



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 06/26/2006**

Arlington Redevelopment Board  
Minutes of June 26, 2006

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

Also Present: Kevin J. O'Brien

Ed Tsoi called the meeting to order at 7:05 and introduced Bruce Fitzsimmons who had just been appointed to the Board.

Ed Tsoi then opened the public hearing on an application for a special permit for a three-family house at 22 Pleasant St., continuing a hearing from June 19, 2006. Chris Loreti indicated that after receiving from the Director of Planning the 1987 Arlington Redevelopment Board Report to Town Meeting amending the calculation of gross floor area for basements, he had resolved the issue of the gross floor area which he had brought up at the June 19 meeting. He indicated that he thought there should be a condition on the special permit that prevents the use of the cellar as a residence. The applicant had removed the garage roof top deck and therefore the stairway which provided a lot more room for the required parking. The Board suggested switching the walkway and garden location adjacent to that parking area. Andrew West moved that the Board issue the special permit with the condition that the rear deck cannot be extended made larger than the existing deck without the approval of the building inspector. Roland Chaput seconded the motion and the Board voted 4 to 0 to approve (Bruce Fitzsimmons abstained because he had not been present for the initial hearings).

At 7:35 members of the Symmes Neighborhood Advisory Committee asked that the Board appoint Joe Curro of 21 Millet Street to the committee. Roland Chaput made a motion to appoint Joe Curro, Chris Loreti seconded the motion and the Board voted 5 to 0 in favor.

The Board next spoke with Jake Upton of Symmes Redevelopment Associates who presented plans for the residential portion of the Symmes development at the 50% stage. Architect Ed Bradford and landscape architect Michael Radner presented the plans. The Board had extensive discussion and made several suggestions regarding the appearance and materials shown on the elevations and asked to see more detail at the next meeting.

The Board then reviewed minutes of previous meetings and noted a change in the draft minutes for the 10/17/05 meeting (Ed Tsoi seconded the motion to appoint Roland Chaput vice chairperson of the Board). Roland Chaput moved that the Board accept the minutes for 9/12/05, 10/17/05 as modified, 11/14/05, 11/21/05, 12/12/05, 4/24/06, and 5/22/06. Andrew West seconded the motion and the Board voted 4 to 0 in favor. Bruce Fitzsimmons abstained because he was not present at the meetings in question.

The Board then discussed the comprehensive planning effort that it planned to begin in the fall. Ann LeRoy of the Open Space Committee indicated that her committee's effort to update the Open Space Plan would be coordinated with the other planning efforts in town.

The Board adjourned at 10:05.

Respectfully submitted,  
Kevin J. O'Brien