



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

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

## Redevelopment Board Minutes 03/14/2005

Arlington Redevelopment Board  
Minutes of March 14, 2005

Members Present: Barry Faulkner  
Roly Chaput  
Lynne Lowenstein  
Nora Mann (late)

Also attending: Laura Wiener, Planner  
Joey Glushko, Planner  
Kevin O'Brien, Director, Planning & Community Development

Barry Faulkner called the meeting to order at 7:10 and announced the opening of the public hearing on zoning articles. He asked for a show of hands of who wanted to speak about each article, said he would take the articles up in an order that most people wanted to speak about first.

Article 9. Barry Faulkner announced that the proponent of the article has received a favorable ruling from the Zoning Board of Appeals and no longer requests the zoning change. Several people spoke in opposition to the zoning change anyway. Comment was made that the ruling of the Zoning Board of Appeals hinged on the width of the street and there was little standard for how it should be done, especially where the street width varies.

Article 5. Several people spoke in favor of the Article, Chris Loretta suggested that the word contiguous be removed such that a developer would be responsible for providing affordable housing when he builds anywhere in Town, Barry Faulkner opined that zoning applies to property, not to the owner. John Worden also opined that it could not be done as Chris Loretta suggested, and encouraged the ARB to have the article reviewed by legal counsel who specializes in zoning.

Article 10. Alphonso Cirra explained that he was the proponent of the article and he desired to convert the existing one-family home to a three family if the zoning were changed. Several people spoke against the proposed change and expressed concern about the amount of traffic and the change to the character of the neighborhood.

Barry Faulkner noted that it was now 8:00 and that some newspaper announced that the meeting would start at 8:00 instead of the 7:00 time that was advertised in the official notice. He therefore asked if anyone who may have just arrived at the hearing wished to speak about any of the articles that had already been discussed. Hearing no such request, he moved on.

Article 6. A person who is property manager for Caritas which operates a single room occupancy residence has never had a parking problem and supports the article. Dan O'Neil who is affiliated with the Salvation Army asked if it meant that their Wellington St property would be subject to a deed restriction.

Article 8. Chris Loretta asked that the proposed stormwater standard be applied to other projects, not just those subject to EDR.

Article 16. John Worden opined that Article 16 could not be enacted as written.

Barry Faulkner indicated that Articles 13, 14, and 15 could not be considered because of a failure to notify affected property owners.

Article 12. Shelly Dean said she liked some parts of the article, but wondered what the intent was. John Worden said he thought it some of its inspiration was that the current bylaw makes housing affordable to people earning 80% of median income which screens out people of lower income.

Barry Faulkner closed the public hearing at 8:50 and announced that the Board would deliberate and make its recommendations at its meeting on March 28.

Roland Chaput moved that the Board recess to move to the second floor conference room and enter executive session to discuss a matter concerning the Symmes project that if discussed in open session would affect the value of the Town owned land, and that the board adjourn immediately after the executive session. The motion was seconded by Lynne Lowenstein and Kevin O'Brien polled the Board, Lynne Lowenstein – yes, Barry Faulkner – yes, Nora Mann – yes, Roland Chaput – yes.

Nora Mann voted to leave executive session and adjourn, seconded by Lynne Lowenstein. Kevin O'Brien polled the Board, Lynne Lowenstein – yes, Barry Faulkner – yes, Nora Mann – yes, Roland Chaput – yes.

Adjourned at 10:35

Respectfully submitted,  
Kevin O'Brien