



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 11/09/2009

Minutes of Monday, November 9, 2009  
Approved November 23, 2009

Second Floor Conference Room, Town Hall

Members Present:  
Andrew West, Chair  
Roland Chaput  
Bruce Fitzsimmons  
Chris Loreti  
Ed Tsoi

Also Present:  
Carol Kowalski, Director of Planning & Community Development, Joey Glushko, Planner, Laura Wiener, Senior Planning/Housing Director, resident Jim Doherty, Clarissa Rowe, member Board of Selectmen, Larry Koff and Roberta Cameron, consultants.

Mr. West convened the meeting at 7:00pm.

Ms. Kowalski reported that Tom O'Brien was in talks with three potentially interested parties, one of which had visited the Symmes site twice. Mr. Loreti urged legal counsel on whether the amended zoning bylaw on affordable units applies, and if the Town takes back the Medical Office Building (MOB) site, whether the Town's mortgage is subordinate to the developer's mortgage on the MOB site, and other matters related to Town assuming possession of the MOB site. Ms. Kowalski agreed to work with Mr. Loreti to formulate these questions for counsel. Mr. Loreti suggested that it would be in the Town's best interest to do a competitive bidding process for the MOB site to ensure that the Town receives the maximum value for the type of use it desires for the site. Ms. Kowalski stated that she would draft a warrant article for the 2010 Annual Town Meeting to remove the medical office requirement from the site for the Board's consideration.

Members of the Zoning Board of Appeals including Chairman Joe Tulumieri, Eugene Lucarelli, Suzanne Rivitz, and associate member Pam Heidell, and clerk Chris Carabello attended the meeting to discuss the ZBA's interest in receiving comment from the Redevelopment Board on variance applications. The zoning bylaw currently provides the Redevelopment Board with the opportunity to comment on Special Permits. Mr. Tulumieri emphasized the importance of receiving comment from the Redevelopment Board, not planning staff, and the ZBA's interest in receiving the comment within the statutory time constraints that the ZBA must hear and decide cases. After discussion, both Boards agree that a bylaw amendment that added variances to the language already in place at section 10.11c could suffice provided procedures were put in place to ensure that comment came from the Redevelopment Board in sufficient time. Ms. Kowalski would draft procedures for both boards to review. Jim Doherty, 11 Moccasin Path, commented that he felt a petitioner should be notified if the Redevelopment Board does comment, and that if the Board discusses a case at a meeting, the petitioner should have the right to appear.

The consultant for the Commercial Development study being prepared for the town, Larry Koff, met with the ARB to highlight recommendations and next steps for the report. Mr. West presented the Millbrook Park concept and ways that future development could take advantage of the Millbrook as a distinctly Arlington amenity, similar to the bike path.

Larry Koff highlighted recommendations and next steps for the Commercial Development report. Mr. West presented the Mill District concept suggesting that the Millbrook Linear Park could become the focus of a larger development district between the Bike Path and Massachusetts Ave. connecting Arlington Center with Arlington Heights. Mr. West proposed that a Mill District overlay zone could create a distinctly Arlington identity and vision to guide development. The large sites are particularly important as they offer the opportunity for inventive mixed use. Connections between the Bike Path and Massachusetts Ave. will foster commercial revitalization along Mass Ave. the Mill District would strengthen Arlington's historical tourism draw. The Mill District could include mixed use with a focus on health and wellness. Mr. West submitted an outline of the Mill Brook overlay concept to Larry Koff, the Planning Board, and ARB. Mr. Loreti recommended that while the Millbrook Park concept is a worthy initiative that should be pursued; the focus of the report should remain on the Town's three commercial centers as originally planned. Mr. Koff urged the Redevelopment Board to hear the urgency of attention needed in Arlington Center, which is losing tenants. Ms. Rowe pressed the Board to communicate to the Board of Selectmen what is needed to implement the recommendations. Mr. Tsoi urged that the focus start with the center. Better connections to the bikeway and converting the fire station to a commercial use were discussed. Mr. Chaput offered that the Cyrus E. Dallin Art Museum in the Center is ramping up its efforts to promote itself along with two other local museums and that all would benefit from increased tourism. The Board also discussed the Winter Street Parking study. Mr. Koff agreed to return to meet with the Board regarding Arlington Center. He agreed to include in an updated site plan, the zone between the entry to the bike path at Route 60 down to the Wild Child block East of the Fire Station. His revised study area would include the Jamin Java Bike Path connection. Mr. Fitzsimmons moved to adjourn, seconded by Mr. Chaput.

The meeting adjourned at 10:34pm

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio