

Arlington Redevelopment Board
February 11, 2019, 7:30 p.m.
Charles Lyons' Hearing Room,
Town Hall, 2nd Floor
Meeting Minutes

This meeting was recorded by ACMi.

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

ABSENT: David Watson

STAFF: Jennifer Raitt, Director of Planning and Community Development; Erin Zwirko, Assistant Director of Planning and Community Development

The Chair opened the meeting by notifying the group that the meeting was being recorded by ACMi. The Chair then tabled the Organizational Meeting until the meeting on February 25, 2019, when all board members are present.

The Chair moved on to the second agenda item, Proposed amendments to make minor administrative corrections to Floodplain District and Inland Wetland District sections of the Zoning Bylaw and discussions about Arlington Regulations for Wetland Protection Section 31, Climate Change Resilience.

The Chair introduced Nathaniel Stevens, Chair, Arlington Conservation Commission and Emily Sullivan, Environmental Planner/Conservation Agent who presented the proposed changes to the local Floodplain and Inland Wetland districts.

Mr. Benson asked for clarification of conservation district jurisdiction, specifically if it would still be defined as 200 feet. Mr. Benson asked to change the language in the proposal from all rivers, brooks, and streams, to all perennial rivers, brooks, and streams. Mr. West asked about the permitted structure uses within the district. Mr. Stevens said the Conservation Commission would address this issue. Mr. Lau asked if there were any vernal pools included in this category. Mr. Stevens explained that a vernal pool has not been identified in Arlington.

Mr. Benson and wanted to address the climate change projections. Mr. Stevens said definition of sea level rise may change at a later date along with FEMA regulations and other credible evidence. Mr. Benson asked for the language so that the ARB could incorporate the same changes. Ms. Raitt explained that the Department of Planning and Community Development is doing a crosswalk of regulations to avoid redundancies. Mr. Stevens introduced the Municipal Vulnerability Preparedness (MVP) and Ms. Raitt provided an overview of the MVP program, including funding, and the planning process. Mr. Stevens would like to include climate change resilience language to section 31, which includes stormwater drainage and planting plans. Mr. Benson asked if the conservation commission was working with the Town's Engineer's office to ensure regulations take the 100 year storm calculations into account. Ms. Sullivan said she is working with the Town Engineer's office on this issue.

The Chair introduced the third agenda item, Updates to existing Arlington Design Standards and Warrant Article requesting appropriation of funds to create Residential Design Guidelines.

Ms. Raitt reviewed warrant articles filed and approved with comments from the board January 28, 2019 amended outreach plan, hearing dates, and which warrants will be discussed at which hearing.

The Chair motioned to add another ARB meeting on March 27, 2019, after the public hearing is closed to allow board to review information before voting. Mr. Benson seconded, all voted in favor.

The Chair introduced the fourth agenda item, Updates to existing Arlington Design Standards and Warrant Article requesting appropriation of funds to create Residential Design Guidelines

Ms. Raitt gave an overview of the warrant article. Residential Study Group requested funds for a consultant to complete a study to create a process for design review. Mr. Raitt explained it would be a review of any home construction in the R0 and R2 districts. Mr. Lau asked if Design Review Committees exist in any other areas of Massachusetts. Ms. Raitt answered yes and explained a Design Review Committee would typically fall under the Planning Board. Ms. Zwirko explained the responsibilities of Design Advisory committees in other towns.

The board invited a member of the public, Steve Revilak, to comment. Mr. Revilak asked if the Design Review process in Watertown, MA would be a model for Arlington. Ms. Zwirko confirmed that Arlington would follow Watertown's model.

A member of public, Asia Kepka, asked about the appropriation and process for hiring a consultant. Ms. Raitt provided an overview of the Town's process.

The Chair moved on to the next agenda item, progress on master plan and housing production plan implementation, including current work of Master Plan Implementation Committee subgroups and working groups (Zoning Bylaw Working Group, Historic and Cultural Resources Working Group, Mill brook Study Group, and Residential Study Group.

Ms. Raitt presented the updated master implementation plan and table and gave an overview of the housing production plan. Next Master Plan Implementation Committee meeting is on Thursday, March 7, 2019 where the updated zoning bylaw amendments will be discussed.

Patricia Worden interjected that as a member of the Housing Implementation Committee the amendments were never discussed in the HPIC meeting.

Motion to adjourn. Board voted all in favor. (4-0)

Meeting Adjourned.