



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 05/14/2007**

Arlington Redevelopment Board  
Minutes of May 14, 2007

Members Present: Christopher Loreti  
Roland Chaput  
Edward Tsoi  
Andrew West  
Bruce Fitzsimmons

Also Present: Kevin J. O'Brien  
David Berry

Roland Chaput called the meeting to order at 7:00 and announced that this was a public hearing to amend an existing special permit for 1092 - 1100 Massachusetts Avenue. Peter Nicosia, an attorney representing Caragina Realty Trust, presented the request. Olivier Humbert, a manager in the applicant's company was also present.

Peter Nicosia reviewed the recent history of the use of the site and requested that the Board reduce the parking requirement to 80% of what is required. Using calculations provided by Kevin O'Brien, he indicated that this would reduce the requirement from 28 spaces to 22.

In response to an inquiry from Chris Loreti, Olivier Humbert indicated that in addition to the tenants listed in the Director's report to the Board, there were two additional offices, each of 100 to 200 square feet in size.

Peter Nicosia suggested that they might be able to substitute parking spaces at the Ottoson School which he understood to be public.

Ed Tsoi pointed out that of the 22 spaces shown to be on the site, only seven were available for customers and employees. Peter Nicosia responded that they would make the spaces available or apply for a variance from the parking requirement. The Board indicated that if it granted a reduction in the spaces required, it would have to know that the spaces are actually available.

Kim Holt of the Arlington Enrichment Collaborative gave the Board pictures of the Ottoson Lot showing vacancies indicating that perhaps they could use those spots.

Greg Jackmauh said that his son studied at the karate school for years and it would have been much better and safer if parking had been available to him for pick up and drop off.

The Board and Mr. Nicosia discussed continuing the hearing in order that the applicant could provide a complete and workable plan that would accommodate parking for all the uses on the site including the two (or more) small offices and deal with the outdoor display of motorcycles.

Ed Tsoi moved that the hearing be continued to July 16. Chris Loreti seconded the motion and the Board voted 5 to 0 to approve.

The Board recessed to attend the Annual Town Meeting at 8:00 and adjourned at 11:00.

Respectfully submitted,  
Kevin J. O'Brien