



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

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 09/12/2005

Arlington Redevelopment Board
 Minutes of September 12, 2005

Members Present: Edward T. M. Tsoi
 Andrew West
 Roland Chaput
 Lynne Lowenstein
 Barry Faulkner

Also Present: Kevin J. O'Brien, Secretary ex officio

Ed Tsoi called the meeting to order at 7:05 and introduced representatives of East Cambridge Savings bank who appeared before the Board for review of their 100% plans. Arthur Vogt, architect, presented the changes made in response to the Board's previous comments. The Board reacted favorably to all the improvements but asked that they look at changing the signage again. Barry Faulkner moved and Roland Chaput seconded the motion to approve the 100% plans with the condition that the applicant consider a sign change and that the applicant erect a mock-up of the materials at the site. The Board voted 5 to 0 to approve the plans.

Kevin O'Brien explained that the Arlington Center for the Arts scheduled its Open Studios event for October 15 and 16 and needs permission to be open on Sunday. In addition they ask that the Board write to the selectmen to endorse their other requests regarding parking and the placement of a sign for the event on the street. Barry Faulkner moved that the Board grant them permission to be open on Sunday, October 16. Roland Chaput seconded the motion and the Board voted 5 to 0 in favor. The Board instructed Kevin O'Brien to write the Selectmen to endorse the Center's other requests.

At 8:00 Ed Tsoi continued deliberation on the Symmes Residential Special Permit application. He recognized Jake Upton from Symmes Redevelopment Associates to discuss progress on the Symmes proposal. Jake Upton presented updated open space calculations that the Board had requested. The Board then continued its deliberation, picking up at the consideration of standard EDR-3. At the consideration of each standard, the Board took a straw vote to determine the Board's opinion on each standard.

EDR-3 The Board voted 5 to 0 that the proposal met the standard but reiterated that they wanted the developer and the abutters to have more discussion about the placement of fences at the periphery of the site and have the Board review the plan again at the 50% stage.

EDR-4 5 to 0 meets the standard
 EDR-5 5 to 0 meets the standard
 EDR-6 5 to 0 meets the standard
 EDR-7 5 to 0 meets the standard
 EDR-8 5 to 0 meets the standard
 EDR-9 5 to 0 meets the standard
 EDR-10 5 to 0 meets the standard
 EDR-11 5 to 0 meets the standard

Sect. 10.11,a,6 Lynne Lowenstein expressed the opinion that the proposal will have an impact on the neighboring district. Ed Tsoi said that the site has always had a vibrant hospital use and has always been visible from parts of town such as from Stop & Shop. He felt that it would be best to utilize the site to take advantage of the view and to be seen from the town. He mentioned that the proposal had been reviewed by the Selectmen, the TAC, the SNAC, the Conservation Commission, the TAC, the Arlington Land Trust and the ARB at a number of public hearings. The proposal was different than the abutting uses, but the use of the property always has been and the proposed use is more compatible, will return tax revenues, and will benefit all in town. The decision is not being made by just five Redevelopment Board members but is a decision that is carrying out the Town's wishes. On this standard, the Board voted 4 to 0 in favor with Lynne Lowenstein abstaining.

Sect. 10.11,a,7 5 to 0 meets the standard.

The Board determined that use 8.17 should be added to the decision to cover incidental uses that might accompany a residential use of this size. The Board discussed each of the draft conditions making some adjustments to the language of some.

Barry Faulkner then moved to approve the special permit with the general and special conditions as discussed at the meeting of August 29, 2006 and this evening. Roland Chaput seconded the motion and the Board voted 5 to 0 in favor.

The Board briefly discussed its upcoming schedule and adjourned at 11:20.

Respectfully submitted,
 Kevin J. O'Brien