



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice April 29, 2024

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, April 29, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, April 26, 2024, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, April 29, 2024 at 6:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

6:30 pm The Board will review and vote to approve meeting minutes from April 1, 2024, and April 8, 2024.

2. Supplemental Board Report to Annual Town Meeting

6:35 pm The Board will review and vote to approve a Supplemental Board Report to Annual Town Meeting.

3. Public Hearing: Warrant Article for 2024 Special Town Meeting

6:40 pm The Board will hear the proposed zoning bylaw and map amendment. The public hearing will include time both for public comment and for deliberation and voting by the Board.

ARTICLE 3

ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP ADOPTING THE MULTI-FAMILY HOUSING OVERLAY DISTRICTS AND AMENDMENT OF ZONING BYLAW

To see if the Town will vote to amend its Zoning Map to adopt Multi-Family Housing Overlay Districts and to amend Section 4.1.2 and Section 4.2 of the Zoning Bylaw to add the Multi-Family Housing Overlay Districts, consistent with M.G.L. c.40, §3A, and consistent with the Multi-Family Housing Overlay Districts zoning approved by the Town's Fall Special Town Meeting on October 25, 2023; or take any action related thereto.

4. New Business

7:10 pm

5. Adjourn to Town Meeting

7:15 pm (Estimated)

6. Correspondence

C. Loreti - 4/8/24

D. Seltzer - 4/18/24

S. Harrington - 4/29/24



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

6:30 pm The Board will review and vote to approve meeting minutes from April 1, 2024, and April 8, 2024.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	04012024_DRAFT_AMENDED_Minutes_Redevelopment_Board.pdf	04012024 DRAFT AMENDED Minutes Redevelopment Board
▢ Reference Material	04082024_DRAFT_AMENDED_Minutes_Redevelopment_Board.pdf	04082024 DRAFT AMENDED Minutes Redevelopment Board

**Arlington Redevelopment Board
Monday, April 1, 2024, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes**

This meeting was recorded by ACMI.

PRESENT: Rachel Zsebery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

March 18, 2024 – The Board members had no changes to the minutes. The Chair requested a motion to approve the March 18 minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Redevelopment Board Rules and Regulations.**

Ms. Korman-Houston suggested that in Rule 18, number 1 under “Procedure” the phrase “and photos of signs on adjacent properties” be added to the end. She also proposed that in Rule 20, Section B.2.b., a question be added about whether there is known contamination or need for remediation on the site.

Mr. Benson agreed with Ms. Korman-Houston’s first proposed change. In regard to her second proposed change, he had a discussion a number of years ago with the previous Director of DPCD, who convinced him that the Board should not ask about contamination, because that is up to the Board of Health or the Massachusetts Department of Environmental Protection. Ms. Korman-Houston said that her concern was that the design that the Board is reviewing might be impacted by the need for remediation. The Chair proposed adding the phrase “or any other special site conditions,” rather than specifying contamination, which the others agreed with.

The Chair asked for a motion to adopt the changes to the Board Rules and Regulations as amended. Mr. Lau so motioned, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Board Report to Town Meeting.**

Mr. Revilak proposed the following changes to the Discussion for Article 29:

- In the first sentence, strike the words “in the uncommon situation in which” and add the word “when.”
- The amount of the percentage reductions in the second sentence were misattributed and should be reordered to read “45%, 60%, and 32%.”
- Strike the sentence “This article would reduce the applicable buffer distances by 50%,” and move that clause to the end of the following sentence.

Mr. Revilak also proposed the following changes to the Discussion for Article 31:

- The phrase “Multi-Family Neighborhood Subdistrict” should be changed to “Neighborhood Multi-Family Subdistrict” in the two places that it occurs.
- Reword the phrase “have allowable taller heights” to “allow taller heights.”

Mr. Benson noted that the text for the MBTA Communities Overlay District in the Zoning Bylaw that was adopted by Special Town Meeting last fall does not include the term “subdistrict” at all, but the parcel list does. He suggested changing the word “Subdistrict” to the phrase “Overlay District” wherever it appears in the Discussion. At a future date, the Board can look into changing the wording of the parcel list to make it consistent.

Ms. Korman-Houston proposed a change to the Discussion for Article 25. She suggested adding a brief example to the second sentence of the first paragraph by adding the phrase “such as those attached by a breezeway.”

Ms. Korman-Houston had a question about the Discussion for Article 28. The discussion refers to other communities in Massachusetts dealing with similar issues, and she wanted to know if the Conservation Commission was able to identify other specific communities if that came up in discussion. Ms. Ricker said that she would check with the Conservation Agent. If he cannot cite specific communities, the phrases “like many towns in Massachusetts” and “some communities have found that” will be deleted.

The Chair asked for a motion to approve the Redevelopment Board Report to Annual Town Meeting as amended, with the stipulation that DPCD would confirm the accuracy of the Discussion for Article 28 and amend as proposed. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Open Forum.**

The Chair opened the floor for public comment. Seeing no one who wished to speak, she closed Open Forum.

The Chair moved to **Agenda Item 5 – New Business.**

Ms. Ricker said that the Massachusetts Attorney General’s Office has returned a decision that Town Meeting needs to re-vote on the MBTA Communities Overlay District zoning map. She spoke with Town Counsel Mike Cunningham about holding a Special Town Meeting during Annual Town Meeting to hold that vote. At their meeting this evening, the Select Board is voting to hold the Special Town Meeting on May 8, 2024, and they will also choose a date to open and close the Warrant. The Board will hold a public hearing for the warrant article to re-vote on the map on Monday, April 29, 2024. The hearing must be properly advertised in the newspaper, and all property owners within the Overlay District and abutters of abutters within 300 feet of it must be notified of the hearing. DPCD is prepared for those required notices. Town Counsel will advise DPCD as to whether supplementary notification is also required. The Chair confirmed that there would be no changes to the map; it will be the same map voted on at Special Town Meeting in October 2023.

Mr. Benson clarified that the vote would be on the parcel list as well as the map. He proposed changing the nomenclature of the parcel list from “Subdistrict” to “Overlay District.” The Chair said that they would have to wait to see the language of the warrant article from Town Counsel to determine if that would be possible.

Mr. Revilak noted that the 2023 Arlington Annual Report was released the previous week. It included a section from the Assessors about how rezoning contributes to taxes, including a chart with the average assessed value of single-family homes and condominiums. In 2023, the average assessed value of a single-family home was over one million dollars – \$1,014,000.

Mr. Benson said that the Board has not yet discussed whether a Board member will serve on the Arlington Master Plan Update Committee, and he asked that that issue be placed on a future agenda.

The Chair said that the Board would like to schedule a joint meeting with the Select Board in June or September, so she asked that DPCD staff work with Select Board staff to plan that meeting. She also asked that the schedule for the Arlington Heights rezoning plan be placed on the agenda of one of the next two meetings, so that they can discuss ideas about other stakeholders that might want to be involved and make sure that they are aligned on the outreach schedule.

Mr. Lau asked for an update on the Atwood House. Ms. Ricker said that the Town has been in discussion with Attorney Bob Annese, who thinks that the project will be moving forward. They have discussed holding a public hearing before the Board in May.

Mr. Lau also noted that the Board has previously discussed looking at sites for a Planned Unit Development (PUD), and he asked that it be added to a future agenda.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted unanimously in favor.

Meeting **Adjourned at 8:05 pm.**

Arlington Redevelopment Board
Monday, April 8, 2024, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsebery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Public Hearing: Docket #3789, 62-64 Brooks Avenue.**

Ms. Ricker explained that this is an application to install a dormer and a gate to the Minuteman Bikeway on a property adjacent to the Bikeway. The Board is hearing this application because the renovations will be visible from the Bikeway. The current use is a non-conforming two-family home, which will not change.

Mr. Benson said that he reviewed Section 3.4.2 of the Zoning Bylaw. This project does not require a Special Permit, so it would only require Environmental Design Review (EDR) if it alters the façade in a manner that affects the architectural integrity of the structure. He spoke with Mike Ciampa, Director of the Inspectional Services Department (ISD), who said that the plans are for a standard shed dormer, with nothing unusual about it. It was referred to the Board because it is on the Bikeway. The Board needs to decide who should make the determination of whether a project alters the façade in a manner that affects the architectural integrity of the structure – the Board or DPCD and ISD staff.

Mr. Revilak said that he agrees with Mr. Benson's overall point, but he would like the opportunity to learn more about the way this project will look when finished before deciding whether it alters the façade sufficiently to warrant EDR.

Ms. Korman-Houston said that most houses in the neighborhood of 62-64 Brooks Ave have a similar dormer, and she does not think the dormers impact the architectural integrity of the structures. She does not think this project requires EDR.

Mr. Lau is comfortable relying on the Directors of DPCD and ISD to determine whether projects like this should be subject to EDR.

Mr. Benson moved that the Board find that Docket #3789 does not require a Special Permit or Environmental Design Review. Mr. Lau seconded the motion, and the Board voted unanimously in favor.

The applicant said that he has done many such dormers on two-families in Arlington, and he was initially told that they could go ahead, but then he was told that because the property is on the Bikeway, he had to go before the Board, so he has been somewhat confused about the process. The Chair asked Ms. Ricker to inform Mr. Ciampa of the Board's finding, so the applicant will be able to move forward with his Building Permit. Ms. Ricker said that she would inform Mr. Ciampa the next morning.

Mr. Benson said that he thinks it makes sense for the Directors of DPCD and ISD to make the determination of whether a project meets the criteria for EDR. Ms. Ricker said that she thinks that because Mr. Ciampa sees every project that applies for a Building Permit, he is in a good position to make that determination. She is happy to work with Mr. Ciampa to issue administrative approval for this sort of project.

Mr. Revilak said that he thinks that proposals that meet the Board's Residential Design Guidelines for Single- and Two-Family Homes do not need to come before the Board. The other Board members agreed.

The Chair opened the floor to public comment. Seeing no one who wished to speak, she closed public comment.

Mr. Benson moved that in instances in which there is a question about whether a proposal alters the façade in a manner that affects the architectural integrity of the structure so as to require Environment Design Review under Section 3.4.2, the Director of ISD and the Director of DPCD will jointly make an administrative decision as to whether it so alters the façade, and if it does not, it will not need to go before the Board, for single-family, two-family, duplex, or three-family dwellings in conformance with the Residential Design Guidelines for Single- and Two-Family Dwellings, or other guidelines that the Town may adopt. Mr. Lau seconded the motion, and the Board voted unanimously in favor.

The Chair closed the public hearing for Docket #3789.

The Chair moved to **Agenda Item 2 – Master Planning Process Update.**

Ms. Ricker said that on February 29, she and Ms. Suarez held a webinar about the Arlington Master Plan Update (AMPUp) process. The presentation addressed the question of what Master Planning is and highlighted some of the goals from the 2015 Master Plan that have been met. It discussed the planning process and timeline and next steps. The first step is to establish the AMPUp Advisory Committee, which will oversee the process and help direct working groups. In Massachusetts, the Master Planning process is governed by the Planning Board, a role which the Redevelopment Board fills in Arlington. It will include seven study areas, including land use, housing, economic development, arts and culture, open space, public services, and transportation. The 2015 Master Plan anticipated an update process culminating in an updated Master Plan in 2025.

The Board is responsible for appointing the 12-member AMPUp Advisory Committee. DPCD has received 26 applications for the Advisory Committee and will continue to accept applications until April 15. One priority is to make sure that the committee includes renters, as well as homeowners. The Advisory Committee will also include one representative each from the Redevelopment Board, the Select Board, and the Finance Committee. The Committee should be in place by late May, with the first meeting scheduled for early June. DPCD staff will draft proposals for planning consultants, to be reviewed by the Advisory Committee. The AMPUp project kick-off will likely be in November 2024.

Ms. Ricker said that she has asked for a total of \$250,000 to fund the Master Planning process. A warrant article will go before 2024 Annual Town Meeting for an initial appropriation of \$50,000. She has also had discussions with Jim Feeney, Town Manager, about using unallocated ARPA funding for the planning process.

The Chair moved to **Agenda Item 3 – Arlington Heights Business District.**

Ms. Ricker said that she spoke to the Arlington Heights Business Association in January about the idea of progressing a toward a comprehensive Arlington Heights Business District. Everyone seemed excited about the idea, and some were interested in participating in the implementation of this project. She proposed the following timeline:

- May 9, 2024 – Kick-off meeting with the Arlington Heights Neighborhood Plan Committee
- May 19, 2024 – Table for public outreach at the Arlington Heights Spring Fling.
- Late June 2024 – Public meeting.
- Spring/Summer/Fall 2024 – Ongoing meetings with planning committee to draft zoning.
- Summer 2024 – Ongoing public engagement, including farmer's market.
- October 2024 – Joint meeting with planning committee and Redevelopment Board to refine zoning language.
- November 2024 – Second public meeting.
- Early 2025 – Draft warrant article, hold hearings, finalize zoning language.
- April 2025 – Bring to Annual Town Meeting.

Mr. Lau asked if a consultant is on board. Ms. Ricker said no, but a fair amount of the zoning has already been written, so a consultant may not be necessary. The goal at this point is more to gather public input. Mr. Lau said that having diagrams and models, which a consultant could provide, would help with public outreach.

Ms. Korman-Houston asked what kind of budget would be needed and where that would come from. Ms. Ricker replied that she could use some DPCD funds and possibly CDGB funds. She does not anticipate this being an expensive project.

Ms. Korman-Houston also asked how much staff time would be available, given that DPCD is also working on the Master Plan. Ms. Ricker replied that staff would have time to work on it.

Mr. Benson asked if the Board is represented on the Committee, and the Chair replied that she was the Board's representative. He agrees with the timeline presented, and he appreciates that the Chair will be able to share information and requests for input with the Board. He noted that the Heights has changed somewhat since the Heights plan was initially proposed, and wants to make sure that current conditions are considered.

Mr. Revilak asked if the owners of the significant industrial properties had feedback about the plan. Ms. Ricker replied that their feedback has been positive.

The Chair moved to **Agenda Item 4 – Special Town Meeting Discussion.**

The Chair noted that this meeting is not a public hearing; the purpose of this meeting is to finalize the warrant article language that will be submitted tomorrow. A full public hearing on the article will be held on April 29, 2024. The Board can discuss the main motion language tonight, but the primary purpose is to finalize the warrant article language.

Ms. Ricker explained that the Attorney General's Office has determined that Arlington's Town Meeting must revote on the parcel list and map for the MBTA Communities Overlay District that are attached to the Overlay District zoning. Town Counsel Michael Cunningham drafted a warrant article and main motion language, in consultation with the AG's Office, to go before Special Town Meeting. The Warrant will open and close tomorrow, April 9, 2024. Ms. Ricker will take the Board's comments to Town Counsel tomorrow morning, who will then submit the revised warrant article.

The Chair asked the Board members for comments on the warrant article language.

Mr. Benson said that he spoke with Town Counsel Michael Cunningham today, so they have already discussed Mr. Benson's proposed edits.

- The warrant article says "Inserted at the request of the Department of Planning and Community Development and the Town Manager"; Mr. Benson suggested changing that to "Inserted at the request of the Arlington Redevelopment Board" because that is how zoning articles are generally presented, and Mr. Cunningham agreed.
- The warrant title and article use the term "MBTA Communities," in quotes, to refer to the Overlay District, but that term was not used in the zoning language adopted by Special Town Meeting in October 2023. The wording also needs to be changed from "Multi-Family Overlay Housing District" to "Multi-Family Housing Overlay Districts" – reversing two words and making the word "district" plural.
- Mr. Benson would like to add the phrase "consistent with the MBTA Communities Law" to the first sentence. Mr. Revilak suggested "consistent with M.G.L. c.40, §3A," and Mr. Benson agreed.

The Chair noted that the warrant article includes the words "as approved by Special Town Meeting on October 25, 2023," in reference to the zoning map, but the reason for bringing this article to Town Meeting again is that the changes to the zoning map were not officially approved. She would suggest: "consistent with the Multi-Family Housing Overlay Districts as approved by Special Town Meeting on October 25, 2023."

The Chair summarized the comments and proposed the following wording:

ARTICLE 1 – ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP DESIGNATING THE MULTI-FAMILY HOUSING OVERLAY DISTRICTS AND AMENDMENT OF ZONING BYLAW

To see if the Town will vote to amend its Zoning Map and its Zoning Bylaw by amending Section 4.1.2 and Section 4.2 of the Zoning Bylaw consistent with M.G.L. c.40A, §3A, to add the Multi-Family Housing Overlay Districts; and consistent with the Multi-Family Housing Overlay Districts approved by the Town's Special Town Meeting on October 25, 2023; or take any action related thereto.

(inserted at the request of the Arlington Redevelopment Board)

The other Board members agreed, and Ms. Ricker said that she would review the updated language with Mr. Cunningham tomorrow morning and share a draft with the Chair and Mr. Benson for their input before submitting the warrant article.

The Chair moved the discussion to the main motion language, asking for the Board's comments.

Mr. Benson suggested the following changes:

- The same edits to the way the Overlay District is referred to – changing “‘MBTA Communities’ Multi-Family Overlay Housing District” to “Multi-Family Housing Overlay Districts.” This change would need to be made in multiple places.
- Change the language that implies that Town Meeting approved the map.
- The whole amendment could be shorter and simpler, but he would need more time to figure out what that language should be.

The Chair noted that the main motion language can be changed up until the hearing on April 29, 2024.

Mr. Revilak suggested naming the two Districts – Massachusetts Avenue/Broadway Multi-Family Overlay District and Neighborhood Multi-Family Overlay District. He also suggested adding the word “Fall” to indicate which Special Town Meeting it was, since there were two in 2023.

Mr. Lau would like to add an explanation that the map has not changed since Special Town Meeting in October, so that it is clear that the Board is not trying to make a change that hasn't had sufficient public outreach. Mr. Revilak said that would be appropriate to add to the Discussion section of the Board's Report to Special Town Meeting.

The Chair moved to **Agenda Item 5 – Open Forum.**

The Chair opened the floor for public comment. Seeing no one who wished to speak, she closed open forum.

The Chair moved to **Agenda Item 6 – New Business.**

Mr. Benson said that he reviewed all the warrant articles the Board put forth for Town Meeting, and he realized that Article 28, Delete the Inland Wetland Overlay District, did not include deleting the reference to the Inland Wetland Overlay District in Section 4.1.2.(2). As Town Meeting members, either Mr. Revilak or Mr. Benson can file an amendment to Article 28.

Mr. Revilak said that he has been reading the results of the 2023 Envision Arlington Town Survey. The survey had a total of 1,944 responses, which was a significant increase over the previous year. 23% of the respondents were people who have lived in Arlington from 0-5 years; the next largest group was people who have lived in Arlington for 11-20 years, and then 6-10 years. Those three groups made up 60% of the respondents, so Arlington continues to have new people moving in. 79% of respondents said that they own their own home, which is a higher percentage than the census figures indicate, either reflecting who chose to respond to the survey, or reflecting a demographic change since 2020. 32% of respondents indicated having incomes over \$200,000, which was the largest single group, and up 3% from the previous year.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 8:50 pm.**



Town of Arlington, Massachusetts

Supplemental Board Report to Annual Town Meeting

Summary:

6:35 pm The Board will review and vote to approve a Supplemental Board Report to Annual Town Meeting.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	DRAFT_ATM_2024_ARB_Supplemental_Report_-_04252024.pdf	DRAFT ATM 2024 ARB Supplemental Report - 04252024



Town of Arlington

ARLINGTON REDEVELOPMENT BOARD

Supplemental Report to 2024 Annual Town Meeting

Rachel Zsembery, Chair

Kin Lau, Vice Chair

Eugene Benson

Shaina Korman-Houston

Stephen Revilak

Claire V. Ricker

Secretary Ex-Officio

Director of the Department of Planning and Community Development

Voted April 29, 2024

Purpose of the Supplemental Report

This Supplemental Report to 2024 Town Meeting makes one additional change to the Zoning Bylaw that is required by Article 28 but that was inadvertently overlooked by the Redevelopment Board in its recommended vote on Article 28. It now also removes the Inland Wetland District from the list of Overlay Districts in Section 4.1.2.

The additional sections of the Draft Amendment text of Article 28 are boxed; the rest is identical to the language in the Board Report to 2024 Town Meeting, dated April 1, 2024.

ARTICLE 28:

DELETE INLAND WETLAND OVERLAY DISTRICT

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 28 ZONING BYLAW AMENDMENT / DELETE INLAND WETLAND OVERLAY DISTRICT

To see if the Town will vote to delete Section 5.8, Inland Wetland Overlay District, from the Zoning Bylaw and adjust the numbering of subsequent sections; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

DISCUSSION

Article 28 would eliminate the Inland Wetland Overlay District (IWD) from the Zoning Bylaw. It does not reduce protection for wetlands because wetland protection is administered by the Conservation Commission under state and town laws and regulations.

Arlington has an Inland Wetland District that pre-dates the adoption of the state Wetlands Protection Act, which is implemented by the Arlington Conservation Commission. Administering a zoned wetlands district creates conflicts or inconsistencies with the Conservation Commission's work under G.L. c. 131, § 40. Through state and Town laws and regulations, the Conservation Commission retains robust authority to protect wetlands, and it is the most appropriate body to do so. The IWD is therefore redundant and creates unnecessary complexity and potential for conflicting regulations. Indeed, inclusion of the IWD in the Arlington Zoning Bylaw has created confusion about the appropriate Town body to adjudicate issues related to wetlands and, while well intentioned, the IWD is no longer an effective tool for wetland protection in Arlington. The Conservation Commission has jurisdiction over wetlands, but the inclusion of this overlay district in the Zoning Bylaw gives the Zoning Board of Appeals overlapping and superfluous jurisdiction. Furthermore, removing the IWD from the Zoning Bylaw does not change the Conservation Commission's authority or weaken environmental protections. This article is supported by the Conservation Commission, the Zoning Board of Appeals, the Inspectional Services Department, and the Department of Planning and Community Development, in addition to the Redevelopment Board.

This supplemental report makes one additional change to the Zoning Bylaw that is required by this article but that was inadvertently overlooked by the Redevelopment Board in its recommended vote on Article 28. It now also removes the Inland Wetland District from the list of Overlay Districts in Section 4.1.2.

VOTE AND RECOMMENDATION TO TOWN MEETING

VOTE: Favorable Action (5-0) – that the Zoning Bylaw be and hereby is amended as follows:

DRAFT AMENDMENT

Amend SECTION 4.1.2 to delete the Inland Wetland District, as follows:

4.1.2 Overlay Districts

- (1) Floodplain District
- ~~(2) Inland Wetland District~~

Delete SECTION 5.8, Inland Wetland District, as follows:

~~5.8 INLAND WETLAND DISTRICT~~**~~5.8.1 Purpose~~**

The purpose of Section 5.8 is to:

- ~~A. Preserve and protect the streams, water bodies, and other watercourses, including wetlands, in the Town of Arlington.~~
- ~~B. Protect the health and safety of persons and property against the hazards of flooding and contamination.~~
- ~~C. Preserve and maintain the groundwater table for potential water supply purposes.~~
- ~~D. Protect the community against the detrimental use and development of lands adjoining such watercourses.~~
- ~~E. Conserve the watershed areas in Arlington for the health, safety, and welfare of the public.~~

~~5.8.2 Definition~~

The Inland Wetland District is superimposed over any other district established by this Bylaw and includes the following areas:

- ~~A. All lands within the elevations shown on the Wetland and Floodplain Overlay Map of the Zoning Map and designated as wetlands as defined by the Massachusetts Wetlands Protection Act, G.L. c.131 §40, and the implementing regulations, 310 CMR 10.00, as well as the Town of Arlington Bylaw for Wetlands Protection (Title V, Article 8), and the Wetland Protection Regulations (Regulations) promulgated thereunder. These include lakes, ponds and swamps.~~
- ~~B. All land area along all perennial rivers, brooks, and streams as defined by the Massachusetts Wetlands Protection Act, G.L. c.131 §40, and the implementing regulations, 310 CMR 10.00, as well as the Town of Arlington Bylaw for Wetlands Protection (Title V, Article 8), and the Wetland Protection Regulations (Regulations) promulgated thereunder for a horizontal distance of 200 feet from the center line thereof are included in the Inland Wetland District.~~
- ~~C. All lands designated on the zoning map as having a shallow depth to water table. These lands are the poorly and very poorly drained mineral soils, and very poorly drained soils formed in organic deposits. Poorly drained mineral soils have a water table at or near the surface for at least 7 to 9 months during the year. The water table remains at or close to the surface of very poorly drained mineral and organic soils throughout most of the year.~~

~~5.8.3 Applicability~~

Any proposed use to be located within the limits of the Inland Wetland District as determined by the Building Inspector under Section 3.1 of this Bylaw shall be governed by all regulations of this Section as well as all other applicable provisions of this Bylaw.

5.8.4. Permitted Uses

Municipal use, such as waterworks, pumping stations, and parks, is permitted under this section. Land in the Inland Wetland District may be used for any purpose otherwise permitted in the underlying district except that:

- A. No structure intended for human occupancy or use on a permanent basis having water and sewerage facilities and no other building, wall, dam or structure (except flagpoles, signs, and the like) intended for permanent use shall be erected, constructed, altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued. However, a structure existing at the time this Bylaw becomes effective may be reconstructed or repaired after a fire or other casualty, as provided in Section 8.1.8 of this Bylaw.
- B. Dumping, filling, excavating, or transferring of any earth material within the district is prohibited unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued. However, this paragraph does not prohibit ordinary gardening activities in lawn or garden areas which are used for such purposes at the time this Bylaw became effective.
- C. No ponds or pools shall be created or other changes in watercourses, for swimming, fishing, or other recreational uses, agricultural uses, scenic features, or drainage improvements or any other uses unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued.

5.8.5. Procedures

Applications for a special permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority and G.L. c. 40A, as outlined in Section 3. Such conditions shall include, where applicable, approval by the Board of Appeals, Arlington Redevelopment Board, Conservation Commission, the Massachusetts Department of Environmental Protection, and/or the Massachusetts Department of Transportation under Chapter 131 of the General Laws, acts relating to the protection of the inland wetlands of the Commonwealth.

5.8.6. Development Conditions

- A. For the development of land within the Inland Wetland District, the following conditions shall apply:
 - (1) A minimum of six test borings to a minimum depth of eight (8) feet shall be taken; three of which shall be within the area of the proposed structure and three within 25 feet of the outside walls of the structure, but not closer than 10 feet. A report by a soil scientist or qualified engineer shall accompany the test data.
 - (2) The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet above the seasonal high water table and not subject to periodic flooding.
 - (3) If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended,

~~adequate perimeter drainage and foundation shall be installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching.~~

- ~~(4) Safe and adequate means of vehicular and pedestrian passage shall be provided in the event of flooding of the lot(s) or adjacent lot(s) caused by either the overspill from water bodies or high runoff.~~
- B. ~~The developer shall show that the proposed development will not endanger health and safety, including safety of gas, electricity, fuel, and other utilities from breaking, leaking, short-circuiting, grounding, igniting or electrocuting; shall not obstruct or divert flood flow; substantially reduce natural floodwater storage capacity; destroy valuable habitat for wildlife; adversely affect groundwater resources or increase storm water run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.~~

Renumber subsequent Sections as appropriate.



Town of Arlington, Massachusetts

Public Hearing: Warrant Article for 2024 Special Town Meeting

Summary:

6:40 pm

The Board will hear the proposed zoning bylaw and map amendment. The public hearing will include time both for public comment and for deliberation and voting by the Board.

ARTICLE 3

ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP ADOPTING THE MULTI-FAMILY HOUSING OVERLAY DISTRICTS AND AMENDMENT OF ZONING BYLAW

To see if the Town will vote to amend its Zoning Map to adopt Multi-Family Housing Overlay Districts and to amend Section 4.1.2 and Section 4.2 of the Zoning Bylaw to add the Multi-Family Housing Overlay Districts, consistent with M.G.L. c.40, §3A, and consistent with the Multi-Family Housing Overlay Districts zoning approved by the Town's Fall Special Town Meeting on October 25, 2023; or take any action related thereto.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	DRAFT_STM_2024_Zoning_Bylaw___Map_Amendment_04-25-2024.pdf	DRAFT STM 2024 Zoning Bylaw & Map Amendment 04-25-2024
▢ Reference Material	Exhibit_A_11x17_Map.pdf	Exhibit A - 11x17 Map
▢ Reference Material	Exhibit_B_11x17_Zoning_Map.pdf	Exhibit B - 11x17 Zoning Map



Town of Arlington

ARLINGTON REDEVELOPMENT BOARD

**2024 Special Town Meeting
DRAFT Zoning Bylaw and Map Amendment**

as of April 25, 2024

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	<ul style="list-style-type: none"> • Exhibit A <u>Multi-Family Housing Overlay Districts Map</u> 	4
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	<ul style="list-style-type: none"> • Exhibit C <u>Mass Ave/Broadway Multi-Family Overlay District Parcel List</u> 	6
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ARTICLE 3: AMENDMENT OF ZONING MAP ADOPTING THE MULTI- FAMILY HOUSING OVERLAY DISTRICTS AND AMENDMENT OF ZONING BYLAW

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 3 ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP ADOPTING THE MULTI-FAMILY HOUSING OVERLAY DISTRICTS AND AMENDMENT OF ZONING BYLAW

To see if the Town will vote to amend its Zoning Map to adopt Multi-Family Housing Overlay Districts and to amend Section 4.1.2 and Section 4.2 of the Zoning Bylaw to add the Multi-Family Housing Overlay Districts, consistent with M.G.L. c.40, §3A, and consistent with the Multi-Family Housing Overlay Districts zoning approved by the Town's Fall Special Town Meeting on October 25, 2023; or take any action related thereto.

(Inserted at the request of the Arlington Redevelopment Board)

DISCUSSION

This map and parcel list are identical to those presented to Town Meeting on October 25, 2023, when Town Meeting voted to amend the Zoning Bylaw to adopt zoning consistent with M.G.L. c.40 §3A. The Office of the Attorney General requires that Town Meeting vote to change the Zoning Map, due to a technical problem with the vote at Fall 2023 Special Town Meeting adopting the overlay districts.

DRAFT AMENDMENT

VOTED: that the Town does and hereby amends its Zoning Map to adopt the Multi-Family Housing Overlay Districts (the Massachusetts Avenue/Broadway Multi-Family Overlay District and the Neighborhood Multi-Family Overlay District) as set forth below and does and hereby amends Sections 4.1.2 and 4.2 of the Zoning Bylaw to add the Multi-Family Housing Overlay Districts to the list of districts as set forth below.

A copy of the map reflecting the Multi-Family Housing Overlay Districts is attached hereto as Exhibit "A." A copy of the map reflecting the Multi-Family Housing Overlay Districts as set upon the current Zoning Map of the Town of Arlington is attached hereto as Exhibit "B." A parcel listing reflecting all properties included in the Multi-Family Housing Overlay Districts is attached hereto as Exhibit "C." In accordance with this vote, the Zoning Map of the Town of Arlington, on file with the Town Clerk and the Department of Planning and Community Development, is hereby amended to include the Multi-Family Housing Overlay Districts, and the Town's Zoning Bylaw is amended so that the new Sections 4.1.2 and 4.2 read as follows:

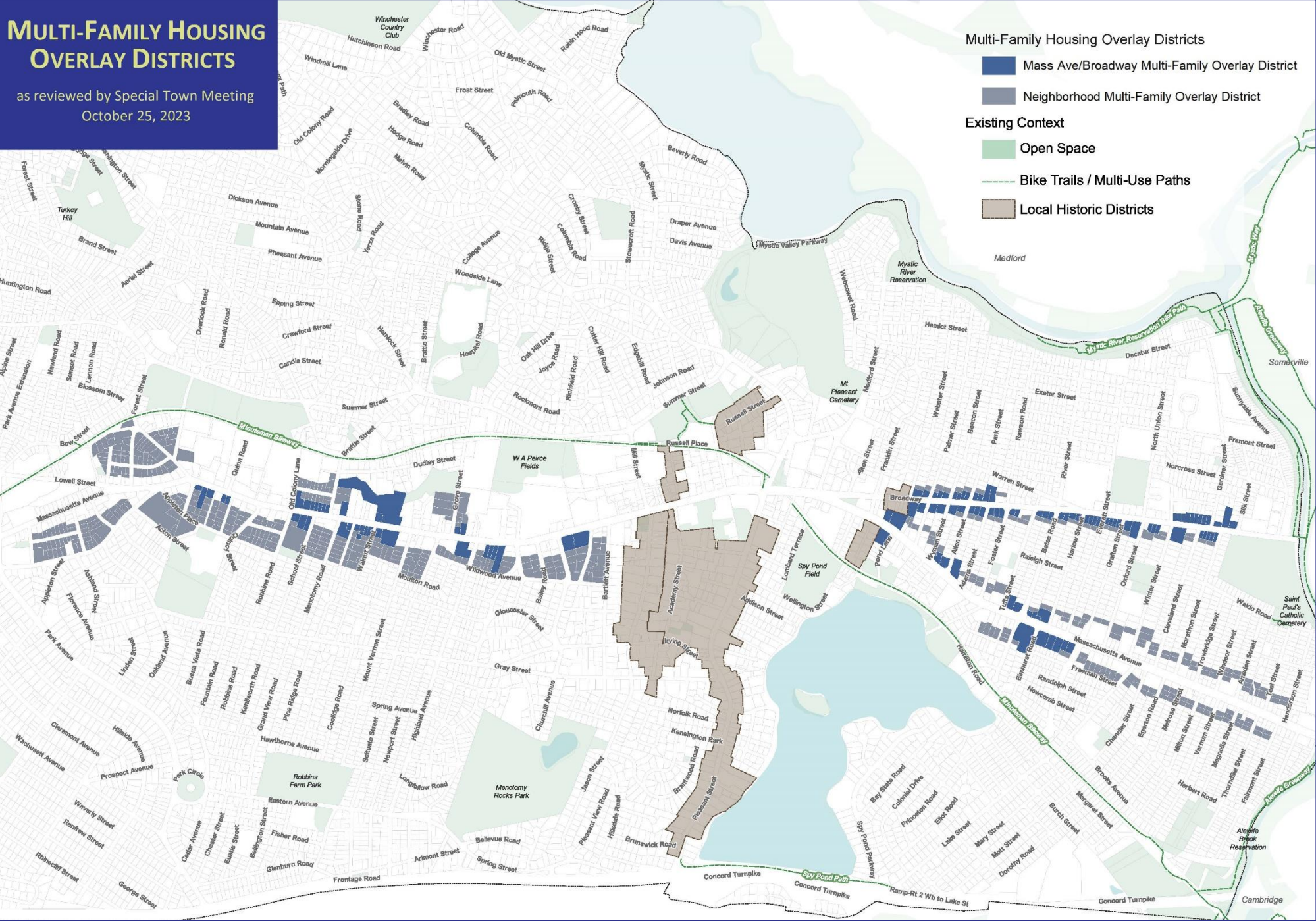
4.1.2 Overlay Districts

- (1) Floodplain District
- (2) Inland Wetland District
- (3) Multi-Family Housing Overlay Districts

4.2 ZONING MAP

Zoning districts are shown on a map entitled “Zoning Map of the Town of Arlington, MA” and dated ~~November 16, 2020~~ May 14, 2021 (the Zoning Map) on file in the Office of the Town Clerk and the Department of Planning and Community Development. The district boundaries shown on the Zoning Map, including ~~an overlay map entitled “Wetland and Floodplain Overlay”~~ all Overlay Districts listed in Section 4.1.2 of this bylaw, are part of this bylaw. The Zoning Map may include geographical features, streets, notations, and such other information to keep the map current and to facilitate orientation.

**MULTI-FAMILY HOUSING
OVERLAY DISTRICTS**
as reviewed by Special Town Meeting
October 25, 2023

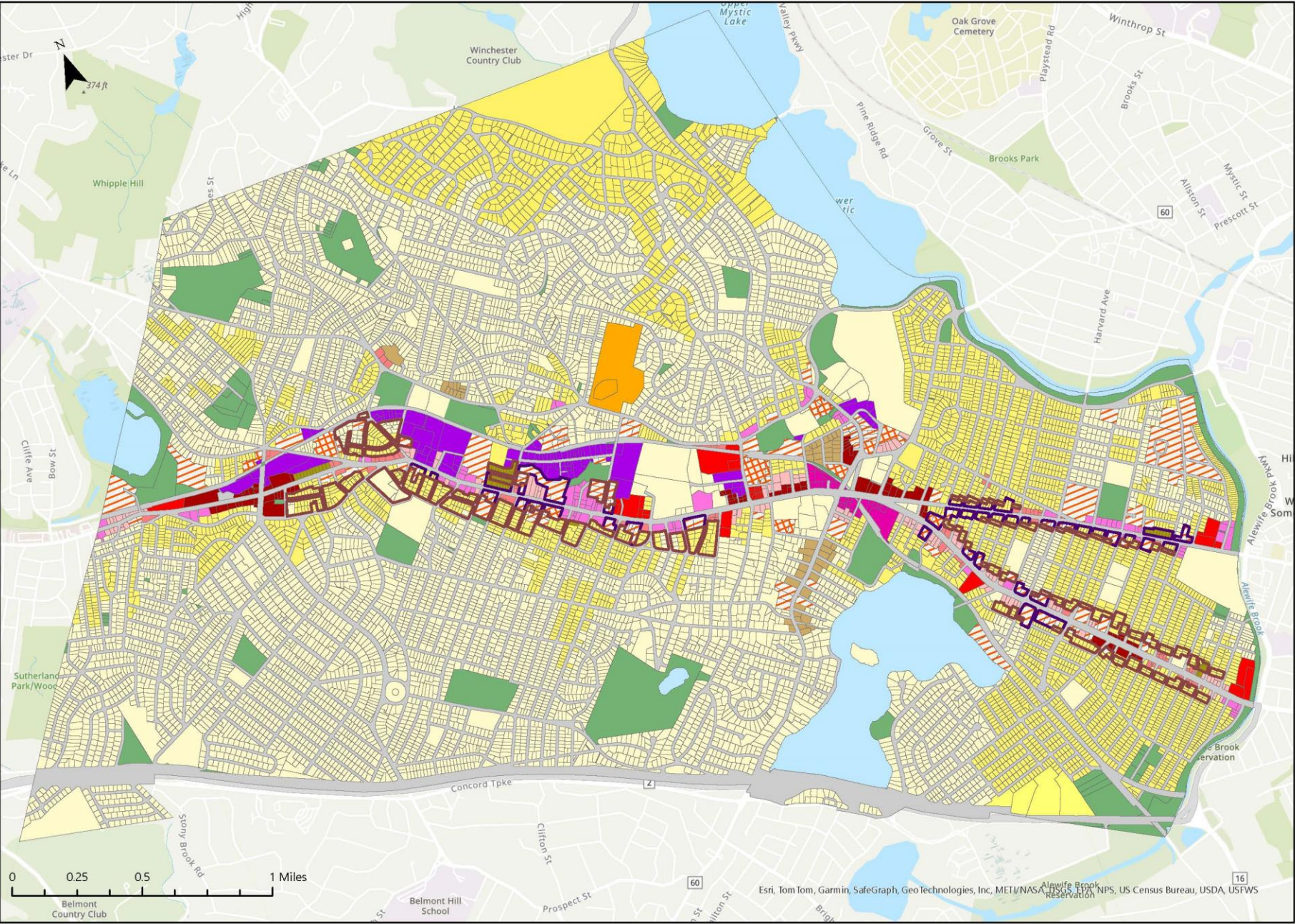




Draft for 2024
Special Town Meeting

- New Overlay Districts
- Mass Ave/Broadway Multi-Family Housing
 - Neighborhood Multi-Family Housing
- Zoning District
- B1: Neighborhood Office
 - B2: Neighborhood Business
 - B2A: Major Business
 - B3: Village Business
 - B4: Vehicular Oriented Business
 - B5: Central Business
 - I: Industrial
 - MU: Multi-Use
 - OS: Open Space
 - PUD: Planned Unit Development
 - R0: Large Lot Single Family
 - R1: Single Family
 - R2: Two Family
 - R3: Three Family
 - R4: Town House
 - R5: Apartments Low Density
 - R6: Apartments Med Density
 - R7: Apartments High Density
 - T: Transportation

Map for planning purposes only. Created by the Arlington GIS Office 4/25/2024



PARCEL LIST – Mass Ave/Broadway Multi-Family (MBMF) Overlay District

Article 3 – Exhibit C

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
1016 MASS AVE, MASS AVE, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.09045	3939.988993
1008 -1010 MASS AVE, MASS AVE, ARLINGTON, 02476	BOWES ROBERT E/TRUSTEE	340	General Office Buildings	0.117887	5135.174216
1160 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON-GROVE REALTY LLC	112	Apartments with More than Eight Units	0.36511	15904.17803
1152 MASS AVE, MASS AVE, ARLINGTON, 02476	BUGLIO MICHAEL S & WENDY L	104	Two-Family Residential	0.181189	7892.598801
990 MASS AVE, MASS AVE, ARLINGTON, 02476	DUNN JOSEPH P/ LIFE ESTATE	102	Residential Condominium	0.733878	31967.74477
998 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON HOUSING AUTHORITY	970	Housing Authority	0.197164	8588.447311
1080 MASS AVE, MASS AVE, ARLINGTON, 02476	SULLIVAN WILLIAM H JR/TRS	112	Apartments with More than Eight Units	0.192156	8370.319115
1068 A MASS AVE, MASS AVE, ARLINGTON, 02476	LAWNICKI BARBARA A/TRS	343	Condo-Off	0.299206	13033.41444
1140 MASS AVE, MASS AVE, ARLINGTON, 02476	HATZILIADIS GEORGE TRUSTEE	105	Three-Family Residential	0.116965	5095.003066
1138 MASS AVE, MASS AVE, ARLINGTON, 02476	VASILOPOULOS JOHN	104	Two-Family Residential	0.108732	4736.346322
1012 MASS AVE, MASS AVE, ARLINGTON, 02476	KATZ ALAN H/TRUSTEE	340	General Office Buildings	0.181468	7904.735675
4 -8 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	SULLIVAN WILLIAM H TRS-ETAL	112	Apartments with More than Eight Units	0.43723	19045.72002
1026 MASS AVE, MASS AVE, ARLINGTON, 02476	JOHNSON REALTY INC	340	General Office Buildings	0.099668	4341.556377
900 -A MASS AVE, MASS AVE, ARLINGTON, 02476	KEMPF JAMES G &	102	Residential Condominium	0.188956	8230.929509
846 MASS AVE, MASS AVE, ARLINGTON, 02476	MVC PROPERTY 1 LLC	13	Mixed Use (Primarily Residential, some Commercial)	0.52597	22911.23512
840 MASS AVE, MASS AVE, ARLINGTON, 02476	JBBP MASS AVE LLC	112	Apartments with More than Eight Units	0.668527	29121.0434
904 -904A MASS AVE, MASS AVE, ARLINGTON, 02476	ALEXANDER ARTHUR P/TRUSTEE	104	Two-Family Residential	0.166176	7238.60648
902 -902A MASS AVE, MASS AVE, ARLINGTON, 02476	KELIKIAN MALCOLM/JEAN	104	Two-Family Residential	0.156952	6836.832223
898 MASS AVE, MASS AVE, ARLINGTON, 02476	NOSTALGIA PROPERTIES LLC	112	Apartments with More than Eight Units	0.599297	26105.38342
924 -932 MASS AVE, MASS AVE, ARLINGTON, 02476	HIGHLAND COURT REALTY LLC	112	Apartments with More than Eight Units	0.648012	28227.3897
2 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.133801	5828.357672
1064 MASS AVE, MASS AVE, ARLINGTON, 02476	GENTYALA REALTY LLC	343, 1	Condo-Off, Residential Condominium	0.206301	8986.484611
1166 MASS AVE, MASS AVE, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.115331	5023.797353
993 MASS AVE, MASS AVE, ARLINGTON, 02476	GUAN CHENGHE	102, 9	Residential Condominium, Housing Authority	3.564239	155258.2617
1033 MASS AVE, MASS AVE, ARLINGTON, 02476	1033 MASS AVE ARLINGTON LLC	112	Apartments with More than Eight Units	0.300748	13100.58112
1003 MASS AVE, MASS AVE, ARLINGTON, 02476	MAHER DAVID F/TRUSTEE	111	Apartments with Four to Eight Units	0.187216	8155.12694
925 -927 MASS AVE, MASS AVE, ARLINGTON, 02476	B.F. ARLINGTON PROPERTIES LLC	31	Mixed Use (Primarily Commercial, some Residential)	0.194581	8475.94018
929 -931 MASS AVE, MASS AVE, ARLINGTON, 02476	TOULOPOULOS JOHN & PAULINE	13	Mixed Use (Primarily Residential, some Commercial)	0.124442	5420.708914
1063 -1065 MASS AVE, MASS AVE, ARLINGTON, 02476	EDWARDS STANLEY S	104	Two-Family Residential	0.104088	4534.084728
1061 MASS AVE, MASS AVE, ARLINGTON, 02476	LACOURT ORPHANAGE TRUST LLC	105	Three-Family Residential	0.098286	4281.346674
1057 MASS AVE, MASS AVE, ARLINGTON, 02476	GOLDSTEIN JENNIE A	102	Residential Condominium	0.101341	4414.412396
1055 MASS AVE, MASS AVE, ARLINGTON, 02474	KELLEY BRIAN M	102	Residential Condominium	0.095249	4149.054799
1077 MASS AVE, MASS AVE, ARLINGTON, 02476	GOSHDIKIAN REALTY LLC	105	Three-Family Residential	0.365447	15918.89107
1049 -1051 MASS AVE, MASS AVE, ARLINGTON, 02476	LUO YU ETAL/TRUSTEES	102	Residential Condominium	0.102058	4445.659841
1071 MASS AVE, MASS AVE, ARLINGTON, 02476	A & B MARBLE DESIGN	325	Small Retail and Services stores (under 10,000 sq. ft.)	0.199791	8702.877887
260 -264 BROADWAY, BROADWAY, ARLINGTON, 02476	GALVIN SEAN D/TRUSTEE	112	Apartments with More than Eight Units	0.394087	17166.44067
256 BROADWAY, BROADWAY, ARLINGTON, 02476	GALVIN SEAN D/TRUSTEE	111	Apartments with Four to Eight Units	0.208855	9097.742496
246 BROADWAY, BROADWAY, ARLINGTON, 02476	REZANIA ALIREZA &	104	Two-Family Residential	0.220893	9622.09289
240 BROADWAY, BROADWAY, ARLINGTON, 02476	VATAN KAMBIZ & GERALDINE	101	Single Family Residential	0.227423	9906.527293
234 BROADWAY, BROADWAY, ARLINGTON, 02476	LAZAR STEVEN R	101	Single Family Residential	0.22402	9758.323687
228 BROADWAY, BROADWAY, ARLINGTON, 02476	PROCTOR SETH	102	Residential Condominium	0.157287	6851.432054
222 BROADWAY, BROADWAY, ARLINGTON, 02476	SUKHI ROHI S & CHERI/TRS	104	Two-Family Residential	0.125477	5465.770403
206 -208 BROADWAY, BROADWAY, ARLINGTON, 02476	LAUCLAN JENNIFER	102	Residential Condominium	0.141279	6154.112989
202 -204 BROADWAY, BROADWAY, ARLINGTON, 02476	MEEHAN WILLIAM/PAMELA	104	Two-Family Residential	0.14802	6447.759913
389 MASS AVE, MASS AVE, ARLINGTON, 02476	GALVIN SEAN D /TRUSTEE	112	Apartments with More than Eight Units	0.24737	10775.42864

PARCEL LIST – Mass Ave/Broadway Multi-Family (MBMF) Overlay District

Article 3 – Exhibit C

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
65 -67 ADAMS ST, ADAMS ST, ARLINGTON, 02476	MCDONOUGH MATTHEW C	102	Residential Condominium	0.13368	5823.118217
218 -220 BROADWAY, BROADWAY, ARLINGTON, 02476	TRIVEDI AJAY P	102	Residential Condominium	0.136603	5950.439728
216 BROADWAY, BROADWAY, ARLINGTON, 02476	MANOLI ANGELA/TRUSTEE	104	Two-Family Residential	0.157641	6866.853894
200 BROADWAY, BROADWAY, ARLINGTON, 02476	SULAHIAN HERALD S & LOIS	104	Two-Family Residential	0.116481	5073.928402
196 -198 BROADWAY, BROADWAY, ARLINGTON, 02476	TRINGALI LYNDA M & CHRISTOPHER	104	Two-Family Residential	0.099728	4344.134442
347 MASS AVE, MASS AVE, ARLINGTON, 02476	MASS AVE 3XL7 LLC	13	Mixed Use (Primarily Residential, some Commercial)	0.213942	9319.292704
170 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.116772	5086.590981
339 MASS AVE, MASS AVE, ARLINGTON, 02476	339 MASS AVENUE LLC	340	General Office Buildings	0.259545	11305.77497
166 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.135898	5919.704055
162 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.128002	5575.747073
148 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.122841	5350.954503
142 -144 BROADWAY, BROADWAY, ARLINGTON, 02476	SAINI SARBJIT S &	104	Two-Family Residential	0.125787	5479.286707
134 -136 BROADWAY, BROADWAY, ARLINGTON, 02476	SOFRONAS JEAN D	104	Two-Family Residential	0.102335	4457.724821
132 BROADWAY, BROADWAY, ARLINGTON, 02476	BEALS DEXTER FITZGEOFFREYS &	104	Two-Family Residential	0.115629	5036.813246
333 MASS AVE, MASS AVE, ARLINGTON, 02476	NOSTALGIA PROPERTIES LLC	112	Apartments with More than Eight Units	0.474811	20682.78132
152 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.114666	4994.858167
130 BROADWAY, BROADWAY, ARLINGTON, 02476	WILLIAMS CHRISTOPHER	102	Residential Condominium	0.107827	4696.949024
128 BROADWAY, BROADWAY, ARLINGTON, 02476	BARTLETT RITA F/ LIFE ESTATE	104	Two-Family Residential	0.123239	5368.302967
114 -116 BROADWAY, BROADWAY, ARLINGTON, 02476	COMMUNITY ALTERNATIVE RES ENV	959	Housing, Other (Charitable Org.)	0.098642	4296.829869
110 -112 BROADWAY, BROADWAY, ARLINGTON, 02476	BROADWAL INC.	959	Housing, Other (Charitable Org.)	0.113785	4956.480295
126 BROADWAY, BROADWAY, ARLINGTON, 02476	PERINI RICHARD A & MARY E	104	Two-Family Residential	0.122538	5337.764919
105 EVERETT ST, EVERETT ST, ARLINGTON, 02476	NARGISO JESSICA ELLEN	101	Single Family Residential	0.088544	3856.992275
118 BROADWAY, BROADWAY, ARLINGTON, 02476	SHAIK MD MUNAN	102	Residential Condominium	0.086595	3772.078406
106 -108 BROADWAY, BROADWAY, ARLINGTON, 02476	106-108 BROADWAY ARLINGTON LLC	112	Apartments with More than Eight Units	0.22443	9776.174649
90 -92 BROADWAY, BROADWAY, ARLINGTON, 02476	BARBER JAMES J	104	Two-Family Residential	0.099627	4339.766593
88 -A BROADWAY, BROADWAY, ARLINGTON, 02476	CHU BELINDA	104	Two-Family Residential	0.117929	5136.978528
84 -86 BROADWAY, BROADWAY, ARLINGTON, 02476	MAHONEY PATRICK J & KATHLEEN	104	Two-Family Residential	0.104411	4548.135565
271 MASS AVE, MASS AVE, ARLINGTON, 02476	LOMBARD LEON E-SHIRLEY E	13	Mixed Use (Primarily Residential, some Commercial)	0.425108	18517.68472
58 BROADWAY, BROADWAY, ARLINGTON, 02476	GILLESPIE DONALD J	104	Two-Family Residential	0.090038	3922.051052
279 MASS AVE, MASS AVE, ARLINGTON, 02476	BOYER ERIC & SOFIA	31	Mixed Use (Primarily Commercial, some Residential)	0.089791	3911.284705
56 BROADWAY, BROADWAY, ARLINGTON, 02476	MALDONADO-AROCHO FRANCISCO J	102	Residential Condominium	0.091347	3979.093225
54 BROADWAY, BROADWAY, ARLINGTON, 02476	OSULLIVAN ROBERT J	104	Two-Family Residential	0.107652	4689.318437
275 MASS AVE, MASS AVE, ARLINGTON, 02476	MAC LEOD NORMAN J TRUSTEE	340	General Office Buildings	0.058339	2541.226251
281 MASS AVE, MASS AVE, ARLINGTON, 02476	MERZON REALTY LLC	342	Medical Office Buildings	0.085664	3731.530918
60 BROADWAY, BROADWAY, ARLINGTON, 02476	60 BROADWAY HOLDINGS LLC- UNIT 60	104	Two-Family Residential	0.085229	3712.564507
264 MASS AVE, MASS AVE, ARLINGTON, NA	GOULART RICHARD F & HELEN M	102	Residential Condominium	0.518107	22568.74164
52 BROADWAY, BROADWAY, ARLINGTON, 02476	SINGH HARBHAJAN	104	Two-Family Residential	0.101902	4438.870033
258 -260 MASS AVE, MASS AVE, ARLINGTON, 02476	HCA CAPITOL SQUARE APARTMENTS	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.299167	13031.70057
248 MASS AVE, MASS AVE, ARLINGTON, 02474	TEZEL SELIM ETAL / TRUSTEES	102	Residential Condominium	0.18324	7981.938437
252 MASS AVE, MASS AVE, ARLINGTON, 02476	HCA CAPITOL SQUARE APARTMENTS	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.327359	14259.74119
244 MASS AVE, MASS AVE, ARLINGTON, 02476	HART ROBERT W/ELIZABETH	13	Mixed Use (Primarily Residential, some Commercial)	0.221762	9659.931344
379 -385 MASS AVE, MASS AVE, ARLINGTON, 02476	NOSTALGIA PROPERTIES LLC	112	Apartments with More than Eight Units	0.609902	26567.33348
276 MASS AVE, MASS AVE, ARLINGTON, 02476	GENERATIONS PROPERTIES	112	Apartments with More than Eight Units	1.250406	54467.67073
382 -384 MASS AVE, MASS AVE, ARLINGTON, 02476	CEDAR CREST ARLINGTON LLC	112	Apartments with More than Eight Units	0.478809	20856.92266
100 BROADWAY, BROADWAY, ARLINGTON, 02476	CAMPOBASSO RICHARD S	112	Apartments with More than Eight Units	0.409029	17817.29696

PARCEL LIST – Mass Ave/Broadway Multi-Family (MBMF) Overlay District

Article 3 – Exhibit C

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
70 -78 BROADWAY, BROADWAY, ARLINGTON, 02476	TOULOPOULOS JOHN W/TRS -ETAL	112	Apartments with More than Eight Units	0.6061	26401.73709
285 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON MINUTEMAN TOWERS LL.	112	Apartments with More than Eight Units	0.225372	9817.187851
287 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON MINUTEMAN TOWERS LLC	112	Apartments with More than Eight Units	0.316756	13797.89974
245 BROADWAY, BROADWAY, ARLINGTON, 02476	BALTATZIDIS PETER/TRUSTEE	104	Two-Family Residential	0.079182	3449.189092
259 BROADWAY, BROADWAY, ARLINGTON, 02476	SAVIDES SOFIA/ LIFE ESTATE	111	Apartments with Four to Eight Units	0.135461	5900.674458
261 BROADWAY, BROADWAY, ARLINGTON, 02474	YEE JEFFREY Y	102	Residential Condominium	0.202672	8828.412125
239 BROADWAY, BROADWAY, ARLINGTON, 02476	DONOVAN ANNA M & JOSEPH H	105	Three-Family Residential	0.116716	5084.136194
241 BROADWAY, BROADWAY, ARLINGTON, 02476	MARA EDWARD H III--ETAL	101	Single Family Residential	0.102272	4454.948963
231 -233 BROADWAY, BROADWAY, ARLINGTON, 02476	FASSAS RANDALL T	105	Three-Family Residential	0.094232	4104.756734
225 -225A BROADWAY, BROADWAY, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.105585	4599.284975
227 -229 BROADWAY, BROADWAY, ARLINGTON, 02476	MICHAUD CATHERINE P/TRUSTEE	104	Two-Family Residential	0.076685	3340.383224
209 -211 BROADWAY, BROADWAY, ARLINGTON, 02476	SALHI BRAHIM	104	Two-Family Residential	0.282543	12307.56608
223 BROADWAY, BROADWAY, ARLINGTON, 02476	DAHILL THOMAS H &	101	Single Family Residential	0.105775	4607.5568
213 BROADWAY, BROADWAY, ARLINGTON, 02476	COHEN RICHARD A	101	Single Family Residential	0.28755	12525.6811
219 -221 BROADWAY, BROADWAY, ARLINGTON, 02476	IAKOVOU CRYSTAL M/ TRUSTEE	104	Two-Family Residential	0.111116	4840.19303
215 -217 BROADWAY, BROADWAY, ARLINGTON, 02476	ARNOLD JOHN C/ELIZABETHH	104	Two-Family Residential	0.099776	4346.259457
75 -77 BROADWAY, BROADWAY, ARLINGTON, 02476	TOKADJIAN SALPHIE T & PANOS	105	Three-Family Residential	0.107076	4664.227443
71 BROADWAY, BROADWAY, ARLINGTON, 02476	NATHAN LANCE E & MICHELLE D	102	Residential Condominium	0.099539	4335.912276
69 BROADWAY, BROADWAY, ARLINGTON, 02476	MARINO PAUL J & PAULINE TRS	105	Three-Family Residential	0.102736	4475.180219
65 BROADWAY, BROADWAY, ARLINGTON, 02476	65 BROADWAY LLC	105	Three-Family Residential	0.120899	5266.341359
67 BROADWAY, BROADWAY, ARLINGTON, 02476	JIAO YANG &	102	Residential Condominium	0.137152	5974.33588
63 BROADWAY, BROADWAY, ARLINGTON, 02476	SCHWAID ADAM &	102	Residential Condominium	0.120961	5269.067398
47 -49 BROADWAY, BROADWAY, ARLINGTON, 02476	FREEDOM REALTY PARTNERSHIP LLP	112	Apartments with More than Eight Units	0.460715	20068.76529
55 -57 BROADWAY, BROADWAY, ARLINGTON, 02476	GRASSIA MARK A & ELENA	105	Three-Family Residential	0.131528	5729.339343
53 BROADWAY, BROADWAY, ARLINGTON, 02476	HANSEL ELIZABETH &	101	Single Family Residential	0.116975	5095.441993
43 BROADWAY, BROADWAY, ARLINGTON, 02476	43 BROADWAY ARLINGTON LLC	31	Mixed Use (Primarily Commercial, some Residential)	0.171957	7490.466255
61 BROADWAY, BROADWAY, ARLINGTON, 02476	CONTE RICHARD A	104	Two-Family Residential	0.124943	5442.512809
59 BROADWAY, BROADWAY, ARLINGTON, 02476	IAKOVOU CRYSTAL M/ TRUSTEE	104	Two-Family Residential	0.123454	5377.667759

PARCEL LIST – Neighborhood Multi-Family (NMF) Overlay District

Article 3 – Exhibit C

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
12 WYMAN ST, WYMAN ST, ARLINGTON, 02476	HOLDEN EDWARD P III	101	Single Family Residential	0.075685	3296.832212
8 PALMER ST, PALMER ST, ARLINGTON, 02476	HARRIS ERIN K & GREG	101	Single Family Residential	0.08087	3522.712686
10 PALMER ST, PALMER ST, ARLINGTON, 02476	TYPROWICZ-COHEN NATHAN J	101	Single Family Residential	0.096833	4218.051343
12 PALMER ST, PALMER ST, ARLINGTON, 02474	MARTIN SPENCER M & JESSICA	102	Residential Condominium	0.120535	5250.486473
11 -13 PALMER ST, PALMER ST, ARLINGTON, 02476	VATAN PIROOZ	104	Two-Family Residential	0.150584	6559.424568
46 -48 ALLEN ST, ALLEN ST, ARLINGTON, 02474	RUSCI JOSEPH/LYNCH GERALDINE	104	Two-Family Residential	0.115406	5027.106468
56 -58 ADAMS ST, ADAMS ST, ARLINGTON, 02474	LORETI CHRISTOPHER P	104	Two-Family Residential	0.119863	5221.235217
10 WYMAN ST, WYMAN ST, ARLINGTON, 02476	BAGNALL ALEXANDER	101	Single Family Residential	0.131402	5723.869368
14 WYMAN ST, WYMAN ST, ARLINGTON, 02476	SMITH PAUL T/ROSS CAROLINE A	101	Single Family Residential	0.108878	4742.720693
49 -51 ALLEN ST, ALLEN ST, ARLINGTON, 02474	CHAKMAKJIAN ESTHER/TRUSTEE &	104	Two-Family Residential	0.115208	5018.452211
61 -63 ADAMS ST, ADAMS ST, ARLINGTON, 02474	TANG DEBBIE WAH ETAL/ TRUSTEES	104	Two-Family Residential	0.101595	4425.480471
66 FOSTER ST, FOSTER ST, ARLINGTON, 02476	VICHNIAC REBECCA	102	Residential Condominium	0.111364	4851.019872
7 WYMAN ST, WYMAN ST, ARLINGTON, 02476	GOODRICH ROBERT L	102	Residential Condominium	0.167054	7276.861193
70 -72 TUFTS ST, TUFTS ST, ARLINGTON, 02476	APP ZACHARY	104	Two-Family Residential	0.126246	5499.266791
66 TUFTS ST, TUFTS ST, ARLINGTON, 02476	RYAN ROBERTA	102	Residential Condominium	0.153156	6671.484727
73 -75 FOSTER ST, FOSTER ST, ARLINGTON, 02474	STORR RACHEL A	102	Residential Condominium	0.130677	5692.300479
79 TUFTS ST, TUFTS ST, ARLINGTON, 02476	HO PETER K & ANNA Y/ TRUSTEES	101	Single Family Residential	0.108304	4717.731523
89 BATES RD, BATES RD, ARLINGTON, 02476	LEFEBVRE MARC E	101	Single Family Residential	0.133581	5818.769332
100 -102 HARLOW ST, HARLOW ST, ARLINGTON, 02476	FARINA THOMAS	104	Two-Family Residential	0.122564	5338.887073
8 ADAMS ST, ADAMS ST, ARLINGTON, 02474	KEEFE JOHN E JR	101	Single Family Residential	0.092673	4036.856673
82 BATES RD, BATES RD, ARLINGTON, 02476	PATEL HITENDRA	101	Single Family Residential	0.105983	4616.616231
9 -11 ADAMS ST, ADAMS ST, ARLINGTON, 02474	WALTERS GREGORY	104	Two-Family Residential	0.1031	4491.032228
103 EVERETT ST, EVERETT ST, ARLINGTON, 02476	ELIOPOULOS EVANGELIA/TRS	101	Single Family Residential	0.07033	3063.571471
99 HARLOW ST, HARLOW ST, ARLINGTON, 02476	STONE BETTY	102	Residential Condominium	0.107145	4667.23286
5 -7 ADAMS ST, ADAMS ST, ARLINGTON, 02474	WANG KUN	104	Two-Family Residential	0.106013	4617.906913
14 FOSTER ST, FOSTER ST, ARLINGTON, 02476	BOOTH GREGORY J & JOANNE H	104	Two-Family Residential	0.117976	5139.042538
98 -100 EVERETT ST, EVERETT ST, ARLINGTON, 02474	ABASKHAROUN NAZMY	102	Residential Condominium	0.112282	4891.019955
10 FOSTER ST, FOSTER ST, ARLINGTON, 02476	PUGLIA ALAN	101	Single Family Residential	0.108512	4726.762388
106 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	HOGLUND DAVID ERIC	102	Residential Condominium	0.139756	6087.7686
11 FOSTER ST, FOSTER ST, ARLINGTON, 02474	WRIGHT SARAH H/ TRUSTEE	102	Residential Condominium	0.097741	4257.583621
20 TUFTS ST, TUFTS ST, ARLINGTON, 02476	ARLINGTON MINUTEMAN TOWERS LL	112	Apartments with More than Eight Units	0.38236	16655.61886
9 FOSTER ST, FOSTER ST, ARLINGTON, 02476	FOSTER-BATES REALTY LLC	104	Two-Family Residential	0.116179	5060.742503
105 -107 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	PETERSEN ALLEN/KAPLAN DEBORAH	104	Two-Family Residential	0.117099	5100.826908
109 OXFORD ST, OXFORD ST, ARLINGTON, 02476	109 OXFORD ST LLC	112	Apartments with More than Eight Units	0.282783	12318.03206
80 -82 WINTER ST, WINTER ST, ARLINGTON, 02476	BOYLE JAMES R & DONNA M	104	Two-Family Residential	0.107021	4661.81976
76 -78 WINTER ST, WINTER ST, ARLINGTON, 02476	ZAGANJORI HAKI & FERIDA TRUSTE	104	Two-Family Residential	0.15965	6954.346689
13 -15 BELKNAP ST, BELKNAP ST, ARLINGTON, 02474	EASTMAN DIANA M	102	Residential Condominium	0.175019	7623.833005
11 BELKNAP ST, BELKNAP ST, ARLINGTON, 02474	CASSIDY BRYNNE	102	Residential Condominium	0.212923	9274.945428
84 -86 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	CHEN LI	104	Two-Family Residential	0.115471	5029.932218
7 BATES RD, BATES RD, ARLINGTON, 02476	MANCINI PETER P & ZENDA M	111	Apartments with Four to Eight Units	0.116719	5084.281444
1 BELKNAP ST, BELKNAP ST, ARLINGTON, 02476	DACEY ROBERT B	102	Residential Condominium	0.164537	7167.214884
82 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	KARRAS NICK & MARIA TRS	104	Two-Family Residential	0.121724	5302.286298
5 -7 BELKNAP ST, BELKNAP ST, ARLINGTON, 02476	FRANCIS EDWARD T/TRUSTEE	104	Two-Family Residential	0.157005	6839.13169
18 HARLOW ST, HARLOW ST, ARLINGTON, 02476	SABINE ERNEST C & ZIGRIDA M	101	Single Family Residential	0.178705	7784.368748
11 MARION RD, MARION RD, ARLINGTON, 02476	HENKIN ANNA & JACK	102	Residential Condominium	0.144489	6293.937208
85 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	BRING US DEALS 85 CLEVELAND	104	Two-Family Residential	0.11061	4818.154262
22 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	STREISFELD ADAM &	102	Residential Condominium	0.125507	5467.078304
9 EVERETT ST, EVERETT ST, ARLINGTON, 02476	RODRIGUES HENRY J--ETAL	104	Two-Family Residential	0.105943	4614.894921
15 EVERETT ST, EVERETT ST, ARLINGTON, 02476	WAITE ANDREW CARL	102	Residential Condominium	0.106877	4655.581955

PARCEL LIST – Neighborhood Multi-Family (NMF) Overlay District

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
18 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	FEUER JEFFREY M--ETAL	101	Single Family Residential	0.092558	4031.846734
15 MARION RD, MARION RD, ARLINGTON, 02476	LEE DONALD F /LIFE ESTATE	104	Two-Family Residential	0.109398	4765.394255
11 HARLOW ST, HARLOW ST, ARLINGTON, 02476	KUPLICKI JOANNE M/ TRUSTEE	102	Residential Condominium	0.117483	5117.569143
17 MARION RD, MARION RD, ARLINGTON, 02474	HOMSI RICHARD A/TRUSTEE	102	Residential Condominium	0.105442	4593.046639
94 MARATHON ST, MARATHON ST, ARLINGTON, 02474	BAKER ANDREW R & OLGA R	102	Residential Condominium	0.110887	4830.230428
16 EVERETT ST, EVERETT ST, ARLINGTON, 02476	SHEEHAN MICHAEL J	104	Two-Family Residential	0.121584	5296.19863
12 EVERETT ST, EVERETT ST, ARLINGTON, 02476	BARRETT MARGARET/TRUSTEE	102	Residential Condominium	0.114122	4971.149342
18 MARION RD, MARION RD, ARLINGTON, 02476	MELNIK ALEXANDER	104	Two-Family Residential	0.095293	4150.983591
0 LOT OXFORD ST, OXFORD ST, ARLINGTON, 02476	BROOKS AVENUE LLC	106	Accessory Land with Improvement	0.120019	5228.03083
12 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	SCOTT JUNE A	104	Two-Family Residential	0.095475	4158.896777
17 -19 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	BROOKS AVENUE LLC	105	Three-Family Residential	0.121856	5308.035038
11 -13 ORVIS RD, ORVIS RD, ARLINGTON, 02476	LEONE JOSEPH & ANGELA	105	Three-Family Residential	0.175876	7661.164765
15 OXFORD ST, OXFORD ST, ARLINGTON, 02476	MILLNER ALEXANDER J	102	Residential Condominium	0.346682	15101.47642
9 -11 OXFORD ST, OXFORD ST, ARLINGTON, 02476	SMITH-VONDRAS PETER KIEV	104	Two-Family Residential	0.181604	7910.661403
14 -16 WINTER ST, WINTER ST, ARLINGTON, 02474	JURAN DARYL TRUSTEE	102	Residential Condominium	0.210606	9173.97998
4 ORVIS RD, ORVIS RD, ARLINGTON, 02476	CUDA MARISSA E	102	Residential Condominium	0.142998	6229.004349
13 WINTER ST, WINTER ST, ARLINGTON, 02476	LAKE LAND CAPITAL 13 WINTER ST LLC	111	Apartments with Four to Eight Units	0.267783	11664.60762
12 -14 ORVIS RD, ORVIS RD, ARLINGTON, 02476	BENTO DENNIS M/TRUSTEE	104	Two-Family Residential	0.147727	6435.001006
15 WINTER ST, WINTER ST, ARLINGTON, 02476	BROOKS AVENUE LLC	102	Residential Condominium	0.240489	10475.71605
23 -25 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	STORY JULIA/LIFE ESTATE	104	Two-Family Residential	0.179285	7809.668762
27 -29 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	CAVALLO ANNA R/ TRUSTEE	104	Two-Family Residential	0.161109	7017.891335
19 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	BORIS GEORGE W/LINDA/TR	104	Two-Family Residential	0.175736	7655.06524
5 -7 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	B.F. ARLINGTON PROPERTIES LLC	104	Two-Family Residential	0.187119	8150.899386
9 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	CONROY MARTIN C/ETAL	101	Single Family Residential	0.142747	6218.080905
12 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	CAMPBELL CYNTHIA A & ERICA L	104	Two-Family Residential	0.093613	4077.77292
15 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	CONROY MARTIN C & ELLEN	104	Two-Family Residential	0.164515	7166.268029
10 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	WEAVER SCOTT/ETAL	104	Two-Family Residential	0.128721	5607.097565
8 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	PINTO MARIA V	104	Two-Family Residential	0.12291	5353.977202
9 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	LANIGAN ELIZABETH M/TRUSTEE	104	Two-Family Residential	0.11473	4997.65219
7 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	DEIN ROCHELLE	104	Two-Family Residential	0.106216	4626.767555
10 MARATHON ST, MARATHON ST, ARLINGTON, 02476	ACKERMAN MICHELLE LINDSAY	102	Residential Condominium	0.117964	5138.503175
11 MARATHON ST, MARATHON ST, ARLINGTON, 02476	PANICO JAMES V/RAMALHO ANA L.	104	Two-Family Residential	0.164454	7163.631827
13 CHANDLER ST, CHANDLER ST, ARLINGTON, 02476	MAYNARD ELAINE E	102	Residential Condominium	0.10036	4371.667687
8 MARATHON ST, MARATHON ST, ARLINGTON, 02476	BOUCOUVALAS MARCIE	104	Two-Family Residential	0.113409	4940.087373
12 LAKE ST, LAKE ST, ARLINGTON, 02476	WATARI HIROMICHI	104	Two-Family Residential	0.128897	5614.753827
13 MARATHON ST, MARATHON ST, ARLINGTON, 02476	RUGIERO MAURO &	101	Single Family Residential	0.172126	7497.79111
14 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	BIRMINGHAM GEOFFREY F ETAL/ TRS	104	Two-Family Residential	0.125571	5469.8727
12 -14 CHANDLER ST, CHANDLER ST, ARLINGTON, 02476	DOHERTY KELLIE M	104	Two-Family Residential	0.112214	4888.056849
10 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	BUYATES ARTHUR & ALISON P	104	Two-Family Residential	0.119617	5210.537063
18 CHANDLER ST, CHANDLER ST, ARLINGTON, 02476	MALEK NIR	102	Residential Condominium	0.094758	4127.650452
9 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	CURTIS RACHEL E/ TRUSTEE	104	Two-Family Residential	0.138973	6053.64983
11 -13 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	NYBERG JONATHAN M &	104	Two-Family Residential	0.096344	4196.739335
6 -8 EGERTON RD, EGERTON RD, ARLINGTON, 02476	SWISHER LAUREN A	102	Residential Condominium	0.110228	4801.544918
15 -17 EGERTON RD, EGERTON RD, ARLINGTON, 02476	TERSIAKIAN ANJEL	105	Three-Family Residential	0.105841	4610.447956
14 -16 EGERTON RD, EGERTON RD, ARLINGTON, 02476	LYONS MAURICE M & PHYLLIS	104	Two-Family Residential	0.108191	4712.790524
9 -11 MELROSE ST, MELROSE ST, ARLINGTON, 02476	SULLIVAN JOHN J & JANE E	104	Two-Family Residential	0.107026	4662.052821
19 -21 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	MORRIS MARY	104	Two-Family Residential	0.12625	5499.469049
10 EGERTON RD, EGERTON RD, ARLINGTON, 02476	LEAHY KEVIN JAMES & LAURA MEGHAN	102	Residential Condominium	0.113036	4923.852014
5 -7 MELROSE ST, MELROSE ST, ARLINGTON, 02476	ANGUS NEIL J	102	Residential Condominium	0.131853	5743.53147

PARCEL LIST – Neighborhood Multi-Family (NMF) Overlay District

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
16 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	DIFLUMERI PALMINA	104	Two-Family Residential	0.094866	4132.372095
12 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	YIN SHANGRONG	102	Residential Condominium	0.138013	6011.85044
22 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	MEDEIROS MARIA-E & HERMANO	104	Two-Family Residential	0.108362	4720.259883
15 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	MAIDA FELICIA.TRUSTEE	104	Two-Family Residential	0.108712	4735.50746
13 -15 MELROSE ST, MELROSE ST, ARLINGTON, 02476	FLEMING KATHERINE ELIZABETH	104	Two-Family Residential	0.102408	4460.909921
9 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	LANG JEREMY H	104	Two-Family Residential	0.12356	5382.261675
10 -12 MELROSE ST, MELROSE ST, ARLINGTON, 02476	LUONGO EUGENE/JEANNE	104	Two-Family Residential	0.108104	4708.994706
18 -20 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	MITRANO ELEANOR	104	Two-Family Residential	0.109419	4766.276971
14 -16 MELROSE ST, MELROSE ST, ARLINGTON, 02476	NAPOLI DENNIS & DIANE J/TRS	104	Two-Family Residential	0.112465	4898.982189
13 -15 MILTON ST, MILTON ST, ARLINGTON, 02476	SMITH BRIAN & HSINYI/ TRUSTEE	104	Two-Family Residential	0.104642	4558.207553
9 -11 MILTON ST, MILTON ST, ARLINGTON, 02476	MEHMOOD ARSHAD &	102	Residential Condominium	0.100364	4371.872556
17 -19 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	FOTOPOULOS ARTHUR/ETAL	104	Two-Family Residential	0.113248	4933.073526
16 -18 MILTON ST, MILTON ST, ARLINGTON, 02476	ORFANOS THEOFANES/CHRISTINA	104	Two-Family Residential	0.122784	5348.478838
7 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	BURLESON TRAVIS I ETAL/ TRUSTEES	102	Residential Condominium	0.11367	4951.47009
11 VARNUM ST, VARNUM ST, ARLINGTON, 02476	LYSTER AMY K	102	Residential Condominium	0.088699	3863.742596
13 -15 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	SILVA EDUARDO & MARIA/	105	Three-Family Residential	0.114285	4978.263897
10 -12 MILTON ST, MILTON ST, ARLINGTON, 02476	SNYDER EMMI L	104	Two-Family Residential	0.096159	4188.699009
15 LEE TERR, LEE TERR, ARLINGTON, 02476	KARIADAKIS EMANUEL--ETAL	104	Two-Family Residential	0.114624	4993.012182
99 A MASS AVE, MASS AVE, ARLINGTON, 02476	DIVICO-PIANTEDOSI ELVIRA A	104	Two-Family Residential	0.103792	4521.164407
15 VARNUM ST, VARNUM ST, ARLINGTON, 02476	ZEITLER MICHELLE S/ TRUSTEE	102	Residential Condominium	0.113464	4942.510135
7 LEE TERR, LEE TERR, ARLINGTON, 02476	WEINTRAUB SARAH	101	Single Family Residential	0.076973	3352.939559
14 -16 TEEL ST, TEEL ST, ARLINGTON, 02476	GREEN DANIEL RUSSELL	102	Residential Condominium	0.099485	4333.55326
12 TEEL ST, TEEL ST, ARLINGTON, 02476	POLITANO LIDIA	104	Two-Family Residential	0.213725	9309.868156
10 VARNUM ST, VARNUM ST, ARLINGTON, 02476	WOOLKALIS BRANDON A	105	Three-Family Residential	0.129187	5627.400532
3 -5 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	ROUVAPIS STRATIS & JANE	104	Two-Family Residential	0.113876	4960.443522
14 VARNUM ST, VARNUM ST, ARLINGTON, 02476	MANSFIELD REALTY MANAGEMENT	105	Three-Family Residential	0.110168	4798.906905
11 TEEL ST, TEEL ST, ARLINGTON, 02476	TREVENS THEODORE &	101	Single Family Residential	0.113597	4948.277092
11 -11A MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	VAP LLC/CORBETT PAUL+ARTHUR	105	Three-Family Residential	0.114721	4997.243942
7 -9 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	ZERMANI DOMENICO-COLOMBA TR	104	Two-Family Residential	0.116158	5059.863716
16 HENDERSON ST, HENDERSON ST, ARLINGTON, 02476	VAN ALLEN DAVID	104	Two-Family Residential	0.120893	5266.103493
10 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	REILLY JOHN F & LIESE/TRUSTEES	105	Three-Family Residential	0.108123	4709.826379
9 TEEL ST, TEEL ST, ARLINGTON, 02476	ONEILL DAVID JOHN ETAL/	102	Residential Condominium	0.140669	6127.526321
4 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	LU WENJIE &	102	Residential Condominium	0.067872	2956.517863
12 HENDERSON ST, HENDERSON ST, ARLINGTON, 02476	VEESER CYRUS R	101	Single Family Residential	0.123324	5372.011093
14 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	ROGARIS PETER & CHRISOULA	111	Apartments with Four to Eight Units	0.113865	4959.968889
5 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	KIMPEL JOSEPH M &	102	Residential Condominium	0.114054	4968.201176
11 -13 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	GARCIA CARL A & VICTOR M/TRS	104	Two-Family Residential	0.113849	4959.277247
7 -9 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	KABA NAWWAF	104	Two-Family Residential	0.108486	4725.632564
6 -8 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	PACHECO JOAO L & INEZ	104	Two-Family Residential	0.11509	5013.31353
10 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	DI BELLA ROSE C	102	Residential Condominium	0.122226	5324.183282
5 -7 FAIRMONT ST, FAIRMONT ST, ARLINGTON, 02476	KARIDIS PETER K & MARIA P/TRS	104	Two-Family Residential	0.109379	4764.557256
9 -11 FAIRMONT ST, FAIRMONT ST, ARLINGTON, 02476	9-11 FAIRMONT AVE REALTY TRUST	104	Two-Family Residential	0.117005	5096.758452
11 WINTER ST, WINTER ST, ARLINGTON, 02476	WOLF LAWRENCE	102	Residential Condominium	0.107681	4690.597045
9 WINTER ST, WINTER ST, ARLINGTON, 02476	CLARKE MICHAEL E/ETAL	104	Two-Family Residential	0.114165	4973.008903
8 LAKE ST, LAKE ST, ARLINGTON, 02476	JOHNSON ARTHUR W TR	112	Apartments with More than Eight Units	0.253478	11041.50432
1 -3 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	VARNUM KATHLEEN A & GEORGE E	104	Two-Family Residential	0.146359	6375.408467
5 WEBSTER ST, WEBSTER ST, ARLINGTON, 02476	WOLPERT STEFAN &	101	Single Family Residential	0.121794	5305.350083
50 WYMAN ST, WYMAN ST, ARLINGTON, 02476	BENOIT PAUL C	101	Single Family Residential	0.119011	5184.127198
41 -43 PALMER ST, PALMER ST, ARLINGTON, 02476	QUINN LAURA	102	Residential Condominium	0.044936	1957.433886

PARCEL LIST – Neighborhood Multi-Family (NMF) Overlay District

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
47 PALMER ST, PALMER ST, ARLINGTON, 02476	VAUGHAN TERESA M/ TRUSTEE	101	Single Family Residential	0.121601	5296.92358
44 PALMER ST, PALMER ST, ARLINGTON, 02476	DUTCHAK KEZIAH	104	Two-Family Residential	0.103108	4491.366564
53 WYMAN ST, WYMAN ST, ARLINGTON, 02476	SIMONE JEAN M	104	Two-Family Residential	0.123113	5362.804899
70 -72 ALLEN ST, ALLEN ST, ARLINGTON, 02474	SWEENEY MARY E	104	Two-Family Residential	0.110912	4831.345202
71 -73 ALLEN ST, ALLEN ST, ARLINGTON, 02474	PRECIADO EDGARD M & CLARA	104	Two-Family Residential	0.131164	5713.483446
6 RAWSON RD, RAWSON RD, ARLINGTON, 02474	MCCOMB MATTHEW & RACHEL	102	Residential Condominium	0.143385	6245.843431
11 -13 EGERTON RD, EGERTON RD, ARLINGTON, 02476	FISCHER STEPHEN	102	Residential Condominium	0.123087	5361.67777
43 SURRY RD, SURRY RD, ARLINGTON, 02476	LOUCAGOS ATHANASIOS	104	Two-Family Residential	0.071598	3118.818914
39 SURRY RD, SURRY RD, ARLINGTON, 02476	GUNN BRYAN L	101	Single Family Residential	0.064574	2812.850537
35 SURRY RD, SURRY RD, ARLINGTON, 02476	PANCHERI LOUIS A & ELISA M/TRS	101	Single Family Residential	0.066249	2885.810836
31 SURRY RD, SURRY RD, ARLINGTON, 02476	STENIUS KATINKA	102	Residential Condominium	0.095428	4156.843261
25 -27 SURRY RD, SURRY RD, ARLINGTON, 02476	PROKOS STAMATIS	104	Two-Family Residential	0.112912	4918.426333
16 -18 SURRY RD, SURRY RD, ARLINGTON, 02476	KIEJNA STEPHEN J/ETAL	104	Two-Family Residential	0.108493	4725.956031
12 -14 SURRY RD, SURRY RD, ARLINGTON, 02476	ROGARIS PANAGIOTIS & CHRISOULA	104	Two-Family Residential	0.088541	3856.832378
19 -21 DANIELS ST, DANIELS ST, ARLINGTON, 02476	MORAN DAVID R&FRANCESCA NV/TRS	104	Two-Family Residential	0.104921	4570.340516
43 APPLETON ST, APPLETON ST, ARLINGTON, 02476	SULLIVAN SHEILA	101	Single Family Residential	0.193515	8429.50383
8 SURRY RD, SURRY RD, ARLINGTON, 02476	YOUNG ADAM & JESSICA G	101	Single Family Residential	0.056394	2456.501962
21 -23 SURRY RD, SURRY RD, ARLINGTON, 02476	TERZIAN JOHN BARRETT	104	Two-Family Residential	0.104585	4555.723085
17 -19 SURRY RD, SURRY RD, ARLINGTON, 02476	SCALFATI JULIE	104	Two-Family Residential	0.118023	5141.06115
13 -15 SURRY RD, SURRY RD, ARLINGTON, 02476	KATAKIA HETAL	102	Residential Condominium	0.131507	5728.45913
9 SURRY RD, SURRY RD, ARLINGTON, 02476	KEESAN MORRIS MELTZER-ETAL	101	Single Family Residential	0.120097	5231.43754
27 -27A APPLETON ST, APPLETON ST, ARLINGTON, 02476	SHU TI-YUAN D & LEE SHIN/TRS	104	Two-Family Residential	0.127858	5569.515233
14 DANIELS ST, DANIELS ST, ARLINGTON, 02476	ROOF BRYAN M/CRISTINA M	104	Two-Family Residential	0.099187	4320.591159
0 LOT APPLETON ST, APPLETON ST, ARLINGTON, 02476	TOWN OF ARLINGTON TAX POSS	936	Vacant, Tax Title/Treasurer	0.080637	3512.549459
11 -13 DANIELS ST, DANIELS ST, ARLINGTON, 02476	STRATAKIS GEORGE & RODANTHI	104	Two-Family Residential	0.100974	4398.442531
33 -A APPLETON ST, APPLETON ST, ARLINGTON, 02476	LAMA SANGAM	102	Residential Condominium	0.119148	5190.107188
40 SURRY RD, SURRY RD, ARLINGTON, 02476	BUONO CHIARA/ TRUSTEE	101	Single Family Residential	0.066768	2908.41844
18 -20 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	CORCORAN KATHERINE J	102	Residential Condominium	0.12014	5233.309891
15 -17 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	CALIENDO CELIA M TR	104	Two-Family Residential	0.15221	6630.260247
23 APPLETON ST, APPLETON ST, ARLINGTON, 02476	MUELLER ALEXANDER W &	102	Residential Condominium	0.117672	5125.792056
16 -18 DANIELS ST, DANIELS ST, ARLINGTON, 02476	DRYSDALE AMY E & JUSTIN	104	Two-Family Residential	0.099617	4339.333579
36 SURRY RD, SURRY RD, ARLINGTON, 02476	NICHOLS HEATHER M	101	Single Family Residential	0.07949	3462.58264
29 -31 APPLETON ST, APPLETON ST, ARLINGTON, 02476	SOILLIS CHRISTOS S & MARIA	104	Two-Family Residential	0.11179	4869.559073
15 -17 DANIELS ST, DANIELS ST, ARLINGTON, 02476	GIOVANANGELO LEONORA & RONALD	104	Two-Family Residential	0.102228	4453.050123
32 SURRY RD, SURRY RD, ARLINGTON, 02476	VERHOVEN ALICE	102	Residential Condominium	0.111136	4841.095355
33 -35 APPLETON ST, APPLETON ST, ARLINGTON, 02476	LEMONS ROBERT A & ANNEMARIE	104	Two-Family Residential	0.120369	5243.268073
22 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	VICKERY BRIAN P	102	Residential Condominium	0.128446	5595.119333
28 -30 SURRY RD, SURRY RD, ARLINGTON, 02476	SHEA ELAINE M	104	Two-Family Residential	0.106455	4637.192706
17 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	GODUTI DONALD M TR	105	Three-Family Residential	0.428139	18649.7561
24 -26 SURRY RD, SURRY RD, ARLINGTON, 02476	REISSIS CONSTANTINE A& JULIE A	104	Two-Family Residential	0.129347	5634.352845
19 -21 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	FERIC JUSUF & ENVERA	104	Two-Family Residential	0.169779	7395.590262
37 -39 APPLETON ST, APPLETON ST, ARLINGTON, 02476	CALIENDO CARMELA TR	105	Three-Family Residential	0.104065	4533.070536
20 -22 SURRY RD, SURRY RD, ARLINGTON, 02476	SONIN JUHAN P	104	Two-Family Residential	0.111558	4859.486053
4 APPLETON ST, APPLETON ST, ARLINGTON, 02476	THE GREEK ORTHODOX CHURCH	960	Church, Mosque, Synagogue, Temple, etc...	2.392632	104223.0477
28 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	CHEIMETS ALEX	102	Residential Condominium	0.054531	2375.37969
23 -25 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DIENG HAM CHI	104	Two-Family Residential	0.134028	5838.257154
30 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PAGE CYNTHIA E	102	Residential Condominium	0.076151	3317.136577
23 -25 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	BERLINGHIERI JOSEPH	105	Three-Family Residential	0.176083	7670.187427
24 DANIELS ST, DANIELS ST, ARLINGTON, 02476	SEAVEY JAMES R/ TESTAMENTARY	104	Two-Family Residential	0.104376	4546.630413

PARCEL LIST – Neighborhood Multi-Family (NMF) Overlay District

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
11 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	PUSAPATI RAJU	102	Residential Condominium	0.122489	5335.610487
23 -25 DANIELS ST, DANIELS ST, ARLINGTON, 02476	STOCKBRIDGE LORI LYN MEECE	104	Two-Family Residential	0.102609	4469.647641
49 -53 APPLETON ST, APPLETON ST, ARLINGTON, 02476	ROBAK STANLEY J	102	Residential Condominium	0.554035	24133.76697
9 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	MAHONEY JANET M/ETAL	104	Two-Family Residential	0.139204	6063.732205
28 -30 DANIELS ST, DANIELS ST, ARLINGTON, 02476	HATZILIADIS GEORGE/TRUSTEE	104	Two-Family Residential	0.106731	4649.209876
5 -7 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	HAMIZIDES ANASTASIA	104	Two-Family Residential	0.111095	4839.277608
3 -3A PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	MEDEIROS E M/TRUSTEE	104	Two-Family Residential	0.119576	5208.737969
6 APPLETON PL, APPLETON PL, ARLINGTON, 02476	VLAMAKIS HERA	101	Single Family Residential	0.096185	4189.828283
1 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	ZUNIGA LUCINDA M C	104	Two-Family Residential	0.131832	5742.591318
15 BURTON ST, BURTON ST, ARLINGTON, 02476	TIERNEY THOMAS E ETAL/ TRS	101	Single Family Residential	0.112654	4907.188857
27 -29 DANIELS ST, DANIELS ST, ARLINGTON, 02476	HALEY BRIAN M/KYLEE A	104	Two-Family Residential	0.110972	4833.921305
32 -34 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	P&M CARUSO FAMILY LLC	104	Two-Family Residential	0.131024	5707.403302
27 -29 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	ZOU ZHONG &	104	Two-Family Residential	0.146151	6366.356704
28 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	BOWNS HELEN E ETAL/ TRUSTEES	104	Two-Family Residential	0.269465	11737.87714
24 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	SAVIOLI NANCY E	104	Two-Family Residential	0.099606	4338.853596
11 -13 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	REILLY JOHN F & MARIA C/TRS	105	Three-Family Residential	0.104916	4570.139588
5 -7 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	PAPALIMBERIS GEORGE T& ANNA	104	Two-Family Residential	0.139032	6056.23898
20 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	DONNELLY MICHAEL SR & AMY E	104	Two-Family Residential	0.10474	4562.481196
14 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	MENOTOMY REALTY CORP	104	Two-Family Residential	0.124886	5440.037959
21 -23 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	SLINRE LLC	104	Two-Family Residential	0.102266	4454.691328
22 -24 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	TURNER JOHN &	104	Two-Family Residential	0.167451	7294.151785
35 -37 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DUNNING JOHN J/ LIFE ESTATE	104	Two-Family Residential	0.142176	6193.188762
9 -11 WALNUT ST, WALNUT ST, ARLINGTON, 02476	FATEMI SARMAAD	102	Residential Condominium	0.119153	5190.318735
75 -77 APPLETON ST, APPLETON ST, ARLINGTON, 02476	KREPELKA PAUL	104	Two-Family Residential	0.116372	5069.148846
10 -12 APPLETON PL, APPLETON PL, ARLINGTON, 02476	SANTONELLI MICHAEL A &	104	Two-Family Residential	0.094957	4136.34336
6 BURTON ST, BURTON ST, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.126441	5507.779508
65 APPLETON ST, APPLETON ST, ARLINGTON, 02476	BLOUIN MARIE L ETAL/ TRUSTEES	104	Two-Family Residential	0.120444	5246.518988
19 BURTON ST, BURTON ST, ARLINGTON, 02476	RICHTER SALLY P--ETAL	101	Single Family Residential	0.054468	2372.617656
71 APPLETON ST, APPLETON ST, ARLINGTON, 02476	MOORE KAREN O/TRUSTEE	102	Residential Condominium	0.100901	4395.230091
67 -69 APPLETON ST, APPLETON ST, ARLINGTON, 02476	DUTRA DANIEL E/TRUSTEE	104	Two-Family Residential	0.096244	4192.373858
14 -16 APPLETON PL, APPLETON PL, ARLINGTON, 02476	CASELL JAMES S III	104	Two-Family Residential	0.10639	4634.352526
10 -12 BURTON ST, BURTON ST, ARLINGTON, 02476	ARLINGTON-BURTON REALTY LLC	104	Two-Family Residential	0.12045	5246.800416
79 -81 APPLETON ST, APPLETON ST, ARLINGTON, 02476	FERIC ENVERA & ZLATAN & JUSUF	104	Two-Family Residential	0.125356	5460.507267
63 APPLETON ST, APPLETON ST, ARLINGTON, 02476	FOX STEPHANIE	102	Residential Condominium	0.160869	7007.449642
19 WALNUT ST, WALNUT ST, ARLINGTON, 02476	SUGRUE TERESA/TR &	111	Apartments with Four to Eight Units	0.270303	11774.41849
34 -36 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	STANTON MARY L--ETAL	104	Two-Family Residential	0.165733	7219.345485
16 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	HUANG HU	101	Single Family Residential	0.076251	3321.513202
0 LOT APPLETON PL, APPLETON PL, ARLINGTON, 02476	THE GREEK ORTHODOX CHURCH	962	Other (Religious Org.)	0.307196	13381.454
18 -20 APPLETON PL, APPLETON PL, ARLINGTON, 02476	BUCKLEY TIMOTHY & DEBORAH	104	Two-Family Residential	0.096608	4208.245387
14 -16 BURTON ST, BURTON ST, ARLINGTON, 02476	BOWLER MARY V	104	Two-Family Residential	0.128597	5601.675439
5 PINE CT, PINE CT, ARLINGTON, 02476	REPETTI BERNARD	101	Single Family Residential	0.146557	6384.016008
15 WALNUT ST, WALNUT ST, ARLINGTON, 02476	COLEY JOHN D	102	Residential Condominium	0.228313	9945.298976
25 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	ROJAS ADRIANA ARACELI	101	Single Family Residential	0.089722	3908.280772
22 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	CARITAS COMMUNITIES INC.	959	Housing, Other (Charitable Org.)	0.238647	10395.47329
9 QUINCY ST, QUINCY ST, ARLINGTON, 02476	BENT WILLIAM E JR ETAL/ TRUSTEES	104	Two-Family Residential	0.192327	8377.745739
29 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	GALLAGHER RICHARD B--ETAL	101	Single Family Residential	0.112132	4884.476715
9 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	RAYAMAJHI MANI B &	101	Single Family Residential	0.04949	2155.792508
23 HOWARD ST, HOWARD ST, ARLINGTON, 02476	MAHON JOHN R & DIANE M	104	Two-Family Residential	0.150886	6572.597025
9 -11 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	MILLER CAROL ETAL/ TRUSTEES	104	Two-Family Residential	0.178787	7787.957892

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
16 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	DOLAN MAUREEN E/TRUSTEE	102	Residential Condominium	0.105146	4580.152271
12 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	MAGNUSON NORMAN H JR ETAL	104	Two-Family Residential	0.121837	5307.207201
19 HOWARD ST, HOWARD ST, ARLINGTON, 02476	HERPICH NATHAN	102	Residential Condominium	0.10453	4553.315421
8 -10 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	PESIRIDIS EFTHIMIA/TRUSTEE	104	Two-Family Residential	0.113097	4926.484381
6 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	GHOSH DHIMANKRISHNA	102	Residential Condominium	0.15214	6627.232487
15 HOWARD ST, HOWARD ST, ARLINGTON, 02476	ADAMOWICZ PETER M	104	Two-Family Residential	0.109714	4779.146038
28 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	MARINO MARK W	101	Single Family Residential	0.163185	7108.338197
15 QUINCY ST, QUINCY ST, ARLINGTON, 02476	BIANCO STEVEN A	102	Residential Condominium	0.121761	5303.891905
11 -13 QUINCY ST, QUINCY ST, ARLINGTON, 02476	CENDRON SEBASTIEN D	102	Residential Condominium	0.137512	5990.027728
21 QUINCY ST, QUINCY ST, ARLINGTON, 02476	SANROMA CHRISTINE & JOSEPH	104	Two-Family Residential	0.125448	5464.508322
11 HOWARD ST, HOWARD ST, ARLINGTON, 02476	WONG CHRISTOPHER & MICHELLE	102	Residential Condominium	0.126922	5528.709778
17 -19 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	NYBERG JONATHAN &	104	Two-Family Residential	0.158478	6903.319927
23 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	FLAMMIA JANICE M	102	Residential Condominium	0.222366	9686.258085
5 HOWARD ST, HOWARD ST, ARLINGTON, 02476	ROEBUCK STEPHEN	101	Single Family Residential	0.091216	3973.380669
8 -10 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	MC MENIMEN PAUL F--TRUSTEE	104	Two-Family Residential	0.133243	5804.061757
12 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	HINKEL TIMOTHY S	101	Single Family Residential	0.087221	3799.366513
30 -32 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	SIMPSON RAYMOND S/TRUSTEE	104	Two-Family Residential	0.152533	6644.324984
24 BURTON ST, BURTON ST, ARLINGTON, 02476	LEWIS ALLYSON	104	Two-Family Residential	0.116097	5057.181372
9 PINE CT, PINE CT, ARLINGTON, 02476	DEVITO-VALENTE SUSAN M	101	Single Family Residential	0.139303	6068.034362
0 LOT APPLETON PL, APPLETON PL, ARLINGTON, 02476	24 APPLETON PLACE LLC	132	Undevelopable Residential Land	0.107939	4701.820319
6 -8 PINE CT, PINE CT, ARLINGTON, 02476	CUTTER PINE LLC	104	Two-Family Residential	0.127066	5534.988965
11 PINE CT, PINE CT, ARLINGTON, 02476	ALBON MARY K	101	Single Family Residential	0.139586	6080.375496
10 -12 QUINCY ST, QUINCY ST, ARLINGTON, 02476	FINK JOSHUA ADAM & TWYLA L	104	Two-Family Residential	0.099189	4320.682152
14 -16 QUINCY ST, QUINCY ST, ARLINGTON, 02476	GRANFIELD ELEANOR A--ETAL	104	Two-Family Residential	0.119837	5220.094687
15 -17 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	15-17 HIGGINS ST LLC	104	Two-Family Residential	0.118068	5143.038022
8 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	VALLARELLI RICHARD J & MELISSA	102	Residential Condominium	0.085494	3724.100201
28 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	PERNETA TRACY A	102	Residential Condominium	0.166398	7248.317813
24 APPLETON PL, APPLETON PL, ARLINGTON, 02476	24 APPLETON PLACE LLC	104	Two-Family Residential	0.117913	5136.289973
10 PINE CT, PINE CT, ARLINGTON, 02476	COX MARK D	101	Single Family Residential	0.137467	5988.072942
7 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	LI BRIAN	102	Residential Condominium	0.22565	9829.302139
34 ACTON ST, ACTON ST, ARLINGTON, 02476	GREEK ORTHODOX CHURCH	101	Single Family Residential	0.146968	6401.937664
28 APPLETON PL, APPLETON PL, ARLINGTON, 02474	MELDONIAN LAUREN	102	Residential Condominium	0.152687	6651.037951
12 PINE CT, PINE CT, ARLINGTON, 02476	TCHAMITCHIAN SETA N & GEORGE H	101	Single Family Residential	0.125923	5485.207951
4 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	TARKINGTON HAROLDD W	104	Two-Family Residential	0.112773	4912.412189
31 -33 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	ZEVITAS NICHOLAS J & JENNIE	104	Two-Family Residential	0.147284	6415.678558
12 -14 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	TSEKONIS ANASTASIOS/ETAL	104	Two-Family Residential	0.137744	6000.14522
16 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	DANG LAN THI HOANG &	102	Residential Condominium	0.128291	5588.334267
9 -11 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	HAMIZIDES ANASTASIA	104	Two-Family Residential	0.141595	6167.866623
19 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	MILLER JEFFREY DOUGLAS &	102	Residential Condominium	0.181392	7901.457018
10 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	TANAKEJIAN LIVON/RTRUSTEE	105	Three-Family Residential	0.114152	4972.460386
34 -36 APPLETON PL, APPLETON PL, ARLINGTON, 02476	WRZENSKI WARD C	104	Two-Family Residential	0.154023	6709.228659
20 -22 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	ZOTOS MENELAOS/ETAL	104	Two-Family Residential	0.129398	5636.576593
15 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	FARESE FLORENCE C	104	Two-Family Residential	0.14698	6402.469905
24 -26 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PANTAZOPOULOS GEORGE--ETAL	104	Two-Family Residential	0.136504	5946.114029
19 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	MATEVOSIAN ARAXY D--ETAL	104	Two-Family Residential	0.14134	6156.790977
10 WALNUT ST, WALNUT ST, ARLINGTON, 02476	LIN KEVIN K	101	Single Family Residential	0.172343	7507.256589
23 -25 WALNUT ST, WALNUT ST, ARLINGTON, 02476	SUGRUE TERESA TRUSTEE	104	Two-Family Residential	0.30406	13244.86382
20 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	EVANS WYNELLE	101	Single Family Residential	0.082096	3576.122081
6 WALNUT ST, WALNUT ST, ARLINGTON, 02476	AHLGREN INGRID ANN	102	Residential Condominium	0.120271	5238.989316

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
20 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	BECKMANN R GARY--ETAL	104	Two-Family Residential	0.120631	5254.674419
21 -23 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	SULLIVAN LYNNE	104	Two-Family Residential	0.11094	4832.534584
143 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	MADMAX 143 REALTY LLC	104	Two-Family Residential	0.126407	5506.268231
25 -27 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	BRENDEMUEHL DALE I & RUTH E	104	Two-Family Residential	0.115049	5011.522652
63 MOULTON RD, MOULTON RD, ARLINGTON, 02476	YANG THOMAS T/JEAN M	101	Single Family Residential	0.1005	4377.776131
9 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	FRENI SALVATORE J--ETAL	104	Two-Family Residential	0.220632	9610.74487
24 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	EMERY SUE	102	Residential Condominium	0.089251	3887.77553
31 WALNUT ST, WALNUT ST, ARLINGTON, 02476	GOODMAN BARBARA C/ TRUSTEE	101	Single Family Residential	0.291681	12705.61359
12 WALNUT CT, WALNUT CT, ARLINGTON, 02476	MARTIN JAMES M &	102	Residential Condominium	0.207147	9023.324359
29 WALNUT ST, WALNUT ST, ARLINGTON, 02476	GHAJ JESSICA & SANDEEP	101	Single Family Residential	0.078759	3430.726464
137 -39 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	BOWES ROBERT E & ELAINE M/ TRS	104	Two-Family Residential	0.10556	4598.176776
29 -31 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	DEMILLE SMITH EVELYN/ ETAL	104	Two-Family Residential	0.119538	5207.055981
16 -18 WALNUT CT, WALNUT CT, ARLINGTON, 02476	LOMBARD LEON E JR-NADINE M	104	Two-Family Residential	0.264278	11511.94624
57 -59 MOULTON RD, MOULTON RD, ARLINGTON, 02476	BATISTA ADERITA P	104	Two-Family Residential	0.112225	4888.530404
9 -11 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	TSAI CHUN-MEI LO/TRUSTEE	104	Two-Family Residential	0.154974	6750.652963
33 -35 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	CLARKE JANE F	104	Two-Family Residential	0.123107	5362.542379
135 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	MYSTIC LAKES REALTY LLC	102	Residential Condominium	0.116373	5069.195787
12 -A HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	DATAR SAURABH SHREEKANT	102	Residential Condominium	0.10718	4668.775512
14 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	WALKER BENJAMIN &	101	Single Family Residential	0.10368	4516.312947
11 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	SOUSA ARLENE A	104	Two-Family Residential	0.234625	10220.25731
6 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	TRIKOLIDIS CHRISTOS TR	104	Two-Family Residential	0.175063	7625.750141
51 -53 MOULTON RD, MOULTON RD, ARLINGTON, 02476	MEIMARIS VASILIOS E/SOPHIA V	104	Two-Family Residential	0.123314	5371.573627
131 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	MCGRATH KRISTEN J/ TRUSTEE	104	Two-Family Residential	0.121148	5277.20612
111 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	GRIFFIN JOHN J/ETAL	101	Single Family Residential	0.153902	6703.955402
13 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	DESANDER DONALD B & JULIE LYNN	101	Single Family Residential	0.127039	5533.837864
15 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	CAHILL MEGAN ELAINE	102	Residential Condominium	0.119213	5192.909032
10 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	FOLEY CAROLE A &	105	Three-Family Residential	0.225717	9832.214547
17 -17A MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	HILLIS ROBERT GLEN	104	Two-Family Residential	0.1177	5127.018749
105 -107 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	ZANETAS ELAINE	104	Two-Family Residential	0.174796	7614.132032
13 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	MATHEWS KIERNAN R	102	Residential Condominium	0.14176	6175.063931
5 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	PRENDERGAST DIANE	104	Two-Family Residential	0.2118	9225.987418
11 BAILEY RD, BAILEY RD, ARLINGTON, 02476	HOURLICAN PATRICK/ETAL	101	Single Family Residential	0.142254	6196.594917
13 -15 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	ARLINGTON CENTER GARAGE &	104	Two-Family Residential	0.105056	4576.250397
16 WALNUT ST, WALNUT ST, ARLINGTON, 02476	ROGARIS PETER J & CHRISTOS	112	Apartments with More than Eight Units	0.355696	15494.1357
147 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	REILLY KATHLEEN	102	Residential Condominium	0.135538	5904.05031
17 -19 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	GEORGELIS GREGORY J & JOANN	104	Two-Family Residential	0.107997	4704.355018
15 BAILEY RD, BAILEY RD, ARLINGTON, 02476	MAXWELL VALERIE RONSON	101	Single Family Residential	0.140697	6128.778857
14 BAILEY RD, BAILEY RD, ARLINGTON, 02476	SHAPIRO MARK D & PATRICIA S	101	Single Family Residential	0.155132	6757.571157
10 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	TRUDELL RAYMOMD D	102	Residential Condominium	0.152764	6654.414016
12 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	PAPAZIAN REBECCA--ETAL	104	Two-Family Residential	0.23186	10099.84183
11 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	DEFRANCISCO ROBERT D/KRISTIN L	104	Two-Family Residential	0.153979	6707.334931
19 BAILEY RD, BAILEY RD, ARLINGTON, 02476	BOUCHER LINDA M	101	Single Family Residential	0.144245	6283.322475
14 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	CONSUGAR MARK B	102	Residential Condominium	0.203006	8842.930293
17 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	JBPP MASS AVE LLC	104	Two-Family Residential	0.229452	9994.915004
18 BAILEY RD, BAILEY RD, ARLINGTON, 02476	KELLEY RAYMOND & RUTH	101	Single Family Residential	0.148979	6489.517153
9 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	BERNHEIMER BRYNN HIRSCH	102	Residential Condominium	0.106448	4636.858409
10 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	SMITH MICHAEL J & PATRICE J	104	Two-Family Residential	0.17776	7743.20825
25 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	PESIRIDIS VASILIOS &ELEFThERIA	104	Two-Family Residential	0.224833	9793.717703
29 -31 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	BARNES LAND DEVELOPMENT LLC	104	Two-Family Residential	0.202502	8820.970853

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
12 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	SATO-BURTON KATE/ TRS	101	Single Family Residential	0.14112	6147.180143
15 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	SCOTT ROBERT J--ETAL	104	Two-Family Residential	0.16476	7176.924299
23 BAILEY RD, BAILEY RD, ARLINGTON, 02476	SHRIVER JOHN A/ETAL	101	Single Family Residential	0.198234	8635.090349
18 -20 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	WEAVER SARA BETH	102	Residential Condominium	0.198534	8648.119826
22 BAILEY RD, BAILEY RD, ARLINGTON, 02476	MINCHOM COLIN M & RONIT R	101	Single Family Residential	0.155517	6774.301888
11 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	CAMPAGNA JOSEPH E JR	104	Two-Family Residential	0.175352	7638.321132
23 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	GOLDSTEIN LEONARD H	102	Residential Condominium	0.202779	8833.039668
16 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	WEEKS ROBERT F--ETAL	101	Single Family Residential	0.15712	6844.129713
40 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	LOVETTE BRENDA/ TRUSTEE	104	Two-Family Residential	0.092459	4027.528331
21 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	FERGUSON KEVIN J	101	Single Family Residential	0.187116	8150.758291
19 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	SHAH SACHIN KISHOR	102	Residential Condominium	0.144327	6286.903275
15 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	DYER JUDITH ANN/ LIFE ESTATE	104	Two-Family Residential	0.118596	5166.054743
19 -21 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	WANG YI & BING E	104	Two-Family Residential	0.157573	6863.888896
25 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	HYDE BENJAMIN A--ETAL	102	Residential Condominium	0.226182	9852.485343
22 -24 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	P&M CARUSO FAMILY LLC	104	Two-Family Residential	0.187495	8167.29012
26 BAILEY RD, BAILEY RD, ARLINGTON, 02476	JUODAWLKIS PAUL/AMY	101	Single Family Residential	0.147887	6441.969726
22 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	DAVISON MIRIAM/TRUSTEE	104	Two-Family Residential	0.209503	9125.94569
33 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	DUKE AMY HEARN/ TRUSTEE	102	Residential Condominium	0.215006	9365.671119
39 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	GORMLEY BRENDAN P & JESSICA B	104	Two-Family Residential	0.188004	8189.437465
15 -17 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	VENEZIANO DANIELE--TRUSTEE	104	Two-Family Residential	0.283408	12345.25747
30 -32 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	BRAHMER GEOFFREY/ LIFE ESTATE	104	Two-Family Residential	0.13917	6062.250079
32 -34 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	FENG LEI	104	Two-Family Residential	0.120347	5242.299449
6 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	PIETRANTONI DAVID F	102	Residential Condominium	0.127683	5561.890929
115 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	FRECHETTE MARTIN	101	Single Family Residential	0.09707	4228.387072
10 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	MULDOON VIRGINIA A	102	Residential Condominium	0.155405	6769.428203
0 LOT APPLETON PL, APPLETON PL, ARLINGTON, 02476	THE GREEK ORTHODOX CHURCH	962	Other (Religious Org.)	0.67474	29391.68493
16 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	TALAVIA ZUBIN	102	Residential Condominium	0.367146	15992.88187
18 -20 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	CHOMICKI ANGELICA E	104	Two-Family Residential	0.155193	6760.208866
14 -16 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DAYA SANDEEP K & SMITABAHEN S	102	Residential Condominium	0.161671	7042.37687
20 BURTON ST, BURTON ST, ARLINGTON, 02476	MC CARTHY MARY LOU	104	Two-Family Residential	0.137015	5968.364697
27 HOWARD ST, HOWARD ST, ARLINGTON, 02476	DEUTSCH JONATHAN D	102	Residential Condominium	0.126184	5496.556683
24 -26 GROVE ST, GROVE ST, ARLINGTON, 02476	LOMBARD LEON E JR/TRUSTEE	112	Apartments with More than Eight Units	0.465834	20291.70729
17 -21 GROVE ST, GROVE ST, ARLINGTON, 02476	ARLINGTON-GROVE REALTY LLC	112	Apartments with More than Eight Units	0.456103	19867.83553
10 -12 GROVE ST, GROVE ST, ARLINGTON, 02476	MYATT CHARLES L	105	Three-Family Residential	0.091571	3988.830825
13 -15 GROVE ST, GROVE ST, ARLINGTON, 02476	MORSE TODD S & HARIVOLOLONA	104	Two-Family Residential	0.077545	3377.865613
9 GROVE ST, GROVE ST, ARLINGTON, 02476	PAULINO STEPHEN--ETAL	105	Three-Family Residential	0.155174	6759.367501
11 GROVE ST, GROVE ST, ARLINGTON, 02476	BROWN PAULA G	101	Single Family Residential	0.0872	3798.429504
5 -7 GROVE ST, GROVE ST, ARLINGTON, 02476	OSTERWEIS BURTON/TRUSTEE	104	Two-Family Residential	0.082017	3572.641423
14 -A GROVE ST, GROVE ST, ARLINGTON, 02476	LOMBARD LEON E JR TRUSTEE	112	Apartments with More than Eight Units	0.455638	19847.58741
16 -20 GROVE ST, GROVE ST, ARLINGTON, 02476	LOMBARD LEON E & SHIRLEY/TRS	13	Mixed Use (Primarily Residential, some Commercial)	0.482402	21013.41972
11 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	JOHNSTON LEROY N JR	112	Apartments with More than Eight Units	0.363186	15820.38322
17 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	JOHNSON JUDITH N	112	Apartments with More than Eight Units	0.27153	11827.83178
25 GROVE ST, GROVE ST, ARLINGTON, 02476	SUPPANISANUWONG PICHAI	101	Single Family Residential	0.170474	7425.864231
18 FRAZER RD, FRAZER RD, ARLINGTON, 02476	SWEENEY JOAN	101	Single Family Residential	0.132424	5768.410776
22 FRAZER RD, FRAZER RD, ARLINGTON, 02476	IAMELLO LAWRENCE/ LIFE ESTATE	101	Single Family Residential	0.184626	8042.306589
7 FRAZER RD, FRAZER RD, ARLINGTON, 02476	TUPAJ SCOTT & CENIA WONG	101	Single Family Residential	0.209603	9130.316531
12 FRAZER RD, FRAZER RD, ARLINGTON, 02476	TITUS ELIZABETH O	102	Residential Condominium	0.506412	22059.31933
26 FRAZER RD, FRAZER RD, ARLINGTON, 02476	MAGRAM TRACY	101	Single Family Residential	0.187321	8159.707754
30 FRAZER RD, FRAZER RD, ARLINGTON, 02476	BECLA PIOTR	101	Single Family Residential	0.213524	9301.088088

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
18 LOCKE ST, LOCKE ST, ARLINGTON, 02476	HENRY CASSIS	101	Single Family Residential	0.104442	4549.487676
44 -46 FOREST ST, FOREST ST, ARLINGTON, 02476	O'NEIL KEVIN JOHN	104	Two-Family Residential	0.153067	6667.601144
24 CLARK ST, CLARK ST, ARLINGTON, 02476	BANTA MARLON &	101	Single Family Residential	0.108064	4707.247613
22 RYDER ST, RYDER ST, ARLINGTON, 02476	AZAR BRIAN E/ETAL	101	Single Family Residential	0.103599	4512.761327
41 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	SOTTILE EDWARD R JR	101	Single Family Residential	0.1095	4769.819273
23 -25 CLARK ST, CLARK ST, ARLINGTON, 02476	EICHHORN GUENTHER	104	Two-Family Residential	0.171779	7482.6787
40 -42 FOREST ST, FOREST ST, ARLINGTON, 02476	DOBLE DENNIS M	104	Two-Family Residential	0.168238	7328.458049
37 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	KASS JORDEN	101	Single Family Residential	0.091219	3973.49485
29 LOCKE ST, LOCKE ST, ARLINGTON, 02476	SWEENEY CHERYL A/ TRUSTEE	101	Single Family Residential	0.136077	5927.505565
21 LOCKE ST, LOCKE ST, ARLINGTON, 02476	CUMMINGS MARK & DIANE	101	Single Family Residential	0.11681	5088.265192
48 FOREST ST, FOREST ST, ARLINGTON, 02476	KRAIN GEORGE J-MARILYN L	104	Two-Family Residential	0.161707	7043.96269
45 FOREST ST, FOREST ST, ARLINGTON, 02476	BROUGHALL JANET F/ LIFE ESTATE	101	Single Family Residential	0.12177	5304.296365
0 LOT BECK RD, BECK RD, ARLINGTON, 02476	MARADIANOS PETER	316	Other Storage, Warehouse, and Distribution facilities (see also usecode 401)	0.084044	3660.976749
34 CLARK ST, CLARK ST, ARLINGTON, 02476	COLARUSSO PROPERTIES LLC	102	Residential Condominium	0.166981	7273.709413
50 -52 FOREST ST, FOREST ST, ARLINGTON, 02476	MELTON JEFFERY P	104	Two-Family Residential	0.230676	10048.25656
24 LOCKE ST, LOCKE ST, ARLINGTON, 02476	VOULGARIS PAUL &	101	Single Family Residential	0.071208	3101.828239
25 LOCKE ST, LOCKE ST, ARLINGTON, 02476	KLESS AARON	101	Single Family Residential	0.157855	6876.142696
22 LOCKE ST, LOCKE ST, ARLINGTON, 02476	MAIER MICHAEL	101	Single Family Residential	0.144198	6281.281339
28 CLARK ST, CLARK ST, ARLINGTON, 02476	STEIN NICHOLAS L	101	Single Family Residential	0.158704	6913.125296
17 BECK RD, BECK RD, ARLINGTON, 02476	MARADIANOS PETER	101	Single Family Residential	0.099294	4325.261031
43 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	KONSTANINOV VASSIL	101	Single Family Residential	0.102943	4484.212577
16 LOCKE ST, LOCKE ST, ARLINGTON, 02476	STACK MARY--ETAL	101	Single Family Residential	0.092347	4022.623304
19 BECK RD, BECK RD, ARLINGTON, 02476	LIANG LIU	101	Single Family Residential	0.085067	3705.537914
34 FOREST ST, FOREST ST, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.229813	10010.64674
40 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	HALLISEY MARGARET B &	102	Residential Condominium	0.089816	3912.387334
15 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	KEELEY DAVID J/DEBORAH E	105	Three-Family Residential	0.11914	5189.750838
5 -7 LOCKE ST, LOCKE ST, ARLINGTON, 02476	REILLY MICHAEL & KAREN G	104	Two-Family Residential	0.088082	3836.858614
10 LOCKE ST, LOCKE ST, ARLINGTON, 02476	DEMETRIADES GEORGIA M	101	Single Family Residential	0.096562	4206.235426
18 RYDER ST, RYDER ST, ARLINGTON, 02476	DESHPANDE NAREN/ANUJA	101	Single Family Residential	0.151173	6585.102455
33 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	HURLEY JOHN D/GERALDINE C	101	Single Family Residential	0.122068	5317.272796
27 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	WILLIAMS BETH A	101	Single Family Residential	0.116992	5096.185836
44 -44A PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	LOVETT MAUREEN TRUSTEE	104	Two-Family Residential	0.090072	3923.544553
19 -21 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	COLARUSSO CHARLES L	111	Apartments with Four to Eight Units	0.177617	7736.980836
23 -25 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	PARK JIHONG & EILEEN	104	Two-Family Residential	0.131858	5743.735326
36 -38 FOREST ST, FOREST ST, ARLINGTON, 02476	THOMPSON EDITH A/TRUSTEE	104	Two-Family Residential	0.182695	7958.18006
35 FOREST ST, FOREST ST, ARLINGTON, 02476	XUE CHENGHAI	101	Single Family Residential	0.154872	6746.245843
14 RYDER ST, RYDER ST, ARLINGTON, 02476	WEBER NICOLE R	101	Single Family Residential	0.163359	7115.935389
46 -48 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	BRESLIN MICHAEL W	104	Two-Family Residential	0.067885	2957.073008
9 RYDER ST, RYDER ST, ARLINGTON, 02476	TZOVARAS GREGORIOS/ TRUSTEE	102	Residential Condominium	0.583604	25421.77189
36 -38 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	AGOSTINO JAMES H--ETAL	104	Two-Family Residential	0.075527	3289.975808
11 -13 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.094937	4135.438699
6 -8 CLARK ST, CLARK ST, ARLINGTON, 02474	ZHANG ROBIN	102	Residential Condominium	0.087265	3801.267363
20 -22 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	20 PEIRCE ST LLC	104	Two-Family Residential	0.140717	6129.611189
32 -34 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	ROCCI JAMES & IVANA	104	Two-Family Residential	0.079758	3474.241079
28 FOREST ST, FOREST ST, ARLINGTON, 02476	BUCK M SANDRA	104	Two-Family Residential	0.178513	7776.033199
14 -16 LAUREL ST, LAUREL ST, ARLINGTON, 02476	14-16 LAUREL ST LLC	105	Three-Family Residential	0.079861	3478.75114
10 -12 LAUREL ST, LAUREL ST, ARLINGTON, 02476	JOHNSON LINNEA	105	Three-Family Residential	0.078717	3428.93376
10 -12 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	HASTINGS JAMES L JR/TR &	105	Three-Family Residential	0.089567	3901.542418
6 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	KAKKAR DEVIKA	102	Residential Condominium	0.093539	4074.554139

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Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
29 LAUREL ST, LAUREL ST, ARLINGTON, 02476	DILLON JEANNE	101	Single Family Residential	0.134677	5866.514923
25 -27 LAUREL ST, LAUREL ST, ARLINGTON, 02476	OSHIMA MICHELE	104	Two-Family Residential	0.094135	4100.530878
21 -23 LAUREL ST, LAUREL ST, ARLINGTON, 02476	LEDEEN JENNIFER SIMMONS	102	Residential Condominium	0.087248	3800.531663
22 -26 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	KLEUTSCH LAUREN	109	Multiple Houses on one parcel	0.125064	5447.774869
17 -19 LAUREL ST, LAUREL ST, ARLINGTON, 02476	CASARIAN ARMEN	104	Two-Family Residential	0.079503	3463.169373
15 LAUREL ST, LAUREL ST, ARLINGTON, 02474	CROSSEN MELISSA J	102	Residential Condominium	0.095878	4176.450375
30 -32 LAUREL ST, LAUREL ST, ARLINGTON, 02476	GOSHDIGIAN REALTY LLC	104	Two-Family Residential	0.090459	3940.387464
9 -11 LAUREL ST, LAUREL ST, ARLINGTON, 02476	DELLO RUSSO ANTHONY & SIMONA	105	Three-Family Residential	0.104216	4539.644702
18 -20 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	GEANNARIS ANTHONY	111	Apartments with Four to Eight Units	0.174583	7604.838518
26 -28 LAUREL ST, LAUREL ST, ARLINGTON, 02476	LANCIANI ARLENE	102	Residential Condominium	0.079132	3446.993095
22 LAUREL ST, LAUREL ST, ARLINGTON, 02476	TSAMOULAS NICHOLAS P &	101	Single Family Residential	0.076686	3340.463686
5 -7 LAUREL ST, LAUREL ST, ARLINGTON, 02476	NIGRO FRANK J	104	Two-Family Residential	0.062729	2732.47155
18 -20 LAUREL ST, LAUREL ST, ARLINGTON, 02476	PRESTIGE HOMES GROUP LLC	104	Two-Family Residential	0.083196	3624.002466
1 -3 LAUREL ST, LAUREL ST, ARLINGTON, 02476	COELHO EMANUEL	105	Three-Family Residential	0.060943	2654.66206
18 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	SANDLER MICHAEL &	101	Single Family Residential	0.114259	4977.105267
14 -16 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	SUGRUE TERESA ZARBA &	104	Two-Family Residential	0.108268	4716.151419
12 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	MCELROY RICHARD A ETAL/ TRS	101	Single Family Residential	0.128928	5616.113291
0 LOT PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	MCELROY RICHARD A ETAL/ TRS	132	Undevelopable Residential Land	0.127822	5567.935603
16 FOREST ST, FOREST ST, ARLINGTON, 02476	COOPER ARTHUR E & MARY T	101	Single Family Residential	0.163163	7107.389032
23 FOREST ST, FOREST ST, ARLINGTON, 02476	ERICKSON KAREN	102	Residential Condominium	0.240893	10493.31508
20 FOREST ST, FOREST ST, ARLINGTON, 02476	CERVERA JOSE	102	Residential Condominium	0.164697	7174.194425
39 FOREST ST, FOREST ST, ARLINGTON, 02476	KAMINISHI IKUMI	102	Residential Condominium	0.189861	8270.345904
26 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	GRANLUND JOHN OWE	102	Residential Condominium	0.225786	9835.253454
1 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PECK ELIZABETH A	102	Residential Condominium	1.332059	58024.47889
33 LAUREL ST, LAUREL ST, ARLINGTON, 02476	WEBER MARK A	101	Single Family Residential	0.140433	6117.26851
12 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	ZHU LI	102	Residential Condominium	0.231715	10093.50128

MULTI-FAMILY HOUSING OVERLAY DISTRICTS

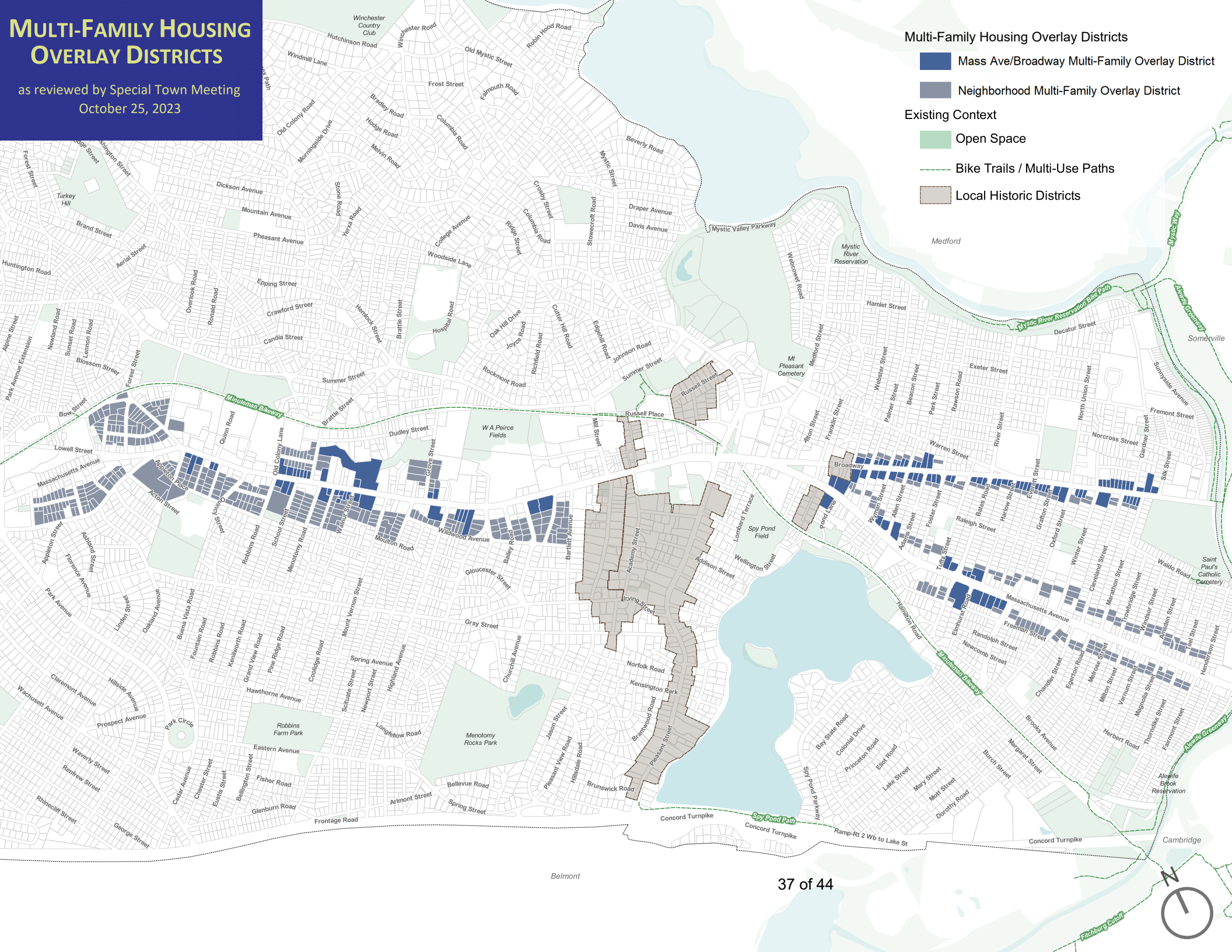
as reviewed by Special Town Meeting
October 25, 2023

Multi-Family Housing Overlay Districts

- Mass Ave/Broadway Multi-Family Overlay District
- Neighborhood Multi-Family Overlay District

Existing Context

- Open Space
- Bike Trails / Multi-Use Paths
- Local Historic Districts



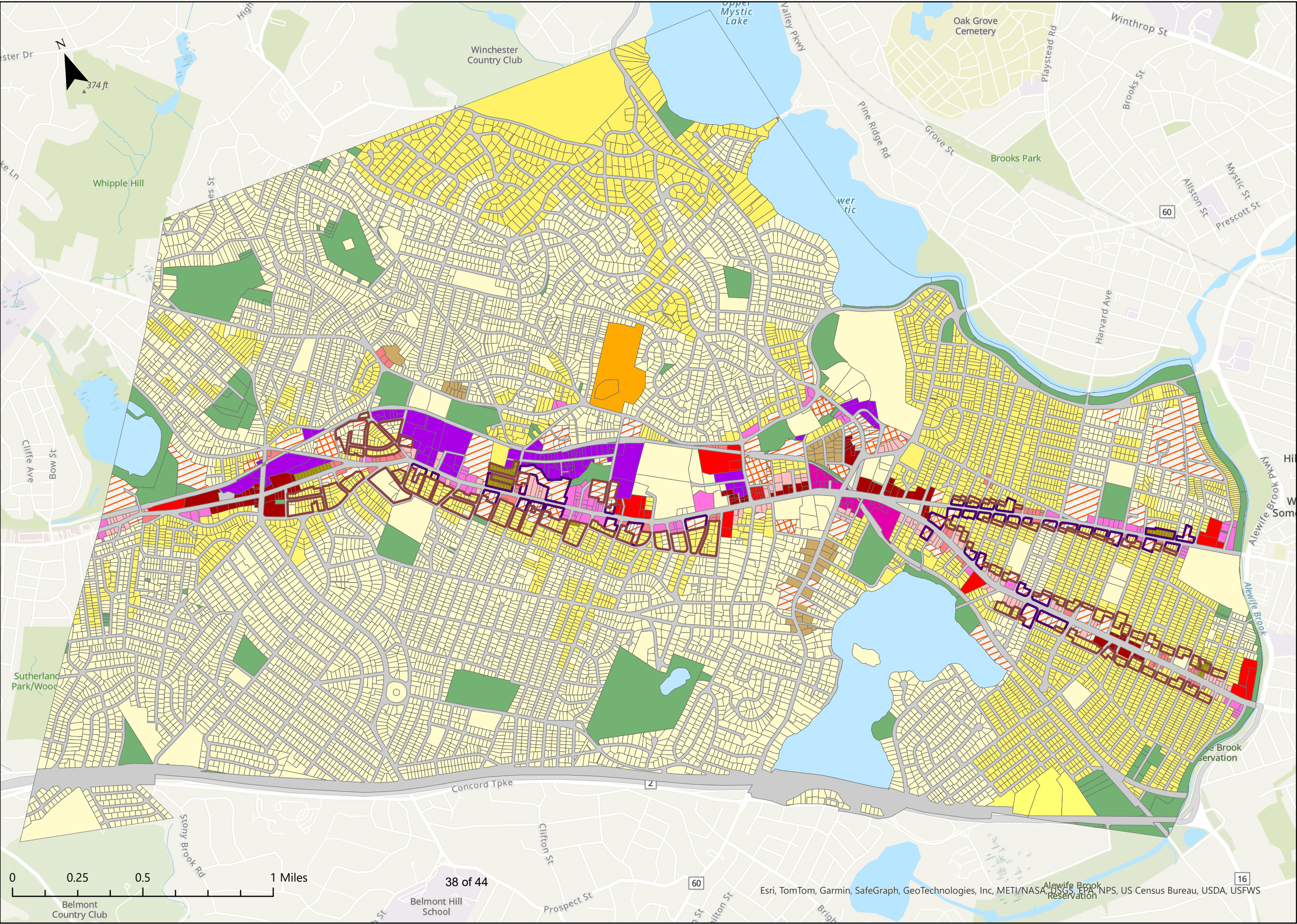


Zoning

Draft for 2024
Special Town Meeting

New Overlay Districts

- Mass Ave/Broadway Multi-Family Housing
- Neighborhood Multi-Family Housing
- Zoning District
- B1: Neighborhood Office
- B2: Neighborhood Business
- B2A: Major Business
- B3: Village Business
- B4: Vehicular Oriented Business
- B5: Central Business
- I: Industrial
- MU: Multi-Use
- OS: Open Space
- PUD: Planned Unit Development
- R0: Large Lot Single Family
- R1: Single Family
- R2: Two Family
- R3: Three Family
- R4: Town House
- R5: Apartments Low Density
- R6: Apartments Med Density
- R7: Apartments High Density
- T: Transportation





Town of Arlington, Massachusetts

Correspondence

Summary:

C. Loretì - 4/8/24

D. Seltzer - 4/18/24

S. Harrington - 4/29/24

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Correspondence_Loretì_04082024.pdf	Correspondence - Loretì - 04082024
▢	Reference Material	Correspondence_Seltzer_04182024.pdf	Correspondence - Seltzer - 04182024
▢	Reference Material	Correspondence_Harrington_04292024.pdf	Correspondence - Harrington - 04292024

From: Chris Loreti

Sent: Monday, April 8, 2024 6:00 PM

To: Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston

Cc: Kelli Gunagan; Margaret Hurley; Nathan Carlucci; Michael Cunningham; Jim Feeney; Eric Helmuth; Len Diggins; John Hurd; Diane Mahon; Stephen DeCoursey; Claire Ricker

Subject: MBTA Warrant Article for the Special Town Meeting

Dear ARB Chair Zsembery and other ARB members,

I noticed that the ARB will be discussing a possible warrant article related to the MBTA Communities Act this evening. I wish to offer a few comments on why I believe this article is insufficient--assuming it is the only one the ARB is considering for the STM:

- The proposed article does not address the defect in notice the Attorney General pointed out in a Public Notice earlier this year. As stated in that notice, if anyone filed a claim of prejudice based on that defect, the whole MBTA article could not be approved. I understand such a notice was filed and thus the article will not be approved by the AG. Therefore, the ARB cannot simply amend the article voted last fall without a Town Meeting vote on the original article following a duly noticed public hearing by the ARB.

- The article for discussion tonight does not do what it purports to do. First, contrary to what the draft vote suggests. Town Meeting did not vote on the MBTA-C map or parcel lists last fall. That is part of the problem with the earlier vote. (Those items, which were provided without context in a supplemental report to Town Meeting, do not appear in the vote taken by Town Meeting.) Second, the proposed revisions to the zoning bylaw still do not properly reference either the map or the parcel list. The proposed map reference is to a zoning map created in 2021. Since the MBTA_C overlay was created last year, and will be voted this year, it cannot possibly appear on a 2021 map. The language should specifically reference the dates of the MBTA-C map and parcel list and the fact that they supplement the earlier zoning map.

- It is my understanding that the Executive Office of Housing and Livable Communities conditionally approved the MBTA-C bylaw passed last year. To my knowledge, what those conditions are has not been discussed publicly. If they require changes to the bylaw as voted last year, why are they not included in any amendments now?

- Similarly, if the ARB is now proposing to include an additional parcel in East Arlington in one of the MBTA-C districts, why is that not incorporated into the map and parcel lists to be voted at the STM?

- Finally, the language voted by Town Meeting states: "Section 5.3.19 Height Buffer Area shall apply to six-story high buildings only." This makes no sense as only one height limit in feet and stories is given for each development scenario. Language in the bylaw amendment needs to be added to state what the height limit is in feet and stories when the height buffer applies--and when it does apply.

Thank you for considering these comments.

Chris Loreti

Adams St.

Town Meeting Member, Precinct 7 and former member of the ARB

From: Don Seltzer

Sent: Thursday, April 18, 2024 9:23 AM

To: Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston; Claire Ricker

Cc: Disability Comm

Subject: Fwd: Comments on V23- 155 1500 Mass Ave Arlington

Correspondence: Arlington Redevelopment Board, Arlington Disability Commission

On March 11, the Massachusetts Architectural Access Board denied an application for a waiver from state accessibility laws 521 CMR for 1500 Mass Ave, in an administrative hearing. The applicant has appealed, requesting a full public hearing before the MAAB. That hearing has been scheduled for Monday, April 22, at 2 pm.

Below are my comments to MAAB.

Don Seltzer

----- Forwarded message -----

From: Don Seltzer

Date: Thu, Apr 18, 2024 at 8:56 AM

Subject: Comments on V23- 155 1500 Mass Ave Arlington

To: William Joyce, Molly Griffin

Cc: Michael Muehe

Dear Board Chair Dawn Guarriello and Members of the Architectural Access Board:

I am a senior citizen writing on behalf of myself and other seniors with mobility limitations. As a former resident of Arlington of fifty years, I have repeatedly been disappointed by the indifference and general ignorance of state laws on accessibility in new housing production.

I have closely observed the project at 1500 Massachusetts Ave, Arlington, attending all of the Redevelopment Board hearings, and following the subsequent events. I would like to provide the MAAB the following timeline of this project which may not be apparent in the materials provided to the Board.

In November 2020, the Arlington Redevelopment Board approved plans for a mixed use building with an accessible parking lot at slightly above street grade. The parking included four full size spaces, one of which was striped for HP, and one compact space.

In early spring of 2021, exploratory excavations began. Test holes showed that much of the lot had significant ledge that would be difficult and expensive to remove. The developer failed to notify the Redevelopment Board of this problem, instead going to the Planning Department with a revised construction plan. Rather than excavate the lot, he proposed leaving the level of the parking lot and rear yard elevated by several feet, reached by a steep, inaccessible driveway of

more than 15% slope. The HP parking space was eliminated and all five spaces were reduced to compact spaces, in violation of Arlington's bylaws.

An additional consequence of this decision to not excavate was that part of the rear and side building perimeter of the second floor was at grade level, making it a second 'Ground Floor' by definition under 521 CMR.

At this point, these changes clearly should have been referred back to the Redevelopment Board to reopen public hearings. But the Planning Director at that time improperly administratively approved these changes without informing the Board. Consequently, there was no public hearing to challenge these revisions.

In December 2021, the developer belatedly applied for a building permit for construction (actual construction had improperly begun several months earlier). By spring 2023 it became apparent to passersby that the Board approved plan was not being followed and a complaint was made to the Building Inspector. Only then was the Redevelopment Board advised of these major changes.

To this day, the petitioner and his architect have failed to understand that 521 CMR requires not just the outfitting of Group 1 apartments, but also providing accessible routes to all public and common areas. When they decided three years ago, prior to any construction, to deviate from the approved plan and to not excavate the lot to street grade, they created a situation in which two public and common areas were rendered inaccessible. The first area was the parking lot for the use of residents, their visitors, and the commercial tenants.

The other common area was the Usable Open Space, required by local bylaw, to be *'designed and developed for outdoor use by the occupants of the lot for recreation, ... and readily accessible by all those for whom it is required'*

I call this Board's attention to a very similar case heard last October 16, for 747 Cambridge Street, Cambridge (V23-088). A three story mixed use building was constructed without an elevator, after which the developer applied to this Board for a variance. It was denied. The developer then complied, installing the required elevator by sacrificing a parking space and floor area of two apartments above.

A similar option is probably available for 1500 Mass Ave, Arlington. Some of the intended floor area of the two-bedroom apartments and office space could be utilized for an elevator, and a rear entrance on the second floor could lead directly to the parking lot. If any attention had been paid to 521 CMR, this is the way that the building should have been designed and built originally.

I urge the Board to reaffirm their decision of March 11 to deny this variance. To do otherwise would serve as a precedent to encourage future developers to follow a similar path of seeking forgiveness rather than permission.

Don Seltzer

From: Stephen Harrington

Sent: Monday, April 29, 2024 12:57 PM

To: Rachel Zsembery; Claire Ricker; Stephen Revilak; Eugene Benson; Kin Lau; Shaina Korman-Houston

Subject: STM Article 3 - Public Hearing Comments

Dear Arlington Redevelopment Board,

I want to offer some comment on the re-vote of the November Special Town Meeting regarding the MBTA housing overlay district on the Board's agenda tonight (4/29).

As you know, I filed a notice defect claim of that warrant article with the Attorney General after being informed of the Town's advertising of such.

In fact, both the MBTA article and the dozen or so zoning changes in the business districts voted at that November Special Town Meeting were also defective in terms of public notice.

The Town Manager informed me that the reason he might need to call a Special Town Meeting was this notice defect claim and that I somehow bore responsibility for the \$7500 cost and "fire drill" you all would have to go through.

Imagine my surprise when the reason given for this warrant article was due to an administrative error. The map wasn't included in the Town Meeting vote, oops.

One board member, Steve Relivak, was kind enough to provide a link to the excel spreadsheet for the MBTA housing districts that the working group had developed three days before the public hearing on September 11. The spreadsheet contained the GIS location IDs and assessor parcel IDs. I shared an interactive map with Steve.

There were changes made, apparently, between the working group map and the not supplied map that Town Meeting never saw. So I waited for the final list before analyzing the parcels. I had no idea that the September 11 hearing that Arlington did not provide adequate public notice for was the final hearing and no more public input would be taken by the Board.

That is when I started to engage the Board. I have had no reason to be seeking approval from the Redevelopment Board during my 6 decades in Arlington. I am not a developer or looking to improve my property. But I do have opinions about good government, transparency and property rights. I know from personal experience that Arlington officials, both elected and appointed, use the Arlington police department to silence critics. I rarely come to public meetings for that reason.

I was appalled when I read the transcripts from this Board's 9/11 hearing and the use of police to control the meeting. I wrote to this Board the next day sharing my shock. It is a red flag when officials use police to silence dissent.

Then I made a public records request asking for the GIS location IDs and assessor parcel IDs and received instead a list of addresses from the Board chair. There are 15,603 tax parcels, 19,451 households and over 30,000 addresses. Addresses are sub-optimal for any analysis. The Town never did provide those GIS identifiers.

Further, when I analyzed the overlay district parcels, it became immediately clear that the proposal met the letter of the law, while ignoring the intent. This proposal will not increase housing in Arlington in any meaningful way, the intent of the legislation. Further, all of the one way engagement I attempted with this Board since then has been ignored with rote acknowledgements.

- The overlay district is ill-considered ignoring property owners of commercial districts with centuries old, one story retail buildings, many vacant, who are not allowed by right to invest in housing.
- 40% of the overlay district will never be developed, prime examples include the condominium towers at 990 and 993 Mass Ave where hundreds of owners on relatively small lots have no imaginable economic incentive to add housing.
- Saint Athanasius Church is included while Saint Camillas Church, with a 6 acre lot on Rt2 that is for sale, was ignored.
- The owners of century old single family homes in Kelwyn Manor that have suffered the highest land appreciation in Arlington and abuts the red-line terminus at Alewife will not have the flexibility to realize the true value of their properties AND build more housing by right.
- The carve out to exclude a century year old house on an almost 1/2 acre lot in east Arlington is concerning; three times in a row is abusive.

But you already know all this.

Presenting this warrant article as an administrative update is misleading to both the residents, the Town and the Commonwealth. It is unfortunate that multiple opportunities to involve more residents to improve Arlington's housing obligations have been squandered.

Stephen Harrington