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Redevelopment Board Minutes 12/03/2007

Arlington Redevelopment Board
Minutes of December 3, 2007

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

Also Present: Kevin J. O'Brien
Laura Wiener
Joey Glushko

Andy West called the meeting to order at 7PM and brought up discussion of an amendment to the Symmes project Land Disposition Agreement. The amendment changes the date by which all housing regulatory agreements must be completed, the new date becomes March 29, 2008. Roly Chaput moved that the amendment be approved, Ed Tsoi seconded the motion and the Board voted 5 to 0 to approve.

The Board next took up the regulatory agreements for the 80% affordable housing at the Symmes project. Laura Wiener explained that our attorney had worked out the wording to reflect the agreements regarding the housing. After a short discussion, Roly Chaput moved that the Board approve the agreements, Chris Loreti seconded the motion and the Board voted 5 to 0 to approve.

Kevin O'Brien then told the Board he had received a request by the Department of Recreation, a tenant at the Gibbs School building to use the gym for programs on Sundays which use is currently prohibited in their lease. Roly Chaput thought the use should be restricted to 1PM to 5PM. The Board thought that the request was reasonable and perhaps could be done on a one year trial basis. The Board instructed staff to check the special permit and it would discuss the change at its next meeting.

Joey Glushko explained to the Board the process that the Federal Emergency Management Agency (FEMA) is conducting to update flood maps in our area. The new maps indicate a larger flood impact than in the past. She indicated that there would be more information in the future and that FEMA is proceeding along a path of review and revision and would ask Arlington Town Meeting to adopt the flood maps in 2009.

Andy West then asked the Board to discuss Planning Dialog issues that may inspire changes to the Zoning Bylaw and be brought before the 2008 Town Meeting. Staff asked the Board to consider a number of possible changes including an overlay district in the three prime commercial nodes, reduction of parking requirements, and changes to signage regulations. In general the Board wanted to take more time to consider the newer concepts, expressing concern that the town could get over-developed. Ed Tsoi mentioned that the Town should make an effort to use existing private parking during hours it is not used – to better utilize what we have. The Board had several suggestions for further study.

The Board briefly discussed sustainable building practices to see if they should be included in the standards for considering a special permit application under environmental design review. The consensus was that practices to achieve the point level of LEED certified (the lowest level) was a reasonable expectation of a developer, but that the cost to, in fact, certify that performance is too much to ask of relatively small developments.

The Board then reviewed the minutes of the meeting of November 3, 2007. Roly Chaput moved that they be accepted, Bruce Fitzsimmons seconded the motion and the Board voted 5 to 0 to approve.

The meeting adjourned at 10:20PM.

Respectfully submitted,
Kevin J. O'Brien