



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

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 02-03-2003

Arlington Redevelopment Board

Minutes of February 3, 2003

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

In Addition: Alan McClennen, Jr., Secretary ex officio

8:00 p.m. – The Redevelopment Board convened in the second floor conference room of the Robbins Memorial Town Hall annex to conduct an Environmental Design Review hearing on the request of Cynthia Gold, d/b/a Tea Tray in the Sky, 689 Massachusetts Avenue, to increase her permitted seating from ninety to ninety-nine in order to apply to the Board of Selectmen for a full alcohol license.

Cynthia Gold, representing herself, provided information to the Board indicating the operating experience of the restaurant. She noted that at the current time she only reaches peak capacity on Saturday evening and Sunday brunch. She noted the spring and the holiday season, November and December, are the busiest. During the weekday, lunches on Friday are the biggest draw. She does not expect any impacts on parking given the fact that the peak periods where she reaches capacity occur at times when there is plenty of parking available on street and in the public lot.

Following brief questions concerning how the space will be designed, it was determined that an architect will rearrange the seating in the existing restaurant to increase the capacity from ninety to ninety-nine without any exterior changes.

Motion: Moved by Nora Mann, seconded by Ed Tsoi, that the Board finds the increase in the seating from ninety to ninety-nine will not create negative impacts on the neighborhood; therefore, the Board can approve the increase in that capacity; unanimous vote in favor.

8:20 p.m. – Status of leased buildings under the Board's jurisdiction. Mr. McClennen distributed information to the Board concerning the status of properties under the Board's jurisdiction. He indicated that he was presently doing additional work for the Acting Town Manager, looking at the potential of selling buildings currently under lease. His preliminary evaluation indicates that the Town is better off to maintain these as leased properties instead of selling them.

8:30 p.m. – The Board convened an Environmental Design Review Hearing on application of Alpine Advisory Services for Verizon Wireless for the proposed installation of a wireless communication facility at 47 Mystic Street.

Mr. John Moran from Alpine was present, along with Charles Dean, Edwardo Umali the architect, and Stephen Russell, the radio emissions consultant.

Mr. Moran showed a chart showing existing services in the Town. He also noted that there are 6,539 cell phone customers in Arlington, thirty-five percent of them served by Verizon. He showed plans indicating that there would be three arrays of four antennae, an equipment shelter, and a generator on the ground floor. He noted that the generator was necessary to provide power when there was a power outage. The emergency generator runs for twenty minutes once each week. An abutter at 55 Mystic Street expressed concern about that noise. Mr. Moran indicated that at fifty feet the noise emitted by the generator was equivalent to the normal level of a human voice in a room. Mr. Moran also

provided information indicating that the Massachusetts Historical Commission had passed on this antenna location.

The Board determined that there was no air conditioning required in the cabinet on the roof. The generator would be placed in the garage, not in a parking space, and there would be twenty-four hour and seven day access to the equipment. Mr. Faulkner suggested that any approval of this installation require that the generator test be held during business hours between 8:00 a.m. and 6:00 p.m. on weekdays. Motion: Moved by Nora Mann, seconded by Barry Faulkner, to grant the requested special permit in accordance with the provisions outlined in the memorandum from the Director of Planning and Community Development; unanimous vote in favor.

8:50 p.m. – Director’s Report:

1. Reed’s Brook: Messrs. McClennen and O’Brien provided information on the status of Reed’s Brook.
2. (36) Wright Street – Moved by Mrs. Mann, seconded by Lynne Lowenstein, to authorize Roland Chaput to execute the deed transferring 36 Wright Street.
3. (30) Water Street – Mr. McClennen provided information to the Board concerning alternative approaches to the access ramp from 30 Russell Place to Buzzell Field. He indicated that he was not requesting approval at this time since he was waiting to hear from neighbors concerning this issue.

9:00 p.m. – Reed’s Brook update. Carl Zick from Carol Johnson Associates was present to review the details of the plans for Reed’s Brook including fencing, grass types, techniques for the provisions of walking paths. He also included details on the skateboard park and tot lots. He also indicated that they would prepare information on the cost benefit analysis of field turf.

10:25 p.m. – Mr. O’Brien presented the contract amendment for Carol Johnson Associates to the Board for approval. Motion: Moved by Nora Mann, seconded by Ed Tsoi, to approve; unanimous vote in favor.

10:30 p.m. – Symmes Hospital. The Board received the memorandum from Charles Foskett regarding matters relating to the Symmes Hospital project. The Board reviewed that memo at length.

11:55 p.m. – Adjournment. Moved by Nora Mann, seconded by Barry Faulkner, to adjourn; unanimous vote of favor.

Respectfully submitted,
Alan McClennen,