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Redevelopment Board Minutes 10-30-2000

Minutes of October 30, 2000

Members Present: John FitzMaurice
Barry Faulkner
Nora Mann
Ed Tsoi
Roland Chaput

In addition: Alan McClennen, Jr., Secretary ex officio
Kevin O'Brien, Asst. Dir. of Planning & Comm. Dev.

8:00 p.m. – The Board convened in the second floor conference room of the annex of the Robbins Memorial Town Hall to conduct an Environmental Design Review hearing on the petition of Cynthia Gold, d/b/a Tea Tray, 689 Massachusetts Avenue, Docket Number 3133.

Mr. FitzMaurice opened the hearing. Cynthia Gold presented her proposal for the restaurant. Barry Faulkner agreed with her characterization that parking demand may occur mostly nights and weekends and noted that the sign proposed was more than four feet high. It was noted that this could be allowed with special permit for which she has applied.

After reviewing the petition, it was moved by Nora Mann that the requested special permits for use, parking and signage be granted. Mr. Tsoi seconded the motion, and the Board voted unanimously to grant the requested permits. The permits were conditioned by the inclusion of the special and general conditions included in the Director's Environmental Design Review report. The petitioner will be required to return to the Board with 100% plans and specifications and was requested to have detailed information on the HVAC unit that will be installed on the roof.

8:45 p.m. – The Board convened an Environmental Design Review hearing on Nextel Communications, 40 Hartwell Avenue, Lexington, MA, for the installation of a wireless communications facility at 1309-1323 Massachusetts Avenue, Docket Number 3134.

Mr. George Chianis, representative of Nextel, was present and presented the Board with a complete review of the petitioner's request.

Following the presentation, the Board members carefully reviewed the location of the antennae. It was agreed that the petitioner would return to study antenna location in greater detail to determine whether or not two of the three antenna arrays could actually be placed inside the tall building at 1323 Massachusetts Avenue.

Motion: Moved by Mrs. Mann, seconded by Mr. Tsoi, to continue the hearing to the call of the Chairman, who will be notified when Mr. Chianis and Nextel Communications are ready to return to the Board; unanimous vote in favor.

9:35 p.m. – Director's Report:

1. Certificate of Occupancy, 5-11 Water Street: Mr. McClennen reviewed his memo to the Board concerning the Certificate of Occupancy for 5-11 Water Street. He noted that Mr. Byrne had granted a temporary Occupancy Permit and would grant the permanent occupancy permit after he had finished reviewing all of the affidavits from the petitioner's engineers and architects. Mr. McClennen noted that there is some concern about the ventilating equipment

on the roof, and the petitioner has agreed to come back with materials to determine how it can best be baffled and visually shielded. The Board also concurred with Mr. McClennen's recommendation concerning slight modifications to the dumpster location and, also, material relating to the pickup of trash.

2. Mr. O'Brien briefed the Board on the status of Reed's Brook and the current appeal that has been filed with the Lexington Conservation Commission's Order of Conditions.
3. Mugar Environmental Notification Process: Mr. McClennen informed the Board that Secretary Durand had determined that the Mugar's interests would have to prepare both a draft and a final Environmental Impact Report.
4. Mr. McClennen discussed the letter of the Arlington Housing Authority concerning the property at 36 Wright St. He also informed the Board that the Affordable Housing Task Force had requested that the property be turned over to the Housing Corporation of Arlington for sale and/or lease as an affordable housing unit. The Board concurred that the Town Meeting would have to be notified of this decision since it will have an impact on the financial plan for the project.
5. Request of Bob Mirak: Mr. McClennen informed the Board about Mr. Mirak's request to remove two rental units from the market and convert them to offices for the managers of the Legacy. The Board noted that this does not require any further Board action because this use was permitted as a right. Mr. McClennen also informed the Board that the development has been preleased to approximately the fifty percent level. Many tenants were finding out about the development through Internet and only about six residents of Arlington have decided to move to the development.
6. Appointments to the Board: Mr. McClennen noted that Mr. Faulkner and Ms. Mann had been reappointed by the Board of Selectmen.
7. Approval of amendments to the Zoning Bylaw and the Town Bylaw: The Board received a self-explanatory letter from the Town Clerk indicating that the respective bylaws would be in effect as of November 6, 2000.
8. Report on Osco Trial: Mr. McClennen briefed the Board on the Osco trial in the Land Court held on October 16 and 17, 2000.
9. Board members briefly reviewed the schedule. The Board will meet on Monday, November 6 and will also have their organizational meeting later in the fall.
10. Mr. McClennen informed the Board that Clare Hurley, Planner, in his office had resigned after seven years in Arlington and would be leaving her position as of November 15.
11. Minutes to be approved: Moved by Mrs. Mann, seconded by Mr. Tsoi, that the minutes be approved of December 6, 1999, December 13, 1999, January 3, 2000, January 10, 2000, January 24, 2000, January 31, 2000, February 14, 2000, February 28, 2000, March 20, 2000, March 27, 2000, April 3, 2000, April 24, 2000, May 22, 2000, June 5, 2000; unanimous vote in favor.

10:30 p.m. – Other business. Mr. McClennen informed the Board that Sunrise would begin remediation at the MBTA parking lot during the first week in November. The closing took place last week. Mr. McClennen also briefed the Board about a recent meeting with the owners of 30 Water Street. He indicated that he had informed them that affordable housing was the preferred alternative for that site.

Mr. Chaput briefly discussed the installation of native plant materials at Sunrise based on information that he had received.

10:35 p.m. – Adjournment: Moved by Mr. Chaput, seconded by Mr. Tsoi, to adjourn; unanimous vote in favor.

Respectfully submitted,
Alan McClennen, Jr.