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Redevelopment Board Minutes 01/20/2005

Arlington Redevelopment Board
 Minutes of January 10, 2005

Members Present: Ed Tsoi
 Roly Chaput
 Barry Faulkner
 Nora Mann at 8:45

Also attending: Joey Glushko at 8:15 p.m., Planner
 Kevin O'Brien, Secretary ex officio
 Laura Wiener

Ed Tsoi called the meeting to order at 8:05. The first item on the agenda was a discussion about the proposed Vista Park at the Symmes site. Ed Tsoi read from the Symmes Advisory Committee (SAC) Report to Town Meeting regarding the Vista Park and asked Brian Rehrig of the SAC to comment. Brian Rehrig expressed dismay that the park did not have one acre of usable area. Jake Upton of Symmes Redevelopment Associates was asked to describe the park. Discussion continued about ways to increase the usable area of the park. Lee Ellis, a neighbor, cautioned about disturbing the steep rubble nature of the sloped area just outside the park. Jake Upton agreed to investigate the possibility of smoothing out the curve of the retaining wall and the possibility of building a walkway from the park headed west and north to other parts of the site. Roly Chaput said that the desired items to be included in the vista park listed in the SAC report seemed reasonable except for the amphitheatre which could not accommodate many visitors.

Ed Tsoi then asked Kevin O'Brien to explain zoning amendments to include in the warrant for the upcoming Annual Town Meeting. In discussion about an amendment to the inclusionary zoning bylaw, Section 11.08, extending the provision to the construction of six or more units in one or two-family houses, there was concern about whether contiguous lots being developed needed to be in common ownership. It was determined that the article should be submitted as is and could be limited after the public hearing if desired.

Roly Chaput moved: To see if the Town will vote to amend the Zoning Bylaw in Article 11, Section 11.06-Environmental Design Review, subsection b,1(b) immediately following, "six or more dwelling units on the premises, whether contained in one or more structures," by adding the words, "or on one or more contiguous lots, constructed within a two year period";

AND, in Article 5, Section 5.04 TABLE OF USE REGULATIONS, following use "1.01 Single-family detached dwelling," add a new use "1.01a Six or more single-family dwellings on one or more contiguous lots";

AND in Article 5, Section 5.04 TABLE OF USE REGULATIONS, following use "1.02 Two-family dwelling, duplex house," add a new use "1.02a Six or more units in two-family or duplex houses on one or more contiguous lots";

AND, in Article 5, Section 5.04 TABLE OF USE REGULATIONS, at the end of the table in footnote a, immediately after the words "(defined as uses)" by inserting "1.01a, 1.02a";

AND, in Article 11, Section 11.08, c., DEFINITIONS, in the definition of "Residential" immediately after the words, "Use items," by inserting "1.01a and 1.02a."

Nora Mann seconded the motion and the Board voted 4 to 0 in favor

Nora Mann moved: To see if the Town will vote to amend the Zoning Bylaw in Article 11, Section 11.08 by adding to section (e), a subparagraph 2. to read:

"2. Notwithstanding the special permit requirement in Section 8.12(a)(10), in the case of a single room occupancy dwelling, dormitory, boarding house or lodging house, where more than 50% of the units are affordable units, the number of parking spaces may be reduced to 50% of the requirement, by special permit, where it can be shown that the parking provided will be sufficient for both residents and employees."

Barry Faulkner seconded the motion and the Board voted 4 to 0 in favor.

Barry Faulkner moved: To see if the Town will vote to amend the Zoning Bylaw in Article 5, Section 5.02 in the second paragraph, immediately after the words, "A lot or structure located in the R6, R7, B1, B2, B2A, B3, B4, B5, PUD, I," by deleting "H" and inserting "MU" in place thereof;

And in Article 10, Section 10.05, immediately after the words, "No sign in any "B";" by deleting "H" and inserting "MU" in place thereof;

Roly Chaput seconded the motion and the Board voted 4 to 0 in favor.

Nora Mann moved: To see if the Town will vote to amend the Zoning Bylaw, Article 11, Section 11.06 f. Environmental Design Review Standards under standard 5, Surface Water Drainage in the second sentence by deleting the words, "Stormwater shall be removed from all roofs, canopies and paved areas" and inserting in place thereof the words, "Available best management practices for the site should be employed, and include site planning to minimize impervious surface, and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas", or take any other action related thereto.

Barry Faulkner seconded the motion and the Board voted 4 to 0 in favor.

Ed Tsoi introduced Carol Kowalski who has been asked to represent the Board on the Zoning Bylaw Review Committee. Carol indicated that she is still trying to decide if she has time to serve. The Board asked that she notify the Planning Director of her decision and Nora Mann moved that the Board appoint Carol Kowalski to the Zoning Bylaw Review Committee if she will serve. Roly Chaput seconded the motion and the Board voted 4 to 0 in favor.

At 10:15 Barry Faulkner moved that the Board enter into Executive Session in order to discuss progress in a proposal made by the developer of the Symmes site which discussion if held in open session would affect the value of Town owned land. Nora Mann seconded the motion and Kevin O'Brien polled the Board. Barry Faulkner – yes, Roly Chaput – yes, Nora Mann – yes, Ed Tsoi – yes.

At the end of the discussion, Nora Mann moved that the Board leave Executive Session. Roly Chaput seconded the motion and Kevin O'Brien polled the Board. Barry Faulkner – yes, Roly Chaput – yes, Nora Mann – yes, Ed Tsoi – yes.

The meeting adjourned at 11:30 pm.
Respectfully submitted,
Kevin O'Brien