



**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, 1386 Massachusetts Avenue, Arlington, MA  
Docket #3610

**Date:** January 21, 2020

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Please accept this memo as an outline of documents requested for the above-noted Docket with a continued public hearing on January 27<sup>th</sup>. The following materials were requested on January 7<sup>th</sup>, following the second public hearing:

1. Updated signage plan for the building and site, including a wall sign and various directional signage, as well as a method to improve the window façade while remaining in compliance with Cannabis Control Commission rules;
2. Updated building elevation drawing with details on any proposed repairs or improvements to the façade;
3. Designating a location for ride-share companies to pick up and drop off;
4. Updated floor plan illustrating separation between check in desk and sales floor, indoor bike storage, and gender neutral restrooms;
5. Adding exterior parking;
6. Adding breaks in the curb to allow for the flow of stormwater into landscaped areas;
7. Mockup of sandwich board signs;
8. Updated Traffic Impact Statement to include relevant comparable traffic counts; and
9. Coordinate with Arlington Police Department and Town Counsel on security and enforcement planning.

Please also consider adopting the following conditions for the above-noted Docket:

### **General Conditions**

1. The final design, sign, façade improvements, landscaping, fencing and lighting plans shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws. Marijuana waste removal shall be in accordance with Cannabis Control Commission regulations.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the business. The Applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

### **Special Conditions**

1. The Applicant shall work with the Arlington Police Department and Town Counsel to execute a Memorandum of Understanding (MOU) to coordinate efforts with a goal of minimizing and eliminating impacts on the neighborhood surrounding the facility at 1386 Massachusetts Avenue. Consultation with the Department of Planning and Community Development shall occur to ensure that the MOU is responsive to this Decision.
2. The Applicant shall be responsible for the cost of any police details provided by the Arlington Police Department to oversee circulation of vehicles and pedestrians.
3. Queueing shall be prohibited in the public right-of-way.
4. A Transportation Demand Management Plan shall be prepared for employees and submitted to the Department of Planning and Community Development for approval.