

**Arlington Redevelopment Board**  
**Monday, December 9, 2020, 5:00 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, Review of FY22 Arlington planning and community development objectives. Ms. Raitt gave an overview of the Department staff structure and the objectives for fiscal year 2022. The objectives include the Town's long range transportation plan, Net Zero Action Plan implementation, the 5 year Open Space and Recreation Plan for 2021-2026, the 5 year Housing Production Plan for 2021-2026, complete the Fair Housing Action Plan, to continue the implementation of the Arts and Culture Action Plan, to create the Minuteman Bikeway Vision Plan, produce a town-wide archaeological survey to provide a guide for planning and preservation, develop a town-wide Stormwater Management Plan, develop a long-range plan for management and stewardship of Town-owned lands, create new Complete Streets Action Plan for fiscal years 2022-2027, create engagement opportunities for people to learn introductory information about the Master Plan, zoning bylaws, and permitting processes, as well as the Department's continued projects. Mr. Lau asked about the industrial zone development and how the Board can encourage property owners do build more commercial or industrial spaces.

The Chair introduced the second agenda item, review 2020 ARB annual goals and discuss 2021 goals. Ms. Raitt reviewed the 4 sections of the Board's 2019-2020 Goals. Ms. Raitt reviewed the proposed Zoning Bylaw Amendments including marijuana regulations, Economic Analysis of Industrial Districts, Net Zero Action Plan recommendation for solar ready bylaw, 2020 ATM Redevelopment board Deferred and New Articles which are administrative amendments, and a review of the remaining 2020 ATM Citizen Petition deferred articles contingent upon petitioner interest in refiling.

Mr. Watson asked about the community engagement activities that took place virtually around housing issues. Mr. Watson said he would like to see an overview of the responses from that engagement. Ms. Zwirko said that the overview can be reviewed at a future meeting. Ms. Raitt said that the Department would want to expand upon that community outreach. Mr. Watson said he would like to have that community engagement prior to reviewing proposals, to be confident that the Board is heading in a direction supported by the community.

Mr. Lau asked about revisiting the Master Plan since the current Master Plan was adopted 5 years ago. Mr. Benson asked if it is possible to file the administrative corrections for Spring Town Meeting if they are ready to process. Mr. Benson asked if there are any zoning changes that can be made to help with the funding for the affordable housing trust fund. Mr. Benson said he would like the Board to think of ways to update the bylaws in order to encourage affordable housing and workforce affordable housing to get built in town. Mr. Benson also suggested adding general clause to the EDR that addresses environment and climate. The Chair suggested creating a set of commercial or business guidelines and work to

assist businesses with commercial development in town. Ms. Raitt said a detailed goal document for the Board to vote on during the meeting on the 21<sup>st</sup>.

The Chair introduced the fourth agenda item, Discussion about outreach strategy and next steps for zoning amendments and housing discussion. The Chair opened the floor to public comment.

Barbara Thornton, Park Avenue, said she is concerned about the Board's intentions regarding ADUs. Ms. Thornton said she sounds like the ARB would like to set up a competing article. Ms. Thornton said would like the ARB to respect the fact that the community is discussing ADUs. Ms. Thornton advised that the Board use the written process that Ms. Thornton suggested.

Alex Bagnall said that he would like to see outreach across a few different areas and involved a more historical context regarding the housing discussion. Mr. Bagnall said he would like to see the town educated more broadly on the historical aspects, not just specific warrant article discussions. Mr. Bagnall said he will also advance this idea with Envision Arlington. Ms. Raitt said she supports this point and that she does plan to have education sessions regarding the Town bylaw and Ms. Raitt said that another housing forum is important.

Mr. Benson said he agrees with Ms. Thornton, that her template would allow a longer time to consider warrant articles. Ms. Levine-Einstein said that she supports with both Ms. Thornton and Mr. Bagnall. Ms. Levine-Einstein said that as part of the Board's outreach program she would like to hear from the general population of Arlington. Ms. Levine-Einstein said that the Board needs a high quality representative public process.

Ms. Raitt proposed including Ms. Thornton's proposal and conversation with the first Board meeting in January.

Jennifer Suisse said that oftentimes big meetings can be cathartic for the community in order to hear that there are other perspectives besides their own. Ms. Raitt said that she agrees that the town needs a space for people to have a broader conversation and provide the right venue for that conversation.

The Chair closed the floor to public comment.

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

Meeting adjourned.