



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

**webmaster@town.arlington.ma.us**

## Redevelopment Board Minutes 11/23/2009

Minutes of Monday, November 23, 2009, revised  
Approved January 4, 2010

Second Floor Conference Room, Town Hall

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

Also Present:  
Carol Kowalski, Director of Planning & Community Development, Michelle Barry.

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

Mr. Fitzsimmons reported on a meeting held at JPI representative Tom O'Brien's request on November 19 with James Duncan, JPI's asset manager, and Liz Paulson of PNC bank, the mortgagee, Town Manager Brian Sullivan, Kevin O'Brien, and Ms. Kowalski. Ms. Kowalski stated that she had believed the bank itself was taking bids. Mr. Loreti reported on a telephone call with one of the neighbors of the Symmes redevelopment. The neighbor describes a meeting he had had with Jake Upton, formerly with the developer E.A. Fish, who expressed interest in bidding on the site. Ms. Barry indicated that she was at the same meeting, and Mr. Loreti asked her to confirm and elaborate on his account. Ms. Barry indicated that she believed the bank was driving the process and was taking bids itself.

Ms. Kowalski added that Jake Upton was meeting with neighbors and appellants regarding a possible concept he may pursue for Symmes in considering a bid. Mr. West asked Ms. Barry to elaborate on the meeting with Mr. Upton. She said that Mr. Upton was trying to collaborate. She said that the neighborhood sees the Land Disposition Agreement and the Neighborhood Protection Plan as the baseline for development. Improving on the LDA would be supported, she thought. She said the Mr. Upton's concept entailed less density.

Mr. Loreti commented that Town Meeting could approval would be sought for changes to the MOB site but would not be required to change the LDA. The Board could change the LDA. Mr. Loreti moved that the Board ask Ms. Kowalski to send a message he had drafted underscoring that the Board, not the individuals who participated in the meeting with JPI and PNC bank, have the authority to determine changes in the LDA. Mr. Chaput disagreed with the process, saying he did not approve of how the issue was presented to the Board. Mr. Fitzsimmons supported the idea of writing a letter, but was concerned with the tone. The Board agreed that Ms. Kowalski should re-draft the letter for the Board's review. Mr. West asked that the Town Manager and Tom O'Brien attend the December 7 Board meeting.

Attorney Daniel Klasnick, presented the request for an Environmental Design Review Special Permit for 47 Mystic Street. After discussion, Mr. Chaput moved to approve the proposal as presented with the condition that the antenna assembly color shall match existing brick work to the satisfaction of the Planning Director, and that the approval is granted for no more than twelve total antennae. Mr. Fitzsimmons seconded. The Board approved by a vote of 4-0-0.

Andrew Thompson and Farhan Chaudhry, RF Engineer for Center Line Communications, T-Mobile Northeast presented the application for Environmental Design Review Special to add and swap antennae equipment at 4 Winslow Street. After discussion, the applicant agree to return to the Board on December 7 with a section view showing that the antennae and screen wall could be shorter, and that the screen wall would match the concrete, not the brick of the existing building. Mr. Chaput moved to continue the hearing to December 7, 7:30pm. Mr. Loreti seconded.

Regarding the Commercial Development study, consultant Larry Koff reported that the focus of the most pressing recommendations would be Arlington Center. Mr. West summarized a meeting between Mr. Koff, Mr. West and Ms. Kowalski on next steps with the Commercial Development Study. He explained that a working session between the Board and the Board of Selectmen would be scheduled to mobilize both boards' support for the recommendations. Mr. Loreti questioned this process, noting that the Town Manager had set up a committee to review the Commercial Development Study, and this committee seemed to have no role in the next steps Mr. Koff, Mr. West, and Ms. Kowalski were proposing. Mr. Loreti also objected to the study moving towards finalization and implementation without one public meeting seeking input from all town stakeholders having been held on it.

The Redevelopment Board would review the action plan and get comments and priorities to Ms. Kowalski.

The Board discussed the draft Board of Survey Regulations and possible zoning bylaw amendment warrant articles. The definition of "research & development" may need to be amended to specify alternative energy R&D in order to meet the Green Communities designation or a new definition added. Ms. Kowalski was asked by the ARB to draft a letter to the Board of Selectmen stating that the ARB would be pursuing zoning changes and asking the Board of Selectmen to indicate whether they intended to pursue the other steps necessary for the Town to be designated a Massachusetts Green Community.

Mr. Loreti would draft a Town Meeting warrant article for a resolution for the Town Meeting warrant to allow an expanded set of uses at the Medical Office Building site at Symmes.

Mr. Chaput moved approval of the November 11, 2009 minutes as presented. The motion was second and approved 4-0-0. Mr. Fitzsimmons move to approve the October 26, 2009 minutes as presented. Mr. Chaput seconded. The motion was approved 4-0-0.

Mr. Loreti moved to adjourn the meeting at 10:37. Mr. Fitzsimmons seconded and the motion was unanimously approved.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio