



**Town of Arlington, Massachusetts**  
**730 Massachusetts Ave., Arlington, MA 02476**  
**Phone: 781-316-3000**

**webmaster@town.arlington.ma.us**

## Redevelopment Board Minutes 06/19/2006

Arlington Redevelopment Board  
Minutes of June 19, 2006

Members Present: Edward Tsoi  
Roland Chaput  
Christopher Loreti  
Andrew West

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

Ed Tsoi called the meeting to order at 7:00 PM and introduced the continuance of the public hearing for a special permit at 22 Pleasant St. Richard Keshian, Attorney, and Brad Shotola represented the applicant, Bruce Clifford who was also present.

Richard Keshian submitted a memo supporting his contention that the cellar area should not be counted in the gross floor area measurement. Kevin O'Brien presented the Board a memo that supported the same conclusion. The Board discussed the issue and Roland Chaput moved that the cellar area should not be counted in the gross floor area unless it is actually used as a residence. Andrew West seconded the motion and the Board voted 3 to 0 in favor with one abstention.

Chris Loreti pointed out that the deck proposed for the garage roof does not meet setback requirements and all agreed that the deck would not be constructed. Chris Loreti indicated that he still had problems with the Board's interpretation of the cellar space not being included in the gross floor area. It was agreed that the Board would seek the opinion of the Town Counsel.

Andrew West moved that the hearing be continued to 7:00 PM on June 26, 2006. Roland Chaput seconded the motion and the Board voted 4 to 0 in favor.

Ed Tsoi then introduced Jake Upton of Symmes Redevelopment Associates. Jake indicated that he was not seeking approval of 50% drawings, but wished to have discussion about some of the drawings and return to the Board at the next meeting with the 50% plans. The Board spent quite a bit of time discussing the elevations of the mid rise buildings which had been altered to conform to the settlement agreement (to try to get more variation with pop-out or pop-in of the facade).

Erik Kondo next appeared before the Board to discuss proposed changes he wishes to make at his property at 1 Broadway. At this point, he expects to add a second front door to the building on the Broadway side. He hopes to lease the property to two tenants, one on the second level (Broadway facade) and one on the lower level that will have access on Sunnyside Ave. The Board discussed the aesthetic aspects of the changes and agreed that the proposed changes did not constitute a significant facade change.

Next, Gurinder Pabla of Punjab Restaurant appeared before the Board to request a change in the signage approved for the restaurant at 485 Mass. Ave. She indicated that the sign panel on the building was crumbling and she wished to place a metal backing on which the signs letters and logos would be mounted. She also had samples of the colors they proposed to use for the awnings. On a motion by Roland Chaput, seconded by Chris Loreti, the Board approved the change and the colors by a vote of 4 to 0.

The Board next discussed the materials mock-up that had been constructed at the site of the Watertown Savings Bank at 980 Mass. Ave. The Board asked that Watertown savings be notified that it preferred the left hand sample but asked that the bank try harder to match the mortar color.

The Board adjourned at 10:30 PM.

Respectfully submitted,  
Kevin J. O'Brien