

## REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb), for the full list of required submittals.

**Application Cover Sheet (project and property information, applicant information)**

**Dimensional and Parking Information Form (see attached)**

**Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

**Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

**Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

**Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

**Vehicle, Bicycle, and Service Vehicle Plans**

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

**Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
  - An analysis for solar energy system(s) for the site detailing layout and annual production;
  - The maximum feasible solar zone area of all structures; and,
  - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
  - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

**Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

**Plans for sign permits, if signage is an element of development proposal**

**Stormwater management plan**

*(for stormwater management during construction for projects with new construction)*

**SketchUp Compatible Model, if required**

**Application fee**

*(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)*

**FOR OFFICE USE ONLY**

Docket #: 3819

\_\_\_\_\_ Special Permit Granted

Date: \_\_\_\_\_

\_\_\_\_\_ Received evidence of filing with Registry of Deeds

Date: \_\_\_\_\_

\_\_\_\_\_ Notified Building Inspector of Special Permit filing

Date: \_\_\_\_\_

COVER SHEET

Docket 3819

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- 1. Property Address 2 Reservoir Road, Arlington, Mass. 02474  
Assessors Block Plan, Block, Lot No. Lot No 12A Zoning District R1
- 2. Deed recorded in the Registry of deeds, Book 19911, Page 572  
or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
- 3. Present Use of Property (include # of dwelling units, if any)  
One Single Family Dwelling and one detached garage
- 4. Proposed Use of Property (include # of dwelling units, if any)  
One Single Family Dwelling with new attached addition & detached garage remaining

APPLICANT INFORMATION

- 1. **Applicant:** Identify the person or organization requesting the Special Permit:  
Name of Applicant(s) David & Linnea Berggren  
Organization Homeowners  
Address 2 Reservoir Road, Arlington, Mass. 02474  
Street City, State, Zip  
Phone 781 475-7099 Email lberggit@gmail.com
- 2. **Applicant Interest:** the applicant must have a legal interest in the subject property:  
 Property owner  Purchaser by land contract  
 Purchaser by option or purchase agreement  Lessee/tenant
- 3. **Property Owner**  Check here if applicant is also property owner  
Identify the person or organization that owns the subject property:  
Name David & Linnea Berggren Title Yes  
Organization Homeowners Phone 781 475-7099  
Address 2 Reservoir Road, Arlington, Mass. 02474  
Street City, State, Zip  
Phone 781 475-7099 Email lberggit@gmail.com

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name David M. Mullen Title Architect  
 Organization David M. Mullen AIA Phone 781 354-3013  
 Address 39 Bow Street Lexington, Mass. 02420  
Street City, State, Zip  
 Phone 781 354-3013 Email davidmullenaia@gmail.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

3.4.2 A Construction or reconstruction on a site adjacent to the Minuteman Bikeway.  
 \_\_\_\_\_  
 \_\_\_\_\_  
section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

5.4.2 page Seeking waiver from code section 5.4.2 page 5-16  
dimensional & density requirement of usable open  
space of 30%, based on existing lot being 5129 s.f.  
in an R1 district which requires lot area to be min.  
of 6000 s.f. (see code sect. 5.4.2 page 5-14.  
 \_\_\_\_\_  
section(s) title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that David & Linnea Berggren is the owner  or occupant  or purchaser under agreement   
 of the property in Arlington located at 2 Reservoir Road Arlington, Mass.  
 which is the subject of this application; and that unfavorable action  or no unfavorable action  has been taken by  
 the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant  
 expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the  
 Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

D. Berggren Dave Berggren

2 Reservoir Rd, Arlington, MA 02474 781-475-7099  
Address Phone

**DIMENSIONAL AND PARKING INFORMATION**

Property Location: 2 Reservoir Road

Zoning District: R1

Applicant: David & Linnea Berggren

Address: 2 Reservoir Road

Present Use/Occupancy: No. of Dwelling Units:  
Single Family Dwelling

Uses and their gross square feet:  
living space 1279 s.f.

Proposed Use/Occupancy: No. of Dwelling Units:  
Single Family Dwelling

Uses and their gross square feet:  
living space 1710 s.f.

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	5129 s.f.	5129 s.f.	min. 5000 s.f.
Frontage	50 s.f.	50 s.f.	min. 50 s.f.
Floor Area Ratio <sup>1</sup>	.37	.45	max. no minimum or maximum
Lot Coverage (%), where applicable	20%	28 %	max. 35%
Lot Area per Dwelling Unit (sf)	5129 s.f.	5129 s.f.	min. 5000 s.f.
Front Yard Depth (feet)	7.8 ft	7.8 ft	min. 25 ft
Side Yard Width (feet)	right side	6.6 ft	min. 10 ft
	left side	14.9 ft	min. 25 ft
Rear Yard Depth (feet)	64 ft average	48 ft average	min. 20 ft
Height	stories	1 1/2 Story	stories <sup>2</sup> 2 1/2 Story
	feet	26.5 ft	Feet 35 ft
Open Space (% of G.F.A.) <sup>3</sup>		182%/118%	min. 10%/30%
	Landscaped (sf)	3446	(sf) 23
	Usable (sf)	2244	(sf) 988
Parking Spaces (#) <sup>4</sup>	2	2	min. 1
Parking Area Setbacks (feet) <i>(where applicable)</i>	n/a	n/a	min. n/a
Loading Spaces (#)	n/a	n/a	min. n/a
Bicycle Parking <sup>5</sup>	short term	n/a	min. n/a
	long term	n/a	min. n/a

<sup>1</sup> FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

<sup>2</sup> Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

<sup>3</sup> Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

<sup>4</sup> See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

<sup>5</sup> See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

## Impact Statement

Subsequent to receiving approval from the Arlington Conservation Commission due to the proposed projects proximity to Mill Brook and the No Name Brook, the homeowners are now required to apply for approval from the Arlington Redevelopment Board due to the projects site being adjacent to the Minuteman Bikeway as per zoning code section 3.4.2A, and in addition secure special permits required by zoning sections 8.1.1 & 8.1.2C nonconforming uses and structures as well as 9.02d extensions & alterations.

Also, aside from these zoning requirements, the homeowners wish to improve the property as well as the existing structures due to the age of the structures combined with delayed maintenance through the years, as the existing structure has become somewhat of a visual detriment to the neighborhood to the point of potentially reducing the value of the adjacent properties, as well as becoming somewhat unlivable to the owners. To alleviate these conditions the homeowners wish to renovate the existing structure and add an addition on the rear of the existing structure as well as a second floor dormer so as to allow the homeowners to age in place.

### Special Permit Criteria

1. The main use requested as it pertains to approval from the Arlington Redevelopment Board is as follows: Code section 3.4 Environmental Design Review & specifically sect. 3.4.2A applicability of construction or reconstruction on a site abutting the Minuteman Bikeway.
2. In that the requested use will remain the same as the present use (i.e. single family residential), it will not adversely affect the public convenience of welfare and therefore is desirable.
3. The requested use will not create undue traffic congestion nor will it impede pedestrian use or safety, as the existing driveway will remain in its existing location with two cars emptying on to Reservoir Road, and the existing walkways on both streets will remain untouched allowing unimpeded access to Reservoir Rd. and the Minuteman Bikeway along Nourse Street.
4. The requested use essentially remains the same as the existing use (i.e. single family residential). The occupant usage will also remain the same at two occupants, therefore, the water & sewer requirements will not change. Further, the new rear addition to the existing house will not in any way have a detrimental effect on the natural site or drainage, nor will any activities occur on the site that would cause any danger affecting health, safety or the general welfare.
5. Even though at this point in the process, the homeowners are unaware of any special regulations, they will nonetheless fulfill any that the Arlington Redevelopment Board directs them to do.
6. The requested use will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health, morals or welfare, as the proposed use will remain essentially the same R1 residential use.
7. The requested use will not by its addition to the neighborhood cause an excess of that particular use that could be detrimental to the character of said neighborhood as the design will remain essentially R1 residential adhering to the requirements of code section 9.02 c & d extensions & alterations and code section 8.1.1 and 8.1.2 c extensions & alterations.

## Environmental Design Review Criteria

1. **Preservation of Landscape:** A landscape plan has been developed for the existing site by Holly Garden Design and approved by the Arlington Conservation Commission. This plan preserves the site wherever possible & improves on it with native trees & plantings in keeping with the general appearances of neighboring developed areas.
2. **Relation of Buildings to Environment:** The renovated existing structure & new addition will remain residential in scale, architectural style & appearance in keeping with the original neighborhood.
3. **Open Space:** The landscape plan previously mentioned in criteria item one and approved by the Arlington Conservation Commission dealt in detail with the configuration of both landscaped & usable open space thereby adding to the visible amenities as well as to the neighborhood in general.
4. **Circulation:** This criteria does not apply to this project as it is a small single family lot.
5. **Surface Water Drainage:** The surface water drainage issue has already been addressed and approved by the Arlington Conservation Commission & shown on the engineers lot site plan as viewed by the commission.
6. The site will remain available to any town official required to overview the storm water system.
7. **Utilities:** All utilities such as electric, telephone & t.v. are delivered to the neighborhood by overhead means. Clean water is delivered underground and sewage is exited underground to town sewage pipes.
8. **Advertising Features:** This criteria does not apply to this site as there will be no signage.
9. **Special Features:** There are no special features on this single family lot.
10. **Safety:** This criteria does not apply to this lot as it is a single family lot with no public or semi public spaces.
11. **Heritage:** This criteria does not apply to this lot as there are no structures or elements of historical value present.
12. **Microclimate:** This criteria does not apply to this lot as there are no elements on the site that would adversely affect the immediate environment.
13. **Sustainable Building and Site Design:** The homeowners intent is to continue the best practices started in the Arlington Conservation Commission phase of the project and will continue into this Arlington Redevelopment Board phase as well as on through the Building Permit & Construction stages.

# RESERVOIR ROAD

EXISTING DRIVEWAY  
TO BE REDUCED



LOT 11A  
N/F  
AMIR & KIMBERLY ZAGANJORI

PROPOSED  
PAD FOR  
HVAC UNIT  
(PERVIOUS)

PROPOSED  
1 STORY  
ADDITION

EIGHT TREES TO BE  
REMOVED

PROPOSED  
WASHED  
STONE TRENCH

PROPOSED  
PERVIOUS  
PAVERS

PROPOSED  
STAIRS

PREPARED FOR: DAVID BERGGREN

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.

*Scott Lynch* 1/4/2024

SCOTT LYNCH, PLS DATE

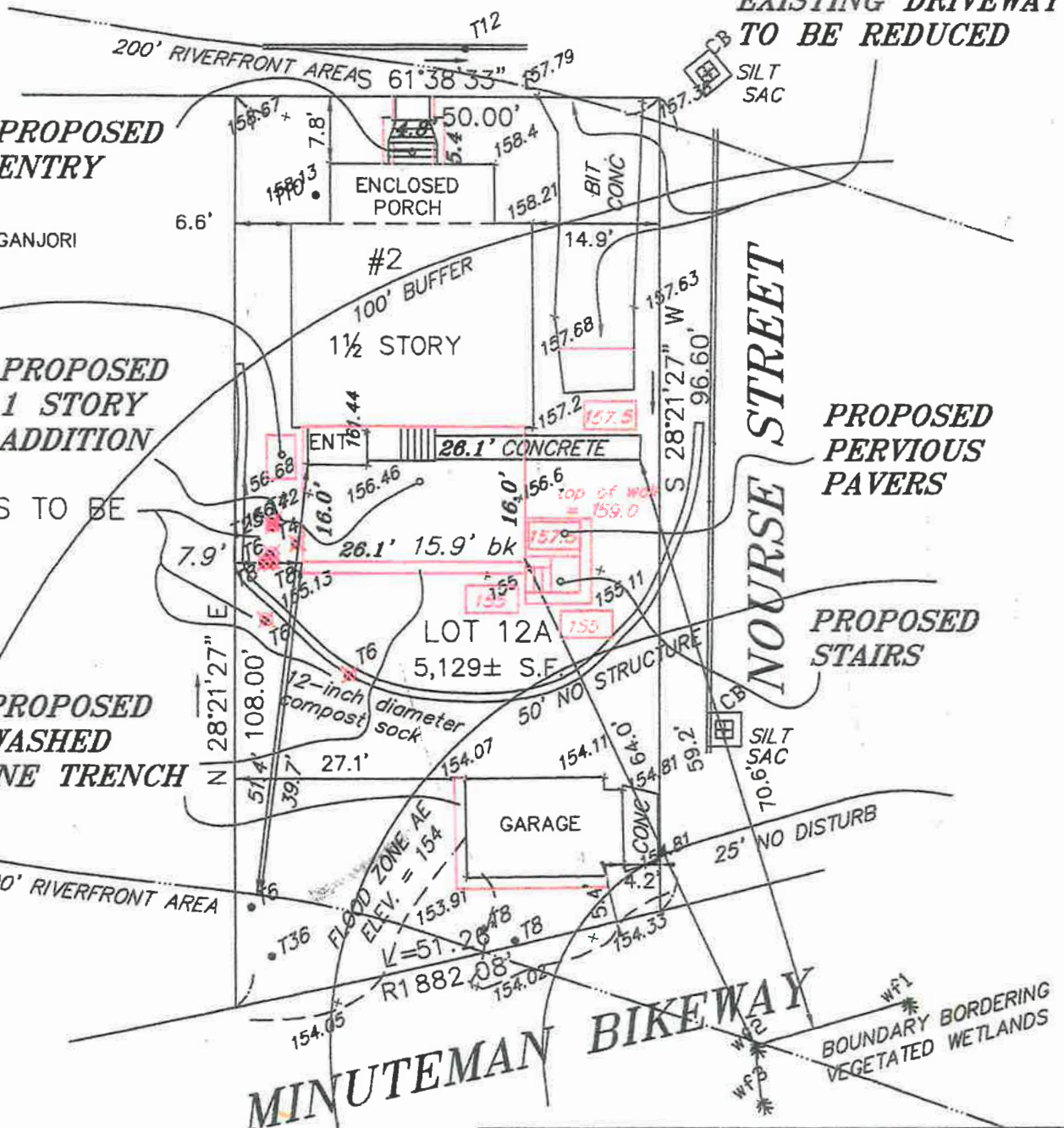
THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
#2 RESERVOIR ROAD  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

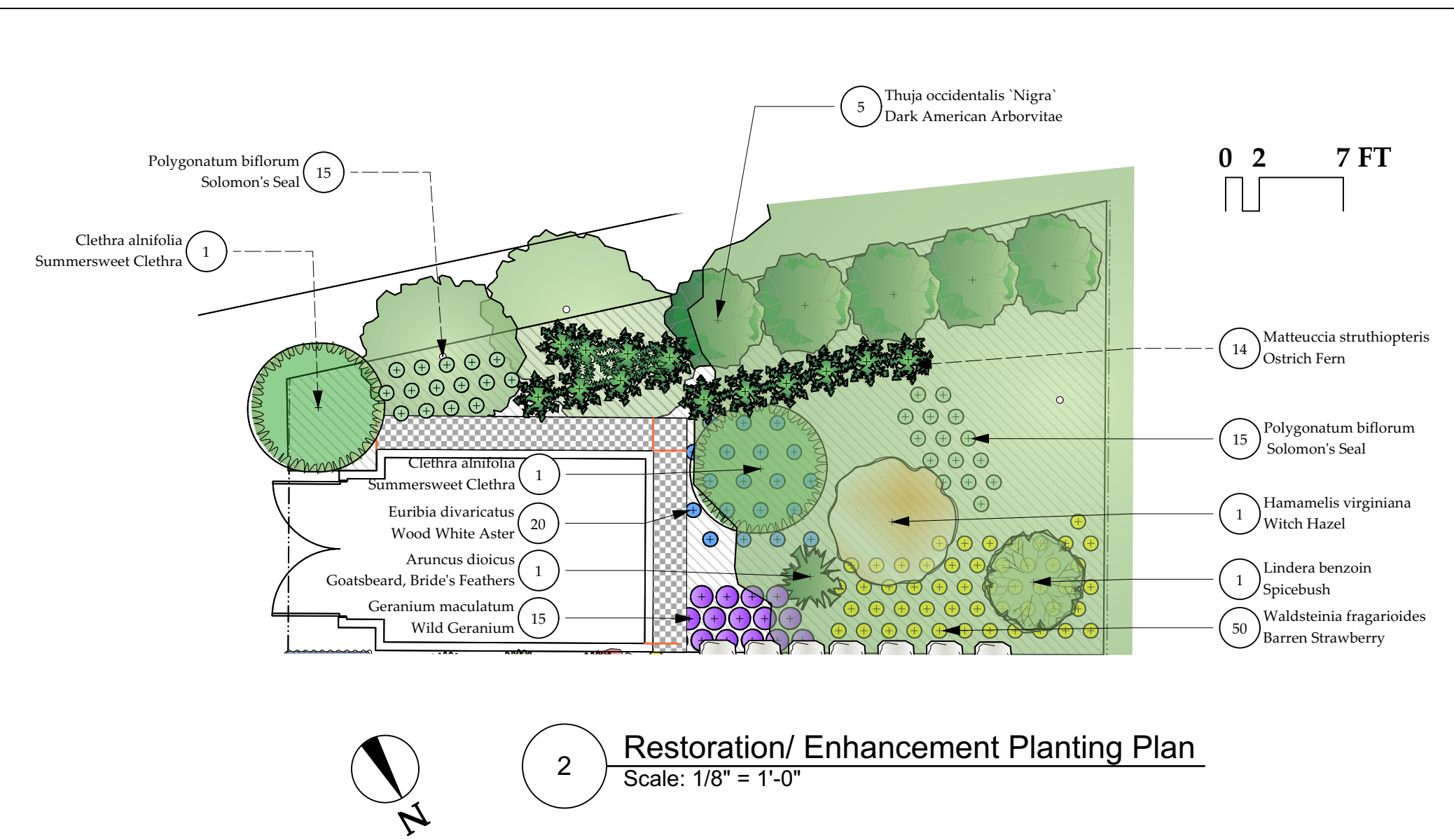
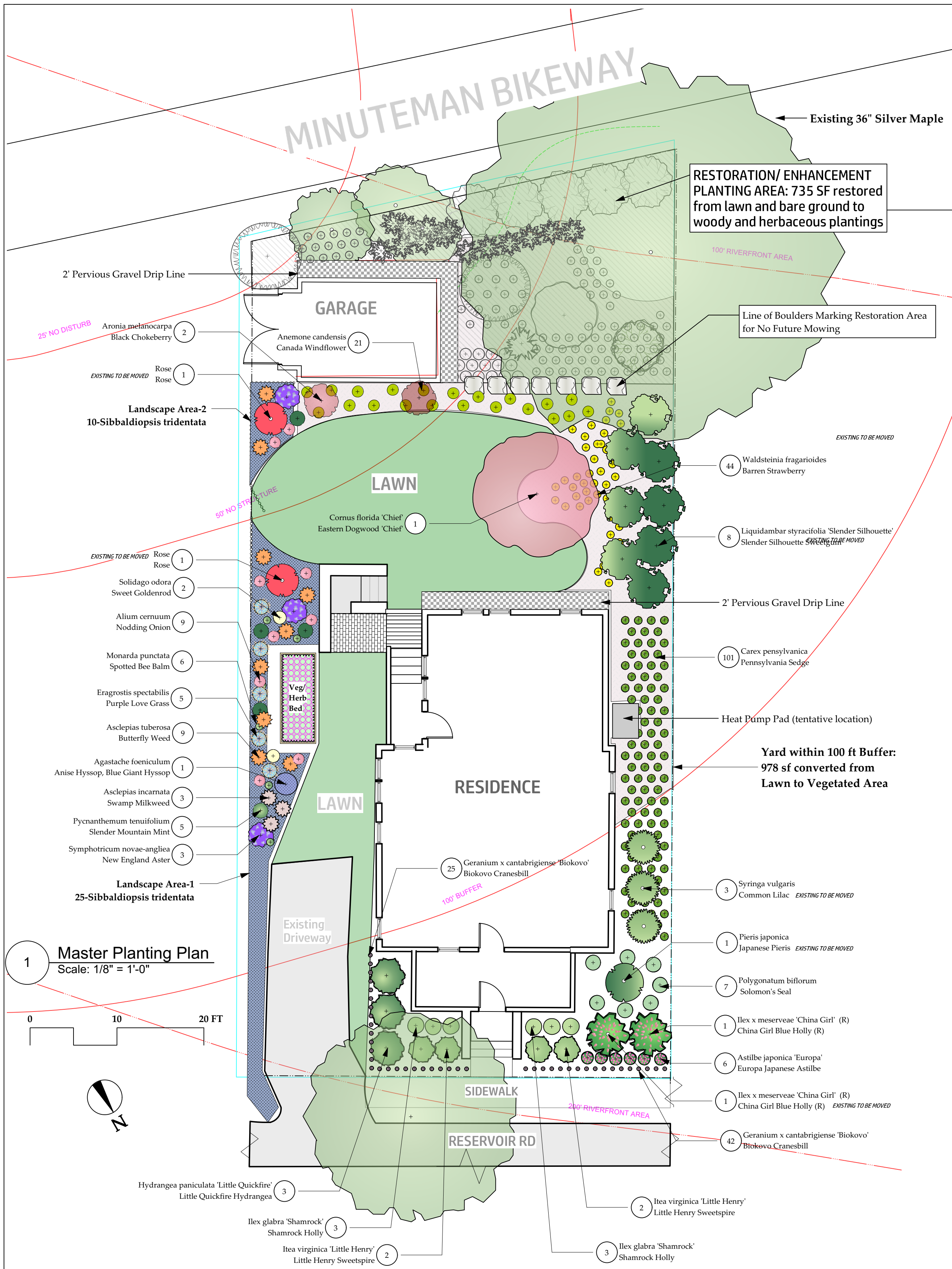
SCALE: 1" = 20' DATE: 1/4/2024



ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5213PP7.DWG





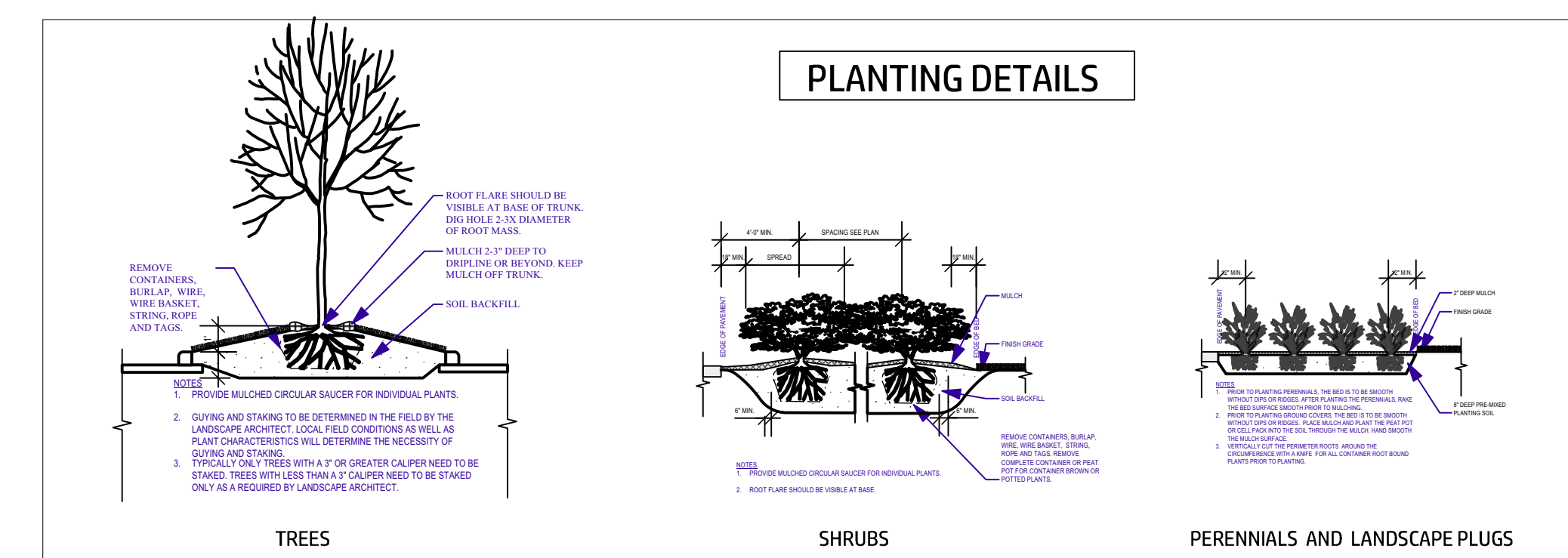


Berggren Restoration Plant List				
PLANT TYPE	QTY	LATIN NAME	COMMON NAME	SIZE
TREES	5	<i>Thuja occidentalis 'Nigra'</i>	Dark American Arborvitae	10 Gal
SHRUBS	2	<i>Clethra alnifolia</i>	Summersweet Clethra	5 Gal
	1	<i>Hamamelis virginiana</i>	Witch Hazel	10 Gal
	1	<i>Lindera benzoin</i>	Spicebush	10 Gal
PERENNIALS	1	<i>Aruncus dioicus</i>	Goatsbeard, Bride's Feathers	1 Gal
	20	<i>Eurybia divaricata</i>	Wood White Aster	1 Gal
	15	<i>Geranium maculatum</i>	Wild Geranium	1 Gal
	14	<i>Matteuccia struthiopteris</i>	Ostrich Fern	1 Gal
	37	<i>Polygonatum biflorum</i>	Solomon's Seal	1 Gal
	50	<i>Waldsteinia fragarioides</i>	Barren Strawberry	LP50

Tree Replacement Schedule					
TO BE REMOVED*			TO BE ADDED		
Qty	Common Name	Botanical Name	Qty	Common Name	Botanical Name
7	Norway Maple	<i>Acer platanoides</i>	8	Slender Silhouette Sweetgum	<i>Liquidambar styracifolia 'Slender Silhouette'</i>
1	Black Walnut	<i>Juglans nigra</i>	1	Cherokee Chief Native Dogwood	<i>Cornus florida 'Cherokee Chief'</i>
*All trees to be removed are 8" or less DBH			5	Dark American Arborvitae	<i>Thuja occidentalis 'Nigra'</i>

Berggren Full Plant List				
PLANT TYPE	QTY	LATIN NAME	COMMON NAME	SIZE
TREES	1	<i>Cornus florida 'Cherokee Chief'</i>	Cherokee Chief Pink Dogwood	1-1.5" B&B
	8	<i>Liquidambar styracifolia 'Slender Silhouette'</i>	Slender Silhouette Sweetgum	10 Gal
	5	<i>Thuja occidentalis 'Nigra'</i>	Dark American Arborvitae	10 Gal
SHRUBS	2	<i>Aronia melanocarpa</i>	Black Chokeberry	5 Gal
	2	<i>Clethra alnifolia</i>	Summersweet Clethra	5 Gal
	1	<i>Hamamelis virginiana</i>	Witch Hazel	10 Gal
	3	<i>Hydrangea paniculata 'Little Quickfire'</i>	Little Quickfire Hydrangea	5 Gal
	6	<i>Ilex glabra 'Shamrock'</i>	Shamrock Inkberry Holly	3 Gal
	4	<i>Itea virginica 'Little Henry'</i>	Little Henry Sweetspire	3 Gal
	1	<i>Lindera benzoin</i>	Spicebush	10 Gal
PERENNIALS	1	<i>Agastache foeniculum</i>	Anise Hyssop	1 Gal
	9	<i>Allium cernuum</i>	Nodding Onion	1 Qt
	1	<i>Aruncus dioicus</i>	Goatsbeard, Bride's Feathers	1 Gal
	9	<i>Asclepias tuberosa</i>	Butterfly Weed	1 Qt
	3	<i>Asclepias incarnata</i>	Rose Milkweed	1 Gal
	6	<i>Astilbe japonica 'Europa'</i>	Europa Japanese Astilbe	1 Gal
	100	<i>Carex pensylvanica</i>	Pennsylvania Sedge	LP50
	5	<i>Eragrostis spectabilis</i>	Purple Lovegrass	1 Qt
	20	<i>Eurybia divaricata</i>	Wood White Aster	1 Gal
	15	<i>Geranium maculatum</i>	Wild Geranium	1 Gal
	42	<i>Geranium x cantabrigiense 'Biokovo'</i>	Biokovo Cranesbill	LP50
	14	<i>Matteuccia struthiopteris</i>	Ostrich Fern	1 Gal
	6	<i>Monarda punctata</i>	Spotted Beebalm	1 Qt
	37	<i>Polygonatum biflorum</i>	Solomon's Seal	1 Gal
	2	<i>Solidago odora</i>	Sweet Goldenrod	1 Qt
	3	<i>Symphoricarum novae-angliae</i>	New England Aster	1 Qt
	100	<i>Waldsteinia fragarioides</i>	Barren Strawberry	LP50

Use of Native Cultivars	
Cultivar	Reason for Selection
Cherokee Chief Dogwood	The bright red fruits of this pink flowering cultivar of the native Dogwood are an important food for wildlife in the late summer and early fall. Many songbirds eat the fruits. Woodpeckers, crows, and grackles also eat the fruits as do wild turkey and bobwhite quail. Mammals such as mice, squirrels, skunks, and others also feed on the fruits. Small bees, flies, and butterflies are attracted to the flowers and will feed on the nectar and collect pollen.
Slender Silhouette Sweetgum	This tall, narrow cultivar of the native Sweetgum is a larval host to the Luna Moth, <i>Prometha Silkmoth</i> , and dozens of other species. It attracts native bees, wasps, flies and beetles; birds feast on the seeds and insects enjoy the foliage. It is ideal for smaller settings because of its narrow upright habit while providing all of the same ecological functions as the straight species.
Dark American Arborvitae	This smaller cultivar of Easter White Cedar provides nesting sites for songbirds, as well as winter protection.



**Invasive Plant Management Plan**

Plants considered invasive or potentially invasive to Massachusetts, as listed on the webpage of the Massachusetts Invasive Plant Advisory Group (MIPAG), shall be identified and removed by hand-pulling or other mechanical means and disposed of properly for the particular material.

- NOTES**
- 1) No plant substitutions without permission of Landscape Designer.
  - 2) Landscape Designer to place plants on site.
  - 3) Existing plants to be moved to be stored under layer of soil or bark mulch in the shade and kept moist until replanting.
  - 4) LP50 Landscape Plugs to be purchased from New Moon Nursery [www.newmoonnursery.com](http://www.newmoonnursery.com)  
If LP50 size unavailable, size substitutions to be approved by Landscape Designer.
  - 5) Two inches of clean compost to be mixed with topsoil before planting.
  - 6) All plantings to be covered with 3 inches of leaf mulch.
  - 7) Future leaf fall to be kept in place in Restoration Area.
  - 8) Planting outside the restoration, not including replacement trees, may be partially implemented based on budget and plant availability.





# (GFA) GROSS FLOOR AREA Calculations

## GFA

existing GFA

cellar = 617

1st = 813

2nd = 466

tot. existing = 1896 s.f.

.37

proposed GFA

cellar = 617

1st = 1152

2nd = 558

tot. proposed = 2327 s.f.

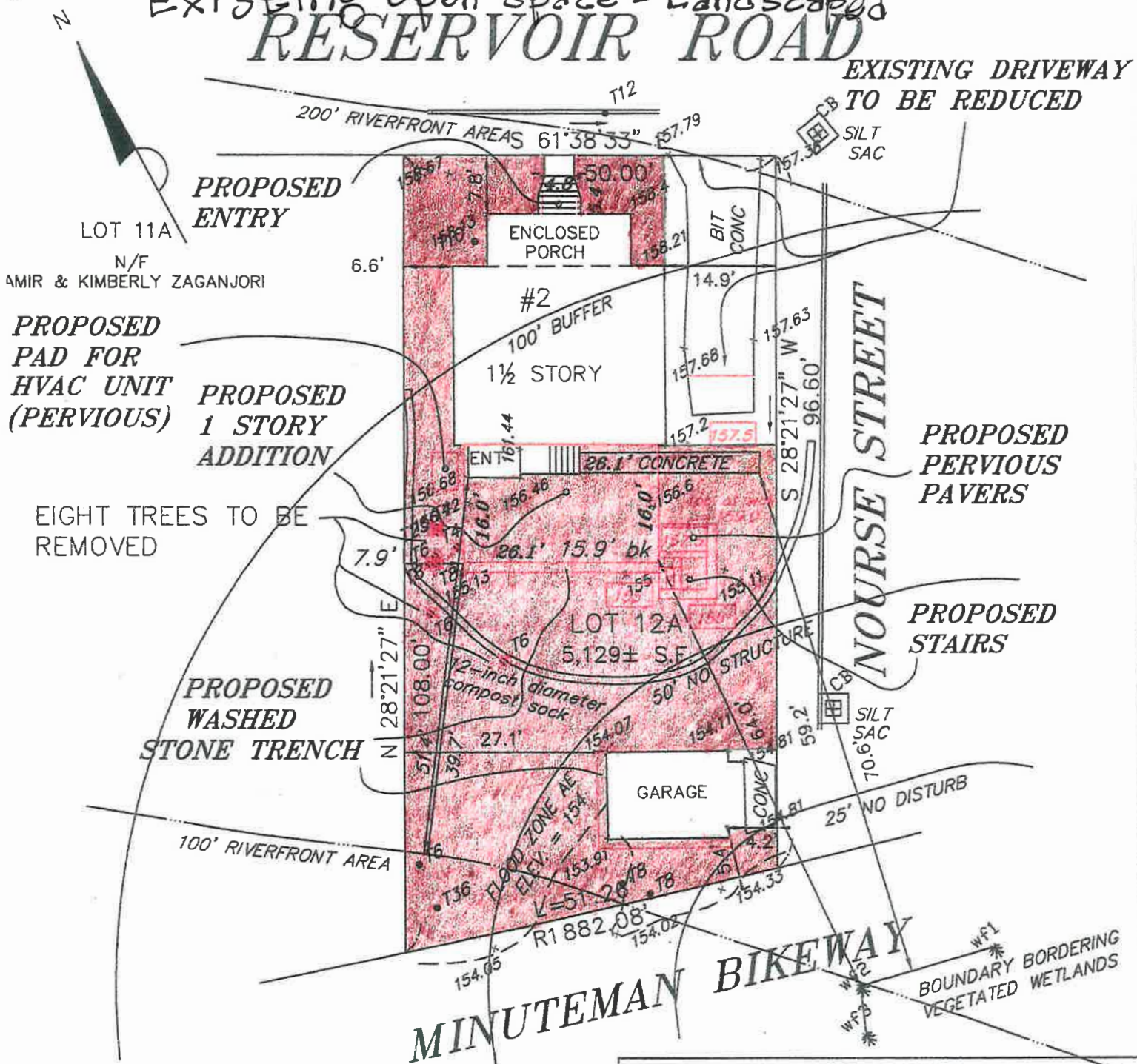
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Gross Floor Area  
(GFA)

Plans & Calcs.

Area	Existing SF	% GFA	Proposed SF	% GFA
Landscape	3446	182	3097	133
Usable	2244	118	1275	55
GFA	1896		2327	

Existing Open Space - Landscaped  
**RESERVOIR ROAD**



PREPARED FOR: DAVID BERGGREN

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

*Scott Lynch*  
 1/4/2024

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
 #2 RESERVOIR ROAD  
 IN  
**ARLINGTON, MA**  
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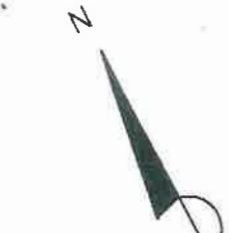
SCALE: 1" = 20' DATE: 1/4/2024



**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 5213PP7.DWG

Existing Open Space - Usable  
**RESERVOIR ROAD**

EXISTING DRIVEWAY  
 TO BE REDUCED



LOT 11A  
 N/F  
 AMIR & KIMBERLY ZAGANJORI

**PROPOSED  
 PAD FOR  
 HVAC UNIT  
 (PERVIOUS)**

**PROPOSED  
 1 STORY  
 ADDITION**

EIGHT TREES TO BE  
 REMOVED

**PROPOSED  
 WASHED  
 STONE TRENCH**

**PROPOSED  
 PERVIOUS  
 PAVERS**

**PROPOSED  
 STAIRS**

**NOURSE STREET**

**MINUTEMAN BIKEWAY**

**PROPOSED  
 ENTRY**

ENCLOSED  
 PORCH

#2  
 100' BUFFER  
 1 1/2 STORY

26.1' CONCRETE

LOT 12A  
 5,129± SF

GARAGE

PREPARED FOR: DAVID BERGGREN  
 I HEREBY CERTIFY THAT THE BUILDING IS  
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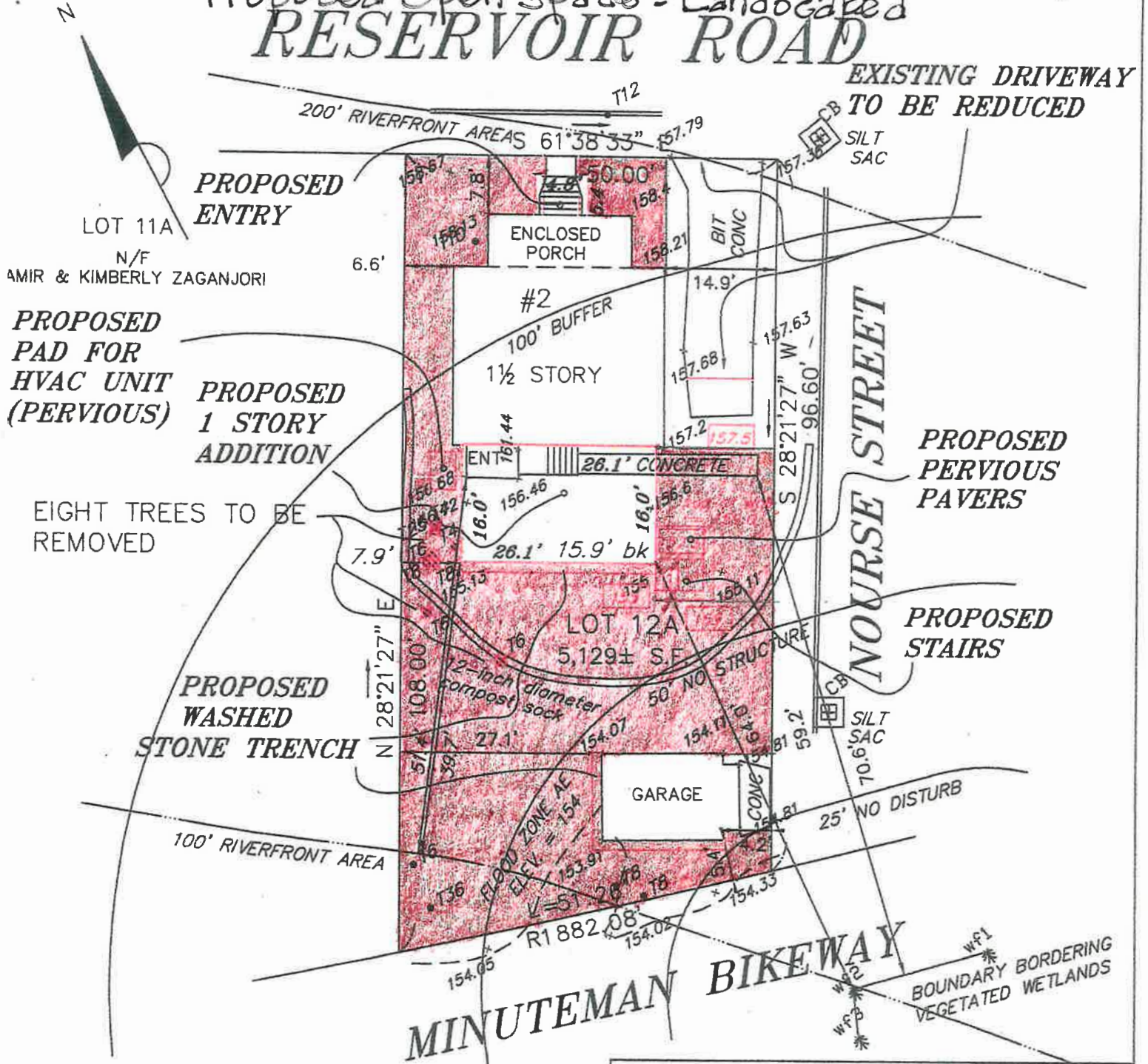
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Proposed Open Space - Landscaped  
**RESERVOIR ROAD**

EXISTING DRIVEWAY  
 TO BE REDUCED



LOT 11A  
 N/F  
 AMIR & KIMBERLY ZAGANJORI

PROPOSED  
 PAD FOR  
 HVAC UNIT  
 (PVIOUS)

PROPOSED  
 1 STORY  
 ADDITION

EIGHT TREES TO BE  
 REMOVED

PROPOSED  
 WASHED  
 STONE TRENCH

PROPOSED  
 PVIOUS  
 PAVERS

PROPOSED  
 STAIRS

100' RIVERFRONT AREA

MINUTEMAN BIKEWAY

BOUNDARY BORDERING  
 VEGETATED WETLANDS

PREPARED FOR: DAVID BERGGREN

I HEREBY CERTIFY THAT THE BUILDING IS  
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*Scott Lynch* 1/4/2024

SCOTT LYNCH, PLS DATE

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 ARLINGTON, MA 02476  
 (781) 648-5533  
 5213PP7.DWG

Proposed Open Space - Usable  
**RESERVOIR ROAD**



LOT 11A  
 N/F  
 AMIR & KIMBERLY ZAGANJORI

**PROPOSED  
 PAD FOR  
 HVAC UNIT  
 (PERVIOUS)**

**PROPOSED  
 1 STORY  
 ADDITION**

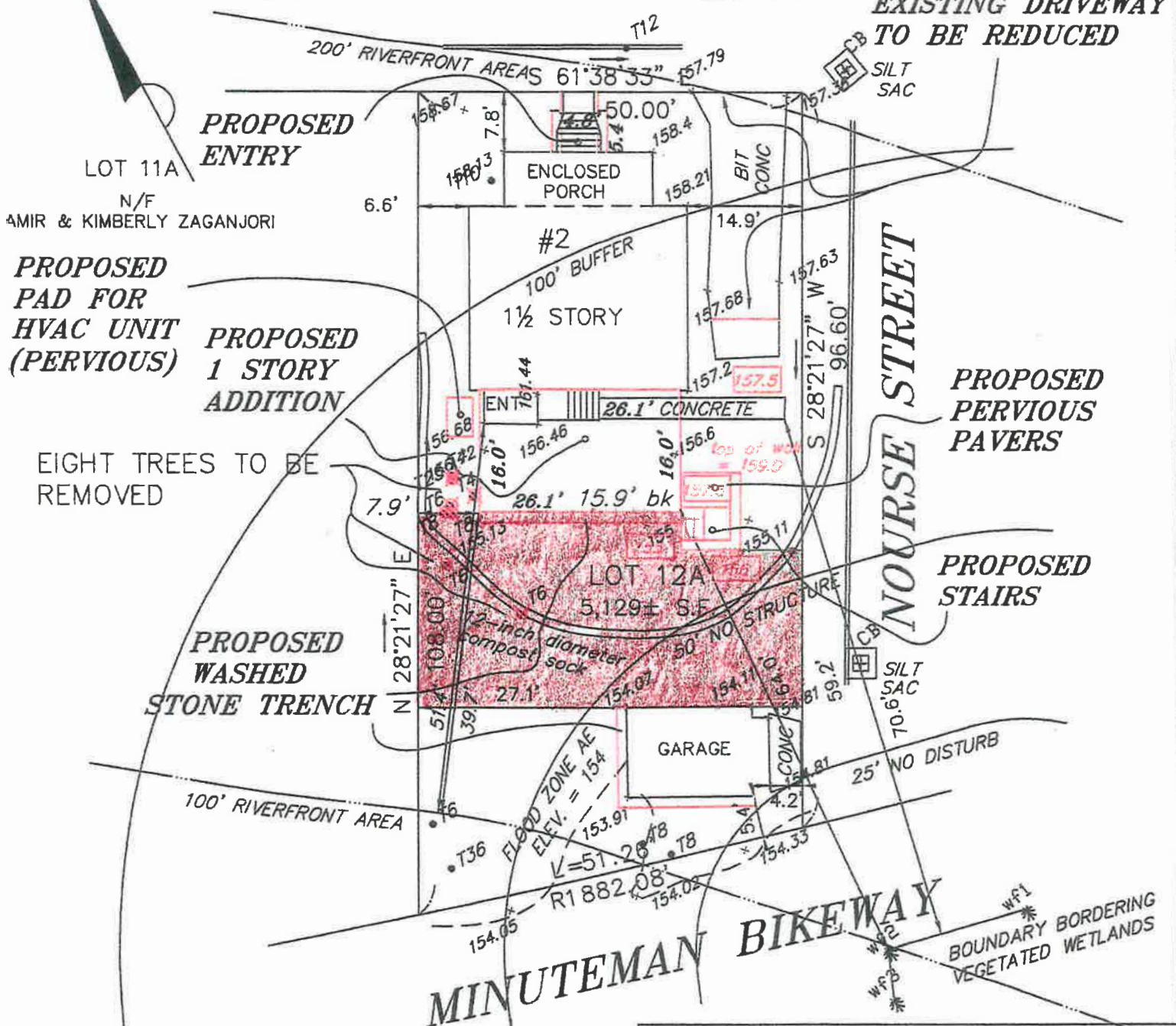
EIGHT TREES TO BE  
 REMOVED

**PROPOSED  
 WASHED  
 STONE TRENCH**

**EXISTING DRIVEWAY  
 TO BE REDUCED**

**PROPOSED  
 PERVIOUS  
 PAVERS**

**PROPOSED  
 STAIRS**



PREPARED FOR: DAVID BERGGREN  
 I HEREBY CERTIFY THAT THE BUILDING IS  
 LOCATED AS SHOWN.

PROPOSED PLOT PLAN  
 #2 RESERVOIR ROAD  
 IN  
**ARLINGTON, MA**  
 (MIDDLESEX COUNTY)

SCALE: 1" = 20'      DATE: 1/4/2024



**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 5213PP7.DWG

*Scott Lynch*      1/4/2024

SCOTT LYNCH, PLS      DATE  
 THIS PLAN MAY HAVE BEEN ALTERED IF  
 THE SIGNATURE IS NOT SIGNED IN BLUE.



OPEN SPACE  
by Landscaped  
& Usable

Open Space Arlington  
message

vid B <spindoton@gmail.com>  
David Mullen <davidmullenai@gmail.com>  
: Linnea Mobile <lberggit@gmail.com>

Mon, May 20, 2024 at 1:32 f

Hi David,

Does the driveway count as 'open space'?

Not sure if this is what you are looking for:  
Open Space in definitions: (page 19 of the bylaw):

Definitions Associated with Open Space

Open Space: A yard including sidewalks, swimming pools, terraced areas, decks, patios, play courts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.

Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Refer to Section 5.3.22.C, for how to calculate landscaped open space.

Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service activities such as clothes drying; which space is at least 75% open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if at least 75% of the area has a grade of less than 8%, and no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet. Refer to Section 5.3.22.C, for how to calculate usable open space.

This is the line from 5.3.22(C)

- (5) Unenclosed porches, balconies, and decks.
- C. For the purposes of this bylaw, the district dimensional requirements for Usable Open Space and Landscaped Open Space are calculated based on Gross Floor Area.

? how calculated?

Dimensional Requirements:  
page 60:

R District Yard and Open Space Requirements (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R0, R1	25	10	
Rear (lot depth 100 ft. or more)	.....	.....	20
Rear (lot depth <100 ft.)	.....	.....	20% lot depth
Accessory buildings and garage structures	25	6	6
R2	20	10	
Rear (lot depth 100 ft. or more)	.....	.....	20
Rear (lot depth <100 ft.)	.....	.....	20% lot depth
Accessory buildings and garage structures	20	6	6

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date: 2024-07-11

Registry ID:

Ekotrope ID: LZgy5wyd



## HERS® Index Score:

# 52

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

## Annual Savings

# \$4,197

\*Relative to an average U.S. home

## Home:

2 Reservoir Rd  
Arlington, MA 02474

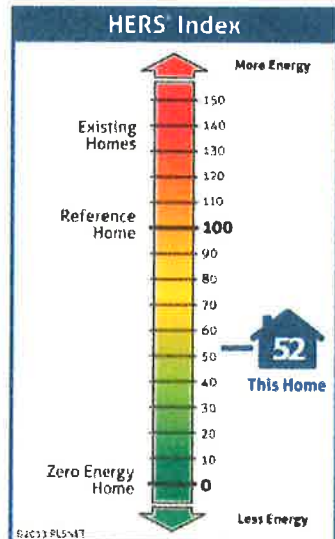
## Builder:

David Mullen

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	14.1	\$1,151
Cooling	1.2	\$98
Hot Water	3.1	\$252
Lights/Appliances	17.1	\$1,401
Service Charges		\$84
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>35.5</b>	<b>\$2,986</b>

This home meets or exceeds the criteria of the following:



## Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,746 ft <sup>2</sup>
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 10.8 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 17.5 SEER
Primary Water Heating:	Residential Water Heater • Electric • 3.7 UEF
House Tightness:	1.5 ACH50
Ventilation:	40 CFM • 40 Watts • ERV
Duct Leakage to Outside:	50 CFM @ 25Pa (2.86 / 100 ft <sup>2</sup> )
Above Grade Walls:	R-21
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.25, SHGC: 0.29
Foundation Walls:	N/A
Framed Floor:	R-30

## Rating Completed by:

**Energy Rater:** Bijan Khosraviani  
RESNET ID: 9257410

**Rating Company:** A9 Green/Total Green Energy Solution  
located in Lexington, Massachusetts  
781-778-7054

**Rating Provider:** Energy Raters of Massachusetts  
2 Woodlawn Street Amesbury, MA 01913  
978-270-3911

Bijan Khosraviani, Certified Energy Rater  
Digitally signed: 7/30/24 at 4:52 PM



Ekotrope RATER - Version:4.2.2.3447

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.  
This report does not constitute any warranty or guarantee.

# Fuel Summary



**Property**  
2 Reservoir Rd  
Arlington, MA 02474

**Organization**  
A9 Green/Total Green Energy Sr  
Bijan Khosravi  
781-778-7054

**Inspection Status**  
Results are projected

2 Reservoir Rd, Arlington, MA 02474\_PM\_07-1  
Final

**Builder**  
David Mullen

## Annual Energy Cost

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Electric	\$2,941
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## Annual End-Use Cost

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Heating	\$1,133
Cooling	\$98
Water Heating	\$252
Lights & Appliances	\$1,373
Onsite Generation	-\$0
Service Charges	\$84
Total	\$2,941

## Annual End-Use Consumption

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Heating [Electric kWh]	4,059.4
Cooling [Electric kWh]	353.0
Hot Water [Electric kWh]	904.2
Lights & Appliances [Electric kWh]	4,922.0
Total [Electric kWh]	10,238.6
Total Onsite Generation [Electric kWh]	0.0

## Peak Electric Consumption

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Peak Winter kW	2.77
Peak Summer kW	1.14

## Utility Rates

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Electricity	MA2023-\$0.279/kWh
Natural Gas	MA2023 \$2.19/thm
Propane	2023LPG \$3.55/Gallon
Oil	2010 Oil, 3.36/G



**LEED v4.1 Residential: Single Family**  
Project Checklist

Project Name: 2 Reservoir Road  
Date: 9/6/2024

Y ? N

3	0	0	Credit	Integrative Process	2
<b>PERFORMANCE PATH</b>					
3	0	0	Credit	LEED for Neighborhood Development Location	10
<b>PRESCRIPTIVE PATH</b>					
1	1	0	Credit	Site Selection	6
1	1	0	Credit	Compact Development	1
1	1	0	Credit	Community Resources	1
2	1	0	Credit	Access to Transit	2
<b>4 0 0 Sustainable Sites 5</b>					
Y			Prereq	Construction Activity Pollution Prevention	Required
1	1	0	Credit	Heat Island Reduction	1
2	1	0	Credit	Rainwater Management	2
2	1	0	Credit	Non-Toxic Pest Control	2
<b>11 0 0 Water Efficiency 15</b>					
Y			Prereq	Water Use	Required
Y			Prereq	Water Metering	Required
<b>PERFORMANCE PATH</b>					
11	0	0	Credit	Total Water Use	15
<b>PRESCRIPTIVE PATH</b>					
11	0	0	Credit	Indoor Water Use	11
4	0	0	Credit	Outdoor Water Use	4
<b>36 0 0 Energy and Atmosphere 40</b>					
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant, or Building Manager	Required
36	0	0	Credit	Annual Energy Use	36
2	0	0	Credit	Efficient Hot Water Distribution System	2
1	0	0	Credit	HVAC Start-Up Credentialing	1
1	0	0	Credit	Refrigerant Management	1

<b>2 0 0 Materials and Resources 12</b>					
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
3	0	0	Credit	Durability Management Verification	3
5	0	0	Credit	Environmentally Preferable Products	5
2	0	0	Credit	Construction Waste Management	2
2	0	0	Credit	Material Efficient Framing	2
<b>8 0 0 Indoor Environmental Quality 16</b>					
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Compartmentalization	Required
3	0	0	Credit	Enhanced Ventilation	3
3	0	0	Credit	Contaminant Control	3
6	0	0	Credit	Balancing of Heating and Cooling Distribution Systems	6
2	0	0	Credit	Low Emitting Products	4
<b>0 0 0 Innovation 6</b>					
Y			Prereq	Preliminary Rating	Required
5	0	0	Credit	Innovation	5
1	0	0	Credit	LEED AP Homes	1
<b>0 0 0 Regional Priority 4</b>					
1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1
<b>64 0 0 TOTALS Possible Points: 110</b>					

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

## 2 Reservoir Road

### LEED Notes:

#### Location and Transportation

- Access to Transit – Easy access to Minuteman Bikeway and Bus Lines
- Compact Development – This is an existing single-family house with a modest single floor addition.

#### Sustainable Sites

- Project has been approved by the Arlington Conservation Commission, and includes storm trenches around the addition, and the existing garage. Additionally, an area of 735 square feet has been designated as restoration land. From the Conservation commission application: “The Applicants propose 735± square feet of Riverfront Area restoration/enhancement within the southern portion of the site, resulting in a 2:1 ratio of restoration/enhancement to the increase of Degraded Riverfront Area on the site. This restoration/enhancement effort, combined with the stormwater management efforts proposed herein, provide an ‘equivalent level of environmental protection’ relative to the proposed activities”
- Non-Toxic Pest Control – No pest control chemicals of any kind are used on property.

#### Water Efficiency

- Indoor Water Use – All indoor fixtures inclusive of toilets will meet the ‘water sense label’.

#### Energy and Atmosphere

- Annual Energy Use – The project will have a HERS 52 rating.

#### Materials and Resources

- Material Efficient Framing – The new addition will use zip wall for framing.