



**Town of Arlington, Massachusetts**  
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## **Zoning Board of Appeals Minutes 04/27/2010**

April 27, 2010

Members in Attendance:

Joseph Tulimieri, Chairman  
Suzanne Rivitz  
Eugene Lucarelli

Docket 3387 - CSB Associates, LLC - 30-50 Mill St

Application for Variance/Special Permit to construct a residential and retail development on the former Brighams site.

The petition and plans were presented by Attorney Mary Winstanley O'Connor of Krattenmaker, O'Connor and Ingber, P.C. and Richard Dickerson, Brian O'Connor and Tom Williams of Allen and Major Associates presented the petition and plans for the applicant WP East Development Enterprises, LLC with regard to the granting of a variance, special permit and finding.

Michael Byrne, Director of Inspectional Services had submitted his comments of the project which were entered into the file.

A memo of fact and law and examples of similar cases were submitted by Ms O'Connor who listed the various boards and departments that had received notification of the project. They included the Redevelopment Board, Transportation, Superintendent of Schools, 22 Mill St Association, The owner of Shattuck's Hardware, and Conservation.

The applicant provided a virtual tour of the proposed site and discussed the issues that would need to be addressed including: flood plain, MWRA easements, wetland protection, traffic issues, footings and topography. A shadow study of the area was introduced and reviewed and changes and possible improvements to the bike bath were discussed.

Speaking in favor of the petition with concerns about parking:

Jim Blakely, Mt. Auburn Hospital

Dr Bill Flynn, 22 Mill St.

Greg Duggan, 22 Mill Tenants Assoc

Deborah Nieman, 22 Mill St

Atty Alan Katz representing Shattucks Hardware.

At the close of the hearing it was announced that another hearing would take place at the same location on June 8, 2010 at 7:45PM.

