



**Town of Arlington, Massachusetts**  
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## Redevelopment Board Minutes 11/22/2004

Arlington Redevelopment Board  
 November 22, 2004

Members Present: Ed Tsoi  
 Nora Mann  
 Lynne Lowenstein  
 Barry Faulkner  
 Roly Chaput at 7:30

Also Present: Kevin O'Brien, Secretary ex officio

Ed Tsoi called the meeting to order at 7:05 Ed Tsoi introduced a discussion of the Symmes project. Brian Rehrig discussed the size of the Vista Park, expressing that it should be one acre in size and also indicated his dissatisfaction that there was now a private swimming pool. Barry Faulkner pointed out that the RFP asked for a one acre vista park along with lots of other things. Each proposal provided some things but not all. Kevin O'Brien pointed out that two proposals had a park greater than one acre and two proposals had a park less than one acre. The E.A. Fish proposal was chosen for the combination of features that it offered. Ed Tsoi pointed out that E.A. Fish never misled the Town and the park has not changed since it was proposed. Elisabeth Carr Jones offered that some of the area abutting the vista park which is steeply sloped may be able to be developed to provide park features such as viewing areas.

Elisabeth Carr Jones was then asked to describe the activities of the subcommittee of the Transportation Advisory Committee. She indicated that they were meeting and had asked E.A. Fish's transportation consultant to provide some more information and would be receiving that soon. They would then continue to analyze the information and recommend mitigation measures.

Kevin O'Brien proposed a schedule for the special permit application and hearings. He identified the following milestones in the process

Symmes sequence of events  
 resolve MOB  
     determine parking need  
     arrange financing  
     finalize program for design purposes  
 advance design  
 review by ARB / public on Dec 13  
 apply for special permit  
 EDR hearing with full schematic drawings  
 special permit granted  
 Fish takes design to construction level  
     Gets Guaranteed Maximum Price (GMP) from contractor  
     obtains financing based on GMP  
 20 day appeal  
 60 days to closing

Next the Board discussed changes that could be made to the Zoning Bylaw at next spring's Town Meeting. Staff was instructed to develop articles incorporating the Board's discussion for consideration at a later meeting. The following topics were discussed -Inclusionary zoning (make it cover 1 and 2-family houses)

- Parking requirement for SRO's
- Stormwater management
- Smart Growth
- Method to prevent the subdivision of large residential lots

Ed Tsoi asked staff to check on the new Leader Bank sign on Mass. Ave. at Medford St. to see if it complies with the Zoning Bylaw.

Nora Mann left the meeting.

Lynne Lowenstein then moved that the Board enter Executive Session and adjourn thereafter because E.A. Fish has asked the Town to consider a change in their financial offer that would affect the provision of medical services. The proposal concerns the negotiation among parties such that if discussed in open session would affect the value of Town owned land. Roland Chaput seconded the motion and Kevin O'Brien polled the Board. Lynne Lowenstein – yes, Ed Tsoi – yes, Roland Chaput – yes, Barry Faulkner - yes

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

Respectfully submitted,  
Kevin O'Brien