



TOWN OF ARLINGTON

MASSACHUSETTS 02476

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DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

MASTER PLAN IMPLEMENTATION COMMITTEE

January 4, 2018

Andrew Bunnell, Chair
Arlington Redevelopment Board
c/o Department of Planning and Community Development
730 Massachusetts Avenue
Arlington, MA 02476

Re: Zoning Recodification Warrant Article for Special Town Meeting

Dear Mr. Bunnell and ARB members:

The very first recommendation of the 2015 Arlington Master Plan is to "Recodify and update the Zoning Bylaw." The Master Plan Zoning Audit (Appendix I) notes "Arlington's ZBL has accumulated...inconsistencies and duplication as it was amended over time. It also has provisions that may have been acceptable in the past but are not consistent with the Zoning Act, MGL c. 40A, or current case law." The Zoning Audit (Assessment) recommends a two-step zoning revision process: recodification first, followed by comprehensive zoning and map amendments to implement the policy objectives of the Master Plan, which noted that "Adding new tools to a deficient foundation is a prescription for problems."

The Master Plan Implementation Committee strongly supports Special Town Meeting Warrant Article 2, Zoning Bylaw Amendment / Recodification. The Master Plan Implementation Committee has played an integral role in the recodification process, by having two of its members, Charles Kalaskas and Ralph Willmer, on the Zoning Recodification Working Group. These members can attest to the efforts made to improve the overall ease of use of the zoning bylaw, while also assuring that no substantive policy changes exist between the current and the proposed zoning bylaw, except those required to bring the bylaw into compliance with state, federal and case law. Committee members went through the proposed changes through several draft documents to assure the alignment of the existing and proposed bylaw documents.

We believe that adoption of Article 2 will make the Town's zoning bylaw more accessible, understandable, and usable for the residents and businesses of Arlington. It will also make amending the bylaw in the future much easier to understand. We therefore support Article 2, and ask you to support it as well. We look forward to its favorable adoption, and then moving forward on more substantive zoning bylaw amendments that will bring the Town closer to the goals articulated in the Master Plan that was adopted in 2015.

Thank you for this opportunity to comment on the Special Town Meeting Warrant Article 2.

Sincerely,

A handwritten signature in cursive script that reads "Charles Kalauskas". The signature is written in dark ink and is positioned above the printed name.

Charles Kalauskas, Chair
Master Plan Implementation Committee