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Redevelopment Board Minutes 12/17/2007

Arlington Redevelopment Board
Minutes of December 17, 2007

Members Present:

Roland Chaput
Christopher Loreti
Andrew West
Edward Tsoi
Bruce Fitzsimmons

Also Present:

Kevin J. O'Brien
David Berry

Andrew West called the meeting to order at 7:10 and asked Kevin O'Brien to present drafts of warrant articles that the Board may wish to include the Town Meeting warrant.

Kevin O'Brien presented the following articles which the Board then discussed:

Parking – Permitting off-site parking to fulfill parking requirement – show how it helps project, define long term commitment off-site.

Parking – Permitting reduction if near public transit – remove affordable housing requirement, define "transit", add requirement that it be a 'good project', transportation demand plan needs reason and investigate use of parking in off hours.

EDR Standard – Add standard to require sustainable building effort – ask applicants to meet certified level but not have to pay to get certified, raises question about how permit requirement will be enforced, see if different checklist for rehab or small residential.

Seasonal Outdoor Seating – Permit seasonal outdoor seating without a corresponding increase in parking requirements – restrict to restaurants only.

Temporary A-frame Signs – permit temporary signs (frequently within the right-of-way) – don't want for commercial areas, do want for civic, non-profit for events, see if such non-accessory signs can be exempt from other non-accessory sign restrictions.

Planning Department Approval of Signs – Require Planning Department approval of sign permit applications – check with Town Counsel.

Neon Signs – Permit neon signs by special permit – yes.

Correction to Section 6.13 – Include OS district – yes.

Correction to Section 7.03,f – Eliminate H district – yes.

Andrew West then asked Bruce Fitzsimmons to report on efforts regarding storefront improvement. Bruce Fitzsimmons reported on meeting with Sushil Tuli of Leader Bank and introduced question about how to market the ARB's efforts and allow private parties who are cooperating to indicate so in marketing material. Board decided to use Arlington Storefront Improvement Program to identify its effort. Staff will re-write statement explaining program. The Board wants to include Chamber of Commerce and ask Michelle Meagher to meet with Board at next meeting. Board will thereafter publicly announce program and invite merchants to participate and meet with Board.

The meeting adjourned at 9:40.

Respectfully submitted,
Kevin J. O'Brien