



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 06/22/2009

Minutes of Monday,

Approved July 6, 2009

June 22, 2009

Members Present:

Andrew West, Chair
Christopher Loreti, Vice Chair
Roland Chaput
Ed Tsoi
Bruce Fitzsimmons

Also Present:

Kevin J. O'Brien

Andy West called the meeting to order at 7:04 and introduced Kevin Paton, architect, to present the plans for CVS at 837 Mass. Ave. Kevin Paton indicated that the plans were at the 50% stage. He pointed out areas of the plans where changes were made. The Board discussed the landscape plan and asked the landscape architect to submit some alternate plans for the landscaping along the front of the building and extending around the right corner of the front. Roly Chaput asked that the Blue Spruce at the right rear corner of the building be removed and suggested using a plant that is less overwhelming.

Next Phil Henry reviewed the civil drawings showing some changes the Conservation Commission requested. The Board asked him to show the bump-outs at the crosswalk locations on the 100% plans and asked that the design be reviewed by the Town Engineer. The architect next described some energy conservation measures he was taking in the building design and the Board asked that more detail be provided at the review of the 100% plans.

The Board asked the applicant to provide a mock-up of the materials to be used in the building (siding, roofing, windows, trim, etc.) on the site after construction begins. The Board then asked when the applicant would return for review of the 100% plans and it was determined the applicant would return on July 13. The Board asked that they submit the landscaping alternatives by the July 6 Board meeting.

At 8:55, Andy West asked Tom O'Brien of Symmes Redevelopment Associates to give a status report on the Symmes Project. Tom O'Brien indicated that Wood Partners had made a formal offer through JPI to write down the existing mortgage on the property, and that if the offer is accepted, Wood Partners would be in position to essentially buy the project, and the mortgage would be paid from the sales proceeds. Tom O'Brien asked that the Board extend the deadline by which he must obtain building permits and by which he must give up control of the MOB site. He asked that the deadlines be extended to July 31, 2009.

Roly Chaput moved that the Board extend the deadline for the issuance of building permits to July 31, 2009, and that notwithstanding the language of Section 5(a) of the Land Disposition Agreement, the Board finds SRA to be in compliance with said document, provided that, pursuant to Section 5(b) of said Land Disposition Agreement, on or before July 31, 2009, SRA furnishes satisfactory evidence of having obtained from a recognized institutional source a construction loan for financing the making of the Improvements on the Property, and provided further that if SRA does not furnish such satisfactory evidence on or before July 31, 2009, it shall at a minimum furnish to the ARB a plan showing how any liens on the property shall be removed and showing how the Town shall receive the fees for the building permits associated with the Symmes Residential Component Improvements, and has confirmed its agreement to pay interest on the building permit fee at the rate of 8.87% per annum for the period beginning July 31, 2008 through the date that the permits are issued and the building permit fee is paid, and to waive the provisions of Section 8(c)(iii) of the Land Disposition Agreement for the period up until July 31, 2009, and approve the July 31, 2009 cut-off date, and authorized Kevin O'Brien, secretary ex officio, to sign a letter to that effect. Et Tsoi seconded the motion and the Board voted 5 to 0 to approve.

Beth Ann Friedman asked that Tom O'Brien provide a name of someone she could call if there were problems at the site. Tom O'Brien said he would provide a name.

At 9:20 the Board looked at a site plan for an upcoming EDR application. The site plan for 39 Dudley Street was not stamped by a surveyor or engineer. Kevin O'Brien explained that he believed that the Board could waive the requirement for a stamped site plan. After some discussion, the Board indicated that it would not waive the requirement.

The Board then reviewed minutes of previous meetings. Chris Loreti moved that the Board approve the minutes of the June 8, 2009 meeting. Bruce Fitzsimmons seconded the motion and the Board voted 3 to 0 to approve.

Roly Chaput moved that the Board approve the minutes of the June 1, 2009 meeting as amended. Chris Loreti seconded the motion and the Board voted 4 to 0 to approve.

The Board spent a few minutes discussing the issues list and asked that a modified list be emailed to the Board before the next meeting.

The meeting adjourned at 10:00 PM.

Respectfully submitted,
Kevin J. O'Brien