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## Redevelopment Board Minutes 06/09/2008

Arlington Redevelopment Board  
Minutes of June 9, 2008

Members Present: Christopher Loreti  
Andrew West  
Roly Chaput  
Bruce Fitzsimmons

Also Present: Kevin O'Brien  
Laura Wiener

Andrew West called the meeting to order at 7:04. He announced that the Board had a public hearing on an amendment to a special permit for the Cusack Terrace senior housing, but the applicant's representative was not present. He announced that the Board would take up other matters until the applicant arrived.

Andrew West asked Laura Wiener to give an update on the Green Line Extension that is being proposed. Laura Wiener described the options for T stops in Somerville including a stop at Alewife Brook Parkway which would serve a significant number of Arlington residents. The Board agreed that the extension would be good idea, not only for Arlington residents but for providing mass transit options for the region. Chris Loreti made a motion that the Board send a letter indicating its support for the extension to Alewife Brook Parkway, Bruce Fitzsimmons seconded the motion and the Board voted 4 to 0 to approve.

At 7:25 Andrew West opened the hearing on the Cusack Terrace amendment. Jim Covino of Livermore Edwards, architect for the Arlington Housing Authority which owns Cusack Terrace represented the applicant. He presented the plans to add a second elevator on the backside of the building. He discussed items on the LEED checklist. Kevin O'Brien explained that the proposed elevator penthouse was within the height buffer and exceeded the allowable height. He explained that the building itself exceeded the height buffer and the ARB had determined in the original special permit for the building that the height did not impact the nearby residential zoned land.

A neighbor, Steve Makowka asked if the existing lights on the building roof could be shielded or directed away from his and other neighbor's property. Kevin O'Brien said he would contact the Housing Authority and ask to have the lights re-directed. Chris Loreti asked if the flag shown on the plan would be lighted at night. Jim Covino did not know. It was noted that the plans did not show any lighting.

The Board discussed the suggestion made in the Director's Report that the patio surface which would be damaged be replaced with a pervious surface. It had since been learned however that part of the Community Safety Building extended under the patio and the surface served as the roof of that building.

Bruce Fitzsimmons moved that the amendment be granted to allow the construction of the elevator according to the plans subject to the applicant providing the Planning Director with (1) backup for the LEED checklist, (2) information showing that the metal roof of the elevator penthouse will not interfere with the Community Safety communications antenna, (3) a landscape plan that utilized indigenous plants, and (4) acknowledgement that the flagpole is not lighted; and provided further that the general and special conditions in the Director's report are included with the exception of general condition #1 concerning the surface of the patio. Roly Chaput seconded the amendment and the Board voted 4 to 0 to approve.

Kevin O'Brien described the vacant space in the Central School building and the tentative plans to lease it. He indicated that the Board of Health has offered to fix up the space that has temporarily been used for a conference room and he thought it should be made permanently a conference room for all tenants use. The Board felt that it was more important to lease the space and gain the revenue for the building. The Board requested an up-to-date listing of the tenancy in the building.

The Board discussed upcoming tasks and schedule and then reviewed meeting minutes.

Roly Chaput moved and Bruce Fitzsimmons seconded a motion to approve the minutes of the May 5, 2008 meeting. The Board voted 4 to 0 to approve.

Roly Chaput moved and Bruce Fitzsimmons seconded a motion to approve the minutes of the May 19, 2008 meeting. The Board voted 3 to 0 to approve.

The meeting adjourned at 9:50 PM.

Respectfully submitted,  
Kevin J. O'Brien