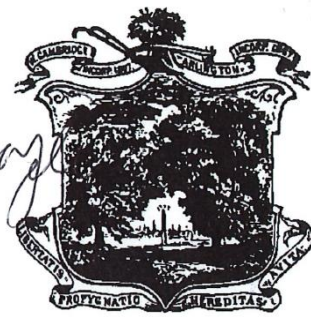


I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 9-8-23 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue  
9-21-23

*John A. Brogale*  
Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174  
2023 SEP -8 AM 10:45

### ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3760

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: Farina Roofing & Co., 1319 Massachusetts Avenue, Arlington, MA 02476

Property Address: 1306-1308 Massachusetts Ave, Arlington, MA

Hearing Date: August 28, 2023

Date of Decision: August 28, 2023

20 Day Appeal Period Ends: SEPTEMBER 28, 2023

### Board Members

Approved

Opposed

Eugene Benson *Eugene B. Benson*

Kin Lau *[Signature]*

Stephen Revilak *Stephen A. Revilak*

Rachel Zsembery *Rachel J. Zsembery*

*John A. Brogale*  
Town Clerk's Certification

Date September 29, 2023

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 9-8-23 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue

9-29-23

*John A. Brough*  
Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

2023 SEP -8 AM 10:45

## Arlington Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

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### DECISION OF THE BOARD

#### Environmental Design Review Special Permit Docket #3760 1306-1308 Massachusetts Avenue, Arlington, MA 02474 RB Farina Roofing & Co

August 28, 2023

This Decision applies to Environmental Design Review Special Permit Docket #3760 granted to RB Farina Roofing & Co., 1319 Massachusetts Avenue, Arlington, MA, for the property at 1306-1308 Massachusetts Avenue, Arlington, MA, in the Village Business (B3) District, to renovate and change the use from retail to a commercial office of greater than 3,000 square feet. The Arlington Redevelopment Board (ARB) reviewed and approved an Environmental Design Review Special Permit in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

The Redevelopment Board held a public hearing on August 28, 2023.

VOTE: The ARB voted (4-0) to grant a Special Permit for Docket #3760 on August 28, 2023.

Materials submitted for consideration of this Decision:

- Application for EDR Special Permit;
- Dimensional and Parking Information;
- Existing and Proposed Floor Plans;
- Site Plan;
- Proposed interior build out drawings; and
- Signage dimensions.

The following criteria have been met, per Section 3.3, Arlington Zoning Bylaw:

1. A commercial office of 3,000 square feet or more is allowed in the B3 Village Business District with a Special Permit under the jurisdiction of the ARB due to the project's location on Massachusetts Avenue.
2. The building is currently vacant; thus the proposed office use is in the public's interest by offering professional services and contributing to local economic growth.

3. This is a commercial office with limited client visits. The proposed office space is unlikely to create undue traffic congestion or unduly impair pedestrian safety.
4. The proposed office use does not promote high demand for water or sewer.
5. No special regulations are applicable to the proposal.
6. There has been a vacant commercial storefront at this location for several years. The proposed office use is low intensity with limited anticipated client visits and has no detrimental impact on the integrity or character of the neighborhood, district, or adjoining districts, or on the health and welfare of the community.
7. The proposed commercial office use will not cause an excess of office use in the area.

The following criteria have been met, per Section 3.4, Arlington Zoning Bylaw:

**1. EDR-1 Preservation of Landscape**

There are no proposed changes to the landscaping or site grading.

**2. EDR-2 Relation of the Building to the Environment**

By considering the limited client visits, off-peak hours, and location considerations, the requested use of an office space for a roofing company is unlikely to create undue traffic congestion or unduly impair pedestrian safety.

**3. EDR-3 Open Space**

The only open space on the property is a rear courtyard which has not been maintained. The applicant must clean, maintain, and ensure proper drainage of the rear courtyard.

**4. EDR-4 Circulation**

There are no parking spaces associated with the storefront at 1306-1308 Massachusetts Avenue and a parking plan was not submitted as part of the EDR application. The new office use requires seven spaces with two short-term bike parking spaces and two long term bike parking spaces. The Board agreed to waive the parking space requirement in consideration of the fact that the site is adjacent to available on-street vehicle parking along Massachusetts Avenue and that the site will have limited visits from clients. The Board required that the applicant add two interior long-term bicycle parking spaces, which must be in compliance with the Town's Bicycle Parking Standards. The applicant must also work with the Town to determine an appropriate location for short-term exterior bicycle parking.

**5. EDR-5 Surface Water Drainage**

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal.

**6. EDR-6 Utilities Service**

There will be no changes to the utility service as a result of this proposal.

**7. EDR-7 Advertising Features**

The project is in the Business Sign District. The proposal does not include a complete sign package but does show dimensions for future signage. The applicant must submit a complete Sign Submittal Package to the Department of Planning and Community Development, which will determine whether the signage meets the signage requirements in the zoning bylaw, or whether the applicant must go before the Redevelopment Board for approval of their proposed signage.

**8. EDR-8 Special Features**

There will be no adverse impacts on light, air, and water resources, or on noise and temperature levels.

**9. EDR-9 Safety**

The renovation of the space will conform to code requirements for safety and accessibility by emergency personnel and equipment. The property does not currently include two acceptable means of egress. Whether the applicant must add a second means of egress meeting all safety standards will be a determination of the Inspectional Services Department.

**10. EDR-10 Heritage**

The building at 1306-1309 Massachusetts Avenue is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

**11. EDR-11 Microclimate**

There are no proposed changes (new structures, hard surface, ground coverage, or machinery) that will impact the microclimate.

**12. EDR-12 Sustainable Building and Site Design**

The construction will be primarily indoors, and will prioritize energy efficient HVAC systems, plumbing fixtures, LED fixtures, and products incorporating low/no VOCs and recycled content.

**Findings**

The ARB made the following findings in this Decision:

1. The nature of the use being made of the building is such that allowing the change of use from retail to commercial office of over 3,000 square feet in the public interest consistent with Section 3.4 of the Zoning Bylaw.
2. The project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
3. The project is consistent with decision criteria for a Special Permit set forth in Section 3.3.3 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the ARB.
2. The ARB maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following specific conditions:

1. A sign permit will be required. To obtain a sign permit, the applicant must submit a complete Sign Submittal Package to the Department of Planning and Community Development, which will determine whether the signage meets the signage requirements in the zoning bylaw, or whether the applicant must go before the Redevelopment Board for approval of their proposed signage.
2. The applicant must add two interior long-term bicycle parking spaces and which must be in compliance with the Town's Bicycle Parking Standards. The applicant must also work with the Town to determine an appropriate location for short-term exterior bicycle parking.
3. The applicant must add a second means of egress meeting all safety standards, if required by the Inspectional Services Department.
4. The applicant must clean, maintain, and ensure proper drainage of the rear courtyard.