

**Arlington Redevelopment Board**  
**October 1, 2018, 7:30 p.m.**  
**Town Hall, 2<sup>nd</sup> Floor Meeting Room**  
**Draft Meeting Minutes**

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

**STAFF:** Jennifer Raitt, Director, Planning and Community Development

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This meeting was recorded by ACMI.

The Chair opened the meeting at 7:30 p.m. and turned to the first item on the agenda, a warrant article to submit for the Town Meeting warrant. The Marijuana Study Group began meeting and is working with staff on drafting the language for the bylaw amendments.

The warrant article would read as follows: Special Town Meeting Article Zoning Bylaw Amendment for Medical and Recreational Marijuana Establishments. To see if the Town will vote to amend the Zoning Bylaw to address recreational marijuana establishments by: amending SECTION 2 DEFINITIONS to create definitions for recreational marijuana establishments and to amend the existing definition of Medical Marijuana Treatment Centers (MMTC); amending SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW to include recreational marijuana establishments as required to obtain an Environmental Design Review Special Permit; amending SECTION 5 DISTRICT REGULATIONS to create use categories for marijuana establishments and amend existing use categories for Medical Marijuana Treatment Centers; amending SECTION 8 SPECIAL REGULATIONS to create a new section on marijuana uses; or take any action related thereto. The amendments will include updates to the MMTC locations, capturing the buffering zones, and deleting the non-profit status of these entities. References to the current moratorium would be deleted.

Mr. Lau asked if the new bylaw will include storage or the ability to grow cannabis. Ms. Raitt reviewed all of the different types of marijuana establishments which include both storage and cultivation. The Board discussed the space requirements that some of these facilities might have and if Arlington could accommodate these types of facilities. Mr. Benson had comments about what we might amend for the EDR process and if we should include Section 8 as a reference. Ms. Raitt stated that she would communicate this suggested amendment to the Study Group, but also emphasized that the warrant article language should remain broad.

Ms. Raitt outlined the timeline for moving forward with the bylaw amendment, including posting the hearing notice in the Arlington Advocate by October 10<sup>th</sup> and holding the public hearing beginning on November 5<sup>th</sup>. Ms. Raitt suggested that the Board add two additional meetings as needed should the public hearing need a continuation date. She suggested holding additional meetings on November 7<sup>th</sup> and on November 14<sup>th</sup>.

The Board moved to file the warrant article as presented and to add additional meetings to the Redevelopment Board schedule as outline above. Mr. Benson moved the article to be filed in the warrant and Mr. Lau seconded. Voted 4-0.

The Chair turned to the second item on the agenda: an update on the Multifamily Zoning Analysis and project. Ms. Raitt provided an update on the project and outlined the project timeline for moving forward. Ms. Raitt walked through a memo provided by the Metropolitan Area Planning Council which is providing technical assistance to the Town on this project. The memo outlined existing conditions and an in depth zoning analysis. Ms. Raitt explained that the project will assist in the implementation of two key strategies identified in the Housing Production Plan (HPP): amending the Zoning Bylaw to facilitate development of a range of housing types and amending dimensional regulations to facilitate production of multifamily housing through mixed-use development in commercial areas and other smart growth locations. These strategies were identified in the HPP as two important ways to increase housing diversity and affordability in Arlington.

Ms. Raitt also walked through a detailed Parcel Analysis and density examples. The parcel analysis showed that most parcels neither meet minimum lot requirements nor do they meet minimum lot size per unit. Ms. Raitt will follow up with the Board regarding buildout analyses that MAPC prepared which also illustrate a number of constraints with the current zoning in the high density residential districts and with mixed-use zoning. Ms. Raitt explained that the draft zoning recommendations would come to the Board for review in December and that the intention is to file zoning amendment articles for spring Town Meeting. Mr. Benson wondered if we could investigate what might be built differently by right versus with a special permit. Mr. Lau stated that if you look at Arlington's growth compared with other towns and noted that we are very far behind and that the bylaw and zoning may be holding back the growth we are trying to encourage and that aligns with the Master Plan. He continued that we need to investigate a reduction in parking and further amendments to mixed-use. Mr. Watson continued that we are not achieving goals on a number of accounts, the lot sizes are too small and most are non-conforming, we are not able to achieve our Master Plan goals, and further substantive zoning amendments are needed. Ms. Raitt noted that the Department is exploring additional zoning amendments to the Arlington Heights business district.

The Chair called on Steve Revilak of 111 Sunnyside Avenue to speak. Mr. Revilak stated that he enjoyed reading the materials posted and particularly how the zoning requirements (dimensional and density regulations) and how certain changes made could lead to greater conformance. He thought they made some sensible recommendations regarding special permit such as being able to construct a three-family by right in the R3 which is a three family district. The Board found the materials very enlightening. They were very interested in the work and looked forward to seeing the recommendations at a future meeting.

Meeting adjourned.