



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Memorandum

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Potential Zoning Bylaw amendments for 2021 Annual Town Meeting

Date: December 22, 2020

Please accept this memo as an overview of potential zoning amendments for 2021 Annual Town Meeting. The Department of Planning and Community Development (DPCD) works with a number of groups and committees, as well as on planning processes, that often lead to recommendations for zoning amendments. The following describes the initiatives and articles we propose advancing to Town Meeting.

The Zoning Bylaw Working Group is working with RKG Associates to complete the Economic Analysis of the Industrial Zones. The work began in 2019, including a presentation and dialogue about the analysis and recommendations at prior ARB meetings. The department recommends that the Board file a warrant article to amend the zoning as recommended.

The DPCD is overseeing three other planning processes which will eventually include zoning recommendations. The Sustainable Transportation Plan Advisory Committee is in the process of completing the plan, Connect Arlington. The Metropolitan Area Planning Council (MAPC) is working with the Clean Energy Future Committee on a Net Zero Action Plan which will be completed in early 2021. The plan includes recommendations for energy efficiency and carbon reduction in the built environment and related to the transportation sector, as well as encouraging a clean energy transition. The plan includes clear metrics and measurements to achieve carbon reduction by 2050. Two zoning recommendations may be ready for 2021 Annual Town Meeting including the solar ready bylaw and a proposal for energy efficient replacement homes.

DPCD is also working with the Engineering division to meet regulatory requirements, improve local water quality, and maintain and recharge groundwater resources by incorporating green infrastructure practices into the Town's stormwater management program. We are achieving this

by working on updates to our Stormwater Bylaws. These bylaw updates are necessary in order for the Town to be compliant with the MS4 General Permit. Municipal separate storm sewer system (MS4) discharges are regulated under the General Permits for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems in Massachusetts effective July 1, 2018. Zoning amendments related to compliance with the new stormwater bylaw will be advanced to a future Town Meeting.

The Design Review Working Group worked with Harriman to prepare residential design guidelines for the R0, R1, and R2 districts and recommended a design review process. A presentation of the outcome of this project and next steps will be provided to Town Meeting.

The Arlington Heights Neighborhood Action Plan Implementation Committee began meeting in November. The committee continued working on implementing short-term, non-zoning recommendations. There will not be any zoning recommendations for 2021 Annual Town Meeting recommended by this committee.

The Housing Plan Implementation Committee will be facilitating a Town Meeting resolution to adopt a Real Estate Transfer Fee in order to collect a percentage of funds from any real estate transfers and deposit those funds into the newly-established Arlington Affordable Housing Trust Fund. If voted on affirmatively, this resolution would require a subsequent Home Rule Petition in order to become law.

The Marijuana Study Group will be reviewing an amendment to address newly adopted and revised Cannabis Control Commission regulations, including marijuana delivery.

Other potential zoning amendments for the 2021 Annual Town Meeting include the following administrative amendments deferred from 2020 Annual Town Meeting:

1. Adjust two year segmentation provision to three years re: special permits in IZ bylaw.
2. Add Apartment Conversion definition
3. Correct references to Board of Selectmen
4. August date in Section 5.4.2.B
5. Amend Section 5.3.22 to be consistent with half story definition
6. Adjust table in Section 5 - clarify how open space is calculated relative to gross floor area
7. Adjust table in Section 5 – clarify prohibited uses
8. Amend tables - add legends

Other zoning amendments include removing gendered terms (i.e., he/ his/him, Chairman) from the Bylaw and correcting the upper story building step back per 2016 ATM, as adopted.

Lastly, the Department recommends that the Board file an article to Re-adopt the Official Zoning Map.