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Redevelopment Board Minutes 07/12/2004

Arlington Redevelopment Board
Minutes of July 12, 2004

Members Present: Ed Tsoi (arrived at 8:00 pm, after first hearing)
Nora Mann
Roly Chaput
Lynne Lowenstein
Barry Faulkner

Also Present: Kevin J. O'Brien, Secretary (arrived at 8:30 pm)
Laura Wiener, Housing Director

Barry Faulkner called the meeting to order at 7:10 P.M.

The Board held a public hearing on the special permit application of T-Mobile to install wireless communications facilities on top of the apartment building at 151 Mystic Street. The request was described by Adam Brillard, representing T-Mobile. They have asked for two antennas, but could eventually need three. They are able to get the antennas very close to the building. Roland Chaput asked if there would be a sign that the antenna was active, and the Petitioner said that there would. Joe Baron, a neighbor, asked about interference with police radios, and any health and safety implications. The Board responded that it has to meet FCC regulations, but it is not within the jurisdiction of the ARB to monitor safety issues. Mr. Brillard then responded that its frequency is not anywhere close to that of the police radios. The Board then voted 4-0 to approve this application.

Ed Tsoi arrived after the vote.

The Board then held a public hearing on the application of Citizens Bank at 1420 Massachusetts Avenue to amend its special permit to change the signage permitted by special permit. Carol Bugbee, the sign designer, described the request. Board members thought that the request was excessive. Mr. Chaput objected to covering the arches in front of the building. Mr. Tsoi and others objected to the metal band on the drive-through canopy facing Massachusetts Avenue. The Board voted unanimously to continue the hearing to Monday, July 19, 2004 at 7:00 pm so that a representative of the bank could be present.

The Board then opened the public hearing on the application of Greater Boston Motorsports to amend their special permit to allow part of the building to be occupied by a hair salon. No one representing the applicant was present. The Board voted unanimously to continue the public hearing to July 19, 2004 at 7:20 pm.

The Board held a public hearing on the violation of the special permit for Porter Citgo which installed signage that is not consistent with their special permit. Tom Porter appeared before the Board seeking permission to keep a sign band and logo for CITGO on the canopy over the pumps. After some discussion, the Board voted unanimously to amend the special permit to reflect existing conditions.

The Board then discussed revisions to the structure and mission of the Symmes Neighborhood Advisory Committee. Changes to the description, voted unanimously, are attached.

The Board then discussed proposal from Kelly Courtney of Pipeline Management, a communications consultant under contract to the Cambridge Redevelopment Authority which is a consultant to the Board. The Board acknowledged that the long negotiation of the Land Disposition Agreement has kept the details of the Symmes project out of the public eye, and there is a large education effort needed to get the information out before Town Meeting. After speaking in general terms about the task, the Board wished to ask Ms. Courtney questions about specific parts of the disposition agreement that have not been made public.

Ed Tsoi moved and Nora Mann seconded, a motion to enter Executive Session to discuss details of the pending agreement that, if revealed in public session, would affect the value of Town property. Kevin O'Brien polled the Board: Ed Tsoi – yes, Lynne Lowenstein – yes, Nora Mann – yes, Barry Faulkner – yes, Roly Chaput – yes.

Nora Mann moved that the Board leave Executive Session and adjourn. Ed Tsoi seconded the motion and Kevin O'Brien polled the Board. Ed Tsoi – yes, Lynne Lowenstein – yes, Nora Mann – yes, Barry Faulkner – yes, Roly Chaput – yes.

Respectfully submitted,
Kevin O'Brien

Arlington Redevelopment Board
Minutes of July 12, 2004 EXECUTIVE SESSION

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

Also Present: Kevin J. O'Brien, Secretary (arrived at 8:30 pm)
Laura Wiener, Housing Director
Kelly Courtney, Pipeline Management

Ed Tsoi moved and Nora Mann seconded a motion to enter Executive Session to discuss details of the pending agreement that if revealed in public session would affect the value of Town property. Kevin O'Brien polled the Board: Ed Tsoi – yes, Lynne Lowenstein – yes, Nora Mann – yes, Barry Faulkner – yes, Roly Chaput – yes.

The Board questioned Ms. Courtney about how she would communicate certain provisions of the agreement to redevelop the Symmes site and suggested that she provide an hourly rate rather than a monthly retainer. Ms. Courtney explained the rationale for proposing to work on a retainer as she does with most of her clients. After some discussion Ed Tsoi moved that the Board accept her proposal for a five month period that can be cancelled with 30 days notice. Nora Mann seconded the motion and the Board voted 5 to 0 in favor.

Nora Mann moved that the Board leave Executive Session and adjourn. Ed Tsoi seconded the motion and Kevin O'Brien polled the Board. Ed Tsoi – yes, Lynne Lowenstein – yes, Nora Mann – yes, Barry Faulkner – yes, Roly Chaput – yes.

Respectfully submitted,
Kevin O'Brien