

**WARRANT FOR  
SPECIAL TOWN MEETING**

**Tuesday, October 17, 2023**



**TOWN OF ARLINGTON**

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**TOWN WARRANT**  
**THE COMMONWEALTH OF MASSACHUSETTS**  
Middlesex, ss.

To the Constables of the Town of Arlington, in said County:

**GREETINGS:**

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Arlington to meet in the

**TOWN HALL**  
**in said Town**

The location of Town Meeting is subject to change if conditions so require. For more information visit <https://www.arlingtonma.gov/townmeeting> on

**TUESDAY**  
**THE SEVENTEENTH DAY OF OCTOBER 2023**

at eight o'clock P.M., at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members, in accordance with, and subject to, the referenda provided by Chapter 43A of the General Laws.

**ARTICLE 1           REPORTS OF COMMITTEES**

To receive, hear, and act upon the reports of the Select Board, Finance Committee, Redevelopment Board, School Committee and other committees, commissions, and boards heretofore appointed, or dissolve any inactive committees; and take any action related thereto.

**ARTICLE 2           APPROPRIATION/CONTINGENT ARLINGTON PUBLIC  
                          SCHOOLS EDUCATION FUNDING**

To see if the Town will vote to appropriate or transfer a sum of \$400,000 from the tax levy for the Fiscal Year 2024 Arlington Public Schools operating budget, contingent upon passage of a Proposition 2 ½ ballot question under Massachusetts General Law Chapter 59, §21C; or take any action related thereto.

(Inserted at the request of the Town Manager)

**ARTICLE 3           ZONING BYLAW AMENDMENT/ADMINISTRATIVE  
                          CORRECTION**

To see if the Town will vote to amend the Zoning Bylaw to make the following administrative correction: Amend Section 5.9.2.C.(4), Accessory Dwelling Units Administration, to correct a reference it makes to a re-lettered subsection of Section 8.1.3; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 4            ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA**

To see if the Town will vote to amend the zoning bylaw to update Section 5.3.19 to define a “finding” by the Arlington Redevelopment Board and the Board of Appeals regarding reduced height buffer areas.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 5            ZONING BYLAW AMENDMENT/OPEN SPACE IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS, Section 5.3.21 SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, Section 5.3.22 GROSS FLOOR AREA, and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to modify the requirements for landscaped and usable open space in the Business Zoning Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 6            ZONING BYLAW AMENDMENT/REAR YARD SETBACKS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the rear yard setback or to allow for a variable rear yard setback and establish the criteria for such requirements for any use in the Business Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 7            ZONING BYLAW AMENDMENT/STEP BACK REQUIREMENTS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 5 DISTRICT REGULATIONS to clarify and adjust the upper-story building step back to begin at a higher story, clarify the measurement shall be from the principal property line, specify the applicable façades of a building for which the step back is required, and allow for an exemption for smaller parcels for buildings subject to Environmental Design Review with certain exceptions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 8            ZONING BYLAW AMENDMENT/HEIGHT AND STORY MINIMUMS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend Section 5.5.2 DIMENSIONAL AND DENSITY REGULATIONS to add a requirement for a minimum height and number of stories in all Business Districts with exceptions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 9            ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS**

To see if the Town will vote to amend Section 5.3.8 CORNER LOTS AND THROUGH LOTS to amend the requirement for corner lots in all Business Districts which requires the minimum street yard to be equal to the required front yard depth; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 10            ZONING BYLAW AMENDMENT/STREET TREES**

To see if the Town will vote to amend the zoning bylaw to require a street tree to be planted for every 25 feet of street frontage for all developments; or take any action related thereto.

(Inserted at the Request of the Redevelopment Board)

**ARTICLE 11            ZONING BYLAW AMENDMENT/RESIDENTIAL USES IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the zoning bylaw to alter the use categories of a residential single-family home, duplex, or two family home in any of the Business Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 12            ZONING BYLAW AMENDMENT/MBTA COMMUNITIES OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to adopt an MBTA COMMUNITIES OVERLAY DISTRICT or DISTRICTS of reasonable size where multi-family housing may be constructed as of right per the terms of MGL Chapter 40A Section 3A.; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE 13            ZONING BYLAW AMENDMENT/MBTA COMMUNITIES ACT NEIGHBORHOOD DISTRICTS**

To see if the Town will vote to amend its Zoning Bylaw to create at least two overlay districts in compliance with the MBTA Communities Act, including Neighborhood Multi-family districts where use is limited to residential only. Neighborhood Districts shall be comprised of parcels not fronting Massachusetts Avenue, and wholly or partially within a distance of 250’ from the midline of Massachusetts Avenue. Parcels included in the Neighborhood Multi-family overlay districts shall not exceed 3 stories or a maximum 35’ height, and shall have a minimum 15’ front yard setback; or take any action related thereto.

(Inserted at the request of Wynelle Evans and 100 registered voters)

**ARTICLE 14            BYLAW AMENDMENT/FOSSIL FUEL FREE INFRASTRUCTURE DEMONSTRATION**

To see if the Town will vote to amend Title VI of the Town Bylaws to add a new section entitled “Fossil Fuel-Free Demonstration” for the purpose of restricting and prohibiting new building construction and major renovation projects that are not fossil fuel-free, pursuant to the entirety of 225 CMR 24.00 (a copy of which is on file with the Town Clerk); to set forth the terms and scope of such prohibition, and to provide for waivers or exemptions, and appeals of same; or take any action related thereto.

(Inserted at the request of the CEFC and Town Manager)

**ARTICLE 15            COLLECTIVE BARGAINING**

To see if the Town will vote to fund any fiscal items in the event that any are contained in collective bargaining agreements between the Town and the following named collective

bargaining units, determine how the money shall be raised and expended; or take any action related thereto:

A. Arlington Police Patrol Officers' Association (formerly Arlington Patrolmen's Association);

B. Arlington Ranking Police Officers' Association;

(Inserted at the request of the Town Manager)



.... (SIGNED)  
...A true copy.  
Attest:

(SIGNED)  
ERIC D. HELMUTH  
JOHN V. HURD  
DIANE M. MAHON  
STEPHEN W. DECOURCEY  
LENARD T. DIGGINS

SELECT BOARD  
OF  
THE  
TOWN OF  
ARLINGTON

WAYNE PARSEGHIAN  
CONSTABLE

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**ERIC D. HELMUTH, CHAIR**  
**JOHN V. HURD, VICE CHAIR**  
**DIANE M. MAHON**  
**STEPHEN W. DECOURCEY**  
**LENARD T. DIGGINS**