



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 03-03-2003**

### **Arlington Redevelopment Board**

Minutes of March 3, 2003

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

In Addition: Alan McClennen, Jr., Secretary ex officio  
Kevin O'Brien, Asst. Dir. of Planning & Comm. Dev.  
Laura Wiener, Director of Housing  
Lee Ellis, Symmes Abutter  
Phyllis Bailey, Symmes Abutter  
Paul Morrison, Symmes Abutter  
John McDermott, Symmes Abutter

8:00 p.m. – The Redevelopment Board convened in a working session to discuss the parameters of the Urban Renewal Plan and controls for the Symmes property.

Mr. McClennen reviewed the Urban Renewal Plan for the Board and then noted that it appeared there were two choices, first amend the Urban Renewal Plan and follow, at a later date, by amending the Zoning Bylaw or proceeding directly to the Special Town Meeting on May 5 to amend the Urban Renewal Plan and amend the zoning. There was a brief discussion about whether or not it was better to try the two step process or a one step process.

The Board then heard comments from several abutters. Paul Morrison expressed his continued concern that the open space on Summer Street should remain open as opposed to splitting it between one half below and one half on the top.

Barry Faulkner did note that in his opinion Summer Street is more valuable to a developer.

John McDermott from Vista Circle thought that the Town should receive development proposals and then rank order them to see what kind of development we can promote.

Ed Tsoi felt that the sequencing process would allow us to take advantage of the economic engine. If we constrain the process with controls that are too tight, no one will respond with an acceptable proposal. He felt strongly that we should go to the Town meeting with specific guidelines but not rezone the property at this time. The guidelines would represent the minimum development possible; and, in his opinion, the guidelines are more important than the actual rezoning.

Barry Faulkner disagreed feeling that it would be better based on his understanding of the development process that the Town Meeting provide all approvals in May.

Phyllis Bailey, an abutter, felt that there were provisions in the Urban Renewal Plan that could be modified to provide for additional controls. She felt that we should continue to talk about flexibility without giving the message that developers have carte blanche.

After further discussion, it was moved by Lynne Lowenstein, seconded by Barry Faulkner, that the Board proceed with

recommendations to amend the Urban Renewal Plan at the Special Town Meeting called for May 5 and hold the rezoning for a later date; unanimous vote in favor. It was also agreed that on the Thursday meeting of the Symmes Advisory Committee there would be a presentation by Mr. McClennen describing the process and showing how this technique could be accomplished.

10:10 p.m. – Motion to adjourn. Moved by Mr. Faulkner, seconded by Nora Mann, to adjourn; unanimous vote in favor.

Respectfully submitted,  
Alan McClennen, Jr.