

**Arlington Redevelopment Board
Town Hall Annex
2nd Floor Conference Room
March 5, 2018, 7:30 p.m.
Meeting Minutes**

This meeting was recorded by ACMi.

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

STAFF: Jennifer Raitt, Director, Planning and Community Development

GUESTS: Andrew LaFuente, LaFuente Sign and Awning

The Chair opened the meeting at 7:30pm and turned to the first item on the agenda, Continued Public Hearing for 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. On December 18, 2018 the Board voted to continue the Public Hearing asking the applicant to address the design, color, and lighting and to provide a detailed plan depicting where the new signage will be installed on the façade as well as a detailed plan for restoring the glass that is purportedly underneath the existing sign. Andrew LaFuente, LaFuente Sign and Awning, provided new plans showing more specific measurements as well as photos showing the sign at different angles on the façade of the building. Mr. Bunnell and Mr. West liked the design. Mr. West asked if the exterior would be re-painted. Mr. LaFuente was unable to answer that question. Mr. Lau asked for the ground elevation measurements to be provided. Mr. LaFuente stated that they were nine feet from the bottom of the sign and 12 feet from the top of the sign to the sidewalk. He further stated that there is no internal lighting and that there is no restoration plan. The cost to restore the windows was deemed too expensive by the owners. The Board members agreed to the design and size of the sign. However, the business owners need to address the Board's remaining concerns with the façade, such as painting the exterior of the building. Further, the permit could not be conditionally approved at this time. The Board reminded Mr. LaFuente that the sign also must be reviewed and approved by the Historical Commission.

Mr. Lau motioned to continue the Public Hearing to the March 19, 2018 meeting date. Mr. Watson seconded. All voted in favor. (5-0).

The Chairman moved to the next item on the agenda, a Discussion on 821 Massachusetts Avenue, also known as the Atwood House, a vacant property. Ms. Raitt shared the original EDR Special Permit relating to the property located at 821 Massachusetts Ave, the vacant building located on the CVS property. Special Condition 5 outlines the requirements for property upkeep. Ms. Raitt explained that the property remains vacant and unoccupied, appears to be in poor condition, and generates multiple public complaints, as well as suggestions for property use.

Mr. Lau asked who owned the property. Ms. Raitt responded that the property is owned by Noyes Realty LLP and contains use restrictions which include any business selling products or services similar to CVS which leases the abutting property through 2024. Mr. Lau inquired on the condition of the building. Ms. Raitt stated that Inspectional Services oversees code enforcement for the town; for example, a window was replaced and boards were removed from windows on the Mass Ave building elevation. Mr. West felt that the building should be maintained in accordance with the Special Permit condition. He further explained that in 2009, when the Special Permit was granted, the hope was that the property would become affordable housing. Mr. Lau suggested that he would like to visit the property to learn more about its condition. Ms. Raitt stated that it is

privately owned and would work on coordinating a site visit with the owner via the building inspector. Following this inspection, Mr. Lau and Ms. Raitt will report back to the Board.

The Chairman moved to the next item on the Agenda, Discussion, Marijuana Study Group. The Town Manager has formed a Marijuana Study Group which will meet after Annual Town Meeting. Mr. Bunnell sought a nomination to the Marijuana Study Group. Mr. Lau moved to nominate Mr. Bunnell. Mr. Watson seconded. All voted in favor. (5-0).

Meeting Adjourned.

DRAFT