

**Arlington Redevelopment Board**  
**Monday, July 1, 2019, 7:30 p.m.**  
**Town Hall Annex 2<sup>nd</sup> Floor Conference Room**  
**Meeting Minutes**

This meeting was recorded by ACMi.

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

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

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The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair then introduced the first agenda item, ARB Rules and Regulations draft amendment, regarding rule 19 the Dover Amendment. The Chair introduced Ms. Raitt who explained that the current draft contains an amendment that incorporates edits from Board members. The Board discussed the appeals process and other proposed wording changes. Mr. Watson suggested possibly implementing a site plan review process. The Chair agreed with a long term goal to create a site plan review process. Ms. Zsembery said that the Board can move to accept the current amended draft with the caveat that grievances are to be filed with the Town Manager. The Chair suggested amending the second bullet point in item 2 and add the grievance with the Town Manager to clarify the process. The Chair moved to approve the plan as amended. Mr. Lau motioned to approve and Mr. Watson seconded, Approved 4–1 (Mr. Benson Opposed)

The Chair introduced the Second agenda item, Draft ARB annual goals and asked Ms. Raitt for an overview. Ms. Raitt provided an overview and pointed to the goal to review and update the site plan review process in 2020, which would include amending the EDR criteria. The Chair motioned to approve the draft ARB goals as amended. Mr. Benson moved to accept and Mr. Lau seconded, Approved 5-0.

The Chair introduced the third agenda item, Arlington Heights Action Plan Implementation Committee (committee charge and membership). Ms. Raitt gave an overview of the Action Plan which includes: the committee charge, its membership, and key recommendations for the plan. This committee would be dissolved after implementation. Mr. Lau asked which area of the Heights would be included. Ms. Raitt explained that the focus will be on the commercial district in Arlington Heights. The Chair explained that the ARB will just vote to create the committee. Mr. Benson stated he is concerned about the definition of the committee's responsibilities on the charge and suggested that the committee's role clearly state implementation of the plan recommendations. The Chair motioned to accept the charge as amended. Mr. Benson moved to accept and Mr. Lau seconded, approved 5-0.

The Chair noted that the Board was a half-hour behind schedule. Ms. Raitt suggested that the fourth agenda item, Training – Affirmatively Furthering Fair Housing compliance for local land use decisions, be rescheduled. The Board agreed to reschedule and invite other Boards to the rescheduled meeting specifically for this training.

The Chair introduced the next agenda item, meeting minutes for 4/24/19, 5/20/19, and 6/3/19. The Chair moved to approve the 4/24/19 meeting minutes as amended. Mr. Lau motioned to approve, Mr. Watson seconded, Approved 4-0 Ms. Ms. Zsembery abstained. The Chair moved to approve the 5/20/19 meeting minutes as amended. Mr. Lau motioned to approve, Mr. Watson seconded, Approved 4-0. Ms. Zsembery abstained. The Chair moved to approve the 6/3/19 meeting minutes as amended. Mr. Benson motioned to approve, Mr. Watson seconded, Approved 5-0.

The Chair opened the floor for the open forum portion of the meeting. Don Seltzer asked for clarification about the Arlington Heights Zoning recommendations and how it is different than the Arlington Heights Action Plan. Ms. Raitt explained that it is the same document; the plan does not only include zoning recommendations. Mr. Seltzer asked if there was an approval process to move from recommendations to an action plan. The Chair said that the move was not approved by the ARB. Mr. Seltzer stated that the document misrepresents the work of the Steering Committee, who did not seem to have much of the role in developing the plan. As the committee

goes forward the action plan is a group of ideas from a state agency suggested a public review process. The Chair said the Board would take it under advisement.

JoAnne Preston stated that in Town Meeting there was a discussion about including more public participation in development projects. Ms. Preston suggested that the Arlington Heights Action Plan Implementation Committee be broadened to include more residents and members of other committees. Ms. Preston suggested the Tree Committee to address any potential impacts.

Beth Melofchik said she agreed with Mr. Seltzer and Ms. Preston and would like to see more public representation on the Arlington Heights Action Plan Implementation Committee. Ms. Melofchik stated that she feels that there should be more voices in the process. Ms. Melofchik is concerned about the zoning document where additional housing is being squeezed in everywhere when the Town needs to broaden the commercial tax revenue. The town is not addressing several environmental threats.

Steve Revilak voiced his support for the Arlington Heights Action Plan. Mr. Revilak suggested a post disaster mitigation plan with the possible sea storm surges. Mr. Revilak is concerned that several properties may be damaged in the future.

Mr. Watson suggested addressing Mr. Seltzer's concerns by rewording the draft amendment. Ms. Zsembery stated that there may be some overlap between committees. Mr. Benson motioned to reopen discussion and to amend the Arlington Heights Action Plan Implementation Committee Draft Amendment to broaden the scope. Mr. Watson seconded, Approved 5-0.

Mr. Lau motioned to adjourn. Mr. Watson seconded, Approved 5-0. Meeting adjourned.