



**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE  
ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

**MEMORANDUM**

To: Jennifer Raitt, Director, Planning and Community Development

From: Erin Zwirko, Assistant Director, Planning and Community Development

Date: January 20, 2021

RE: DRAFT Warrant Articles for 2021 Annual Town Meeting

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Based on the conversation at the ARB's January 4, 2021, meeting, please find the draft warrant articles for consideration.

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ AFFORDABLE HOUSING REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to increase the time during which the affordable housing requirements apply from a two-year period to a three-year period in alignment with G.L. c.40A § 9 by amending SECTION 8.2.2. APPLICABILITY; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ APARTMENT CONVERSION**

To see if the Town will vote to amend the Zoning Bylaw to include a definition of apartment conversion by amending SECTION 2 DEFINITIONS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ GROSS FLOOR AREA**

To see if the Town will vote to amend the Zoning Bylaw to clarify how landscaped and usable open space is calculated relative to gross floor area by amending SECTION 5.3.22. GROSS FLOOR AREA to add subsection C; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ PROHIBITED USES**

To see if the Town will vote to amend the Zoning Bylaw to indicate that uses without a "Y" or "SP" in the Tables of Uses are prohibited by amending SECTION 5.2.2. PROHIBITED USES to add subsection C; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/  
OTHER DISTRICTS DIMENSIONAL AND DENSITY REGULATIONS**

To see if the Town will vote to amend the Zoning Bylaw to include the legend for tables by amending SECTION 5.6.2. DIMENSIONAL AND DENSITY REGULATIONS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ ADMINISTRATIVE AMENDMENTS**

To see if the Town will vote to amend the Zoning Bylaw to make the following administrative corrections;

1. Correcting references to Board of Selectmen in subparagraph B of SECTION 3.1.4. PENALTY and in Section 3.2.1. ESTABLISHMENT;
1. Removing gendered terms in subparagraph A of SECTION 3.2.3. RULES AND REGULATIONS and subparagraph D of SECTION 6.2.7. NONCONFORMING SIGNS;
2. Correcting reference to August, 1975 in subparagraphs C and D in SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS; and
3. Correcting reference to seven feet three inches in subsection A(1) in SECTION 5.3.22. APPLICABILITY;

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ MARIJUANA USES**

To see if the Town will vote to amend the Zoning Bylaw to allow Marijuana Delivery-Only Retailers and other amendments for consistency with the state regulations for the adult use of marijuana and the medical use of marijuana by amending SECTION 2 DEFINITIONS, SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS, SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, AND OS DISTRICTS, and SECTION 8.3 STANDARDS FOR MARIJUANA USES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ INDUSTRIAL USES**

To see if the Town will vote to amend the Zoning Bylaw to update and modernize the Industrial Zoning Districts by amending SECTION 2 DEFINITIONS to define new uses; SECTION 5 DISTRICT REGULATIONS to clarify the applicability of the upper story building step back, to redefine the Industrial Zoning District, to clarify amenity requirements in the Table of Maximum Height and Floor Area Ratio and to add development standards, to include new uses and amend existing uses in the Table of Uses, and to provide additional standards for uses; and SECTION 6 SITE DEVELOPMENT STANDARDS to adjust the parking requirement for light manufacturing, to include standards for the Industrial Zoning Districts, to include standards for the Industrial Zoning Districts; and to adjust the bicycle parking standards for light manufacturing and office, medical or clinic uses; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING MAP ADOPTION**

To see if the Town will vote to readopt the Zoning Map of the Town of Arlington, Massachusetts, as amended by previous Town Meeting action; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ MULTIFAMILY ZONING FOR MBTA COMMUNITIES**

To see if the Town will vote to amend the Zoning Bylaw to comply with M.G.L. c. 40A to allow multifamily housing to be permitted as of right with a minimum gross density of 15 units per acre without age restrictions and suitable for families with children in the B2A and B4 Districts.

(Inserted at the request of the Redevelopment Board)

Additionally, Mr. Loreti has requested that the Redevelopment Board resubmit his citizen petition from the 2020 Annual Town Meeting:

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ CLARIFICATION OF DEFINITION OF MIXED USE**

To see if the Town will vote to amend the definition of Mixed Use in the Zoning Bylaw to clarify that as enacted by Town Meeting, land uses individually prohibited in any particular zoning district are also prohibited as part of Mixed Use developments in the same zoning district; or take any action related thereto.

(Inserted at the request of Christopher Loreti and 10 registered voters)

Finally, as discussed during the January 4, 2021 meeting, the ARB is interested in continuing the discussion relative to Mr. Miettinen's proposal regarding energy efficient homes on nonconforming lots. The following was suggested to Mr. Miettinen and is provided here for discussion purposes:

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ ENERGY EFFICIENT HOMES ON NONCONFORMING LOTS**

To see if the Town will vote to amend the Zoning Bylaw to allow new construction of energy efficient foundations and homes on nonconforming lots in the R0, R1, and R2 Districts that meet certain energy efficiency industry standards; or take any action related thereto.

(Inserted at the request of XXX)