

Arlington Redevelopment Board
December 18, 2017
Minutes
Town Hall Annex, Second Floor Conference Room – 7:30pm

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Andrew West, David Watson, Eugene Benson, Kin Lau

STAFF: Jennifer Raitt, Allison Carter

GUESTS: John Gosselin, Gosselin & Kyriakidis PC Law Office, Miika Ebbrell, Architect, Andrew Lafuente, Lafuente Sign & Awning, Laura Wiener, Assistant Director, Planning and Community Development and Housing Plan Implementation Committee (HPIC); Julie Wayman, CDBG Administrator and HPIC; Lorie August, HPIC; Ann Woodward, HPIC; Kate Casa, HPIC; Jonathan Nyberg, HPIC; Katie Levine Einstein, HPIC

Correspondence: None.

The Chair opened the meeting at 7:30pm and turned to the first item on the agenda, Public Hearing EDR Special Permit for Docket #3551 to allow Gosselin & Kyriakidis PC Law Office, to construct new and replace the existing signage at 635 Massachusetts Avenue under Article 7 Signs. Allison Carter, Economic Development Coordinator explained that a Special Permit application was filed by Gosselin & Kyriakidis PC Law Office seeking approval to replace a sign on the Massachusetts Avenue façade, add signage to the Mystic Street facade, add film to windows, replace an awning, replace windows, and add a bulletin board at 635 Massachusetts Avenue. The project required a Special Permit to allow Signs (Section 7) in the B-5 zone and under 11.06 Environmental Design Review (EDR) because of its location on Massachusetts Avenue.

Mr. West moved to approve EDR Special Permit for Docket #3551 with the following conditions:

The final plans and specifications for all signs are subject to the approval of the Department of Planning and Community Development (DPCD). The following amendments shall be incorporated into the final plans per requirements from the Redevelopment Board at their December 18, 2017 meeting and provided to DPCD for final review:

- Visual details of halo-lit lettering;
- Mystic Street signage positioned near top left corner to fit existing stone coursing;
- Massachusetts Avenue awning measurements, materials, and colors; and
- Samples of window film. The Board requests use of translucent film that simulates frosted glass;

The bulletin board will be limited to a display of one, two (2) foot by three (3) foot poster for community purposes only in compliance with the Zoning Bylaw 7.03 (q).

The motion was seconded by Mr. Lau. All voted in favor. (5-0)

The Chair moved to the next item on the agenda, Public Hearing EDR Special Permit for Docket #3552 to allow Joseph Marcus and David Spinney, for Food For Thought, LLC, to construct new and replace the existing signage at 478 Massachusetts Avenue under Article 7 Signs. The project needs a Special Permit to allow Signs (Section 7) in the B-5 zone and under 11.06 Environmental Design Review (EDR) because of its location on Massachusetts Avenue. Andrew LaFuenta, LaFuenta Sign and Awning, spoke on behalf of the proponents and sought approval to replace a sign on the Massachusetts Avenue façade. Mr. Lafuente proposed a double sided projecting blade sign measuring 4 feet in diameter on the front of the building. Mr. Lafuente further stated their intention to remove the existing signage was to expose the glass windows that lay beneath.

Allison Carter stated the proposed sign is a significant departure from the previously permitted sign. The design, color, and lighting are inappropriate for this historic structure and important location. While the proposed sign is intended to expose a historic feature of the building, the proponent has neither depicted where the new signage will be installed on the façade nor provided a detailed plan for restoring the glass that is purportedly underneath the existing sign. It was suggested that the proposed signage should be revised to address the above noted issues.

Mr. Lau moved to continue the hearing for EDR Special Permit to Docket #3552 to a future date. Mr. Watson seconded. All voted in favor. (5-0)

The Chairman moved to the next item on the agenda, update from Housing Plan Implementation Committee (HPIC). The HPIC was appointed by the Redevelopment Board last winter to implement the Housing Production Plan. A draft of a proposed bylaw was presented to be used as a starting point for discussion to allow Accessory Apartments. An Accessory Apartment was defined as a second dwelling unit located within a structure or on the same lot as a structure built as a single-family dwelling, or a third unit located within a structure or on the same lot as a structure built as a two-family dwelling, subordinate in size to the principal dwelling unit(s), and physically separated from it, with its own kitchen, bathroom, and two means of egress, and held under common ownership with the primary dwelling unit(s). It was suggested the committee return to a future meeting date for consideration for a warrant article for a future town meeting.

The Board was asked to appoint a new member to the HPIC. Mr. West moved to appoint Jonathan Nyberg to the Housing Plan Implementation Committee. Mr. Benson seconded. All voted in favor. (5-0).

The Chairman moved to the next item on the agenda, Zoning Recodification Update. Both the Hearing Draft and the guide document were posted. Only two comments were received (as of the meeting date). The Zoning Recodification Working Group's next meeting is December 19, 2017 and the format for the upcoming neighborhood meetings will be discussed.

There will be a vote for the December 4, 2017 meeting minutes at the January 8, 2018 meeting date.

Mr. Lau motioned to adjourn the meeting. David Watson seconded. All voted in favor. (5-0)