

Arlington Redevelopment Board Rules and Regulations



Town of Arlington Redevelopment Board Rules & Regulations

On August 6, 2018, pursuant to M.G.L. Chapter 40A § 9, the Arlington Redevelopment Board held a Public Hearing to solicit comments on proposed Rules and Regulations and voted 5-0 to adopt Rules and Regulations as the official Arlington Redevelopment Board Rules and Regulation. These rules were most recently amended on April 1, 2024.

For questions, please contact the Department of Planning and Community Development at 781-316-3090 or go to www.arlingtonma.gov/arb.

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RULE 1: AMENDMENT AND REVISION

These Rules may be replaced, revised or amended at any time by a majority vote of the Redevelopment Board, where permissible under Federal, State, and local law.

RULE 2: BOARD OFFICERS

The first Redevelopment Board meeting in January shall begin as an organizational meeting. At that time, the Board shall elect a Chairperson and a Vice Chairperson. If a vacancy occurs in the office of Chairperson, the board shall elect a new Chairperson from among its members before two (2) regular meetings have passed. If a vacancy occurs in the office of Vice Chairperson, the board shall elect a new Vice Chairperson from among its members before two (2) regular meetings have passed.

RULE 3: ROLE OF THE CHAIRPERSON

The Chairperson shall coordinate with the Secretary Ex-Officio to schedule meetings and submit agendas to the Town Clerk in accordance with M.G.L. c. 30A, §§ 18-25 (“Massachusetts Open Meeting Law”). The Chairperson shall serve as ex-officio member of all Redevelopment Board committees, and as such shall have full power and authority to attend all meetings of such committees and subcommittees, including any portions of such meetings held in closed or executive sessions but shall have the right to vote only in the case of a tie.

RULE 4: PRESIDING OFFICER

The Chairperson of the Redevelopment Board shall preside at the meetings of the Redevelopment Board. In the absence of the Chairperson, the Vice Chairperson shall preside. In the absence of both, the members present will elect a board member to preside over the meeting. In the event that the Chairperson can no longer serve, the Vice Chairperson shall assume the powers and duties of the Chairperson.

RULE 5: MEETINGS

The Redevelopment Board will meet on the 1st and 3rd Mondays of each month, at 7:30 p.m., except not on federal and state holidays, in the Town Hall Annex, Second Floor Conference Room, unless otherwise posted with proper notice in accordance with the Massachusetts Open Meeting Law. The frequency, time, and place may be changed by a majority vote of the Board. Executive sessions shall be authorized and governed by M.G.L. c. 30A, § 21. Any three members of the Redevelopment Board may schedule a meeting of the Redevelopment Board and must submit the agenda to the Town Clerk in accordance with the Massachusetts Open Meeting Law.

RULE 6: MEETING FORMAT

During meetings or Public Hearings at which the Redevelopment Board is considering applications for approvals or special permits, the applicant shall be recognized for presentation, followed by staff comments, questions and comments by Board Members, questions and comments by abutters and other members of the public as addressed to the Chair, and additional questions and comments by Board Members and comments by staff. In presentations by abutters and the public, the Board

may grant wide latitude in allowing people to speak, while reserving the right to limit presentations which are not relevant to the matters being discussed or are repetitive. Presentations by abutters and the public are always directed to the Board; it is not intended to allow discussion between those in attendance and the applicant. Time limits may be set by the Redevelopment Board prior to the beginning of a meeting or whenever necessary to facilitate discussion and deliberation in an orderly manner.

No person shall address a meeting of the Redevelopment Board without the permission of the presiding officer, and all persons shall, at the request of the presiding officer, be silent. No person shall disrupt the proceedings of the Redevelopment Board. If, after clear warning from the presiding officer, a person continues to disrupt the proceedings, the presiding officer may order the person to withdraw from the meeting and if the person does not withdraw, the presiding officer may authorize a constable or other officer to remove the person from the meeting per M.G.L. c. 40A.

RULE 7: PARLIAMENTARY GUIDELINES

In all matters of parliamentary procedure not provided for in the constitution and laws of the Commonwealth and the Town Manager Act or explicitly elsewhere in these rules, the presiding officer and the members shall be guided by the principles of fairness, clarity, and efficiency, in that order. In determining any parliamentary questions, due regard shall be given to the entire scholarship of parliamentary procedure, with particular emphasis on Robert's Rules of Order, but guidance may also be provided by other authorities and examples of parliamentary procedure, including reference to rules and rulings of state and local legislative bodies.

RULE 8: QUORUM

Four members of the Redevelopment Board shall constitute a quorum for M.G.L. c. 40A § 9 to grant a special permit.

RULE 9: RECORD KEEPING

Unless otherwise provided for by the Redevelopment Board, the Secretary Ex-Officio shall keep a record of the proceedings and perform such duties as may be assigned by other Redevelopment Board vote. The Secretary Ex-Officio shall transmit copies of the previous meeting's minutes to all Board members prior to the next scheduled meeting. After the minutes have been approved by the Redevelopment Board, a copy shall be forwarded to the Town Clerk. Copies of the minutes of each meeting of the Redevelopment Board shall be posted online and may be requested through the Town Clerk who will provide copies of the requested minutes. Audio and visual recordings of meetings may be made and kept at the discretion of the Secretary Ex-Officio. If audio or visual recordings of meetings are made, the Chair shall notify the Board, participants, and the public at the start of the meeting.

RULE 10: FILING DEADLINES AND SUBMITTALS FOR REGULAR MEETINGS

The submission of materials, incorporating materials into the agenda, the delivery of materials to the Board, and the posting of materials to the Town Clerk and on the website are all time sensitive and dependent on one another. The following chart outlines the responsible party and timeframe that each action shall occur:

ARLINGTON REDEVELOPMENT BOARD SUBMITTALS SCHEDULE			
	Action	Responsible Parties	Deadline
1	<i>Agenda material submission</i>	Department of Planning and Community Development (DPCD) Director, staff, ARB members, general public	Any time prior to submission deadline
2	<i>Agenda material submission ends</i>	DPCD Director, staff, ARB members, general public	At least one week prior to the published meeting date
3	<i>Agenda finalized</i>	DPCD staff, ARB chair	4 p.m. of the day prior to posting the meeting agenda
4	<i>Meeting packet finalized</i>	DPCD staff	4:00 pm of the day prior to posting the meeting agenda
5	<i>Agenda posted to Clerk and website</i>	DPCD Office Manager	At least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20
6	<i>Meeting packet made available to ARB members and members of the public</i>	DPCD Office Manager	At least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20

Any member of the public may email or provide any written comments to the Director by 12:00 p.m. of the day of the meeting. If visual information is provided as part of this correspondence, material must be received by 12:00 p.m. at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20.

This workflow ensures effective and efficient business practices, accountability, and consistency in the ARB meeting process. “Material Submitters” are considered anyone who submits an agenda item or agenda item reference materials, including ARB members, DPCD staff, and the general public. All material submitters shall: submit reference materials for inclusion in the agenda packet as early in the process as possible; notify DPCD Administrative staff if reference materials will not meet that deadline; and submit reference and all supporting materials digitally as a Microsoft Office compatible file, a PDF, a common image format, or as an email. If any deadline cannot be met, the DPCD staff has the right to enforce the workflow policy; agenda items and reference materials that do not meet the deadline will not be included and will be moved to the following meeting. Further, the Board will not accept new supplemental application materials anytime between the posting of a meeting notice and the night of the meeting.

The DPCD Director and staff shall review and develop agenda items and reference materials at any time prior to the deadline for any ARB meeting; request a Material Submitter to submit reference materials in digital format as described above; post the agenda prior to the meeting in accordance with the schedule; distribute or notify the appropriate parties when the agenda packet is finalized and available; and print agendas, certain reference materials, or entire agenda packets as needed for meetings. Printed agendas, certain reference materials, or entire agenda packets may be requested from the DPCD Administrative Staff by 10 a.m. on Friday prior to the meeting date.

RULE 11: LEGAL NOTIFICATION

Before granting a special permit, the ARB shall hold a public hearing, notice of which shall be given by the Department of Planning and Community Development in a local newspaper once in each of two successive weeks with the first publication to be not less than fourteen (14) days before the date of hearing, and to owners of all property abutting the proposed development or land in the same ownership or contiguous ownership, and to all property owners deemed by the ARB to be affected specifically thereby. The ARB shall upload all application materials through NovusAgenda and make one copy available at the Department of Planning and Community Development.

RULE 12: FEES FOR APPEARING BEFORE THE REDEVELOPMENT BOARD

The Redevelopment Board has the authority to set and adjust the fees periodically for appearing before the Redevelopment Board. The current fee schedule as of April 2023 is:

Minimum Fee for any application	\$500.00
New Construction fee	\$0.20/square ft. of new construction

The Board reserves the right to waive or reduce any administrative fee at their discretion.

RULE 13: APPLICATION TIMETABLES AND EXPIRATION

All Special Permits before the Redevelopment Board are subject to the following timelines. Within 10 days of receipt of application, copies of the application must be transmitted by the Department of Planning and Community Development to Inspectional Services. Following staff evaluation of the proposal, the DPCD may determine that any of the following Boards, Departments, or Commissions need to be notified as part of project review: Board of Health; Conservation Commission; Public Works; Engineering; Historical Commission; Historic Districts Commission; Fire Department; Police Department; and Zoning Board of Appeals. All other boards, commissions, or departments will be given 35 days to respond. Failure to respond will be deemed to be lack of opposition. Additionally:

1. Hearings must start within 65 days of application submission.
2. Once the hearing has commenced, it may be continued. If continued beyond 90 days, the petitioner must receive a written agreement from the ARB in order to continue the hearing.
3. Final action must be taken by the Redevelopment Board within 90 days of the hearing's closure. If decision is not reached within 90 days after closure of the hearing, petitioner may notify the Town Clerk and abutters within 14 days after the 90th day that they are seeking approval of its application for failure of the Redevelopment Board to act on its application within 90 days, or any extended time period beyond the 90 days, pursuant to M.G.L. c.40A,

§ 9, and comply with the requirements set forth therein.

4. Within 14 days of the Board's final action, the Board must file a record of its Decision in the Town Clerk's Office pursuant to M.G.L. c. 40A, § 9.

RULE 14: ENVIRONMENTAL DESIGN REVIEW SUBMITTAL REQUIREMENTS

For any project subject to an Environmental Design Review Special Permit, applicants and the Board shall reference and apply the Town of Arlington's Design Standards. These were developed to provide direction for the design of new development and redevelopment primarily in commercial and industrial areas (Business Districts, Industrial Districts, Multi-Use Districts, and for Mixed-Use Development). The Standards focus on development along Massachusetts Avenue, Broadway, the Minuteman Bikeway, and the Mill Brook areas.

All applications shall include plans certified by the land surveyor conducting the boundary survey and professional engineer or architect on the location of the building(s), setbacks, and all other required dimensions, elevations, and measurements. Plans shall be signed under the penalties of perjury. Corner points of a lot (or lots under common ownership) and the change of direction of lines to be marked by stone monuments, cut in stone, stake and nail, iron pin, or other marker shall be marked on plans. The site plan shall be subject to the standards of the Arlington Zoning Bylaw Section 3.4 and the ARB shall make a determination that the project meets these standards.

Submittals include but are not limited to the following:

1. **3-D Rendering.** 3-D renderings are required showing the parcel, abutting streets, proposed contours, proposed buildings, and the massing of abutting buildings. This requirement may be waived by DPCD staff for small projects. Proposals may also be required to provide computer-generated overlays on existing photographs.
2. **Physical Model and/or SketchUp-Compatible Model.** The Board may require an applicant to submit a physical model or a digital SketchUp-compatible model.
3. **Drawing of Existing Conditions.** A drawing (at a minimum of 1" = 20' unless another scale is found suitable by DPCD) showing the location, type, size, or dimension of existing trees, rock masses, existing topography at 2' contours, and other natural features with designations as to which features will be retained. In order to meet the conditions for approval of a Special Permit, all existing trees, rock masses, and other natural features shall be retained until a special permit is approved.
4. **Drawings of Proposal.**
 - i. **Building/ Structure:** Drawings illustrating the color and type of exterior materials including front, rear, and side elevations where there are no adjoining buildings. Floor plans are required for all floor levels.
 - ii. **Landscape:** Drawings showing the location, dimensions, and arrangements of all open spaces and yards, including type and size of planting materials, the color and type of surface materials, methods to be employed for screening, and proposed topography at 2' contours.
 - iii. **Site Plan:** A site plan is required including drainage, utilities, location of parking, and other site features.

5. **Photographs.** Photographs showing the proposed building site and surrounding properties. Applications for alterations and additions shall include photographs showing existing structure or sign to be altered and its relationship to adjacent properties.
6. **Samples.** The Board may request that the applicant provide physical samples of building materials.
7. **Impact Statement.** Applicant shall explain how each of the environmental design review standards is incorporated into the design of the proposed development. Where a particular standard is not applicable, a statement to that effect will suffice. An environmental impact report or statement prepared in accordance with state or Federal regulations may be accepted as a substitute in lieu of this statement, provided it explains how each of the environmental design review elements is incorporated into the design.
8. **Solar Energy System Assessment.** A solar energy system assessment shall be submitted with an application for Environmental Design Review and shall include at a minimum:
 - a. An analysis for solar energy system(s) for the site detailing layout and annual production;
 - b. The maximum feasible solar zone area of all structures and potential ground mounted canopies; and,
 - c. Drawings showing the solar energy system proposed by the applicant, with a narrative describing the system and the reasons the system was chosen, or a detailed explanation of (1) why the project meets an exemption in Section 6.4.2 of the Zoning Bylaw for a solar energy system or (2) a better alternative that meets the goals of Section 6.4 of the Zoning Bylaw.
9. **Signs.** Application for permit and accompanying plans as specified in Rule 14 for each sign that is to be erected on the proposed structure(s). In lieu of the required submittals listed above, an application for a special permit for a temporary sign per the Arlington Zoning Bylaw 6.2.2(B) shall include an overall signage plan comprised of the information required under the Arlington Zoning Bylaw Section 6.2.2 as well as perspectives, renderings, photographs, models, or other representation sufficient to show the nature of the proposed overall signage plan and its effect on the immediate surroundings.

All materials must be submitted in an electronic format. Additionally, two full sets of plans, submittal documents, and any supplemental documents are required for submission. The Board may request additional documents during the review and approval process, as well as following special permit approval.

RULE 15: BOARD DECISIONS

The ARB shall review the plans and may grant a special permit subject to the conditions and safeguards listed in the Arlington Zoning Bylaw Section 3.3 and 3.3.4. For stated reasons the ARB may deny approval of a special permit or may approve a special permit without a finding of hardship. As required by M.G.L. c. 40A, §9, a positive vote of at least four members of the Redevelopment Board is needed to issue a special permit, unless a project qualifies for a simple majority vote of at least three members under conditions described in that same section. Upon the Board's approval, the Secretary Ex-Officio may sign decisions following a vote of the Board and file decisions per requirements of M.G.L. c. 40A. The final decision shall be emailed and may receive administrative corrections following the Board's votes.

RULE 16: CODE OF ETHICS CONDUCT

A. Generally

In supplement to and above State and Town ethics, public records, open meeting and non-discrimination laws, the Redevelopment Board requires an atmosphere of professional conduct and civility among its members, and shall not tolerate harassment, discrimination, or offensive behavior based on race, color, religion, national origin, gender, gender identify, age, disability, or sexual orientation, nor shall any member of the Redevelopment Board use profanity, insulting, threatening, or abusive language in the course of public debate or in testimony before any Town Department, Board or Commission. Furthermore, this code of ethics conduct shall apply whenever a Redevelopment Board Member is in any public setting representing said Board.

B. Internal Board Relations

A Redevelopment Board member, in their relations with fellow Board members, should:

1. Recognize that action at official legal meetings is binding and that they alone cannot bind the Board outside of such meetings;
2. Refrain from public statements or promises of how they will vote on matters that will come before the Board until he or she has had an opportunity to fully vet the issue during a Board meeting;
3. Make decisions only after all facts on a question have been presented and discussed; Uphold the intent of executive session and respect the privileged communication that exists in executive session;
4. Refrain from communicating the position of the Redevelopment Board to anyone unless the full Board has previously agreed on both the position and the language of the statement conveying the position;
5. Treat with respect the rights of all members of the Board despite differences of opinion;
6. Afford members of the Board the opportunity to speak on matters in Board meetings and hearings without interruption.

C. Board-Town Staff Relations

A member of the Redevelopment Board, in their relations with Town staff, should:

1. Treat all staff as professionals that respects the abilities, experience, and dignity of each individual;
2. Exercise caution and discretion in public criticism of any individual Town employee. Member concerns about performance of staff reporting to the Town Manager should, under ordinary circumstances only be articulated to the Town Manager, or, in limited circumstances, other appropriate Town personnel, such as the Director of Planning and Community Development, Town Counsel or other Department heads.
3. Keep requests for staff support to a minimum wherever possible, and ensure that all requests go through the Director of Planning and Community Development's Office.
4. To the extent practicable, insure that any materials or information provided to an individual member from a staff member be made available to all members of the Redevelopment Board.

These principles shall be enforced by public admonition through resolution, censure, and other action deemed appropriate by the Board or its appointing authorities. Jurisdiction rests with the Redevelopment Board as a whole, and therefore any member may motion for a finding of a violation of this Rule.

RULE 17: RULES FOR HIRING OUTSIDE CONSULTANTS UNDER M.G.L. C. 44§53G

A. Purpose

As provided by M.G.L. c. 44 §53G, the Redevelopment Board may impose reasonable fees for the employment of outside consultants, engaged by the Redevelopment Board for specific expert services. Such services shall be deemed necessary by the Board to come to a final decision on an application submitted to the Redevelopment Board pursuant to the regulations and requirements of the Arlington Zoning Bylaw or any other Town bylaw, regulation, or rule as they may be amended or enacted from time to time.

B. Special Account

Funds received pursuant to these rules shall be deposited with the Treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Redevelopment Board without further appropriation as provided in M.G.L. c. 44 §53G. Expenditures from this account shall be made only in connection with a specific project or projects for which a consultant fee has been collected from the applicant. Expenditures of accrued interest may also be made for these purposes. At the completion of the Board's review of a project, any excess amount in the account, including interest, attributable to a specific project shall be repaid to the applicant or the applicant's successor in interest. For the purposes of this rule, any person or entity claiming to be an applicant's successor in interest shall provide the Board with documentation acceptable to the Board establishing such succession in interest.

C. Consultant Services

In hiring outside consultant(s), the Redevelopment Board may engage engineers, planners, lawyers, urban designers, or any other appropriate professional who can assist the Redevelopment Board in analyzing the project and to ensure compliance with all relevant federal, state, and local laws, statutes, ordinances, and regulations. Specific consultant services may include, but are not limited to, site plan review, stormwater review, traffic analysis, or land use law. Services may also include on-site monitoring during construction, or other services related to the project deemed necessary by the Redevelopment Board. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three (3) or more years of practice in the field at issue, or a related field. The consultant shall be chosen by, and report only to, the Redevelopment Board and/or its administrator. Hiring outside consultants shall comply with the Uniform Procurement Act, M.G.L. c. 30B §§ 1-19.

D. Notice

The Redevelopment Board shall give written notice to the applicant of the selection of an outside consultant, which notice shall state the identity of the consultant, the amount of the fee to be charged to the applicant, and a request for payment of said fee in its entirety. Such notice shall be deemed to have been given on the date it is mailed by first class United States Postal Service or delivered by e-mail. No such costs or expenses shall be incurred by the applicant if the application or request is withdrawn within five (5) business days of the date notice is given.

E. Payment of Fee

The fee must be received prior to the initiation of consulting services. The Board may request additional consultant fees if necessary review requires a larger expenditure than originally anticipated or new information requires additional consultant services. Failure by the applicant to pay the consultant fee specified by the Redevelopment Board within ten (10) business days of the request for payment, or refusal of payment, shall be cause for the Redevelopment Board to deny the application based on lack of sufficient information to evaluate whether the project meets applicable performance standards in the Arlington Zoning Bylaw. The Redevelopment Board will state as such in a letter to the applicant. No additional review or action shall be taken on the permit request until the applicant has paid the requested fee, other than a denial based on insufficient evidence. When the Redevelopment Board's review of a project is completed and a permit issued, any balance in the special account attributable to that project shall be returned within 30 days. The excess amount, including interest, shall be repaid to the applicant or their successor.

F. Appeals

The applicant may appeal the selection of the outside consultant to the Town Manager, who may disqualify the outside consultant selected only on the grounds that the consultant has a conflict of interest or does not possess the minimum required qualifications. Such an appeal must be in writing and received by the Town Manager within ten (10) days of the date consultant fees were requested by the Redevelopment Board with a copy received by the Redevelopment Board on the same date as received by the Town Manager. The required time limits for action upon the application shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Town Manager within one month following the filing on an appeal, the selection made by the Redevelopment Board shall stand.

RULE 18: SIGN APPLICATIONS AND REVIEW PROCEDURES FOR ADMINISTRATIVE APPROVAL

New signs and sign modifications that require a permanent sign permit as set forth in Section 6.2 of the Zoning Bylaw may be considered for administrative approval by the Director of Planning and Community Development provided the applicant demonstrates to the satisfaction of the Director that the following two criteria are met:

1. The sign(s) meet all zoning requirements, including but not limited to complying with all the applicable requirements for the signs as set forth in Section 6.2 of the Zoning Bylaw; and
2. There are no known zoning or general bylaw violations outstanding on the property.

If a sign proposal does not meet the two above criteria, the Director of Planning and Community Development may not approve the sign; instead, the applicant must submit a full application for the Redevelopment Board's review and approval.

The Department of Planning and Community Development is not required to provide administrative approval and may at any time refer a sign application to the Redevelopment Board. It shall refer the application to the Redevelopment Board if in the opinion of the Director of Planning and Community Development the sign is so unique, in such a prominent or important location, or would have such an effect on its immediate surroundings that review by the Redevelopment Board would be warranted.

Procedure: Submit a \$500 fee payable to the Town of Arlington and one copy of the following documents to the Department of Planning and Community Development

1. Photos of existing signs, if any, maintained on the premises and photos of signs on adjacent properties;
2. Drawing of building facade indicating location of the proposed sign(s);
3. Drawing to scale of proposed sign(s) with dimensions and construction specifications, materials, mounting method, lighting, and wiring;
4. Cut sheet for any lighting; and
5. Photo simulation, perspectives, renderings, or other representations sufficient to show the nature of the proposed sign(s) and its effect on the immediate surroundings.

RULE 19: REVIEW OF RELIGIOUS AND EDUCATIONAL USES

A. Purpose

The purpose of Rule 19 is to provide for reasonable regulation of religious, non-profit educational, family child care, and child care facilities used primarily for such purposes consistent with G.L. c. 40A, §3. Specifically, “reasonable regulation” refers to the bulk and height of structures and in determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements. When applying reasonable regulation, the Town shall not unreasonably impede the protected use without appreciably advancing the purposes of the Zoning Bylaw, goals of the Arlington Master Plan, or other development plans and policies of the Town.

B. Procedures

1. Building Inspector Review: To determine whether a religious, non-profit educational, family child care, or child care facility use is protected under G.L. c. 40A, §3, the property owner or agent of an owner shall submit to the Building Inspector such information necessary to make the following findings:
 - That the applicant has sufficiently demonstrated that the proposed use of the property or structures is for a religious, non-profit educational, or child care purpose, or appropriate combination thereof; and
 - That the applicant has sufficiently demonstrated that the proposed use of the property or structure for these purposes is the principal use.

If the applicant has satisfied the Building Inspector as outlined above, the Building Inspector shall so inform the applicant and the Department of Planning and Community Development (“Department”) in writing, within 30 days of having received the information provided by the applicant, that the application is appropriate for administrative review for the purposes set forth by Rule 19. If the applicant has not satisfied the Building Inspector as outlined above, the Building Inspector shall so inform the applicant in writing within 30 days of having received the information provided by the applicant.

2. Department of Planning and Community Development Review: The Department shall apply those requirements allowed by G.L. c. 40A, §3, in a reasonable fashion within the specific context of the proposed project as an administrative approval process.

- The applicant bears the burden of establishing that the application of a given regulation should be waived, reduced, or altered as unreasonable within the specific facts of both the site and the proposed use.
- The Department shall apply the reasonable regulations in accordance with the purposes of the Zoning Bylaw, the goals of the Arlington Master Plan, or other development plans and policies of the Town, and G.L. c. 40A, §3

The Department shall prepare an administrative decision outlining any conditions within 30 days, and provide copies to the applicant and the Building Inspector. The applicant may then pursue a permit from the Department of Inspectional Services which shall be issued by the Building Inspector.

C. Appeals/ Grievances

An appeal to the Board of Appeals may be taken by any person aggrieved by the determination of the Building Inspector, as provided in G.L. c. 40A, § 8 and § 15. A grievance to the Town Manager may be taken by any person aggrieved by the determination of the Department of Planning and Community Development.

RULE 20: SITE PLAN REVIEW

A. Site Plan Review Overview

Site Plan Review is a process established by the Town of Arlington Zoning Bylaw (Zoning Bylaw) by which the Arlington Redevelopment Board (Redevelopment Board) reviews and potentially imposes conditions on an As of Right Development that may include, but not be limited to, matters such as vehicle access and circulation on a site, architectural design of a building, and screening of adjacent properties, prior to the issuance of a building permit. It is an opportunity to make sure the development will comply with all requirements of the Zoning Bylaw, to understand its impacts, and for the Redevelopment Board to impose reasonable conditions that it deems necessary to ensure the health, safety, and general welfare of the community.

The Redevelopment Board will review a Site Plan in accordance with the Zoning Bylaw.

More information on Site Plan Review in the Zoning Bylaw, including the definitions of “As of Right Development” and “Site Plan Review” in Section 2 of the Zoning Bylaw, as well as the section(s) of the Zoning Bylaw requiring Site Plan Review for the project being proposed.

B. Site Plan Review Pre-Application Meeting

For projects requiring Site Plan Review, a Pre-Application Meeting with staff of the Arlington Department of Planning and Community Development (DPCD) is mandatory for all projects of more than four units and optional (but recommended) for all projects of four or fewer units. The Pre-Application Meeting shall be scheduled through DPCD.

The purposes of the Pre-Application Meeting are to familiarize reviewing staff with the basics of the project, to provide feedback and general recommendations before formal filing of an application for Site Plan Review, and to assist the Applicant in understanding expectations, anticipating areas of concern, and minimizing unnecessary expenses. The Pre-Application Meeting may also help ensure the application will be complete and include all necessary

materials and information. Depending on the project scope, town staff participating in the meeting may include representatives of various departments within the town.

At the Pre-Application Meeting, the Applicant will be expected to discuss at least the following aspects of its proposed development:

1. The parcel(s) and the address of the site.
2. The existing conditions on the site and any easements that exist:
 - a. What is on the property now? Is it vacant or already developed? Are there existing buildings? If so, will they be redeveloped or replaced?
 - b. Are there wetlands on or near the site or any other special site conditions?
 - c. Is the land flat? Sloped?
3. What is around the site? What are the surrounding streets? Where are the nearby intersections? What is located on abutting land?
4. What zoning district(s) is the site located within?
5. What does the Applicant propose to build on the site, where will the buildings be located, and what will the proposed buildings look like? How will it compare to Arlington's design guidelines, if applicable?
6. How many residential units will be provided? What will be their location and sizes?
7. Will there be affordable housing units? If so, how many units will be affordable, where will those units be located, and what will be their sizes?
8. Will there be any commercial units? If so, what will be their location and sizes?
9. What are the dimensional and density requirements of the district? Will the project comply?
10. How many parking spaces will be required and how many does the Applicant propose? Where will parking spaces be located? How will traffic move in and out of the site?
11. Where will bicycle parking, if any is required, be located?
12. Where will pedestrians walk on the site?
13. What stormwater management is proposed for the site?
14. Where does the Applicant plan to put signs if any? Outdoor lighting?
15. What does the Applicant plan to provide for landscaping?

If a project has an affordable housing component, DPCD may ask the Applicant to appear before the Trustees of the Arlington Affordable Housing Trust (AHT) and obtain a letter from the AHT stating that the affordable housing component of the plan as proposed is satisfactory under the Zoning Bylaw and state requirements, or DPCD may provide such a letter.

C. Site Plan Review Application

A completed Site Plan Review Application, available from DPCD, is required. The application will require information discussed at the pre-application meeting and additional information to allow the proposal to be reviewed by the Redevelopment Board.

At a minimum, the application shall comply with the requirements of Rule 14 of these Rules and Regulations. If the project has an affordable housing component, the application must include a

letter from AHT or DPCD stating that the affordable housing component of the plan is satisfactory.

The fee to accompany the application is set forth in Rule 12 of these Rules and Regulations.

D. Site Plan Review Timetable and Review Process

Site Plan Reviews before the Redevelopment Board are subject to the following timelines.

Within 10 days of receipt of an application, copies of the application shall be transmitted by DPCD to Inspectional Services. Following staff evaluation of the proposal, DPCD may determine that any of the following Boards, Departments, or Commissions need to be notified as part of project review: Board of Health; Conservation Commission; Public Works; Engineering; Historical Commission; Historic Districts Commission; Fire Department; Police Department; and Zoning Board of Appeals. All other boards, commissions, or departments will be given 35 days to respond. Failure to respond will be deemed to be lack of opposition.

The notification requirements of Rule 11 of these Rules and Regulations shall be completed before the Redevelopment Board initiates Site Plan Review on an application.

After such notification:

1. The Redevelopment Board shall hold a public hearing on the application. The hearing must start within 65 days of an application being filed.
2. Once the hearing has commenced, it may be continued. If continued beyond 90 days after the first day of hearings, the applicant must agree to continue the hearing.
3. Final action must be taken by the Redevelopment Board within 90 days of the hearing's closure. A majority vote of the five members of the Redevelopment Board is required to approve or disapprove the Site Plan, including any conditions placed on the approval. Final action shall include one of the following:
 - Approval as filed. Approval based on a determination that the application complies with the Zoning Bylaw and these Rules and Regulations.
 - Approval with conditions. Approval of the application subject to any reasonable conditions, modifications, and restrictions the Redevelopment Board may deem necessary to ensure the health, safety, and general welfare of the community and for compliance with the Zoning Bylaw and these Rules and Regulations.
 - Disapproval. A disapproval of the application for noncompliance with the Zoning Bylaw, or determination that the Site Plan, although proper in form, is so intrusive on the interests of the public in one or more aspects regulated by the Zoning Bylaw, that no reasonable terms or conditions can be devised to adequately protect the interests of the public. An application may also be disapproved if it was incomplete or inaccurate and was not thereafter completed or corrected within a reasonable time after the Redevelopment Board requested the applicant to do so.
4. Within 14 days of the Board's final action, the Board must file a record of its Decision in the Town Clerk's Office.
5. Site Plan approval or disapproval, or any extension, modification or renewal thereof shall not take effect until a copy of the decision bearing the certification of the Town Clerk that 20 days have elapsed after the decision has been filed in the office of the Town Clerk and either

that no appeal has been filed or the appeal has been filed within such time. Proof of recording with the Middlesex South Registry of Deeds or Registry District of the Land Court, as applicable, shall be presented to the Building Inspector.

6. If a decision is not reached within 90 days after closure of the hearing, the applicant may notify the Town Clerk and abutters within 14 days after the 90th day that it is seeking approval of its application for failure of the Redevelopment Board to act on its application within 90 days, or any extended time period beyond the 90 days, pursuant to M.G.L. c.40A, § 9, and comply with the requirements set forth therein.

E. Appeals

There is no administrative appeal of the decision of the Redevelopment Board on Site Plan Review. Appeal is to court.

F. Lapse and Extension of an Approval

An approval granted under Site Plan Review shall lapse after three years from its issuance if substantial use or construction has not commenced within the three-year period, which shall not include the time required to pursue or await the determination of an appeal of the approval. Upon written application by the grantee, the Redevelopment Board in its discretion may extend the rights to exercise the site plan review approval for a period not to exceed two years for good cause shown. An application for such an extension shall be filed with DPCD prior to the expiration of the three-year period and with enough time to provide proper notice of the requested extension at a regularly scheduled Redevelopment Board meeting. The rights to an expired site plan review approval may only be reestablished after the filing of a new application for review and the holding of a new public hearing, subject to the discretion of the Redevelopment Board.