



Town of Arlington, Massachusetts
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Redevelopment Board Minutes 12-06-1999

Members Present:

Nora Mann

Barry Faulkner
Ed Tsoi
John FitzMaurice
Roland Chaput

In addition: Alan McClennen, Jr., Dir. of Planning & Community Development
Kevin O'Brien, Asst. Dir. of Planning & Community Development

8:00 p.m. The Board convened in the second floor conference room of the annex to the Town Hall to continue the hearing on the petition of Antoine Jammal, 1432 Massachusetts Avenue, EDR 3107.

Mr. Jammal was present, along with his attorney, Mr. Richard Butler, his designer, Kurt Morgan, and his engineer, Ben Abrams.

Mr. Butler reviewed the issues that had been brought up at the earlier session and indicated how the petitioner was going to deal with them. Board members had comments about proposed screening and landscaping and generally concluded that what was proposed was satisfactory.

Mr. FitzMaurice noted that the site plan was incomplete, in that the utilities were not shown. He noted that the electrical service is underground; the telephone, which preexists, is above ground, and he will accept that.

Mr. Tom Langdon, a resident of Paul Revere Road, stated that the landscaping on Paul Revere Road was satisfactory. There was discussion about materials. Mr. Tsoi suggested that the building be faced with ground face block. In addition, it was agreed that the Gulf band would be kept off the building.

Motion: Moved by Mr. Tsoi, seconded by Mr. Chaput, that the plans be approved as discussed with the understanding that the electric utilities would remain underground and the final approval would be subject to 100% submission. Unanimous vote in favor.

8:45 p.m. – Director's report:

1. Reed's Brook status report: Mr. O'Brien briefed the Board on the status of the project, including the reviews scheduled for the Lexington and Arlington Conservation Commission, the Major Modification Permit, the risk assessment, a funding strategy, and the financial difficulties created by the delay of Summer Street reconstruction. He also noted that there is some interest in 36 Wright Street being set aside for affordable housing. John FitzMaurice indicated that he did not have a problem with that; however, Town Meeting would have to decide the ultimate disposition since the financing plan for the project assumes that property would be sold at market rate.
2. MBTA Site, Arlington Heights: Mr. McClennen reviewed the status of the Sunrise proposal at the MBTA site.
3. Thirty Water Street: Mr. McClennen reported that the bank was continuing to negotiate with an assisted living developer in an attempt to dispose of the property.
4. American Stores Litigation: Mr. McClennen provided a brief update on the status of the litigation.

5. BSC Traffic Counts, Arlington Center: Mr. McClennen noted that Mr. Kalauskas is working on the final report and it should be available in several weeks.

9:30 p.m. – Other business:

Affordable Housing Task Force – Nora Mann briefed the Board on the progress of the Affordable Housing Task Force.

Zoning Bylaw Review Committee – Nora Mann noted that Steve O’Riordan is a new appointee from Precinct 11.

Open Space – Roland Chaput briefed the Board on the work of the Open Space Committee.

Telecommunications Committee – Mr. Chaput reviewed with the Board the status of the Metrocom proposal and the Metromedia Fibre Optic proposal for the Minuteman Bikeway.

9:45 p.m. – Adjournment. Moved by Mr. Tsoi, seconded by Mr. Chaput, to adjourn; unanimous vote in favor.

Respectfully submitted,

Alan McClennen, Jr.