

Town of Arlington
Select Board
Meeting Minutes

July 22, 2019
7:15 PM

Select Board Chambers, 2nd Floor, Town Hall

Present: Mrs. Mahon, Chair, Mr. Dunn, Vice Chair, Mr. Curro, Mr. Hurd, Mr. DeCoursey
Also Present: Mr. Chapdelaine, Mr. Heim, Mrs. Krepelka

1. Presentation: Report on Demolitions and Replacement Homes
Jenny Raitt, Director of Planning & Community Development

From October 2018 through March 2019, the Department of Planning and Community Development studied the impact of residential construction projects (both large additions and replacement homes) on Arlington's low-density residential neighborhoods. The study evaluated the effectiveness of Arlington's current demolition delay bylaw to determine whether it should be amended. The 2018 Special Town Meeting voted to study whether the demolition delay bylaw should be amended to scope or procedure relative to the demolition of residential buildings, including, but not limited to, determining if the definition of "significant buildings" and/or the inventory of historic buildings is sufficient, and whether substantive or procedural alterations to the bylaw should be made in the interests of preserving historically and architecturally significant residents in Arlington. The Manager directed the Residential Study Group to study the demolition of Arlington residential structures and associated impacts on a number of factors in Arlington's residential neighborhoods, such as housing affordability, historic preservation, neighborhood demographics, preservation, and the impact of construction activity on abutters.

Lynette Culverhouse, 24 Draper Avenue, spoke regarding Capes being taken down and replaced with larger homes that use more fossil fuels. She feels that Cape houses represent a piece of historical architecture, and she feels bad that our heritage is being taken down.

Joanne Preston, 42 Mystic Lake Drive, stated she was concerned about all the trees being removed and the roads have yet to be repaired. In her neighborhood, they have had seven teardowns in the past seven years.

The Board thanked Ms. Raitt for an excellent report.

Mr. Curro moved receipt of said report.

SO VOTED (5-0)

2. Presentation: Housing in Arlington
Adam W. Chapdelaine, Town Manager
Jenny Raitt, Director of Planning & Community Development

Town Manager Chapdelaine stated that housing is an important issue in Arlington. Between 2010 and 2017, the Metro Mayors Coalition, a group of 15 cities and towns in Metro Boston's urban core, which Arlington joined in 2014, determined that 18,000 new jobs were added,

110,000 more people now live in the region and yet only 32,500 housing units were created. Another 185,000 housing units are needed by 2030. Mr. Chapdelaine stated we have not kept pace with the number of housing units in the region and, as a result, housing prices have surged. Massachusetts housing prices are currently the highest in the nation, and many households are cost burdened, more so at lower income levels. ("Burdened" is defined as spending more than 30 percent of income on housing, "severely burdened" as more than 50 percent.)

Mr. Chapdelaine stated Arlington is economically diverse with 27 percent of households having low incomes. Housing prices between 2000 and 2014 are up 71 percent, but income is only 45 percent higher. Furthermore, 1,460 rental units were converted to condos in the 14 year period. Although good for the Town's tax base, it shows that gentrification is happening in Arlington. Solutions to the housing issue involve maintaining our current efforts. The Select Board has supported the Arlington Housing Corporation's efforts at Downing Square and Broadway. All 57 units in the pipeline are affordable housing, and the Coalition has committed to producing 185,000 housing units by 2030.

All members of the Board stated they gladly support this because they are convinced there is a housing problem in town.

Mr. Dunn moved receipt of report.

SO VOTED (5-0)

CONSENT AGENDA

3. Minutes of Meetings: June 17, 2019*
*Mr. Curro abstained because he was not present at the meeting.
4. Reappointments (terms to expire 6/30/2022)
Board of Health
Kevin Fallon
Board of Youth Services
Kimberly Cayer
Cemetery Commission
Michele Hassler
Commission for Arts and Culture
Aneleise Ruggles
Conservation Committee
Nathaniel Stevens
Constables
Richard Boyle
Open Space Committee
Kelsey Cowen
Brian Kelder
Ann LeRoyer
5. Reappointments: Board of Commissioners of Trust Funds
Damon Barglow (term to expire 6/30/2021)
Augusta Haydock (term to expire 6/30/2022)

6. For Approval: Annual Arlington for All Ages 5K Race, September 8, 2019
Susan Carp, Executive Director, Council on Aging
Health and Human Services Charitable Corporation
7. For Approval: Arlington Open Studios Banners
Pamela Shanley, Director, Arlington Open Studios
8. Request: Special (One Day) All Alcohol License, 8/17/19 @ Whittemore Robbins House
for a Private Event
Jillian DeMair and Keith Stone
9. Request: Special (One Day) Beer & Wine License, 9/14/19 for Town Day Beer Garden
Marie Krepelka and Kathleen Darcy, Town Day Committee Co-Chairs
Mr. Dunn moved approval subject to all conditions as set forth. SO VOTED (5-0)

APPOINTMENTS

10. Cyrus Dallin Art Museum, Board of Trustees
Susan Gilbert (term to expire 12/31/2022)
Mr. Dunn moved approval. SO VOTED (5-0)
11. Park and Recreation Commission
Phil Lasker (term to expire 06/30/2022)
Mr. Curro moved approval. SO VOTED (5-0)

LICENSES & PERMITS

12. 7:15 p.m. National Grid Petition/Intersection of Forest Street and Bow Street (Public
Way)
Barbara Kelleher, Permit Representative
(all abutters notified)
(tabled from 6/17/2019 meeting)
The Board approved a Special Permit for National Grid to install and maintain a SCADA
(Supervisory Control and Data Acquisition) box and 100 ft. electrical conduit, in order to transit
and distribute gas at the intersection of Forest and Bow Streets.

Mr. Curro moved approval subject to all conditions as set forth. SO VOTED (4-0)
Mr. DeCoursey chose to recluse himself.

CITIZENS OPEN FORUM

Except in unusual circumstances, any matter presented for consideration of the
Board shall neither be acted upon, nor a decision made the night of the presentation in
accordance with the policy under which the Open Forum was established. It should be noted that
there is a three minute time limit to present a concern or request.

No one appeared before the Board for Citizens Open Forum.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

13. Discussion: MW RA Debt Shift

Adam W. Chapdelaine, Town Manager

The Board unanimously approved a conceptual plan for rolling back the MWRA debt shift. Mr. Chapdelaine stated this debt shift seeks to reduce the impact of tax rates, and perhaps be more equitable for residents who use less water. He recommends that the Town should match up the amount eliminated by how much high school debt is coming onto the tax rate to maintain the taxation level.

Mr. Curro stated he supports this concept to avoid sticker shock with the new tax rate.

Mr. Dunn moved approval

SO VOTED (5-0)

14. Discussion & Approval: Water/Sewer Rate Increase

Adam W. Chapdelaine, Town Manager

The Board approved a 7.5 percent increase for the water rate, a 7.5 percent increase for the sewer rate and a 7.5 percent increase in administrative fees associated with billing. Arlington is using less water than in year's prior, but unfortunately approximately a quarter of the MWRA budget is for improvement projects that are being made throughout the system, most notably construction at the MWRA's Deer Island Wastewater Plant.

Mr. Chapdelaine also provided the Board with data from other MWRA communities in order to demonstrate Arlington's water and sewer costs as compared to other communities.

Mr. Dunn moved approval.

SO VOTED (5-0)

15. Discussion: Confirmation of Date for Goal Setting Session

Diane M. Mahon, Chair

Adam W. Chapdelaine, Town Manager

Mrs. Mahon confirmed Thursday, August 1st at 6:00 p.m. as the Goal Setting Meeting to be held in the Town Manager's Conference Room.

16. Discussion: Future Select Board Meetings, September and October 2019

The Board voted the following meetings for September and October, 2019:

September 9, 2019

October 7, 2019

September 23, 2019

October 28, 2019

CORRESPONDENCE RECEIVED

17. Letter to Lexington Select Board re: Proposed Project at 840 Emerson Gardens Road, Lexington

David White, for the Friends of Arlington's Great Meadows

Mr. Hurd moved receipt of Correspondence Received.

SO VOTED (5-0)

NEW BUSINESS

Attorney Heim wanted to recognize Representative Garballey and Derek from his office and the Committee Council for the work on filing the legislation for the Senior Means Tested Tax Deferral.

Mr. Chapdelaine stated that he and Superintendent Bodie will be attending the 35th Anniversary trip to Nagaokakyo, Japan in September. Arlington and Nagaokakyo have been Sister Cities for 35 years.

Mr. DeCoursey announced that Bill Barrett, long time Varsity Golf Coach has officially retired from coaching as of today. Mr. Barrett started as Golf Coach in 1977. He also coached Varsity Track and will be missed by all.

Mr. Hurd stated he attended the Grand Opening of Abbott's Frozen Custard in Arlington Center last week.

Mr. Dunn moved to adjourn at 9:10 p.m.

Next Scheduled Meeting of Select Board August 12, 2019

A true record attest:

Marie A. Krepelka
Board Administrator

7/22/19

Agenda Item	Documents Used
1	Presentation: Report on Demolitions and Replacement Homes Jenny Raitt, Director of Planning & Community Development
2	Presentation: Housing in Arlington Adam W. Chapdelaine, Town Manager Jenny Raitt, Director of Planning & Community Development
3	Minutes of Meetings: June 17, 2019
4	Reappointments (terms to expire 6/30/2022) <u>Board of Health</u> Kevin Fallon <u>Board of Youth Services</u> Kimberly Cayer <u>Cemetery Commission</u> Michele Hassler <u>Commission for Arts and Culture</u> Aneleise Ruggles <u>Conservation Committee</u> Nathaniel Stevens

	<u>Constables</u> Richard Boyle <u>Open Space Committee</u> Kelsey Cowen Brian Kelder Ann LeRoyer
5	Reappointments: Board of Commissioners of Trust Funds Damon Barglow (term to expire 6/30/2021) Augusta Haydock (term to expire 6/30/2022)
6	For Approval: Annual Arlington for All Ages 5K Race, September 8, 2019 Susan Carp, Executive Director, Council on Aging Health and Human Services Charitable Corporation
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14	Discussion & Approval: Water/Sewer Rate Increase Adam W. Chapdelaine, Town Manager
15	Discussion: Confirmation of Date for Goal Setting Session Diane M. Mahon, Chair Adam W. Chapdelaine, Town Manager
16	Discussion: Future Select Board Meetings, September and October 2019
17	Letter to Lexington Select Board re: Proposed Project at 840 Emerson Gardens Road, Lexington David White, for the Friends of Arlington's Great Meadows