



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

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 09/13/2004

Arlington Redevelopment Board Minutes
September 13, 2004

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

Also Present: Kevin J. O'Brien, Secretary ex officio
Laura Wiener, Planner
Joey Glushko, Planner

Ed Tsoi called the meeting to order at 7:10 and introduced Ed Starr of the Transportation Advisory Committee (TAC). Ed Starr explained that the ARB had requested that the TAC evaluate the traffic impacts of the proposed development for the Symmes Hospital site. Ed Starr introduced Gary Hebert of Fay Spoffard and Thorndike who had just been hired by the TAC to do a peer review of the traffic study conducted by Howard Stein Hudson for the developer of the proposed redevelopment. Members of the public asked questions and made comments and Ed Starr explained that the Committee will continue to work through the week with Gary and with the public to gather more comment.

At 8:05, Ed Tsoi opened the public hearing on the proposed amendment to the Zoning Bylaw, Article 2 of the September 20 Special Town Meeting. Ed Tsoi presented the Redevelopment Board's recommendation that the zoning amendment be passed. He mentioned that he presented the recommendation to the Finance Committee just last week and the Committee voted 15 to 0 to support the amendment.

Greg Jackmauh repeated his comments about the lack of sidewalks in the neighborhood where there would be increased traffic.

Joe Curro asked for an explanation in that he thought the Town's easement on the property protected against a 40B application on the land. Kevin O'Brien responded that the easement survived a rezoning of the property, but it was believed that the private easement could not thwart the intent of a public State law. He pointed out that the easement applied only to a small portion of the site anyway. Joe Curro commented that the ARB is obligated to advocate for the project by the terms of the Land Disposition Agreement. He said that the Selectmen originally advocated for limited housing. He said that the original proposal by Fish for foster care senior housing was creative and now the financing of the project was upset and an earlier study showed that the foster care housing would produce less traffic.

Pat Worden indicated that what the Symmes Advisory Committee most wanted was medical use and this did not guarantee that. She suggested two remedies: 1. Carve up the property and not rezone part of it. 2. Change the Land Disposition Agreement to require a medical facility.

Charles Schwab of the Arlington Seniors' Association asked what happened if the zoning was not changed. Did Fish just walk away?. He was answered that Fish had that right.

A woman asked what prevents further densification on the property. It was pointed out that the zoning and the Land Disposition Agreement prevent such future changes.

Andrew Fischer commented that he hoped when the property was purchased by the Town that it would be managed like other Town owned properties.

John Bilafer mentioned that he was concerned about possible environmental problems at the site.

A person asked if the developer had any tenants for the medical facility. Jake Upton of A.E. Fish responded that they were close to

getting tenants, but had none committed at that time.

Brian Rehrig of the Symmes Advisory Committee in response to a request explained the strength of the protection for the open spaces in the development.

Respectfully submitted,
Kevin J. O'Brien