

Arlington Redevelopment Board
Monday, October 21, 2019, 7:30 PM
Town Hall Annex,
2nd Floor Conference Room
Meeting Minutes

This meeting was recorded by ACMi.

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

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

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

The Chair introduced the first agenda item, EDR Special Permit extension requests for Docket 3519, 19R Park Ave and Docket 3520, 117 Broadway by Housing Corporation of Arlington. Pam Hallett, the Executive Director of the Housing Corporation of Arlington, introduced herself and said she would like to request an extension. She is working on the property closings that are scheduled for late November. Mr. Watson said he supports the projects and wants to make sure that this extension is handled correctly procedurally. Mr. Watson said he was looking at the Zoning Bylaw 3.3.5B, which talks about granting extensions for good cause. Mr. Watson asked if there was a standard to consider. Ms. Raitt said that during recodification citations for these bylaws were taken directly from Massachusetts General Law c.40A, but there is not a clear understanding of what is considered just cause, just cause is actually in quotes. Ms. Raitt said there is not a particular standard and the ARB is not required to make a determination of what constitutes a just cause. The ARB can make a determination based on the circumstances presented this evening, the applicant's request letter, and any additional information provided by the applicant. Mr. Benson asked to have on the record what is the good cause for needing the 6-month extension, as described in Ms. Hallett's letter, and the good cause for not pulling a building permit in the 3 years since the permit was granted. Ms. Hallett said that all permits had to be in place before the HCA could apply to the State for funding. The HCA's first two applications were turned down so before submitting a third application, Ms. Hallett worked to provide proof that the HCA had 3 million dollars committed locally. Mr. Benson summarized that it took the HCA three years to secure funding and without the state funding the project could not be completed. Ms. Hallett said that was correct, the HCA could not complete the project without the 9% Low Income Housing Tax Credits from the State.

The Chair moved to approve the extension of Special Permit #3519 for 19R Park Ave. for 6 months from December 5, 2019. Mr. Lau moved to approve, Mr. Watson seconded, all voted in favor 5-0.

The Chair moved to approve the extension of Special Permit #3520 for 117 Broadway for 6 months from December 5, 2019. Mr. Lau moved to approve, Mr. Watson seconded, all voted in favor 5-0.

The Chair introduced the second agenda item, Open Forum, and opened the floor for comments from members of the public.

Don Seltzer said the meeting 2 weeks ago, where the housing situation was discussed from different points of view, was a very good meeting. Mr. Seltzer said that the Town Manager spoke about the meeting as the first step in broader community involvement going forward. Mr. Seltzer said that most people left the meeting with a very good feeling, but unfortunately that did not last

very long. Mr. Seltzer said the first action of the next step forward turned out to be killing off the Residential Study Group the very next day. Mr. Seltzer said he is extremely disappointed in those Town officials who took this ill-considered unilateral action. Mr. Seltzer said he feels this was taking two steps backward from where they were.

There were no other comments from members of the public so the Chair asked the Board if they had any items to discuss.

Ms. Raitt said that there is a community planning workshop with MIT practicum student group who are working on the Broadway Corridor project on October 28th. The students will also be presenting for the Redevelopment Board on December 4th to share their final presentation.

Mr. Lau motioned to adjourn the meeting, Mr. Benson seconded, all voted in favor 5-0.
Meeting Adjourned.

DRAFT