's Open Space Committee (OSC) was established by Town Meeting in 1996. Members, appointed by the Town Manager and approved by the Select Board, include concerned residents and representatives of key Town departments and commissions. The OSC is staffed by the Environmental Planner in the Department of Planning and Community Development. The Committee prepares and implements Arlington's official Open Space and Recreation Plan (OSRP). The Committee meets monthly to support and initiate projects that protect, maintain, and promote the Town's open spaces and recreational resources. In addition, the OSC works to raise broad-based community concerns and to advocate for the protection, stewardship, and appropriate uses of the Town's open spaces, natural resources, and recreational facilities.

The Committee's primary responsibility is the Town's Open Space and Recreation Plan, to implement and monitor its provisions and goals, and document accomplishments. The OSRP is a foundational document for all Town-wide planning and programs relating to parks, playgrounds, playing fields, natural resources, conservation land, sustainable development, climate resiliency, and other open space issues.

In 2022 the Committee focused its energies on completing the update of the 2015-2022 plan, which had begun in 2020 with a grant from the Community Preservation Act Committee. The new plan covering the years 2022 to 2029 was prepared with the support of a consultant hired with CPA funds, Town partners, and the Arlington community. The OSRP update was adopted as Town policy in July and received final approval by the state in November, 2022. In 2023 the Committee will continue its work with other town committees, departments, and volunteers to begin implementing the objectives outlined in the updated OSRP Action Plan.

ENVISION ARLINGTON

About Envision Arlington

Envision Arlington, established by Town Meeting in June 1992, is a collection of committees and task groups that brings together residents, Town employees and Town leaders to foster an engaged, culturally diverse, and civically active community. The Standing Committee is charged to "create, implement, monitor, and review methods for town-wide participation in the Envision Arlington process."

The Committee welcomed new member Marisa Lau in 2022.

Annual Town Survey

Envision Arlington volunteers work with Town departments and organizations to create an annual survey

of the priorities and opinions of people in Arlington. Results of the survey are provided to Town Meeting and to the groups who helped compose the survey; results are also posted on the Town website.

The 2022 Town Survey was administered between March and April. The survey was primarily available online, with paper surveys available to those who needed them. A survey notice was mailed to 18,300 households as an insert to the Town's Annual Census mailing. About 2,000 responses were received, providing information about diversity, equity and inclusion in Arlington, education, and how residents engage in community life by serving on committees, playing or coaching sports, or running for office. Reports on the Town Survey from prior years are available at arlingtonma.gov/envision.

Task Group Highlights

Diversity Task Group

The Diversity Task Group (DTG) is a group of Arlington residents who are committed to making our town inclusive; to fostering awareness, community and action; and to creating a space where all voices are welcome.

Our members are engaged in dozens of DEI-related organizations and efforts in town. Bringing our diverse backgrounds and experiences, we meet monthly to engage, share and educate ourselves, operating under our member agreed upon guidelines for respectful dialogue. In between meetings, we connect regularly with email communications about Town and regional issues and events of interest.

Throughout the year, DTG invites representatives of Town organizations and committees with potential DEI influence and impact to share and discuss with our members. Special guests in 2022 included: Arlington Veterans' Services Director, Jeff Chunglo; Housing Plan Implementation Committee member and Arlington Housing Trust Fund Chair, Karen Kelleher; Kristine Shah, Executive Director of Arlington's Council on Aging; Steven Prochet, Robbins Library Local History Librarian regarding the digitization of the Historical Arlington Newspapers Collection; Jillian Harvey, DEI Director and Teresa Marzilli, Community Outreach and Engagement Coordinator.

During 2022, the Diversity Task Group membership:

- Authored various letters of support, including: a letter to the Select Board regarding the display of the Black Lives Matter banner on Town Hall; with the Arlington Human Rights Commission and the Rainbow Commission, a statement regarding the war in Ukraine; a letter in support of the Civilian Police Advisory Board Study Committee's warrant article to form a Civilian Police Advisory Board; a letter in support of a Town Meeting Resolution to

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- increase diversity in Town appointments.
- Participated in the selection of the Arlington Reads Together title for 2022, and supported the Library in communicating events around the Program. DTG is the founder and a lead contributor to Arlington Reads Together.
- Partnered with Robbins Library to start a bi-monthly Social Justice Book Club to which all members of the community are welcome. Book Club title selections are announced in the Robbins Library monthly newsletter and through DTG communications.
- Following conversations at DTG meetings, community members authored two amendments to the warrant article to form a Civilian Police Advisory Board. Both amendments were voted affirmatively by Town Meeting.
- Represented the Diversity Task Group at the Envision Arlington tent at Town Day. In support of Town Day, we updated our website; re-activated our Facebook page, which we now update regularly; created a “Welcome to DTG” flyer; and facilitated an activity to engage the community in a conversation about diversity.
- Started our participation in the Remote Participation Study Committee’s pilot, including identifying processes and procedures for DTG meetings in a hybrid format.

Fiscal Resources

The Fiscal Resources Task Group (FRTG) researches and discusses topics related to the Town’s finances and reports findings and recommendations to the appropriate town departments, officials, and the public at large. In 2022, the following activities were undertaken:

- Annual Town Meeting Warrant Review: FRTG Members discussed ATM Agenda
- Financial Interview: Town Treasurer Phyllis Marshall discussed her team’s duties
- New Growth Recognition Process: FRTG continued its ongoing review of the activities of Inspectional Services (Building Permits/ Inspections) and Assessor (New Growth determination) and how they are integrated to insure the proper assessment of New Growth.

Civic Engagement Group

A little more than a year old at the end of 2022, Envision Arlington’s Civic Engagement Group has primarily focused on holding forums on a variety of topics of interest and importance to the community. They have included:

- Three Warrant Article Workshops

- A Reprecincting forum with the Town Clerk
- A Forum on 2021, 2022, and 2023 Annual Town surveys – Review, Update, and Planning
- The Broadway Corridor Design Contest (a preliminary forum, the contest itself, and a follow-up forum)
- A Community-Based Self-Insurance Forum

What has become increasingly apparent is that many people who are civic-minded are already engaged in efforts, large and small, to the extent of their capacity. Still, for those who want to do more, we are there. For those who have ideas and questions regarding civic discourse and action, we are there to provide or seek answers and to assist with turning ideas into action. There is no formal membership or requirements for participation. Join us at our monthly meeting and via our Google Group (ceg_arlington_ma@googlegroups.com) whenever you want and for as long as you want.

Sustainable Arlington

Sustainable Arlington is a chapter of the Massachusetts Climate Action Network. It promotes environmental awareness and climate resilience, while engaging residents and Town government in protecting our local environment. A partial leadership change occurred in the second half of the year when Co-Chair Tom Ehbrecht moved out of town. Patrick Hanlon became the new Co-Chair, joining Brucie Moulton.

In 2022 Sustainable Arlington continued to connect and collaborate with other climate and environment groups in Arlington and adjacent communities to support information and resource exchange. Key themes in 2022 were:

- Supporting implementation of Arlington’s Net Zero Action Plan, including the mid-year launch of the Electrify Arlington campaign and working on three Arlington Community Education panels.
- Building Codes: Review and education on the Department of Energy Resources’ (DOER’s) proposed new building codes, in particular the Specialized Opt-in Stretch Code (aka Net Zero Stretch Code), through presentations at two meetings.
- Arlington Community Electricity’s (ACE) new contract: Sustainable Arlington collaborated with Arlington Mothers Out Front to ask the Select Board to authorize contract negotiations to raise the level of renewable energy as much as possible while also keeping it affordable in the context of higher fuel prices around the world. The new contract runs from November 2022 to November 2024. Its standard offering, “Arlington Local Green,”

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now offers 30% more renewable energy than the minimum required by the state for 2023 for 17.2 cents per kWh, a price that will remain in effect through November 2024.

- **Town Manager's Gas Leaks Task Force:** Sustainable Arlington members serve on the Task Force, which in 2022 focused on the continuing cost to the Town of street trees killed by gas leaks and the climate impacts of Significant Environmental Impact leaks (leaks extending over 2,000 square feet or more) which account for 50% of leaked gas.
- **Native Pollinators and Their Habitat Needs.** Sustainable Arlington and the Mystic Charles Pollinator Pathways Group (MCPG) collaborated on teaching an Arlington Community Education class on "Plant-Pollinator Gardening" supporting planning on the "Native Plants and Pollinators Mural" on 820-830 Mass Ave. The mural was completed in May and is the location for one of the Remembrance of Climate Futures Markers, another major project involving Arlington high school students.
- **Worked with ArtsArlington and Arlington Artist-in-Residence Kari Percival** on her poster campaign, "There's No Place Like Home," was to educate and mobilize people to learn how we can work together to foster and protect ecological diversity, stop pollution and achieve climate justice."
- **Local water quality: Save the Alewife Brook,** an Arlington organization working to end the Combined Sewer Overflows from Cambridge and Somerville that continue to dump untreated sewage into Alewife Brook after even moderate rain events.
- **Joined the planning team for Carbon Countdown 2022,** organized by Sustainable Middlesex. This year's theme "Reaching Beyond the Choir," aimed to expand messaging and engagement around crucial climate issues.



Kari Percival "There's No Place Like Home" poster designs campaign.



"Native Plants and Pollinators" Mural.

Spy Pond Committee

The Spy Pond Committee monitors the health of Spy Pond and assists the Conservation Commission and Department of Public Works with pond maintenance and public usage. This spring, Arlington high school students and other volunteers delivered 6500 fertilizer flyers to most of the households west of Mass Ave.

Spy Pond Trails Day resumed in 2022, when nearly 40 volunteers and Cub Scout Troop 313 cleared English ivy from a hillside, removed a small mountain of trash bags, and filled dozens of bags of invasive plants. The AMC improved vistas along the Rt. 2 path and brushed-in erosion-prone areas. Issues with invasives continued, with curlyleaf pondweed covering much of the littoral zone in late May, water chestnut plant removal, and discovery of a new invasive, variable milfoil, in September.

Gabi Ackermann-Logan of Tufts gathered data for a meta-study of phosphorous loading of Spy Pond. She reviewed 13 years of water-quality data from Prof. John Durant and his students. Two scientists from SePRO visited Spy Pond and suggested treatment options. MassDOT installed new street lights for Route 2. We expressed our concern about light pollution.

Spy Pond has long hosted a pair of mute swans. After the death of the female last year, the male swan found a new mate and they built a nest on Elizabeth Island. Seven cygnets fledged in October. Other animals include coyotes, snapping turtles, a barred owl, and multiple eagles. A pair of osprey appeared to make Spy Pond their home for the summer. Sadly a swan tangled with a treble fishing hook and a cygnet tangled with fishing line. The Spy Pond Committee helped free the swans.

SWCA Environmental Consultants of Amherst signed a multi-year contract to manage Spy Pond. SWCA surveyed Spy Pond for Engelmann's umbrella sedge and straw-colored flatsedge. They found over 6000 plants. Using a rake-toss, we surveyed aquatic plants every two weeks or so.

Reservoir Committee

The Reservoir Committee met virtually, but held in-person workdays in the Wildlife Habitat Garden between March and October with monthly walks year-

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round.

The garden marked its twelfth growing season. With volunteers, we weeded out undesirable plants and removed much of the dried tall grass from the previous season. We also relocated some of the tall grass clumps to prevent them from dominating the garden. Invasive mugwort was removed and replanted with Butterfly weed, Spotted Bee Balm, Hairy Beardtongue, Purple Coneflower and Columbine among others. Volunteers contributed flowers like Hoary Vervain, Anise Hyssop, Solomon Seal and more. Many thanks for the volunteer support and the signage that were provided by Girl Scouts Troop #62571 and DPW.

Other volunteer assistance included Oberlin Alumni, JFK Women's Network, AHS students and alumni, Meadowsclaping for Biodiversity, Mystic River Watershed Assoc. and Charles River Canoe & Kayak. Several new volunteers from Arlington, MA Invasives (ArMI), Boston Volunteers and the Boston Area Returned Peace Corps Volunteers returned regularly for our gardening days.

The Reservoir Master Plan was completed this year with a grand reopening event at the Beach in June. Committee members provided a nature activity table for children with Native plant water colors provided by Green Blossom Painting where we talked about native and invasive species. Renovations to the Reservoir were a success, with an accessible walking path, numerous benches, and a viewing deck. The beach was open for a full season of swimming, with improved water quality provided by the new water-treatment system. Many more people are now using the path around the Reservoir, and it has become a safe place for kids to learn how to bike. The Wildlife Habitat Garden now has a new post and rail fence installed as part of the landscaping program of the Arlington Reservoir Master Plan.

Water chestnut mechanical harvesting took place in late summer. A hand harvesting event in August attracted over thirty volunteers working both on shore and on the water. More than 210 baskets of water chestnuts were removed in one afternoon.

More information about the committee's activities, along with photos, can be found at the Reservoir Committee website: www.arlingtonreservoir.org, which includes a link for signing up for the committee's email list and contact information for volunteer groups.

COMMUNITY PRESERVATION ACT COMMITTEE

Arlington began implementing the Community Preservation Act (CPA) in 2015. The CPA allows cities and towns to reserve dedicated funds to preserve open space and historic sites, create affordable community

housing, and develop outdoor recreational facilities. CPA projects are financed by local revenues collected from a property tax surcharge (in Arlington, 1.5% of the net tax levy minus exemptions), plus annual distributions from the state CPA trust fund.

The Community Preservation Act Committee studies local community preservation needs, recommends CPA appropriations to Town Meeting, and oversees projects funded by CPA. In 2022 the Committee reviewed project applications for CPA funding in fiscal year 2023, hosted public applicant presentations, and successfully recommended fourteen projects to Town Meeting. The Committee consulted with the Select Board, Finance Committee, Capital Planning Committee, and other Town leaders in reaching our recommendations.

CPA Projects Funded for FY2023

Following the recommendation of the Committee, Town Meeting appropriated or reserved a total of \$3,441,624 in CPA funds for FY2023 to support local community housing, historic preservation, open space, and recreation:

- \$600,000 to the Housing Authority for Menotomy Manor Window Replacement.
- \$200,000 to the Housing Authority for Houser Building Electrical Panel Upgrades.
- \$16,290 to the Somerville Homeless Coalition for Leasing Differential for Arlington Tenants.
- \$100,000 to the Christian Life Fellowship for Covenant Church Accessibility Improvements.
- \$31,785 to the Cyrus E. Dallin Art Museum for Collections Preservation and Rehousing.
- \$250,000 to the Arlington Affordable Housing Trust Fund.
- \$664,224 for Hurd Field Renovation, Phase II
- \$997,993 for Robbins Farm Playground.
- \$57,000 for a Mt. Gilboa Feasibility Study.
- \$70,000 for Cooke's Hollow Restoration and Rehabilitation planning.
- \$190,000 for Preservation and Restoration of the Jarvis House.
- \$150,816 for Historic Preservation of the Jason Russell House.
- \$20,000 for Old Schwamb Mill Barn Envelope & Structural Engineering Report.
- \$25,000 for historic Planning Department Records Preservation.

For more information, please visit arlingtonma.gov/communitypreservation.

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PERMANENT TOWN BUILDING COMMITTEE

The Permanent Town Building Committee (PTBC) was established by the 1969 Town Meeting to oversee the design and construction of new buildings and major renovations for Town of Arlington properties. The Committee is comprised of five registered voter members, appointed jointly by the chairs of the Select Board, Finance Committee, and School Committee, a representative of the School Committee and in addition the Town Manager, Superintendent of Schools, and Facilities Director or their designees.

Activities in 2022

Supply chain disruptions, significant inflation in the cost of construction materials, and challenges due to labor shortages and increasing costs of skilled labor continued to have an impact on construction projects at the local level and across the nation. Within this context, the PTBC focused on completing two important projects for the Town within the approved budgets and without further delay.

Central School (renovation)

Architect:	Sterling Associates
Owners Project Manager:	The Vertex
Companies	
Construction Manager:	Kronenberger & Sons
Restoration	
Project Budget:	
Construction:	\$ 6,878,273
Soft Costs*:	\$ 1,676,727
Total:	\$ 8,555,000

* soft costs include architecture, engineering, contingency, furniture, etc.

Funding History:

Initial Design:	\$ 400,000
2017 Town Meeting Article 34 5/3/2017 205-1	
Additional Planning and Design:	\$ 100,000
2018 Town Meeting Article 30 4/25/2018 207-1-2	
Construction:	\$ 8,055,000
2019 Town Meeting Article 58 5/8/2019 198-14	
Total:	\$ 8,555,000

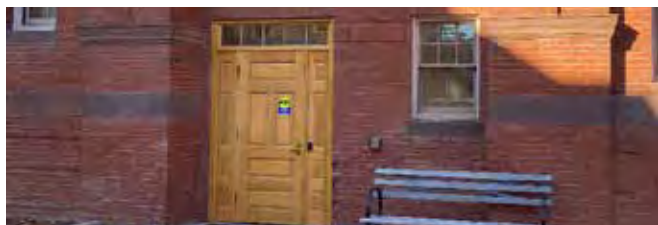
The renovation of the lower floors of the Central School, which was built in 1894 as the Arlington High School and is listed in the National Register of Historic Places, began in May 2020. An earlier renovation of the 3rd and 4th floors, housing the Arlington Center for the Arts, was completed a few years earlier. The current renovation will serve the Council on Aging, the Senior Association, the Department of Health and Human Services including Veteran's Services, and a wide variety of senior-oriented programs and services. The original schedule for the renovations was approximately twelve months, from May 2020 to May 2021, but for the reasons noted above, the schedule extended well beyond the planned ending date.

Most renovation work was completed by early 2022 and substantial completion was reached on February 6, 2022. A certificate of occupancy was issued for the building and the Council on Aging and other occupants moved into the building in February. Activities such as exercise classes, art classes, discussion groups, have all started again in the newly renovated spaces. Through 2022 the PTBC continued to oversee the remaining renovation tasks and punch-list items. As of the writing of this report, the project is in the close-out phase, with full completion anticipated in early 2023.

Following this renovation project, the Town may consider future projects to address the remaining areas of this historic building that need attention. In particular, the building envelope including windows and brickwork may need restoration, upgrades or replacements. While these improvements are outside of the scope of the current project, they may be necessary to ensure that the building is energy efficient and structurally sound and will continue to serve the Town into the future.



Maple Street main entrance – new sign, entry, canopy.



New East entry with accessible door controls.

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Academy Street entrance – new stairs, doorway.



Main corridor, first floor.



New kitchen, first floor.



Library – ground floor.



Pool room – first floor.



New accessible lift connecting East entry with ground and first floors.



Drop-in room – first floor.



Café – ground floor.

Department of Public Works / Town Yard (renovation and new construction)

Architect:	Weston & Sampson
Owner's Project Manager:	Sydney Project Management
Construction Manager:	Commodore Builders
Project Budget:	
Construction:	\$ 37,420,480
Soft Costs:	\$ 9,099,744
Total:	\$ 46,520,224

* soft costs include architecture, engineering, contingency, furniture, etc.

Funding History:

Initial Design:	\$ 1,050,000
2016 Town Meeting Article 36 5/16/2016 193-4	
Additional Planning and Design:	\$ 1,253,754
2018 Special Town Meeting Article 7 12/5/2018 180-9	
Construction:	\$ 29,900,000
2019 Town Meeting Article 58 5/8/2019 198-14	
Supplemental Funding 1:	\$ 8,900,000
2020 Special Town Meeting Article 23 11/30/2020 237-9	
Supplemental Funding 2:	\$ 5,416,470
2021 Town Meeting Article 56 5/17/2021 228-7	
Total:	\$ 46,520,224

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The Public Works / Town Yard construction project began in earnest with the start of the 2022 calendar year. The IT room in Building A (the historic building on Grove Street) was completed, enabling the move of the Town's IT servers to their new permanent location. This move also enabled construction work to proceed at the new Arlington High School, which is adjacent to the Town Yard site. Due to delays from the electrical utility Eversource in providing new power lines – a situation that continued until October – temporary power lines and temporary cooling units had to be installed and operated at considerable cost to the project.

Excavation of the site started in early 2022, primarily for the foundations for the new Building E, the future administrative and vehicle maintenance building, and for the new Salt Shed. Despite considerable below-ground investigations in 2021, new obstructions, drain pipes, active water lines, and retention tanks were discovered and addressed throughout 2022. As of the writing of this report, no further excavations are anticipated and the costs of addressing the unforeseen obstructions are expected to be handled within the approved budget for the project.

A number of delays caused concerns with the overall project schedule. Beyond the electrical utility delays noted above, the supplier of the pre-engineered portion of Building E reported significant delays in being able to deliver the building components on time, and the site excavation contractor was unable to complete work on time. Through the summer of 2022, the project OPM worked diligently with the construction manager to bring the project back on schedule as much as possible. As of the end of 2022, Building E has been fully erected, and a large amount of interior mechanical, electrical and plumbing work has been completed. Renovations to Buildings D have been started, and Building C has been largely completed.

Looking forward to 2023, the PTBC anticipates that Building E will be substantially completed on time, and this will enable the Public Works staff to move into this new building and allow renovations to start in Building B. The PTBC anticipates that Building E will earn LEED Silver Certification. While the PTBC and its construction partners believe that there remains some risk of unforeseen conditions in the remaining work to be completed, the PTBC is committed to bringing this extensive and complex project to its conclusion within the budgeted amounts approved for the project.



Construction of retaining wall.



Preparation of Salt Shed floor.



Site overview – Bldg A (on Grove Street), Bldg B (left side), Bldg C (right side).



Building A exterior, showing new windows and disconnected cooling duct.



Site work – drilling exploratory holes.



Building A IT server room – ready for server installation.

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ZONING BOARD OF APPEALS

2022 Petitions Heard by ZBA

In 2022 the Zoning Board of Appeals (ZBA), as prescribed in Massachusetts General Laws, Chapter 40A, The Zoning Act, and also, as further clarified by the Town Zoning Bylaw, heard and rendered decisions on forty-eight (48) petitions. Since its inception in 1946 the ZBA has heard and rendered decisions on over 3,400 appeals. Petitions heard by the ZBA include Variances, Special Permits, Appeals from the Decision of the Building Inspector, and Comprehensive Permits (Chapter 40B).

The Zoning Board of Appeals is comprised of five (5) regular members: the Chair and four (4) appointees and two (2) associate members. For a decision, to be granted, the vote of the five (5) member board must either carry a supermajority or a simple majority, depending on the petition.

All hearings are open to the public and are generally held on the 2nd and 4th Tuesday of each month, as needed. The meetings were formerly held in the conference room located on the second floor of the Town Hall Annex and are now via Zoom links found on the Zoning Board of Appeals website. All hearings are advertised for two (2) consecutive weeks and posted on the Town Clerk's Bulletin Board at least 3 weeks prior to the hearing date. Hearings are posted on the Town website, and abutters to the property are notified by mail.

To receive ZBA Agendas by email, subscribe online at arlingtonma.gov/subscribe. The Rules and Regulations of the Zoning Board of Appeals are on file in the Office of the Town Clerk and in the Zoning Board of Appeals Office at 23 Maple Street. Visit the ZBA website at arlingtonma.gov/zba.



Site overview – Building D.



Building E steel erection.



Site overview – new Building E in late 2022.



Discovery of large retaining tank adjacent to Building E.



Building E exterior from Grove Street – finished exterior will be terracotta tile.



Building E pouring of concrete floor slab.

2022 Petitions heard by the ZBA	
Petitions Variance	4
Applications for a Special Permit	26
Appeal of the Building Inspectors Decision	1
Amendments to Special Permits	0
Comprehensive Permits	1
Total Petitions filed with the clerk	47
Total Continued Hearing	9
Total Petitions Withdrawn	0
Total Petitions sent to the ARB	15



4 Winslow Street, Arlington, MA 02474 p: 781-646-3400 f: 781-646-0496

ARLINGTON HOUSING AUTHORITY

The Arlington Housing Authority (AHA) is proud of its distinction as the single largest provider of affordable housing in Arlington.

Our mission is to provide adequate, affordable and safe housing to low, very-low and extremely low-income families from the Town of Arlington and surrounding communities through collaborative partnerships with community agencies while managing Housing Authority finances in a fiscally responsible manner.

The Arlington Housing Authority manages 1,154 housing units and provides housing to over 1,700 residents and program participants. The AHA housing portfolio includes 520 units for the elderly and those with a disability under the age of 60 years old at Drake Village, Chestnut Manor, Cusack Terrace, Hauser Building, Mystic Gardens, and Winslow Towers; 179 units of family housing at Menotomy Manor, ten of which are handicapped accessible wheel chair units; the Donnelly House for 13 developmentally challenged residents; and 427 Housing Choice Vouchers that help participants live in privately-owned dwellings throughout the community.

The Arlington Housing Authority currently has five active tenant associations. The presidents of the Chestnut Manor, Cusack Terrace, Drake Village, Menotomy Manor, and Winslow Towers tenant associations hold monthly meetings with their residents in accordance with their bylaws. They also represent the residents of their developments at monthly meetings with AHA management. Through these meetings and others, tenant associations are able to advocate for their fellow residents in order that the AHA can better understand the needs of its resident population.

The Authority is a quasi-governmental agency created by Arlington's Town Meeting in 1948 that administers these programs sponsored by the State or Federal government. Properties owned by the Authority are exempt from local property taxes, yet the Authority annually pays the maximum payment in lieu of taxes (PILOT) as allowed by state statute.

Year in Review

In 2022 the AHA continued its efforts to combat and protect its residents from the COVID-19 virus by acquiring and issuing out PPE, as well as coordinating

vaccination clinics through the Town of Arlington and a Local Pharmacy. The AHA is grateful for the assistance and support provided by Arlington Health and Human Services staff, emergency services, and other agencies.

The AHA is also extremely thankful to those that provided support, and guidance in response to the fire that occurred at Chestnut Manor on January 22, 2022. Most notably, we'd like to thank Chief Kevin Kelley and Arlington Fire Department as well as the Arlington Police Department for their quick response and professionalism. In addition, we'd also like to thank the American Red Cross, the Council on Aging, Somerville Homeless Coalition, Minuteman Senior Services, the MBTA, Arlington EATS, Food Link, and the other agencies that helped the AHA in quickly rehousing displaced residents as well as securing furniture, food and other necessities. We'd also like to note our deep sorrow for the loss of life that occurred as a result of the fire.

In addition to the challenges associated with COVID-19, there have been personnel changes like the retirement of John Griffin, Bob Cronin, Janet Doyle and constantly evolving policies and procedures from the Department of Housing and Community Development (DHCD), funding opportunities, and increased public interest. Through these opportunities and challenges, the AHA has been able to build on and identify areas in which it will be able to better serve its residents and program participants.

During 2022 the Authority began and completed a number of capital improvement projects that are essential in the preservation of the Authority's public housing portfolio. A major focus has been on fire prevention and other safety related projects.

Cusack Terrace, 67 Units 8 Summer Street

The replacement of the buildings ballasted membrane roof was completed.

Winslow Towers, 132 Units 4 Winslow Street

Projects that were completed include the upgrade of the fire pump sprinkler, and the common area bathrooms upgrade to meet ADA compliance. There is currently an Air Source Heat Pump project under construction, which will provide residents with heating and cooling as well as reduce energy usage at this site.

Chestnut Manor, 100 Units 54 Medford Street

Eighteen units were restored and rehabilitated as a result of the fire on January 22, 2022. The common area bathroom upgrade to meet ADA compliance was completed. Additionally, there are projects underway for Air Source Heat Pumps, window replacements, and

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electrical panel upgrades at Chestnut Manor.



Delegation visits Chestnut.

Drake Village, 72 Units and the Hauser Building, 144 Units 37 Drake Road

There are projects currently in construction or design to; replace the entry way doors at the Cottages, upgrade the fire alarm system in the Hauser Building and the Cottages, upgrade the electrical panels at the Hauser Building and Cottages, and replace the Hauser Building roof. Additionally, the AHA will be starting creative placemaking project in the Spring. This project will improve the exterior grounds and provide additional active spaces for our residents. It will also fit in well with the projects being completed at the Arlington Reservoir and Hurd Field.

Menotomy Manor, 179 Units Freemont Court

The Arlington Housing Authority completed a Deep Energy Retrofit feasibility study that included the replacement of windows at Menotomy Manor. The AHA is currently moving forward with the design of the window replacement and envelope repair portion of the larger Deep Energy Retrofit. The AHA is working with DHCD, Rocky Mountain Institute, MassSave and other agencies to secure additional funding for the rest of the project. Once completed, the Deep Energy Retrofit will result in these building being carbon neutral and potentially passive house certified.

The AHA is also currently working with ABCD through the LEAN program to complete a weatherization project at Menotomy Manor.

998 Mass. Ave. Special Needs Housing

Future projects include interior renovations to include new bathrooms and kitchen, and the installation of a new egress door.

Community Partnerships

The AHA continues to seek out and build upon our partnerships with community service program providers.

Minuteman Senior Services has been very successful at our Drake Village location by providing services to our seniors on site and at our other developments as well as administering the meals on wheels program out of the Hauser Building kitchen. Through the continued efforts made by Minuteman Senior Services and its vendors, the quality of life of our residents has improved.

The partnership between the AHA and the Arlington Police Department has continued to have a positive effect on the residents and neighbors of Menotomy Manor. The AHA has seen significant decreases in crime and expanded services to the area since its inception. Additionally, the AHA has been collaborating with the fire prevention team at Arlington Fire Department to bring fire prevention and safety training sessions to the developments. It has resulted in residents better understanding protocols and steps they can take to reduce the risk of fires.

The Board of Health and Council on Aging provide essential supports to our residents in a normal year. Throughout COVID-19, they have been critical in ensuring our residents have sufficient resources, access to the flu vaccine and other medical resources like testing kits. We are grateful to these agencies as well as Keyes Drug for their partnership in the COVID-19 vaccine and booster clinics. Their support was vital in these extremely important efforts.

The AHA saw the return of the annual National Night Out event, a co-sponsored event by the APD & AHA. It also saw the return of annual cookouts at AHA senior housing developments.

There were also collaborative events and services that resulted from partnerships between the AHA and Arlington DEI, AYCC, Fidelity House, Boys & Girls Club, Arlington Parks & Rec, Council on Aging, Family Access, Plants for a Purpose, Arlington EATs, Food Link, Arlington Veterans Services, the Bedford VA and others. We are thankful to all of these agencies and look forward to building on these relationships and creating new ones that will improve the quality of life for our residents.

The AHA is proud of its new partnerships and programs as well as its existing ones. They have made a major impact on supplementing AHA efforts, as well as helping residents age in place and move towards self-sufficiency.

The Community Work Program (CWP) sponsored by the Middlesex Sheriff's Office. Under the supervision of correctional personnel, inmates assisted the AHA maintenance staff in its spring and fall cleanup efforts as well as in other projects that benefit residents and

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improve building aesthetics.

The Fidelity House includes afternoon programs in our Menotomy Manor Development that provides transportation for children, as well as free memberships and financial assistance to make summer programs more attainable for families and their children. This program has been extremely successful, with many residents participating.

The award-winning evening program, Operation Success, has been a major factor in improving student grades by providing homework help and guidance for the residents of Menotomy Manor. Janet Maguire and Kimberly Serra run this program with a large group of other volunteer teachers from Arlington Public Schools.

The Kids LAHF program at Menotomy Manor, run by Darryl Bullock, caters to children grades K – 5 helping them improving reading skills and encourage healthy eating. This program has been made possible through funding by Arlington EATs.

The Lamplight Women’s Literacy Center is an ESL program run by Lisa Chiulli Lay. It provides adult residents at Menotomy Manor the opportunity to attend beginner and intermediate English classes.

Women’s Money Matters is a new financial literacy program that is available to women at all of the AHA properties.

Family Access is a new program for children up to 9 years old. It provides programs and supports for families and children to help them navigate and work towards developmental benchmarks.

The Arlington Housing Authority Board would like to thank all our partners for their hard work, and we look forward to many new and exciting ideas being put into action in the coming year.

Challenges Ahead

A continuing challenge for the AHA and state-aided public housing industry is the demand and need of funding for capital improvements and day to day operations. While the AHA applies for all funding opportunities available, and utilizes 100% of the funds received, there is still a great deficit in the funding needed to ensure optimal quality of life for our residents.

DHCD provided the AHA with \$906,131 in its annual Formula Funding for 2022. Formula Funding is provided to fund capital improvements at Local Housing Authorities. This funding, which is provided for the AHA’s entire public housing portfolio, is not enough to fund all high priority capital needs of its ageing buildings as well as meet ADA and other needs expected by residents. To address gaps in funding needs, the AHA routinely applies for funding through outside sources including but not limited to CPA, CDBG, and other special funding sources through DHCD.

The majority of the AHA’s limited operating budget comes from the rent receipts generated from family and senior public housing tenants. These funds are used to fund staff positions, expenses associated with office and maintenance operations as well as extraordinary expenses which fund the replacement of vehicles, machinery, tools, and other items essential to AHA operations. The average monthly rent and state subsidy for our largest types of public housing, Ch. 200 (Menotomy Manor) and Ch. 667 (Chestnut Manor, Cusack Terrace, Drake Village, Mystic Gardens, and Winslow Towers), are as follows:

Administrative Services

The Authority continues to be a member of the centralized waitlist at www.affordablehousing.com. The list is open to all prospective applicants daily. Arlington residents are given a preference.

The AHA’s website, www.arlingtonhousing.org, provides valuable information to those wishing to learn more about the AHA and its programs. Applications for housing can be completed through online links, downloaded from our website or picked up at the main office.

Wait Lists

Through DHCD’s state-aided public housing waiting list, Common Housing Application for Massachusetts Public-Housing (CHAMP), applicants can submit and self-manage their applications and upload other necessary documents through the CHAMP on-line portal from a computer, smartphone, or tablet and apply for available public housing across the Commonwealth.

The current number of applicants on each of our program waitlists are as follows.



Residents writing to veterans.

Ch. 200 Family Housing (179 Units)	
2022 Average Monthly Rent Per Household	State Subsidy
\$683.62	\$96.05 per month/per household

Ch. 667 Elderly & Non-Elderly Disabled Housing (520 Units)	
2022 Average Monthly Rent Per Household	State Subsidy
\$428.90	\$38.90 per month/per household

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Stated-Aided Elderly/Handicap One Bedroom Units

Total: 6,706 applicants (of those, 61 claim to live or work in Arlington)

State-Aided Family 2-Bedroom Units

Total: 9,966 applicants (of those, 43 claim to live or work in Arlington)

State-Aided Family 3-Bedroom Units

Total: 4,744 applicants (of those, 18 claim to live or work in Arlington)

Section 8 Wait List

Arlington Applicants: *359

**Because Arlington is on a centralized wait list, the Section 8 wait list is extremely long; therefore, only Arlington residents and those employed in Arlington are listed for this program.*

Acknowledgments

The Arlington Housing Authority would like to thank all its employees for their dedication throughout the year.