

**Arlington Redevelopment Board**  
**Monday, December 7, 2020, 7:00 PM**  
**Meeting Conducted Remotely via Zoom**  
**Meeting Minutes**

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Katherine Levine-Einstein, David Watson

**STAFF:** Jennifer Raitt, Director of Planning and Community Development, and Erin Zwirko, Assistant Director

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The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Public Hearing for Docket #3638, 400-402 Massachusetts Avenue. Mr. Annese had a hearing before the Zoning Board, who deferred jurisdiction to the Board for this zoning issue. Mr. Annese said he is asking for zoning relief with respect to set backs and property abutting a public way. Mr. Annese said that there will be no changes to the exterior of the building of any kind. Mr. Annese said that they are open to the Board's suggestions regarding compact parking for this project. Ken Feyl the Architect reviewed the building plans that were submitted to the Board. Mr. Lau said he concerned about the configuration of the units to take advantage of the natural light and make the units nicer. Mr. Lau also asked if plans for stormwater drainage could be included. Mr. Watson said that he does not feel that this project would generate the same benefit that the Board tries to achieve with mixed-use projects. Mr. Watson asked if the offices located in the building are currently in use and if they have been historically. Mr. Annese said that a motivating factor for the owners is to create needed residential space in Arlington. Mr. Watson said that he has concerns about the plans for tandem parking and indoor bicycle storage. Mr. Benson said he would prefer the room with the windows be the bedroom and not the living room. Mr. Benson asked if the tenants would have to back out into street traffic which does not comply with the town bylaw. Cynthia said that she can ask the tenants to park facing the street. Mr. Benson said that the plan for indoor bicycle storage does not meet the bylaw requirements since the bicycles would have to be carried up and down stairs. Mr. Benson said he is concerned about the reduction in commercial and business space, so this does not feel like a mixed-use building. Mr. Benson said he would also like to see a LEED checklist. Ms. Levine-Einstein said she agrees and is concerned about the amount of commercial space. Ms. Levine-Einstein said she would like to see a report that shows that there is a market demand for this type of commercial space since two of the offices are currently vacant. Ms. Levine-Einstein said that there is a demand for housing but she is not sure if there is a demand for this type of office space. Ms. Levine-Einstein said that she wanted to know if there is another type of commercial space that might work here. Ms. Levine-Einstein said she would also like to see a detailed stormwater drainage plan. The Chair said she has questions about signage for the building. Mr. Annese said that the signage will stay as is.

The Chair opened the floor to public comment.

Don Seltzer, Irving Steet, said that the application claims that the existing apartments are one bedroom. Mr. Seltzer said that two of the apartments are actually 2 bedroom apartments and parking should be addressed as such. Mr. Seltzer also said that there is missing screening landscape, illegal front yard parking, the lot is too small for this number of apartments, no affordable housing.

Wynelle Evans, Orchard Street, said that the owner of 400-402 Mass Ave is also the owner of 882-892 Mass Ave. and there is a large amount of discarded material from demolition uncovered in the driveway. Ms. Evans said she is unsure if notices

specified in the good neighbor agreement have been sent out. Ms. Evans said she is concerned that the special permit for 400-402 Mass Ave. will be handled the same way which is not in line with town bylaws.

Chris Loretto, Adams Street, said he is concerned about parking without direct access to the street. Mr. Loretto said that the mixed-use bylaw was introduced at Town Meeting to preserve business uses. Mr. Loretto said this project reduces the current commercial space by two thirds and apartment buildings of 4 or more units are not allowed in a B1 district.

The Chair closed public comment and turned discussion back to the Board. The Chair said she is also concerned about the reduction in office space with this project. Mr. Lau said that this is an existing mixed-use building that is adjusting the space to have more housing, which is in higher demand. Mr. Lau said that the character of the building is not being changed. Mr. Watson said that he thinks changing mixed-use spaces for more housing is not in keeping with the bylaw. Mr. Watson said that the parking should not include more than 5 spaces and he is still concerned about the available indoor bike parking. Mr. Benson said the owner had trouble renting the basement unit as a business space so they are proposing to have that space become residential. Ms. Levine-Einstein said that given that the owner is keeping the building as is they should give the owners some leeway. Ms. Levine-Einstein said she supports keeping the ratio of commercial space to residential space the same, keeping commercial on the first floor.

Mr. Benson moved to continue the Public Hearing for Docket #3638, 400-402 Massachusetts Avenue until Monday, December 21, 2020, Mr. Watson seconded, approved 3-2 (Mr. Lau and Ms. Levine-Einstein voted against).

The Chair introduced the second agenda item, The Continued Public Hearing for Docket #2717, as amended #2905, 23 Broadway. Mary Winstanley O'Connor introduced applicants the Michael Aldi and Michael Hunnewell architects John Oliveto and George Clermont. Ms. Winstanley O'Connor reviewed the revised site plan, traffic, parking studies with the updates that the Board raised during the first public hearing. Mr. Benson asked about the exit with a stairway, if that is now handicapped accessible. Mr. Clermont said that the handicapped accessible door will be available by the entry door and an area of refuge with a call for aid at the retail exit. Michael Aldi said that the double door design was updated to allow for the handicapped exit after speaking with the Board. Mr. Benson asked about an updated LEED checklist. Mr. Oliveto said that the LEED checklist has not changed after further review. Mr. Benson asked if home delivery of product will be made from this facility. Mr. Aldi said that decision about home delivery is dependent of the Town's regulations. Mr. Benson suggested that the applicants should come back to the Board to update the permit if ESKAR does want to provide home delivery in town in the future. Mr. Lau asked about the decorative window films that will be used. Mr. Aldi explained that they provided options for the Board to select from. Mr. Lau asked about the dedicated loading site on the site plan be labeled as the loading zone with loading hours. Mr. Watson asked to review the bike parking plan. Mr. Aldi reviewed the proposed plan for long term bicycle storage indoors. Mr. Watson said that he is concerned about the style of propose short term bike parking is not recommended by the Town. Mr. Watson asked about the best use for on-site parking and how that would be managed. Mr. Watson asked if it is possible to designate at least one other space as a handicapped space. Mr. Aldi said that he agrees most customers will be on street parking so it would be nice to provide additional handicapped parking. Mr. Watson said that he is concerned about customers circulating looking for lot parking and to see if there is a better way to manage that and take advantage of on street parking. Mr. Watson asked if it was possible to have a staff member outside to direct people. Mr. Watson asked if a written plan is being prepared. Ms. Winstanley O'Connor said that their parking consultant said that there is not much of a plan besides having a staff member outside to manage parking. The Chair said that per the original traffic report they recommended a painted stop sign on the egress portion of the driveway onto Sunnyside Ave. Ms. Winstanley O'Connor said that the painted stop sign will be included. The Chair asked if the metal screen could be powder coated to match the storefront. Mr. Clermont said that powder coating the screening is possible or

they can select one that matches the storefront. The Chair asked which glass screening design the applicant was looking towards and which option fits the ESKAR brand best. Mr. Clermont said that he was leaning towards the more colorful pattern.

The Chair opened the meeting to public comment.

Don Seltzer said he also likes the color option for the window screening. Mr. Seltzer said that the handicapped parking spaces can share an access isle to save some room.

The Chair closed public comment. The Chair asked if the special conditions should include a change to operating status to include new services, such as home delivery, would require a change to the special permit. Ms. Raitt said that the regulations are still being finalized so the applicant will have to go back in front of the Select Board to make operating status updates so it does not need to be added as a condition of the permit. Mr. Watson asked that the applicant work with the Department to make sure that all of the bike parking is compliant with guidelines.

Mr. Benson moved to approve Docket #2717, as amended #2905, 23 Broadway, with the general conditions and special conditions as proposed by the Department of Planning and Community Development and as amended per the Board's discussion, Mr. Lau seconded, approved 5-0.

The Chair introduced the third agenda item, Meeting Minutes (10/19/20, 10/22/20, 10/26/20)

Mr. Lau moved to approve the minutes for 10/19/20 as amended, Mr. Benson seconded, approved 5-0.

Mr. Benson moved to approve the minutes for 10/22/20 as amended, Mr. Lau seconded, approved 5-0.

Mr. Lau moved to approve the minutes for 10/26/20 as amended, Mr. Benson seconded, approved 5-0.

The Chair introduced the fourth agenda item, 2021 Meeting Schedule Board will review and approve six month meeting schedule for 2021. Ms. Raitt explained that this is the meeting schedule for the first six months of 2021, through June. Mr. Lau moved to approve the proposed 2021 meeting dates, Ms. Levine-Einstein seconded, approved 5-0.

The Chair introduced the last agenda item, Open Forum

The Chair closed Open Forum portion of the meeting after seeing no members of the public in queue.

Mr. Lau moved to adjourn, Mr. Benson seconded, approved 5-0.

Meeting adjourned.