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Redevelopment Board Minutes 10/03/2005

Arlington Redevelopment Board Minutes of October 3, 2005

Members Present: Edward Tsoi, Chair
Lynne Lowenstein, Vice Chair
Roly Chaput
Andrew West

Also Present: Kevin O'Brien, Secretary ex officio

Ed Tsoi called the meeting to order at 7:05 and announced the opening of a public hearing on a request to modify the special permit (docket 3150) for Russell Place condominiums in order to install signs at the development. Diane Schaefer, representing the condominium association, presented the signage that they wished to install. The Board discussed the proposal and asked that the size of the signs be reduced. In the discussion it was decided that the "Russell Place Condominium" sign face should be 36" wide with proportional height and the bottom of the sign be mounted no more than 12" off the ground; the two "Russell Place Private Road" sign faces should be 30" wide with proportional height and the bottom of the sign be mounted no more than 12" off the ground. The color of the signs are deep green with off-white letters as shown on the plan. On a motion by Lynne Lowenstein, seconded by Andrew West, the Board voted 4 - 0 to approve the permit for the signs as modified.

Ed Tsoi then called on Paul Morrison of the Symmes Neighborhood Advisory Committee to discuss the Symmes project. Greg Jackmauth and Elaine Duffy, SNAC members were also present. Paul described the discussions that had taken place since the August 1 ARB meeting at which it was decided that developer and neighborhood should work out fence issues. Paul explained that the developer met with many abutters and learned the preference of many of them opting for permanent (6' stockade) or temporary (8' plywood) fencing. Paul indicated that SNAC was supposed to be involved in the meetings with abutters and were not. SNAC then realized that neighbors who didn't directly abut the property expected to be protected by the 8' foot fence during construction and an abutter's choice of a permanent fence might reduce the amount of relief neighbors across the street could get from the construction fence.

Paul and Greg indicated that they thought they were also to talk about lighting, sound and pathways, not just fencing, and Ed said that the SNAC must tell the Board if the job is un-doable. Ed asked if SNAC wanted to remove the option of a permanent fence as offered by the developer. After some discussion, Paul concluded that the permanent fence option could not be supported by SNAC and, therefore, the neighborhood developer meeting was probably not needed. SNAC requested a full size copy of the landscape plans to use in discussions with neighbors and while not offering the permanent for temporary fencing option will still tell the Board if someone believes permanent fencing is needed for mitigation.

Jake Upton of SRA asked what the status of the fencing on the approved landscape plan was. It was explained that the Board made it clear in the hearing that the issues of fences was not resolved and expected to see some change at the 50% plan review stage. Lynne Lowenstein asked that SNAC explain in its discussions that the fencing on the landscape plan may not be on the plans at 50% review.

Paul Morrison asked if the Board would put an ad in the newspaper to seek new members for the SNAC. The Board said it would do so.

At 9:30, Ed introduced Ted Wilson, Director of Schools for Children

Respectfully submitted,
Kevin O'Brien