



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice April 6, 2020**

The Arlington Redevelopment Board will meet Monday, April 6, 2020 at 6:00 PM in the **Join Zoom Meeting with audio and video by connecting using this link and Meeting ID: <https://zoom.us/j/163754321?pwd=K0IFa2FPZ2pWbTZhNHBEUDN3YTk0UT09> Enter Meeting ID: 163 754 321** or join by phone by calling: 1-646-876-9923 and enter Meeting ID

#### **1. ARB Meeting Schedule**

- 6:00 p.m. • Board will discuss and vote on meeting schedule

#### **2. Board Members will vote to continue Public Hearings**

- 6:05 p.m. Board Members will vote to continue the following Public Hearings:
- 1207-1211 Mass Ave - Environmental Design Review, Continued Public Hearing
  - 434 Mass Ave - Environmental Design Review, Continued Public Hearing
  - 833 Mass Avenue - Environmental Design Review, Continued Public Hearing
  - 880 Mass Avenue – Environmental Design Review Public Hearing

#### **3. Director's Updates**

- 6:10 p.m. • Director will provide updates

#### **4. Open Forum**

- 6:20 p.m. -  
6:40 p.m. • Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request.

#### **5. Adjourn**

Estimated 6:40 p.m. – Adjourn

#### **6. Correspondence Received**

Correspondence received from:  
E. Welton 02-25-20 with attachment  
D. Seltzer 03-08-20  
D. Seltzer 03-12-20  
J. Atwood 04-06-20



## Town of Arlington, Massachusetts

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### Board Members will vote to continue Public Hearings

#### Summary:

6:05 p.m.

Board Members will vote to continue the following Public Hearings:

- 1207-1211 Mass Ave - Environmental Design Review, Continued Public Hearing
- 434 Mass Ave - Environmental Design Review, Continued Public Hearing
- 833 Mass Avenue - Environmental Design Review, Continued Public Hearing
- 880 Mass Avenue – Environmental Design Review Public Hearing

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Application_Forms_and_Narrative.pdf	Docket #2818 880 Mass Ave. Application forms and Narrative
▢ Reference Material	TD_Arlington_Sign_Package.pdf	Docket #2818 880 Mass Ave. TD Arlington Sign Package
▢ Reference Material	Docket_#3616_434_Mass_Ave_Taipei_Tokyo_application_reduced.pdf	Docket #3616 434 Mass. Ave. Application
▢ Reference Material	TAIPEI-Tokyo_-_REVISED_Sign_Proposal.pdf	Docket #3616 434 Mass. Ave. Revised Sign Proposal
▢ Reference Material	EDR_Public_Hearing_Memo_Docket_#3616_434_Mass_Ave_final.pdf	EDR Public Hearing Memo Docket #3616 434 Mass Ave.
▢ Reference Material	Memo_Update_regarding_Taipei_Tokyo_Signage_03-12-20_Final.pdf	Memo update regarding Taipei Tokyo signage 03-12-20



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

PLANNING & COMMUNITY  
DEVELOPMENT

2020 MAR -3 P 1:07

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

1. Property Address 880 Massachusetts Avenue Docket No. \_\_\_\_\_  
Name of Record Owner(s) TD Banknorth NA Phone 856-470-3983  
Address of Owner 17000 Horizon Way Mont Laurel, NJ 08053  
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Back Bay Sign for Coast Sign Inc.  
Address 65 I Industrial Way Wilmington, MA 01877 Phone 617-230-4434  
Status Relative to Property (occupant, purchaser, etc.) Sign Contractor
3. Location of Property 880 (874) Mass Ave 126.0 0002 0002.C  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 1281, Page 136;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_
5. Present Use of Property (include # of dwelling units, if any) BV
6. Proposed Use of Property (include # of dwelling units, if any) \_\_\_\_\_
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 Environmental Sign Review  
6.2 Signs

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

To allow TD Bank to replace one double sided directional sign with new non-illuminated directional sign 1'-8 1/2" high x 20" wide and 4'-6" overall height.

(In the statement below, strike out the words that do not apply)  
The applicant states that TD Banknorth NA is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 880 Mass Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

65 I Industrial Way Wilmington, MA 01887 617-230-4434  
Address Phone



**Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)**

**Required Submittals Checklist**

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at [arlingtonma.gov/arb](http://arlingtonma.gov/arb), for the full list of required submittals.

- ☐ Dimensional and Parking Information Form (see attached)
- ☒ Site plan of proposal
- ☐ Model, if required
- ☒ Drawing of existing conditions
- ☒ Drawing of proposed structure
- ☐ Proposed landscaping. May be incorporated into site plan
- ☒ Photographs
- ☒ Impact statement
- ☒ Application and plans for sign permits
- ☐ Stormwater management plan (for stormwater management during construction for projects with new construction)

**FOR OFFICE USE ONLY**

- |   |             |
|---|-------------|
| <input type="checkbox"/> Special Permit Granted                               | Date: _____ |
| <input type="checkbox"/> Received evidence of filing with Registry of Deeds   | Date: _____ |
| <input type="checkbox"/> Notified Building Inspector of Special Permit filing | Date: _____ |

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 for Application to  
 The Arlington Redevelopment Board

Property Location 880 (874) Mass Ave

Owner: TD Banknorth NA

Present Use/Occupancy: No. of Dwelling Units: \_\_\_\_\_

Proposed Use/Occupancy: No. of Dwelling Units: \_\_\_\_\_

Docket No. \_\_\_\_\_

Zoning District B4

Address: 17000 Horizon Way Mount Laurel NJ 08053

Uses and their gross square feet: \_\_\_\_\_

Uses and their gross square feet: \_\_\_\_\_

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	21,438 sf		min.
Frontage			min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories			stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

**Town of Arlington  
Redevelopment Board**

**Description of Proposal:**

The purpose of this proposal is to allow TD Bank to replace the existing illuminated directional sign located at the Lockeland Avenue entrance to the bank parking lot. The existing sign is 3'-6" wide by 2'-1" high and has an overall height of 4'-0". The proposed non-illuminated sign is 2'-0" wide by 1'-8 1/2" high and has an overall height of 4'-6". The location of the sign is setback 12'-8" from the road and 4'-8" from the driveway.

**Special Permit Criteria:**

1. The Bylaw allows the Redevelopment Board to permit signs that are greater size, quantity or location.
2. This sign will be a service to the public good by providing direction to the by the bank's drive through and atm.
3. The sign proposed will assist vehicular traffic approaching the bank from both Mass Ave and Lockeland Ave.
4. N/A
5. N/A
6. The proposed sign replacement will be in keeping with the existing sign and will no longer be internally illuminated and thus decrease the light pollution in the immediate area.
7. There will be nothing detrimental to the character of the neighborhood caused by this sign.



**Bank**

America's Most Convenient Bank®

TD Bank, N.A.  
17000 Horizon Way  
Mail Stop: NJ5-005-105  
Mount Laurel, NJ 08054  
T: (856) 470-3983  
[Vicki.Sylvester@td.com](mailto:Vicki.Sylvester@td.com)

## AUTHORIZATION LETTER

February 27, 2019

To Whom It May Concern:

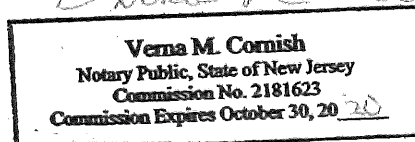
Please allow this letter to serve as authorization for employees of Image Resource Group to act on behalf of TD Bank N.A. in the filing of any applications for required permits and/or approvals for the Signage Renovation Work of the TD Bank N.A. owned facility. This would include, but is not limited to, signing any owner signature application, appearing before any governmental agency at general meetings or public hearings addressing the signage at the facilities and, if necessary, recording any such decisions.

Should you have any questions, please do not hesitate to contact me directly at (856) 470-3983.

Sincerely,

**Vicki Sylvester**  
**TD Bank N.A. - Officer**

cc: File  
Steven Prouse – Image Resource Group





EXISTING SITE PHOTOGRAPH



## Site Recommendation Book

Arlington ID #: 1021  
880 Massachusetts Avenue  
Arlington, MA

**Preliminary Recommendations**  
July 22, 2019

**Revisions**  
November 13, 2019  
November 20, 2019  
December 17, 2019



## Project Policies and Procedures

You are a valued asset to this project's success - please take a moment to review the guidelines listed, below because your safety and reputation matter.

### Standard Onsite Code of Conduct Expectations

- IRG Project Manager must be aware of your presence while on site. Crew Lead must present letter of authorization to the store management prior to the start of work.
- Vehicles and equipment are to be staged as far from customer entrances & parking as possible.
- Crew members' attire should clearly identify the company with which they are working. Please do not interact with customers unless life safety concerns apply.
- Standard Protocol for working overhead is to properly block the walk space beneath the work area with cones when working on sign faces and to have a full flag crew when cabinets and heavy items are being lifted. Be mindful of potential debris dropping onto pedestrians & customers walking below, especially when removing old sign faces that may break during removal.
- No Project related trash (bulbs, faces, signs, screws, crating, etc.) shall be left on site in any trash bin or containers NOT owned by the respective vendor. All waste to be recycled/disposed offsite.
- All signs installed must be level and in pristine condition upon completion. Touch up paint will be provided to address scratched cabinets.
- Photographs: All signs installations and punch-related revisit work must be photographed to include exterior, and interior to confirm that signs light properly prior to leaving the site. Please note that by photographing the interior and exterior of the sign, you will capture the installation, and relieve yourself of potential liability for damages that may occur after leaving a site.

### Sign Type- Specific Instructions

- Refacing Monuments & Pylons: If new damage is discovered on site, immediately notify IRG to include landscaping issues found or created by sign removal/installation. Ensure sign is properly lighting.
- Refacing Channel Letters: Confirm lettersets lights properly. Wipe down all letter cabinets and "BANK" letter faces.
- Replacing Wall Signs: All holes from previous sign should be sealed and water tight, without excess of sealants left behind. Every attempt to cover as many existing holes with the new sign as possible should be made, especially where new signs are smaller. The IRG Project Manager must be notified of any holes, ghosting, or damage still visible following the installation of a new sign.
- Directional Signs: All directional signs are to coordinate with any marking on the pavement, If new directional signage counteracts the current flow of traffic, remain on site until you have reviewed next steps with your IRG Project Manager. Any existing electrical must be powered down and made safe, then hidden below ground level consistent with regulations. Immediately notify IRG of damaged landscaping found or created by sign removal/installation
- Acrylic/Plate Lettersets: Retained letters are to be wiped down, and completion photos should include the entire letterset.
- Awnings: Completion photos are to include all recovered awnings, applied graphics, and enough surrounding area to confirm the location of each.
- Restoration & Painting: Completion photos are to include close up photos and enough surrounding area to confirm the location of the impacted area.



**Site Plan**



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

## E01

### Existing Signage:

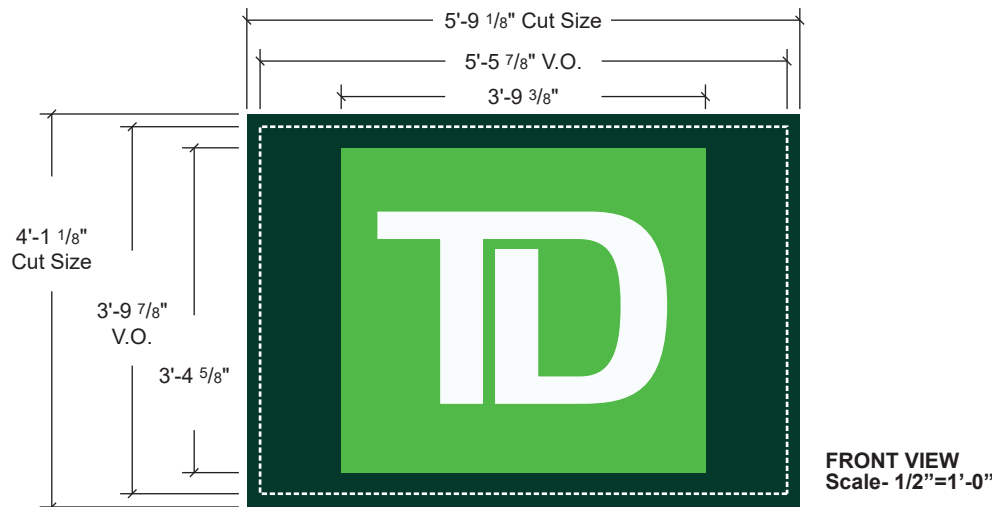
D/F Non-Illuminated Pylon  
 Overall: 4'-2" tall 5'-10" wide 1'-2" deep  
 Square Footage: 24 sq.ft.

## SPECIAL CONDITIONS

Power to be run to sign.  
 Retrofit installation of LED sticks required. (Qty - 12) Sloan Bracket 402297-10 Required to complete retrofit

## Lighting

Lamp Size: 48"  
 Lamp Qty: 6  
 Power Supply Qty: 2



**TDB-RP-FS.0002**

**Qty 2**

**24.05 sq.ft.**

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3630-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



**MFG NOTE**  
 Any seams in vinyl to be located at bottom of T Crossbar



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

## E02

### Existing Signage:

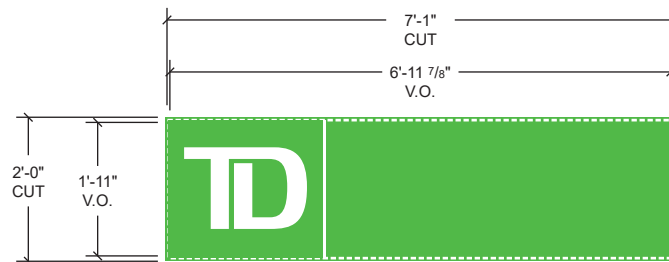
Illuminated Wall Sign  
Overall: 2'-1/2" tall 7'-1" wide 8" deep  
Square Footage: 14.5 sq.ft.

## SPECIAL CONDITIONS

No special conditions.

## Lighting

Lamp Size: 84"  
Lamp Qty: 2  
Power Supply Qty: 1



FRONT VIEW Scale- 3/8"=1'-0"

## TDB-CRP-24X85

14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green  
Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

### E03

#### Existing Signage:

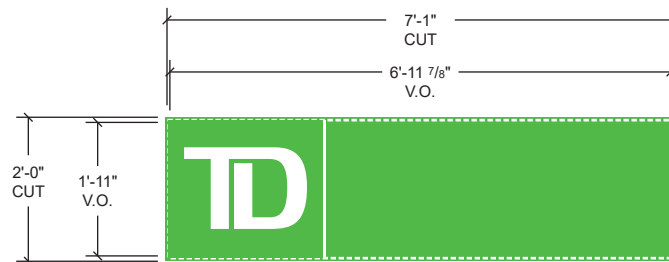
Illuminated Wall Sign  
Overall: 2'-1/2" tall 7'-1" wide 8" deep  
Square Footage: 14.5 sq.ft.

### SPECIAL CONDITIONS

No special conditions.

### Lighting

Lamp Size: 84"  
Lamp Qty: 2  
Power Supply Qty: 1

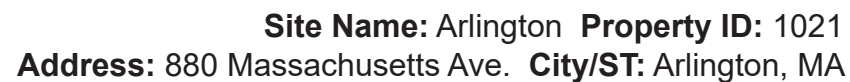


FRONT VIEW Scale- 3/8"=1'-0"

### TDB-CRP-24X85

14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green  
Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



## E04

**Existing Signage:**

Illuminated Wall Sign  
Overall: 2'-1/2" tall 7'-1" wide 8" deep  
Square Footage: 14.5 sq.ft.

## SPECIAL CONDITIONS

No special conditions.

## Lighting

Lamp Size: 84"  
Lamp Qty: 2  
Power Supply Qty: 1



**TDB-CRP-24X85**

14.17 sq.ft.

.177" thk Makrolon sl #7328 (B54) polycarbonate. Vinyl to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



ORIGINAL PHOTOGRAPH - SIDE A

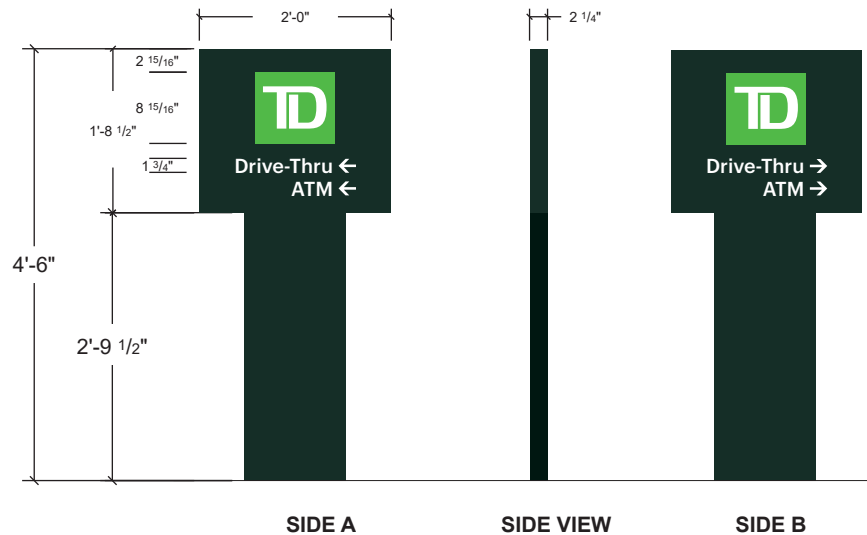


COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

## E05

### Existing Signage:

Illuminated/Non-Illuminated Directional  
Overall: 3'-6" tall 2'-1" wide  
Square Footage: 7.3 sq.ft.



SIDE A

SIDE VIEW

SIDE B

**TD-D.0004-X**

Scale- 1/2"=1'-0"

4.33 sq.ft.

Non-illuminated painted directional sign with film decorated sign face. Aluminum tube frame and aluminum sheet construction. Sign to be painted to match: PMS 5535 #MP62874V1.0 (Satin Finish). Sign face first surface film 3M 5000 Scotchlite Reflective White Vinyl and 3M IJ680-10 Scotchlite Reflective Film (InkJet Digital) to match Matthews Pantone 361 with 3M MCS approved inkjet inks.

## SPECIAL CONDITIONS

Turn off power at breaker, cap off existing power, and replace with new directional



ORIGINAL PHOTOGRAPH - SIDE B



ORIGINAL PHOTOGRAPH

**RETAIN EXISTING SIGNAGE**

**E19-E22**

**Existing Signage:**

Blade Sign  
Overall: 1'-3 1/2" tall 1'-0" wide  
Square Footage: 1.29 sq.ft.

**SPECIAL CONDITIONS**

No special conditions.



ORIGINAL PHOTOGRAPH



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

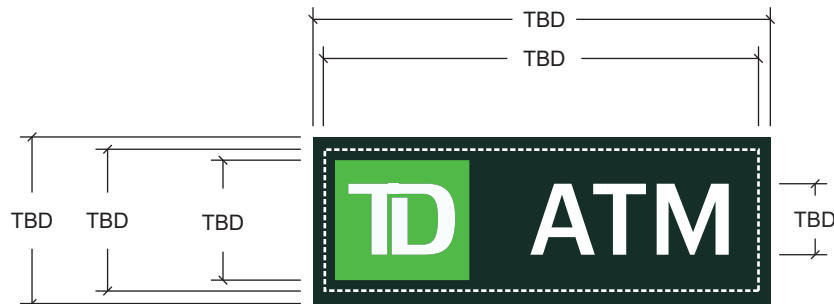
### F01

#### Existing Signage:

Illuminated ATM Header  
Overall: TBD tall TBD wide TBD deep  
Square Footage: TBD sq.ft.

### SPECIAL CONDITIONS

Technical Survey Required prior to manufacture.



FRONT VIEW Scale- 3/8"=1'-0"

### Lighting

Please photograph inside of sign during technical survey  
Lamp Size: \_\_\_\_\_"  
Lamp Qty: \_\_\_\_\_  
Power Supply Qty: X

**TDB-CRP-TBDXTBD**

**TBD sq.ft.**

.177" thk Makrolon sl #7328 (B54) polycarbonate. Background to be 3M 3632-6513 Translucent Dark Green Vinyl applied to first surface. Logo to be 3M 3630-5741 TD Light Green Translucent Vinyl laminated with 3M 3660M applied to the first surface. Copy to be dropped out to illuminate white.



E01 / Side A / West



E01 / Side B / East



E02 / Side A / West



E03 / Side A / North



E04 / Side A / East



E05 / Side A / North



E05 / Side B / South



E12 / Side A / East



F01 / Side A / South



/ /



/ /



/ /



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

- Docket No. \_\_\_\_\_
1. Property Address 434 MASSACHUSETTS AVE, ARLINGTON  
Name of Record Owner(s) ARA K. Gechjian Phone 781-910-0822  
Address of Owner 432 MASS AVE., ARLINGTON, MA. (CAMERA)  
Street City, State, Zip 810P
2. Name of Applicant(s) (if different than above) ANDY LIAM  
Address 434 MASSACHUSETTS AVE Phone 781-267-5472  
Status Relative to Property (occupant, purchaser, etc.) \_\_\_\_\_
3. Location of Property 434 MASSACHUSETTS AVE.  
Assessor's Block Plan, Block, Lot No. \_\_\_\_\_
4. Deed recorded in the Registry of deeds, Book \_\_\_\_\_, Page \_\_\_\_\_;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Present Use of Property (include # of dwelling units, if any) Restaurant
6. Proposed Use of Property (include # of dwelling units, if any) RESTAURANT
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4  
6.2  
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that ANDY LIAM is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 434 MASSACHUSETTS AVENUE (TAI-PEI TOKYO) which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

[Signature]  
Signature of Applicant(s)

434 MASSACHUSETTS AVE  
Address ARLINGTON, MA 02474

781-267-5472  
Phone

TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the  
Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

- N/A
1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
  2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
  3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
  4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
  5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.
- N/A
- In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.
- N/A
6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
  7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

(SEE ATTACHED)

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 434 MASS AVE.

Zoning District \_\_\_\_\_

Owner: ARA K. GECHIJIAN

Address: 434 MASS AVE

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

RESTAURANT

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

RESTAURANT

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	9,131		min.
Frontage	52'		min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	15'		stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

## Appendix 2

Construction Documents are required for structures that must comply with 780 CMR 107. The checklist below is a compilation of the documents that may be required for this. The applicant shall fill out the checklist and provide the contact information of the registered professionals responsible for the documents. This appendix is to be submitted with the building permit application.

### Checklist for Construction Documents\*

No.	Item	Mark "x" where applicable		
		Submitted	Incomplete	Not Required
1	Architectural			
2	Foundation			
3	Structural			
4	Fire Suppression			
5	Fire Alarm (may require repeaters)			
6	HVAC			
7	Electrical			
8	Plumbing (include local connections)			
9	Gas (Natural, Propane, Medical or other)			
10	Surveyed Site Plan (Utilities, Wetland, etc.)			
11	Specifications			
12	Structural Peer Review			
13	Structural Tests & Inspections Program			
14	Fire Protection Narrative Report			
15	Existing Building Survey/Investigation			
16	Energy Conservation Report			
17	Architectural Access Review (521 CMR)			
18	Workers Compensation Insurance			
19	Hazardous Material Mitigation Documentation			
20	Other (Specify)			
21	Other (Specify)			
22	Other (Specify)			

\*Areas of Design or Construction for which plans are not complete at the time of application submittal must be identified herein. Work so identified must not be commenced until this application has been amended and the proposed construction document amendment has been approved by the authority having jurisdiction. Work started prior to approval may be subjected to *triple the original permit fee*.

### Registered Professional Contact Information

Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State    Zip	Discipline    Expiration Date
Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State    Zip	Discipline    Expiration Date
Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State    Zip	Discipline    Expiration Date

Vital Signs  
106 Massachusetts Ave.  
Arlington, MA 02474  
(781) 643-6327

[acarter@town.arlington.ma.us](mailto:acarter@town.arlington.ma.us)

To Whom It May Concern:

The signage is already up for TAIPEI-TOKYO, 434 Mass Ave, Arlington, Massachusetts, but will need the Arlington Historical Commission to review the application.

I have attached before-and-after photos of 434 Mass Ave signage.

Sincerely,

Charles Scacca,  
Vital Signs

## FABRICATION DESCRIPTION

ALL DISHPAN SIGNS ARE FABRICATED WITH 1"x1" TUBING (FRAME) OR TUBED FRAME. - .040 ALUMINUM BLACK METAL FACE W/ RIVETS INSTALLED TO FRAME AND FACE - WHEN FINISHED A .75" GOLD METALLIC MOLDING IS INSTALLED AROUND SIGN AS A FRAME. (SEE ATTACHED PICTURE.)

## INSTALLATION:

1"x3" - STAINLESS "L" BRACKETS SUPPORT THE SIGN, BOTH TOP & BOTTOM 6x PER SIGN AND 1.5" STAINLESS SELF DRILLING SCREWS ARE INSTALLED BOTH IN THE SIGN AND BUILDING FACADE.



# The Commonwealth of Massachusetts

## Department of Public Safety

Massachusetts State Building Code (780 CMR)

### Building Permit Application for any Building other than a One- or Two-Family Dwelling

(This Section For Official Use Only)

Building Permit Number: \_\_\_\_\_ Date Applied: \_\_\_\_\_ Building Official: \_\_\_\_\_

#### SECTION 1: LOCATION (Please indicate Block # and Lot # for locations for which a street address is not available)

434 ARLINGTON, MA. 02474  
No. and Street City /Town Zip Code Name of Building (if applicable)

#### SECTION 2: PROPOSED WORK

Edition of MA State Code used \_\_\_\_\_ If New Construction check here ☐ or check all that apply in the two rows below

Existing Building ☐ Repair ☐ Alteration ☐ Addition ☐ Demolition ☐ (Please fill out and submit Appendix 1)

Change of Use ☐ Change of Occupancy ☐ Other ☐ Specify: Sign

Are building plans and/or construction documents being supplied as part of this permit application? Yes ☐ No ☐

Is an Independent Structural Engineering Peer Review required? Yes ☐ No ☐

Brief Description of Proposed Work: 1-3'x 20' SIGN TO FACE W/ BLACK DIBOND  
FACE - RAISED 1/2" TEXT - 3'x12' - 2x REFACE ALSO 3'x12'  
RAISED TEXT. (will provide drawing)

#### SECTION 3: COMPLETE THIS SECTION IF EXISTING BUILDING UNDERGOING RENOVATION, ADDITION, OR CHANGE IN USE OR OCCUPANCY

Check here if an Existing Building Investigation and Evaluation is enclosed (See 780 CMR 34) ☐

Existing Use Group(s): \_\_\_\_\_ Proposed Use Group(s): \_\_\_\_\_

#### SECTION 4: BUILDING HEIGHT AND AREA

	Existing	Proposed
No. of Floors/Stories (include basement levels) & Area Per Floor (sq. ft.)		
Total Area (sq. ft.) and Total Height (ft.)		

#### SECTION 5: USE GROUP (Check as applicable)

A: Assembly A-1 ☐ A-2 ☐ Nightclub ☐ A-3 ☐ A-4 ☐ A-5 ☐ B: Business ☐ E: Educational ☐  
F: Factory F-1 ☐ F2 ☐ H: High Hazard H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5 ☐  
I: Institutional I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ M: Mercantile ☐ R: Residential R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐  
S: Storage S-1 ☐ S-2 ☐ U: Utility ☐ Special Use ☐ and please describe below:

Special Use: \_\_\_\_\_

#### SECTION 6: CONSTRUCTION TYPE (Check as applicable)

IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB ☐

#### SECTION 7: SITE INFORMATION (refer to 780 CMR 111.0 for details on each item)

<b>Water Supply:</b> Public <input type="checkbox"/> Private <input type="checkbox"/>	<b>Flood Zone Information:</b> Check if outside Flood Zone <input type="checkbox"/> or identify Zone: _____	<b>Sewage Disposal:</b> Indicate municipal <input type="checkbox"/> or on site system <input type="checkbox"/>	<b>Trench Permit:</b> A trench will not be required <input type="checkbox"/> or trench permit is enclosed <input type="checkbox"/>	<b>Debris Removal:</b> Licensed Disposal Site <input type="checkbox"/> or specify: _____
---	---	--	---	--

**Railroad right-of-way:**  
Not Applicable ☐  
or Consent to Build enclosed ☐

**Hazards to Air Navigation:**  
Is Structure within airport approach area?  
Yes ☐ or No ☐

[MA Historic Commission Review Process:](#)  
Is their review completed?  
Yes ☐ No ☐

#### SECTION 8: CONTENT OF CERTIFICATE OF OCCUPANCY

Edition of Code: \_\_\_\_\_ Use Group(s): \_\_\_\_\_ Type of Construction: \_\_\_\_\_ Occupant Load per Floor: \_\_\_\_\_  
Does the building contain an Sprinkler System?: \_\_\_\_\_ Special Stipulations: \_\_\_\_\_

①

SECTION 9: PROPERTY OWNER AUTHORIZATION

Name and Address of Property Owner

Ara K. Gechijian 434 MASS. AVE Arlington, MA. 02474  
Name (Print) No. and Street City/Town State Zip

Property Owner Contact Information:

Landlord 781-910-0922 \_\_\_\_\_  
Title Telephone No. (business) Telephone No. (cell) e-mail address

If applicable, the property owner hereby authorizes

Andy Lian 434 mass ave Arlington, MA 02474  
Name Street Address City/Town State Zip

to act on the property owner's behalf, in all matters relative to work authorized by this building permit application.

SECTION 10: CONSTRUCTION CONTROL (Please fill out Appendix 2)

(If building is less than 35,000 cu. ft. of enclosed space and/or not under Construction Control then check here ☐ and skip Section 10.1)

10.1 Registered Professional Responsible for Construction Control

Name (Registrant)	Telephone No.	e-mail address	Registration Number
Street Address	City/Town	State Zip	Discipline Expiration Date

10.2 General Contractor

VITAL SIGNS  
Company Name  
106 MASS AVE NONE  
Name of Person Responsible for Construction License No. and Type if Applicable  
CHARLES SCALIA ARLINGTON MA. 02474  
Street Address City/Town State Zip  
781-643 6327 781-462 5208 RADENCO@Juno.com  
Telephone No. (business) Telephone No. (cell) e-mail address

SECTION 11: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))

A Workers' Compensation Insurance Affidavit from the MA Department of Industrial Accidents must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.

Is a signed Affidavit submitted with this application? Yes ☐ No ☐

SECTION 12: CONSTRUCTION COSTS AND PERMIT FEE

Item	Estimated Costs: (Labor and Materials)	Total Construction Cost (from Item 6) = \$ _____
1. Building ( <u>SIGNS</u> )	\$ _____	Building Permit Fee = Total Construction Cost x _____ (Insert here appropriate municipal factor) = \$ _____  Note: Minimum fee = \$ _____ (contact municipality)
2. Electrical	\$ _____	
3. Plumbing	\$ _____	
4. Mechanical (HVAC)	\$ _____	
5. Mechanical (Other)	\$ _____	
6. Total Cost	\$ <u>3,500.00</u>	Enclose check payable to _____ (contact municipality) and write check number here _____

SECTION 13: SIGNATURE OF BUILDING PERMIT APPLICANT

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Andy Lian owner 781-267-5472 10/1/19  
Please print and sign name Title Telephone No. Date  
434 MASS. AVE. Arlington MA. 02474  
Street Address City/Town State Zip

Municipal Inspector to fill out this section upon application approval: \_\_\_\_\_  
Name Date

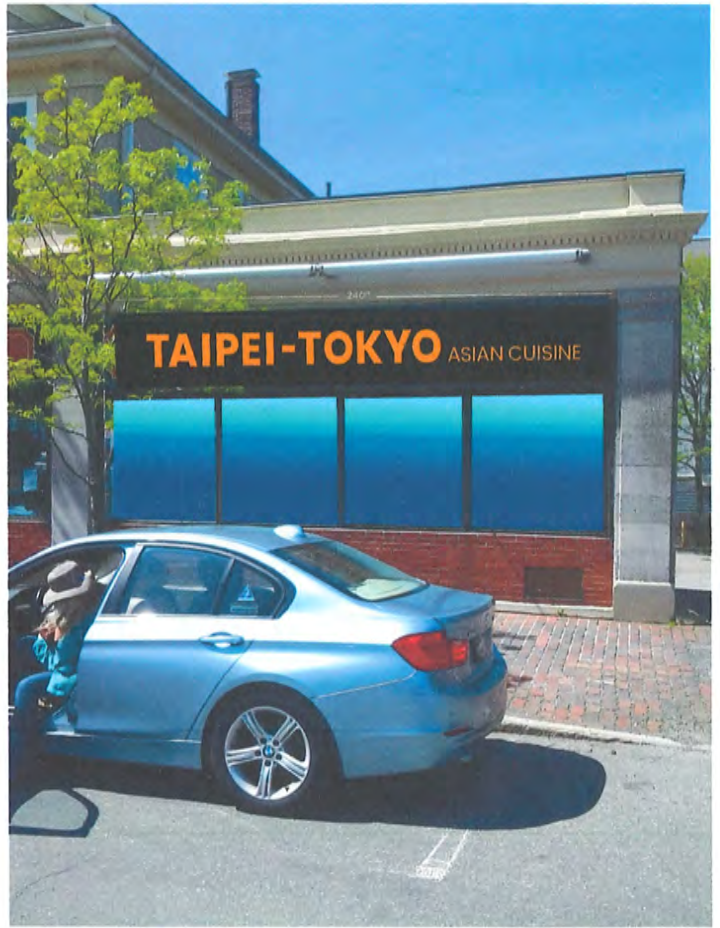
# TAI-PEI TOKYO SIGNS

Requires (2) Pictures Side by Side

## DISHPAN or BELT SIGN

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame

**Installation:** 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stainless Self-Drilling Screws.



# TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

37.5" x 146"

CHINESE FOOD ... 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.

**CHINESE FOOD**  
**SUSHI BAR & LOUNGE**

Dining & Take-Out

781-646-6897

37.5" x 146"

TEMPLE Logo - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



37.5" x 146"

TAIPEI-TOKYO - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.

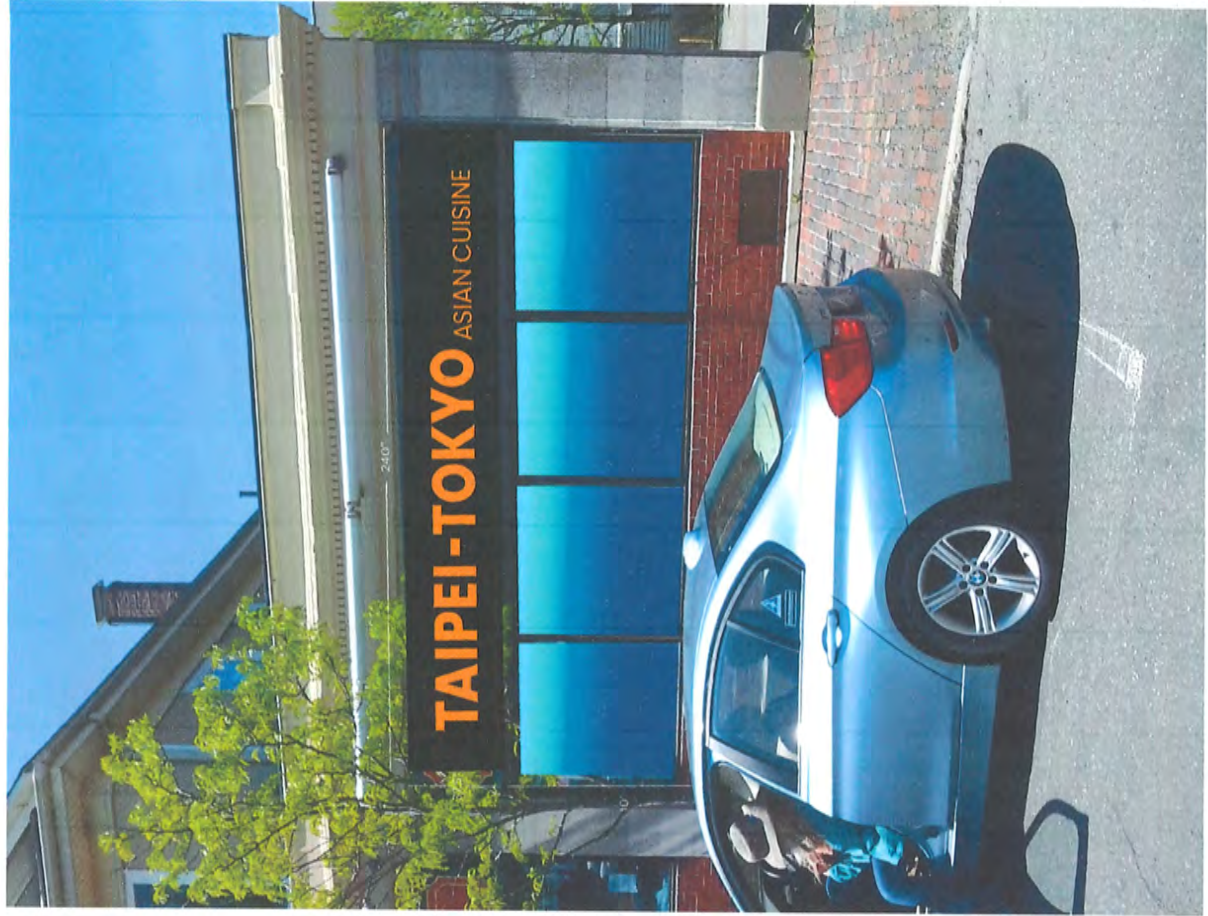
**TAIPEI-TOKYO** ASIAN CUISINE

# TAI-PEI TOKYO SIGNS

Requires (2) Pictures Side by Side

**DISHPAN or BELT SIGN**

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame  
**Installation:** 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stainless Self-Drilling Screws.



# TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

37.5" x 146"

CHINESE FOOD - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



37.5" x 146"

TEMPLE Logo - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



37.5" x 146"

TAIPEI-TOKYO - 1/2" Exterior Komocel - Gold Metallic Letter Fastened to Black Aluminum DishPan Sign.



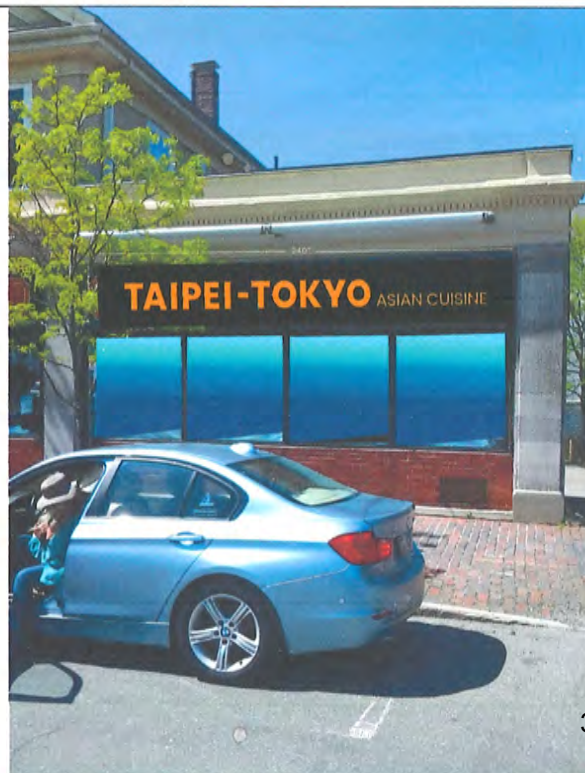
# TAI-PEI TOKYO SIGNS

434 Massachusetts Avenue

## DISHPAN or BELT SIGN (Requires (2) Pictures Side by Side)

1" x 1" - Aluminum Tubed Frame - .040 Aluminum Black Metal Factory Finish Face - 1" x .75" - gold Metallic Molding Frame

Installation: 1" x 3" Stainless Steel "L" Brackets (6) per sign - Big Sign (8) per sign - 2.5" Stainless Self-Drilling Screws.



# EXISTING SIGNS

434 Massachusetts Avenue





# TAIPEI-TOKYO Re-vised Proposal

Remove lettering from existing far left Sign Panel, leaving panel up as part of facade structure to enhanced visual uniformity of Restaurant. Letters can be removed by heating VHB tape behind letter & cleaning with Alcohol.





**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, 434 Massachusetts Avenue, Arlington, MA  
Docket #3616

**Date:** January 27, 2020

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**I. Docket Summary**

This is an application by Andy Liam for Taipei-Tokyo, at 434 Massachusetts Avenue, Arlington, MA, 02476, for Special Permit Docket #3616 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that is already installed. The opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

In this case, the applicant has already installed the signage at the restaurant, but exceeds the amount of signage that is allowed in Section 6.2, Signs, of the Zoning Bylaw. The regulations allow an applicant to seek a special permit to exceed the number of signs and size allowed by right.

Taipei-Tokyo was renamed Shanghai Village according to an updated business certificate filed with the Clerk's office on July 1, 2019 and a hearing with the Select Board to update their all alcohol license to reflect the name change on August 12, 2019. Shanghai Village had been operating in this location since 1991 until a fire damaged the restaurant in 2018. The use has been in the building since 1965. The proposed signage is a one-for-one replacement of signage that was previously in place at Shanghai Village since 1991. Two of

the proposed signs, which have already been installed, are smaller than the three 47.69 square foot signs that preceded them.

During the late summer of 2019, while owner Andy Lam was working to reopen his restaurant to the public, it came to the attention of the Department that the new signage had already been installed without a permit. Staff worked in conjunction with Lam, his contractor Vital Signs, and staff at the Inspectional Services Department to assure that they were allowed to reopen their restaurant only if they applied for a special permit with the Arlington Redevelopment Board.

Materials submitted for consideration of this application:

- Application for EDR Special Permit,
- Renderings of signage, and
- Photographs of installed signage.

## II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

### 1. Section 3.3.3.A.

**The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.**

A restaurant is allowed in the B5 Central Business District Zoning District. The Board can find that this condition is met.

### 2. Section 3.3.3.B.

**The requested use is essential or desirable to the public convenience or welfare.**

A restaurant has operated in this location for many years, and is appropriately located in a major commercial district. The Board can find that this condition is met.

### 3. Section 3.3.3.C.

**The requested use will not create undue traffic congestion or unduly impair pedestrian safety.**

There are no exterior alterations proposed other than signage. The Board can find that this condition is met.

### 4. Section 3.3.3.D.

**The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.**

A restaurant has operated in this location for years without overloading any public utilities. The Board can find that this condition is met.

5. **Section 3.3.3.E.**

**Any special regulations for the use as may be provided in the Bylaw are fulfilled.**

No special regulations are applicable to the proposal. The Board can find that this condition is met.

6. **Section 3.3.3.F.**

**The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.**

The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. **Section 3.3.3.G.**

**The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.**

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. **Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)**

1. **EDR-1 Preservation of Landscape**

**The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.**

There are no changes to the landscape as there are no proposed exterior alterations. The Board can find that this condition is met.

2. **EDR-2 Relation of the Building to the Environment**

**Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.**

There are no changes to the exterior of the building other than the new signage. The Board can find that this condition is met.

**3. EDR-3 Open Space**

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There are no changes to open space. The Board can find that this condition is met.

**4. EDR-4 Circulation**

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The existing circulation does not change. The Board can find that this condition is met.

**5. EDR-5 Surface Water Drainage**

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

**The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.**

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

**6. EDR-6 Utilities Service**

**Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**

There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

**7. EDR-7 Advertising Features**

**The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**

Taipei-Tokyo has installed three wall signs on the façade of their restaurant. Two of the wall signs measure 38.02 square feet and the third wall sign measures 60 square feet, which exceeds the maximum allowed in both size and number. As noted in the introduction, the previous restaurant that operated in this space had the same number of signs, at 47.69 square foot per sign.

The signs were installed with L-brackets drilled into the wall of the structure.

The signs are illuminated by pre-existing external lighting, which direct the light downward.

**8. EDR-8 Special Features**

**Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**

No changes are proposed. The Board can find that this condition is met.

**9. EDR-9 Safety**

**With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and**

**interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

No changes are proposed. The Board can find that this condition is met.

**10. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The building containing 434 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission has not yet scheduled a meeting, but will review the signage.

**11. EDR-11 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**

No changes are proposed. The Board can find that this condition is met.

**12. EDR-12 Sustainable Building and Site Design**

**Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

No changes are proposed. The Board can find that this condition is met.

**IV. Conditions**

1. 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. 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.



**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:** Erin Zwirko, Assistant Director, Planning and Community Development

**Subject:** Environmental Design Review, 434 Massachusetts Avenue, Arlington, MA  
Docket #3616

**Date:** March 12, 2020

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Following the hearing on February 24, 2020, Ali Carter, the Economic Development Coordinator, and I met with the sign vendor for Taipei Tokyo to discuss the comments from the Redevelopment Board.

In particular, we discussed which signs could be removed from the façade and the condition of the façade beneath the sign panels. Following a discussion, we agreed that removing the copy on the left-most sign would be an improvement. The copy can be removed from the sign panel with heat and alcohol, according to the sign vendor. The façade beneath the sign panel is not in good condition, so maintaining the panel without the lettering in this location is improvement and also provides consistency across the restaurant façade.

It should be noted that the main entrance to the restaurant is underneath the middle sign, below the artwork where the open sign is located. The main entrance is a carved, wooden door. The door to the left of the restaurant provides access to the second floor.

In summary, the far right panel with the restaurant's name as copy will remain with a size of 60 square feet. The middle sign can be described as artwork as it does not convey a message per the definition of "Sign" in Section 2 of the Zoning Bylaw. It is sized at 38.02 square feet. For this location, one wall sign is allowed with a maximum of 40 square feet.



## Town of Arlington, Massachusetts

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### Correspondence Received

#### Summary:

Correspondence received from:

E. Welton 02-25-20 with attachment

D.Seltzer 03-08-20

D. Seltzer 03-12-20

J. Atwood 04-06-20

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Correspondence_received_from_E._Welton_02-25-20_with_attachment.pdf	Correspondence received from E. Welton 02-25-20 with attachment
▢ Reference Material	Correspondence_received_from_D.Seltzer_03-08-20.pdf	Correspondence received from D. Seltzer 03-08-20
▢ Reference Material	Correspondence_received_from_D.Seltzer_03-12-20.pdf	Correspondence received from D. Seltzer 03-12-20
▢ Reference Material	Correspondence__from_J._Atwood_regarding_CVS_received_4-6-2020.pdf	Correspondence received from J. Atwood 04-06-2020

**From:** Elise Welton <elise.welton@gmail.com>  
jrait@town.arlington.ma.us, EZwirko@town.arlington.ma.us, DWatson@town.arlington.ma.us,  
**To:** KLau@town.arlington.ma.us, rzsembery@town.arlington.ma.us, ABunnell@town.arlington.ma.us,  
EBenson@town.arlington.ma.us  
**Date:** 02/25/2020 03:16 PM  
**Subject:** Re: Docket 3602

---

Please see the attached letter regarding the 1207-1211 Mass Ave Building Proposal.

Thank you,

--

*Elise Welton, Psy.D.*  
*Clinical Neuropsychology*

**Attachments:**

File: [Letter to Board.docx](#) Size: 15k Content Type: application/vnd.openxmlformats-officedocument.wordprocessingml.document

To: Members of the Arlington, MA Redevelopment Board

From: Elise Welton, homeowner of 30 Peirce Street (part of 26-30 Peirce Street condominium)

Re: Docket #3602, proposal for 1207-1211 Massachusetts Avenue

February 24, 2020

I am writing to support the comments made by my neighbors and to share my own serious concerns about this proposal. I will not re-hash here what has been said over the course of the Redevelopment Board meetings and letters sent by many other residents, but I fully concur with issues raised about vehicular traffic and safety, privacy, and environmental impact.

As one of the three homeowners of the property that directly abuts the area that would be used for the driveway of this proposal, I have very serious concerns, many of which were brought up in the July meeting, but were not mentioned in the January meeting. **The size of the proposed building is simply unacceptable.** I appreciate that shadow studies were done but having spent much time in my backyard in the spring, summer, and fall months, I can tell you that a building of that size would, in fact, alter the amount of sunlight my property receives. As a gardener who has invested a lot of time and money into creating a pleasant yard, I am very upset that this building is still being considered in its current state. One of the primary reasons I purchased this property was to have a yard that I could landscape. I have worked hard to choose native plants which would thrive in the current amount of daylight my yard receives, and this building would irreparably change the microclimate of my yard. Anecdotally, albeit importantly, I hosted many get-togethers with friends, family, and colleagues and shared with them all this proposal. Every single person who learned about the imposing structure proposed for the lot behind my backyard was shocked and nervous for me because they could clearly see how inappropriate it would be and how it would impact my home.

Although this has already been said many times, it absolutely bears repeating. A building this size is against current zoning laws, let alone the fact that a hotel is also against current zoning laws. I was very disappointed to see so much time and effort being spent by board members in January discussing the aesthetic qualities of the building (permeable sidewalks, signage, etc.) when it seems to me that this building is in clear violation of multiple zoning laws and that **further planning should be halted until this is resolved, preferably by a new proposal rather than changing bylaws which were put in place for a reason.** To continue discussions in the manner they have been is a tremendous waste of time for everyone involved, including Mr. Doherty and his architects, Board Members, and residents. The proposal, as it stands, is a non-starter.

Another concern, if we are to ignore the zoning laws for a moment, is the impact of sound and privacy. Hotel room windows would look out onto my backyard and easily into the windows of 26-30 Peirce St. To grow evergreen trees tall enough to block the top rooms would take many, many years. Trees that defoliate in the winter, such as maples, should not be considered as they provide privacy for only about half the year. Speaking of trees, the diagrams used in the most recent proposal, shared in January, do not accurately depict the location of two large trees that run between the residential properties and the proposed hotel site. This needs to be amended. Additionally, the largest tree to consider is on my property and, to-date, no one at 26-30 Peirce has been approached by anyone to discuss how this tree will be protected during any demolition/construction. I am also very concerned about the location of the garbage

bins. I suggest they be placed behind some fencing on Mass Ave instead. This would reduce the inevitable and significant aural and olfactory impact on the immediate neighbors of early morning garbage pickups, which will likely occur on a daily basis for a venue this size, and reduce the presence of pests (e.g., rats) in our backyards.

I am in full support of cleaning up the current lot, which is effectively a junk yard with rats who occasionally visit my yard to scavenge or, disturbingly, succumb to the effects of rat poison. I think building mixed-use properties on a smaller, more appropriate scale would be a wonderful addition to the area and is well worth consideration.

Elise Welton, PsyD

**From:** Don Seltzer <timoneer@gmail.com>  
EBenson@town.arlington.ma.us, Andrew Bunnell <ABunnell@town.arlington.ma.us>,  
**To:** KLau@town.arlington.ma.us, David Watson <DWatson@town.arlington.ma.us>,  
rzsembly@town.arlington.ma.us  
**Cc:** Jenny Raitt <jrait@town.arlington.ma.us>, Erin Zwirko <EZwirko@town.arlington.ma.us>  
**Date:** 03/08/2020 12:11 PM  
**Subject:** Supplemental Shadow data for Heights Hotel project

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To: Members of the Redevelopment Board

In the past, Board members have expressed dissatisfaction with the limited information provided on the impact of shadows by proposed development. Generally these shadow studies are limited to showing the extent of shadows at three specific times during the day, for four days a year.

I provide the Board with the attached analysis of the Heights Hotel project as a supplement to the study filed by the applicant. It does not contradict any of the results of that study but instead gives greater insight into the shadow impact on nearby homes in terms of the actual hours that sunlight is being blocked from the face of the home nearest the proposed hotel.

There are two homes that are severely impacted, at 22 Peirce and 26-30 Peirce. The attached analysis is for February 2, the midpoint of winter, but the hours of shade are roughly the same for the period from mid October to early March.

I hope that this will be some use to the Board. I welcome any follow up questions.

Don Seltzer

**Attachments:**

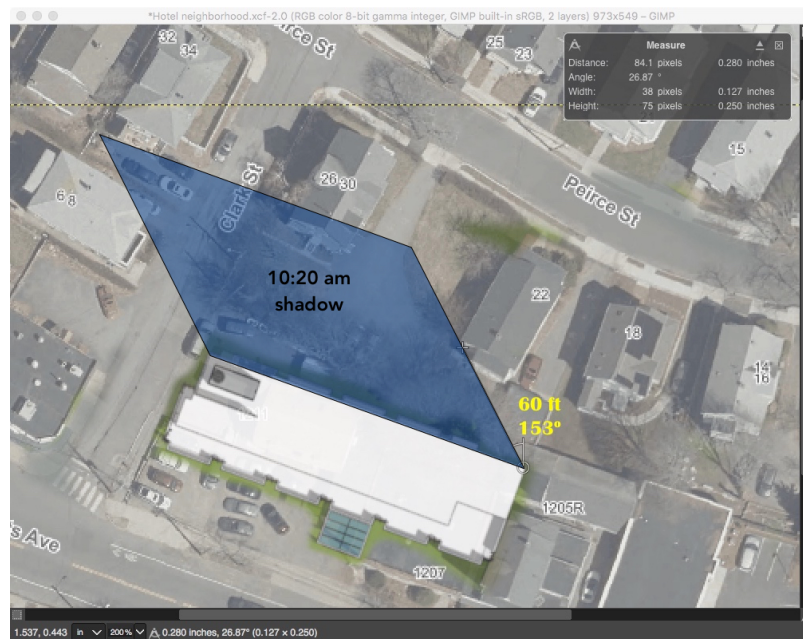
File: [Ext shadow study hotel.pdf](#) Size: 667k Content Type: application/pdf

## Extended Shadow Study for Hotel Lexington Project

The architects for the proposed hotel project at 1207-1211 Mass Ave have provided the Redevelopment Board with a shadow study showing the extent of shadows cast by the building onto the immediate neighborhood.

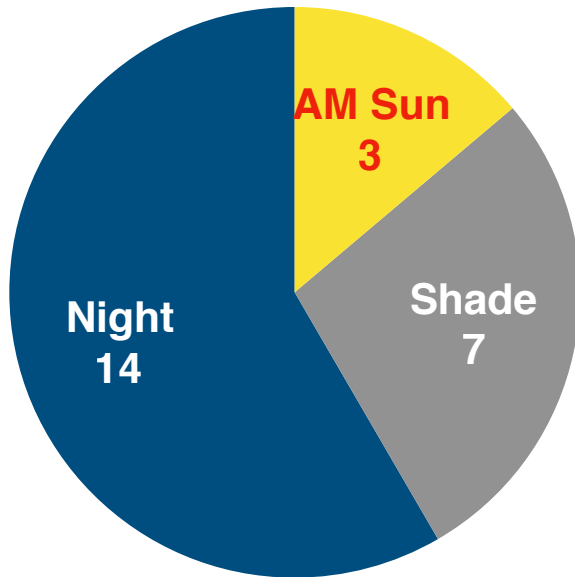
The following analysis is intended as a supplement to that study, providing a closer look at the specific hours of diminished sunlight for those nearby homes most severely impacted by the project.

Those households most affected are 22 Peirce St and 26-30 Peirce St, directly behind and north of the proposed hotel. This analysis looks at which hours during the day that these homes receive sunlight and which hours they are in the shadow of the four story hotel building. The analysis is for February 2, chosen because it is the midpoint of winter, halfway between the solstice and equinox. The source of the data for solar azimuth and altitude used in these calculations is the US Naval Observatory.

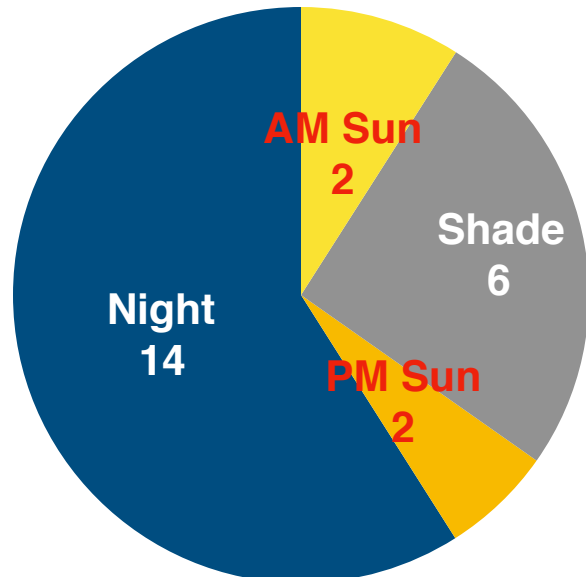


The results are portrayed graphically as

### **22 Peirce St Feb 2 Hours of Sun Light**



### **26-30 Peirce St Feb 2 Hours of Sun Light**



On Feb 2, 22 Peirce St will receive a little more than 3 hours of sunlight from dawn at 7 am to about 10:20 am. At that time, it will fall into the shadow of the hotel, lasting the rest of the day until sunset.

26-30 Peirce St fares slightly better. It will receive the first two hours of sunlight in the morning before going into eclipse for the next 6 hours. In late afternoon, it will emerge from the shadow to catch the last two hours of the setting sun.

The analysis looks only at those shadows cast by the proposed hotel. The estimates of sunlight received in the early morning and late afternoon will be diminished by other existing buildings in the neighborhood.

*Don Seltzer*

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**Date:** 03/12/2020 10:14 AM  
**Subject:** A Brief History of the Upper Story Stepback Zoning Bylaw

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Correspondence regarding Docket 3602

## A Brief History of the Upper Story Stepback Zoning Bylaw

### 5.3.17. Upper-Story Building Step Backs

***For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade, whichever is less. The upper story step-back shall be provided along all building elevations with street frontage, excluding alleys.***

This zoning bylaw has had a short, troubled history. It was passed at the 2016 Town Meeting as part of the article establishing Mixed Use development in Arlington. Its intent was to reduce the visual massing effect from taller buildings, particularly those with little or no front yard setbacks. It was reassurance to Town Meeting members that the Mixed Use bylaw would not lead to massive street walls.

The first project to which it should have applied was the mixed use project at 117 Broadway which came before the Arlington Redevelopment Board in the fall of 2016. This was for a four story building designed to have the stepback only at the fourth floor. Neither Building Inspections nor the Planning Department noticed that this was a violation of the newly passed bylaw. No one on the Redevelopment Board picked up on it either, and no one from the public made any objection, and the special permit was approved. This could hardly be considered a precedent-setting decision as none of the parties involved appear to have been even aware of the bylaw. There was no discussion by the ARB on this matter.

The first time that the Redevelopment Board reconsidered the upper story setback bylaw was one year ago in March 2019. Warrant Article 10 proposed changing the required stepback from the third to the fourth floor. The Board decided against this change and voted unanimously for no action. Town Meeting later confirmed this decision in April 2019.

Three months later, the issue came up for the second time with the application for a four story hotel at 1207-1211 Mass Ave. This time the Planning Department noted the stepback problem, *Section 5.3.17 requires that building more than three stories in height, such as the proposal, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade, whichever is less. As part of the EDR jurisdiction, these requirements should be further addressed until the Board is satisfied that the building is well-situated on the parcels.*

It is not clear what the Planning Dept means by “these requirements should be further addressed

until the Board is satisfied that the building is well-situated on the parcels”. The Redevelopment Board does not have the authority to simply waive this bylaw requirement.

The Board has yet to address this matter in the hearings to date, and the applicant has not submitted a design that would conform with the bylaw. Rather than comply with the law, he has submitted a warrant article that would change the existing bylaw to conform with his design. He asks that the required setback begin at the fourth floor or 35 feet, whichever is lower. It is not coincidental that his design shows a fourth floor at the elevation of 34 feet, 8 inches.

In order to support this article, the Board would need to explain to Town Meeting what has changed in the last year to justify a reversal of its unanimous decision of just last year. It would be a poor precedent to ask Town Meeting to reverse zoning bylaws simply because a developer finds them inconvenient.

Don Seltzer

March 24, 2020

Town of Arlington  
Arlington Redevelopment Board  
730 Mass. Ave. Annex  
Arlington, MA 02476  
Re: 821 Mass. Ave. (Dr. Atwood House)

Dear Board,

Apologies for the repetition, but I was stimulated by the recent TV appearance of CVS's CEO offering public service assistance during the current pandemic. Among the various possibilities for preserving the historically significant Dr. Atwood House, repurposing might be achieved if the owner could lease the house to CVS as was done with the previous parcel. If CVS can have a headquarters in Woonsocket, Rhode Island, then perhaps it can have an administrative facility or office in a house with a medical history next door to its pharmacy in Arlington, Massachusetts.

Sincerely,

John Atwood

email: atwoodjf@gmail.com  
cell: 571-216-6083