



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 03/17/2004

Arlington Redevelopment Board  
Minutes of March 17, 2004

Members Present: Lynne Lowenstein  
Ed Tsoi  
Roly Chaput  
Barry Faulkner  
Nora Mann

Also Attending: Laura Wiener, Director of Housing  
Kevin J. O'Brien, Secretary ex officio  
Joe Tulumieri  
Alan McClennen, Jr.  
Jeff Mullan  
Charlie Foskett  
Brian Rehrig

Ed Tsoi called the meeting to order at 7:35 p.m. and introduced Town Manager, Brian Sullivan. The Board members introduced themselves.

On a motion by Lynne Lowenstein, seconded by Nora Mann, the Board voted to enter into Executive Session in order to discuss the negotiation with Symmes Redevelopment Associates regarding the purchase of the Symmes Hospital property. Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Barry Faulkner – yes.

At 8:15 p.m., after the Executive Session, Ed Tsoi introduced Kate Cremens-Basbas, who explained the ropes course that the School Department would like to locate at McClennen Park. The School Department will apply for a grant which will also include a request for funds to build the skate park. The Board endorsed the location of the course.

Ed Tsoi next announced that the Board had received a letter that day indicating that Collins Development had withdrawn its special permit application for the 743 Mass. Ave property. The Board members expressed their disappointment that the threat of an appeal motivated the withdrawal.

At 8:50 p.m., the Board returned to the discussion of the Symmes' project. Kevin O'Brien asked Alan McClennen to explain his recommendation for changes in zoning that would be needed to permit the proposed redevelopment of the site. Alan McClennen recommended that we use the current zoning district and make some changes, all within the structure of the existing bylaw. Kevin O'Brien then explained the progress in granting Symmes Redevelopment Associates access to the site to conduct borings

Rather than act upon Michael Collins' request to extend the special permit on his project at 980 Mass. Ave, the Board requested that Michael Collins appear in person to make the request. The Board indicated that it wanted assurance that the financial implications of the project at 743 Mass Ave would not affect the project at 980 Mass. Ave. Accordingly, on a motion by Nora Mann, seconded by Lynne Lowenstein, the Board voted to request Michael Collins to appear before the Board to request the extension; voted 5 to 0 in favor.

Ed Tsoi next recognized Jim Alves who has purchased the property at 1071 Mass. Ave. He received a special permit from the Zoning Board of Appeals to use the property for a retail tile showroom. He now wants to make changes to the facade and asked the Board if the proposed changes were significant enough to warrant environmental design review. After he assured the Board that the stucco he proposed to install would be on mesh attached to the building, not on Styrofoam, and that the letters in the sign he proposed would have three dimensions, the Board voted on a motion by Ed Tsoi, seconded by Nora Mann that it approved the design direction and that it did not affect the architectural integrity of the building, and that the design should be reviewed by the

Planning Director. The motion passed 5 to 0.

The meeting adjourned at 10:00.

Respectfully submitted,  
Kevin O'Brien

Executive Session of March 17, 2004

On a motion by Lynne Lowenstein, seconded by Nora Mann, the board voted to enter into executive session in order to discuss the negotiation with Symmes Redevelopment Associates regarding the purchase of the Symmes Hospital property since discussion in open session would affect the value of Town land. Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Barry Faulkner – yes.

The negotiating team, Kevin O'Brien, Joe Tulumieri, and Jeff Mullan explained the approach they are taking with Symmes Redevelopment Associates and the Board expressed its preferences and priorities.

Lynne Lowenstein moved that the Board end its executive session, Roland Chaput seconded the motion and Kevin O'Brien polled the Board: Lynne Lowenstein – yes, Ed Tsoi – yes, Roland Chaput – yes, Nora Mann – yes, Barry Faulkner – yes.