



Town of Arlington, Massachusetts
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Zoning Board of Appeals Minutes 04/20/2010

ZONING BOARD OF APPEALS - 17 WINTER STREET
CONTINUED TO 5/25/2010 @ 7:45PM

Minutes of Tuesday, April 20, 2010

Members Present:

Joseph Tulimieri, Chair
Eugene Lucarelli
Susan Rivitz
Curtis Morgan
Pamela Heidell

Edith Netter

Also Present:

Geoff Engler
Chris Wilkes
Jay Duran, Civil Engineer
Carl Toumayan, Attorney
Rick Vallerelli Jr., Consultant to Architect
Cliff Rober

DOCKET NO 3385 – 17 WINTER STREET – COMPREHENSIVE PERMIT – CONTINUED FROM APRIL 13, 2010

The meeting was originally scheduled for April 13, 2010 and postponed to April 20, 2010.

The petitioners, Brookes Ave LLC and their attorney, Carl Toumayan presented a request for a Comprehensive Permit under M.G.L. Chapter 40B, Section 20 through 23 for a property located at 17 Winter Street.

Geoff Engler presented the proposed plan, an eight unit clapboard structure constructed on what is now an empty lot. This project would abut two historic properties. It has not been approved by Storm Water Management or the Town Engineer yet.

Several questions immediately addressed were:

- The units will have the same finish either clapboard or possible brick.
- There would be affordable units with adaptable *not* accessible handicapped entry.
- There would be a registered architect available.

A report submitted by the Arlington Redevelopment Board is on file citing the problems with the structure, a letter from the Board of Selectmen dated July 8, 2008 supporting Affordable Housing and an eligibility letter from Mass

Housing Partnership dated November 20, 2008 would be located at 51 Grove Street for public inspection.

The Police and Fire Department was notified of this meeting and did not respond.

Several abutters spoke in objection to the proposed plan.

Joe Belskis	196	Wollaston Ave
Denis Corbett		Winter Street
David Leone	5&7	Winter Street
Sarah Wright	22B	Cleveland Street
Kim Morris		Winter Street
Stefanie Bigusiak	26	Cleveland Street
Stephen Pekich	18	Winter Street
Mike Huben	27	Winter Street
John Worden	27	Jason Street
Patricia Worden	27	Jason Street
Deb Citrin	28	Cleveland Street
Chris Loreti	56	Adams Street
Eileen DeRosas		Mass Ave
Ange Joglekar	21	Winter Street

The main concerns were:

- Too many units
- Children
- Traffic, busy street already
- Hardy/Thompson Schools – congestion
- Middle of a residential area
- De facto spot zoning
- Distance from abutters
- Rear wall, parking lot
- Security, alarms, lights
- Trash , Recycling containers
- Impact on neighbors
- Site not taken care of now
- Who would be renting
- Driveway width
- Too large of a footprint
- Predatory project
- Possible third floor
- Height
- Box building
- Could set a precedent
- Maintenance
- Historical disruption
- Construction safety
- Noise

Zoning Board of Appeals

Submitted by Ann Marie Casey
Administrative Aide
Department of Planning and Community Development

