



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 10/17/2005

Arlington Redevelopment Board  
Minutes of October 17, 2005

Members Present: Edward T. M. Tsoi  
Roland E. Chaput  
Lynne Lowenstein

Also Present: Kevin J. O'Brien  
Laura Wiener  
Joey Glushko

Ed Tsoi called the meeting to order at 7:05 and introduced Len Bierbrier and his architect, David Chielinski. They asked to meet informally with the Board to discuss the redevelopment of the Taylor Rental building which Mr. Bierbrier had just purchased. Mr. Chielinski showed several alternative treatments for a 9,000 sq. ft. retail space. Len Bierbrier then asked the Board its opinion of the sign for a Mattress Discounters store because they were interested in the space. Ed Tsoi suggested that he ask his architect to sketch a couple of alternatives for the sign if he moved forward with that tenant.

Lynne Lowenstein left the meeting to attend a portion of the Selectmen's meeting. Kevin O'Brien brought to the Board's attention an issue with the lease of one of its tenants, Cooperative Elder Services. Their lease had expired and they wished to renew and wished to do some renovation work in their space in the Central School building. The Board discussed the issue and asked to postpone any action until November 7, 2005.

Kevin O'Brien explained the submission of St. Paul's regarding changes that the Board had requested. The Board approved their treatment of the door on the west end of the building and of the canopy over the entrance and indicated that they expected the cross that was proposed would be installed within two years.

Kevin O'Brien explained that East Cambridge Savings Bank wanted to remove the clerestory and change the signage on the building they propose to build at 105 Broadway. The Board said the removal of the clerestory was acceptable, but wanted to see more detail about the signage.

At 8:00 Ed Tsoi introduced a discussion of the proposal to build a condominium development on Brattle Court by comprehensive permit. The Board made many comments about the proposal, basically saying they were trying to put too many units on too small a space, and asked Kevin O'Brien to communicate their comments to the Zoning Board of Appeals.

Ed Tsoi then turned the meeting over to Kevin O'Brien to conduct the election of a vice chairperson of the Board because Lynne Lowenstein indicated she would have to resign from the Board in the near future. Kevin O'Brien asked for nominations. Lynne Lowenstein nominated Roland Chaput, Ed Tsoi seconded the motion and the Board voted 3 to 0 in favor.

Kevin O'Brien turned the meeting back over to Ed Tsoi. Lynne Lowenstein moved that the Board enter executive session to discuss the Symmes project litigation. Roland Chaput seconded the motion and Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Roland Chaput – yes.

The Board discussed the merits of the case as outlined in the appeal filed in court. The Board expressed the opinion that it would prefer to go to court rather than start over in the procurement process and that the chances of the permit prevailing were quite good, especially as it would be difficult for any of the appellants to show that they were aggrieved.

The Board asked Kevin O'Brien to confer with John Maher, Town Counsel, to obtain guidance about how the Board should (and should not) talk about the appeal.

Lynne Lowenstein moved that the Board leave executive session and Roland Chaput seconded the motion and Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Roland Chaput – yes.

The meeting adjourned at 9:05.

Respectfully submitted,  
Kevin J. O'Brien

A meeting was posted for the Board to meet on October 19, 2005 to attend a public hearing of the Zoning Board of Appeals on the Brattle Court comprehensive permit application. No quorum. Kevin O'Brien presented the Board's comments.