

Arlington Special Town Meeting — Motion to Amend

ARTICLE NO. 12

Dated: October 16, 2023

I, Wynelle Evans, do hereby submit the following Motion to Amend the recommended vote of the Arlington Redevelopment Board under Article 12 so that

In the Arlington Heights Neighborhood Multi-family District, amend the Arlington Redevelopment Board’s Neighborhood Multi-family Subdistrict Parcel List to delete the following parcels:

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel sf
24 APPLETON PL, APPLETON PL, ARLINGTON, 02476	24 APPLETON PLACE LLC	104	Two-Family Residential	0.117912993	5136
28 APPLETON PL, APPLETON PL, ARLINGTON, 02474	MELDONIAN LAUREN	102	Residential Condominium	0.152686822	6651
34 -36 APPLETON PL, APPLETON PL, ARLINGTON, 02476	WRZENSKI WARD C	104	Two-Family Residential	0.154022696	6709
49 -53 APPLETON ST, APPLETON ST, ARLINGTON, 02476	ROBAK STANLEY J	102	Residential Condominium	0.554035055	24134
63 APPLETON ST, APPLETON ST, ARLINGTON, 02476	FOX STEPHANIE	102	Residential Condominium	0.160868908	7007
65 APPLETON ST, APPLETON ST, ARLINGTON, 02476	BLOUIN MARIE L ETAL/ TRUSTEES	104	Two-Family Residential	0.120443503	5247
67 -69 APPLETON ST, APPLETON ST, ARLINGTON, 02476	DUTRA DANIEL E/TRUSTEE	104	Two-Family Residential	0.096243661	4192
71 APPLETON ST, APPLETON ST, ARLINGTON, 02476	MOORE KAREN O/TRUSTEE	102	Residential Condominium	0.100900599	4395
75 -77 APPLETON ST, APPLETON ST, ARLINGTON, 02476	KREPELKA PAUL	104	Two-Family Residential	0.116371645	5069
79 -81 APPLETON ST, APPLETON ST, ARLINGTON, 02476	FERIC ENVERA & ZLATAN & JUSUF	104	Two-Family Residential	0.125355998	5461
18 BAILEY RD, BAILEY RD, ARLINGTON, 02476	KELLEY RAYMOND & RUTH	101	Single Family Residential	0.148978814	6490
19 BAILEY RD, BAILEY RD, ARLINGTON, 02476	BOUCHER LINDA M	101	Single Family Residential	0.144245236	6283
22 BAILEY RD, BAILEY RD, ARLINGTON, 02476	MINCHOM COLIN M & RONIT R	101	Single Family Residential	0.155516572	6774
23 BAILEY RD, BAILEY RD, ARLINGTON, 02476	SHRIVER JOHN A/ETAL	101	Single Family Residential	0.198234397	8635
26 BAILEY RD, BAILEY RD, ARLINGTON, 02476	JUODAWLKIS PAUL/AMY	101	Single Family Residential	0.147887276	6442
15 -17 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	VENEZIANO DANIELE--TRUSTEE	104	Two-Family Residential	0.283408115	12345
21 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	FERGUSON KEVIN J	101	Single Family Residential	0.187115663	8151
25 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	HYDE BENJAMIN A--ETAL	102	Residential Condominium	0.226181941	9852
29 -31 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	BARNES LAND DEVELOPMENT LLC	104	Two-Family Residential	0.202501627	8821
24 BURTON ST, BURTON ST, ARLINGTON, 02476	LEWIS ALLYSON	104	Two-Family Residential	0.116096909	5057
15 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	SCOTT ROBERT J--ETAL	104	Two-Family Residential	0.164759511	7177
18 -20 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	WEAVER SARA BETH	102	Residential Condominium	0.198533513	8648
19 -21 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	WANG YI & BING E	104	Two-Family Residential	0.157573207	6864
22 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	DAVISON MIRIAM/TRUSTEE	104	Two-Family Residential	0.209502885	9126
25 -27 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	BRENDEMUEHL DALE I & RUTH E	104	Two-Family Residential	0.115048729	5012
29 -31 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	DEMILLE SMITH EVELYN/ ETAL	104	Two-Family Residential	0.119537557	5207
33 -35 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	CLARKE JANE F	104	Two-Family Residential	0.123107033	5363
23 -25 DANIELS ST, DANIELS ST, ARLINGTON, 02476	STOCKBRIDGE LORI LYN MEECE	104	Two-Family Residential	0.102608991	4470
24 DANIELS ST, DANIELS ST, ARLINGTON, 02476	SEAVEY JAMES R/ TESTAMENTARY	104	Two-Family Residential	0.104376272	4547
27 -29 DANIELS ST, DANIELS ST, ARLINGTON, 02476	HALEY BRIAN M/KYLEE A	104	Two-Family Residential	0.110971563	4834
28 -30 DANIELS ST, DANIELS ST, ARLINGTON, 02476	HATZILIADIS GEORGE/TRUSTEE	104	Two-Family Residential	0.106731173	4649
25 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	ROJAS ADRIANA ARACELI	101	Single Family Residential	0.089721781	3908
28 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	MARINO MARK W	101	Single Family Residential	0.163184991	7108
29 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	GALLAGHER RICHARD B--ETAL	101	Single Family Residential	0.112132156	4884

32 -34 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	FENG LEI	104	Two-Family Residential	0.120346636	5242
5 HOWARD ST, HOWARD ST, ARLINGTON, 02476	ROEBUCK STEPHEN	101	Single Family Residential	0.091216269	3973
11 HOWARD ST, HOWARD ST, ARLINGTON, 02476	WONG CHRISTOPHER & MICHELLE	102	Residential Condominium	0.126921712	5529
15 HOWARD ST, HOWARD ST, ARLINGTON, 02476	ADAMOWICZ PETER M	104	Two-Family Residential	0.109714096	4779
19 HOWARD ST, HOWARD ST, ARLINGTON, 02476	HERPICH NATHAN	102	Residential Condominium	0.104529739	4553
23 HOWARD ST, HOWARD ST, ARLINGTON, 02476	MAHON JOHN R & DIANE M	104	Two-Family Residential	0.150886066	6573
27 HOWARD ST, HOWARD ST, ARLINGTON, 02476	DEUTSCH JONATHAN D	102	Residential Condominium	0.126183579	5497
11 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	SOUSA ARLENE A	104	Two-Family Residential	0.234624823	10220
12 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	PAPAZIAN REBECCA--ETAL	104	Two-Family Residential	0.231860464	10100
22 -24 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	TURNER JOHN &	104	Two-Family Residential	0.167450684	7294
23 -25 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DIENG HAM CHI	104	Two-Family Residential	0.134027942	5838
27 -29 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	ZOU ZHONG &	104	Two-Family Residential	0.146151439	6366
28 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	PERNETA TRACY A	102	Residential Condominium	0.166398481	7248
30 -32 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	SIMPSON RAYMOND S/TRUSTEE	104	Two-Family Residential	0.152532713	6644
31 -33 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	ZEVITAS NICHOLAS J & JENNIE	104	Two-Family Residential	0.147283713	6416
34 -36 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	STANTON MARY L--ETAL	104	Two-Family Residential	0.165733367	7219
35 -37 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DUNNING JOHN J/ LIFE ESTATE	104	Two-Family Residential	0.142176051	6193
51 -53 MOULTON RD, MOULTON RD, ARLINGTON, 02476	MEIMARIS VASILIOS E/SOPHIA V	104	Two-Family Residential	0.123314362	5372
57 -59 MOULTON RD, MOULTON RD, ARLINGTON, 02476	BATISTA ADERITA P	104	Two-Family Residential	0.112225216	4889
63 MOULTON RD, MOULTON RD, ARLINGTON, 02476	YANG THOMAS T/JEAN M	101	Single Family Residential	0.100499911	4378
15 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	CAHILL MEGAN ELAINE	102	Residential Condominium	0.119212788	5193
16 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	TALAVIA ZUBIN	102	Residential Condominium	0.367146049	15993
17 -17A MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	HILLIS ROBERT GLEN	104	Two-Family Residential	0.117700155	5127
20 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	BECKMANN R GARY--ETAL	104	Two-Family Residential	0.120630726	5255
22 -24 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	P&M CARUSO FAMILY LLC	104	Two-Family Residential	0.187495182	8167
23 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	GOLDSTEIN LEONARD H	102	Residential Condominium	0.202778688	8833
30 -32 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	BRAHMER GEOFFREY/ LIFE ESTATE	104	Two-Family Residential	0.139170112	6062
33 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	DUKE AMY HEARN/ TRUSTEE	102	Residential Condominium	0.215006224	9366
40 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	LOVETTE BRENDA/ TRUSTEE	104	Two-Family Residential	0.092459328	4028
16 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	HUANG HU	101	Single Family Residential	0.076251451	3322
20 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	EVANS WYNELLE	101	Single Family Residential	0.082096467	3576
24 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	EMERY SUE	102	Residential Condominium	0.089251045	3888
1 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	ZUNIGA LUCINDA M C	104	Two-Family Residential	0.131831757	5743
3 -3A PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	MEDEIROS E M/TRUSTEE	104	Two-Family Residential	0.11957617	5209
5 -7 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	HAMIZIDES ANASTASIA	104	Two-Family Residential	0.111094527	4839
9 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	MAHONEY JANET M/ETAL	104	Two-Family Residential	0.139204137	6064
11 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	PUSAPATI RAJU	102	Residential Condominium	0.122488762	5336
17 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	GODUTI DONALD M TR	105	Three-Family Residential	0.428139488	18650
21 QUINCY ST, QUINCY ST, ARLINGTON, 02476	SANROMA CHRISTINE & JOSEPH	104	Two-Family Residential	0.125447849	5465
23 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	FLAMMIA JANICE M	102	Residential Condominium	0.222365888	9686
20 -22 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	ZOTOS MENELAOS/ETAL	104	Two-Family Residential	0.129397993	5637
24 -26 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PANTAZOPOULOS GEORGE--ETAL	104	Two-Family Residential	0.136503995	5946
28 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	CHEIMETS ALEX	102	Residential Condominium	0.054531214	2375
30 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PAGE CYNTHIA E	102	Residential Condominium	0.076150977	3317
32 -34 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	P&M CARUSO FAMILY LLC	104	Two-Family Residential	0.131023951	5707
8 SURRY RD, SURRY RD, ARLINGTON, 02476	YOUNG ADAM & JESSICA G	101	Single Family Residential	0.056393525	2457
12 -14 SURRY RD, SURRY RD, ARLINGTON, 02476	ROGARIS PANAGIOTIS & CHRISOUL	104	Two-Family Residential	0.088540688	3857
16 -18 SURRY RD, SURRY RD, ARLINGTON, 02476	KIEJNA STEPHEN J/ETAL	104	Two-Family Residential	0.108493022	4726
20 -22 SURRY RD, SURRY RD, ARLINGTON, 02476	SONIN JUHAN P	104	Two-Family Residential	0.111558449	4859
24 -26 SURRY RD, SURRY RD, ARLINGTON, 02476	REISSIS CONSTANTINE A& JULIE A	104	Two-Family Residential	0.129346943	5634
28 -30 SURRY RD, SURRY RD, ARLINGTON, 02476	SHEA ELAINE M	104	Two-Family Residential	0.106455296	4637
32 SURRY RD, SURRY RD, ARLINGTON, 02476	VERHOVEN ALICE	102	Residential Condominium	0.111136257	4841
36 SURRY RD, SURRY RD, ARLINGTON, 02476	NICHOLS HEATHER M	101	Single Family Residential	0.07948996	3463

40 SURRY RD, SURRY RD, ARLINGTON, 02476	BUONO CHIARA/ TRUSTEE	101	Single Family Residential	0.0667681	2908
23 -25 WALNUT ST, WALNUT ST, ARLINGTON, 02476	SUGRUE TERESA TRUSTEE	104	Two-Family Residential	0.304060235	13245
29 WALNUT ST, WALNUT ST, ARLINGTON, 02476	GHAI JESSICA & SANDEEP	101	Single Family Residential	0.078758642	3431
31 WALNUT ST, WALNUT ST, ARLINGTON, 02476	GOODMAN BARBARA C/ TRUSTEE	101	Single Family Residential	0.291680753	12706
15 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	DYER JUDITH ANN/ LIFE ESTATE	104	Two-Family Residential	0.118596298	5166
19 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	SHAH SACHIN KISHOR	102	Residential Condominium	0.14432744	6287
25 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	PESIRIDIS VASILIOS & ELEFThERIA	104	Two-Family Residential	0.224832821	9794
39 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	GORMLEY BRENDAN P & JESSICA	104	Two-Family Residential	0.188003615	8189

and to add the following parcels to the Arlington Heights Neighborhood Multi-family District:

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel sf
5 - 7 LOWELL ST, LOWELL ST, ARLINGTON, 02476	PATEL TUSHKAR K & RUPAL & PATEL NILESH	104	Two-Family Residential	0.08751	3812
11 - 13 LOWELL ST, LOWELL ST, ARLINGTON, 02476	11 - 13 LOWELL REALTY LLC	111	Apartments with 4 - 8 Units	0.19559	8520
17 LOWELL ST, LOWELL ST, ARLINGTON, 02476	ROSIER-EDNER ELOISE LIFE ESTATE	104	Two-Family Residential	0.08765	3818

and to add the following Massachusetts Avenue-fronting parcels to the Arlington Heights Neighborhood Multi-family District:

Address	Owner	Use Codes	Existing Use Descriptions	Parcel Acres	Parcel sf
1218 - 1222 MASSACHUSETTS AVE, MASSACHUSETTS AVE,	NEW MONTELLA LLC	105	Three-Family Residential	0.20661	9000
1226 - 1230 MASSACHUSETTS AVE, MASSACHUSETTS AVE,	TOULOPOULOS JOHN W/RS-ETAL,	112	Apartments with More Than	0.60546	26,373

See map on pg. 4

Comment:

The Neighborhood Multifamily districts were intended to serve as buffers between the newly allowed heights along Mass. Ave. and Broadway, and the neighborhoods behind them. But in some areas of the Arlington Heights district, the proposed NMF stretches two blocks back into the neighborhoods. This is not a buffer, but a new neighborhood. Combined with the proposed elimination of minimum open space requirements, minimum lot size, minimum FAR, minimum lot frontage, and other current regulations, this represents a significant change to neighborhoods within the proposed district, especially those that contain undersized and otherwise non-conforming lots.

The further the Arlington Heights NMF stretches away from the south side of Mass. Ave., the steeper it gets. School, Menotomy, and Robbins are all some of the steepest streets in town. Because on uneven lots overall height is determined by a calculation of the vertical distance of the highest point of the roof above the average finished grade of the ground, the appearance of height can be greatly increased depending on grade. Even 2.5 story structures on a grade with garage underneath convey the appearance of much taller buildings. Reducing the spread of these districts to the flatter areas closer to Mass. Ave. would minimize that effect, in keeping with the 3A recommendation that re-zoning “encourage the development of multi-family housing projects of a scale, density and aesthetic that are compatible with existing surrounding uses.”

Respectfully submitted,

/s/ Wynelle Evans

Pct. 14

Date Voted: _____

Action Taken: _____

**Arlington Heights 3A Neighborhood Multifamily Subdistrict
Amendment to Article 12**

- Mass Ave Subdistrict
- Neighborhood Multifamily Subdistrict
- Deleted Parcels
- Added Parcels

