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Sent: Tuesday, August 15, 2023 2:29 PM

To: Patrick Hanlon <phanlon@town.arlington.ma.us>; Paul Haverty <paul@bbhslaw.net>

Cc: Mary O'Connor <moconnor@koilaw.com>

Subject: draft decision

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Good afternoon,

Thank you both for the draft decision. I thought it made sense for me to send you the applicant's proposed revisions in advance.

1. Procedural history No. 6-the applicant plans on generally using 60% affordability-there will be a range-but would like the decisions to say not more than 80% to give it some flexibility. Same revision to factual finding No. 32 and condition B.1.
2. Factual finding: No. 26 change 70 to at least 60 long term and 10 to 5 short term. There is a concern that there may be a need for more space when the final plns are done in these areas.
3. General condition No. A.5 22 should be 21.
4. No. A.6 delete No waiver of permit or inspection fees has been granted. I assume there will be a waiver of fees.
5. No. B. 4 sale should be rental.
6. No. C.2 h and I will need to be discussed.
7. No. D.2 b please delete pet policy, staffing and smoking policies. Please add at the end of the section: The plan shall be submitted after its approval by the Executive Office of Housing and Livability f/k/a DHCD.
8. No. E.8 Revise as follows: The Project shall be all electric with respect to heating, ventilation, cooling and appliances. Hot water will be natural gas. The Project will be designed to provide future electric domestic hot water service.
9. E.10 insert installed at the project site after Utilities.
10. E.12 delete.
11. E.13 add at the end: If extraordinary conditions are presented, the Applicant shall be permitted to request a waiver of these hours to perform work outside the above referenced hours. Requests shall be submitted to the Director of Planning. The request shall be deemed allowed if not acted upon with fourteen days of receipt.
12. F.3 21 parking spaces. 11 compact car spaces and one accessible space.

13. F.5 shall provide at least 60 long term spaces.
14. F. 6 shall provide at least five short term spaces,
15. F.8 2 electric parking spaces.
16. F.11 Revise as follows: The Applicant shall work with the Department of Public Works to coordinate the repair of the sidewalk from Broadway to the Project Site at the Town's expense.
17. F.12 delete.
18. G.5 revise as follows: The Project shall maintain access for fire department personnel as determined by the fire chief.P
19. H.5 insert after utilities that are to be installed on site, Add at the end of this section: The Town Department of Public Works shall work with the Applicant on permitting disconnects to facilitate the demolition of the existing building.
20. I.3 delete.
21. K.5 delete.

Waivers:

1. Insert 20 in no. 2.
2. No. 4 revise 1.5 and insert 1. The total parking spaces required are 43. The applicant seeks a waiver for 21.
3. No. 4 21 spaces and 600 feet of commercial space.
4. No. 6The applicant seeks 11 compact spaces or 60%.
5. No. 7 22 should be 21.