



Town of Arlington Select Board

Meeting Agenda

August 31, 2020

7:15 PM

Conducted by Remote Participation

1. Executive Order on Remote Participation

PROCLAMATIONS

2. Hunger Action Day

CONSENT AGENDA

3. Minutes of Meetings: August 17, 2020
4. Appointment of New Election Workers: (1) Lisa Blankespoor, 11 Webcowet Road, D, Pct. 9; (2) Chris Broomell, 65 Park Street #1, U, Pct. 8; (3) Jennifer Goebel, 89 Sunset Road, D, Pct. 13; (4) Emily Hoffman, 79 Park Street, U, Pct. 10; (5) Diane Kaplan, 65 Park Street #1, U, Pct. 10; (6) Rebecca Kittredge, 46 Teel Street #2, U, Pct. 3; (7) Sharie McNeill, 9 Walnut Court, D, Pct. 12; (8) Vanessa Rhinesmith, 60 Brooks Avenue, D, Pct. 4; (9) Karen Roche, 43 Beverly Road, D, Pct. 11; (10) Elisabeth Sartori, 3309 Symmes Circle, U, Pct. 16; (11) Wendy M. Seltzer, 176 Pleasant Street, D, Pct. 4

APPOINTMENTS

5. Transportation Advisory Committee (to fill unexpired terms)
Thouis Jones (term to expire 12/31/2020)
Shoji Takahashi (term to expire 12/31/2022)

OPEN FORUM

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 in accordance with the policy under which the Open Forum was established. It should be noted that there is a three minute time limit to present a concern or request.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

6. Discussion and Approval: Bluebikes Station Locations
Jennifer Raitt, Director of Planning and Community Development
Daniel Amstutz, Senior Transportation Planner

7. Presentation: Arlington Community Electricity Opt-Up Campaign
Ken Pruitt, Energy Manager
8. For Approval: Letter of Support to Mass Housing re: 1165R Massachusetts Avenue
John V. Hurd, Chair
Douglas W. Heim, Town Counsel
9. Update and Discussion: Special Town Meeting (Virtual)
Adam W. Chapdelaine, Town Manager
10. Discussion: Future Select Board Meetings

NEW BUSINESS

EXECUTIVE SESSION

Next Scheduled Meeting of Select Board September 14, 2020

You are invited to a Zoom webinar.

When: Aug 31, 2020 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_y2RNL_dVRQ2j4tl86regqA

After registering, you will receive a confirmation email containing information about joining the webinar.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for *each meeting* and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.

Members of the public are asked to send written comment to amaher@town.arlington.ma.us by August 31, 2020 at 3:00 p.m.

Documents regarding agenda items will be made available via Novus Agenda and the Town's Website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>



Town of Arlington, Massachusetts

Executive Order on Remote Participation

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Executive_Order_on_Remote_Participation.pdf	Reference



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.


(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts



Town of Arlington, Massachusetts

Hunger Action Day

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Hunger_Action_Day.doc	Hunger Action Day Proclamation

OFFICE OF THE SELECT BOARD

JOHN V. HURD, CHAIR
JOSEPH A. CURRO, JR., VICE CHAIR
DIANE M. MAHON
STEPHEN W. DECOURCEY
LENARD T. DIGGINS



730 MASSACHUSETTS AVENUE
TELEPHONE
781-316-3020
781-316-3029 FAX

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

WHEREAS: Feeding America has designated September as Hunger Action Month and September 10 as Hunger Action Day to raise awareness about hunger and inspire neighbors to take action; and

WHEREAS: In Arlington, an estimated 4,530 people, roughly 10% of the total population, are at risk for food insecurity; and

WHEREAS: The COVID-19 pandemic has exacerbated the issue of food insecurity throughout the region; and

WHEREAS: Before the pandemic, approximately 1 in 13 residents of Eastern Massachusetts experienced food insecurity; in 2020, 1 in 8 residents of Eastern Massachusetts are projected to experience food insecurity; child food insecurity is projected to rise at a greater rate, with one in six children now at risk to experience hunger; and

WHEREAS: The Town of Arlington recognizes that Arlington EATS, Arlington Council on Aging, Food Link, and Arlington Public Schools have worked in partnership to address food insecurity in this community and acknowledges that they have increased services dramatically since the onset of the pandemic; and

WHEREAS: The number of neighbors served by Arlington EATS has increased 60%; EATS now distributes approximately 9,000 pounds of food and makes 220-250 deliveries per week; and

WHEREAS: Food Link has collected 90,000 pounds of food (twice the usual amount), provided the equivalent of 75,000 meals to those in need, and distributed food to 15 new community partners; and

WHEREAS: Arlington Council on Aging has acted as a communication hub to connect all residents to food resources and has undertaken focused outreach to Arlington seniors; and

WHEREAS: Since April, Arlington Public Schools has been providing weekly deliveries of free breakfasts and lunches to children and teens facing food insecurity in Arlington; APS deliveries currently serve approximately 220 children and teens per week.

NOW THEREFORE BE IT RESOLVED, that the Town of Arlington encourages any resident in need of food to call the Arlington Food Hotline at (781) 316-3400 or visit arlingtoneats.org; and

RESOLVED, that the Town of Arlington encourages residents to support efforts to alleviate food insecurity by volunteering and donating money or food when they are able; and

RESOLVED, that September 10, 2020 shall be proclaimed as Hunger Action Day in Arlington, and that all residents are encouraged to take cognizance of this event and participate fittingly in its observance.

_____	SELECT BOARD
_____	OF THE
_____	TOWN
_____	OF
_____	ARLINGTON

A true record.

ATTEST:

By: _____
Board Administrator



Town of Arlington, Massachusetts

Minutes of Meetings: August 17, 2020

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	8.17.2020_draft_minutes.docx	Draft 8.13.2020 Minutes



Select Board Meeting Minutes

Date: August 17, 2020

Time: 7:15 PM

Location: Conducted by Remote Participation

Present: Mr. Hurd, Chair, Mr. Curro, Vice Chair, Mrs. Mahon, Mr. DeCoursey, Mr. Diggins

Also Present: Mr. Chapdelaine, Mr. Heim, Ms. Maher

1. Executive Order on Remote Participation

Mr. Hurd opened the meeting by explaining that due to the current State of Emergency, to lower the risk of the spread of COVID-19, the Town has been advised and directed by the Commonwealth to suspend public gatherings, and as such the Governor's orders suspends the requirement of the Open Meeting Law to have all meetings in a public and accessible location. Public bodies may meet entirely remotely as long as the public can access the meeting. The meeting reference materials and how to access the remote meeting are posted on the Town's website. The Chair asked participants that would like to speak, to use their full name rather than a nickname.

Mr. Hurd wanted to go over some business ground rules for effective and clear conduct of the meeting and to ensure accurate meeting minutes:

The Chair will introduce each speaker on the agenda, after they conclude their remarks; Mr. Hurd will ask each member of the Board for their remarks or a motion. Please wait until your name is called. Please remember to mute your phone or computer when you are not speaking and to speak clearly. For any response, please wait until the Chair yields to you and state your name before speaking. Anyone wishing to speak to someone must do so through the Chair.

PROCLAMATIONS

2. Ruth C. Balboni

Mr. Hurd read the proclamation and the Board would like to wish Ms. Balboni a happy 100th birthday!

Mrs. Mahon moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

CONSENT AGENDA

3. Minutes of Meetings: July 20, 2020
4. Reappointment: Poet Laureate of Arlington
Steven Ratiner (term to expire 7/31/2021)
5. Request: Contractor/Drainlayer License
Jones Contracting Inc., 735 Washington Street, Walpole, MA
6. Approval of New Election Workers: (1) John Doyle, 26 Bellevue Road, U, Pct. 10;
(2) Christina Hurley, 69 Orient Avenue, U, Pct. 19; (3) Andrew O'Connell, 28
Randolph Street, R, Pct. 4; (4) Shannon Robinson, 9 Acton Street, U, Pct. 12; (5)
Andrew Ward, 11 Martin Street, D, Pct. 15

Mr. DeCoursey moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

APPOINTMENTS

7. Grants Committee of the Arlington Commission for Arts and Culture (formerly
Arlington Cultural Council)
Emily Reynolds (term to expire 6/30/2023)

Ms. Reynolds appeared before the Board to explain she was interested to learn more about the community as a new resident of Arlington as well as use her professional background to help on a more local level. The Board would like to thank Ms. Reynolds for her willingness to serve on this committee.

Mr. Curro moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

8. Park and Recreation Commission, Associate Member

Scott Lever (term to expire 6/30/2023)

Mr. Lever appeared before the Board to express his want to be able to make a connection and make a positive impact to the community. Mr. Lever stated that the parks are very meaningful to him and his family. The Board would like to thank Mr. Lever for his willingness to serve on this committee and look to wish him luck on this committee!

Mr. DeCoursey moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

9. Redevelopment Board

Katherine Levine Einstein (term to expire 1/31/2023)

Ms. Levine Einstein stated that she loves getting involved with the community and is looking forward to serving on this Board and support the Town and all of its housing goals. Ms. Levine Einstein stated that this Board closely relates to her profession as she is an associate professor of political science at Boston University and a faculty fellow at the initiative on cities there. Ms. Levine Einstein explained that she studies housing, land use and zoning and has written peer-reviewed books and articles. Ms. Levine Einstein is especially interested in thinking about inclusive community processes and is excited to get to be a part of the Town. Ms. Levine Einstein stated that she is most excited about policy and project approvals. The Board would like to thank Ms. Levine Einstein for her willingness to serve on this committee and serve the Town.

Mr. Curro moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

LICENSES & PERMITS

10. For Approval: Food Vendor License

Abbott's Frozen Custard, 71 Park Avenue, Jason Denoncourt

Mr. Denoncourt stated that they were looking for a way to serve Arlington Heights Neighborhood. Mr. Denoncourt explained that this location is 300 square feet and is located right next to the frame company store and Century 21. Mr. Denoncourt explained that they are hoping this will turn into a permanent spot instead of just a seasonal pop-up location. This location will not be a full service restaurant but more of a walk-up window. Most of the products will be made at their Arlington Center location

and transferred to this location Mr. Denoncourt stated that they have signed a 3 year lease and are looking forward to opening in this location! The Board stated that they are excited for this to come to Arlington Heights and his willingness to stay in Arlington and expand.

Let the record show that at 7:54 p. m. Mrs. Mahon lost audio connection.

Mrs. Mahon stated that for the record to reflect that she was in favor.

Mrs. Mahon moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

OPEN FORUM

Jordan Weinstein, 23 Lennon Road, would like to thank the Select Board for the upcoming letter that will be sent to Mass Housing in regards to 1165R Mass Avenue. Mr. Weinstein noted that it states the concerns about the loss of commercial space currently used by artists. Mr. Weinstein would also like to thank the Board in regards to their upcoming discussion about the timing and consideration of the Special Town Meeting and their consideration of the use of a virtual way to do conduct it.

Patti Muldoon, 67 Smith Street, would like to thank the Board for their consideration of moving Town Meeting online.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

11. For Approval: Removal of 1 Elm Tree, 1 Sugar Maple, 1 Crabapple, 2 Norway Maple Trees @ Old Burying Ground
James Feeney, Interim Facilities Director

Mr. Feeney stated that this was a previously funded CPA project to restore the perimeter wall at the Old Burying Ground and the time has come to start the construction of this project. Mr. Feeney stated that these trees are either damaging the wall or structures integral to the cemetery or are interfering with access to the wall or the structures that need to be repaired. Mr. Feeney explained that during the planning process of this project they hired a conservation and preservation arborist through Tree Specialists Incorporated. They conducted multiple site visits alongside our Tree Warden where they deemed the most appropriate trees to be removed. Mr. Feeney stated that there are 2 other trees that are larger and healthier that are currently not impacting any of the structures though they are not in great locations they have decided to monitor their weight and director of spread over the years to come and not remove them just yet. In addition to the 5 trees they looking to remove they are also seeking permission to perform maintenance on all of the remaining trees so they can reinvigorate the core

canopy that will remain. Mr. Feeney stated that they have committed to replant at least 5 trees within the sites that will not impact the existing structures.

Mr. Hurd stated that there were letters of support from the Community Preservation Act Committee as well as a vote from the Arlington Historical Society to support the tree removal. Mr. Curro stated that they received a letter of support from the Cemetery Commission.

Keith Schnebly, Webcowet Road, a member of the Tree Committee stated that they did receive the information from Mr. Feeney prior to their Tree Committee meeting but had a question in regards to the tree hearing process and when it is appropriate and when it is not. Mr. Chapdelaine explained that tree hearings are statutorily required for trees that abut the public way. Mr. Chapdelaine stated that several years ago in cooperation with the Tree Committee the Town committed to holding tree hearings for trees that wouldn't be statutorily required as public shade trees but to ensure there was public process around the removal of the trees we committed to holding hearings. Mr. Chapdelaine stated that it is probably a good time for the appropriate parties to meet and come back to a Tree Committee meeting and assess the process and see if changes are needed.

Mr. Feeney stated that there will be a watering plan in place either with the Town or if the trees are planted through a contractor they will come with a warranty period.

Mr. Diggins moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

12. Discussion and Approval: Proposed Locations for Bluebikes Stations

Jennifer Raitt, Director of Planning and Community Development

Daniel Amstutz, Senior Transportation Planner

Mr. Amstutz stated that this in regards to the last meeting of the Select Board in regards to the station locations for the Bluebikes. Mr. Amstutz stated that they are allowed up to 6 locations in the Town and of these stations Mr. Amstutz explained that they are looking for 4 of those stations to be approved tonight and 2 that will need further discussion. Mr. Amstutz stated that they would have approximately 11 docks that would hold around 6-7 bikes per station. The stations are 32' long and 6' wide and stations cannot be more than 1/3 mile apart and need to be places o hardscape. The stations are powered through solar panels and require 4-6 hours of sunlight for power. Stations that are located on the sidewalk are able to remain through the winter. Mr. Amstutz stated that they conducted a community where they asked the public which options for Bluebike station locations would you prefer and they received the most feedback on Option 2 which received the most number of public votes. Mr. Amstutz went with the

general manager of Bluebikes to site these locations more precisely and had to move some of the locations around based on preferred public option and specific site locations.

The following are the specific station locations for approval:

Station 1: Railroad Lot at Minuteman Bikeway which would require the removal of 2 parking spaces in the parking lot. The Bikes would face the sidewalk side for renting and is located right off the Minuteman Bikeway, near Library and Town Hall.

Station 2: Mass Ave at Broadway would require the removal of 2 parking spaces on Mass Ave. Mr. Amstutz stated the bikes would face sidewalk side for renting and is in close proximity to Broadway Plaza.

Station 3: Mass Ave at Grafton Street would require proposed in place of Capital Square location. This would require the removal of three / four parking spaces. Mr. Amstutz stated that the alternative location would be across the street in parallel spaces

Station 4: Broadway at Grafton Street would require the removal 2 parking spaces in front of 108 Broadway. This location is also possible across the street in front of the Bank.

The following 2 locations need further research before approval:

Station 5: Thorndike Field at Minuteman Bikeway would require approval from MBTA. To be sited outside of primary bikeway path but there is adequate ADA sidewalk with

Station 6: Linwood Street at Minuteman Bikeway would require the removal of 2 parking spaces on Linwood and Linwood would be narrowed to 18 feet.

The total number of parking spaces that would need to be removed would be around 10 or 11 in order to place these stations. After some discussion the Board was in favor of the proposed station locations.

Mrs. Mahon moved approval of the 4 Bluebike Station Locations.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon:	yes
Mr. DeCoursey:	yes
Mr. Diggins:	yes
Mr. Curro:	yes
Mr. Hurd:	yes

SO VOTED (5-0)

13. Discussion and Approval: Final Shared Streets Proposal
Jennifer Raitt, Director of Planning and Community Development
Daniel Amstutz, Senior Transportation Planner

Mr. Amstutz stated that they reinstalled Brooks Avenue on August 6th and in preparation for this they sent out emails to the residents that had commented previously on the share streets project as well as placing 150 flyers within the specific area. Mr. Amstutz stated that they implemented the changes and it seemed to work well.

For the Mary Street community engagement Mr. Amstutz emailed residents who nominated Mary Street where there was a zoom discussion on August 6th. Mr. Amstutz stated that there were 37 emails in support of the project as well as 4 petitions that were also in support. Mr. Amstutz stated that they are looking into many traffic calming solutions with the concept to be refined with resident input because there was a question about whether the gateway locations would make sense.

Mr. Amstutz explained that he did reach out to the residents of Waldo Road and Amsden Street but still has to work with them on outreach to get support before moving forward.

Mr. Amstutz believes there is enough support for the Mary Street Pilot to move forward. Mr. Amstutz stated that they are planning on applying for the MassDot Shared Streets and Spaces Grant which provides funding for this exact type of project. Through this grant we could ask for materials that could be tested over the course of several weeks.

Mr. Curro moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

14. For Approval: Letter of Support for MassWorks Grant

Adam W. Chapdelaine, Town Manager

Mr. Chapdelaine stated that this was placed as a placeholder on the agenda but their hope is that they may be able to apply for a MassWorks Grant for the work that they are going to start planning of Mass Ave and Appleton Street in conjunction with the potential for the development of 1165R Mass Ave as well as the potential development of the hotel near that intersection. Mr. Chapdelaine stated that MassWorks Grant prioritizes transportation infrastructure improvements that are adjunct to economic or housing development. Mr. Chapdelaine explained that where they are in the design phase they are not ready to make an application but as they advance in studying that corridor and the potential projects they will be in a better position to apply and will come back to the Board for approval then.

Not looking for a vote of approval at this time.

15. For Approval: Letter to Mass Housing re: 1165R Massachusetts Avenue

Douglas W. Heim, Town Counsel

Mr. Heim explained that when an applicant proposes the first phase of a 40b that receives the financing and work in Arlington they have to obtain a project eligibility and site approval from Mass Housing. Mr. Heim stated that this draft letter before the Board attempts to encapsulate the Boards overall perspective with respect to the proposal for 1165R Mass Ave. Mr. Heim explained that given the timing restrictions that the Town is under as well as some of the operational difficulties such as COVID-19, he has developed a letter that would be accompanied by any recommendations that the beta group would provide for Mass Housing with respect to things to look at for the applicant. Mr. Heim stated that the Board has the option to support, oppose or comment on the proposed application and is looking for an approval of this letter as a framework and then appoint the Chair at the discretion to tweak the letter to ensure it first perfectly with the Board.

Mr. Hurd explained that the approval is for the letter to Mass Housing not the project as a whole but to submit the Boards letter. He explained that they have the right to support not support or comment about the project and to generate a letter

Mr. Diggins stated that the letter is a great framework and he still supports the project and all of the comments made are well written.

Mrs. Mahon is in agreement with letter of support and that this is the first stop of the project for letters that the applicant needs.

Mr. DeCoursey stated that he believes the letter captures the positives as well as the concerns and feels as though he can also support this letter. Mr. DeCoursey stated that he had a concern in regards to timing and that Mass Housing is expecting a letter from the Board on September 7th. Mr. DeCoursey would like to hear from other boards and committees before submitting their letter but would like to have the opportunity to have a vote if we can or authorize the chair to send letter with their comments. Mr. DeCoursey suggested that the Board meet before September 7th.

The Board had a brief discussion about having their first September Meeting on August 31 to finalize a letter that can be sent to Mass Housing.

Ms. Mirak would like to thank the Board for their time and stated that this is the beginning of their process and explained that they did not have a lot of time to review this letter but are very happy with the comments in the letter. However there are 2 issues that the Board stated in their letter and Ms. Mirak would like to have time to comment and would like to give the board anything they need to receive the letter of support they are looking for.

Ms. Mirak stated that the affordability issue stated in the letter and all of the 40b regulations are state regulated. Ms. Mirak stated that they are more than happy to work with the Town to see if there is a way to increase affordability but they do not want to set

expectations in this letter, promising something that they may not be able to deliver. Ms. Mirak explained that in the letter there was concern referenced to the artist space. Ms. Mirak stated that her family has been a big support to the artist community in Arlington and have rented to them at significantly below market rents. Ms. Mirak explained that it is time for the building to move on to its next life and this project is going to cost a lot of money and it is not economically feasible to do both. They would like to work with the Town on both of these issues before the letter is written.

Looking for comment from the proponent of 1165R Mass Ave by next Monday to incorporate at their next meeting

Mrs. Mahon moved to table until August 31st Meeting.
A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

16. Discussion: Joint Goal Setting Meeting with Arlington Redevelopment Board
Adam W. Chapdelaine, Town Manager

Mr. Chapdelaine explained that the Select Board and the Redevelopment Board met some time ago where at that time there was discussion about having a joint goal setting meeting. Mr. Chapdelaine stated that can still be a discussion but suggests setting a goal setting meeting for the Select Board and offer some dates to the Redevelopment Board for a joint meeting.

Mrs. Mahon suggested that the Board look for a date in September that can be on a Thursday and offer 2 dates to the ARB for a joint meeting.

Mr. Curro suggested September 10 as the goal setting meeting.

Mrs. Mahon moved to have the Select Board Goal Setting Meeting on Thursday, September 10 at 5:30p.m. and offer the following two dates of 9/21 or 9/24 to the ARB.
A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

17. Discussion and Approval: Placement of "Thank You to Our First Responders, Healthcare and Essential Workers" Sign at Whittemore Park.
John V. Hurd, Chair

Mr. Hurd stated that the pandemic has been happening for so long and would like to place a banner commemorating the Boards thanks for all the first responders, police

and fire, healthcare workers, essential workers and town staff. Mr. Hurd explained that his thought was to place this banner at a prominent location in Whittemore Park where it is a busy intersection on Mass Ave where we could display it for a reasonable period of time.

The Board is in agreement that Whittemore Park would be a great location and like the idea to thank everyone that has been involved in the Pandemic.

Mr. Curro suggested that the sign remain up until the end of the Commonwealth State of Emergency.

Mrs. Mahon stated to have the Chair work with Mr. Chapdelaine on graphics and wording along with the placement.

Mr. Diggins moved approval.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

18. Discussion: 2020 Fall Special Town Meeting

John V. Hurd, Chair

Mr. Leone stated that he has been talking with Mr. Chapdelaine where there have been preliminary discussions with the Town of Lexington in regards to potentially adopting their system for a virtual Town Meeting where they will be meeting with them tomorrow afternoon to discuss the potential. Mr. Leone stated that this would be a fully remote option for Town Meeting, even though in June it was socially distanced this would not be an option when the weather gets colder. Mr. Leone questioned if the Town would be exploring a full Town Meeting with all 80 warrant articles or a more paired down warrant.

Mr. Chapdelaine added that they are meeting with a member of the Town of Lexington's Select Board, Town Moderator and Town Manager to learn about the program that they wrote to help manage a remote Town Meeting. Mr. Chapdelaine stated that from an article point of view he cannot speak for the Board on the broad range of articles but from a financial perspective they can keep those articles to a minimum.

The Board is in agreement that this discussion is important to ensure there is a fall Town Meeting and at a minimum seek input from the proponents that were asked back in the spring to defer their warrant articles in terms of what they would be willing to do and take that into account going forward. The Board stated that it makes perfect sense to have a virtual Town Meeting and have set a soft target of November 10th but will need to figure out the level of effort and probability from Lexington. The Board agreed that they will come back in early September for a vote and date of Town Meeting.

There was some question as to if the Board were to open a Special Town Meeting Warrant for the purpose of putting forth the articles that were suspended from 2020 Annual Town Meeting, would we have to allow for new submissions of warrant articles. Mr. Heim confirmed that the answer is yes, although the Special Town Meeting threshold is higher in terms of signatures. The Board also questioned if we would have to start the warrant article hearing process over for the articles that have already been heard. Mr. Heim stated that there is no statutory requirement for the Select Board to have any hearings whatsoever. Mr. Heim suggested that the Board submit the votes and comments of all previously held articles for the Board to consider and review. If the Board decided to rehear any articles, change any votes or accept the votes then they would be all set.

Mr. Leone stated that there will be a learning curve and staff will have to be trained. In Lexington there was a one night training session for each Town Meeting Member and staff which will be necessary for us as well. Mr. Leone stated that falling into that timeline the beginning of November would be the earliest we could do it and have a successful town meeting. Mr. Leone stated that we will need email addresses from all Town Meeting Members if they want to be part of Virtual Town Meeting.

19. For Discussion: Future Select Board Meetings

The Board voted on the following future Select Board Meetings:

Monday, August 31

Monday, September 14

Monday, October 5

Monday, October 19

Mrs. Mahon stated that after their meeting with Lexington to set the dates for November at their August 31 meeting.

Mr. DeCoursey moved to approve meetings in September and October.

A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes

Mr. DeCoursey: yes

Mr. Diggins: yes

Mr. Curro: yes

Mr. Hurd: yes

SO VOTED (5-0)

CORRESPONDENCE RECEIVED

20. Letter Regarding 339 Mass Avenue, LLC
Chris Loreti, 56 Adams Street

21. Requesting Review for Pedestrian Safety Measures at Crosswalk @ Mystic and Chestnut Streets
Robert Tosi, Jr., 14 Inverness Road

22. Requesting Pedestrian Safety Improvements at Crosswalk @ Mystic and Chestnut Streets
Rita B. Jones via email

23. Requesting Pedestrian Light at Crosswalk @ Mystic and Chestnut Streets
Richard Turner via email

24. Liberty and Justice for All Travelers
Rachael Stark, Randolph Street

Mr. Curro moved receipt of 20, and to refer 21, 22, 23 to TAC and 24 to Daniel Amstutz.
A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

Mrs. Mahon moved to adjourn @ 10:15 p.m.
A roll call vote was taken on the motion by Mr. Heim.

Mrs. Mahon: yes
Mr. DeCoursey: yes
Mr. Diggins: yes
Mr. Curro: yes
Mr. Hurd: yes

SO VOTED (5-0)

Next Scheduled Meeting of Select Board, Monday, August 31, 2020

A true record attest

Ashley Maher
Administrative Assistant

8/17/2020

Agenda Item	Document Used
1	Executive Order on Remote Participation
2	R. Balboni Proclamation
3	Draft 7.20.2020 Minutes
4	S. Ratiner Reappointment Meeting Letter
5	Jones Contracting – Contractor Drainlayer License
6	Election Master Records
7	E. Reynolds Reference
8	S. Lever Reference
9	K. Levine Einstein Reference
10	Abbotts Frozen Custard Inspection Reports

	Abbotts Frozen Custard FV Application
11	Letter to Tree Committee Tree Removal Map OBG Tree Removal Letter of Support from the CPAC
12	Memo on Bluebike Stations Proposed Bluebike Station Location Presentations
13	Shared Streets Presentation
14	
15	Draft Letter of Comment to MassHousing Re 1165R Mass Ave
16	
17	
18	
19	September – October Calendar
20	C. Loreti CR
21	B. Tosi CR
22	R. Jones CR
23	R. Turner CR
24	R. Stark CR



Town of Arlington, Massachusetts

Appointment of New Election Workers: (1) Lisa Blankespoor, 11 Webcowet Road, D, Pct. 9; (2) Chris Broomell, 65 Park Street #1, U, Pct. 8; (3) Jennifer Goebel, 89 Sunset Road, D, Pct. 13; (4) Emily Hoffman, 79 Park Street, U, Pct. 10; (5) Diane Kaplan, 65 Park Street #1, U, Pct. 10; (6) Rebecca Kittredge, 46 Teel Street #2, U, Pct. 3; (7) Sharie McNeill, 9 Walnut Court, D, Pct. 12; (8) Vanessa Rhinesmith, 60 Brooks Avenue, D, Pct. 4; (9) Karen Roche, 43 Beverly Road, D, Pct. 11; (10) Elisabeth Sartori, 3309 Symmes Circle, U, Pct. 16; (11) Wendy M. Seltzer, 176 Pleasant Street, D, Pct. 4

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	20200827154547044.pdf	Reference

ELECTION WORKER'S MASTER RECORD

Date: 8/25/20

Check One: ✓ New Employee
 _____ Change to Existing Employee

Vendor #	_____	Position	<u>INSPECTOR</u>
Name:	<u>LISA BLANKESPOOR</u>	Democrat	<u>✓</u>
Address:	<u>11 WEBB CROWT ROAD</u>	Republican	_____
	_____	Unenrolled	_____
Zip Code	<u>08474</u>	Precinct	<u>9</u>
Alpha/ Last Name	_____	Phone #	_____

Position Codes:

10 – Warden	60 – Deputy Clerk
20 – Deputy Warden	70 – Teller
30 – Inspector	80 – Substitute
40 – Deputy Inspector	90 – Custodian
50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/24/20

Check One: ✓ New Employee
 Change to Existing Employee

Vendor #		Position	INSPECTOR
Name:	CHRIS BROOMELL	Democrat	
Address:	65 PARK STREET	Republican	
	#1	Unenrolled	✓
Zip Code	02474	Precinct	8
Alpha/ Last Name		Phone #	

Position Codes:

10 – Warden	60 – Deputy Clerk
20 – Deputy Warden	70 – Teller
30 – Inspector	80 – Substitute
40 – Deputy Inspector	90 – Custodian
50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/24/20

Check One: ✓ New Employee
_____ Change to Existing Employee

Vendor #	_____	Position	<u>Inspector</u>
Name:	<u>JENNIFER GOEBEL</u>	Democrat	<u>✓</u>
Address:	<u>89 SUNSET ROAD</u>	Republican	_____
	_____	Unenrolled	_____
Zip Code	<u>02474</u>	Precinct	<u>13</u>
Alpha/ Last Name	_____	Phone #	_____

Position Codes:

10 – Warden	60 – Deputy Clerk
20 – Deputy Warden	70 – Teller
30 – Inspector	80 – Substitute
40 – Deputy Inspector	90 – Custodian
50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/25/20

Check One: ✓ New Employee
 _____ Change to Existing Employee

Vendor #	_____	Position	<u>INSPECTOR</u>
Name:	<u>Emily Hoffman</u>	Democrat	_____
Address:	<u>79 PARK STREET</u>	Republican	_____
	_____	Unenrolled	<u>✓</u>
Zip Code	<u>02474</u>	Precinct	<u>10</u>
Alpha/ Last Name	_____	Phone #	_____

Position Codes:

10 – Warden	60 – Deputy Clerk
20 – Deputy Warden	70 – Teller
30 – Inspector	80 – Substitute
40 – Deputy Inspector	90 – Custodian
50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/24/20

Check One: ✓ New Employee
 Change to Existing Employee

Vendor # Position INSPECTOR
Name: DIANE KAPLAN Democrat
Address: 65 PARK STREET Republican
#1 Unenrolled ✓
Zip Code 02474 Precinct 10
Alpha/
Last Name Phone #

Position Codes: 10 – Warden 60 – Deputy Clerk
 20 – Deputy Warden 70 – Teller
 30 – Inspector 80 – Substitute
 40 – Deputy Inspector 90 – Custodian
 50 – Clerk

ELECTION WORKER'S MASTER RECORD

Date: 8/24/20

Check One: ✓ New Employee
 _____ Change to Existing Employee

Vendor #	_____	Position	<u>INSPECTOR</u>
Name:	<u>REBECCA KITTREDGE</u>	Democrat	_____
Address:	<u>46 TEEL STREET</u>	Republican	_____
	<u>#2</u>	Unenrolled	<u>✓</u>
Zip Code	<u>02474</u>	Precinct	<u>3</u>
Alpha/ Last Name	_____	Phone #	_____

Position Codes:	10 – Warden	60 – Deputy Clerk
	20 – Deputy Warden	70 – Teller
	30 – Inspector	80 – Substitute
	40 – Deputy Inspector	90 – Custodian
	50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/24/20

Check One: ✓ New Employee
 _____ Change to Existing Employee

Vendor #	_____	Position	<u>INSPECTOR</u>
Name:	<u>SHARIE McNeill</u>	Democrat	<u>✓</u>
Address:	<u>9 Walnut Court</u>	Republican	_____
	_____	Unenrolled	_____
Zip Code	<u>02476</u>	Precinct	<u>13</u>
Alpha/ Last Name	_____	Phone #	_____

Position Codes:

10 – Warden	60 – Deputy Clerk
20 – Deputy Warden	70 – Teller
30 – Inspector	80 – Substitute
40 – Deputy Inspector	90 – Custodian
50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/27/20

Check One: ✓ New Employee
 Change to Existing Employee

Vendor #	_____	Position	<u>INSPECTOR</u>
Name:	<u>VANESSA RHINESMITH</u>	Democrat	<u>✓</u>
Address:	<u>60 BROOKS AVENUE</u>	Republican	_____
	_____	Unenrolled	_____
Zip Code	<u>02474</u>	Precinct	<u>4</u>
Alpha/ Last Name	_____	Phone #	_____

Position Codes:

10 – Warden	60 – Deputy Clerk
20 – Deputy Warden	70 – Teller
30 – Inspector	80 – Substitute
40 – Deputy Inspector	90 – Custodian
50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/24/20

Check One: ✓ New Employee
 Change to Existing Employee

Vendor #	<u> </u>	Position	<u>Inspector</u>
Name:	<u>KAREN BOUTE</u>	Democrat	<u>✓</u>
Address:	<u>43 BEVERLY ROAD</u>	Republican	<u> </u>
	<u> </u>	Unenrolled	<u> </u>
Zip Code	<u>02474</u>	Precinct	<u>11</u>
Alpha/ Last Name	<u> </u>	Phone #	<u> </u>

Position Codes:	10 – Warden	60 – Deputy Clerk
	20 – Deputy Warden	70 – Teller
	30 – Inspector	80 – Substitute
	40 – Deputy Inspector	90 – Custodian
	50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/26/80

Check One: ✓ New Employee
 Change to Existing Employee

Vendor #	_____	Position	<u>INSPECTOR</u>
Name:	<u>ELISABETH BARTORI</u>	Democrat	_____
Address:	<u>3309 Symmes Circle</u>	Republican	_____
	_____	Unenrolled	<u>✓</u>
Zip Code	<u>02474</u>	Precinct	<u>16</u>
Alpha/ Last Name		Phone #	_____

Position Codes:	10 – Warden	60 – Deputy Clerk
	20 – Deputy Warden	70 – Teller
	30 – Inspector	80 – Substitute
	40 – Deputy Inspector	90 – Custodian
	50 – Clerk	

ELECTION WORKER'S MASTER RECORD

Date: 8/27/2020

Check One: ✓ New Employee
 Change to Existing Employee

Vendor #

Position inspector

Name: Wendy M. Seltzer

Democrat ✓

Address: 176 Pleasant St.

Republican

Unenrolled. _____

Zip Code 02476

Precinct 4

Alpha/
Last Name _____

Phone # _____

Position Codes: 10 – Warden
20 – Deputy Warden
30 – Inspector
40 – Deputy Inspector
50 – Clerk

60 - Deputy Clerk
70 - Teller
80 - Substitute
90 - Custodian



Town of Arlington, Massachusetts

Transportation Advisory Committee (to fill unexpired terms)

Summary:

Thouis Jones (term to expire 12/31/2020)

Shoji Takahashi (term to expire 12/31/2022)

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Howard_Muise_ref.pdf	Reference from TAC Chair, H. Muise
▢	Reference Material	Jones_TAC_Reference.pdf	T. Jones Reference
▢	Reference Material	Takahashi_TAC_Reference.pdf	S. Takahashi Reference

From: Howard Muise <hmuise@verizon.net>
To: "freidy@town.arlington.ma.us" <freidy@town.arlington.ma.us>
Date: 08/26/2020 03:27 PM
Subject: Appointments to Transportation Advisory Committee

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Fran

This is to request that the Select Board appoint the following individuals to the Transportation Advisory Committee as at-large members to fill two current vacancies:

Shoji Takahashi
Thouis Jones

Thank you

Howard Muise, Chair
Arlington Transportation Advisory Committee

OFFICE OF THE SELECT BOARD

JOHN V. HURD, CHAIR
JOSEPH A. CURRO, JR., VICE CHAIR
DIANE M. MAHON
STEPHEN W. DECOURCEY
LENARD T. DIGGINS



730 MASSACHUSETTS AVENUE
TELEPHONE
781-316-3020
781-316-3029 FAX

TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

August 26, 2020

Thouis Jones
Arlington, MA 02474

Thouis@gmail.com

Re: Appointment: Transportation Advisory Committee

Dear Mr. Jones:

As a matter of the standard appointment procedure, the Select Board requests that you attend a virtual meeting of the Select Board conducted by remote participation, on Monday, August 31st at 7:15 p.m.

It is a requirement of the Select Board that you join this virtual meeting. This will give the Board an opportunity to meet and discuss matters with you about the area of activity in which you will be involved.

Information which includes the link to the meeting will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted Thursday, August 27th by 7:00 p.m.

Please contact this office by e-mail, lcosta@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours,
SELECT BOARD

Marie A. Krepelka
Board Administrator

From: "Thouis (Ray) Jones" <thouis@gmail.com>
To: Daniel Amstutz <DAmstutz@town.arlington.ma.us>
Date: 07/09/2019 02:56 PM
Subject: Re: Interested in serving on Transportation Advisory Committee

Hi Daniel,

Here's a quick letter:

To the Transportation Advisory Committee:

I'm interested in serving on the Transportation Advisory Committee as a resident of Arlington whose family regularly walks, bikes, drives, and takes the bus around town. It's clear that pressure on traffic infrastructure of all types will continue to increase as growth in and around Arlington continues, and equally clear that it is vital that we find ways to meet these demands. A key part of finding effective solutions will be gathering and interpreting data about transit and traffic, as was done during the East Arlington Bus Pilot, and for which I performed my own data gathering and analysis in parallel with the official effort (<https://bit.ly/2G621Xh>). I'm very interested in finding ways to improve the lives of the residents of Arlington and help keep them moving efficiently in and around the town.

Thank you for your consideration,
Thouis Jones

On Mon, Jul 8, 2019 at 9:43 AM Daniel Amstutz <DAmstutz@town.arlington.ma.us> wrote:

Hi Thouis,

Thanks for your resume. The committee posting also requires a letter of interest. Can you send that to me, or at least write a few sentences in an email back to me, providing some further background on your interest in serving on the TAC? We'll need that for full consideration.

Best,

Daniel Amstutz, AICP
Senior Transportation Planner
Department of Planning & Community Development
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476
(781) 316-3093
damstutz@town.arlington.ma.us

From: "Thouis (Ray) Jones" <thouis@gmail.com>
To: damstutz@town.arlington.ma.us
Date: Thu, 20 Jun 2019 18:28:14 -0400
Subject: Re: Interested in serving on Transportation Advisory Committee

Oh, I was also in Town Meeting, 2009-2011, though that was a while ago now.

On Thu, Jun 20, 2019 at 6:26 PM Thouis (Ray) Jones <thouis@gmail.com> wrote:

Hello,

I'm interested in serving on the Transportation Advisory Committee. I've attached my resume, though it may be more useful to consider this work by me as more relevant:

<https://nbviewer.jupyter.org/github/thouis/ArlingtonBusData/blob/master/ThreeWeeksOfPilot.ipynb>

Thouis Jones

Thouis R. Jones

thouis@broadinstitute.org

Summary

Computational biologist with 20+ years' experience, including software engineering, algorithm development, image analysis, and solving challenging biomedical research problems.

Research Experience

Gene Regulation and Cellular Programs

Broad Institute of MIT and Harvard, Lander Laboratory (2017-Present)

My research is on understanding how genes are regulated by noncoding elements in the genome, and how to predict effects of mutations on gene expression, as well as understanding programs of genetic expression from the large amount of data from genomic and single-cell experiments.

Connectomics and Dense Reconstruction of Neural Connectivity

Harvard University School of Engineering and Applied Sciences (2012-2016)

My research was automatic dense reconstruction of neural connectivity. The tools I developed as part of the Connectomics project allowed biologists to explore very large datasets from microtome & electron-microscope scanned slices of brain tissue

Image analysis, high-throughput screening, & large-scale data analysis

Curie Institute, Department of Translational Research (2010 - 2012)

Broad Institute of MIT and Harvard, Imaging Platform (2007 - 2010)

My research focused on image and data analysis for high-content screening (HCS) and large-scale machine learning applied to HCS data. My work emphasized making powerful analysis methods available to the biological community in user-friendly tools. As part of this effort, I cofounded the open-source CellProfiler project with Dr. Anne Carpenter (director of the Imaging Platform at the Broad Institute).

PhD Research: High-throughput microscopy and RNAi to reveal gene function.

My doctoral research focused on methods for determining gene function using high-throughput microscopy. To accomplish this goal, my collaborators and I released the first open-source high-throughput cell image analysis software, CellProfiler (cellprofiler.org). We also developed advanced analyses for high-content screens. (In the Laboratories of Dr. Golland at the MIT Computer Science and Artificial Intelligence Laboratory and Dr. Sabatini at the Whitehead Institute for Biomedical Research.)

Master's degree & Professional Research: Representation of shape for computer graphics. Mesh filtering. Sampling and Antialiasing.

In the Laboratories of Frédo Durand and Leonard McMillan at the MIT Computer Graphics Group in the Computer Science and Artificial Intelligence Laboratory, and at Mitsubishi Electric Research Laboratory (MERL), in collaborations with Ron Perry, Sarah Frisken, Hanspeter Pfister, and William Freeman.

Teaching and Mentoring Experience

Harvard University. I manage a group of 3-6 CS researchers and SW engineers in developing software for the Connectomics project, in close collaboration with biologists and neuroscientists.

Lecturer CS205 & CS207 (Spring & Fall 2016), TF for CS109 (Fall 2013) and CS205 (Spring 2013).

Broad Insittute Imaging Platform. Mentored other computational biologists and software engineers.

CellProfiler project. I have mentored several undergraduates contributing to the CellProfiler project over its lifetime.

Research Science Institute. I was a volunteer mentor for high school students in 4-week internships for the Research Science Institute in several years from 1999-2013.

Refereed Publications

Automatic Neural Reconstruction from Petavoxel of Electron Microscopy Data

Microscopy and Microanalysis 22.S3 (2016): 536-537

Adi Suissa-Peleg, Daniel Haehn, Seymour Knowles-Barley, Verena Kaynig, Thouis R. Jones, Alyssa Wilson, Richard Schalek, Jeffery W. Lichtman, Hanspeter Pfister

Saturated reconstruction of a volume of neocortex

Cell, 2015, 162(3): 648-661

N Kasthuri, KJ Hayworth, D Berger, R Schalek, J Conchello, S Knowles-Barley, D Lee, A Vázquez-Reina, V Kaynig, TR Jones, M Roberts, J Morgan, J Tapia, HS Seung, WG Roncal, J Vogelstein, R Burns, D Sussman, C Priebe, H Pfister, JW Lichtman

Large-scale automatic reconstruction of neuronal processes from electron microscopy images

Medical image analysis, 2015, 22 (1): 77-88

Verena Kaynig, Amelio Vazquez-Reina, Seymour Knowles-Barley, Mike Roberts, Thouis R Jones, Narayanan Kasthuri, Eric Miller, Jeff Lichtman, Hanspeter Pfister

A siRNA screen identifies RAD21, EIF3H, CHRA1 and TANC2 as driver genes within the 8q23, 8q24. 3 and 17q23 amplicons in breast cancer with effects on cell growth, survival and transformation

Carcinogenesis, 2014, 35(3): 670-682

Mahmood SF, Gruel N, Chapeaublanc E, Lescure A, Jones T, Reyat F, Vincent-Salomon A, Raynal V, Pierron G, Perez F, Camonis J, Del Nery E, Delattre O, Radvanyi F, Bernard-Pierrot I

Pipeline for illumination correction of images for high-throughput microscopy

Journal of Microscopy, 2014, 256(3): 231-236

S. Singh, M.-A. Bray, T.R. Jones, A.E. Carpenter

Comparison of methods for image-based profiling of cellular morphological responses to small-molecule treatment

Journal of Biomolecular Screening, 2013, 18(10), 1321-9

Ljosa V, Caie PD, Ter Horst R, Sokolnicki KL, Jenkins EL, Daya S, Roberts ME, Jones TR, Singh S, Genovesio A, Clemons PA, Carragher NO, Carpenter AE.

Genome-scale RNAi on living-cell microarrays identifies novel regulators of *Drosophila melanogaster* TORC1–S6K pathway signaling

Genome Research, 2011, 21: 433-446

Robert A. Lindquist, Kathleen A. Ottina, Douglas B. Wheeler, Peggy P. Hsu, Carson C. Thoreen, David A. Guertin, Siraj M. Ali, Shomit Sengupta, Yoav D. Shaul, Michael R. Lamprecht, Katherine L. Madden, Adam R. Papallo, Thouis R. Jones, David M. Sabatini, Anne E. Carpenter

Dual channel rank-based intensity weighting for quantitative co-localization of microscopy images

BMC Bioinformatics, 2011, 12:407

Vasanth R. Singan, Thouis R. Jones, Kathleen M. Curran, Jeremy C. Simpson

Improved structure, function and compatibility for CellProfiler: modular high-throughput image analysis software

Bioinformatics, 2011, 27 (8): 1179-1180.

Lee Kametsky, Thouis R. Jones, Adam Fraser, Mark-Anthony Bray, David J. Logan, Katherine L. Madden, Vebjorn Ljosa, Curtis Rueden, Kevin W. Eliceiri, Anne E. Carpenter

Linear-Time Poisson-Disk Patterns

jgt: journal of graphics, gpu, and game tools, 2011, 15 (3): 177-182

Thouis R. Jones, David R. Karger

Small molecules discovered in a pathway screen target the Rho pathway in cytokinesis

Nat. Chem. Biol. 2010, 6, 457

Adam B. Castoreno, Yegor Smurnyy, Angelica D. Torres, Martha S. Vokes, Thouis R. Jones, Anne E. Carpenter, Ulrike S Eggert

Scoring diverse cellular morphologies in image-based screens with iterative feedback and machine learning

PNAS February 10, 2009 vol. 106 no. 6 1826-1831

Thouis R. Jones, Anne E. Carpenter, Jason Moffat, Michael R. Lamprecht, Jason Moffat, Serena J. Silver, Jennifer K. Grenier, Adam B. Castoreno, Ulrike S. Eggert, David E. Root, Polina Golland, David M. Sabatini

CellProfiler Analyst: data exploration and analysis software for complex image-based screens

BMC Bioinformatics 2008, 9:482

Thouis R. Jones, In Han Kang, Douglas B. Wheeler, Robert A. Lindquist, Adam Papallo, David M. Sabatini, Polina Golland, Anne E. Carpenter

CellProfiler: Image Analysis for High Throughput Microscopy

Genome Biology 2006, 7:R100

AE Carpenter, TR Jones, M Lamprecht, DB Wheeler, C Clarke, IH Kang, O Friman, DA Guertin, JH Chang, RA Lindquist, J Moffat, P Golland, DM Sabatini

Methods for High-Content, High-Throughput Image-based Cell Screening

Proceedings of MIAAB 2006

Thouis R. Jones, Anne E. Carpenter, Polina Golland, David M. Sabatini

Efficient Generation of Poisson-Disk Sampling Patterns

Journal of Graphics Tools, Vol. 11 No. 2, pp. 27-36, 2006

Thouis R. Jones

Voronoi-Based Segmentation of Cells on Image Manifolds

Proceedings of Computer Vision for Biomedical Image Applications (LNCS Vol. 3765), pp. 535-543, 2005

Thouis R. Jones, Anne E. Carpenter, Polina Golland

Normal Improvement for Point Rendering

IEEE Computer Graphics & Applications, Vol. 24, No. 4, pp. 53-56, 2004

Thouis R. Jones, Fredo Durand, Matthias Zwicker

Interpolation Search for Non-Independent Data

Proceedings of the 15th Symposium on Discrete Algorithms (SODA 2004), pp. 823-832

Erik Demaine, Thouis R. Jones, Mihai Patrascu

Non-Iterative, Feature-Preserving Mesh Smoothing

SIGGRAPH 2003, pp. 943-949

Thouis R. Jones, Fredo Durand, Mathieu Desbrun

Example-Based Super-Resolution

Computer Graphics and Applications, Vol. 22 No. 2, March 2002, pp. 56-65

William T. Freeman, Thouis R. Jones, Egon C. Pasztor

ADFs: A General Representation of Shape for Computer Graphics

SIGGRAPH 2000, pp. 249-254

Sarah F. Frisken, Ronald N. Perry, Alyn P. Rockwood, Thouis R. Jones

Antialiasing with Line Samples

Rendering Techniques '00 (Proc 11th Eurographics Workshop on Rendering), pp. 197-205

Thouis R. Jones, Ronald N. Perry

Talks

Invited Speaker, ICCV Extreme Imaging workshop (Chile, 2016)
Petavoxel Imaging for Neural Connectomics

EuroSciPy 2011 (Ecole Normale Supérieure, Paris, 2011)
CellProfiler - open source image analysis for high-throughput biological experiments

First Swiss Image-Based Screening Conference (EPFL, 2011)
Approaches to analyzing individual cell data in high content screens

ICML-UAI-COLT 2009 Workshop on Automated Interpretation and Modeling of Cell Images (McGill University, 2009)
Relevance feedback and large scale machine learning for phenotype assays

Training Workshop: Image based high-throughput screening methods and tools for pathway modeling (DKFZ, 2008)
Using CellProfiler for quantitative analysis of image-based screens

MitoCheck Symposium on High Throughput Imaging for Systems Biology (EMBL, 2007)
Per-Cell Classification for Exploring High-Throughput Image-Based Screens

Education

Sc.D. in Electrical Engineering and Computer Science, 2007, MIT
Thesis: Predicting Gene Function from Images of Cells
Graduate Courses: Machine Learning, Randomized Algorithms, Advanced Computer Graphics, Computer Architecture, Computer Vision.

Master's Degree in Computer Science, 2003, Massachusetts Institute of Technology
Thesis: Feature Preserving Smoothing of 3D Surface Scans

Bachelor of Science in Computer Science, 1994, University of Utah

Work Experience

Senior Computational Biologist, Lander Laboratory, Broad Institute.
January 2017 - present

Senior Scientist, Pfister (SEAS) and Lichtman (MCB) groups, Harvard University.
September 2012 - December 2016.

Lecturer, Harvard University.
Spring & Fall Semesters, 2015.

Associate researcher, Biophenics Platform, Institut Curie Translational Research Department
September 2010 - September 2012.

Computational Biologist, Imaging Platform, Broad Institute of MIT and Harvard,
June 2007 - August 2010.

Member of the Technical Staff, Mitsubishi Electric Research Laboratory (MERL)

January 1999 - September 2001

Software Quality Assurance Engineer, Harlequin, Inc., Cambridge, MA

October 1997 - December 1998

Software Engineer, Parametric Technology Corporation, Waltham, MA

November 1995 - October 1997

Technical Support Engineer, Advanced Visual Systems, Inc., Waltham, MA

April 1995 - November 1995

Software Engineer, Evans & Sutherland Computer Corp., Salt Lake City, UT

August 1994 - March 1995

Tools Programmer, Sculptured Software, Salt Lake City, UT

January 1994 - August 1994

Software Quality Assurance Programmer, Evans & Sutherland Computer Corp., SLC, UT

June 1989 - January 1994

Service, Professional, and Volunteer Activities

Reviewer, Nature Methods, Bioinformatics, BMC Medical Imaging, ICML, Cytometry: Part A, Trans. on Graphics, IJIG, TMI, SIGGRAPH, EGSR, TVCG, jgt

Member of Town Meeting, Arlington, MA (elected 2009 for a two year term)

Organizing team, MIT IAP Mystery Hunt, 2000, 2002, 2005

Graduate Resident Tutor (i.e., R.A.), MIT East Campus Undergraduate Dormitory, 1999-2003

Issued U.S. Patents

Method and Apparatus for Multi-Phase Rendering, Richard Waters, Ronald Perry, Thouis Jones, and Larry Seiler

Anti-Aliasing with Line Samples, Thouis Jones and Ronald Perry

Continuous Memoization, Ronald Perry and Thouis Jones

Detail-Directed Hierarchical Distance Fields, Sarah Frisken, Ronald Perry, and Thouis Jones

Sculpting Objects Using Detail-Directed Hierarchical Distance Fields, Sarah Frisken, Ronald Perry, and Thouis Jones

Game Playing with Individual Anonymous Laser Pointers, Thouis Jones and Ronald Perry

Customized Model Construction via a Network Interface, Ronald Perry, Sarah Frisken, and Thouis Jones

Representing A Color Gamut with a Hierarchical Distance Field, Ronald Perry, Sarah Frisken, and Thouis Jones

One-pass super-resolution images, William Freeman, Thouis Jones

Skills

Software design and implementation. Open source development principles.

Image processing, machine learning, UI development, cluster processing.

Python, Matlab, C, C++. MySQL, SQLite. OS X, Linux, Unix. git, SVN.

Deep Learning, Machine learning, Bayesian methods, statistics.

References

Dr. Eric Lander, Director, Broad Institute (eric@broadinstitute.org)

Dr. Anne Carpenter, Director, Imaging Platform, Broad Institute of MIT and Harvard
(anne@broadinstitute.org).

Professor Polina Golland, MIT (golland@csail.mit.edu).

OFFICE OF THE SELECT BOARD

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730 MASSACHUSETTS AVENUE
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781-316-3020
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TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

August 26, 2020

Shoji Takahashi
Arlington, MA 02474

Shoji.takahashi@gmail.com

Re: Appointment: Transportation Advisory Committee

Dear Shoji Takahashi:

As a matter of the standard appointment procedure, the Select Board requests that you attend a virtual meeting of the Select Board conducted by remote participation, on Monday, August 31st at 7:15 p.m.

It is a requirement of the Select Board that you join this virtual meeting. This will give the Board an opportunity to meet and discuss matters with you about the area of activity in which you will be involved.

Information which includes the link to the meeting will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted Thursday, August 27th by 7:00 p.m.

Please contact this office by e-mail, lcosta@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours,
SELECT BOARD

Marie A. Krepelka
Board Administrator

From: Shoji Takahashi <shoji.takahashi@gmail.com>
To: Daniel Amstutz <damstutz@town.arlington.ma.us>
Date: 07/15/2019 05:15 PM
Subject: Arlington Transportation Advisory Committee (TAC) Associate Member application

Dear Daniel,

I am writing to apply for the open position as an Associate Member on the Arlington Transportation Advisory Committee (TAC).

After moving from the Washington, DC, area to Arlington in December, 2007, I have been a multi-modal commuter from Arlington to Kendall Square. We rented for ~8 years near Arlington High School, and I commuted by bus and red line. In the spring of 2008, I sold my Toyota Corolla and bought a bicycle from Quad Cycles to ride along the Minuteman Bikeway from Arlington Center to/from Alewife.

Living in Arlington Center, I often walked to the restaurants, church, Town Hall, and many parks. I also gained valuable user knowledge of the buses and red line in moving through Arlington and into Cambridge.

I have two elementary-aged children. As a family, we have taken advantage of the Arlington amenities using all modes of transportation: walking, bicycling, and transit.

In 2015, we purchased a house in the Morningside neighborhood across from Stratton Elementary School. Our move to a more suburban location has provided me with a different perspective of needs. I have assisted the school by helping to coordinate the Safe Routes to School program for the past three years. In so doing, I have taking part in active transportation courses offered through MassDOT and provided assistance for a Safe Routes to School grant.

I am a proponent of active transportation. I participate in bicycle advocacy meetings and am a member of MassBike and the Boston Cyclist Union.

I appreciate your consideration of my application for the open position as an Associate Member on the Arlington Transportation Advisory Committee (TAC).

Sincerely yours,
Shoji Takahashi

Shoji Takahashi, M.D., Ph.D.

Arlington, MA 02474

Mobile:
Email: shoji.takahashi@gmail.com

EXPERIENCE

Associate Director of Intellectual Property

December 1, 2007-present

Intellectual Property Office

Whitehead Institute for Biomedical Research, Cambridge, MA 02142

- Led complex negotiations involving multiple parties (including academic institutions and venture capital firms) for several start-up companies raising Series A funding ranging from \$2.5 MM to \$60 MM. Founding technologies for the start-up companies included: drug discovery assays directed towards cancer-stem cells; mirror-image phage display for discovering D-peptide drugs; knock-out clone collection for target discovery and research purposes, reprogramming technologies for induced pluripotent stem cells, and others.
- Devised and implemented intellectual property and commercialization strategies for inventions and tangible property arising from world-class biomedical researchers (including Investigators of the Howard Hughes Medical Institute, Members of the National Academy of Sciences, and National Medal of Science Laureates).
- Managed and coordinated \$5.3 MM research collaboration between Whitehead Institute and Biogen, Inc. Served as alliance manager to coordinate business and scientific activities under the agreement.
- Develop and maintain strong working relationships with Members of Whitehead Institute and their scientific and administrative staff. Facilitate interactions between faculty and third parties including entrepreneurs, investors, and companies.
- Intellectual property management responsibilities include: evaluating inventions for commercial potential and patentability, negotiating and drafting financial and non-financial terms for agreements. Contract negotiations include Material Transfer Agreements (MTAs) with academic institutions and companies, Confidential Disclosure Agreements (CDAs), Inter-institutional Agreements, Tangible Research Property Agreements, and Exclusive and Non-exclusive License Agreements.
- Drafted, edited, and coordinated grant applications for Whitehead Institute and its Members under the American Recovery and Reinvestment Act of 2009 and Massachusetts Life Sciences Center. Co-led administration efforts to submit Challenge Grants Applications, Equipment Grant Applications, Administrative Supplement Awards, and Renovation Applications.
- Work closely with the Office of Sponsored Research to negotiate intellectual property provisions for Sponsored Research Agreements and Service Agreements.
- Reorganized the Intellectual Property Office including designing and implementing new processes for managing work flow and creating the capacity to conduct licensing transactions.

Senior Licensing Manager

May 1, 2006-November 30, 2007

Licensing Manager

June 1, 2005 to April 30, 2006

Office of Technology Licensing

Georgetown University, Washington, DC 20057

- Managed nearly 100 technologies including marketing, licensing, and directing patent prosecution. Independently negotiated and completed Exclusive License Agreements and Option Agreements for diverse biomedical technologies including therapeutic small-molecule

compounds and antibodies; a cancer target and a clinical assays. Tangible Research Property Licenses for materials such as an antibody; polymerase; and virus.

- Licensed core technologies to two start-up companies focusing on gynecology-oncology and cardio-vascular imaging. In particular, facilitated due diligence, and supported negotiations and drafting of agreements. Start-up companies raised Series A financing of \$2 MM – \$5 MM.
- Teamed with the Georgetown University Medical Center Office of Sponsored Research to negotiate intellectual property provisions for numerous Sponsored Research Agreements and Service Agreements.

Science Writer

2003-04

Working Group on Interspecific Chimeric Brains, Program in Cell Engineering, Ethics, and Public Policy

Phoebe R. Berman Bioethics Institute

Johns Hopkins University, Baltimore, MD 21205

- Authored general-audience chapters on “Brain Structure-Function” and “Neurotechniques”.
- Co-drafted policy paper for the Working Group, published in *Science*, 2005.

EDUCATION

Doctor of Medicine

Doctor of Philosophy (Department of Biomedical Engineering)

Johns Hopkins University School of Medicine, Baltimore, MD 21205

May, 2005

- Medical Scientist Training Program Fellowship, 1998-2005.
- Harry C. Saltzstein Prize for Medical Writing, 2004.
- Ph.D. thesis: “Structure and function of voltage-dependent calcium-channel β_2 subunits”
(Advisor: Henry M. Colecraft, Ph.D.)
- Biophysical Society Student Research Achievement Award, 2004.
- Five peer-reviewed publications (three first-author publications).

Sc.B. Biophysics with Honors, *Magna Cum Laude*

Brown University, Providence, RI 02912

May, 1998

- Honors thesis: “Synthesis and characterization of triple-walled polymer microspheres”
(Advisor: Edith Mathiowitz, Ph.D.)
- Maria L. Caleel Memorial Prize for Academic Excellence in Biological Sciences, 1998; Royce Fellowship, 1997; Howard Hughes Medical Institute Advanced Research Fellowship, 1997; Goldwater Scholar, 1996; Howard Hughes Medical Institute Biology Scholar, 1995.
- One peer-reviewed publication.



Town of Arlington, Massachusetts

Discussion and Approval: Bluebikes Station Locations

Summary:

Jennifer Raitt, Director of Planning and Community Development

Daniel Amstutz, Senior Transportation Planner

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	Planning_Memo_-_Bluebikes_station_locations_along_Bikeway_-_08-27-20.pdf	Reference



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Adam Chapdelaine, Town Manager
Cc: Jennifer Raitt, Director of Planning & Community Development
From: Daniel Amstutz, Senior Transportation Planner
Date: August 27, 2020
RE: Proposed Locations for Two Bluebikes Stations Along the Minuteman Bikeway

At the August 17 Select Board meeting, the Board approved four out of six locations for Bluebikes stations in Arlington as part of the Bluebikes regional bike share system expansion. The two remaining proposed locations, Linwood Street at Minuteman Bikeway, and Minuteman Bikeway at Thorndike Field, have been further vetted for site suitability, property impacts and traffic safety. On the next two pages of this memo are the staff recommended locations for the remaining two bike share stations being requested for approval and endorsement. If approved these stations are expected to be installed in September.

Linwood Street at Minuteman Bikeway

Town staff have investigated multiple options for siting a bike share station at this location, including on-street and off-street. Off-street locations here require the construction of new hardscape to accommodate the bike share station without blocking pedestrian traffic, but may have conflicts with newly-planted trees and public memorials, and would require further review by the Conservation Commission as a result of encroachment onto Spy Pond Park or Scannell Field property. Therefore, an on-street location is proposed for this station.

The accompanying diagram (Figure 1) shows the Bluebikes station will be placed on the south side of Linwood Street, approximately 20' east of the beginning of the cul-de-sac, and 20' west of Hamilton Road. This buffer from the cul-de-sac and Hamilton Road will ensure there is sufficient sight distance and maneuvering space for drivers to get around the bike share station and pull to the side if necessary, as the road would be narrowed to approximately 18'. This proposal would also require the removal of three parking spaces on Linwood Street. This station may not be able to function over the winter as it is on-street.

Figure 1

Linwood St at Minuteman Bikeway



****Not to Scale****

Minuteman Bikeway at Magnolia Park

This station was originally envisioned to be closer to Thorndike Dog Park and Route 2 along the Minuteman Bikeway. However, a location in that spot would require an agreement from the MBTA because it would be within the old railroad right-of-way on which the Bikeway sits. The timeline for getting agreement from the MBTA is unknown. Town staff investigated alternative locations for this station and discovered a triangular-shaped town-owned property in between the right-of-way for the Bikeway and Magnolia Field. The proposed bike share location is to be within this town-owned property.

Figure 2 shows the proposed location of the bike share station on town-owned property. The yellow polygons represent Bikeway right-of-way or open space. The station is located next to a narrow paved path the leads between the Bikeway and a path that curves along the edge of Magnolia Field. This paved path is too small for a bike share station and as a result a hardscape surface would need to be constructed. The Department of Public Works has confirmed they have the staff and material capacity to construct an asphalt pad 33' long by 6' wide where the station will be placed. The pad will be constructed to the same specifications as a town sidewalk to ensure proper slopes and foundation. The location of the station would also cut off a worn dirt path that appears to operate as an alternative or shortcut between two parts of the Bikeway (the path can be easily seen in the satellite image going north to south). This station will be able to function over the winter because it is off-street.

Figure 2

Thorndike/Magnolia Field at Minuteman Bikeway





Town of Arlington, Massachusetts

Presentation: Arlington Community Electricity Opt-Up Campaign

Summary:

Ken Pruitt, Energy Manager

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Updated_Energey_Presentation.pdf	Presentation

Arlington Community Electricity

Rebranding Arlington's Municipal Aggregation Program
& Launching Opt Up Campaign

A partnership between the Town of Arlington, Good Energy and Mothers Out Front



Presenters



Ken Pruitt , Energy and Project
Manager, Arlington
Department of Planning and
Community Development



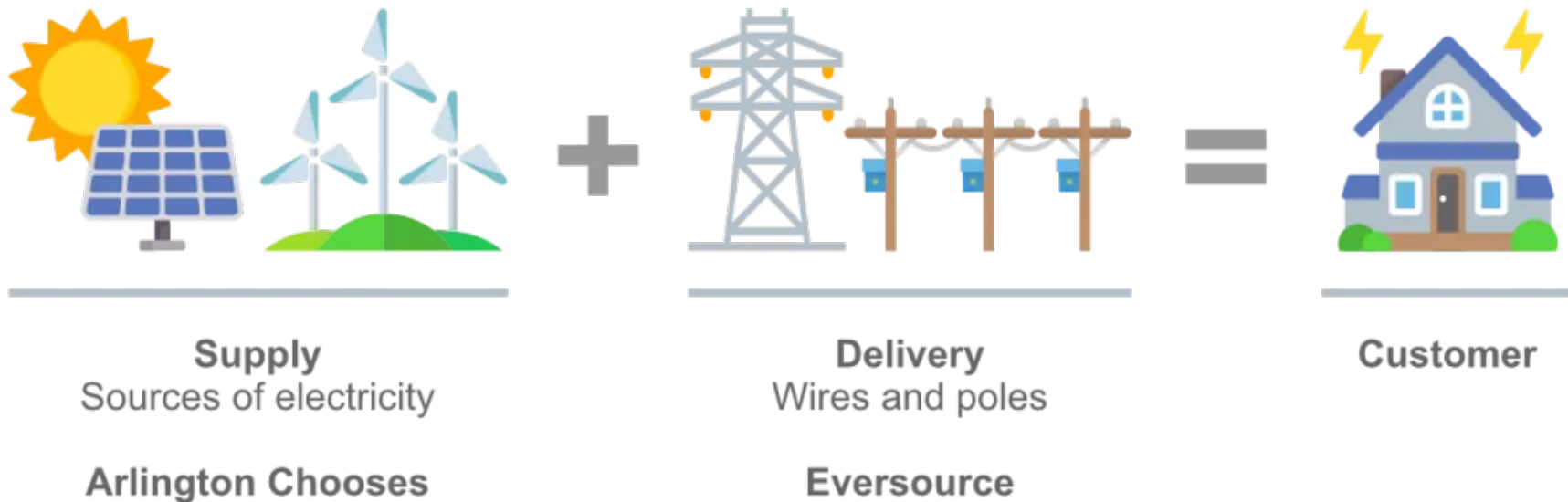
Patrick Roche, Director of
Innovation, Good Energy



Jill Manca, volunteer,
Arlington Mothers Out Front



What is Municipal Aggregation?



Program has been active since August 2017, under the name Arlington Community Choice Aggregation or Arlington CCA

Program Accomplishments

- **Participation** ~14,000 households and 1,000 businesses participating
- **Savings**
 - Cumulative savings of \$2.6 million (future savings cannot be guaranteed)
 - Equates to \$165 savings/household
- **Renewables**
 - Standard product includes 11% additional renewable energy from New England (MA Class I)
 - State minimum is 16% in 2020
 - $11\% + 16\% = 27\%$ MA Class I renewables in 2020
 - Annually, we collectively purchase over 12,100 MWh of additional renewable energy
 - Enough to fully power over 2,200 Arlington homes!



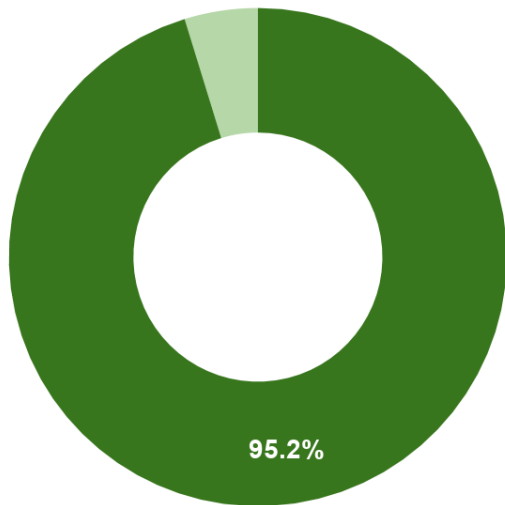
Program Accomplishments

- **Opt Ups as of July 2020: 731 Accounts**

- 50% renewable: 142
- 100% renewable: 589

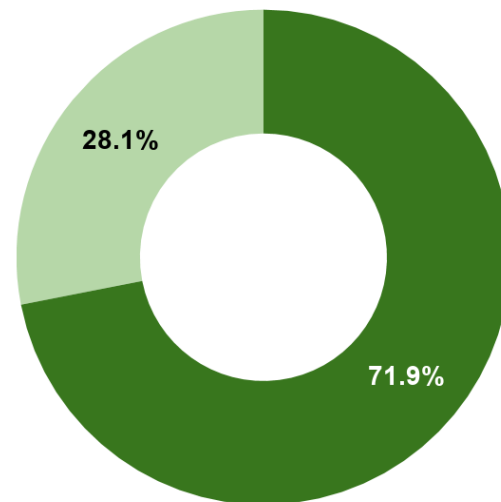
Participating Accounts

● All Participants ● 50% and 100% Participants



Extra Renewables Purchased

● All Participants ● 50% and 100% Participants





Program Name

Arlington Community Choice Aggregation (Arlington CCA)



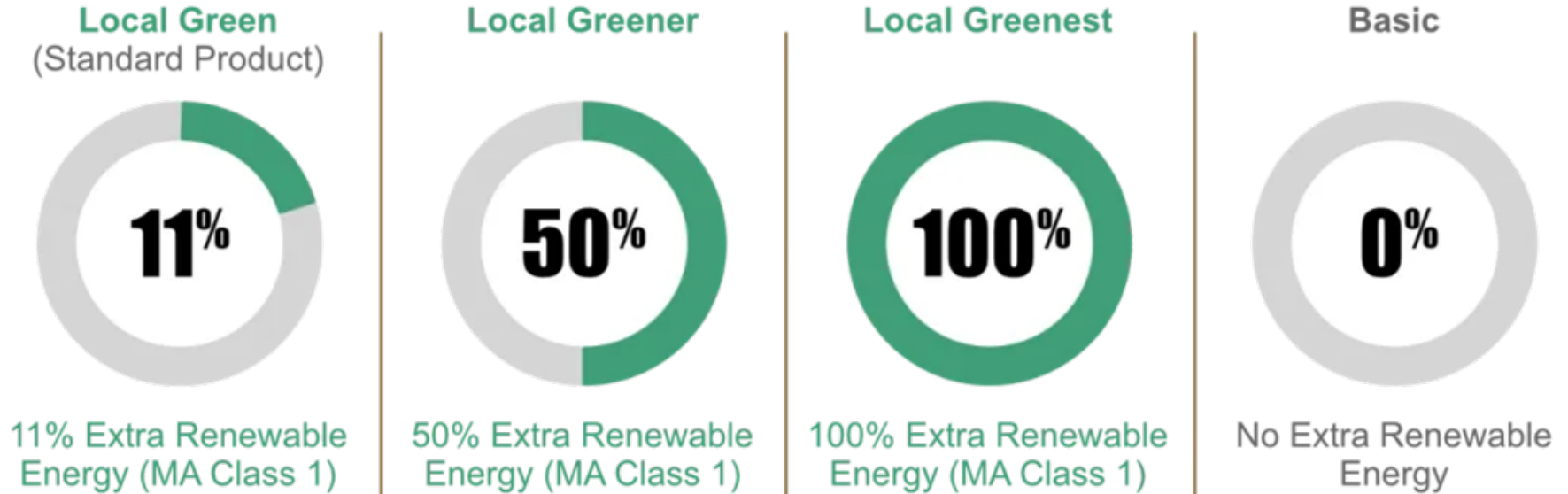
Arlington Community Electricity (ACE)







Product Names

- Names of the 50% and 100% products have changed







[ACT NOW!](#) [DETAILS](#) [SUPPORT](#) [TRANSLATE](#) [ARLINGTONMA.GOV](#)



Arlington Community Electricity (ACE) is Arlington's program that provides more renewable electricity to Arlington residents and businesses.

ACT NOW!

Choose 100% renewable electricity and be a climate champion.

SAME PROGRAM, NEW NAME

The Town has renamed Arlington Community Choice Aggregation (Arlington CCA) as Arlington Community Electricity (ACE). Residents will continue to receive electricity based on your previously chosen product. No action needed.

Coming soon at:
ace.arlingtonma.gov

Opt Up Campaign: Kicks off in September

- Will be a steady stream of activity throughout the year to promote awareness of program and encourage choosing the *Local Greener* or *Greenest* options
 - Goal for 1,000 total by end of 2020
- Monthly social media
- Regularly engaging with *Local Greener* and *Greenest* participants to help recruit others
 - Letters to the editor
 - Lawn signs
 - Spreading social media
- Other signage (e.g. banners) as appropriate
- Partnering with Mothers Out Front





Town of Arlington, Massachusetts

For Approval: Letter of Support to Mass Housing re: 1165R Massachusetts Avenue

Summary:

John V. Hurd, Chair

Douglas W. Heim, Town Counsel

ATTACHMENTS:

Type	File Name	Description
Reference Material	Select_Board_Letter_Re_1165R_Mass_Ave.docx	Select Board Letter
Reference Material	M._O_Connor_re_1165R_Mass_Ave_-_Spaulding.pdf	Letter from M. O'Connor
Reference Material	DPCD_comments_to_Select_Board.pdf	Department of Planning and Community Development Comments
Reference Material	ARB_comments_to_Select_Board.pdf	Arlington Redevelopment Board Comments
Reference Material	FINAL_ACC_to_BOS_on_1165R_Mass_Ave_MassHousing_Application.pdf	Arlington Conservation Commission Comments
Reference Material	C._Rowe_Reference_-_Mirak.pdf	Letter from C. Rowe
Reference Material	S._Revilak_CR-_Mirak.pdf	Letter from S. Revilak

OFFICE OF THE SELECT BOARD

JOHN V. HURD, CHAIR
JOSEPH A. CURRO, JR., VICE CHAIR
DIANE M. MAHON
STEPHEN W. DECOURCEY
LENARD T. DIGGINS



730 MASSACHUSETTS AVENUE
TELEPHONE
781-316-3020
781-316-3029 FAX

TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

August 17, 2020

By Electronic and First Class Mail

Ms. Chrystal Kornegay
Executive Director
MassHousing
One Beacon Street
Boston, MA 02108

Re: 1165R Massachusetts Avenue, Arlington, MA

Dear Executive Director Kornegay:

Please accept this letter of support on behalf of the Select Board of the Town of Arlington ("Arlington") in reference to the application for project eligibility/site approval submitted to MassHousing by 1165R Mass MA Property, LLC (the "Applicant") for a development of 130 units on an approximately 2-acre parcel off of Massachusetts Ave in Arlington, Massachusetts ("Development"). The Board notes the many positives of the proposal as presently understood, based upon the information provided by the Applicant including a project overview and traffic study, the application to MassHousing itself, the Board's personal knowledge of the locus, and its understanding of MassHousing's criteria for Smart Growth. This proposal has been undertaken in a cooperative manner with the Town of Arlington and builds upon a long history of civic and philanthropic engagement and community involvement by the proponent.

In summary, the Board is encouraged by the many ways in which the project is consistent with goals and recommendations submitted relative to the site in the Arlington Master Plan, Housing Production Plan, Open Space Plan, and the Mill Brook Corridor Report.

The Board received extensive comment from Town residents and local Boards and Commissions on this proposal and notes some of this feedback later in this document.

History of the Site & Prioritization for Redevelopment

The proposed site of the development hosts what were historically factory spaces along the Mill Brook throughout 19th and 20th Centuries. These factories initially harnessed the water power of

the Mill Brook to produce a wide variety of goods, until the Arlington Reservoir was constructed. The most recent consistent industrial uses of the factory spaces were the production of architectural millwork up until the early 1970s. However, since said time, the property and its formerly factory-oriented spaces have been underutilized as industrial spaces. Town residents and small business have enjoyed the character of some of the factory space for purposes such as artist studios, but the site overall has long been identified as an area ripe for redevelopment.

Specifically, the 2015 Arlington Master Plan Arlington highlighted the locus as one of the areas with “opportunities to develop unique mixed use activity centers in strategic locations along its primary corridors, including Massachusetts Avenue...the Mill Brook district, and the Minuteman Bikeway.” In detailing the different stakeholders and advisors who examined Mill Brook industrial spaces, the Master Plan noted:

The revitalization of former industrial sites along the Mill Brook will have a significant and ongoing economic impact on the town. This area and the legacy it represents can provide the building blocks for new economic development in Arlington. An April 2010 study by the Mill Brook Linear Park Study Group (a subcommittee of the Arlington Open Space Committee) recognized the potential environmental, economic, flood control, recreational, historic, and transportation benefits of the Mill Brook.

Indeed, the Master Plan made clear that “[r]esuscitating some of the large sites and underutilized buildings in this area should be a high priority if Arlington wants to preserve the character of other districts.”

Similarly, the larger 16 acre-site owned by the Mirak families were identified for the type of development and long-term use proposed by the Applicant in the Town’s 2016 Arlington Housing Production Plan (“AHPP”). As stated in the AHPP:

Given land availability and physical development barriers in Arlington, the Town has worked to identify sites throughout the community where housing production may be appropriate through the addition of new land uses, allowing increased density, or other reforms. Some of these sites are vacant, while some are under-developed. In general, the Town is interested in advancing residential development in smart growth locations along commercial corridors that offer connectivity to various amenities, transit, and services.

Finally, the recently completed 2019 Mill Brook Corridor Report (as well as the Master Plan) included recommendations to increase access to the Mill Brook with publicly accessible pedestrian corridors which link the Town’s open spaces and amenities like the brook together.

By and large, the Proposal’s consistency with the aforementioned long-term planning documents and recommendations (which involved substantial public and stakeholder engagement) are sources of confidence to this Board in what we understand to be a more general overview for the purposes of project eligibility and site approval.

The project as proposed focuses on providing market-rate and middle-income units targeting residents at 80 percent AMI. As set forth in the Arlington Housing Production Plan, the Town hopes to develop “diverse housing for extremely-low to middle-income households to address documented local need.” This proposal addresses part of this range of need, and the Town stands

ready to assist the proponent in assessing the feasibility of leveraging existing or new programs to expand housing opportunity for individuals and families on the lower end of this range.

Much of the public comment received regarding this proposal concerned the loss of creative spaces for artists in a historic building which is slated to be replaced. The Arlington Arts & Culture Action Plan prioritizes the need for working spaces large enough for artists engaged in creative activities requiring large and/or specialized equipment. For many decades, the project proponent has provided such space at below-market rates, and the loss of this space will be felt by the creative community. The proponent has committed to providing display space for local artist works in common areas of the development, consistent with their current practice at the adjacent Workbar coworking space and with the proponent's long record of support for arts and culture in the Town of Arlington.

MassHousing's Smart Growth Criteria

Consistent with the foregoing, the Applicant's representations and available information support a positive, but qualified view of this project on balance through the lens of MassHousing's "Smart Growth Criteria." At a minimum, the Board believes the materials submitted demonstrated a good-faith basis to believe the project as designed aims to:

- "Redevelop first" and "Contribute to revitalization of [the] town center"
- "Preserve and reuse" historic structures;
- "Concentrate development" and "mix uses"
- "Protect Land and Ecosystems," including by creating open space, reducing blight, and enhancing historic and cultural landscapes to the existing neighborhood;
- "Expand housing opportunities;"
- Provide "transportation choice";
- "Foster sustainable businesses"; and
- "Plan regionally".

The project proposes to create housing while also simultaneously dramatically increasing the current site's open space, nearly all of which is paved or otherwise develop. Moreover, historic buildings on the site are being preserved and repurposed, while residents and the general public are being afforded publicly accessible access to the Mill Brook. The location of the site affords public transportation and bicycle options alongside personal automotive transportation on one of Arlington's main thoroughfares. While the proposal does not include mixed use as defined in the Zoning Bylaw, commercial space in the form of the already existing and recently expanded Workbar co-working space is co-located within the greater complex.

As with any large-scale development, the Board holds some concern about additional traffic on Arlington roadways, but the comprehensive traffic study provided by the Applicant, the multiple modes of transport available, and the locus of the site provide the Board confidence that concerns can be address in the Comprehensive Permit process before the Zoning Board of Appeals.

Further Criteria

The Board pauses to note that the materials submitted evidence Applicant Site Control, and sound lender information with a Federal Home Loan Bank of Boston (FHLBB) member bank – Rockland Trust, as required by MassHousing-Financed and New England Fund (NEF) Rental Projects.

Further Information and Suggestions

The Select Board is mindful that Project Eligibility/Site Approval is the beginning of a process, and that should MassHousing grant eligibility, the Town’s Zoning Board of Appeals (“ZBA”) will be charged with evaluating the Applicant’s claims in greater depth in the G.L. c. 40B process.¹ Our comments presented herein are limited to the purview of what is before us. As has been our practice, this Board respects and supports the ZBA’s authority and role in detailed evaluations, including the determination of any conditions necessary to ensure Arlington’s needs and interests are satisfied as allowed under the law.

In support of said goal, the Board has requested a basic overview of the proposed project to be prepared by Town consultants. The Board very much appreciates the preparedness of the Applicant to date, but also respectfully ask that the Applicant provide any supplemental information the Town’s consultant identifies as useful to MassHousing’s consideration and the Town’s long-term evaluation of the project.

Conclusion

The Board is encouraged by the proposal’s overall consistency with the Arlington Master Plan, Housing Production Plan, Open Space Plan, and findings of the Mill Brook Corridor Report. We look forward to working with the proponent on ways to maximize housing affordability and continued support of the local arts community.

On behalf of the Select Board of the Town of Arlington, please advise me if you have any questions or would like additional support for any of the comments registered herein.

Very truly yours,

On behalf of the Arlington Select
Board as its Chair,

John Hurd

¹ The Board notes it continue support to make every resource required by the ZBA available.

KRATTENMAKER O'CONNOR & INGBER P.C.

ATTORNEYS AT LAW

ONE MCKINLEY SQUARE
BOSTON, MASSACHUSETTS 02109
TELEPHONE (617) 523-1010
FAX (617) 523-1009

August 26, 2020

CHARLES G. KRATTENMAKER, JR.
MARY WINSTANLEY O'CONNOR
KENNETH INGBER

OF COUNSEL: RAYMOND SAYEG

VIA EMAIL

Adam Chapdelaine, Town Manager
John V. Hurd, Esq., Chairman
Arlington Select Board
730 Massachusetts Avenue
Arlington, MA 02476

Re: 1165R Massachusetts Avenue, Arlington, MA (the "Property")

Dear Town Manager Chapdelaine and Chairman Hurd:

As you now, this office represents 1165R Mass MA Property, LLC (hereinafter referred to as the "Applicant") in connection with the Comprehensive Permit for the project proposed for the Property. This letter is intended to supplement my letter of August 20, 2020 to John Hurd, Chairperson of the Arlington Select Board.

You have asked that we provide additional detail as to why the Applicant has concluded it is not feasible to include artist studio space and/or commercial space in the development of the Property. In addition to the reasons set out in my August 20, 2020 letter, the Applicant has concluded that including such space is not economically feasible since the scope and magnitude of the costs to revitalize the Property will not and cannot provide the stream of revenue necessary from a mixed-use type development to secure lender financing.

The Property is at a critical crossroads. It can no longer function in its present condition because, among other reasons, the building systems are at the end of their useful life, utility connectors are failing, the bridge over Mill Brook needs to be completely replaced, the life-safety systems are outdated and the historic buildings that can be restored and readapted need to be renovated to be preserved.

The Applicant anticipates an investment of \$45 million (exclusive of the land cost which the Miraks are contributing to the project) to renovate and preserve the historic structures on the Property that are capable of being restored and readapted for residential use, constructing new buildings with parking garages underneath for aesthetic purposes and construction of significant infrastructure. Securing financing necessary to service this level of debt service is based on the income stream projected from the project as proposed.

As you are aware, the Miraks have leased space at the Property to artists as well as other commercial users for approximately fifty (50) years at below market rents of between \$7.00 to

KRATTENMAKER O'CONNOR & INGBER P.C.

Adam Chapdelaine, Town Manager
John V. Hurd, Esq., Chairman
August 26, 2020
Page 2

\$15.00 a square foot. The Miraks were able to do so because of the low cost basis in the Property. By comparison, rents for the proposed apartments, including the subsidized affordable apartments are anticipated to be approximately \$38.00 per square foot. Further, a modest area of 1,000 square feet for commercial space would reduce the project by two residential apartments, significantly impairing the financial feasibility of the project and making it "uneconomical" under the 40B guidelines.

In 2016, the Miraks renovated one of the buildings on site, 1167 Massachusetts Avenue, which presently houses WorkBar. WorkBar, which is housed in the former Schwab piano factory, was renovated at a cost of several million dollars and is a co-working office space. With the resulting significant renovation costs to readapt this building came increased rents. Thus, the proposed project at the Property, if it were to include artist space, would require rents at a higher level than what is presently on the market for unoccupied and currently available commercial space in Town.

Moreover, in these unprecedented times, we are seeing additional storefronts on Massachusetts Avenue that are vacant including 1181 Massachusetts Avenue, which has been vacant for nearly a year, two commercial spaces at 1420 Massachusetts Avenue that have been vacant for approximately six months, 464-478 Massachusetts Avenue, the former site of Tango Restaurant, 94 Summer Street, 451 Massachusetts Avenue, 459 Massachusetts Avenue, the former site of Papa Ginos restaurant, two commercial spaces at 190-192 Massachusetts Avenue, and two commercial spaces at 369 Massachusetts Avenue. These unrenovated spaces are seeking between \$20.00 and \$30.00 triple net per square foot. The Applicant respectfully suggests that the issue is not the loss and unavailability of space, but the loss of substantially below market rent space.

Given the present level of unoccupied space on Massachusetts Avenue and the unfortunate consequences the pandemic may have, the creation of additional commercial space which would not front on Massachusetts Avenue would impede and perhaps preclude third-party financing.

The demographics in our Town and the assessment of the lack of available residential opportunities substantiate the conclusions in the Arlington Housing Production Plan, adopted by the Select Board and Redevelopment Board in 2016, that, inter alia: (a) "the number of Arlington households is increasing, corresponding with greater housing demand"; (b) "Arlington's vacancy rate is 4%, which limits opportunities for current residents to move within Town and for new residents to move in"; (c) according to the (Metropolitan Area Planning Council) projections for Arlington through 2020 is that several hundred additional units are needed to meet local demand; and (d) "the existing housing supply and new units added must meet the needs of an aging population, the town's significant number of family households,

KRATTENMAKER O'CONNOR & INGBER P.C.

Adam Chapdelaine, Town Manager
John V. Hurd, Esq., Chairman
August 26, 2020
Page 3

smaller households including seniors looking to downsize, and households earning a range of incomes." Plan at p.6.

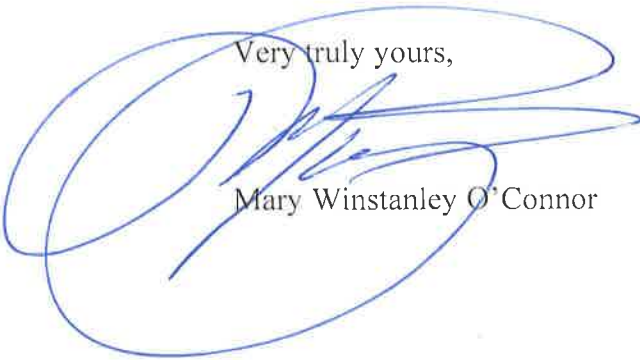
With respect to the suggestion that this project be a mixed-use project, the project with the presence of WorkBar is, in fact, a mixed-use project. WorkBar contains 11,000 square feet of co-working space and provides space for small innovative enterprises in Arlington. WorkBar, paired with the residential development proposed, will provide the Town with a vibrant and balanced mixed-use development that will include the showcasing of Mill Brook.

The project as proposed complies with the Comprehensive Permit regulations required for affordability, specifically designating 25 percent (25%) of the residential apartments for individuals and families that make less than 80% of the median household income. The Applicant has agreed to explore with the Department of Planning the possibility of funds or subsidies that may be available and will run coterminous with the restrictions on the affordable units through the Community Economic Development Assistance Corporation. The availability of such funding sources, the program requirements, the attendant program costs and the viability of the funding sources will all need to be considered in determining whether the sources are viable.

Though, as detailed in my letter of August 20, 2020, I believe these matters should not properly be a basis for the Select Board to withhold their support of this project, you have asked that the Applicant further elucidate its position. I trust this letter does so.

On behalf of the Applicant, I request that the letter to Massachusetts Housing be one of clear support for the project. In advance, I thank you.

Very truly yours,



Mary Winstanley O'Connor

MWO/ccg
6926

cc: Julia Kew Mirak
Daniel St. Clair



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

August 27, 2020

John Hurd, Chair
Select Board
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

RE: 1165R Massachusetts Avenue
Comprehensive Permit Site Approval Application

Dear Members of the Board,

The Department of Planning and Community Development (DPCD) appreciates the opportunity to provide comments to the Select Board regarding the 1665R Mass Ave Property, LLC's proposed 130-unit multifamily residential rental development located at 1165R Massachusetts Avenue. We hope that these comments assist the Select Board in their response to MassHousing on the Comprehensive Site Approval Application. We have comments on the following aspects of the project.

Affordable Housing

1. Adding 33 affordable homes is necessary and beneficial to the community. 176 qualified applicants responded to a lottery DPCD coordinated in July 2020 for one affordable rental home in Arlington. This demand speaks to the overwhelming need for more affordable homes in Arlington and the surrounding region.
2. Because the project will be developed under Chapter 40B, all of the units in the development would be added to the town's Subsidized Housing Inventory maintained by the MA Department of Housing and Community Development. The addition of 130 units will increase Arlington's percentage to 7.4% pending any updates to the year-round housing units following the completion of the 2020 Census.
3. The affordable units will be designated and deed-restricted as affordable to those households earning up to 80% of the area median income (AMI). The deed restriction will control for both the rental amount that can be charged to tenants and the income of the tenant. The Town's inclusionary provisions in the Zoning Bylaw require that rental units are affordable to households earning at or below 70% AMI and rents are set at 60% AMI. We encourage the developer to consider a deeper level of affordability of a portion of the units. The DPCD staff are ready to work with the developer to access funds through the North Suburban HOME Consortium to assist in making deeper affordability a reality for this project.

Environmental, Climate Resiliency, and Energy

1. The proposed improved access to the Mill Brook is important because much of the brook that runs through Arlington is surrounded by private property and inaccessible to the public. We encourage the developer to incorporate even more aspects of the [Mill Brook Corridor Report](#) into the project, especially as the brook is daylight in this section of Arlington.
2. A portion of the project site is located within the floodplain, primarily confined to the channelized Mill Brook. However, the project should incorporate additional flood control features to avoid the loss of property as floods become more frequent and intense.
3. The increase in pervious green space is beneficial both to the public and to the project, providing relief from the expansive parking lots that surround the existing buildings and helping to control stormwater runoff and minimize flooding.
4. We encourage installation of rooftop solar panels similar to what is currently on existing structures.
5. It appears that natural gas is not incorporated in the development; this is consistent with Arlington's Net Zero commitment. If feasible, we would encourage the incorporation of other elements from the Net Zero Plan when it is finalized to further demonstrate commitment to reducing greenhouse gas emissions.

Economic Development

1. The loss of spaces for artist studios and small businesses is disappointing. However, the developer should identify ways to continue to partner with the arts and cultural community in Arlington. This may include utilizing common space on the property to showcase emerging artists.
2. While the project is just beyond the edge of the study area included in the [2019 Arlington Heights Neighborhood Action Plan](#), we encourage the developer to consider recommendations on how to incorporate programming opportunities for the proposed indoor and outdoor common areas.

Traffic and Transportation

1. We look forward to further refinements to the Traffic Impact Report (TIR) as the program is refined through the approval process, including a more detailed study of the intersection of Ryder, Forest, and Peirce Streets.
2. As the vehicular, bicycle, and pedestrian access to the project is further developed, we encourage consideration of the following:
 - a. Include clear signage for both motorists and bicyclists, particularly given the vehicular ingress via the West Drive off of Massachusetts Avenue and egress via Ryder Street.
 - b. Accommodate and improve pedestrian access to the property, particularly via West Drive off of Massachusetts Avenue. Ryder Street sidewalk improvements, including installation of curb ramps, may also be needed.
 - c. Consider ways to improve access to the Minuteman Bikeway from Ryder Street.
3. The Transportation Demand Management Plan incorporated into the TIR is appropriate for the size and type of development proposed.

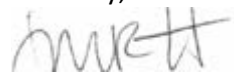
Historic Resources

1. As more detailed site development plans evolve, we encourage the inclusion of meaningful educational signage and programming to amplify the historic nature of the property.

The Department looks forward to providing additional reviews and guidance as this proposal moves forward. We will work with the applicant on securing necessary resources to assist with affordability. We will also assist with additional follow up to ensure other above-referenced issues are addressed.

Should you have any questions regarding our comments, please contact me at jraitt@town.arlington.ma.us.

Sincerely,



Jennifer Raitt

Director of Planning and Community Development

cc: Adam Chapdelaine, Town Manager



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, ARLINGTON, MASSACHUSETTS 02476

781 - 316 - 3090

August 27, 2020

John Hurd, Chair
Select Board
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

RE: 1165R Massachusetts Avenue Application for a Comprehensive Permit
Comments to Select Board

Dear Members of the Board,

To aid the Board in compiling comments from the Town with regard to the proposed 1165R Massachusetts Avenue Comprehensive Permit application, the Arlington Redevelopment Board (ARB) met on Monday, August 17, 2020 to review and provide preliminary feedback on the proposed development. The primary concern expressed by ARB members was the loss of more property where more commercial development could occur in town.

One of the ARB's stated goals is to encourage and increase economic development opportunities through mixed-use development and otherwise. Over this past year, one of the ways the Department of Planning and Community Development advanced that goal was to engage RKG Associates to conduct an analysis of the existing land uses within the town's current industrial zoning districts with the intent of developing recommendations that would modernize the districts and encourage growth. The project goals include positioning Arlington to attract new businesses and jobs in emerging growth industries to the Industrial District and creating opportunities through which Arlington can realize greater revenue with strategic amendments to the Zoning Bylaw and Zoning Map.

A few of the study's initial recommendations include the following: supporting an increase in the size and variety of spaces for light manufacturing and office space; leveraging the Minuteman Bikeway as an alternative mobility mode; and requiring sustainable and resilient urban design practices to protect the environment and mitigate the impact of new construction. The study is being overseen by the Master Plan Implementation Committee's Zoning Bylaw Working Group. The group has discussed the following potential strategies to advance the project goals: amending zoning to require improved building placement to enhance the public built environment and protect water quality through enhanced stormwater management; providing general recommendations for all Industrial Zoning Districts to address the public realm in order to improve opportunities for walkability and sense of place; and providing design recommendations that protect the town of Arlington's environmental assets and reduce the impact of the built environment. Any amendments to zoning would aim to

influence new development and additions or expansions of existing buildings greater than 50% of its existing footprint. While the study will not be concluding until later this calendar year, the recommendations that are emerging could be helpful guideposts for this proposed development. For example, the ARB expressed an interest in ensuring that the project actively incorporate and encourage multiple transportation options, including biking and walking. They emphasized that connections to the Minuteman Bikeway should be established and encouraged.

In closing, the ARB is focused on opportunities to enhance and increase commercial opportunities and is concerned that the already limited amount of space available for commercial uses could be altered and lost at 1165R Massachusetts Avenue. The ARB will be interested in further exploring barriers to commercial opportunities at this and potentially other locations in the community. The Board wondered if the applicant might consider dedicating the proposed amenity space to a potential commercial use or making it available for the community at large as a public indoor space.

While commercial development and multi-modal transportation is important to the ARB, the Board also has a stated goal to expand much-needed affordable housing opportunities and recognizes that this project will help to achieve affordable housing goals.

The ARB looks forward to providing additional reviews and comments as the development progresses.

Thank you for your consideration of the Redevelopment Board's comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "murt", is written over a faint, light-colored rectangular stamp.

Jennifer M. Raitt
Secretary Ex-Officio
on behalf of the Arlington Redevelopment Board



TOWN OF ARLINGTON

730 Massachusetts Ave.
Arlington, MA 02476
781-316-3012

ARLINGTON CONSERVATION COMMISSION

August 6, 2020

John V. Hurd, Chair
Select Board
730 Massachusetts Avenue
Arlington, MA 02476

RE: 1165R Massachusetts Ave, Arlington MA
Comprehensive Permit Site Approval Application

Dear Mr. Hurd and Members of the Board,

The Conservation Commission wishes to provide comments and information regarding 1165R Mass Ave Property, LLC's proposed 130-unit multi-family residential rental development (the "Project") at the approximately 2-acre property located at 1165R Massachusetts Avenue. The Commission hopes this letter assists the Select Board in formulating its comments to MassHousing on the Comprehensive Permit Site Approval Application (the "Application").¹

1165R Mass Ave Property, LLC submitted its Application to MassHousing to receive Site Approval (also called project eligibility approval) under the Commonwealth's comprehensive permit statute, G.L. c. 40B. As you may know, Site Approval is required before 1165R Mass Ave Property, LLC can file a comprehensive permit application with the Arlington Zoning Board of Appeals. One of the criteria for MassHousing's Site Approval is that "the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include topography, [and] environmental resources, ... " 760CMR 56.04(4)(c).

The Conservation Commission takes no position as to whether the Project is "generally appropriate" for the Property. After a comprehensive permit application is filed with the ZBA, the Conservation Commission will evaluate whether the Project complies with standards in the Arlington Bylaw for Wetlands Protection and its regulations. Separately from the comprehensive permit application, the Applicant will have to apply to the Conservation Commission for a permit under the Wetlands Protection Act.

The Application presents the project at a very conceptual level. The Commission anticipates that more details and additional information about the Project will be provided in the comprehensive permit application filed with the ZBA and any application filed under the Wetlands Protection Act with the Commission for a wetlands permit.

¹ The Commission reviewed the 21 page comprehensive permit site approval application submitted to the Select Board and Town Manager Adam Chapdelaine, prepared by Mary Winstanley O'Connor, dated July 1, 2020. The Commission also heard a presentation for the Applicant Team during the Commission's July 23, 2020 meeting.

Topography

The Property varies in elevation by approximately 10 feet across the site.

Environmental Resource Areas

Mill Brook bisects the Property and Ryder Brook flows from the Minuteman Bikeway north of the Property to Mill Brook. The Applicant has informed the Commission that they will submit a Request for Determination of Applicability to the Commission to determine whether the Commission has the jurisdiction over a stream called Ryder Brook. Due to the location of the Mill Brook and Ryder Brook, most of the jurisdictional environmental resource areas within the site are the 100-ft Wetlands Buffer, the Adjacent Upland Resource Area, and the 200-ft Riverfront Area. The floodway and floodplain is generally confined to the channelized Mill Brook. The Applicant has also informed the Commission that they will submit a Request for Determination of Applicability to the Commission to determine whether the site is eligible for the Historical Mill Complex exemption from the Riverfront Area requirements of the Wetlands Protection Act (310 CMR, Section 10.58 (6) (k)).

Pervious Area

The Property is largely impervious with hardscape (existing: 67.9%) and building (existing: 25.7%). There is very limited open pervious and vegetated space (existing: 6.4%). The proposed development proposes to reduce the impervious hardscape (proposed: 34.1%), increase the impervious building (proposed: 43.4%), and overall increase the open pervious and vegetated space (proposed: 22.5%). The pervious open space is proposed to include native vegetation enhancements. The Commission hopes to see as much greening of the area as is practicable, especially along resource areas.

Wildlife Habitat

Since the Property is largely impervious, it does not currently have productive wildlife habitat. There are no known endangered, threatened, or special concern species onsite. There is very limited vegetation on the site.

Please contact the Conservation Commission should you have questions.

Very truly yours,

Susan Chapnick, Chair
Arlington Conservation Commission

August 30, 2020

To the Select Board

From Clarissa Rowe, Landscape Architect

RE: Support for the Mirak 40B Project for Arlington

Colleagues: I have reviewed the 25 slide presentation for The Redevelopment of 1165R Massachusetts Avenue, dated April 8th, 2020. This project is an excellent candidate for a friendly 40B for the Town, and its owners are long term Arlington residents and benefactors. The developer, Spaulding and Slye, is a good one. I know the good reputations of Bargmann, Hendrie +Archetype, Architects, and Kyle Zick, Landscape Architecture. I do not know Mr. Gamble but plan to attend the public meetings to get to know him.

As a long time historic preservationist, I think that the adaptive reuse of the buildings is excellent. The inclusion of the Workbar and Small Park are good assets for the project. The incorporation of the Mill Brook into the scheme brings to fruition the dream of the Mill Brook Master Plan work of 2010.

Most importantly, Arlington needs affordable/community housing. With 25% of the units being affordable for 80% of medium income, it will be a boon to the town. As a long-time critic of the Mugar proposal, I see a vast difference between this proposal and the Oaktree proposal. The site has been held by the Mirak family for generations. The Mirak Family has a good steward of their land and buildings. The Mugar has not been, and just this weekend, there was another theft by one of the homeless encampment. This Mirak project will not be taking place in an area prone to flooding, although the Mill Brook does occasionally overtop its walls. The complex fits into the existing site and keeps a lot of the landmark features of the existing buildings.

Obviously, this first meeting is just the beginning of a process. There are a lot of details that will need scrutiny. There will need to be environmental assessment and critical historic Commission review. The neighbors need to be heard. The design of the new buildings needs to be more in keeping with the historic simplicity of the existing buildings.

My biggest concern about the project is the Mirak family's decision to evict the artists who have had their studios there for decades. Most pay a rent of less than \$350 a month. Where will these artists, including friends of mine, go?

Honestly, I think it is time that the Town of Arlington steps up and starts looking for affordable artist studio space, perhaps in some of our old industrial buildings? We cannot rely on the Mirak's generosity forever. When the Arts and Culture Action Plan was done recently, the issue of artist housing and studio space was not a hot one. It is now. We need to set up a task force now to set a campaign for finding a building and looking for someone to rehab it for artists' studios, and if possible artists' lofts. Arlington values its artists and it's time for us to contribute real support ourselves to securing artists spaces and creating incentives to property owners to rent studio space to artists, like the Mirak families did for so many years.

I hope that you all will vote favorably tomorrow night on the proposal to make this project a friendly 40B for our Town. It is a first step and there will more scrutiny of the plans as they proceed.

Clarissa Rowe, 137 Herbert Road, Arlington, Massachusetts

111 Sunnyside Avenue
Arlington, MA 02474
August 29, 2020

Arlington Select Board

730 Massachusetts Ave
Arlington, MA 02476

Dear members of the Arlington Select Board,

I'm writing in regard to the Board's Letter of support to Mass Housing re: 1165R Mass Ave, which appears among the Board's agenda materials for August 30, 2020. I'm submitting these comments as an individual, and not on behalf of any board, committee, or group.

I'm very happy to see the Board's expression of support. The greater Boston area has a shortage of housing in general, and a shortage of affordable housing in particular. While I recognize that Arlington cannot solve the region's housing shortage by itself, I do believe we have a responsibility to contribute. This is true of many other regional challenges – climate change, stormwater management, transportation, and the like. Based on materials presented to the board on June 29th, I believe this proposal will help.

I understand that the prospect of having an industrial parcel converted to residential use has come with some feelings of disappointment. I recognize the general reasons for such disappointment, but I must disagree.

Approximately 5.6% of Arlington's zoned acreage lies in the business and industrial districts. If one considers Arlington's zoning map as a policy document, then it is our policy to support only a rudimentary amount of commercial activity, such as supermarkets, pharmacies, restaurants, and small shops. Our zoning map and limited transportation infrastructure generally work against hopes of having the town become a commercial or job center.¹ That isn't to

¹See <https://arlington.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=9578&MeetingID=1105> which is a memo from Town Counsel to the Arlington Redevelopment Board. Page 40 of the PDF contains the ARB's decision on the redevelopment of the former Brigham site, noting that "Lack of highway and subway access make [the Brigham site] undesirable for office use or big box retail". Also note page

say Arlington can't change it's policies towards commercial development in the future; such changes would simply warrant different policies than the ones which have guided us for the last half-century or so.

In closing, I am grateful for the Board's letter of support.

Sincerely,

Stephen A. Revilak

29, which contains an excerpt of the town's 1975 annual report, showing the proposed location for a red line station in Arlington center.



Town of Arlington, Massachusetts

Update and Discussion: Special Town Meeting (Virtual)

Summary:

Adam W. Chapdelaine, Town Manager



Town of Arlington, Massachusetts

Discussion: Future Select Board Meetings

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Nov_-_Dec_Calendar.pdf	November - December Calendar

NOVEMBER 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Presidential Election	4	5	6	7
8	9	10	11 Veteran's Day	12	13	14 Diwali
15	16	17	18	19	20	21
22	23	24	25	26 Thanksgiving	27	28
29	30					

DECEMBER 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11 Hanukkah	12
13	14	15	16	17	18	19
20	21	22	23	24 Christmas Eve	25 Christmas Day	26 Kwanzaa
27	28	29	30	31 New Year's Eve		



Town of Arlington, Massachusetts

NEW BUSINESS



Town of Arlington, Massachusetts

Next Scheduled Meeting of Select Board September 14, 2020

Summary:

You are invited to a Zoom webinar.

When: Aug 31, 2020 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_y2RNL_dVRQ2j4t86regqA

After registering, you will receive a confirmation email containing information about joining the webinar.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for *each meeting* and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.

Members of the public are asked to send written comment to amaher@town.arlington.ma.us by August 31, 2020 at 3:00 p.m.

Documents regarding agenda items will be made available via Novus Agenda and the Town's Website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>