

Town of Arlington Select Board

Meeting Agenda

July 21, 2025 7:00 PM

Members of the public may access the hybrid meeting via Select Board Chambers, Zoom, or ACMI

1. Legislative Provision for Remote Participation

EXECUTIVE SESSION

To discuss and consider the acquisition of land parcels and or rights in land parcels to obtain and secure a public right of way, including, as needed, permanent or temporary easements in and around the Stratton Elementary School area, for the purpose of placing sidewalks in connection with the Commonwealth's Safe Routes to School Program.

Michael Cunningham, Town Counsel

FOR APPROVAL

 Acceptance: RRFB Equipment from MassDOT John Alessi, Senior Transportation Planner

CONSENT AGENDA

- 3. Minutes of Meetings: June 9, 2025; June 23, 2025
- 4. Reappointments

Open Space Committee

Brian Kelder (Term to Expire: 06/30/2028)

Library Board of Trustees

Jonathan Gates (Term to Expire: 06/30/2028)

Historical Commission

Eric Stange (Term to Expire: 06/30/2028) Michael Gervais (Term to Expire: 06/30/2028)

Conservation Commission

David Kaplan (Term to Expire: 06/30/2028)

5. Back to School Bash

Zara Khanjyan

Cyrus Dallin Museum Volunteers Event & Art in the Park Event @ Whittemore Park 7/26/2025
 Heather Leavell, Director & Curator
 Cyrus Dallin Art Museum

7. For Approval: Automatic Amusement Licenses Capitol Theatre, 204 Massachusetts Avenue

8. Request: Special (One Day) Beer & Wine License, 08/03/2025 @ Whittemore Robbins House for Private Event

Paula Kindle

9. Request: Contractor/Drainlayer License

North Shore Pavement Thomas Murray Wilmington, MA 01887

Nelly's Construction, Inc. Mark Nalesnik Peabody, MA 01960

Joseph Botti Co., Inc. Alex M. Kenis South Easton, MA 02375

APPOINTMENTS

10. Affordable Housing Overlay Committee

Xavid Pretzer

11. Arlington Bicycle Advisory Committee

Anton Rapetov (Term to Expire: 06/30/2028) Matthew De Remer (Term to Expire: 06/30/2028)

12. Board of Health

Sabrina Eagan (Term to Expire: 01/31/2028)

13. Disability Commission

Alex Dorson (Term to Expire: 06/30/2028)

Emma Marlin-Curiel (Term to Expire: 06/30/2028)

Historic District Commission - Avon Place District

Andrew Jones (Term to Expire: 06/30/2028)

LICENSES & PERMITS

15. For Approval: Common Victualler License

MVEC LLC D/B/A Oakberry Acai, Marco Viscariello, 476 Massachusetts Avenue

16. For Approval: Common Victualler License

Singh Brothers 86 LLC d/b/a Big Daddy's Pizza 2, Dajit Singh, 86 Massachusetts Avenue

17. For Approval: Common Victualler License

Rumruai Munkong Chokdec Inc., D/B/A Sumen, Purichaya Tawinno, 444 Massachusetts Avenue

OPEN FORUM

Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation in accordance with the policy under which the Open Forum was established. It

should be noted that there is a three minute time limit to present a concern or request.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

- Summer Street Proposed Safety Zone Transportation Advisory Committee
- Park Ave and Broadway Post Special Speed Regulations Transportation Advisory Committee
- 20. Open Position: Zoning Board of Appeals Associate Member
- 21. 5K Run/Walk Application
- 22. Discussion and Vote: Town Manager's Contract Renewal Diane M. Mahon, Select Board Chair

NEW BUSINESS

Next Scheduled Meeting of Select Board August 18, 2025

When: Jul 21, 2025 07:00 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

 $https://town-arlington-ma-us.zoom.us/webinar/register/WN_2dM7s--ESoqh1hSkhYAMaw$

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

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



Town of Arlington, Massachusetts

Legislative Provision for Remote Participation



Town of Arlington, Massachusetts

To discuss and consider the acquisition of land parcels and or rights in land parcels to obtain and secure a public right of way, including, as needed, permanent or temporary easements in and around the Stratton Elementary School area, for the purpose of placing sidewalks in connection with the Commonwealth's Safe Routes to School Program.

Summary:

Michael Cunningham, Town Counsel

ATTACHMENTS:

	Type	File Name	Description
D	Reference Material	2025-07- 21_Stratton_Certificate_of_Donation.pdf	Certificate of Donation
ם	Reference Material	2025-07- 21_Stratton_Final_ROW_Plans.pdf	Final ROW Plans
D	Reference Material	2025-07-21_Stratton_Notice_of_Taking.pdf	Notice of Taking
ם	Reference Material	2025-07-21_Stratton_Order_of_Taking.pdf	Oder of Taking

Certificate of Donation

Owner(s) & Mortgagee(s)/Lender(s) of Record:

City/Town: Arlington	Fed Aid Number: Pe	nding		
Project: 609531 Arlington	- Stratton School Improv	vements (SRTS)		
Temporary Easement Te	rm (if applicable): Four	Years		
Please choose the parce column next to the corre			box in the 'Donation'	
Parcel Number «Parcel_Number «Parcel_Number «Parcel_Number »Parcel_Number «Parcel_Number »Parcel_Number »Parcel	r_1» «Type_of_Impa r_2» «Type_of_Impa r_3» «Type_of_Impa	act_1» «Area_1» act_2» «Area_2» act_3» «Area_3»	«Donation_1» «Donation_2» «Donation_3»	
This is to certify that the all donated by the owner(s) a Relocation Assistance and	nd mortgagee/lender(s)	as provided for in the pro	ovisions of Title III, Unit	
The conveyance of these Registry of Deeds.	parcels will be accomplis	hed by deed or Order of	f Taking and recorded i	in the
This donation is made o have been given the Fed				
Owner(s)/Authorized Repr		I	Date	
Mortgagee/Lenders(s) Aut **All Owners of Records m		I	Date	
Authorized City/Town Office	cial - Title		Date	
Note: If the subject parcel(s) authorizing this donation mus			n an appropriate documer	nt,

Note: An executed Affidavit from the municipality must be attached for this document to be valid for ROW Certification.

ARLINGTON

WHEELER LANE, MOUNTAIN AVENUE,

TAP-0034(024)X

PRELIMINARY RIGHT OF WAY TITLE SHEET & INDEX

PLAN AND PROFILE OF

WHEELER LANE, MOUNTAIN AVENUE, DICKSON AVENUE, AND HEMLOCK STREET

IN THE TOWN OF

ARLINGTON MIDDLESEX COUNTY PRELIMINARY RIGHT OF WAY PLANS

FEDERAL AID PROJECT NO. TAP-0034(024)X

THIS PROJECT CONSISTS OF SIDEWALK AND ADA IMPROVEMENTS WITH NO CHANGES TO THE ROADWAY GRADES. AS SUCH, NO CRITICAL PROFILES ARE NEEDED NOR PROVIDED

These Right of Way plans are recommended for approval for acquisition unless design changes

or unless the title examinations show the need for the Right of Way plans to be updated

INDEX

SHEET NO. DESCRIPTION

TITLE SHEET & INDEX

LEGEND. ABBREVIATIONS & PROJECT DESCRIPTION

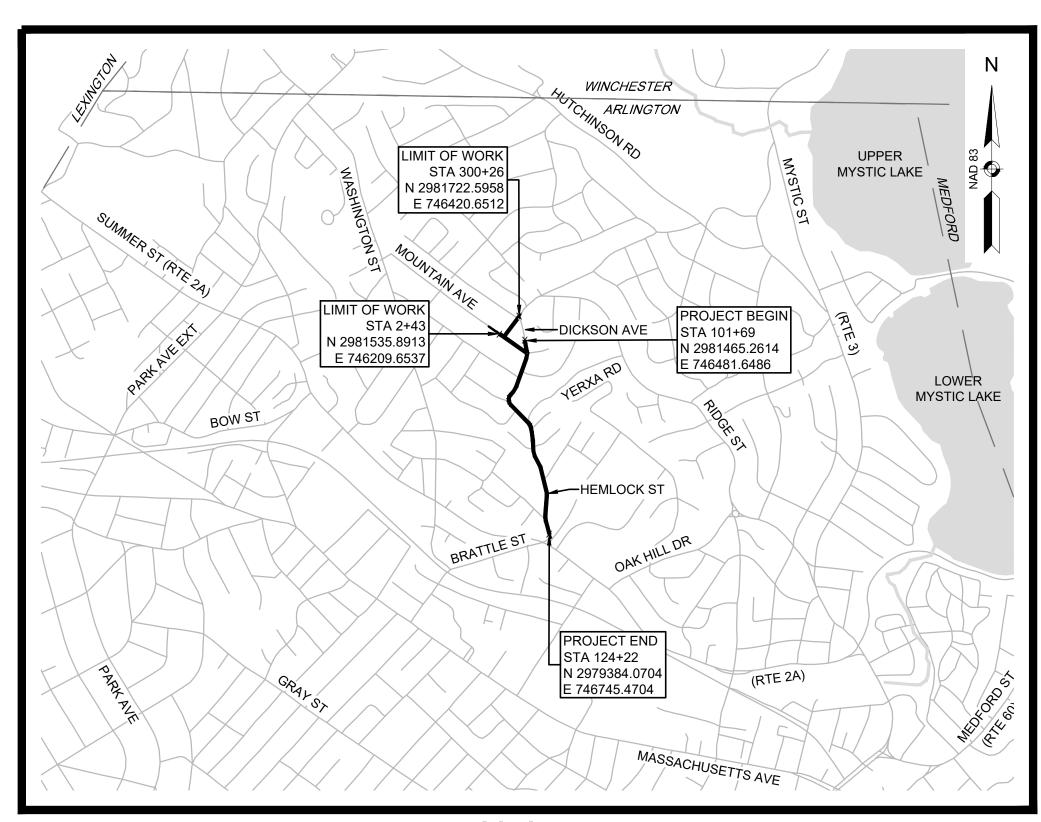
TYPICAL SECTIONS

PARCEL SUMMARY SHEETS

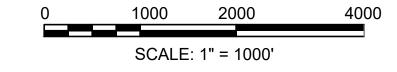
LOCATION PLANS 11 - 14 PROPERTY PLANS

BASEPLAN NOTES

- 1. THE SURVEY BASEPLAN WAS PREPARED BY BSC GROUP INC. IN APRIL 2021. AND SUPPLEMENTED BY BSC GROUP INC. IN JANUARY 2022.
- 2. THE MOST RECENT SITE VISIT WAS COMPLETED JANUARY, 2025 TO VERIFY THAT THE EXISTING CONDITIONS SHOWN ON THE PLAN ARE THE CURRENT CONDITIONS IN THE FIELD.
- 3. THE PROPERTY LINES SHOWN ON THE PLANS WERE COMPILED FROM PLANS AND DEED OF RECORD CERTIFIED BY SEAN EWALD, A PLS IN DIRECT CHARGE AND SUPERVISION OF THE SURVEY BASEPLAN.
- 4. LAYOUT LINES ARE RETRACEABLE AND DEPICTED ACCURATELY ON THE RIGHT OF WAY PLANS BY AN ON-THE-GROUND SURVEY PERFORMED IN ACCORDANCE WITH CMR 6.01 AND 6.02.
- 5. THE OWNERS HAVE BEEN CHECKED AND UPDATED PER THE REGISTRY OF DEEDS AS OF FEBRUARY 2024.
- 6. THE PREQUALIFIED SURVEYOR UNDER THE S3 CATEGORY IS PARTICIPATING IN THE DEVELOPMENT OF THE ROW PLANS. SEAN EWALD FROM BSC GROUP INC., HAS VERIFIED HIGHWAY LAYOUT BASELINES AND SIDELINES, VERIFIED MUNICIPAL LAYOUTS, VERIFIED THAT ABUTTERS PROPERTY LINES ARE CREATED BASED ON RECORD DEEDS AND PLANS, VERIFIED CURRENT ABUTTERS OWNERSHIP INFORMATION, VERIFIED EXISTING PERMANENT EASEMENTS, AND VERIFIED ANY OTHER ELEMENTS IN THE SURVEY BASEPLAN THAT AFFECTS DISPOSITIONS AND LAND ACQUISITIONS.



LOCUS MAP



WHEELER LANE LENGTH OF PROJECT= 260.07 FEET - 0.049 MILES MOUNTAIN AVENUE LENGTH OF PROJECT = 353.42 FEET = 0.059 MILES DICKSON AVENUE LENGTH OF PROJECT = 682.11 FEET = 0.127 MILES HEMLOCK STREET LENGTH OF PROJECT = 1570.53 FEET = 0.303 MILES AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

04-02-2025	PS&E NEW PARCELS: 21-T, TE-80 ALTERED PARCELS: 3-T, 16-T THRU 18-T, HS-4, PUE-7, TE-64	7
02-25-2025	PS&E NEW PARCELS: 20-T, TE-79 ALTERED PARCELS: 16-T, 17-T, HS-4, TE-9, TE-13 THRU TE-15, TE-25, TE-37, TE-39, TE-41, TE-54, TE-56, TE-69	6
02-07-2025	PS&E NEW PARCELS: 17-T THRU 19-T, E-1 THRU E-3, HS-1 THRU HS-7, PUE-7, PUE-8, TCA-1, TE-56 THRU TE-64, TE-66 THRU TE-78, W-1 DELETED PARCELS: 2-T, 4-T, 5-T, 7-T, 8-T, 10-T THRU 15-T, PUE-1, TE-40, TE-42, TE-52, TE-53 ALTERED PARCELS: 1-T, 3-T, 6-T, 9-T, 16-T, PUE-3 THRU PUE-6, TE-3, TE-4, TE-7, TE-9 THRU TE-19, TE-21 THRU TE-28, TE-30 THRU TE-35, TE-37 THRU TE-39, TE-41, TE-45, TE-47, TE-48, TE-51, TE-54, TE-55	5
11-25-2024	PS&E NEW PARCELS: 16-T, TE-55 ALTERED PARCELS: TE-10,TE-15, TE-21, TE-28, TE-34, TE-39, TE-41, TE-47, TE-51, PUE-6 DELETED PARCELS: TE-46	4
9-9-2024	PS&E NEW PARCELS: TE-53, PUE-4, PUE-5, PUE-6, 4-T THRU 15-T, TE-54 ALTERED PARCELS: TE-4,TE-5, TE-7, TE-10, TE-11, TE-15, TE-19, TE-21, TE-25, TE-30, TE-32,TE-35, TE-37, TE-41, TE-44, TE-48, TE-51 DELETED PARCELS: TE-43, TE-44, TE-49, TE-50	3
4-24-2024	100% DESIGN NEW PARCELS: TE-38 THRU TE-49, PE-1, PE-2, 2-T, 3-T, PUE-2, PUE-3 ALTERED PARCELS: TE-3 THRU TE-5, TE-7, TE-9 THRU TE-19, TE- 21 THRU TE-28, TE-30, TE-32 THRU TE-35, TE-37 DELETED PARCELS: TE-1, TE-2, TE-6, TE-8, TE-20, TE-29, TE-36	2
6-29-2023	75% DESIGN NEW PARCELS: TE-36, TE-37	1
01-18-22	25% DESIGN NEW PARCELS: 1-T, PUE-1, TE-1 THRU TE-35	0
DATE	DESCRIPTION	REV#

THE LAYOUT LINES, AS REPRESENTED ON THE

SUITABLE TO BE USED FOR A RECORDABLE PLAN.

PRELIMINARY RIGHT OF WAY PLANS, ARE BASED UPON AN INSTRUMENT SURVEY THAT MEETS 250 CMR 6.02 AND ARE

> 4/2/2025 JEFFREY P. BRADFORD, PLS #41862

> > **ROW PLANS PREPARED BY:**



PARE



APPROVED

CHIEF ENGINEER

DATE



NOTE

EXISTING	PROPOSED	DESCRIPTION
☐ JB	JB	JERSEY BARRIER
⊕ ∰ СВ	СВ СВ	CATCH BASIN
		CATCH BASIN CURB INLET
FP		FLAG POLE
GP	G GP	GAS PUMP
MB	□ MB	MAIL BOX
		POST SQUARE
\circ	0	POST CIRCULAR
WELL	⊕ WELL	WELL
EHH	• EHH	ELECTRIC HANDHOLE
\circ	0	FENCE GATE POST
GG "	o GG	GAS GATE
BHL #	◆ BHL #	BORING HOLE
MW #	⊕ MW #	MONITORING WELL
TP #	■ TP#	TEST PIT
φ.	ф V	HYDRANT
*	*	LIGHT POLE
CO.BD.		COUNTY BOUND
	_	GPS POINT
©	©	CABLE MANHOLE
D	(b)	DRAINAGE MANHOLE
E	E	ELECTRIC MANHOLE
©	©	GAS MANHOLE
M	M	MISC MANHOLE
S	<u>s</u>	SEWER MANHOLE
T	① •	TELEPHONE MANHOLE
W	W	WATER MANHOLE
MHB	■ MHB	MASSACHUSETTS HIGHWAY BOUND
MON		MONUMENT
SB		STONE BOUND
TB		TOWN OR CITY BOUND
Δ		TRAVERSE OR TRIANGULATION STATION
TPL or GUY -	→ TPL or GUY	TROLLEY POLE OR GUY POLE
HTP		TRANSMISSION POLE
UFB	- 占 - UFB	UTILITY POLE W/ FIREBOX
UPDL	-∳- UPDL	UTILITY POLE WITH DOUBLE LIGHT
ULT	-&- ULT	UTILITY POLE W / 1 LIGHT
UPL	-⊶ UPL	UTILITY POLE
		BUSH
IZE & TYPE		TREE
0		STUMP
4		SWAMP / MARSH
WG	• WG	WATER GATE
PM	• PM	PARKING METER
		- OVERHEAD CABLE/WIRE
		= CURBING
- <u>99</u>		- CONTOURS (ON-THE-GROUND SURVEY DATA)
		- CONTOURS (PHOTOGRAMMETRIC DATA)
		- UNDERGROUND DRAIN PIPE (DOUBLE LINE 24 INCH AND OVER)
		- UNDERGROUND ELECTRIC DUCT (DOUBLE LINE 24 INCH AND OVER)
		- UNDERGROUND GAS MAIN (DOUBLE LINE 24 INCH AND OVER)
-		- UNDERGROUND SEWER MAIN (DOUBLE LINE 24 INCH AND OVER)
-		- UNDERGROUND TELEPHONE DUCT (DOUBLE LINE 24 INCH AND OVER)
		- UNDERGROUND WATER MAIN (DOUBLE LINE 24 INCH AND OVER)
		BALANCED STONE WALL
		GUARD RAIL - STEEL POSTS
		- GUARD RAIL - WOOD POSTS
		GUARD RAIL - DOUBLE FACE - STEEL POSTS
U 8 8 8 B		- GUARD RAIL - DOUBLE FACE - WOOD POSTS
x	x	- CHAIN LINK OR METAL FENCE
		- WOOD FENCE
		SEDIMENT BARRIER
		O COIR LOG SEDIMENT BARRIER
		- SAWCUT LINE
_		TOD OD DOCTOR OF THE TOTAL OF T
- -		TOP OR BOTTOM OF SLOPE
- - -		LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY
		LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM
- - - -		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND
		LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM
- - - - 		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND
		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND 100 FT WETLAND BUFFER
- - - - - - - - -		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND 100 FT WETLAND BUFFER 200 FT RIVERFRONT BUFFER
		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND 100 FT WETLAND BUFFER 200 FT RIVERFRONT BUFFER - STATE HIGHWAY LAYOUT
		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND 100 FT WETLAND BUFFER 200 FT RIVERFRONT BUFFER - STATE HIGHWAY LAYOUT - TOWN OR CITY LAYOUT
		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND 100 FT WETLAND BUFFER 200 FT RIVERFRONT BUFFER - STATE HIGHWAY LAYOUT - TOWN OR CITY LAYOUT - COUNTY LAYOUT
		- LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY BANK OF RIVER OR STREAM BORDER OF WETLAND 100 FT WETLAND BUFFER 200 FT RIVERFRONT BUFFER - STATE HIGHWAY LAYOUT - TOWN OR CITY LAYOUT - COUNTY LAYOUT - RAILROAD SIDELINE

TRAFFIC SYMBOLS

EXISTING	PROPOSED	<u>DESCRIPTION</u>
Ø 1	Ø 1	CONTROLLER PHASE ACTUATED
	000	TRAFFIC SIGNAL HEAD (SIZE AS NOTED)
		WIRE LOOP DETECTOR (6' x 6' TYP UNLESS OTHERWISE SPECIFIED)
72	T	VIDEO DETECTION CAMERA
	>=	MICROWAVE DETECTOR
\oplus	•	PEDESTRIAN PUSH BUTTON, SIGN (DIRECTIONAL ARROW AS SHOWN) AND SADDL
*	*	EMERGENCY PREEMPTION CONFIRMATION STROBE LIGHT
<	-	VEHICULAR SIGNAL HEAD
≪<	←	VEHICULAR SIGNAL HEAD, OPTICALLY PROGRAMMED
←	◀—	FLASHING BEACON
	-	PEDESTRIAN SIGNAL HEAD, (TYPE AS NOTED OR AS SPECIFIED)
⊠ RRSG	⊠ RRSG	RAILROAD SIGNAL
	•	SIGNAL POST AND BASE (ALPHA-NUMERIC DESIGNATION NOTED)
oO	€ 20'	MAST ARM, SHAFT AND BASE (ARM LENGTH AS NOTED)
		HIGH MAST POLE OR TOWER
		SIGN AND POST
$\overline{\bigcirc}$	00	SIGN AND POST (2 POSTS)
	★ ^{20'} •	MAST ARM WITH LUMINAIRE
	-	OPTICAL PRE-EMPTION DETECTOR
	\bowtie	CONTROL CABINET, GROUND MOUNTED
		CONTROL CABINET, POLE MOUNTED
		FLASHING BEACON CONTROL AND METER PEDESTAL
	\boxtimes	LOAD CENTER ASSEMBLY
		PULL BOX 12"x12" (OR AS NOTED)
		ELECTRIC HANDHOLE 12"x24" (OR AS NOTED)
		TRAFFIC SIGNAL CONDUIT

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS TO PROVIDE AND ENHANCE SAFE ROUTES TO SCHOOL FOR THE STRATTON ELEMENTARY SCHOOL. THE PROPOSED PROJECT CONSISTS PRIMARILY OF THE IMPROVEMENT OF PEDESTRIAN FACILITIES ON WHEELER LANE, MOUNTAIN AVENUE, DICKSON AVENUE AND HEMLOCK STREET IN ARLINGTON, MASSACHUSETTS. THE PROPOSED IMPROVEMENTS ON HEMLOCK STREET WILL INCLUDE RECONSTRUCTION OF SIDEWALK WITH AND WITHOUT GRASS BUFFERS AND RECONSTRUCTION OF AND NEW CURB RAMPS FOR ADA COMPLIANCE, NEW CROSSWALKS, NEW SIGNAGE, AND SMALL AREAS OF MILL AND OVERLAY. THE PROPOSED IMPROVEMENTS ON WHEELER LANE, MOUNTAIN AVENUE AND DICKSON AVENUE WILL INCLUDE THE CONSTRUCTION OF NEW SIDEWALK. ADDITIONALLY, INTERSECTIONS WILL BE MODIFIED THROUGHOUT THE PROJECT LIMIT TO REDUCE EXCESSIVE PAVEMENT AND SHORTEN CROSSWALKS, AS WELL AS NEW CROSSWALKS, NEW SIGNAGE, AND SMALL AREAS OF MILL AND OVERLAY.

ARLINGTON ABBREVIATIONS WHEELER LANE, MOUNTAIN AVENUE, DICKSON AVENUE, AND HEMLOCK STREET ANNUAL AVERAGE DAILY TRAFFIC STATE FED. AID PROJ. NO. ABAN ABANDON TAP-0034(024)X 2 18

ADJ

A.C.

BIT.

GRAV GRD

HDW

HMA

HOR

HYD

INV

LT

MAX

MB

MHB

MIN

M&O

NIC

NO.

PC

PCC

PCR

P.G.L.

PΙ

POC

POT

PRC

PROJ

PROP

PSB

GUARD

HEADWALL

HORIZONTAL

LEACH BASIN LIGHT POLE

HYDRANT

INVERT JUNCTION

LEFT

MAXIMUM

MAILBOX MANHOLE

MINIMUM

NUMBER

PROJECT

PROPOSED

MILL & OVERLAY

NOT IN CONTRACT

POINT OF CURVATURE

PROFILE GRADE LINE

POINT ON CURVE

POINT ON TANGENT

POINT OF TANGENCY

PEDESTRIAN CURB RAMP

POINT OF INTERSECTION

PLANTABLE SOIL BORROW

HOT MIX ASPHALT

LENGTH OF CURVE

MASSACHUSETTS HIGHWAY BOUND

POINT OF COMPOUND CURVATURE

POINT OF REVERSE CURVATURE

APPROX.

ADJUST

APPROXIMATE

BITUMINOUS

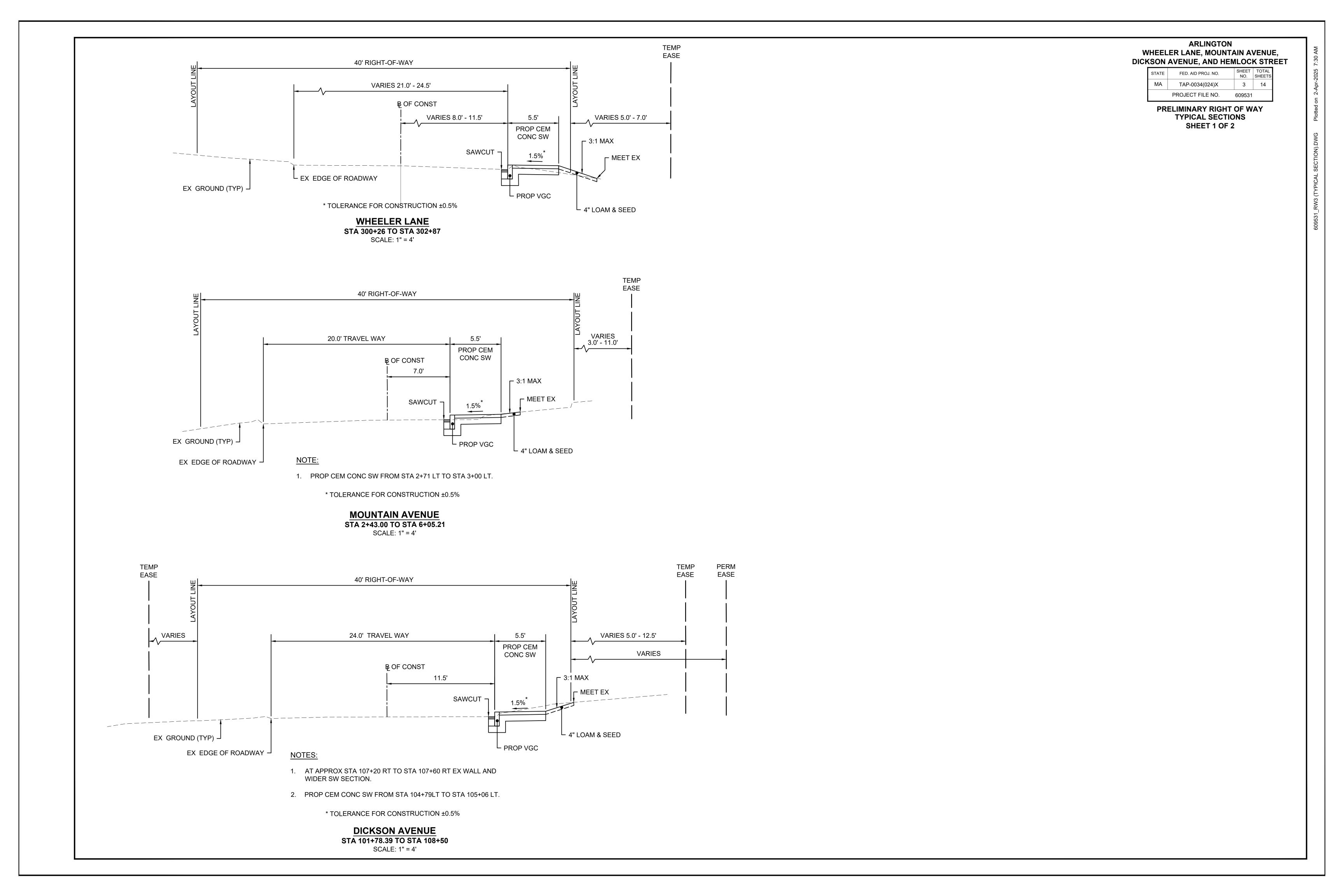
ASPHALT CONCRETE

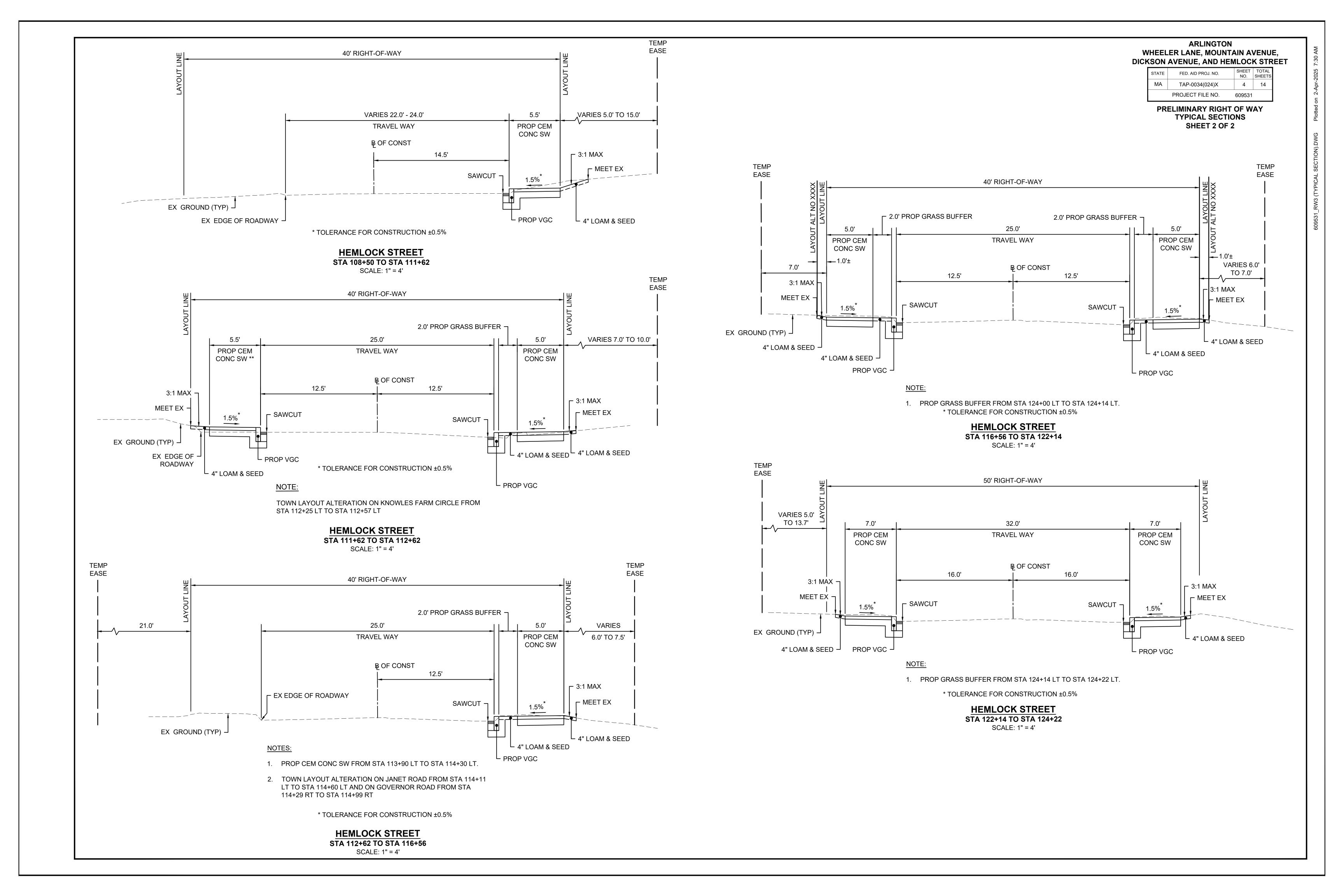
ASPHALT COATED CORRUGATED METAL PIPE

PRELIMINARY RIGHT OF WAY LEGEND, ABBREVIATIONS & PROJECT DESCRIPTION

PROJECT FILE NO.

DII.	DITUMINOUS		I ROOLOT BLOOKII HON
BC	BOTTOM OF CURB		
BD.	BOUND		
BL	BASELINE	ABBREVIATIO	ONS (cont.)
BLDG	BUILDING	ADDITEVIATION	5NO (66nt.)
BM	BENCHMARK	<u>GENERAL</u>	
ВО	BY OTHERS	PVC	POINT OF VERTICAL CURVATURE
BOS	BOTTOM OF SLOPE	PVI	POINT OF VERTICAL INTERSECTION
BR.	BRIDGE	PVT	POINT OF VERTICAL TANGENCY
CB	CATCH BASIN	PVMT	PAVEMENT
CBCI	CATCH BASIN WITH CURB INLET	PWW	PAVED WATER WAY
CC	CEMENT CONCRETE	R	RADIUS OF CURVATURE
CCM	CEMENT CONCRETE MASONRY	R&D	REMOVE AND DISPOSE
CEM	CEMENT	RCP	REINFORCED CONCRETE PIPE
CI	CURB INLET	RD	ROAD
CIP	CAST IRON PIPE	RDWY	ROADWAY
CLF	CHAIN LINK FENCE	REM	REMOVE
CL	CENTERLINE	RET	RETAIN
CMP	CORRUGATED METAL PIPE	RET WALL	RETAINING WALL
CSP	CORRUGATED METAL PIPE CORRUGATED STEEL PIPE	ROW	RIGHT OF WAY
		RR	RAILROAD
CO.	CONCRETE	R&R	REMOVE AND RESET
CONC	CONTRILICUS	R&S	REMOVE AND STACK
CONT	CONTINUOUS	RT	RIGHT
CONST	CONSTRUCTION	SB	STONE BOUND
CR GR	CROWN GRADE	SHLD	SHOULDER
DHV	DESIGN HOURLY VOLUME	SMH	SEWER MANHOLE
DI	DROP INLET	ST	STREET
DIA	DIAMETER	STA	STATION
DIP	DUCTILE IRON PIPE	SSD	STOPPING SIGHT DISTANCE
DW	STEADY DON'T WALK - PORTLAND ORANGE	SHLO	STATE HIGHWAY LAYOUT LINE
DWP	DETECTABLE WARNING PANEL	SW	SIDEWALK
DWY	DRIVEWAY	T	TANGENT DISTANCE OF CURVE/TRUCK %
ELEV (or EL.)		TAN	TANGENT
EMB	EMBANKMENT	TEMP	TEMPORARY
EOP	EDGE OF PAVEMENT	TC	TOP OF CURB
EXIST (or EX)		TOS	TOP OF SLOPE
EXC	EXCAVATION	TYP	TYPICAL
F&C	FRAME AND COVER	UP	UTILITY POLE
F&G	FRAME AND GRATE	VAR	VARIES
FDN.	FOUNDATION	VERT	VERTICAL
FLDSTN	FIELDSTONE	VC	VERTICAL CURVE
GAR	GARAGE	WG	WATER GATE
GD	GROUND	WIP	WROUGHT IRON PIPE
GG	GAS GATE	WM	WATER METER/WATER MAIN
GI	GUTTER INLET	X-SECT	CROSS SECTION
GIP	GALVANIZED IRON PIPE	Λ-OLO I	SINOUS SECTION
GRAN	GRANITE		
GRAV	GRAVEL		
CPD	CHAPD		





P	
3:52 PM	
25	
or-20	
2-Apr-2025	
o	
Plotted on	
₽ B	
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	PROJECT	TOTALS	
AFFECTED PROPERTIES	FEE TAKINGS	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
57	10	17	63

ARLINGTON WHEELER LANE, MOUNTAIN AVENUE,

DICKSON AVENUE, AND HEMLOCK STREET

ATE	FED. AID PROJ. NO.	NO.	SHEET
1A	TAP-0034(024)X	5	14
	PROJECT FILE NO.	609531	

PRELIMINARY RIGHT OF WAY PARCEL SUMMARY SHEETS SHEET 1 OF 4

D.4.D.0.E.I	PLAN			TITLE RE	FERENCE	ROW PA	ARCEL	PROPE	ERTY TOTALS	S (S.F.)	FRONT- AGE ON				LAND
PARCEL NO.	SHEET NO.	TITLEHOLDER	DEED BOOK	PAGE NO.	L.C.C. CERT		AREA (S.F.+/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)	DOW	STREET ADDRESS	ZONING DISTRICT	REMARKS	RESTRICT FROM THE
TE-75	11	JOSEPH CAHILL AND EILEEN M. CAHILL	36976	259		TEMP	13				164	48 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
HS-1	11	SUDHIR VERMA AND REA SETYA	69359	554		PERM	18			7,265	164	49 DICKSON AVENUE	R-1	TRAFFIC SIGN, GRADING (MAX 3:1), LOAM & SEED	
TE-38	11	SUDHIR VERMA AND REA SETYA	69359	554		TEMP	398							GRADING (MAX 3:1), LOAM & SEED, TREE PROTECTION	
20-T	11	IMREATTILA KISS AND AGNES BAYER-KISS	55072	81		FEE	19	19	7,247	7,266	163	3 WHEELER LANE	R-1	ALTERATION: SIDEWALK	
HS-2	11	IMREATTILA KISS AND AGNES BAYER-KISS	55072	81		PERM	18			·				TRAFFIC SIGN	
HS-3	11	IMREATTILA KISS AND AGNES BAYER-KISS	55072	81		PERM	19							TRAFFIC SIGN, GRADING (MAX 3:1), LOAM & SEED	
TE-39	11	IMREATTILA KISS AND AGNES BAYER-KISS	55072	81		TEMP	665							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, REM FENCE	
HS-4	11	OWNER UNKNOWN				PERM	105			11,104	89	CHRISTINE ROAD	R-1	TRAFFIC SIGN	
TE-56	11	DANIEL F. BUCKLEY AND KATHRYN M. ALDHAM BUCKLEY	20660	213		TEMP	57				268	153 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1)	
TE-41	11	PIETRO COTTONE AND VALENTINA SABINO	75449	349		TEMP	372				67	170 MOUNTAIN AVE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-79	11	JAMES KENNEDY SHAFFER AND VIVENNE SHAO SHAFFER	80962	376		TEMP	7				67	166 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-57	11	JUSTIN T. PRECOURT AND REBECCA R. PRECOURT	73446	212		TEMP	79				67	162 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-58	11	JUSTIN T. PRECOURT AND REBECCA R. PRECOURT	73446	212		TEMP	13							GRADING (MAX 3:1), LOAM & SEED	
TE-59	11	EDWARD M. WADMAN AND LENORE B. WADMAN	47878	565		TEMP	67				67	158 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-3	11	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	76224	252		TEMP	548				157	67 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-76	11	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	76224	252		TEMP	38							TREE PROTECTION	
PUE-3	11	JACKSON LAU AND LISA LAU-HUANG	80570	337		PERM	35			7,235	67	73 DICKSON AVENUE	R-1	UTILITY POLE GUY ANCHOR, GRADING (MAX 3:1)	
FIND	11	JACKSON LAU AND LISA LAU-HUANG	80570	337		TEMP	353							GRADING (MAX 3:1), LOAM & SEED	
PUE-4	11	JONATHAN R. COLE	31172	232		PERM	19			7,725	156	151 PHEASANT AVENUE	R-1	UTILITY POLE GUY ANCHOR, GRADING (MAX 3:1)	
TE-51	11,12	JONATHAN R. COLE	31172	232		TEMP	1,045					7.02.1102		REMOVING OVERHEAD WIRES	
21-T	11,12	OWNER UNKNOWN				FEE	791	791	23,003	23,794	122	STONE ROAD	R-1	ALTERATION: ROADWAY, SIDEWALK	
17-T	11	AMY SAWIN	62584	151		FEE	69	69	6,912	6,981	66	72 DICKSON AVENUE	R-1	ALTERATION: SIDEWALK	
	11	AMY SAWIN	62584	151		TEMP	361							GRADING (MAX 3:1), LOAM & SEED, TREE PROTECTION	

ARLINGTON WHEELER LANE, MOUNTAIN AVENUE, DICKSON AVENUE, AND HEMLOCK STREET

> STATE FED. AID PROJ. NO. MA TAP-0034(024)X 6 14 PROJECT FILE NO. 609531

PRELIMINARY RIGHT OF WAY PARCEL SUMMARY SHEETS SHEET 2 OF 4

	PLAN			TITLE RE	FERENCE		ROW PARC	CEL	PROPERTY TOTALS	S (S.F.)	FRONT- AGE ON				
PARCEL NO.	SHEET NO.	TITLEHOLDER	DEED BOOK	PAGE NO.		CERT. INT NO. ACC	TEREST QUIRED	AREA (S.F.+/-)	TOTAL REMAINING	TOTAL PROPERTY AREA (RECORD)	ROW PLAN (FT.)	STREET ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTIONS FROM THE DEED
TE-9	12	SIYU OU AND SUYA WANG	79339	432		1	TEMP	408			134	83 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-77	12	JOSHUA A. FINK AND TWYLA FINK	80365	69		1	TEMP	208			64	87 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-10	12	ELIZABETH R. DECK AND STEWART L. DECK	26534	482		1	TEMP	415			60	91 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-62	12	JAKUB A. RYBCZYNSKI AND ELIZABETH M. KEEFE	50468	349		1	TEMP	415			123	95 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-71	12	WILLIAM S. KNOWLTON, IV	30560	519		1	TEMP	69			80	98 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-11	12	DAVID J. MCLAUGHLIN AND BETH M. MCLAUGHLIN	49182	358		7	TEMP	186			64	94 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-12	12	TOMOHISA FUNABASHI AND RIEKO FUNABASHI			34673 2	252635 1	TEMP	505			100	92 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, CONC WALK, CONC STEP	
TE-13	12	YU CAO AND SENJIE DAI			34673 2	276382 1	TEMP	664			163	88 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-14	12	THOMAS J. BOYLE			34673 1	51299 1	TEMP	863			110	84 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, TREE TRIMMING	
TE-78	12	DEBORAH J. COLLINS AND ROBERT F. TRAINOR	45013	142		1	TEMP	30			62	7 YERXA ROAD	R-1	GRADING (MAX 3:1)	
TE-16	12	EDWARD SAKER AND JANET S. SAKER	23829	544		1	TEMP	311			231	3 YERXA ROAD	R-1	GRADING (MAX 3:1), LOAM & SEED, PROP TREE	
TE-60 TE-61	12 12,13	EDWARD SAKER AND JANET S. SAKER EDWARD SAKER AND JANET S. SAKER	23829	544 544			TEMP	22 30						GRADING (MAX 3:1), LOAM & SEED GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
E-1	13	MARDIC MARDASHIAN AND CAROL MARDASHIAN			34673 2	205739 F	PERM	1		7,159	162	80 HEMLOCK STREET	R-1	ALTERATION: SIDEWALK	
PUE-6 TE-15	12,13 12,13	MARDIC MARDASHIAN AND CAROL MARDASHIAN MARDIC MARDASHIAN AND CAROL MARDASHIAN					PERM TEMP	448 777						OVERHEAD WIRE, GRADING (MAX 3:1) GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, REM FENCE	
16-T	13	SEAVER PROPERTIES LLC	45224	19			FEE	195	195 10,907	11,102	60	KNOWLES FARM CIRCLE	R-1	ALTERATION: SIDEWALK, GRADING (MAX 3:1)	
HS-5	13	SEAVER PROPERTIES LLC	45224	19			PERM	56				CIRCLE		TRAFFIC SIGN	
TE-63	13	SEAVER PROPERTIES LLC	45224	19		1	TEMP	131						GRADING (MAX 3:1), LOAM & SEED, PROP CURB	
18-T	13	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	71727	267			FEE	151	151 7,093	7,244	29	2 JANET ROAD	R-1	ALTERATION: SIDEWALK, GRADING (MAX 3:1), LOAM & SEED, PROP. CURB	
HS-6	13	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	71727	267		F	PERM	21						TRAFFIC SIGN	
TE-64	13	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	71727	267		1	TEMP	73						GRADING (MAX 3:1), LOAM & SEED, PROP VGC	
3-T	13	OWNER UNKNOWN					FEE	396	396 6,754	7,150	50	JANET ROAD	R-1	ALTERATION: ROADWAY, SIDEWALK	
TE-80	13	OWNER UNKNOWN				Т	TEMP	7						HMA PAVEMENT	

RW5 (PARCEL SUMMARY).DWG Plotted c

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE FED. AID PROJ. NO. SHEET TOTAL NO. SHEETS

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PROJECT FILE NO. 609531

PRELIMINARY RIGHT OF WAY PARCEL SUMMARY SHEETS SHEET 3 OF 4

	PLAN			TITLE REI	FERENCE		ROW PA	RCEL	PROPERTY TOTALS (S.F.)	FRONT- AGE ON				
PARCEL NO.	SHEET NO.	TITLEHOLDER	DEED BOOK	PAGE NO.	L.C.C. NO.	CERT. NO.	INTEREST ACQUIRED	AREA (S.F.+/-)	TOTAL REMAINING PROPE ARE.	L POW	STREET ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTION FROM THE DEE
PUE-7	13	ADAM R. FRANGE AND VICTORIA R. CLARK	80430	376			PERM	155	6,95	89	77 HEMLOCK STREET	R-1	UTILITY POLE, OVERHEAD WIRE	
E-2	13	JAMES D. DONOVAN AND CAMELIA DONOVAN, TRUSTEES OF 6 GOVERNOR ROAD REALTY TRUST			26967	229866	PERM	5	4,13	74	HEMLOCK STREET	R-1	ALTERATION: SIDEWALK	
TE-37	13	JAMES D. DONOVAN AND CAMELIA DONOVAN, TRUSTEES OF 6 GOVERNOR ROAD REALTY TRUST			26967	229866	TEMP	498					GRADING (MAX 3:1), LOAM & SEED	
HS-7	13	JOHN W. FERMOYLE AND JAMES A. FERMOYLE			14547	32594	PERM	54	14,77	9 80	GOVERNOR ROAD	R-1	TRAFFIC SIGN, GRADING (MAX 3:1), LOAM & SEED	
TE-66	13	JOHN W. FERMOYLE AND JAMES A. FERMOYLE			14547	32594	TEMP	782			GOVERNOR ROAD	R-1	GRADING (MAX 3:1), LOAM & SEED, GRAN CUB, HMA PAVEMENT	
PUE-5	13	OWNER UNKNOWN					PERM	147	366	25	0 HEMLOCK STREET	R-1	UTILITY POLE GUY ANCHOR, OVERHEAD WIRE, GRADING (MAX 3:1), LOAM & SEED	
TE-68	13	OWNER UNKNOWN					TEMP	79					GRADING (MAX 3:1), LOAM & SEED	
TE-67	13	JAMES M. AMPE AND KIRSI ALLISON-AMPE			14547	247548	TEMP	21		NO ACCESS	2 GOVERNOR ROAD	R-1	GRADING (MAX 3:1), LOAM & SEED	
										7,00200				
PUE-8	13	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST			14547	283323	PERM	2	7,670	85	70 HEMLOCK STREET	R-1	OVERHEAD WIRE, GRADING (MAX 3:1), LOAM & SEED	
TE-45	13	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST			14547	283323	TEMP	514				R-1	GRADING (MAX 3:1), LOAM & SEED, R&R PAVER DRIVEWAY	
TE-17	13	BINOD DONGOL AND REEMA ADHIKARI			14547	277806	TEMP	264		40	68 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, BRICK WALK, TREE PROTECTION	
E-3	13	64 HEMLOCK STREET CONDOMINIUM			14547	C1018	PERM	5	3,779	59	64 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
TE-18	13	64 HEMLOCK STREET CONDOMINIUM			14547	C1018	TEMP	108					GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, BRICK WALK	
TE-19	13	64 HEMLOCK STREET CONDOMINIUM			14547	C1018	TEMP	73					GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
6-T	13	58-60 HEMLOCK STREET LLC	66224	375			FEE	3	3 10,327 10,33	0 80	56 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
TE-21	13	58-60 HEMLOCK STREET LLC	66224	375			TEMP	471					HMA DRIVEWAY, GRADING (MAX 3:1), LOAM & SEED, TREE PROTECTION	
TE-47	13	RANDOLPH F. BERKSON AND DONNA K. BERKSON	15953	555			TEMP	234		205	8 LANSDOWNE ROAD	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-22	13	54-56 HEMLOCK STREET CONDOMINIUM	46384	153			TEMP	99		49	54 HEMLOCK STREET	R-2	HMA DRIVEWAY	
TE-23	13,14	50-52 HEMLOCK STREET CONDOMINIUM	58535	136			TEMP	297		49	52 HEMLOCK STREET	R-2	GRADING (MAX 3:1), LOAM & SEED, R&R PAVER DRIVEWAY	
												_		
TE-55	14	ZACHARY GENDRON AND STEPHANIE GENDRON	61846	270			TEMP	25		136	7 LANSDOWNE ROAD	R-2	GRADING (MAX 3:1), LOAM & SEED	
33										.55				
TE-24	14	JAMES M. KEENAN AND LEIGH H. KEENAN	23555	457			TEMP	138		49	48 HEMLOCK STREET	R-2	GRADING (MAX 3:1), LOAM & SEED, PAVER DRIVEWAY, PAVER WALK	
12 27	17	O, WILLOW, INCLEASING LEIGHTH, INCLEASING	20000	701			, 51411	100		73	T.L.VILOOK OTTALL	11.72		
9-T	14	CRAIG W. SHERMAN	47874	316			FEE	7	7 5,701 5,700	49	42 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
9-1 TE-25	14	CRAIG W. SHERMAN CRAIG W. SHERMAN	47874	316			TEMP	99	, 3,701	43	72 HEINLOOK STREET	11-2	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
1 E-20	14	CRAIG W. SHERIWAIN	4/0/4	310			I EIVIP	99					CITALITAC (IVINACOLID), LONIVI & CLLD, I IIVIA DIAIVEVAAT	

609531_RW5 (PARCEL SUMMARY).DW

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

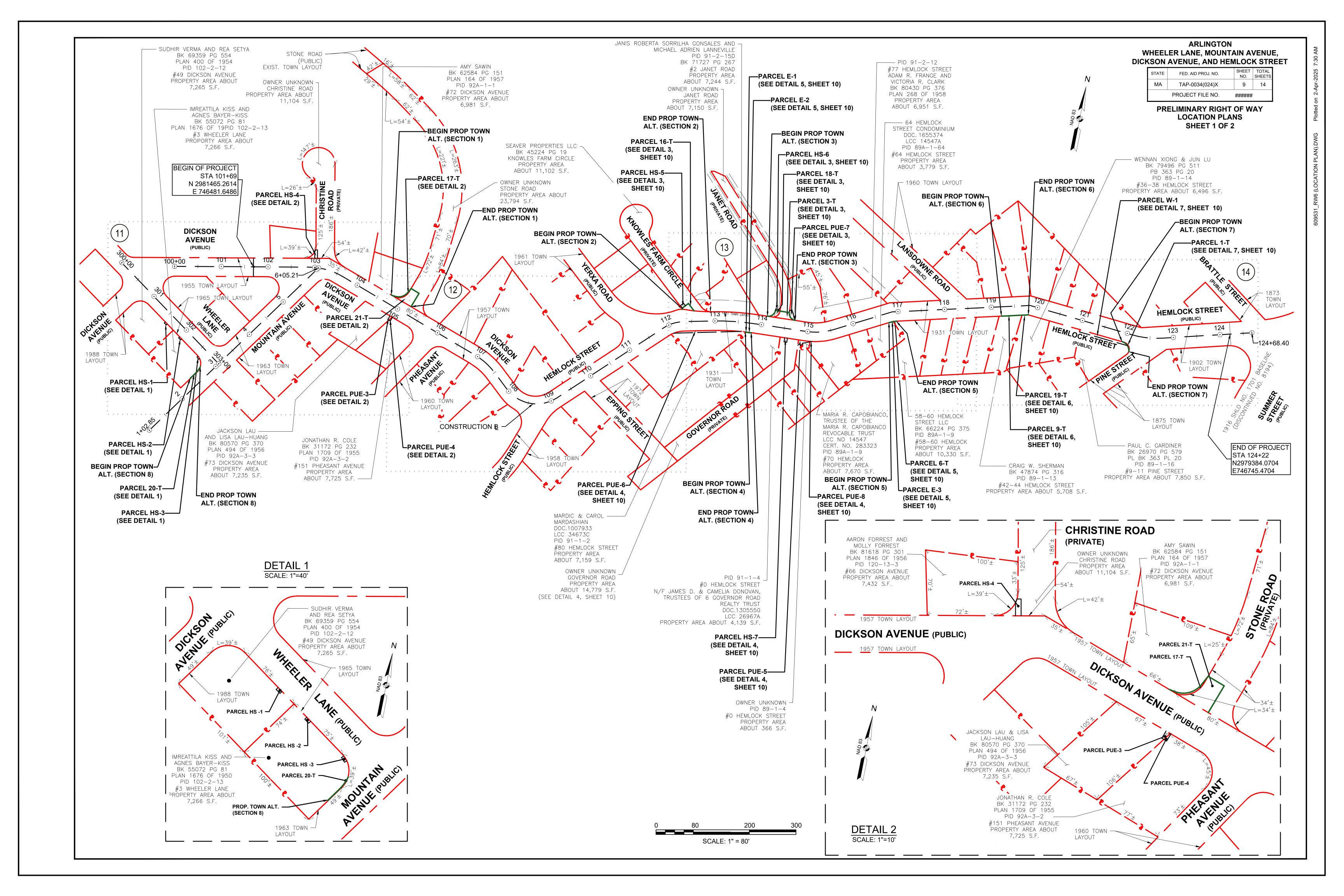
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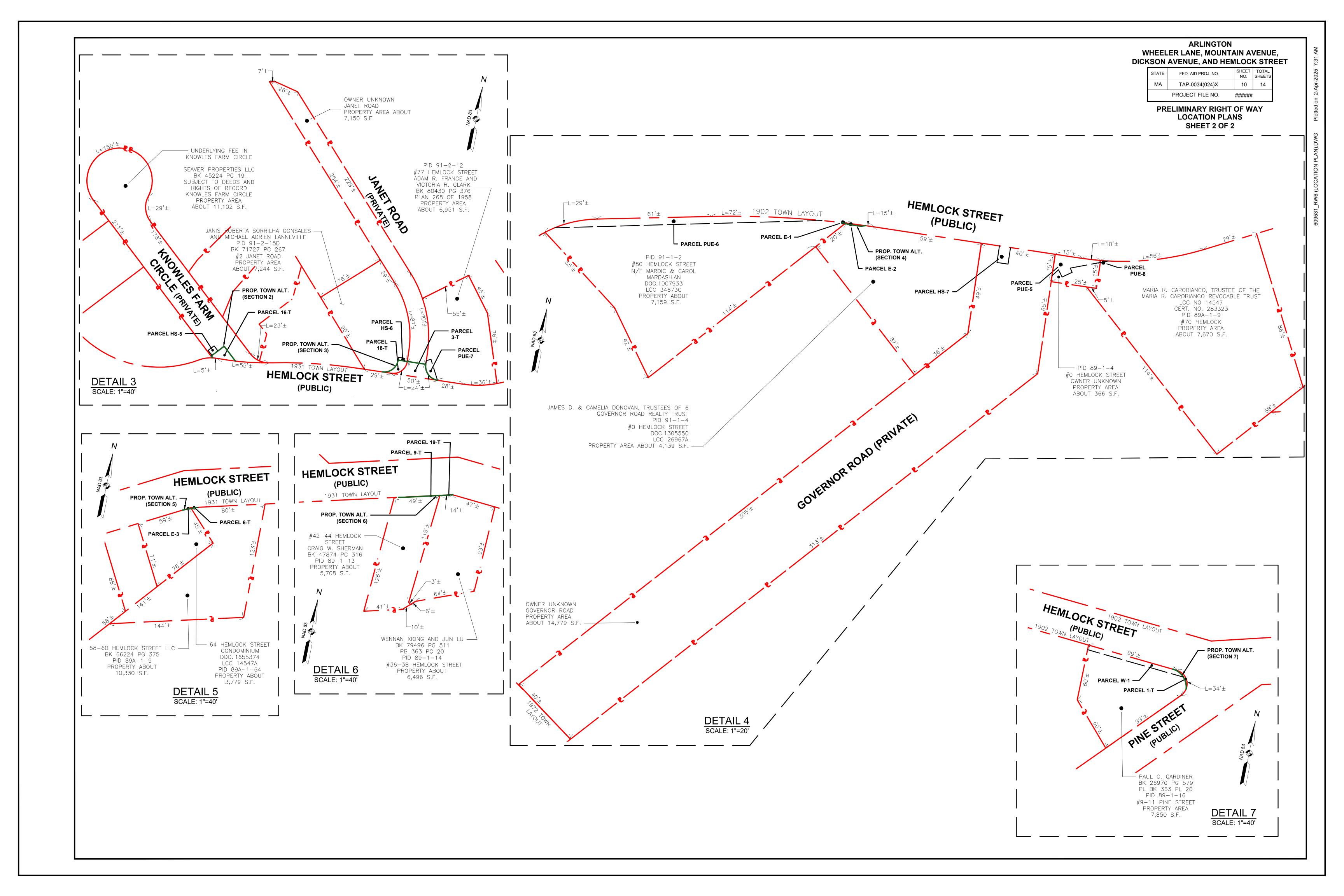
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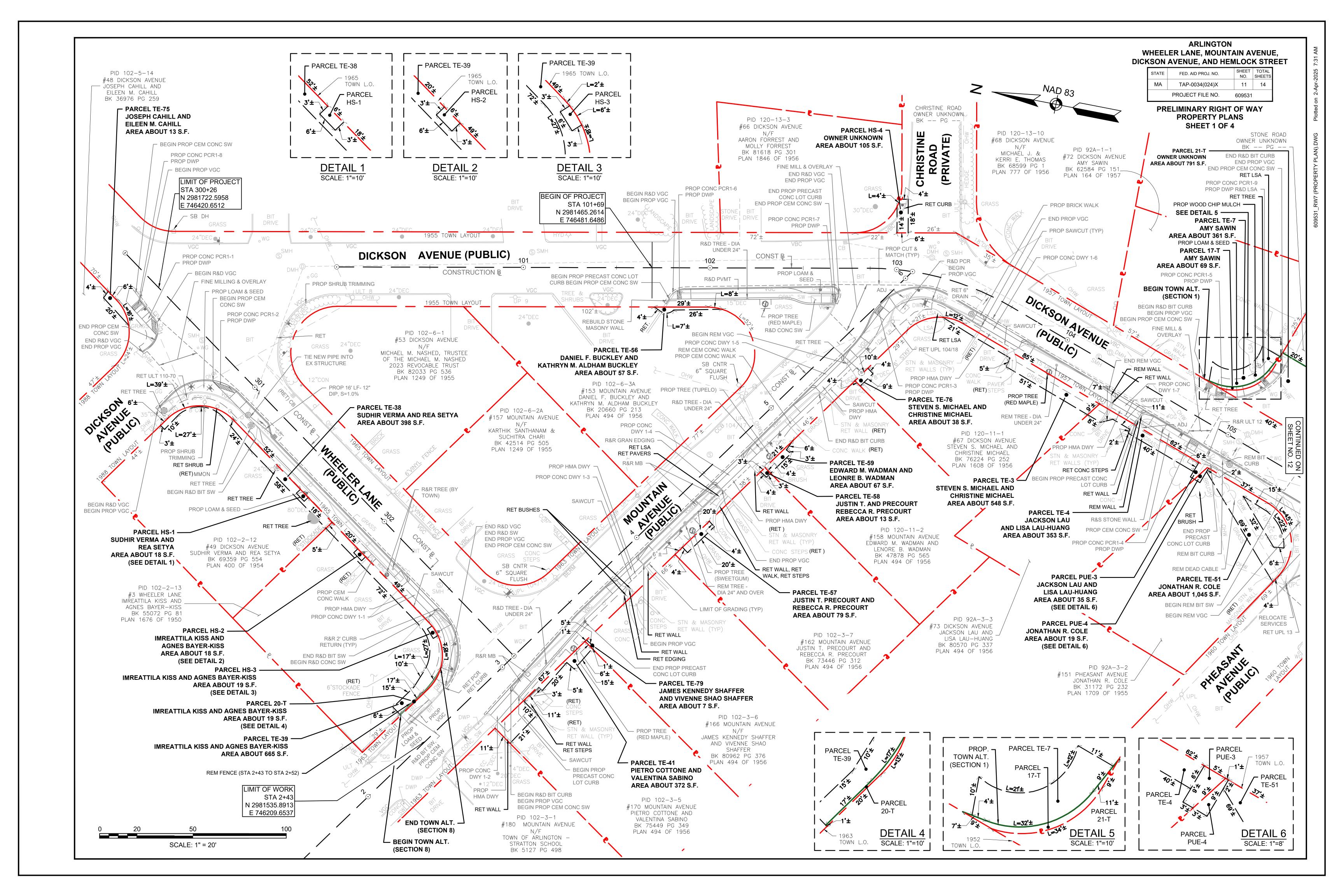
PROJECT FILE NO. 609531

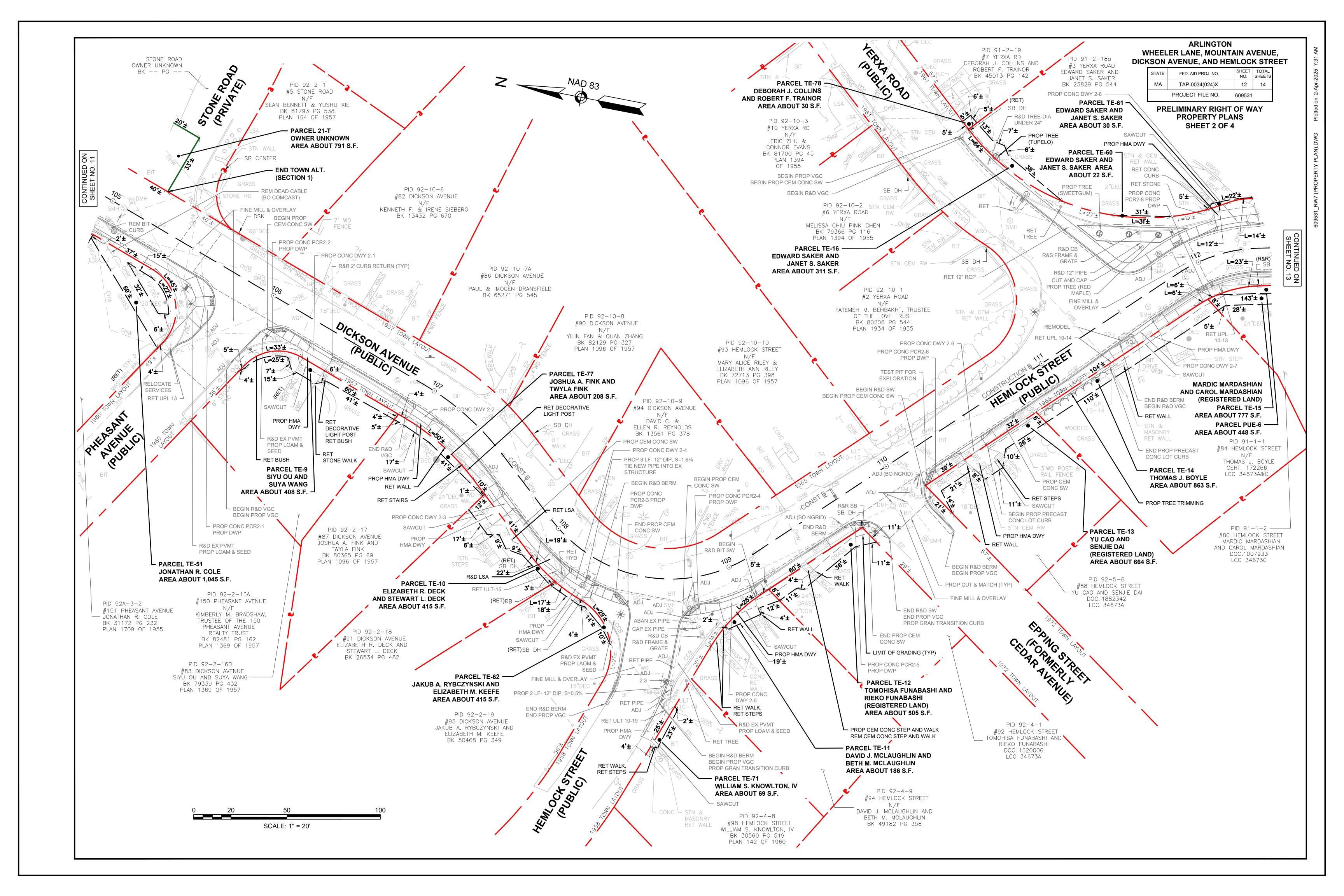
PRELIMINARY RIGHT OF WAY PARCEL SUMMARY SHEETS SHEET 4 OF 4

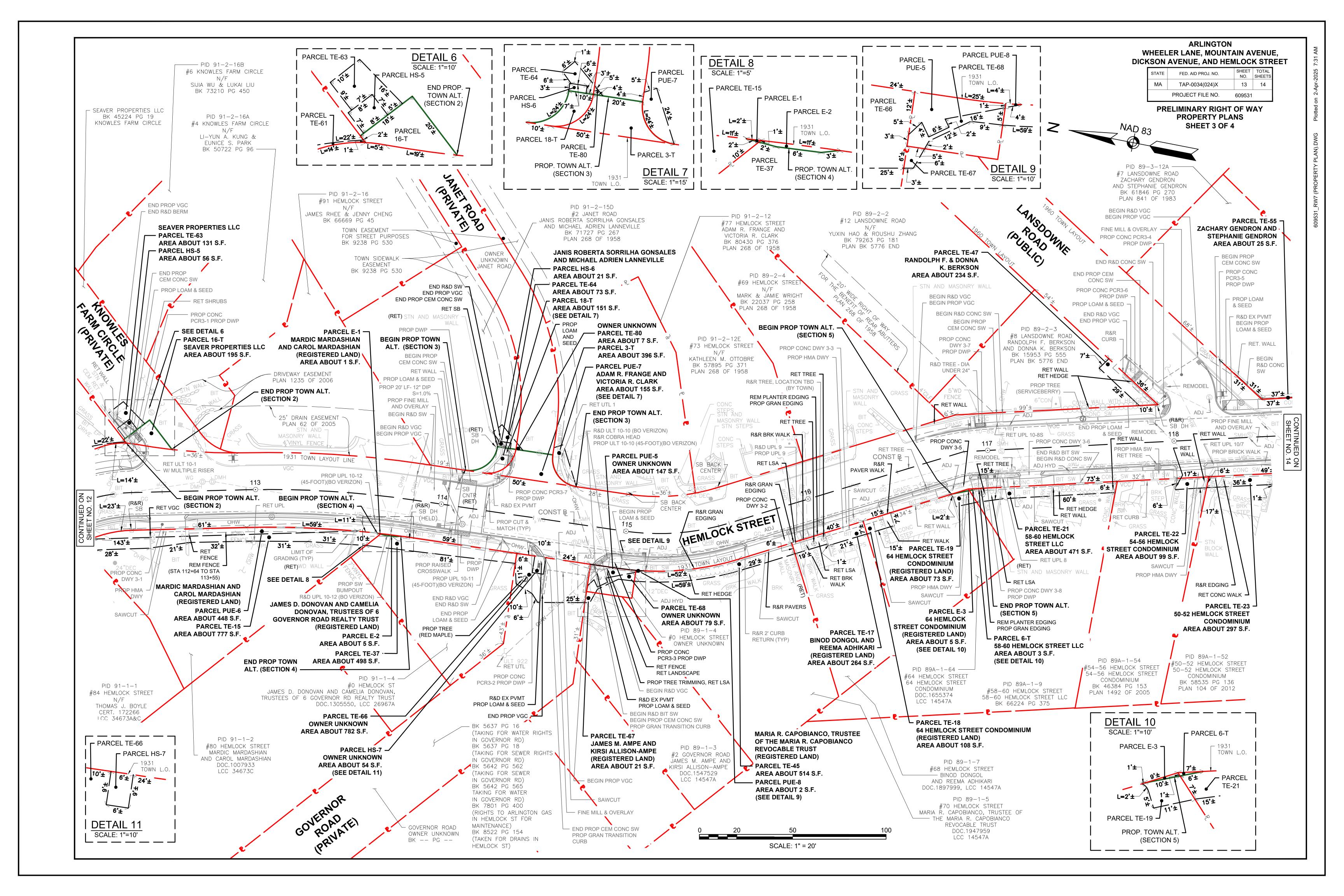
	PLAN			TITLE REFE	RENCE	ROW PA	ARCEL	PROP	ERTY TOTALS	S (S.F.)	FRONT- AGE ON				
PARCEL NO.	SHEET NO.	TITLEHOLDER	DEED BOOK	PAGE NO.	L.C.C. CERT NO. NO.	T. INTEREST . ACQUIRED	AREA (S.F.+/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)	ROW PLAN (FT.)	STREET ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTIC FROM THE D
19-T	14	WENNAN XIONG AND JUN LU	79496	511		FEE	1	1	6,495	6,496	61	36 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
TE-26	14	WENNAN XIONG AND JUN LU	79496	511		TEMP	344							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, CONC WALK	
TE-27	14	#30-32 HEMLOCK STREET CONDOMINUM	75253	347		TEMP	189				68	30 HEMLOCK STREET	R-2	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
1-T	14	PAUL GARDINER	26970	579		FEE	34	34	7,816	7,850	232	9 PINE STREET	R-2	ALTERATION: SIDEWALK	
W-1	14	PAUL GARDINER	26970	579		PERM	513							PROP. PED RAILING ON EXISTING WALL	
TE-28	14	PAUL GARDINER	26970	579		TEMP	85							GRADING (MAX 3:1)	
TE-72	14	DEBORAH O'ROURKE	65797	581		TEMP	26				98	8 PINE STREET	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-73	14	VIRGINIA J. MCLARNON	14073	330		TEMP	58				75	4 PINE STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-74	14	VIRGINIA J. MCLARNON	14073	330		TEMP	121							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-30	14	ZHONGJIE LIU	66384	248		TEMP	133				60	45 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-31	14	RICHARD A. SWEENEY AND MARY S. SWEENEY	22375	575		TEMP	109				41	41 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-32	14	DEBORAH CHEN	65545	382		TEMP	12				40	37 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-33	14	DAVID P. MARTIN AND BETH A. MARTIN	27542	102		TEMP	85				40	33 HEMLOCK STREET	R-1	R&R PAVER DRIVEWAY	
TE-70	14	KATHERYN M. BENDER	56614	80		TEMP	78				50	29 HEMLOCK STREET	R-1	CONC DRIVEWAY	
TE-34	14	JOVONNA DIX	55885	456		TEMP	335				116	25 HEMLOCK STREET	R-1	R&R PAVERS, CONC DRIVEWAY	
TE-54	14	JOVONNA DIX	55885	456		TEMP	50							HMA DRIVEWAY	
TE-35	14	COREY FARCAS AND MEGAN FARCAS	80438	378		TEMP	264				67	17 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TCA-1	14	TOWN OF ARLINGTON (CONSERVATION COMMISSION)	21947	345		TEMP	299				64	0 HEMLOCK STREET	R-1	PROP. LANDSCAPE MULCH	
TE-48	14	THE STUART MILSTEIN TRUST AND THE THERESA MILSTEIN TRUST	81961	262		TEMP	107				196	5 HEMLOCK STREET	R-1	HMA DRIVEWAY	

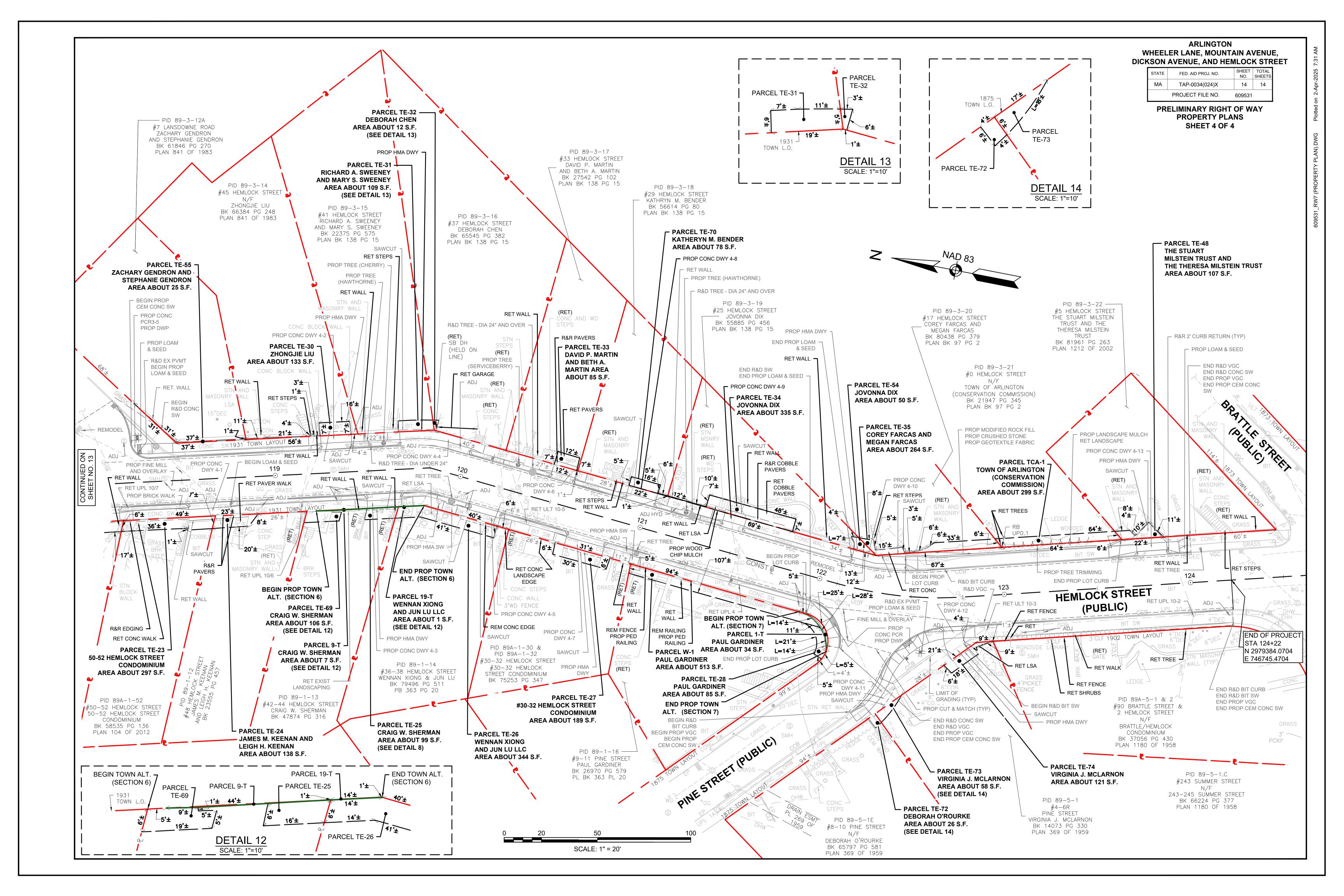












COMMONWEALTH OF MASSACHUSETTS TOWN OF ARLINGTON

SELECT BOARD

NOTICE of TAKING

TO: Name

Mailing Address

Town, State Zip Code

Property Affected: Property Address

Notice is hereby given that, in accordance with Chapters 40 and 79 of the

Massachusetts General Laws, the Town of Arlington Select Board has determined it

necessary and essential as a matter of public necessity and public welfare to acquire

permanent easement, temporary easement, and fee taking interests in certain land along

Wheeler Lane, Mountain Avenue, Dickson Avenue, and Hemlock Street for sidewalk

placement in accordance with Massachusetts Department of Transportation - Highway

Division – Arlington – Stratton School Improvements (SRTS) - Project File No. 609531.

On July 21, 2025, pursuant to authority previously granted by the 2024 Annual

Town Meeting, the Select Board voted to acquire such temporary easements, permanent

easements, and fee takings as necessary for the completion of the above-referenced

project. The Orders of Taking were recorded on XXX in the Middlesex South Registry

of Deeds in Book XXX, Page XXX, in Recorded Land, and as Document # XXX in

Registered Land. Also, the plan referenced therein is recorded in Plan Book XXX, Plan

XXX.

DESCRIPTION OF PROPERTY TAKEN:

See Order of Taking, attached hereto as Exhibit A.

AWARD:	
	Interest donated; right to appraisal waived; or
√	As compensation for this taking, the Arlington Select Board has awarded the sum of Just Compensation . You may claim this award in-person at the Department of Planning & Community Development, Arlington Town Hall, 730 Massachusetts Avenue, Arlington, MA 02476 upon the presentation of proper identification, i.e., Commonwealth of Massachusetts driver's license, a copy of this notice, and a completed W-9 <i>Request for Taxpayer Identification Number and Certification Form</i> .
Pursuant	to G.L. chapter 79, §§14 and 16, you may file a petition for the
assessment of da	mages with the Superior Court within three (3) years of the date the
Order of Taking	was recorded. Acceptance of this award "pro tanto" does not prohibit
the filing of a per	tition for assessment of damages.
	ands and seals in Arlington on this the XXX day of XXX, 2025. Mahon, Chair
Lenard D	iggins, Vice Chair
John V. I	Hurd
Stephen I	DeCourcey
Eric D. H	Telmuth

THE TOWN OF ARLINGTON COMMONWEALTH OF MASSACHUSETTS

SELECT BOARD

Order of Taking

WHEREAS, the SELECT BOARD of the Town of Arlington in the Commonwealth of Massachusetts, in accordance with Chapter 81 of the General Laws of said Commonwealth, and acts in amendment thereof and in addition thereto, has previously determined that it is necessary and essential as a matter of public necessity and public welfare to reconstruct Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street in said Town of Arlington and that the public interest and convenience requires the acquisition of easements in certain properties abutting said Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street; and

WHEREAS, said SELECT BOARD did, on July 21, 2025 vote to acquire easements necessary for the reconstruction of said Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, and to set aside funds sufficient to authorize and pay for easements taken for this purpose, as required by Massachusetts General Laws Chapter 79; and

WHEREAS, all other conditions precedent have been complied with;

NOW, THEREFORE, the SELECT BOARD of the Town of Arlington, duly elected and qualified, acting in compliance with Massachusetts General Laws Chapter 79, does hereby take those easements which are shown on a plan entitled:

ALTERATION AND EASEMENT PLAN
WHEELER LANE,
MOUNTAIN AVENUE,
DICKSON AVENUE
AND HEMLOCK STREET
IN ARLINGTON, MASSACHUSETTS
PREPARED FOR THE
TOWN OF ARLINGTON
MIDDLESEX COUNTY

SCALE: 1"=20' DATED JUNE 13, 2025

which plan is to be recorded in the Southern Registry District of Middlesex County as					
Plan No	of	in Plan Book	, together with this Order of Taking;		
and the location	n of said ease	ements can be more partic	cularly established with reference to the		
Baseline shown	n on said Alte	eration and Easement Plan	n and more particularly described as:		

DICKSON AVENUE BASELINE, in Dickson Avenue, shown on said Plan, BEGINNING at an arbitrary station 10+00.00 at N 2981734.8953, E 746428.7523 at a point in Wheeler Lane and running thence S 10°53'01" E 432.34 feet to an angle point at station 14+32.34; thence S 19°30'35" W 237.08 feet to an angle point at station 16+69.42; thence S 19°29'03" W 131.20 feet to a point of curvature at station 18+00.62; thence by a curve to the right having a radius of 147.00 feet and an arc length of 57.70 feet to a point of tangency at station 18+58.32; thence S 41°58'19" W 51.36 feet to a point of curvature at station 19+09.68; thence by a curve to the left having a radius of 71.00 feet and an arc length of 107.17 feet to the point of ending at a point of tangency at station 20+16.85 at N 2980778.4530, E 746325.9630.

HEMLOCK STREET BASELINE, in Hemlock Street, shown on said Plan, BEGINNING at station 20+16.85 of the Dickson Avenue baseline, as hereinbefore described, at N 2980778.4530, E 746325.9630, and running thence S 44°30′52″ E 280.99 feet to a point of curvature at station 22+97.84; thence by a curve to the right having a radius of 83.00 feet and an arc length of 46.47 feet to a point of tangency at station 23+44.31; thence S 12°26′02″ E 61.38 feet to a point of curvature at station 24+05.69; thence by a curve to the right having a radius of 527.96 feet and an

arc length of 90.98 feet to a point of tangency at station 24+96.67; thence S 2°33'38" E 112.33 feet to a point of curvature at station 26+09.00; thence by a curve to the left having a radius of 129.19 feet and an arc length of 57.33 feet to a point of tangency at station 26+66.33; thence S 27°59'17" E a distance of 130.85 feet to an angle point at station 27+97.18; thence S 13°54'25" E 295.78 feet to an angle point at station 30+92.97; thence S 4°49'35" W 261.11 feet to an angle point at station 33+54.07; thence S 14°39'55" E 245.93 feet to the point of ending at station 36+00.00, at N 2979319.9110, E 746762.6918.

MOUNTAIN AVENUE BASELINE, in Mountain Avenue, shown on said Plan, BEGINNING at an arbitrary station 60+00.00 at N 2981555.8624, E 746179.6688, at a point in Mountain Avenue, and running thence S 54°59'31" E 400.00 feet to the point of ending at station 64+00.00, at N 2981326.3853, E 746507.2971, said station equals station 14+15.99 of the Dickson Avenue Baseline, as hereinbefore described.

WHEELER LANE BASELINE, in Wheeler Lane, shown on said Plan, BEGINNING at an arbitrary station 50+00.00 at N 2981734.8953, E 746428.7523 at a point in Wheeler Lane, said station equals station 10+00.00 of the Dickson Avenue baseline, as hereinbefore described; and running thence S 35°00'29" W 289.54 feet to the point of ending at station 52+89.54, at N 2981497.7433, E 746262.6464, said station equals station 52+89.54 of the Mountain Avenue baseline, as hereinbefore described.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, the fee simple interest in the following parcels of land, including all trees and structures thereon, and more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA	TITLE
		(S.F.)	REFERENCE
1-T	PAUL GARDINER	34	Bk 26970 – Pg 579
3-T	OWNER UNKNOWN	396	

6-T	58-60 HEMLOCK STREET LLC	3	Bk 66224 – Pg 375
9-T	CRAIG W. SHERMAN	7	Bk 47874 – Pg 316
16-T	SEAVER PROPERTIES LLC	195	Bk 45224 - Pg 19
17-T	AMY SAWIN A/K/A AMY MONGEAU	69	Bk 62584 - Pg 151
18-T	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	151	BK 71727 – Pg 267
19-T	WENNAN XIONG AND JUN LU	1	Bk 79496 – Pg 511
20-T	IMREATTILA KISS AND AGNES BAYER-KISS	19	Bk 55072 – Pg 81
21-T	OWNER UNKNOWN	791	

PARCEL 1-T: A parcel of land supposed to be owned by Paul Gardiner, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 85°10′25" W and being 20.00 feet distant from station 33+05.14 of the Hemlock Street baseline, and extends thence, leaving said location line southwesterly by a curve to the right of 20.00 feet radius 28.10 feet with a chord bearing S 45°04′34" W and a chord distance of 25.84 feet to a point again on said location line; thence, following said location line by two courses: northwesterly by a curve to the left about 25 feet and northerly about 5 feet to the point of beginning; containing about 34 square feet.

PARCEL 3-T: A parcel of land supposed to be owned by Owner Unknown (Janet Road), adjoining the easterly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 20.00 feet distant from station 25+81.15 of the Hemlock Street baseline, and extends thence, following said location line northerly about 50 feet to a point on the property line dividing land of Owner Unknown (Janet Road) and land of Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville; thence, leaving said location line and following said property line southwesterly by a curve to the left about 24 feet; thence, leaving said property line S 2°27'39" E about 20 feet to a point on the property line dividing land of Owner Uknown (Janet Road) and land of Adam R. Frange and

Victoria R. Clark; thence, following said property line southwesterly by a curve to the left of 15.00 feet radius 23.54 feet with a chord bearing S 42°23'22" W and a chord distance of 21.19 feet to the point of beginning; containing about 396 square feet.

PARCEL 6-T: A parcel of land supposed to be owned by 58-60 Hemlock Street LLC, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 76°05'35" W and being 20.00 feet distant from station 28+06.34 of the Hemlock Street baseline, and extends thence, following said location line northerly about 7 feet to a point on the property line dividing land of 58-60 Hemlock Street LLC and land of 64 Hemlock Street Condominium; thence, leaving said location line and following said property line southwesterly about 1 foot; thence, leaving said property line S 22°07'23" E about 6 feet to the point of beginning; containing about 3 square feet.

PARCEL 9-T: A parcel of land supposed to be owned by Craig W. Sherman, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 76°05'35" W and being 20.00 feet distant from station 30+32.00 of the Hemlock Street baseline, and extends thence, leaving said location line S 12°05'27" E 8.54 feet; thence S 14°17'08" E 30.23 feet; thence S 13°51'45" E about 5 feet to a point on the property line dividing land of Craig W. Sherman and land of Wennan Xiong and Jun Lu; thence, following said property line southeasterly about 1 foot to a point again on said location line; thence, leaving said property line and following said location line northwesterly about 44 feet to the point of beginning; containing about 7 square feet.

PARCEL 16-T: A parcel of land supposed to be owned by Seaver Properties LLC, adjoining the easterly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line and on the property line dividing land of Seaver Properties LLC and land of Edward Saker and Janet S. Saker, said point bearing N 76°32'54" E and being 26.79 feet distant from station 23+42.84 of the Hemlock Street baseline, and extends thence, leaving said location line and following said property line N 41°46'47" E 2.27 feet; thence, leaving said property line

S 48°13'13" E 17.50 feet; thence S 41°46'47" W 19.86 feet to a point again on said location line; thence, following said location line by two courses: northeasterly by a curve to the right about 19 feet and northwesterly by a curve to the left about 5 feet, respectively, to the point of beginning; containing about 195 square feet.

PARCEL 17-T: A parcel of land supposed to be owned by Amy Sawin a/k/a Amy Mongeau, adjoining the easterly location line of the 1957 Town layout of Dickson Avenue, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 70°29'25" E and being 20.00 feet distant from station 15+81.12 of the Dickson Avenue baseline, and extends thence, leaving said location line S 10°03'46" W 6.77 feet; thence by a curve to the left of 25.00 feet radius 31.57 feet with a chord bearing S 26'07'00" E and a chord distance of 29.52 feet; thence S 62°17'47" E 11.30 feet to a point on the property line dividing land of Amy Sawin a/k/a Amy Mongeau and land of Owner Unknown (Stone Road); thence, following said property line by two courses: northwesterly about 9 feet and northwesterly by a curve to the right about 34 feet, respectively, to a point again on said location line; thence, leaving said property line and following said location line northeasterly about 9 feet to the point of beginning; containing about 69 square feet.

PARCEL 18-T: A parcel of land supposed to be owned by Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville, adjoining the easterly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 20.00 feet distant from station 25+21.15 of the Hemlock Street baseline, and extends thence, leaving said location line by a curve to the left of 15.00 feet radius 23.59 feet with a chord bearing of S 47°36'39" E and a chord distance of 21.23 feet; thence S 2°27'39" E about 10 feet to a point on the property line dividing land of Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville and land of Owner Unknown (Janet Road); thence, following said property line northwesterly by a curve to the right about 24 feet to a point again on said location line; thence, leaving said property line and following said location line northerly about 10 feet to the point of beginning; containing about 151 square feet.

PARCEL 19-T: A parcel of land supposed to be owned by Wennan Xiong and Jun Lu, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 85°10'25" W and being 20.00 feet distant from station 30+96.53 of the Hemlock Street baseline, and extends thence, following said location line northwesterly about 14 feet to a point on the property line dividing land of Wennan Xiong and Jun Lu and land of Craig W. Sherman; thence, leaving said location line and following said property line northwesterly about 1 foot; thence, leaving said property line S 13°51'45" E about 14 feet to the point of beginning; containing about 1 square foot.

PARCEL 20-T: A parcel of land supposed to be owned by Imreattila Kiss and Agnes Bayer-Kiss, adjoining the northerly location line of the 1963 Town layout of Mountain Avenue, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 35°00'29" E and being 20.00 feet distant from station 60+35.93 of the Mountain Avenue baseline, and extends thence, leaving said location line N 35°00'29" E 0.46 feet; thence S 55°19'38" E 16.65 feet; thence southeasterly by a curve to the left of 50.00 feet radius 16.60 feet with a chord bearing S 64°50'13" E and a chord distance of 16.52 feet to a point again on said location line; thence, following said location line by two courses: southwesterly by a curve to the right about 13 feet and southwesterly about 20 feet, respectively, to the point of beginning; containing about 19 square feet.

PARCEL 21-T: A parcel of land supposed to be owned by Owner Unknown (Stone Road), adjoining the easterly location line of the 1957 Town layout of Dickson Avenue, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 70°29'25" E and being 20.00 feet distant from station 16+30.03 of the Dickson Avenue baseline, and extends thence, following said location line northeasterly about 40 feet to a point on the property line dividing land of Owner Unknown (Stone Road) and land of Amy Sawin a/k/a Amy Mongeau; thence, leaving said location line and following said property line by two courses: southeasterly by a curve to the left about 34 feet and southeasterly about 9 feet, respectively; thence, leaving said property line S 19°33'07" W 20.00 feet; thence N 70°26'53" W 33.38 feet to the point of beginning; containing about 791 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, permanent easements for highway purposes in the following parcels of land, and more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA	TITLE
		(S.F.)	REFERENCE
E-1	MARDIC MARDASHIAN AND CAROL MARDASHIAN	1	CTF 205739
E-2	JAMES D. DONOVAN AND CAMELIA DONOVAN, TRUSTEES OF 6 GOVERNOR ROAD REALTY TRUST	5	CTF 229866
E-3	64 HEMLOCK STREET CONDOMINIUM	5	CTF C1018

PARCEL E-1: A parcel of land supposed to be owned by Mardic Mardashian and Carol Mardashian, adjoining the westerly location line of the 1965 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 85°28'51" W and being 20.00 feet distant from station 24+78.62 of the Hemlock Street baseline, and extends thence, leaving said location line S 3°58'01" W about 2 feet to a point on the property line dividing land of Mardic Mardashian and Carol Mardashian and land of James D. Donovan and Camelia Donovan, Trustees of 6 Governor Road Realty Trust; thence, following said property line southeasterly about 1 foot to a point again on said location line; thence, leaving said property line and following said location line northerly by a curve to the left about 2 feet to the point of beginning; containing about 1 square foot.

PARCEL E-2: A parcel of land supposed to be owned by James D. Donovan and Camelia Donovan, Trustees of 6 Governor Road Realty Trust, adjoining the westerly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point

bearing S 86°54'25" W and being 20.00 feet distant from station 24+91.76 of the Hemlock Street baseline, and extends thence, following said location line northerly by a curve to the left about 11 feet to a point on the property line dividing land of James D. Donovan and Camelia Donovan, Trustees of 6 Governor Road Realty Trust and land of Mardic Mardashian and Carol Mardashian; thence, leaving said location line and following said property line northwesterly about 1 foot; thence, leaving said property line S 3°58'1" W about 2 feet; thence S 3°41'03" E 6.06 feet; thence S 17°03'18" E 2.52 feet to the point of beginning; containing about 5 square feet.

PARCEL E-3: A parcel of land supposed to be owned by 64 Hemlock Street Condominium, adjoining the westerly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 62°00'43" W and being 20.00 feet distant from station 27+85.36 of the Hemlock Street baseline, and extends thence, leaving said location line S 22°07'23" E about 10 feet to a point on the property line dividing land of 64 Hemlock Street Condominium and land of 58-60 Hemlock Street LLC; thence, following said property line northeasterly about 1 foot to a point again on said location line; thence, leaving said property line and following said location line northwesterly about 9 feet to the point of beginning; containing about 5 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, permanent easements for highway sign purposes, consisting of the right to enter upon said lands at any time to construct and maintain highway signs, in the following parcels of land, more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
HS-1	SUDHIR VERMA AND REA SETYA	18	Bk 69359 – Pg 554
HS-2	IMREATTILA KISS AND AGNES BAYER-KISS	18	Bk 55072 – Pg 81

HS-3	IMREATTILA KISS AND AGNES BAYER-KISS	19	Bk 55072 – Pg 81
HS-4	OWNER UNKNOWN	105	
HS-5	SEAVER PROPERTIES LLC	56	Bk 45224 – Pg 19
HS-6	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	21	Bk 71727 – Pg 267
HS-7	OWNER UNKNOWN	54	

PARCEL HS-1: A parcel of land supposed to be owned by Sudhir Verma and Rea Setya, adjoining the northwesterly location line of the 1965 Town layout of Wheeler Lane, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 54°59'31" W and being 20.00 feet distant from station 51+45.07 of the Wheeler Lane baseline, and extends thence, leaving said location line N 54°59'31" W 3.00 feet; thence S 35°00'29" W 6.00 feet; thence S 54°59'31" E 3.00 feet to a point again on said location line; thence, following said location line northeasterly about 6 feet to the point of beginning; containing about 18 square feet.

PARCEL HS-2: A parcel of land supposed to be owned by Imreattila Kiss and Agnes Bayer-Kiss, adjoining the northwesterly location line of the 1965 Town layout of Wheeler Lane, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 54°59'31" W and being 20.00 feet distant from station 51+89.31 of the Wheeler Lane baseline, and extends thence, leaving said location line N 54°59'31" W 3.00 feet; thence S 35°00'29" W 6.00 feet; thence S 54°59'31" E 3.00 feet to a point again on said location line; thence, following said location line northeasterly about 6 feet to the point of beginning; containing about 18 square feet.

PARCEL HS-3: A parcel of land supposed to be owned by Imreattila Kiss and Agnes Bayer-Kiss, adjoining the northwesterly location line of the 1965 Town layout of Wheeler Lane, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 54°59'31" W and being 20.10 feet distant from station 52+46.73 of the Wheeler Lane baseline, and extends thence, leaving said location line N 43°04'28" W 3.00 feet; thence S 46°55'32" W 6.00 feet; thence S 43°04'28" E

3.00 feet to a point again on said location line; thence, following said location line northeasterly by a curve to the left about 6 feet to the point of beginning; containing about 19 square feet.

PARCEL HS-4: A parcel of land supposed to be owned by Owner Unknown, adjoining the northwesterly location line of the 1955 Town layout of Dickson Avenue, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 79°06′59" E and being 20.00 feet distant from station 14+05.91 of the Dickson Avenue baseline, and extends thence, leaving said location line N 79°06′59" E about 14 feet to a point on the property line dividing land of Owner Unknown and land of Aaron Forrest and Molly Forrest; thence following said property line southeasterly by a curve to the left about 4 feet; thence, leaving said property line S 10°53′01" E about 4 feet; thence S 79°06′59" W 18.00 feet to a point again on said location line; thence, following said location line northwesterly about 6 feet to the point of beginning; containing about 105 square feet.

PARCEL HS-5: A parcel of land supposed to be owned by Seaver Properties LLC, adjoining the location line of Section 3 of the 2025 Town alteration of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 76°45′51" E and being 34.00 feet distant from station 23+48.98 of the Hemlock Street baseline, and extends thence, leaving said location line N 41°46′47" E 6.86 feet; thence N 48°13′13" W 8.10 feet; thence S 41°46′47" W 6.86 feet to a point again on said location line; thence, following said location line S 48°13′13" E 8.10 feet to the point of beginning; containing about 56 square feet.

PARCEL HS-6: A parcel of land supposed to be owned by Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville, adjoining the location line of Section 5 of the 2025 Town alteration of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 35.01 feet distant from station 25+43.14 of the Hemlock Street baseline, and extends thence, leaving said location line N 87°32'21" E 3.00 feet; thence N 2°27'39" W 7.00 feet; thence S 87°20'23" W 3.00 feet to a point again on said location line; thence, following said location line S 2°27'39" E 6.99 feet to the point of beginning; containing about 21 square feet.

PARCEL HS-7: A parcel of land supposed to be owned by Owner Unknown, adjoining the westerly location line of the 1931 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 87°26'22" W and being 20.00 feet distant from station 25+64.52 of the Hemlock Street baseline, and extends thence, leaving said location line S 87°26'22" W 9.00 feet; thence S 2°33'38" E 6.00 feet; thence N 87°26'22" E 9.00 feet to a point again on said location line; thence, following said location line northerly about 6 feet to the point of beginning; containing about 54 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, permanent easements for public utility purposes, consisting of the right to lay, construct, and install and/or remove poles, anchors, and lines for the transmission for power, intelligence, and communications upon, or any other utility, over, under and across the parcels of land hereinafter described. A separate agreement or permit between any public utility and the Town is required for any use of these easement areas by any utility company. Said parcels of land are more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
PUE-3	JACKSON LAU AND LISA LAU-HUANG	35	Bk 80570 – Pg 337
PUE-4	JONATHAN R. COLE	19	Bk 31172 – Pg 232
PUE-5	OWNER UNKNOWN	147	
PUE-6	MARDIC MARDASHIAN AND CAROL MARDASHIAN	448	CTF 205739
PUE-7	ADAM R. FRANGE AND VICTORIA R. CLARK	155	Bk 80430 – Pg 376
PUE-8	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST	2	CTF 283323

PARCEL PUE-3: A parcel of land supposed to be owned by Jackson Lau and Lisa Lau-Huang, adjoining the northwesterly location line of the 1957 Town layout of Dickson Avenue as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 70°29'25" W and being 20.00 feet distant from station 16+01.20 of the Dickson Avenue baseline, and extends thence, leaving said location line N 70°29'25" W 9.00 feet; thence S 19°30'35" W about 3 feet to a point on the property line dividing land of Jackson Lau and Lisa Lau-Huang and land of Jonathan R. Cole; thence, following said property line southeasterly about 9 feet to a point again on said location line; thence, leaving said property line and following said location line northeasterly about 5 feet to the point of beginning; containing about 35 square feet.

PARCEL PUE-4: A parcel of land supposed to be owned by Jonathan R. Cole, adjoining the northwesterly location line of the 1957 Town layout of Dickson Avenue as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 70°29'25" W and being 20.00 feet distant from station 16+07.20 of the Dickson Avenue baseline, and extends thence, leaving said location line N 70°29'25" W 9.00 feet; thence N 19°30'35" E about 3 feet to a point on the on the property line dividing land of Jonathan R. Cole and land of Jackson Lau and Lisa Lau-Huang; thence, following said property line southeasterly about 9 feet to a point again on said location line; thence, leaving said property line and following said location line southwesterly about 1 foot to the point of beginning; containing about 19 square feet.

PARCEL PUE-5: A parcel of land supposed to be owned by Owner Unknown, adjoining the westerly location line of the 1931 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point bearing S 87°26'22" W and being 26.11 feet distant from station 26+03.77 of the Hemlock Street baseline, and extends thence, S 53°36'40" W 2.45 feet; thence N 36°23'20" W 6.00 feet; thence N 53°36'40" E 4.32 feet; thence N 53°54'52" W about 5 feet to a point on the on the property line dividing land of Owner Unknown and land of Owner Unknown; thence, following said property line easterly about 12 feet to a point on the westerly location line of the 1931 Town layout of Hemlock Street; thence, following said location line southerly by two courses: about 15

feet and by a curve to the left about 10 feet to the property line dividing land of Owner Unknown and land of Maria R. Capobianco, trustee of the Maria R. Capobianco Revocable Trust; thence, leaving said location line and following said property line westerly about 1 foot; thence, leaving said property line N 21°41'50" W about 16 feet to the point of beginning; containing about 147 square feet.

PARCEL PUE-6: A parcel of land supposed to be owned by Mardic Madashian and Carol Madashian, adjoining the southwesterly location line of the 1965 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point bearing S 56°33'34" W and being 20.00 feet distant from station 23+13.88 of the Hemlock Street baseline, and extends thence, following said location line southeasterly three courses: by a curve to the right about 23 feet, about 61 feet, and by another curve to the right about 59 feet, respectively; thence, leaving said location line N 12°43'31" W 143.15 feet to the point of beginning; containing about 448 square feet.

PARCEL PUE-7: A parcel of land supposed to be owned by Adam R. Frange and Victoria R. Clark, adjoining the location line of Section 5 of the 2025 Town alteration of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 20.00 feet distant from station 25+81.15 of the Hemlock Street baseline, and extends thence, leaving said location line N 61°41'12" E 23.52 feet; thence N 28°14'43" W about 5 feet to a point on the property line dividing land of Adam R. Frange and Victoria R. Clark and land of Owner Uknown (Janet Road); thence, following said property line southeasterly about 4 feet to a point again on said location line; thence, leaving said property line and following said location line southwesterly by a curve to the left of 15.00 feet radius 23.54 feet with a chord bearing S 42°23'22" W and a chord distance of 21.19 feet to the point of beginning; containing about 155 square feet.

PARCEL PUE-8: A parcel of land supposed to be owned by Maria R. Capobianco, Trustee of the Maria R. Capobianco Revocable Trust, adjoining the westerly location line of the 1931 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S

81°01'57" W and being 20.00 feet distant from station 26+21.19 of the Hemlock Street baseline, and extends thence, leaving said location line N 21°41'50" W about 4 feet to a point on the property line dividing land of Maria R. Capobianco, Trustee of the Maria R. Capobianco Revocable Trust and land of Owner Unknown; thence, following said property line easterly about 1 foot to a point again on said location line; thence, leaving said property line and following said location line southerly by a curve to the left about 4 feet to the point of beginning; containing about 2 square feet.

For the purposes of reconstructing Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, a permanent easement for wall purposes, consisting of the right to enter upon said land at any time to construct and maintain a wall or walls, in the following parcel of land, more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
W-1	PAUL GARDINER	513	Bk 26970 – Pg 579

PARCEL W-1: A parcel of land supposed to be owned by Paul Gardiner, adjoining the location line of the 1902 Town layout of Hemlock Street and the location line of Section 8 of the 2025 Town Alteration as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 85°10'25" W and being 20.00 feet distant from station 33+05.14 of the Hemlock Street baseline, and extends thence, leaving said 1902 location line and following said 2025 location line southwesterly by a curve to the left of 20.00 feet radius 14.45 feet; thence, leaving said location line N 4°49'35" E about 107 feet to a point on the property line dividing land of Paul Gardiner and land of 30-32 Hemlock Street Condominium; thence, following said property line northeasterly about 5 feet; thence, leaving said property line and following said 1902 location line southwesterly about 94 feet to the point of beginning; containing about 513 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, temporary easements, to be in effect for a period of four years from the date of this instrument, consisting of the right to enter upon said lands at any time during the effective period of the easements to construct slopes of excavation and/or embankment and any other incidental activities necessary to accomplish said construction, in the following parcels of land, more particularly described and located as shown on said Alteration and Easement Plan, namely:

RECORDED LAND

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
TE-3	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	548	Bk 76224 – Pg 252
TE-4	JACKSON LAU AND LISA LAU-HUANG	353	Bk 80570 – Pg 337
TE-7	AMY SAWIN A/K/A AMY MONGEAU	361	Bk 62584 – Pg 151
TE-9	SIYU OU AND SUYA WANG	408	Bk 79339 – Pg 432
TE-10	ELIZABETH R. DECK AND STEWART L. DECK	415	Bk 26534 – Pg 482
TE-11	DAVID J. MCLAUGHLIN AND BETH M. MCLAUGHLIN	186	Bk 49182 – Pg 358
TE-16	EDWARD SAKER AND JANET S. SAKER	311	Bk 23829 - Pg 544
TE-21	58-60 HEMLOCK STREET LLC	471	Bk 66224 - Pg 375
TE-22	54-56 HEMLOCK STREET CONDOMINIUM TRUST	99	Bk 46384 – Pg 173
TE-23	50-52 HEMLOCK STREET CONDOMINIUM TRUST	297	Bk 58535 – Pg 157
TE-24	JAMES M. KEENAN AND LEIGH H. KEENAN	138	Bk 23555 – Pg 457
TE-25	CRAIG W. SHERMAN	99	Bk 47874 – Pg 316
TE-26	WENNAN XIONG AND JUN LU	344	Bk 79496 – Pg 511

		1
30-32 HEMLOCK STREET CONDOMINIUM	189	Bk 75253 – Pg 347
PAUL GARDINER	85	Bk 26970 – Pg 579
ZHONGJIE LIU	133	Bk 66384 – Pg 248
RICHARD A. SWEENEY AND MARY S. SWEENEY	109	Bk 22375 – Pg 575
DEBORAH CHEN	12	Bk 65545 – Pg 382
DAVID P. MARTIN AND BETH A. MARTIN	85	Bk 27542 – Pg 102
JOVONNA DIX	335	Bk 55885 – Pg 456
COREY FARCAS AND MEGAN FARCAS	264	Bk 80438 – Pg 378
SUDHIR VERMA AND REA SETYA	398	Bk 69359 – Pg 554
IMREATTILA KISS AND AGNES BAYER-KISS	665	Bk 55072 – Pg 81
PIETRO COTTONE AND VALENTINA SABINO	372	Bk 75449 – Pg 349
RANDOLPH F. BERKSON AND DONNA K. BERKSON	234	Bk 15953 – Pg 555
THE STUART MILSTEIN TRUST AND THE THERESA MILSTEIN TRUST	107	Bk 81961 – Pg 262
JONATHAN R. COLE	1,045	Bk 31172 – Pg 232
JOVONNA DIX	50	Bk 55885 – Pg 456
ZACHARY GENDRON AND STEPHANIE GENDRON	25	Bk 61846 – Pg 270
DANIEL F. BUCKLEY AND KATHRYN M. ALDHAM BUCKLEY	57	Bk 20660 – Pg 213
JUSTIN T. PRECOURT AND REBECCA R. PRECOURT	79	Bk 73446 – Pg 312
JUSTIN T. PRECOURT AND REBECCAR, PRECOURT	13	Bk 73446 – Pg 312
EDWARD M. WADMAN AND LENORE B. WADMAN	67	Bk 47878 – Pg 565
	PAUL GARDINER ZHONGJIE LIU RICHARD A. SWEENEY AND MARY S. SWEENEY DEBORAH CHEN DAVID P. MARTIN AND BETH A. MARTIN JOVONNA DIX COREY FARCAS AND MEGAN FARCAS SUDHIR VERMA AND REA SETYA IMREATTILA KISS AND AGNES BAYER-KISS PIETRO COTTONE AND VALENTINA SABINO RANDOLPH F. BERKSON AND DONNA K. BERKSON THE STUART MILSTEIN TRUST AND THE THERESA MILSTEIN TRUST JONATHAN R. COLE JOVONNA DIX ZACHARY GENDRON AND STEPHANIE GENDRON DANIEL F. BUCKLEY AND KATHRYN M. ALDHAM BUCKLEY JUSTIN T. PRECOURT AND REBECCA R. PRECOURT JUSTIN T. PRECOURT AND REBECCA R. PRECOURT EDWARD M. WADMAN AND	PAUL GARDINER ZHONGJIE LIU 133 RICHARD A. SWEENEY AND MARY S. SWEENEY DEBORAH CHEN 12 DAVID P. MARTIN AND BETH A. MARTIN 85 JOVONNA DIX 335 COREY FARCAS AND MEGAN FARCAS 264 SUDHIR VERMA AND REA SETYA 398 IMREATTILA KISS AND AGNES BAYER-KISS 665 PIETRO COTTONE AND VALENTINA SABINO 372 RANDOLPH F. BERKSON AND DONNA K. BERKSON THE STUART MILSTEIN TRUST AND THE THERESA MILSTEIN TRUST JONATHAN R. COLE JOVONNA DIX 50 ZACHARY GENDRON AND STEPHANIE GENDRON DANIEL F. BUCKLEY AND KATHRYN M. ALDHAM BUCKLEY JUSTIN T. PRECOURT AND REBECCA R. PRECOURT IJUSTIN T. PRECOURT AND REBECCA R. PRECOURT EDWARD M. WADMAN AND 67

TE-60	EDWARD SAKER AND JANET S. SAKER	22	Bk 23829 – Pg 544
TE-61	EDWARD SAKER AND JANET S. SAKER	30	Bk 23829 – Pg 544
TE-62	JAKUB A. RYBCZYNSKI AND ELIZABETH M. KEEFE	415	Bk 50468 – Pg 349
TE-63	SEAVER PROPERTIES LLC	131	Bk 45224 – Pg 19
TE-64	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	73	Bk 71727 – Pg 267
TE-66	OWNER UNKNOWN	782	
TE-68	OWNER UNKNOWN	79	
TE-69	CRAIG W. SHERMAN	106	Bk 47874 – Pg 316
TE-70	KATHRYN M. BENDER	78	Bk 56614 – Pg 80
TE-71	WILLIAM S. KNOWLTON, IV	69	Bk 30560 – Pg 519
TE-72	DEBORAH O'ROURKE	26	Bk 65797 – Pg 581
TE-73	VIRGINIA J. MCLARNON A/K/A VIRGINIA JOKISCH	58	Bk 14073 – Pg 330
TE-74	VIRGINIA J. MCLARNON A/K/A VIRGINIA JOKISCH	121	Bk 14073 – Pg 330
TE-75	JOSEPH CAHILL AND EILEEN M. CAHILL	13	Bk 36976 – Pg 259
TE-76	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	38	Bk 76224 – Pg 252
TE-77	JOSHUA A. FINK AND TWYLA FINK	208	Bk 80365 – Pg 69
TE-78	DEBORAH J. COLLINS AND ROBERT F. TRAINOR	30	Bk 45013 – Pg 142
TE-79	KAPUR-GAJJALA FAMILY TRUST	7	Bk 82902 – Pg 160
TE-80	OWNER UNKNOWN	7	

REGISTERED LAND

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
TE-12	TOMOHISA FUNABASHI AND RIEKO FUNABASHI	505	CTF 252635
TE-13	YU CAO AND SENJIE DAI	664	CTF 276382
TE-14	THOMAS J. BOYLE	863	CTF 151299
TE-15	MARDIC MARDASHIAN AND CAROL MARDASHIAN	777	CTF 205739
TE-17	BINOD DONGOL AND REEMA ADHIKARI	264	CTF 277806
TE-18	64 HEMLOCK STREET CONDOMINIUM	108	CTF C1018
TE-19	64 HEMLOCK STREET CONDOMINIUM	73	CTF C1018
TE-37	JAMES D. DONOVAN AND CAMELIA DONOVAN, TRUSTEES OF 6 GOVERNOR ROAD REALTY TRUST	498	CTF 229866
TE-45	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST	514	CTF 283323
TE-67	JAMES M. AMPE AND KIRSI ALLISON-AMPE	21	CTF 247548

For damages sustained by the owners, in their property, by reason of the aforesaid takings, and in accordance with the provisions of General Laws, Chapter 79, Section 6, as amended, awards are to be made. The SELECT BOARD reserves the right to amend the awards at any time prior to payment thereof, for good cause shown.

The names of the owners herein given, although supposed to be correct, are such only as matters of opinion and belief.

In witness whereof, we have set our hands this 21st day of July, 2025.

TOWN OF ARLINGTON
SELECT BOARD
Diane M. Mahon, Chair
Lenard Diggins, Vice Chair
John V. Hurd
John V. Hard
Stephen DeCourcey
Eric D. Helmuth

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this the 21st day of July, 2025, before me, the undersigned notary public, personally appeared, DIANE M. MAHON, LENARD DIGGINS, JOHN V. HURD, STEPHEN DECOURCEY, and ERIC D. HELMUTH, members of the SELECT BOARD of the Town of Arlington, personally known to me by the persons whose names are signed on the attached document, and acknowledged that they signed it voluntarily for its stated purpose.

Kristen DeFrancisco, Notary Public

My commission expires: March 20, 2026



Town of Arlington, Massachusetts

Acceptance: RRFB Equipment from MassDOT

Summary:

John Alessi, Senior Transportation Planner

ATTACHMENTS:

Type File Name Description

Part Reference Material RRFB_Acceptance_Memo.pdf RRFB_Acceptance_Memo.pdf Memo from Planning Department



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Members of the Arlington Select Board

CC: Jim Feeney, Town Manager
Claire V. Ricker, Director, DPCD
Michael Cunningham, Town Counsel
Jaclyn Munson, Deputy Town Counsel

From: John Alessi, Senior Transportation Planner, DPCD

Date: July 17, 2025

RE: Acceptance of RRFB Equipment from MassDOT

The purpose of this memorandum is to provide an overview of, and request the Select Board to, accept Rectangular Rapid Flashing Beacon ("RRFB") equipment to be procured and delivered by the Massachusetts Department of Transportation ("MassDOT") for the benefit of the Town, in perpetuity, to be used for the purposes provided.

Background:

As part of MassDOT's Vulnerable Road User Assessment Program, the agency has offered to provide RRFB equipment to municipalities in order to enhance pedestrian safety and driver awareness throughout the Commonwealth. MassDOT solicited potential locations from municipalities in November 2024 and used the Federal Highway Administration ("FHWA") publication *Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations* to assess location eligibility. MassDOT reviewed multiple locations for RRFB equipment requested by the Town. These included crosswalks with existing pedestrian safety issues and locations that have been prioritized by the Select Board, Transportation Advisory Committee and School Committee.

In June 2025, MassDOT provided a list of approved locations that meet FHWA's engineering requirements. The Town also received notice that before installation takes place, FHWA requires that the locations' adjacent crosswalks be clearly marked with high visibility markings, curb ramps be compliant with the Americans with Disabilities Act ("ADA") and the Architectural Access Board ("AAB"), and that existing vegetation be trimmed to reduce possible solar obstructions. In addition, FHWA also requires that municipalities install the equipment at their own expense, and within 90 days of delivery. MassDOT anticipates that equipment will be delivered by late Summer. The Town can only install equipment at the approved locations, and if not completed before the 90-day time window, the equipment must be returned to MassDOT at the Town's expense unless extraordinary circumstances warrant the grant of an extension.

Equipment Locations:

Town staff performed a review of the approved locations to determine which ones could feasibly be improved within the stated timeframe. It was noted that nearly all the approved locations would require some degree of construction

to bring the curb ramps into compliance. In reviewing the scope of work and funding availability of the Town's existing curb ramp contract, the following locations were deemed feasible for RRFB installations in the near-term:

- 1. Eastern Avenue @ Brackett School.
- 2. Chestnut Street @ Medford Street.
- 3. Summer Street @ Victoria Road.
- 4. Massachusetts Avenue @ Dundee Road.
- 5. Park Avenue @ Wollaston Avenue.
- 6. Park Avenue @ Oakland Avenue.

It should also be noted that some of these locations require additional field analysis to more fully assess their suitability for constructed improvements in the near-term, and as such, the final list of implemented locations is subject to change. Of course, if the Town would like to consider other locations, or if one of these locations needs reconsideration, the Town has the possibility of requesting additional equipment at a later date. MassDOT has stated that they hope to run another round of this program in the future.

Legal Requirement:

MassDOT, at its own cost and expense, has offered to procure and deliver the RRFB equipment for the benefit of the Town. Therefore, in accordance with M.G.L. ch. 44 s. 53A, the Select Board's acceptance of this capital contribution to be used for the purposes provided by MassDOT is required. This is because the capital contribution includes items or goods of value being provided without charge to the Town by MassDOT. The value of the capital contribution is approximately \$135,000.00. Also, since the Town is required to sign a Memorandum of Agreement with MassDOT, the Select Board must authorize the Town Manager to sign this document on behalf of the Town.

Recommended Motions:

The Select Board's acceptance of the RRFB equipment will result in cost savings for the Town while simultaneously providing needed safety upgrades and infrastructure that will benefit the Town and its constituents. As such, the following motions are recommended to the Board:

- Motion to accept the capital contributions of RRFB equipment provided by MassDOT, and;
- Motion to authorize the Town Manager to sign the attached Memorandum of Agreement between MassDOT and the Town.

Please let me know if you have any questions or concerns. Thank you for your time and consideration.

Enclosure: Memorandum of Agreement

MEMORANDUM OF AGREEMENT RECTANGULAR RAPID FLASHING BEACON (RRFB) PEDESTRIAN CROSSWALK SIGN ASSEMBLIES

This Memorandum of Agreement ("Agreement") is made and entered into this
day of, 2025, by and between the Massachusetts Department of Transportation,
established pursuant to Chapter 6C of the General Laws, as amended, having its principal place of
business at Ten Park Plaza, Boston, Massachusetts, 02116 ("MassDOT"), and the CITY/TOWN
of Arlington, a municipal corporation and political subdivision of the Commonwealth of
Massachusetts ("Municipality"). The Municipality and MassDOT are each sometimes referred
to individually herein as a "Party", and collectively as the "Parties."

RECITALS

WHEREAS, to enhance pedestrian safety and driver awareness in the Commonwealth of Massachusetts, MassDOT intends to procure the solar powered rectangular rapid flashing beacon (RRFB) crosswalk sign assemblies identified in Exhibit A (the "Assemblies") for installation at marked crosswalk locations within municipally owned roadways; and

WHEREAS, Municipality has requested that MassDOT provide one or more of the Assemblies to Municipality for installation at the locations indicated by Municipality in <u>Exhibit B</u> (the "**Locations**"), which are within municipally owned public roadway(s); and

WHEREAS, MassDOT has approved Municipality's request, and Municipality has agreed to install the Assemblies at the Locations at Municipality's own expense; and

WHEREAS, MassDOT and Municipality seek to confirm their respective rights and obligations in connection with the Assemblies as set forth in this Agreement.

NOW, THEREFORE, in consideration of the premises herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. **Recitals.** The recitals in this Agreement are true and correct, and are incorporated herein by reference and made part of his Agreement.
- 2. **Sign Assemblies.** MassDOT agrees to provide Municipality with _____ Assemblies. MassDOT will fund the entire cost of the Assemblies, including the cost of delivery to Municipality. Upon delivery, ownership of the Assemblies will transfer to Municipality.

It is understood and agreed that MassDOT's procurement of the Assemblies is contingent upon availability and continued appropriation of federal funds, and if for any reason whatsoever, such funds are terminated or reduced or otherwise become unavailable, MassDOT may terminate this Agreement immediately.

3. **Installation**. Municipality, at its sole expense, shall install the Assemblies on marked crosswalks with curb ramps compliant with current American with Disabilities Act

(ADA) design requirements ("Crosswalks") at the Locations identified in Exhibit B. Aside from the Assemblies provided by MassDOT, Municipality shall provide all necessary labor, materials, equipment, and other services necessary to install the Assemblies in accordance with the terms of this Agreement and vendor specifications. This obligation includes the installation of Crosswalks by Municipality at Locations where no such Crosswalks exist and the performance of any other crosswalk work identified in Exhibit B as required prior to the installation of the Assemblies. Municipality shall install each Assembly in conformance with the following: (1) MassDOT standards for such devices; (2) applicable Public Right-of-Way Accessibility Guidelines (PROWAG) (https://www.access-board.gov/prowag/), including by not limited to, those requirement found in Chapter 4; and (3) applicable Architectural Access Board Regulations, including but not limited to, 501 C.M.R. 20.00 - 22.00. Each Assembly must also be installed with the solar panel located on the Assembly at an angle facing the equator (due south) in a position with full unobstructed solar exposure. Prior to installation, Municipality shall also obtain, at its sole cost and expense, any and all applicable permits, approvals, including local approvals, and/or clearances required by local and state agencies, commissions, or bodies necessary for the completion of the project. Municipality's failure to comply with any requirement of this paragraph shall constitute a material breach of this Agreement and MassDOT may require Municipality to correct the deficiency at its own expense.

Municipality shall install each Assembly within ninety (90) days of its delivery to Municipality. In the event that Municipality cannot complete the installation within the ninety-day period due to extraordinary circumstances, it may request an extension. Any request for an extension must be made in writing to MassDOT soon as practicably possible, but not later than sixty (60) days after Municipality's receipt of the Assemblies. Municipality's request shall include a justification describing the extraordinary circumstances for the requested extension, the anticipated installation date, and any other information deemed necessary by MassDOT. After conferring with FHWA, MassDOT, in its sole and exclusive discretion, may agree to grant said request for an extension of time if it finds that sufficient justification has been provided by the Municipality. If Municipality fails to install an Assembly within the ninety-day period without an approved extension, ownership of the Assembly shall revert to MassDOT and Municipality must return the unit to MassDOT at its sole expense.

Within a week of installing each Assembly, Municipality shall provide MassDOT with a photograph depicting the unit and documentation, in a form acceptable to MassDOT, evidencing the Assembly's location and the date of its installation.

4. **Operation and Maintenance.** Municipality, at its own expense, shall be solely responsible for the operation, maintenance, and repair of the Assemblies for the entirety of the units' useful life. The Assemblies shall be operated and maintained in accordance with the applicable provisions of the most recent edition of the *Manual on Uniform Traffic Control Devices* (MUTCD). Municipality shall also ensure that the solar panel located on each Assembly is maintained at an angle facing the equator (due south) in a position with full unobstructed solar exposure at all times. This maintenance requirement includes any tree trimming that may be necessary for the optimum performance of the solar-powered Assembly. Municipality shall not remove, alter, or relocate any Assembly installed

pursuant to this Agreement without the prior written approval of MassDOT. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

- 5. **Additional Potential Upgrades**. Nothing in this Agreement shall be construed as obligating MassDOT to provide materials for any potential upgrades that may be identified in <u>Exhibit B</u> for one or more of the Locations. Should Municipality elect to upgrade a Location, the materials necessary for the work shall be procured and installed at Municipality's sole expense.
- 6. **Term**. This Agreement shall be effective as of the date of full execution by Municipality and MassDOT and, unless terminated earlier as provided herein or otherwise agreed in writing by the Parties, shall remain in full force and effect for a period of two (2) years after Municipality's receipt of the Assemblies. This Agreement may be terminated by mutual agreement of the Parties, upon such terms and conditions as the Parties may mutually agree upon. Such termination shall be effective in accordance with a written agreement by the Parties.

In addition, MassDOT may, by written notice to Municipality, terminate this Agreement in any one of the following circumstances:

- (a) The Municipality neglects or fails to comply with any provision of this Agreement in accordance with its terms or within the time specified for performance herein, and Municipality fails to cure any such failure within thirty (30) calendar days after receipt of notice specifying such failure. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to the Municipality for any costs incurred or burdens assumed upon or subsequent to, and associated with, such termination.
- (b) The applicable Federal funding source fails to appropriate or otherwise make available funds for the Agreement. In the event this Agreement is terminated pursuant to this provision, MassDOT shall not be liable to Municipality for any costs.

In the event that MassDOT terminates this MOA subsequent to the delivery of an Assembly to Municipality but prior to its installation, Municipality shall, at its expense, return the Assembly to the applicable MassDOT District Office.

- 7. **Compliance with Laws**. Municipality, in meeting its obligations hereunder, shall comply with all applicable federal, state, county, municipal and other governmental statues, laws, rules, orders, regulations and ordinances. Municipality's obligations under this Section 7 shall survive the expiration or earlier termination of this Agreement.
- 8. **Indemnification**. To the extent permitted by the laws of the Commonwealth, Municipality shall indemnify, defend (at Municipality's sole expense and with counsel reasonably acceptable to MassDOT), and hold harmless MassDOT and all of MassDOT's officers, agents, and employees, from and against any and all suits, claims, proceedings, liabilities, losses damages, penalties, charges and expenses (including attorneys' fees and experts' fees) of every

name and nature, based on or arising out of any actual or alleged loss or injury (including death) to persons or damage to real or tangible property that are caused or alleged to be caused, in whole or in part, by, or to arise out of the acts or omissions of, Municipality, or its employees, contractors, subcontractors, or agents, in its performance of the obligations set forth herein. Municipality's obligations under this Section 8 shall survive the expiration or earlier termination of this Agreement.

9. **Notices.** Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified or registered mail, postage prepaid, return receipt requested, or (c) by a commercial overnight courier that guarantees next day delivery and provides a receipt. Such notices shall be addressed as follows:

If to MassDOT: Massachusetts Department of Transportation

Highway Division of Traffic & Safety Engineering

10 Park Plaza, Suite 7520

Boston, MA 02116

Attention:

If to Municipality: Town of Arlington

Department of Planning & Community Development

730 Massachusetts Avenue

Arlington, MA 02476

Attention: John Alessi, Senior Transportation Planner

or to such other address as either Party may from time to time specify in writing to the other Party. Any notice shall be effective only upon delivery.

- 10. **Authority**. The individuals executing this MOA represent that they are empowered and duly authorized to so execute this MOA on behalf of the Parties they represent.
- 11. **Miscellaneous**. This MOA represents the entire agreement between the Parties with respect to the subject matter hereof, superseding any prior oral or written agreements or understandings regarding the same, and any modification amendment or change to the terms and conditions hereof shall be binding only when expressed in writing and signed by both Parties hereto. This MOA may be signed in multiple counterparts each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. This MOA shall be governed by and interpreted in accordance with the laws of the Commonwealth of Massachusetts, without regard to its choice of law rules. If any provision or condition of this MOA shall be deemed invalid or unenforceable, the remaining provisions and conditions shall remain in full force and effect and shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, Municipality and MassDOT have caused this Agreement to be executed by their duly authorized officers or representatives as of the date first above written.

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION	MUNICIPALITY
Ву:	By:
Name:	Name:Jim Feeney
Title:	Title:Town Manager
Date:	Date:
	APPROVED AS TO FORM
	Ву:
	Name: Michael Cunningham
	Title: Town Counsel
	Date:



Town of Arlington, Massachusetts

Minutes of Meetings: June 9, 2025; June 23, 2025

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	06.09.2025_draft_minutes.pdf	Draft 06.09.2025 Minutes
D	Reference Material	06.23.2025_draft_minutes.pdf	Draft 06.23.2025 Minutes



Select Board Meeting Minutes

Date: Monday, June 9, 2025

Time: 7:15P.M.

Location: Members of the public may access the hybrid meeting via the Select Board

Chambers, Zoom, or ACMI

Present: Mrs. Mahon, Chair, Mr. Diggins, Vice Chair, Mr. Hurd, Mr. DeCourcey, Mr.

Helmuth

Also Present: Mr. Feeney, Mr. Cunningham, Ms. Maher

1. Legislative Provision for Remote Participation

Mrs. Mahon opened the meeting by stating that tonight's meeting is being conducted via Zoom, is being recorded and is also being simultaneously broadcasted on ACMI. Because all members are present, votes will be taken by voice unless a roll call is required. Persons wishing to join the meeting by Zoom may find information on how to do so on the Town's website. Persons participating by Zoom are reminded that they may be visible to others and then if you wish to participate, you are asked to provide your full name in the interest of developing a record of the meeting. Further, all participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. Both Zoom participants and people watching on ACMI can follow the posted agenda materials, also found on the Town's website using the Novus agenda platform.

 FY2025 Third Quarter Financial Report Jim Feeney, Town Manager Ida Cody, Comptroller

Town Comptroller, Ida Cody appeared before he Board and presented the FY2025 Third Quarter Financial Report. Key highlights include:

- Overall expenditures at 81%
- Revenue at 79%
- Motor vehicle excise tax exceeded projections at 103%
- Facilities expenses high at 93% due to electric heating at high school and DPW
- Fire department at 80%, preparing reserve fund transfers
- Meals and hotel taxes performing well above estimates
- Marijuana revenue declining

The Board noted the report provides a solid overview of the town's financial status heading into the final quarter of the fiscal year. The Board thanked Ms. Cody for the presentation.

Mr. Helmuth moved to receive.

SO VOTED (5-0)

3. Symmes Memorial Fund Update John Maher, Chair Symmes Memorial Fund, Inc.

The Symmes Memorial Fund, led by John Maher, reported increasing its principal from \$800,000 to \$1.3 million after successfully negotiating a second split of a reserve fund with Lahey Clinic. The fund can now increase annual distributions from about \$40-45,000 to approximately \$65,000. Mr. Maher noted that they distribute funds to nonprofit organizations like the Boys and Girls Club, Council on Aging, School Department, Arlington Eats, and Food Link. The application period for grants is open until June 30, 2025, and they are actively trying to raise their profile and encourage applications from local nonprofits and town entities with health or medical-related missions.

The Board thanked Mr. Maher for the update. Members expressed appreciation for the fund's work and its potential to support community organizations.

Mr. DeCourcey moved to receive.

SO VOTED (5-0)

CONSENT AGENDA

- 4. Minutes of Meetings: May 19, 2025; May 28, 2025
- 5. Summer Concert Series @ Whittemore Park on 6/25, 7/2, 7/9, 7/16, 7/23, 7/30 Beth Locke, Executive Director Arlington Chamber of Commerce
- Porchfest @ Whittemore Park on July 21st from 2:00p.m. 6:00p.m.
 Beth Locke, Executive Director
 Arlington Chamber of Commerce
- 7. Outdoor Restaurant and Retail Permit Application: Sidewalk Cafe Brickstone Cafe/Pizzeria, 309 Broadway
- Second Annual Bikeway Block Party 250th Celebration Christopher Tonkin ABAC Scott Smith ABAC
- 9. Reappointments

Arlington Bicycle Advisory Committee

Christopher Tonkin (Term to Expire: 06/30/2028)

Scott Smith (Term to Expire: 06/30/2028) Jack Johnson (Term to Expire: 06/30/2028

Public Memorial Committee

William McCarthy (Term to Expire 06/30/2027) Eugene O'Neill (Term to Expire 06/30/2026)

10.Request: Special (One Day) Beer & Wine License, 06/14/25 @ First Parish of Arlington for Rockin' for Refugees Concert & Dance Phyllis Brown This item was removed from the consent agenda for a discussion. The Board noted a discussion about fire department permit requirements for special one day events, with clarification that a crowd manager is required based on occupant load, not sprinkler systems.

- 11.Request: Special (One Day) Beer & Wine License, 06/19/2025 @ Robbins Memorial Town Hall for Arlington Garden Club Emily Snyder
- 12. Request: Special (One Day) Beer & Wine License, 06/21/25 @ Jason Russell House Garden for Beer Garden/Porch Fest Robert Brazile, Arlington Historical Society
- 13. Request: Special (One Day) Beer & Wine License, 06/26/25, 07/10/25, 07/24/25, 08/07/25, 08/21/25,10/18/25 @ Arlington Reservoir Beach for Thursday Night Res Concert and Beer Garden
 Tom Allen
- 14.Request: Special (One Day) Beer & Wine License, 09/20/25 @ Jason Russell House Lawn & Museum for Beer Garden/Arlington Town Day Robert Brazile
- 15. Request: Special (One Day) Beer & Wine License, 06/21/2025, @ Robbins Memorial Town Hall Garden for Garden Party Meredith Zona

Mr. Helmuth moved to approve.

SO VOTED (5-0)

<u>APPOINTMENTS</u>

16. Commission for Arts and Culture
Maria Lobo (Term to Expire 06/30/2027)

Ms. Lobo appeared before the Board and stated that she is a graphic designer and an Arlington resident. Ms. Lobo highlighted her previous work with the town, including:

- A mural project at Alton Street Park in 2022
- Creating banners and social media graphics for Arlington's 250th celebration
- Working in collaboration with Leader Bank

Ms. Lobo expressed enthusiasm about public art as a community connector and her desire to help build spaces that engage people through arts and culture. Board members praised her commitment to community service and her professional background, welcoming her to the commission.

Mr. Diggins moved to approve.

SO VOTED (5-0)

17. Disability Commission
Alex Dorson (Term to Expire 06/30/2028)

Did not appear before the Board and will need to attend a future Board meeting.

18. Historical Commission

Henry Manty (Term to Expire 06/30/2028)

Mr. Manty is a recent Arlington High School graduate, Manty shared that he:

- Has lived in Arlington his entire life
- Has been an associate commissioner on the Arlington Historic Commission since May 2024
- Will be studying architecture at UMass Amherst next year
- Loves historic architecture

Board members enthusiastically praised Manty for his commitment to service at a young age, noting the Historical Commission's need for dedicated members. They commended his early involvement in community service and his passion for architecture, welcoming him to the commission.

Mr. Hurd moved to approve.

SO VOTED (5-0)

LICENSES & PERMITS

19. For Approval: All Alcohol License

Cuenca Inc. d/b/a La Victoria, Diego Barrientos Sandoval, 12-14 Medford Street Mr. Barrientos Sandoval, owner of La Victoria appeared before the Board and explained the request:

- Recently acquired an adjacent space
- Wants to increase seating capacity
- Aims to serve beer and margaritas
- Has been a long-time Arlington business owner (23 years)

Board members enthusiastically supported the request noting that Mr. Barrientos is a responsible business owner and they look forward to frequenting the restaurant when opened. The Board noted Barrientos plans to complete construction by the end of the summer, though exact timing depends on resolving some building department issues.

Mr. Hurd moved to approve.

SO VOTED (5-0)

OPEN FORUM

Carl Wagner, spoke regarding the upcoming discussion on the Affordable Housing Overlay Appointment.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

20. Recommended No Parking Regulation on Washington Street John Alessi, Senior Transportation Planner

John Alessi (Senior Transportation Planner) presented the proposal for a 291-foot no parking regulation on the western side of Washington Street. Key points of his proposal included:

Rationale:

- Originated from a resident's roadway safety request
- Visibility issues at the crest of the hill

- Risk of head-on collisions when cars are parked on both sides Proposal Details:
 - No parking on the western side of the street
 - Western side chosen because it has fewer residences (Turkey Hill reservation)
 - Precedent exists on nearby Academy Street with similar visibility concerns

Technical Considerations:

- No recorded crashes in the past five years
- Viewed as a proactive safety improvement
- Aimed at reducing potential collision risks

Limitations Acknowledged:

- Proposal based on limited data
- Recognized need for potential further traffic calming measures
- Open to additional review and community feedback

Mr. Alessi emphasized the proposal was meant to address specific visibility concerns while minimizing impact on on-street parking.

Resident Speakers included: Mark Marency, 329 Washington Street Mina Papoulidis, 324 Washington Street)

The Board had a detailed discussion nothing that there were concerns about insufficient research and community input. The Board had questions about the existing parking regulations and traffic compliance on Washington Street and debated about the effectiveness of removing parking to improve safety on this street.

Mr. Helmuth voted unanimously to refer the matter to the Transportation Advisory Committee (TAC) for a more comprehensive review of the corridor's safety issues.

SO VOTED (5-0)

21. Additional Overnight Parking Spot @ 120 Paul Revere Road Jeffrey Rawitsch Alicia Young

Alicia Young and Jeffrey Rawitsch from 118 Paul Revere Road requested a second overnight parking permit. Key points:

Request Details:

- Currently have one overnight parking permit
- Purchased a second car recently
- Previously had two permits for the address before 2019
- Currently using the overnight parking pilot program

The Board had a detailed discussion regarding the parking request. Highlights:

- Questions about the hardship component
- Suggestions on maintaining the hardship rate
- Concerns raised about precedent for multiple permits per address
- Debate about renewal process and permit allocation
- Board discussed revisiting parking policy at future goals meeting
- Concerns included potential inequity and impact on other residents

• Suggested further review of hardship definitions and permit allocation

The Board thanked the proponents for the request and indicated the need for a more comprehensive policy review moving forward. The Board noted that this permit would be picked up in the Treasurer's Office.

Mr. Diggins moved to approve.

SO VOTED (4-1)

Mr. DeCourcey voted in the negative.

22. Presentation: Eversource Underground Cable Modernization Program Jason Wright, Community Relations
Miles Lang-Kenney, Project Engagement

Tom Classes Drainet Manager

Tom Cloonan, Project Manager

Eversource presented the North Cambridge to Woburn Underground Cable Modernization Project with these key details:

Project Overview:

- Replace aging transmission lines with modern cross-linked polyethylene cables
- Improve system reliability and support future load growth
- Project length: 6+ miles
- Construction expected 2028-2030

Route Details:

- Preferred route avoids Waldo Park
- Uses city streets instead of parkway
- Two potential routes being evaluated
- Approximately 2.5 miles through Arlington

Key Objectives:

- Modernize infrastructure
- Increase transmission capacity
- Support electrification and climate goals
- Prepare for future energy demands

Timeline:

- Filing for approvals in late 2023
- Public open houses planned for fall 2023
- Construction start in 2028
- Project completion by 2030

Technical Specifications:

- Replacing 50-year-old oil-insulated cable system
- Installing concrete splice vaults (size of school buses)
- · Creating new underground duct bank systems

The Board expressed support for the project, recognizing its importance for infrastructure modernization and future energy needs.

Mr. Helmuth moved to receive.

SO VOTED (5-0)

23. Discussion and Approval: Parking Policy and Regulations Len Diggins, Select Board Member

The Board's discussion on overnight parking policy focused on several key points: Permit Numbers:

- Currently at 125 permits
- ~15 people on waiting list
- Discussed increasing to 150, 175, or 200 permits
- Concerns about creating waiting lists and meeting resident needs

Renewal Process:

- Agreed to allow existing permit holders first right of renewal
- Set December 15 as the deadline for existing permit holders to renew
- Maintain first-come, first-served basis for remaining permits

Additional Policy Considerations:

- Hardship component for permits
- Parking situations at apartment complexes (882 Mass Ave and Artemis)
- Snow emergency parking violations and potential permit revocation

Decision:

- Voted to increase permits to 175
- Maintain existing renewal process
- Defer detailed discussions on hardship and specific parking issues to future goals meeting

The Board aimed to balance accessibility of the program with careful management of limited parking resources.

Mr. DeCourcey moved to approve.

SO VOTED (5-0)

24. Thorndike Place / MassDEP Appeal Stephen W. DeCourcey, Select Board Member

Mr. DeCourcey presented an update on the Thorndike Place/MassDEP Appeal: Site Visit Details:

- Occurred on May 28
- Environmental analyst from DEP conducted the visit
- Representatives from applicant, Town, Conservation Commission, and Arlington Land Trust attended
- Applicant did not allow all attendees onto the site

Key Issues:

- Discrepancies in groundwater level calculations
- Wells installed by Land Trust revealed conflicting measurements with applicant's submitted data

• Two Conservation Commission members voted against the project due to these discrepancies

Proposed Action:

- Draft a letter to MassDEP
- Summarize Conservation Commission's reasons for not approving the project
- Highlight the additional well testing results
- Request DEP analyst consider the new information
- Mr. Cunningham noted DEP could request additional information from the applicant
- Potential to extend the timeline of the appeal

The Board emphasized the importance of considering all available data and maintain transparency in the appeal process. The Board aimed to provide a comprehensive overview of the concerns surrounding the Thorndike Place project.

Mr. DeCourcey moved to authorize the chair to send the letter to DEP.

SO VOTED (5-0)

25. Housing Overlay Study Select Board Appointment Eric Helmuth, Select Board Member

Mr. Helmuth updated the Board regarding the Housing Overlay Study Select Board appointment:

Key Discussion Points:

- Select Board needs to appoint one member to the newly created committee
- Mr. Helmuth disclosed potential conflict due to Affordable Housing Trust Fund involvement
- Suggestion of forming a two-person subcommittee to handle applications

Proposed Process:

- Create a subcommittee of two Select Board Members
 - Eric Helmuth and John Hurd
- Post request for applications
- Application deadline set for June 30, 2025
- Subcommittee to review and make recommendation to full board

The Board noted that the goal is to transparently select a Select Board representative for the Affordable Housing Overlay committee.

Mr. Hurd moved to approve.

SO VOTED (5-0)

26. Future Select Board Meetings July - November, 2025

Monday, July 21, 2025

Monday, August 18, 2025

Monday, September 15, 2025

Monday, September 29, 2025

Monday, October 6, 2025

Monday, October 20, 2025

Monday, November 3, 2025

Monday, November 17, 2025

Monday, December 8, 2025

Monday, December 22, 2025

Monday, January 12, 2025

Monday, January 26, 2025

Monday, February 9, 2025

Monday, February 23, 2025

Monday, March 9, 2025

Monday, March 23, 2025

Monday, March 30, 2025

CORRESPONDENCE RECEIVED

27. Marathon Street Traffic Concerns Nicole Gustas

Mr. Helmuth moved to receipt.

SO VOTED (5-0)

NEW BUSINESS

Mr. Diggins noted that the Boston region MPO's unified planning work program and expressed his concerns about the federal executive orders affecting transportation and climate initiatives.

Mrs. Mahon noted Cambridge and Somerville city councils' actions regarding CSO discharges.

Next Scheduled Meeting of Select Board June 23, 2025

Mr. Hurd moved to adjourn at 10:35p.m.

SO VOTED (5-0)

A true record attest.

Ashley Maher

Board Administrator

06/09/2025

Agenda Item	Documents Used
1	
2	FY25 Q3 Budget Update
3	Memo – Symmes Update
4	05.19.20255 draft minutes 05.28.2025 draft minutes

5	Whittemore Park Summer Concert Series
6	Whittemore Park – Porchfest Special Event Application
7	Brickstone Sidewalk Cafe
8	Second Annual Bikeway Party 250 th Celebration
9	ABAC Reappointment Reference Public Memorial Committee Reapointment Reference
10	Rockin' for Refugees Special One Day Beer & Wine License
11	Garden Club Special One Day Beer & Wine License
12	Beer Garden / Porch Fest Special One Day Beer & Wine License
13	Thursday Night Res Concert and Beer Garden Special One Day Beer & Wine License
14	Town Day Special One Day Beer & Wine License
15	Garden Party Special One Day Beer & Wine License
16	Commission for Arts and Culture Appointment Reference
17	Disability Commission Appointment Reference
18	Historical Commission Appointment Reference
19	All Alcohol License Application Site Plan Inspection Reports
20	Memo from Planning Department Citizen Comments
21	Parking Request Parking Reference
22	Presentation
23	Updates – Parking Policy Updated Application
24	
25	Article 41 – ATM Certified Vote
26	Email from Town Clerk July – November Calendar
27	Reference Marathon Street Petition



Select Board Meeting Minutes

Date: Monday, June 23, 2025

Time: 7:15P.M.

Location: Members of the public may access the hybrid meeting via the Select Board

Chambers, Zoom, or ACMI

Present: Mrs. Mahon, Chair, Mr. Diggins, Vice Chair, Mr. Hurd, Mr. Helmuth

Also Present: Mr. Feeney, Mr. Cunningham, Ms. Maher

Absent: Mr. DeCourcey

1. Legislative Provision for Remote Participation

Mrs. Mahon opened the meeting by stating that tonight's meeting is being conducted via Zoom, is being recorded and is also being simultaneously broadcasted on ACMI. Because all members are present, votes will be taken by voice unless a roll call is required. Persons wishing to join the meeting by Zoom may find information on how to do so on the Town's website. Persons participating by Zoom are reminded that they may be visible to others and then if you wish to participate, you are asked to provide your full name in the interest of developing a record of the meeting. Further, all participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. Both Zoom participants and people watching on ACMI can follow the posted agenda materials, also found on the Town's website using the Novus agenda platform.

Discussion and Potential Vote: DEP Consent Order ACOP-NE-10-1N006 Related to Private Inflow Sources to the Town Sewer System

Michael Cunningham, Town Counsel

Michael Rademacher, Director of Public Works

Mr. Rademacher appeared before the Board and gave a brief overview on the DEP Consent Order which focused on the Town's efforts to address illicit sewer connections. Key Points:

- Consent order dates back to 2010
- Approximately 95% of properties have been cleared or remedied
- 611 properties remain unaccessed or uninspected preventing full compliance
- Town has made extensive efforts to reach property owners
- Multiple mailings and door hangers have been sent
- Concerns about potential DEP fines (up to \$1,000 per day for unresolved violations)

Proposed Actions:

- Send another round of certified letters
- Potentially use door hangers
- Consider administrative search warrants as a last resort
- Possible future assessment of sewer fees for non-compliant properties

Board Perspectives:

- Concerned about fairness, given potential rainwater infiltration from town projects
- Want to ensure full board present for any significant decisions
- Emphasized need to balance compliance with resident concerns
- Mrs. Mahon specifically highlighted the contrast between pursuing these 611 properties and the more significant CSO (Combined Sewer Overflow) issues affecting the community.

The Board expressed a shared commitment to continuing efforts to engage the remaining properties and bring them into compliance while being mindful of potential legal, financial, and community implications.

3. Progress Report: Affordable Housing Trust Fund Karen Kelleher, Chair Affordable Housing Trust Fund

The Affordable Housing Trust Fund presented a progress report highlighting significant achievements:

Key Accomplishments:

- Increased affordable housing production from 6 to 35 units annually
- Achieved an impressive \$72 leverage ratio for every \$1 of town resources
- Exceeded affordability level goals

Major Projects:

- Sunnyside Lane: 43-unit 100% affordable rental housing project
- 35 Parker Street: Passive House ADU (first of its kind)
- Acquired 57-unit multi-family building on Mass Ave
- Converted two-family home to affordable housing
- Majestic Millbrook: 13 new affordable homeownership units

Financial Resources:

- \$790,090 in local funds
- \$2.81 million in federal ARPA funding

Future Plans:

- Complete affordable housing inventory
- Develop long-term preservation strategy
- Continue supporting Housing Corporation of Arlington (HCA)
- Explore additional funding sources

Strategic Focus:

- Preserving existing housing
- Creating new affordable housing
- Building financial sustainability of the trust

The Board thanked Ms. Kelleher for the presentation and praised the trust's innovative approach and collaborative efforts in addressing Arlington's affordable housing needs.

Mr. Helmuth moved receipt.

SO VOTED (4-0)

FOR APPROVAL

4. Request: Four Parking Spots at 307-309 Broadway for Rush Bowls Grand Opening on 6/28/2025

Steven Douglas

Steve Douglas from Rush Bowls requested four parking spots for their grand opening on June 28, 2025. He proposed using the spaces to create a safe, family-friendly block party environment, with plans to have activities like a balloon artist and face painter. Mr. Feeney confirmed they could make the event safe, and the DPW indicated they would provide traffic cones to help manage the space. The Board discussed the logistics and expressed support for the new local business.

The key details were:

Location: 307-309 Broadway

Date: June 28, 2025

Purpose: Grand opening block party

Safety measures: Traffic cones, town manager oversight

Mr. Hurd moved approval.

SO VOTED (4-0)

CONSENT AGENDA

5. Reappointment

<u>Youth Counseling Center Advisory Commission</u>
Joan Axelrod Lehrich (Term to Expire: 01/31/2027)

Carlene Newell (Term to Expire: 01/31/2027)

Library Board of Trustees

Stephen Quinlan (Term to Expire: 06/30/2028)

Park and Recreation Commission

Phil Lasker (Term to Expire: 06/30/2028)

Board of Health

Peter Rice (Term to Expire: 06/30/2028)

Cemetery Commission

Michele Hassler (Term to Expire: 06/30/2028)

Rainbow Commission

Andy Rubinson (Term to Expire: 06/30/2028)

Conservation Commission

Nathaniel Stevens (Term to Expire: 06/30/2028) Charles Tirone (Term to Expire: 06/30/2028)

Open Space Committee

Ann LeRoyer (Term to Expire: 06/30/2028) Wendy Richter (Term to Expire: 06/30/2028) David White (Term to Expire: 06/30/2028)

6. Request: Food Vendor License DBA Name Change

Is: Thrive Cafe Will

Be: Thrive Gourmet Derek Flemming

7. Request: Contractor/Drainlayer License

Strongback Systems Gregory Gullage Jr. Billerica, MA 01821

8. Patriots' Day 2026 Banners

Katie Luczai, Economic Development Coordinator

9. Disability Pride Banners

Ramsha Baluch, DEI Director

10. Acceptance of The Recycling Partnership, Inc. Grant Funds

11. Request: Special (One Day) Beer & Wine License, 07/08/25, 07/16/25, 9/29/25, 10/15/25, 10/27/25, 11/5/25 @ Mill Cafe for Wine or Whiskey Tastings Jen Rothenberg

Mr. Helmuth moved to approve items 5-11.

SO VOTED (4-0)

12. Request: Special (One Day) Beer & Wine License, 07/17/25, 07/31/25, 08/14/25, 09/11/25, 09/25/25 @ 15 Ryder St. for Ryder Street Social

Travis Richter

This item was removed from the consent agenda.

Two members of the public spoke regarding the proposed beer garden on Ryder Street. Stephanie Hahn, 17 Beck Road

Mariah Contreras, 2 Ryder Street

Both neighbors emphasized the need or communication, safety infrastructure, and questioned the appropriateness of holding a beer garden in a residential area without proper consultation or planning.

The Select Board voted unanimously to deny Arlington Brewing Company's special oneday beer and wine license for the Ryder Street location. Key reasons for denial included:

- Lack of neighborhood notification and communication
- Public safety concerns, particularly around traffic and parking
- Insufficient crowd control plans
- Concerns about potential overcrowding beyond the stated 150-person limit
- The event's location in a residential area with limited infrastructure

The Board encouraged the applicants to revise their application by addressing these concerns, consulting with neighbors, and working with the Town Manager to develop a more comprehensive event plan.

Mr. Hurd moved to deny item 12.

SO VOTED (4-0)

<u>APPOINTMENTS</u>

13. Affordable Housing Trust Fund Board of Trustees Beth Elliott (Term to Expire: 06/30/2027)

Mr. Helmuth introduced Beth Elliott for appointment to the Affordable Housing Trust Fund Board of Trustees as a voting member. Ms. Elliott previously served as the Town Manager's non-voting designee and brings 20 years of experience as an affordable housing attorney. She currently serves as secretary for the Trust Fund and has been recommended for appointment by the chair and current members. The Board expressed gratitude for her willingness to continue serving, commending her thorough meeting minutes, legal expertise, and strong commitment to affordable housing. They noted she is highly qualified and a valuable asset to the Board of Trustees.

Mr. Helmuth moved to approve.

SO VOTED (4-0)

14. Arlington Civilian Police Advisory Commission Kenneth Kohlberg (Term to Expire: 06/30/2026)

Mr. Kohlberg was appointed to the Arlington Civilian Police Advisory Commission. A long-time Arlington resident who raised his three children in town, Mr. Kohlberg brings a strong record of community involvement, having previously served on the Board of Health, coached youth soccer, and worked as a broadcaster for ACMI covering local sports. Mr. Kohlberg also runs his own law firm and has expertise in peer review. The Board

expressed appreciation for his legal background and broad civic engagement, recognizing his diverse experience and dedication to public service. They look forward to his contributions on the Commission.

Mr. Hurd moved receipt.

SO VOTED (4-0)

15. Clean Energy Future Committee
Kristen Fritsch (Building / Construction Sector)

Ms. Fritsch was appointed to the Clean Energy Future Committee. A 14-year Arlington resident and architect by profession, she currently serves as the Director of Sustainability at Elkus Manfredi Architects, bringing 25 years of experience in energy codes and sustainable design. Ms. Fritsch previously contributed to the Solarize Arlington initiative and noted that, with her children recently graduated, she now has more time to dedicate to volunteer work. She emphasized her expertise in guiding design teams toward cleaner building practices. The Board expressed appreciation for her willingness to serve and were impressed by her extensive professional background, long-standing commitment to sustainability in Arlington, and ability to mentor and communicate complex energy topics.

Mr. Helmuth moved to approve.

16. For Approval: All Alcohol License

SO VOTED (4-0)

LICENSES & PERMITS

Jose's Torteria Arlington, Inc. d/b/a Jose's Torta Mexicana, Carlos M. Mendez, 793 Massachusetts Avenue Carlos Mendez, owner of Jose Torteria at 793 Massachusetts Avenue, appeared before the Board to request a full liquor license to complement and enhance the restaurant's food service. Mr. Mendez, a 28-year Arlington resident and longtime volunteer soccer coach, previously operated a restaurant under the same name in Cambridge for over 20 years. As part of the application, he plans to add a small bar and increase the seating capacity from 19 to approximately 26–28 seats, with no major interior layout changes. He also addressed outstanding fire department concerns regarding expired tags and batteries. The Board expressed strong support for the

application, citing Mr. Mendez's longstanding community involvement and welcoming the

full liquor license as a positive addition to the local dining scene.

Mr. Hurd moved to approve.

SO VOTED (4-0)

17. For Approval: Parklet & Sidewalk Cafe Application Jose's Torteria Arlington, Inc. d/b/a Jose's Torta Mexicana, Carlos M. Mendez, 793 Massachusetts Avenue

Carlos Mendez appeared before the Board to present an application for both a parklet and sidewalk café at Jose Tortoria, located at 793 Massachusetts Avenue. The proposal included the use of one parking space near a fire hydrant, with the intent to create a livelier and more festive atmosphere. The total application fee of \$300 comprised a \$250 parklet fee and a \$50 sidewalk café fee. The Board confirmed that the design met all ADA requirements and maintained adequate pedestrian clearance. Mr. Mendez also mentioned potential future interest from the neighboring Butternut Café to collaborate on

a joined parklet. The Board approved the application, citing it as a positive enhancement to the area's business environment.

Mr. Helmuth moved to approve.

SO VOTED (4-0)

OPEN FORUM

No members of the public spoke.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

18. Discussion and Approval: Surplus Policy Jaclyn Munson, Deputy Town Counsel

The surplus policy discussion focused on documenting existing practices for disposing of town-owned property and land. Key points:

Policy Highlights:

- Applies to items under \$10,000
- Aims to maximize taxpayer value when disposing of surplus property
- Provides options for disposing of equipment and land
- Allows for inter-government agreements and municipal bidding platforms

Disposal Options:

- Swap with other government entities
- Bid out items
- Use municipal bidding platforms
- Potential charitable donations

From Mr. Feeney's perspective, the proposed policy serves to memorialize existing practices, providing a formal framework that reinforces the Town's current approach to managing surplus property. By codifying these procedures, the Town can ensure a consistent and transparent process for identifying and disposing of unneeded assets across all departments. Additionally, this approach aims to maximize potential revenue by utilizing competitive bidding platforms for the sale of surplus items. For example, a recent transaction involving the sale of a scoreboard from the high school gym through a municipal bidding platform successfully generated revenue that might otherwise have been unrealized.

During their discussion, the Board expressed appreciation for the effort to establish a systematic approach to handling surplus property, noting that it brings clarity and structure to an area that often lacks consistency. Board members recognized the potential benefits of recovering value from surplus items that might otherwise go unused or be discarded without consideration of their worth. The Board also emphasized the importance of allowing some flexibility for the Town Manager to address unique or unforeseen disposal situations, ensuring the policy remains practical and adaptable in its implementation. The Board praised the Legal Department for developing a comprehensive approach

Mr. Hurd moved to approve.

SO VOTED (4-0)

19. Update: Long Range Planning Committee Jim Feeney, Town Manager

Mr. Feeney provided an update on the Town's long-range financial plan, highlighting a reduction in the projected fiscal year 2027 deficit from \$13.5 million to under \$9 million. He noted that declining free cash returns are anticipated as ARPA funds and major project borrowing come to an end. To address potential revenue gaps, adjustments such as increased ambulance rates and downward revisions to marijuana excise tax receipts may be necessary, particularly given uncertain student enrollment projections. Economic indicators show a slowdown, with over 500 fewer construction permits representing a \$450,000 revenue loss, a decline in new home construction and condo conversions, and an 18–20% rise in material costs due to tariffs. Despite this, meals and hotel tax receipts remain strong. Mr. Feeney projected that an override would likely be required in spring 2026, potentially in the double-digit millions, though the timing and exact amount are yet to be determined. He also raised the possibility of addressing the budget gap before fiscal year 2027. Challenges ahead include potential impacts from a federal job market contraction, slowing local economic growth, and uncertainty surrounding future development. The Town Manager emphasized the importance of ongoing monitoring and flexibility in responding to changing financial conditions. The Board thanked Mr. Feeney for the update.

NEW BUSINESS

Mr. Hurd requested a review of the handicap parking space at Scannell Field, noting that it is not clearly painted and may be difficult for users to identify. He also raised concerns about the functionality of the stoplight and pedestrian walk signal at the intersection of Summer Street and Forrest Street, as well as the presence of a potentially illegal parking space near Sono Cafe that may require appropriate signage.

Mr. Feeney provided an update on ongoing delays in the delivery of trash carts. He explained that trash carts are being delivered separately from recycling carts, and the Town is actively tracking which households have received them. He further clarified that the delays are due to supply issues, and the Town is working closely with the manufacturer to expedite production and ensure timely delivery of the remaining recycling carts.

Next Scheduled Meeting of Select Board July 21, 2025

Mr. Helmuth moved to adjourn at 10:47p.m.

SO VOTED (5-0)

A true record attest. Ashley Maher Board Administrator

06/23/2025

Agenda Item	
1	
2	
3	Presentation AHTF Report to Town Meeting
4	Request DPW and APD Comments
5	Reappointment Reference
6	Thrive DBA Name Change Application
7	Strongback Systems Contractor/Drainlayer Reference
8	Banner Application Banner Schedule
9	Banner Application Banner Design Banner Locations Banner Schedule
10	Acceptance of Grant Funds Reference
11	Special (One-Day) Beer & Wine Reference
12	Special (One-Day) Beer & Wine Reference
13	Appointment Letter Letter and Resume
14	ACPAC Appointment Reference
15	Clean Energy Future Committee Appointment Reference
16	Jose's AA Application Inspection Reports
17	Parklet & Sidewalk Cafe Application
18	Surplus Policy Reference
19	LRP FY26



Town of Arlington, Massachusetts

Reappointments

Summary:

Open Space Committee

Brian Kelder (Term to Expire: 06/30/2028)

Library Board of Trustees

Jonathan Gates (Term to Expire: 06/30/2028)

Historical Commission

Eric Stange (Term to Expire: 06/30/2028)
Michael Gervais (Term to Expire: 06/30/2028)

Conservation Commission

David Kaplan (Term to Expire: 06/30/2028)

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Kelder_B_Open_Spacereapp_Redacted.pdf	Reference
ם	Reference Material	Gates_J_Library_BOT_reapp_Redacted.pdf	Reference
ם	Reference Material	Historical_Commission_reapp.pdf	Reference
ם	Reference Material	Kaplan_D_Cons_Comm_Redact.pdf	Reference

OFFICE OF THE SELECT BOARD

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Brian Kelder

Arlington, MA 02474

Re: Reappointment: Open Space Committee

Dear Brian:

Please be advised that the Select Board will be discussing your reappointment to the Open Space Committee at their meeting conducted via hybrid format on Monday, July 21st at 7:15pm. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda, as well as on the Town Calendar, where the meeting will be posted on Thursday, July 17, 2025, by 7:00pm.

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

Thank you.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



Town of Arlington Office of the Town Manager

James Feeney Town Manager 730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE: July 11, 2025

TO: Members of the Select Board

SUBJECT: Reappointment to the Open Space Committee

This memo is to request the Board's approval of my reappointment of Brian Kelder, Arlington, MA, as a member on the Open Space Committee, with a term expiration date of 06/30/2028.

Town Manager

OFFICE OF THE SELECT BOARD

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Jonathan Gates

Arlington, MA 02476

Re: Reappointment: Library Board of Trustees

Dear Jonathan:

Please be advised that the Select Board will be discussing your reappointment to the Library Board of Trustees at their meeting conducted via hybrid format on Monday, July 21st at 7:15pm. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda, as well as on the Town Calendar, where the meeting will be posted on Thursday, July 17, 2025, by 7:00pm.

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

Thank you.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



Town of Arlington Office of the Town Manager

James Feeney Town Manager 730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE: July 11, 2025

TO: Members of the Select Board

SUBJECT: Reappointment to the Library Board of Trustees

This memo is to request the Board's approval of my reappointment of Jonathan Gates, Arlington, MA, as a member on the Library Board of Trustees, with a term expiration date of 06/30/2028.

Town Manager

OFFICE OF THE SELECT BOARD

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Michael Gervais Arlington, MA 02476

Re: Reappointment: Historical Commission

Dear Michael:

Please be advised that the Select Board will be discussing your reappointment to the Historical Commission at their meeting conducted via hybrid format on Monday, July 21st at 7:15pm. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda, as well as on the Town Calendar, where the meeting will be posted on Thursday, July 17, 2025, by 7:00pm.

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

Thank you.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



Town of Arlington Office of the Town Manager

James Feeney Town Manager 730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE: July 11, 2025

TO: Members of the Select Board

SUBJECT: Reappointment to the Historical Commission

This memo is to request the Board's approval of my reappointment of Michael Gervais, Arlington, MA, as a member on the Historical Commission, with a term expiration date of 06/30/2028.

Town Manager

OFFICE OF THE SELECT BOARD

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Eric Stange

Arlington, MA 02476

Re: Reappointment: Historical Commission

Dear Eric:

Please be advised that the Select Board will be discussing your reappointment to the Historical Commission at their meeting conducted via hybrid format on Monday, July 21st at 7:15pm. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda, as well as on the Town Calendar, where the meeting will be posted on Thursday, July 17, 2025, by 7:00pm.

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

Thank you.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



Town of Arlington Office of the Town Manager

James Feeney Town Manager 730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE: July 11, 2025

TO: Members of the Select Board

SUBJECT: Reappointment to the Historical Commission

This memo is to request the Board's approval of my reappointment of Eric Stange, Arlington, MA, as a member on the Historical Commission, with a term expiration date of 06/30/2028.

Town Manager

OFFICE OF THE SELECT BOARD

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 14, 2025

David Kaplan

Arlington, MA 02474

Re: Reappointment: Conservation Commission

Dear David:

Please be advised that the Select Board will be discussing your reappointment to the Conservation Commission at their meeting conducted via hybrid format on Monday, July 21st at 7:15pm. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda, as well as on the Town Calendar, where the meeting will be posted on Thursday, July 17, 2025, by 7:00pm.

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

Thank you.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



Town of Arlington Office of the Town Manager

James Feeney Town Manager

730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE:

July 14, 2025

TO:

Members of the Select Board

SUBJECT: Reappointment to the Conservation Commission

This memo is to request the Board's approval of my reappointment of David Kaplan, Arlington, MA, as a member on the Conservation Commission, with a term expiration date of 06/30/2028.

Town Manager



Town of Arlington, Massachusetts

Back to School Bash

Summary:

Zara Khanjyan

ATTACHMENTS:

Type File Name Description

Reference
Material

Back_2_School_Bash_Special_Permit_App.pdf Back 2 School Bash Special Permit App

TOWN OF ARLINGTON SPECIAL EVENT PERMIT APPLICATION

Applicant and Sponsoring Organization Information

Name of Organization / Sponsor: RSM Arlington
Address: 50 Mill st. City: Arlington State: MA Zip: 02476
Applicant Name: Zara Khanjyan Tel#: 6178559989
E-mail: Zara. Khanjyahorussianschool.com
Event Manager: Zara Khanjyan Contact Info: 6174127578
Other Contact Person/s:Contact Info:
Event Information
Event Title: Back 2 School Bash Parade
Start Date & Time(s): 09/13 //aw End Date & Time(s): 09/13 /pw
Estimated Attendance: #Admission Fee:
Open to the Public: Yes No
Requested Location: Street (specify): Whittenwore Park
Other (specify): massachusetts Ave and Mystic st.,
Set Up Date/Time & Description: 09/15 10000 4 pg
Breakdown Date/Time & Description: $09/13$ $2p\omega$
NOTE: ATTACH DIAGRAM OF ROUTE WITH SPECIFICS
Event Details
Will you set up table(s) and/or chair(s)? Approximate number: 5 - 6 Booth(s), Exhibit(s), Display(s) and/or Enclosure(s): Canopy(ies) and/or Tent(s)- describe dimensions:
The following is required by your organization to insure the safety and health of all participating in this event: <i>Note: You do not need to contact the departments below if it is not required.</i>
YES NO Police Detail:(contact police)

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Town of Arlington, Massachusetts

Cyrus Dallin Museum Volunteers Event & Art in the Park Event @ Whittemore Park 7/26/2025

Summary:

Heather Leavell, Director & Curator Cyrus Dallin Art Museum

ATTACHMENTS:

Type File Name Description

Reference Material Special_Event_App_Dallin_Museum_July_26.pdf Reference

TOWN OF ARLINGTON SPECIAL EVENT PERMIT APPLICATION

Applicant and Sponsoring Organization Information

Name of 0	Organization / Sp	onsor: Cyrus	Dallin Art M	useum	
			_{City:} Arlingto		_{Zin} . 02474
			ell _{Tel#:} 78		
		dallin.org			
		ner Leave		to at Info	
			Contact Info		
Event Inf	formation				
☐ Run/W Event Titl	^r alk le: ^{Volunteer Picnic ar}	nd Art in the Park	☐ Parade		■ Event
Start Date	2 & Time(s): 7/	26/25 12 pm	End Date & Time(s)	7/26/25	3 pm
Estimated	Attendance: #	30		ee	
Open to the		■ Yes	□ No		
Requested	d Location: Street	(specify): Wh	ittemore Par	k	
Set Up Da	ate/Time & Descr	iption: 12/26/25	5, 11:45 am set up	o refreshmer	its table
Breakdow	vn Date/Time & Γ	12/26 Description:	6/25, 3-3:15, break d	own refreshme	nts table
			UTE WITH SPECIFI		
			for a picnic from 12-1, followed		in the park from 1-3.
Event De	tails				
YES ☑ □	NO □ ☑	Booth(s), Ex	up table(s) and/or chair(chibit(s), Display(s) and/or and/or Tent(s)- describe	or Enclosure(s):	
			ion to insure the safety a epartments below if it is		participating in this
YES	NO ✓	Police Detail	1:		(contact police)

Event Description for Park Permission

The Dallin Museum's **volunteer appreciation picnic** will take place in Whittemore Park on July 26 from 12-1 pm. This is an informal potluck event. We will use the chairs in the park and bring our own folding chairs. Approx. 20 people will attend.

Art in the Park will follow from 1-3 pm. This is a low-key public event. Attendees sit in park chairs or on the grass and engage in sketching and/or watercolor. Approx 30 people will attend.

Art in the Park Calendar Listing

Saturday, 26 15, 1-3 pm Art in the Park

Join us for a relaxed and fun summer afternoon of artmaking in beautiful Whittemore Park! Artists of all ages and experience are welcome. Bring your favorite art supplies and create a new piece or fine tune a work in progress. Event organizer Chuck Luca will provide general instructions and extra supplies. While there, take a family-friendly tour of the Dallin Museum!

Free to the public. Whittemore Park is located in front of the Dallin Museum at 611 Mass. Ave., Arlington.





Town of Arlington, Massachusetts

For Approval: Automatic Amusement Licenses

Summary:

D

Capitol Theatre, 204 Massachusetts Avenue

ATTACHMENTS:

Type File Name Description

Reference Material Auto_Amusement_App_Ref.pdf Applications



Office of the Select Board Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 | Email: sbadmin@town.arlington.ma.us

AUTOMATIC AMUSEMENT DEVICE LICENSE APPLICATION

FEE IS \$120.00 PER MACHINE ■ New Application Renewal Transfer **Machine Information** Name of Business Device will be Located: Capitol Theatre Address of Business: 204 Massachusetts Ave, Arlington MA 02474 Name of Device: Joy Catcher Type of Device: Claw Machine Manufactured by: www.candymachines.com Machine Number: Joy-1-YL Machines Location: Ice Cream Parlor Is the machine owned or leased by the applicant? Leased Please submit a picture of the requested machine. **Applicant Information** Name of Applicant: Capitol Theatre Applicants Address: 204 Massachusetts Ave, Arlington MA 02474 Applicants Email Applicants Phone Number. By submitting this application, I hereby certify that the Automatic Device specified above is approved by the Director of the National Institute of Standards and Technology. 0/23/25 Signature & Date:



Office of the Select Board

Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476

Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

AUTOMATIC AMUSEMENT DEVICE LICENSE APPLICATION

Machine Information Name of Business Device will be Located: Address of Business: 204 Massachusetts Ave, Arlington MA 02474 Name of Device: Type of Device: Manufactured by: Machine Number: Divided Information Capitol Theatre Capitol Theatre Arlington MA 02474 Capitol Theatre Capitol Theatre Capitol Theatre Wallington MA 02474 Address of Business: 204 Massachusetts Ave, Arlington MA 02474 Wallington MA 02474 Type of Device: Manufactured by: Machine Number: Divided Information Transfer Theatre
Name of Business Device will be Located: Capitol Theatre Address of Business: 204 Massachusetts Ave, Arlington MA 02474 Name of Device: Joy Catcher Type of Device: Claw Machine Manufactured by: www.candymachines.com Machine Number: Joy-1-Pk
Address of Business: 204 Massachusetts Ave, Arlington MA 02474 Name of Device: Joy Catcher Type of Device: Claw Machine Manufactured by: www.candymachines.com Machine Number: Joy-1-Pk
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Type of Device: Claw Machine Manufactured by: www.candymachines.com Machine Number: Joy-1-Pk
Manufactured by: www.candymachines.com Machine Number: Joy-1-Pk
Machine Number: Joy-1-Pk
Machines Location: Ice Cream Parlor
Is the machine owned or leased by the applicant? Leased Please submit a picture of the requested machine.
Applicant Information
Name of Applicant: Capitol Theatre
Applicants Address: 204 Massachusetts Ave, Arlington MA 02474
Applicants Email:
Applicants Phone Number:
By submitting this application, I hereby certify that the Automatic Device specified above is approved by the Director of the National Institute of Standards and Technology. Signature & Date: 45



Office of the Select Board

Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476

Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

ALITOMATIC AMUSEMENT DEVICE LICENSE APPLICATION

THE IC AND SENTENT DEVICE LICENSE AFFEICATION
FEE IS \$120.00 PER MACHINE New Application Renewal Transfer
Machine Information
Name of Business Device will be Located: Capitol Theatre
Address of Business: 204 Massachusetts Ave, Arlington MA 02474
Name of Device: Joy Catcher
Type of Device: Claw Machine
Manufactured by: www.candymachines.com
Machine Number: Joy-1-Pk
Machines Location: Ice Cream Parlor
Is the machine owned or leased by the applicant? Leased Please submit a picture of the requested machine.
Applicant Information Conitol Theorem
Name of Applicant: Capitol Theatre
Applicants Address: 204 Massachusetts Ave, Arlington MA 02474
Applicants Email:
Applicants Phone Numbe
By submitting this application, I hereby certify that the Automatic Device specified above is approved by the Director of the National Institute of Standards and Technology. Signature & Date: 40123125



Office of the Select Board

Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476

Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

AUTOMATIC AMUSEMENT DEVICE LICENSE APPLICATION







Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, 08/03/2025 @ Whittemore Robbins House for Private Event

Summary:

Paula Kindle

ATTACHMENTS:

Type File Name Description

Reference Material Kindle_P_One_Day_License_080325_Redact.pdf Reference

OFFICE OF THE SELECT BOARD TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

SPECIAL ALCOHOL LICENSE APPLICATION

Name of Applicant: Neillio's Gourmet Kitchen
Address, phone & e-mail contact information: 53 Bedford Street, Lexington.
781-861-8466 option #2; melissa@neillioscatering.com
Name & address of Organization for which license is sought:
Paula Kindle Arlington, MA 02474
Does this Organization hold nonprofit status under the IRS Code?YesNo
Name of Responsible Manager of Organization (if different from above):
Brenda DeLuca Lead Server
Address, phone & e-mail contact information:
Brenda DeLuca ;
Has the Applicant or Organization applied for and/or been granted a special liquor license this calendar year? NO If so, please give date(s) of Special Licenses and/or applications and title of event(s)
Is this event an annual or regular event? If so, when was the last time this event was held and at what location? One-Time Event
24-Hour contact number for Responsible Manager of Alcohol Event date:
Title of Event: Bridal Shower
Date/time of Event: August 3, 2025; Event time from 1pm-5pm

Location of Event: Whittemore Robbins House
Location/Event Coordinator: Victoria Rose
Method(s) of invitation/publicity for Event: Private Invitation
Number of people expected to attend: 40-50 guests
Expected admission/ticket prices: No cost
Expected prices for food and beverages (alcoholic and non-alcoholic):
Not applicable
Will persons under age 21 be on premises? Yes, 10 guests ages 5-18.
If "yes," please detail plan to prevent access of minors to alcoholic beverages
The TiPs certified bartender will follow the rules for alcohol service. ID guests.
Have you consulted with the Department of Police Services about your security plan for the Event?
Yes.
OFFICE USE ONLY
For Police Chief, Operations Commander, or designee:
Your signature below indicates that you have discussed this event with the applicant, you have reviewed the applicant's security plan, and any necessary police details have been arranged for the Event.
Off, Cory F. Fratian
Signature Date: 7/10/25
Printed name/little
POLICE COMMENTS:

What types of alcoholic beverages do you plan to serve at the Event? (Note: By State Law, all alcohol Special Licenses are available only to nonprofit organizations.)
beer and wine
What types of food and non-alcoholic beverages do you plan to serve at the Event? See the Attached menu.
Who will be responsible for serving alcoholic beverages at the Event?
What training or certification in responsible alcohol service does this person have? Please attach certificate or other proof of training for at least one person who will have responsibility for serving alcoholic beverages at each point of service and who will be present for the entire Event
TiPS 360 Training
Please list the names and dates of birth for all people who will be responsible for serving alcoholic beverages at the Event. Anyone serving alcoholic beverages must be at least 21 years of age
Sheila Seabury
Date of birth:
Name of the Massachusetts wholesaler who will deliver to site? (Full supplier list available on the ABCC website: www.mass.gov/abcc)
Kappy's in Everett
Date of Delivery: Saturday, August 2, 2025
Alcohol Serving Time (s): 1pm-4:30pm

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of?
The excess beverages will be placed in the trunk of the
Client's car by the Responsible Manager.
Date of Pick-Up: Sunday, August 3, 2025
Please provide details (insurance company, type of policy, name of insured, and policy limits) of any relevant insurance coverage for the Event, included but not limited to General Liability and Liquor Liability insurance. (You may be asked to supply a certificate or other proof of adequate insurance coverage.)
General and Liquor Liability Insurance
TiPS Certificate
Security Plan
Please submit this completed form and filing fee to the Select Board at least 21 days before your Event. Failure to provide complete information may delay the processing of your application.
HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:
Signature: Victoria COC
Printed name: Victoria Rose
Printed title & Organization name:Event Coordinator; Paula Kindle Bridal Shower at the Whittemore Robbins House
Email:

×

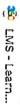
🌇 2024 Int. 🐠 Firecracker...

₩ LMS - Learn...

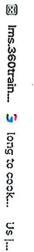
LCMS Cours...



















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CERTIFICATE OF COMPLETION

This certifies that

Sheila Seabury

is awarded this certificate for

TIPS On-Premise Alcohol Server Training

3.00

Completion Date 09/20/2024

Expiration Date 09/20/2027

Certificate # ON-000034725567

Official Signature

Neillio's Catering 53 Bedford Street , Lexington , MA 02420 , www.neillioscatering.com , 781-861-8466 , catering@neillioscatering.com

PROPOSAL

Client: Paula Kindle

Date: Sunday August 3rd, 2025 Type Of Event: Bridal Shower

Location: Whitmore Robbins House 670R Massachusetts Avenue Arlington, MA

Event Time 1-4pm Guests: 40-50

Phone: The

Email:

Menu	Amount	Total
Stationary Hors d'Oeuvres (1) Large Mediterranean Display with Toasted Pita Chips (1) large Fresh Slied Fruit and Berries Lunch Buffet Menu (1) Large Strawberry and Spinach Salad with Balsamic (1) Large Goast Cheese Salad with Balsamic Dressing (1) Large Mediterranean Orzo Salad	\$150.00 \$120.00 \$125.00 \$125.00 \$110.00	\$150.00 \$120.00 \$125.00 \$125.00 \$110.00
(1) Large Cheese Tortellini Salad (2) Orders Grilled Flatbread Flavors TBD (2) Dozen Vogetable Pinwheels (2) Dozen Pinwheels with Ham, Turkey, and Roast Beef (60) Assorted Mini Sandwiches and Wraps	\$39.00 \$30.00 \$34.00 \$6.50	\$78.00 \$60.00 \$68.00 \$390.00
Staff: (1) Bartender (5 Hour Minimum) (1) Lead Waitstaff (5 Hour Minimum) (2) Waitstaff (5 Hour Minimum)	\$50,00/staff/hour \$50,00/staff/hour \$40,00/staff/hour	\$275.00 \$325.00 \$540.00
Client Providing Linens, China, Flatware, Glasses, Byerage Stands, 3 Tier Stands, and Dessert Client will provide recipes for drinks	Food Subtotal Tax Staff	\$1,336.00 \$93.52 \$1,140.00
Theme Fresh off the Market/ Vintage Garden Party	Permits Event Fee Event Estimate	\$75.00 \$334.00 \$2,978.52

NEILATL-01

ACORD

CERTIFICATE OF LIABILITY INSURANCE

KPAVLENKO

DATE (MIMOD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

	IMPORTANT: If the certificate hold if SUBROGATION IS WAIVED, subjituls certificate does not confer rights	I III	C) 11111	i Hianis and condinanc v	ir the p iuch er	olicy, certair idorsement(:	i mallalan mi	ONAL INSURED pro ay require an endors	vlsioi semer	is or	be endorsed. statement on
PRODUCER Kovalev Insurance Agency, Inc. 188 Needham St Suite 220 Newton, MA 02464					CONTACT NAME: PHONE (AVC. No. Ext): (617) 562-6060 EMANE: Info@kovalevinsurance.com				562-0990		
								ORDING COVERAGE	····		NAIC #
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	Nellio's at Lexington Inc d	ba Ni	elllo'	s Gourmet Farm	INSURER B:						
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C	OVERAGES CE	RTIF	CAT	E NUMBER:	INSUR	ERF:		REVISION NUMBE			<u> </u>
	THIS IS TO CERTIFY THAT THE POLIC INDICATED. NOTWITHSTANDING ANY CERTIFICATE MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH	IES C REQU / PER	F IN	SURANCE LISTED BELOW ENT, TERM OR CONDITIO , THE INSURANCE AFFOR LIMITS SHOWN MAY HAVE	IN OF A	Y THE POLIC REDUCED BY	DES DESCRI PAID CLAIMS	IRED NAMED ABOVE I R DOCUMENT WITH R BED HEREIN IS SUBJ 3.	FOR T	HE PO OT TO O ALL	OLICY PERIOD O WHICH THIS THE TERMS,
A		insp	HYVD	POLICY NUMBER		(MÃÕÕÌYŸÝÝ)	POLICY EXP (MM/OD/YYYY)		LIMITS	3	4 000 000
	CLAIMS-MADE X OCCUR	х		088BAAP5RGD		12/23/2024	12/23/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (En occurrons MED EXP (Any one perso		\$ \$ \$	1,000,000 1,000,000 10,000
								PERSONAL & ADV INJUI		\$	1,000,000
	GENL AGGREGATE LIMIT APPLIES PER: X POLICY PRO: LOC							GENERAL AGGREGATE		\$	2,000,000
	OTHER:							PRODUCTS - COMPIOP	Vec	\$	2,000,000
A		1			•			COMBINED SINGLE LIMI (Ea accident)	T	\$	1,000,000
	ANY AUTO			08UECBD8227		12/23/2024	12/23/2025	BODILY INJURY (Per pers		} \	
	OWNED AUTOS ONLY X SCHEDULED AUTOS ONLY X NON-OWNED AUTOS ONLY X NON-OWNED AUTOS ONLY							BODILY INJURY (Per acci PROPERTY DAMAGE (Per accident)		š	· · · · · · · · · · · · · · · · · · ·
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	EXCESS LIAB CLAIMS MADE DED X RETENTIONS 10,000			08SBAAP5RGD		12/23/2024	12/23/2025	AGGREGATE		<u>. </u>	5,000,000 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS LUBILITY ANY PROPRIETOR/PATYINE/PEXECUTIVE Y/N (Mandatory in NH) Vivot design with the control of the con	N/A		08WECAU5HBY		12/23/2024	12/23/2025	X PER OT STATUTE OF ST			1,000,000 1,000,000
A	If yes, describe under DESCRIPTION OF OPERATIONS below Liquor Liability			20004405000				E.L. DISEASE - POLICY LI		** *******	1,000,000
A	Liquor Liability		- 1	08SBAAP5RGD 08SBAAP5RGD		12/23/2024 12/23/2024	12/23/2025 12/23/2025	Each Occurence Aggregate			1,000,000 2,000,000
006	CRIPTION OF OPERATIONS / LOCATIONS / VEHICL of Event: Sunday August 3rd, 2025 atlons: Whitmore Robbins House 670 R	Mass	achus			altached (f more	apace is require	oct)			
CE!	RTIFICATE HOLDER				CANCI	LLATION					
Town of Arlington Whitmore Robbins House 670 R Massachusetts Avenue Arlington					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS,						
						AUTHORIZED REPRESENTATIVE					

ACORD 25 (2016/03)

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Bridal Shower for Paula Kindle Sunday, August 3, 2025 Whittemore Robbins House

Security Plan

A Bridal Shower will be held at the Whittemore Robbins House on Sunday, August 3, 2025. 28, 2025 from 1:00pm-5:00pm. Alcohol service will be from 1pm-4:30pm.

Neillio's Gourmet Kitchen will provide food and beverage service.

This is the Security Plan.

We anticipate 40-50 guests. There will be ten guests under the age of 21 with an age range of 5 years to 18 years.

Victoria Rose, Event Coordinator, will be on site to monitor the use of the Whittemore Robbins House. Melissa Morton from Neillio's Gourmet Kitchen will be the Responsible Manager. Her 24-hour contact number is food menu from Neillio's is attached. The bartender, Sheila Seabury (DOB) will follow the rules of TiPS certification. The responsible manager, bartender and the event coordinator are all responsible for ensuring that the event runs smoothly.

Parking for the event will be in the Whittemore Robbins House lot and on the side streets, as well as Massachusetts Avenue.

Please advise if there are other items to consider.

Thank you.



Town of Arlington, Massachusetts

Request: Contractor/Drainlayer License

Summary: North Shore Pavement Thomas Murray Wilmington, MA 01887

Nelly's Construction, Inc. Mark Nalesnik Peabody, MA 01960

Joseph Botti Co., Inc. Alex M. Kenis South Easton, MA 02375

ATTACHMENTS:

	Туре	File Name	Description
D	Reference Material	NorthShorePavement_Contractor_Drainlayer_Packet_Redact.pdf	Reference
D	Reference Material	Nelly_s_Const_Inc_Contractor_Drainlayer_Packet_Redact.pdf	Reference
D	Reference Material	Joseph_Botti_Co_Inc_Contractor_Drainlayer_Packet_Redact_pdf.pdf Reference	

OFFICE OF THE SELECT BOARD

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



730 MASSACHUSETTS AVENUE TEL: 781-316-3020 sbadmin@town.arlington.ma.us

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 16, 2025

North Shore Pavement Thomas Murray

Wilmington, MA 01887

Dear Thomas:

The Select Board will be discussing your request for a License to do Drainlaying in the Town of Arlington by hybrid format on Monday, July 21, 2025, at 7:15 p.m. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted Thursday, July 17th by 7:00 p.m.

Please contact this office by email, ckalogeropoulos@town.arlington.ma.us, if you have any questions.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



TOWN OF ARLINGTON Department of Public Works 51 Grove Street Arlington, Massachusetts 02476 Office (781) 316-3320 Fax (781) 316-3281

MEMORANDUM

To:

Select Board

From: Engineering Division

Re:

Approved Contractor License

Date: July 16, 2025

Dear Board Members,

Reference is hereby made to an application by Thomas Murry of North Shore Pavement, to be accepted as an Approved Contractor in the Town of Arlington.

Contact information is as follows:

North Shore Pavement Thomas Murry

Wilmington, MA 01887

Phone:

Email:

Upon review of the application supplied by the contractor, we recommend approval and issuance of an Approved Contractor license.

Regards,

Wolfgang G. Kirstein, E.I.T.

Wolfgang Kristein

Civil Engineer

CC: William C. Copithorne, P.E., Town Engineer

File



TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR TOWN OF ARLINGTON DPW CONTRACTOR LICENSE

Directions: Please complete <u>ALL</u> fields below and deliver the completed application to the Department of Public Works Engineering Department at 51 Grove Street for Processing and Submission to the Select Board. Please also include in your submission a \$75.00 application fee in the form of a check payable to the "Town of Arlington". Any questions regarding this application form or procedure should be directed to the Town of Arlington Engineering Department at 781-316-3320.

Scope of Work				
Please indicate the scope of work you intend to perform as a DPW Approved Contractor in the Town of Arlington (check all that apply):				
□ Water □ Sanitary Sewer □ Stormwater Drainage □ Sewer/Drain Inspection	☑ Driveway Work ☐ Curb/Sidewalk Work			
Applicant Information				
Applicant/Firm Name: NEVAEH INC DBA NORTHSHORE PAVEMENT				
Select One: Corporation Partnership Proprietorship Other:				
Street Address: City/Town: WILMINGTON State: MA Zip Code: 01887				
Primary Phone: E-mail:				
Length of Time in Business under the same Firm Name: 12 years				
Full Name(s) of Principal(s): THOMAS MURRAY				
Primary Contact Person: THOMAS MURRAY				
Experience/Previous Work				
Nature of Typical/Standard Work: RIP AND REPAVE, CURB CUT, LINE STRIPE, SEAL, CRACK PAVING				
Have you ever performed this type of work in Arlington:				
If Yes, Please provide Location:	Approximate Date:			
Total Amount of such construction this year: 1,000,000.00				
Total Amount of such construction last year: 1.2 e				
Total Amount of such construction next previous year: 1.4 million				
Municipal References - Please Attach Written Reference Letters or Provide Contact Information				
Municipality: MIDDLESEX				
Primary Contact Name: RYAN TRAYNOR	Email: ryan.traynor@piedmontreit.com			
Municipality: MIDDLESEX	-			
Primary Contact Name: Micahel pesce	Email: michael@cozyproperties.com			
Municipality: NORFOLK COUNTY				
Primary Contact Name: Joe Lamoure	jalemoure@yahoo.com Email:			
Banking/Financial References - Please Attach Written Reference Letters if Available				
Bank Reference: TD BANK TEWKSBURY Phone:				
Your social security number or federal identification number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing				
Note to Town Staff: Reduct Social Security # hefore releasing document or tax payment obligations, Licenses who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Massachusetts General Law, Chapter 62C, Section 49A.				
Signature/Endorsement				
By signing below, I certify that under the populaties of perjury that to the best of my knowledge and belief all information on this application is true and correct. I also certify by signature below that I/we have filed all state tax returns and paid all state taxes as required by law. I also hereby agree to conform in all respects to the conditions governing such				
license as printed in the By-Laws of the Town, and such other rules and regulations as the Select Board and/or Department of Public Works may establish. Applicant Signature: Date: 05/30/2025 Reset Fo				
Applicant Signature: Print Form				

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



730 MASSACHUSETTS AVENUE TEL: 781-316-3020 sbadmin@town.arlington.ma.us

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 16, 2025

Nelly's Construction, Inc. Mark Nalesnik

Peabody, MA 01960

Dear Mark:

The Select Board will be discussing your request for a License to do Drainlaying in the Town of Arlington by hybrid format on Monday, July 21, 2025, at 7:15 p.m. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted Thursday, July 17th by 7:00 p.m.

Please contact this office by email, ckalogeropoulos@town.arlington.ma.us, if you have any questions.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



TOWN OF ARLINGTON Department of Public Works 51 Grove Street Arlington, Massachusetts 02476 Office (781) 316-3320 Fax (781) 316-3281

MEMORANDUM

To:

Select Board

From: Engineering Division

Re:

Approved Contractor License

Date: June 18, 2025

Dear Board Members,

Reference is hereby made to an application by Mark Nalesnik of Nelly's Construction Inc., to be accepted as an Approved Contractor in the Town of Arlington.

Contact information is as follows:

Nelly's Construction Inc.

Mark Nalesnik

Peabody, MA 01960

Email:

Upon review of the application supplied by the contractor, we recommend approval and issuance of an Approved Contractor license.

Regards,

Wolfgang G. Kirstein, E.I.T.

Wolfgary Kirstein

Civil Engineer

CC:

William C. Copithorne, P.E., Town Engineer

File



TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR TOWN OF ARLINGTON DPW CONTRACTOR LICENSE

Directions: Please complete ALL fields below and deliver the completed application to the Department of Public Works Engineering Department of 51 Grove Street for Processing and Submission to the Select Board. Please also include in your submission a \$75.00 application fee in the form of a check payable to the "Town of Arlington". Any questions regarding this application form or procedure should be directed to the Town of Arlington Engineering Department at 781-316-3320.

Department at 781-316-3320.					
Scope of Work					
Please indicate the scope of work you intend	l to perform as a	DPW Approved (
	ater Drainage	Sewer/Drain		veway Work	Curb/Sidewalk Work
	Appl	icant Informat			
Applicant/Firm Name:		Nelly's	Construction inc		
Select One: X Corporation	Partnership	Proprietorsh	ip Other:		
Street Address:		City/Town:	Peabody	State: MA	Zip Code: 01960
Primary Phone:	E-mail				
Length of Time in Business under the same Firm Na	me:		5		
Full Name(s) of Principal(s):		Ma	rk Nalesnik		
Primary Contact Person:		Marl	: Nalesnik		
-	Experie	ence/Previous \	Vork		
Nature of Typical/Standard Work:	Util	lities, emergency ut	lity repairs, site excavatio	n, demolition	
Have you ever performed this type of work in Arling	ton:	X Yes		No .	
If Yes, Please provide Location:	455 Massachuse	ctts Ave	Approxima	ite Date:	11/2023
Total Amount of such construction this year:			2,000,000		
Total Amount of such construction last year:			1,300,000		
Total Amount of such construction next previous yes	ar:				
Municipal References - Plea	ise Attach Wri	tten Reference	Letters or Provide	Contact Info	rmation
Municipality:		Hamilto	n		
Primary Contact Name:	Tim C	Olson	Email:	tolson@	ghamiltonma.gov
Municipality: Manchester NII					
Primary Contact Name:	Mark F	Bourque	Email:	MBOURQU	JE@manchesternh.gov
Municipality: Gilford NH					
Primary Contact Name:	D	PW	Email:	publicw	orks@gilfordnh.org
Banking/Financial References - Please Attach Written Reference Letters if Available					
Bank Reference: Federa	al Service Credit U	nion	Phone:	1	-800-936-7730
Your social security number or federal identification number will be furnished to the Mussachusetts Department of Revenue to determine whether you have met tax filing.					
Note to Town Staff: Reday! Social Security # before releasing document Note to Town Staff: Reday! Social Security # before releasing document under the authority of Massachusetts General Law, Chapter 62C, Section 49A.			orrect their non-filing or or revocation. This request is made		
Signature/Endorsement					
By signing below, I certify that under the penalties of perjury that to the best of my knowledge and belief all information on this application is true and correct. I also certify by signature below that I/we have filed all state tax returns and paid all state taxes as required by law. I also hereby agree to conform in all respects to the conditions governing such license as printed in the By-Laws of the Town, and such other rules and regulations as the Select Board and/or Department of Public Works may establish.					
		min telemanosis na na	Date: 6/10/20		Reset Form
Applicant Signature: Mail Mall			Date: 6/10/2	<i>K</i> 3	- Print Form

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



730 MASSACHUSETTS AVENUE TEL: 781-316-3020 sbadmin@town.arlington.ma.us

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 16, 2025

Joseph Botti Co., Inc. Alex M. Kenis

South Easton, MA 02375

Dear Joseph:

The Select Board will be discussing your request for a License to do Drainlaying in the Town of Arlington by hybrid format on Monday, July 21, 2025, at 7:15 p.m. Although it is not a requirement that you attend this meeting, you are invited to do so.

The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted Thursday, July 17th by 7:00 p.m.

Please contact this office by email, ckalogeropoulos@town.arlington.ma.us, if you have any questions.

Very truly yours, SELECT BOARD

Caroline Kalogeropoulos Administrative Assistant



TOWN OF ARLINGTON Department of Public Works 51 Grove Street Arlington, Massachusetts 02476 Office (781) 316-3320 Fax (781) 316-3281

MEMORANDUM

To:

Select Board

From: Engineering Division

Re:

Approved Contractor License

Date: July 16, 2025

Dear Board Members,

Reference is hereby made to an application by Alex M. Kenis of Joseph Botti Co.. Inc., to be accepted as an Approved Contractor in the Town of Arlington.

Contact information is as follows:

Joseph Botti Co.. Inc Alex M. Kenis

South Easton, MA 02375

Phone:

Email:

As a previously approved contractor in good standing, we recommend approval and issuance of an Approved Contractor and Drainlayer license.

Regards,

Wolfgang G. Kirstein, E.I.T.

Wolfgang Kristein

Civil Engineer

CC: William C. Copithorne, P.E., Town Engineer

File



TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR TOWN OF ARLINGTON DPW CONTRACTOR LICENSE

Directions: Please complete <u>ALL</u> fields below and deliver the completed application to the Department of Public Works Engineering Department at 51 Grove Street for Processing and Submission to the Select Board. Please also include in your submission a \$75.00 application fee in the form of a check payable to the "Town of Arlington", Any questions regarding this application form or procedure should be directed to the Town of Arlington Engineering Department at 781-316-3320.

Department at 781-316-3320.						
			Scope of Work			
Please indicate the scope of work you intend to perform as a DPW Approved Contractor in the Town of Arlington (check all that apply):						
☐ Water ☐ Sanit	tary Sewer [Stormwater Drainage	Sewer/Drain In	spection De	riveway Work	
		Appl	licant Informatio	n		
Applicant/Firm Name:		JO	OSEPH BOTTI Co., In	c. by Alex M, Kenis (A	Agent)	
Select One:	Corporation	Partnership	Proprietorship	Other	:	
Street Address:	Tomar		City/Town: So	OUTH EASTON	State: MA	Zip Code:
Primary Phone:		E-mail	!	(0.7, 1.5)		-
Length of Time in Busine	ess under the sam	e Firm Name:		105 Years		
Full Name(s) of Principal	l(s):		DONNA	L. WARREN		
Primary Contact Person:			GLENN	ROGERS		
		Experi	ence/Previous W	ork		
Nature of Typical/Standa	ard Work:	UTILITY	CONTRACTOR/GEN	ERAL CONTRACTO	R for EVERSOUR	CE
Have you ever performed	this type of worl	k in Arlington:	X Yes		No	
If Yes, Please provide Lo	cation: Mass. A	ve, Utility ExtSchouler Ct. to	o Highland Ave. Permi	t#16-41 Approxim	ate Date:	July 22, 2016
Total Amount of such con	nstruction this ye	ar:		-	,	
Total Amount of such con	nstruction <u>last</u> ye	ar:	10.000			•
Total Amount of such con	nstruction <u>next p</u> i	revious year:				•
Munic	cipal Referenc	ces - Please Attach Wri	tten Reference L	etters or Provide	Contact Infor	mation
Municipality:		City of Brockton; DPW	/Engineering Dept.; 45	School St., Brockton,	MA 02301	
Primary C	Contact Name:	PETER KI	ELLEHER	Email:	pkelleh	er@cobma.us
Municipality:	City	of Fall River; DPW/Engineer	ring Dept.; 1 Governm	ent Center Room 535;	Fall River, MA 02	722
Primary (Contact Name:	DENNI	S SILVA	Email:	dsilva@	fallriverma,gov
Municipality:	-	Town of Sudbury; Public V	Works Dept.; 275 Old I	Lancaster Road; Sudbu	ıry, MA 01776	
Primary	Contact Name:		F. NASSON	Email:		sudbury,ma,us
Banking/Financial References - Please Attach Written Reference Letters if Available						
Bank Reference:	Bluestone Banl	k; 80 North Main St., MA 020	048 - Alan Benjamin V	P Phone:	50	08-851-3801
Your social security number or federal identification number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations, Licenses who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Massachusetts General Law, Chapter 62C, Section 49A.						
Signature/Endorsement						
By signing below, I certify that under the penalties of perjury that to the best of my knowledge and belief all information on this application is true and correct. I also certify by signature below that I/we have filed all state tax returns and paid all state taxes as required by law, I also hereby agree to conform in all respects to the conditions governing such license as printed in the By-Laws of the Town, and such other rules and regulations as the Select Board and/or Department of Public Works may establish.						
Reset Form						
Applicant Signature:	(Mexan	ule M. Jenes .	HGGNT	Date. /	-11-23	Print Form



Town of Arlington, Massachusetts

Affordable Housing Overlay Committee

Summary: Xavid Pretzer

D

ATTACHMENTS:

Type File Name Description

Reference Pretzer_X_AHOC_Redact.pdf Reference Material

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 15, 2025

Xavid Pretzer

Arlington, MA 02474

Re: Appointment: Affordable Housing Overlay Committee

Dear Xavid:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, July 21, 2025, at 7:15 p.m.

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

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, July 17th, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, sbadmin@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours, SELECT BOARD

Ashley Maher Board Administrator

Dear Select Board Members,

Thank you for considering my application for the Affordable Housing Overlay Committee. Zoning is a major way that Arlington expresses its values, and an Affordable Housing Overlay presents an excellent opportunity to put our values into practice in terms of welcoming those less fortunate into our community and making meaningful steps forward to increase the diversity of our Town. I've long been interested in the potential of an Affordable Housing Overlay for Arlignton after seeing the successes and challenges of Cambridge's AHO and have explored possibilities with others in Town, and I would be honored to be a part of making this a reality. As someone with family that's been priced out of Arlington and who's talked to many in my precinct challenged by rising housing costs, I think it's important for us to address the housing crisis on multiple fronts, and enabling more subsidized Affordable housing must be a strong part of that.

The Affordable Housing Overlay Committee will face some significant challenges, needing to draft zoning to provide meaningful incentives for subsidized Affordable development while addressing the concerns of those worried about excessive disruption to neighborhoods and challenges for Arlington's roads and finances. I think it's important for us to meet this moment and our current housing crisis by proposing zoning that will enable meaningful development of Affordable housing across Town. If chosen for the committee, I will be honored to work with the other committee members and stakeholders throughout Town to balance the various concerns and needs faced by Town residents and come up with a strong proposal that can win ARB and Town Meeting approval.

Thank you for your consideration, ~Xavid Pretzer TMM Precinct 17



Xavid Pretzer



EXPERIENCE

Town Meeting Member, Precinct 17

2021 - PRESENT

- Lorem ipsum dolor sit amet, consectetur adipiscing elit.
- Aenean ac interdum nisi. Sed in consequat mi.

Proponent, 2022 Article 39 - Increased Floor Area Ratio for Mixed Use Structures 2022

- Proposed a successful zoning change to allow for denser housing in mixed use buildings in business districts.
- Developed the proposed change, obtained ARB support, and won approval at town meeting.

Software Engineer, Google

2011 - PRESENT

EDUCATION

Massachusetts Institute of Technology

Master of Engineering in Electrical Engineering and Computer Science
JUNE 2009

SKILLS

- Significant programming experience, including data processing and Geographic Information Systems.
- Familiarity with Arlington's Zoning Bylaw.



Town of Arlington, Massachusetts

Arlington Bicycle Advisory Committee

Summary:

Anton Rapetov (Term to Expire: 06/30/2028)
Matthew De Remer (Term to Expire: 06/30/2028)

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Rapetov_A_Packet_Redacted.pdf	Reference
D	Reference Material	Deremer_M_appt_letter_Redacted.pdf	Reference

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Anton Rapetov

Arlington, MA 02474

Re: Appointment: Arlington Bicycle

Dear Anton:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, July 21, 2025, at 7:15 p.m.

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

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, July 17th, at 7:00 p.m.

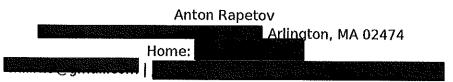
Please do not hesitate to contact me by e-mail, sbadmin@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours, SELECT BOARD

Ashley Maher Board Administrator

Ishley Maher



Everyday bicycle rider&commuter

I moved to Arlington 2 years ago, primarily because it has and keeps improving good bicycle infrastructure, and has good schools.

I use my bicycle, all year around:

- 1. as the main commuter method:
- 2. the main way to get around the town; E.g.: shopping;
- 3. get my son to/from school;
- 4. as a sport: usually go to Beaver Brook Reservation or Arlington's Great Meadows.

I also recently passed Civic Academy in Arlington

Skills:

- civically engaged;
- statistic:
- experience creating websites + android apps;
- familiar with multiple types of e-bikes, in particular cargo e-bikes;
- can ride a bicycle :-)

Professional Experience

Current job:

MediaTek - 120 Presidential Way, Woburn, MA 01801 Principal Compiler Engineer, Jan 2020 - Present

Education

National Research Nuclear University MEPhI – Moscow, Russia Master's degree, Electrical and Electronic Engineering

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Matthew De Remer

Arlington, MA 02474

Re: Appointment: Arlington Bicycle Advisory Committee

Dear Matthew:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, July 21, 2025, at 7:15 p.m.

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

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, July 17th, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, sbadmin@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours, SELECT BOARD

Ashley Maher

Board Administrator

Ashley Maher

MATTHEW J. DE REMER

Arlington MA 02474

SUMMARY

- 25+ years of product design and engineering experience with 16+ million products in homes, hospitals, and vehicles globally
- 10+ years of management experience leading direct reports and consultants in cross functional teams
- Extensive experience and training in state-of-the-art engineering software (SolidWorks, Pro/Engineer, ANSYS)
- Worked in teams with or supervised everyone from Industrial Designers to Manufacturing and Quality Engineers
- Designed products to FDA, CE, SAE, DOD, UL, IEC, ISO, ASME and other industry standards
- Six Sigma Black Belt with training in DOE, DFSS, DFMEA and DFMA

SELECT EXPERIENCE

Mission-Driven Tech

October 2024-Current

Fractional VP of Engineering

- Created development roadmap and engineering strategy for pre-seed oncology start-up
- Started design history file (DHF) for a novel class II medical device targeting improved patient outcomes
- Led vendor selection process, qualifying design firms and CMs based on capabilities and relevant experience
- Collaborated with executive team to develop strategic budget, define fundraising milestones, and create hiring plan

Bayard Design LLC

September 2015-September 2024, July 2007-August 2010

Founder and Chief Engineer

- Built and led a cross functional team 6 in-house engineers and 6+ contractors
- Directed multi-disciplinary product development programs with budgets ranging from \$50K to \$1M, orchestrating seamless collaboration across Industrial Design, Mechanical/Electrical Engineering, Software Development, and Manufacturing
- Worked with clients to fully document products via CRD, PRD, DFMEA, PFMEA, etc. for ISO 13485

Terrafugia

July 2017-October 2021

Consulting Mechanical Engineer

- Lead mechanical engineer for a Hybrid Electric system expected to meet FAA, ASTM, DOT FMVSS specifications
- Responsible for thermal analysis and mechanical design including CFD and FEA simulation

TransMedics, Inc., Andover MA

June 2017-Ongoing and July 2010-October 2013 and July 2007-March 2008

Principal Design Engineer, Consulting Design Engineer

- Engineered an ultra-light weight, reliable portable ventilator for use with transported human organs
- Led prototyping efforts from proof of concept to alpha to beta to IDE units
- Designed a novel solution to minimize disposable costs and make the non-disposable unit easy to clean
- Prepared engineering documentation and testing for IEC 60601 for CE and FDA device approval
- Led development of a light weight, low power, multi-channel infusion pump

Corindus Vascular Robotics, Waltham MA

October 2013-July 2015

Principal Design Engineer

- Led a team of engineers, designers and an industrial designer to develop a next generation articulating arm
- Participated in system level development of a next generation robotic vascular surgery assistance device
- Developed a human factors based multi-variable verification model to simplify design and verification

Foster-Miller, Inc., a division of Qinetiq North America, Waltham MA

May 2008-June 2010

Consultant

- Lead engineer for a novel wireless "man-wearable" heart rate and respiration monitor for military and professional sports training
- Lead engineer for solider locator project that fielded prototypes in only 4 months with US Special Forces units
- Managed a China based design and manufacturing team producing a consumer targeted heart rate and resp. monitor
- Integrated sealed, rugged electronics packages with comfortable fabric garments



Town of Arlington, Massachusetts

Board of Health

Summary:

D

Sabrina Eagan (Term to Expire: 01/31/2028)

ATTACHMENTS:

Type File Name Description

Reference Material Eagan_S_BOH_Redact.pdf Reference

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH

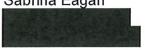


730 MASSACHUSETTS AVENUE TELEPHONE 781-316-3020 FAX 781-316-3029

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

June 17, 2025

Sabrina Eagan



Re: Appointment: Board of Health

Dear Sabrina:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, June 23, 2025, at 7:15 p.m.

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

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Wednesday, June 18th, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, sbadmin@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours, SELECT BOARD

Ashley Maher **Board Administrator**



Town of Arlington Office of the Town Manager

James Feeney Town Manager 730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE:

June 16, 2025

TO:

Members of the Select Board

SUBJECT: Appointment to the Board of Health

This memo is to request the Board's approval of my appointment of Sabrina Eagan, Arlington, MA as a member on the Board of Health with a term expiration date of 1/31/2028.

Town Manager

Arlington, MA 02474

Health Project Manager

SUMMARY OF QUALIFICATIONS

Public health specialist with 20+ years of experience providing technical and program management support for the prevention, diagnosis and treatment of diseases including tuberculosis (TB), HIV, COVID-19, and malaria in domestic and international settings.

- Expertise in **program management** activities such as strategic planning, data analysis and performance evaluation, quality improvement, grants management, and capacity strengthening.
- Skilled at initiating and fostering productive collaboration with government programs, community and non-governmental organizations (NGOs), academic and research institutions, health providers, and technical experts.
- Proven ability to efficiently manage simultaneous priorities across a range of projects and stakeholders.
- Strong communication skills and motivational capacity, encouraging staff, grantees and partners towards positive change.
- Full native fluency in English, professional proficiency in French.

PROFESSIONAL EXPERIENCE

JSI Research & Training Institute, Inc., Boston, Massachusetts Senior Technical Advisor

2008-2025

2014-2025

- Provided technical assistance and project management to strengthen public health programs,
 engaging stakeholders and improving healthcare access and service delivery in diverse settings.
- Led technical efforts to enhance patient care, improve health worker expertise, and strengthen health systems, managing a \$7M HIV treatment portfolio.
- Managed complexities associated with project activities, including client requests for changes, performance issues with partners, political instability, disease outbreaks, and dynamic policy and best-practice recommendations.
- Maintained frequent communication with clients and donors to define project goals, provide progress updates, discuss technical issues, challenges and next steps, coordinate activities, and ensure compliance and timely reporting.
- Provided support to projects including Technical Assistance for Service Integration (TA4SI, Massachusetts, 2024, 2019-2020); MA Department of Health Mobile Vaccination Program (MA, 2021-2022); Strengthening High Impact Interventions for an AIDS-free Generation (AIDSFree, Global, 2014-2019); and Tuberculosis Health Action Learning Initiative (THALI), India, 2016-2020).

Senior Country Support Manager

2020-2025

Project: Tuberculosis Implementation Framework Agreement (TIFA)

- Led country support teams for DRC, Kenya, and Uganda, overseeing 30 TB grants totaling \$5M across 9 grantees.
- Developed and maintained strong relationships with country government programs, NGO and government grantees, and U.S. government and other stakeholders to understand TB challenges and proposed solutions, and respond to changes as needed.
- Guided grantees in co-design of concept papers, activity plans, and budgets for USAID approval.
- Identified emerging implementation risks and opportunities, and coordinated mitigation strategies with project leadership, grantees, and technical experts.

Co-lead, JSI TB Working Group

2015-2025

- Led strategic positioning for TB opportunities, including gathering information and providing fora for staff to share achievements, intelligence, opportunities, and recommendations.
- Organized participation in conferences and events, including coordinating inputs from multiple projects, reviewing abstracts, tracking submissions, and strategizing and presenting key sessions.

Technical Writer, Coordinator for new business development

2008-2025

- Acted as the technical lead on TB, HIV, and other health topics for 50+ opportunities for proposals ranging from \$15-\$200 million during capture and live proposal phases.
- Wrote innovative and compelling proposals with feasible management plans and budgets by conducting capture work, managing proposal teams, and fostering collaboration with partners.
- Facilitated and participated in strategy meetings with technical experts and partners.

Technical Advisor

2008-2014

- Strengthened capacity to develop and apply performance improvement tools to ensure effective implementation of projects addressing HIV, TB, malaria and other infectious diseases, family planning, and maternal and child health.
- Advised on strategic information needs, including use of routine data systems and analysis and application of data, and planning for operational research studies and sharing results.
- Strengthened teams' capacity to produce work plans, quarterly and annual reports, and respond to client requests.
- Provided technical support to projects including Community Capacity for Health Program (Madagascar, 2016-2021); Community-Based Integrated Health Program (Madagascar, 2011-2016); Project HEART (Help Expand AntiRetroviral Therapy to children and families) (Global, 2008-2011).

Case Western Reserve University (CWRU)

2005-2008

Research Nurse and Community Outreach Coordinator

2005-2008

CWRU-Uganda Tuberculosis Research Collaboration, Kampala, Uganda

- Developed outreach and recruitment program for clients co-infected with TB and HIV.
- Increased referrals from HIV clinics and TB clinics by over 30%.
- Strengthened connections between the TB research clinic and 30+ clinics and hospitals, as well as government programs and community stakeholders, through training and collaboration.
- Contributed to 50% increase in study enrollment by improving community-level TB assessment.

EDUCATION

- MSN /MPH, Community Health Nursing/International Health Concentration, CWRU, Cleveland, Ohio.
- · BA, English, Grinnell College, Grinnell, Iowa.

COUNTRIES OF PROFESSIONAL WORK

Burkina Faso, Côte d'Ivoire, Democratic Republic of Congo, Haiti, India, Kenya, Liberia, Madagascar, Namibia, South Africa, Turkmenistan, Uganda, United States, Zambia, Zimbabwe

LANGUAGE SKILLS

French: Speaking - 3 out of 5, Reading - 4 out of 5



Town of Arlington, Massachusetts

Disability Commission

Summary:

Alex Dorson (Term to Expire: 06/30/2028) Emma Marlin-Curiel (Term to Expire: 06/30/2028)

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Dorson_A_Resume_Packet_Redacted.pdf	Reference
ם	Reference Material	Marlin_Curiel_resume_Redacted.doc.pdf	Reference

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Alex Dorson

Arlington, MA 02474

Re: Appointment: Disability Commission

Dear Alex:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, July 21, 2025, at 7:15 p.m.

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

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, July 17th, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, sbadmin@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours, SELECT BOARD

Ashley Maher

Board Administrator

Ashley Maher



Town of Arlington Office of the Town Manager

James Feeney Town Manager 730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE:

May 30, 2025

TO:

Members of the Select Board

SUBJECT: Appointment to the Disability Commission

This memo is to request the Board's approval of my appointment of Alex Dorson, Arlington, MA as a member on the Disability Commission with a term expiration date of 6/30/2028.

Town Manager

July

Alex Dorson

Arlington, MA |

Skills

- Cash register software
- Computer troubleshooting
- · Outgoing, good at talking to new people
- Curious and eager to learn
- Problem Solver

Experience

Cafe Bonna - Fjordane Folk High School, Norway (2023-2024)

- Learned to prepare various coffee drinks
- Interacted with customers
- Opened & closed bar
- Cleaned and maintained coffee machine

Food Link, Arlington, MA (2022)

Volunteered to sort incoming donations

Little Fox Resale Shop, Arlington, MA (2017-2019)

- Priced and cleaned incoming donations
- Worked as cashier

Calvary Mission Team - Machias, Maine (Summers 2017-2019)

- Worked on teams of 8-10 improving living situations doing construction work
- Acted as kitchen support, doing prep work and cooking to feed Mission Team members

Education

References

Pam Watt, personal reference

Susan Stewart, Mission Trip leader



Emma Lowenstein, Food Link Staff



DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Emma Marlin-Curiel

Arlington, MA 02474

Re: Appointment: Disability Commission

Dear Emma:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, July 21, 2025, at 7:15 p.m.

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

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, June 17th, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, sbadmin@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours, SELECT BOARD

Ashley Maher

Board Administrator

Ashley Maher



Town of Arlington Office of the Town Manager

James Feeney Town Manager 730 Massachusetts Avenue Arlington MA 02476-4908 Phone (781) 316-3010

MEMORANDUM

DATE:

June 16, 2025

TO:

Members of the Select Board

SUBJECT: Appointment to the Disability Commission

This memo is to request the Board's approval of my appointment of Emma Marlin-Curiel, Arlington, MA as a member on the Disability Commission with a term expiration date of 6/30/2028.

Town Manager

Emma Marlin-Curiel

Arlington, MA

SKILLS

- Amiable
- Compassionate
- Creative

- Motivated
- Google Workspace
- Teamwork

- Presentations
- Professionalism
- Work Ethic

EDUCATION

Bay Path University

Longmeadow, MA

Bachelor of Science in Health and Human Services candidate

expected December 2025

 Relevant Coursework: Human Services Capstone, Theories of Personality, Growth and Development, Research Methods, Financial Wellness,

YOLUNTEER EXPERIENCE

Cooperative Elder Services, Inc.

Arlington, MA

Volunteer Worker

May 2024 - August 2024

- Supported approximately 15 individuals diagnosed with cognitive disorders, including Alzheimer's Disease and other forms of dementia, ensuring safety, well-being, and positive engagement with activities
- Instructed participants in one-on-one activities, such as puzzles and word searches
- Collaborated with other staff members to lead small group arts & crafts activities
- Served meals and snacks to individuals, ensuring they received the proper meal based on dietary restrictions, allergies, and health needs
- Assisted with feeding and pacing to prevent choking by scooping food for the individuals and reminding them to slow down and take small bites
- Transported individuals by wheelchair to ensure they safely made it to their destination within the facility

Arlington Council on Aging Free Farmers' Market

Arlington, MA

Volunteer

July 2019 - August 2019

- Distributed healthy, budget-friendly recipes to the elderly, encouraging the use of local produce
- Provided friendly and respectful customer service, helping the elderly navigate the market and answering
 questions about food items

Pine Knoll Nursing Center Activities Department

Lexington, MA

Volunteer

July 2019 - August 2019

- Actively engaged clients in daily recreational activities, including bingo, shuffleboard, and themed group games, fostering social interaction and cognitive stimulation
- Delivered one-on-one support to clients, ensuring their comfort, participation, and emotional well-being throughout the day
- Assisted with the preparation and service of snacks, maintaining a clean and welcoming environment

EXPERIENTIAL LEARNING

Bay Path Student Accessibility Services

Longmeadow, MA

Intern

February 2025 - April 2025

- Created a MS PowerPoint presentation about resources, mindset, and helpful tips for college students with disabilities to help them better navigate their educational journey
- Assisted in the interview process for the Director of Accessibility Services position by drafting interview
 questions, identifying students to participate in interview panels, and participating on student interview
 panels for all candidates
- Reviewed Association on Higher Education and Disability student accommodation request scenarios with Accessibility Associate to illustrate feasibility and appropriate processing

- Gained an understanding of reasonable accommodations for students with disabilities
- Closed the office in the absence of the Accessibility Associate by locking the doors, turning off the lights, and ensuring that the office was clean for the following day

ServiceNet Enrichment Center

Chicopee, MA

Program Coordinator Intern

February 2023 - April 2023

- Supported approximately 15 clients daily with recreational activities, including arts and crafts, word puzzles, and other cognitive engagement tasks
- Communicated client needs to staff, including escalating personal care concerns to ensure appropriate support and intervention

Nature Connection

Concord, MA

Program Intern

July 2022 - August 2022

- Prepared materials and resources for programs providing therapeutic contact with plants, animals, and natural materials
- Assisted with program facilitation, including setup, participation, and cleanup
- Ensured proper care and maintenance of animals as part of program responsibilities

CERTIFICATIONS

- New England ADA Center Architectural Accessibility Laws, February 2025
- New England ADA Center Self-Evaluation and Transition Plan, February 2025
- HSI Adult/Child/Infant First Aid | CPR/AED, February 2024
- PHCAST Personal Care Homemaker, July 2024
- PHCAST Homemaker, July 2024
- Informed Consent, October 2023
- Dementia Friend, June 2022



Town of Arlington, Massachusetts

Historic District Commission - Avon Place District

Summary:

D

Andrew Jones (Term to Expire: 06/30/2028)

ATTACHMENTS:

Type File Name Description

Reference Jones_A_Packet_Redacted.pdf Reference

DIANE M. MAHON, CHAIR LENARD T. DIGGINS, VICE CHAIR JOHN V. HURD STEPHEN W. DECOURCEY ERIC D. HELMUTH



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

TOWN OF ARLINGTON MASSACHUSETTS 02476-4908

July 10, 2025

Andrew Jones

Arlington, MA 02476

Re: Appointment: Arlington Historic Districts Commission

Dear Andrew:

As a matter of the standard appointment procedure, the Select Board requests that you attend the Select Board meeting conducted by hybrid format, on Monday, July 21, 2025, at 7:15 p.m.

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

You may attend the meeting in-person or virtually. The meeting will take place in the Select Board Chambers. The link to the meeting and other information will be available at the bottom of the Select Board Agenda as well as on the Town Calendar when the meeting is posted on Thursday, July 17th, at 7:00 p.m.

Please do not hesitate to contact me by e-mail, sbadmin@town.arlington.ma.us, if you have any questions.

Thank you.

Very truly yours, SELECT BOARD

Ashley Maher Board Administrator

Ishley Maher



ARLINGTON HISTORIC DISTRICT COMMISSIONS

Carol Greeley, Executive Secretary c/o Planning & Community Development 730 Massachusetts Ave., Rear Annex, Arlington, MA 02476

May 28, 2025

Town of Arlington Select Board c/o Ashley Maher Town Hall, 2nd Floor 730 Mass. Avenue Arlington, MA 02476

Re: Andrew Jones, All Character Arlington MA

Dear Select Board Members:

The Arlington Historic District Commissions (AHDC) recently received a letter of interest from a Pleasant Street Historic District resident, Andrew Jones of to serve as a Historic District Commissioner. Mr. Dunn attended an AHDC public meeting on May 4th where he was introduced and he has provided the attached letter summarizing his qualifications. As the Pleasant Street resident position on the Commissions is already filled, it was suggested that Mr. Jones be appointed to fill the Avon Place resident position being vacated by Philip Chaves who has recently announced his intention to not seek another term on the Commission. [Note that the Town Bylaws (Title VII, Art. 3, Section 2) allow for the appointment of a non-resident member to a specific District Commission if, after a diligent effort, no actual resident of that District expresses an interest in the position.]

The AHDC voted unanimously at its meeting on May 15, 2025 to forward a recommendation to the Select Board, as the appointing authority for the AHDC, that they appoint Mr. Jones as representative for the Ayon Place Historic District.

Stephen Makowka

Chair, AHDC

CC: John Worden, Secretary

Carol Greeley, Executive Secretary

Letter of Introduction - Andrew D. Jones

I have been a resident of Arlington since 2020. My partner Kristin and I bought in Arlington; a mid-century modern house designed by Carl Koch for Harvard professor Robert Pound. The house had stood empty for many years, and we were immediately taken by its presence on a rock ledge, its unique architecture and the potential for our new home. We engaged a local architect to design a complete renovation of the property with particular emphasis on retaining all the original design features but modernizing to current standards of building technology. As part of this renovation, we had our first interaction with Arlington Historic District Commission – we were delighted with the initial enthusiasm we received for our ideas and were fully supported throughout the entire renovation process. We are so proud of our home and its position within the Pleasant St historic district. We have had further interactions with the AHDC during recent plans to build a new garage that sympathetically matches the original house design.

Outside of work, my main hobby is gardening, we uncovered a neglected rear garden at 221 and we have had great pleasure in designing a beautiful garden to match our house, which includes several Japanese maple trees gifted to the previous owner by Harvard Arboretum.

We love living in Arlington and appreciate the many historic homes of differing styles that Arlington is home to. I am very excited to have an opportunity to join the AHDC to provide guidance and support to other homeowners who wish to improve their homes within the historic town of Arlington.

Basic Resume

DoB 1965

Nationality Citizen of United States of America and United Kingdom

Occupation Senior Vice President, Antares Therapeutics

Education BSc Natural Science, King's College London

PhD Chemistry, University of Leeds

NATO Research Fellow, Stanford University

Interests Architecture – gothic cathedrals and mid-century modern homes

Gardening Cooking

Travel, especially France



Town of Arlington, Massachusetts

For Approval: Common Victualler License

Summary:

MVEC LLC D/B/A Oakberry Acai, Marco Viscariello, 476 Massachusetts Avenue

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Oakberry_App_Ref.pdf	Application
ם	Reference Material	Oakberry_Acai_Inspection_Reports_(1).pdf	Inspection Reports

730 Massachusetts Avenue Town of Arlington Massachusetts 02476-4908

(781) 316-3020 (781) 316-3029 fax

\$60.00 Filing Fee

Email_

Inspections Dept. at 51 Grove St. must review completed application before returning to this office.

APPLICATION

To the Licensing Authorities of the Town of Arlington The Undersigned hereby makes application for a

☑ COMMON VICTUALLER LICENSE (Eat In)

FOOD VENDOR LICENSE (Take Out Only)
Location 476 Massachusetts Ave
Name of Applicant Marco Viscariello
Corporate Name (if applicable) MVEC LLC
D/B/A Oakberry Acai
Date 6/18/2025
I/We hereby agree to conform in all respects to the conditions governing such License as printed in the By-Laws of the Town, and such other rules and regulations as the Selectmen may establish. With the signing of this application, the applicant acknowledges that:
A. It is understood that the Board is not required to grant the license.
B. no work is to commence at the premises of the proposed location which is the subject matter of this application until the license is approved by the Select Board, and, furthermore, any work done is done at the applicant's risk, and
C. in the event of a proposed sale of a business requiring a Common Victualler License, an application for a transfer of said license will be deemed to be an application for a new license (subject to the rules and regulations herein contained), and the owner of such business shall be required to file with the Select Board a thirty-day notice of his intention to sell same before such application will be acted upon by the Select Board.
D. That the license is subject to revocation if the holder of the license does not comply with Town By-Laws or the Rules and Regulations of the Board.
Print Name Marco Viscariello
Signature Name / / // //
Phone (Home)(Business)_781-881-2022

INFORMATION RELATIVE TO APPLICATION

Brea	ıkfast			
Yes_	x_No			
Lune	ch			
Yes	<u>x_No</u>			
Dinr	ner			
Yes_	<u> </u>			
Do y	ou own the property? YesNo_x_Tenant	at Will X Lease 10 (years)		
Hou	rs of Operation:			
	Day Monday to Sunday	Hours 8 am - 8 pm		
	Day	_Hours		
	Day			
Floo	or Space 750 Sq. Ft.	Seating Capacity (if any) 4 or 5 1 bench		
	ing Capacity (if any) 0 spaces	Number of Employees 5		
	Cooking Facilities (and implements)	1		
	re is no cooking. There is an acai/ice cream m knives.	achine and a blender, cutting boards,		
 Will	a food scale be in use for sale of items to the	public? YesNo_X_		
Will	catering services be provided by you?	YesNo_X_		
The	following items must be submitted with the ap	plication:		
1.	Layout Plan of Facility & Fixtures	Date Received 6/20/25		
2.	Site Plan (obtained at Bldg. Dept., 51 Grove St.)	Date Received 6/20/25		
3.	Outside Facade and Sign Plan (dimensions,	color) Date Received 6/20/25		
4.	Menu	Date Received 6/20/25		
5.	Maintenance Program	Date Received 6/20/25		
If the	e facilities are not yet completed, provide estimated	cost of work to be done \$		
Fac	ility is completed			
FOR	OFFICE USE ONLY			
Sche	duled Hearing when Application will be presented	to Select Board for approval:		
Date	Time			
Roam	Time_			

APPLICANT'S RESUME

Food Bu	siness Experience of Applicant		
From	to		
Employee	D/B/A		
Sole Owner	Location		
Partnership	Type Food		
Corporation			
From	to		
Employee	D/B/A		
ole Owner Location			
Partnership	Type Food		
Corporation			
	ı feel will assist in the review of this application. ss experience, I am eager and committed to learning and		
	practices required for operating a food vendor.		
I am dedicated to providing safe, hig	h-quality products and excellent customer service.		
	ssary training and certifications to ensure full compliance with		
health and safety standards.	·		

Oakberry Arlington — Comprehensive Maintenance Program

Store Address: 476 Mass Ave, Arlington, MA 02476

Owner/Operator: Marco Viscariello

Effective Date: April 1, 2025

1. Purpose

This program ensures Oakberry Arlington meets Massachusetts food safety regulations and operational standards. It outlines cleaning, equipment care, facility upkeep, and service coordination to support business continuity, safety, and brand integrity.

2. Facility Zones & Key Equipment

Zones:

- Customer Area: Service counter, merchandisers, toppings bar
- Service Area: Blender station, hand sinks, refrigerators, Spaceman acai machine
- Storage Area: Dry shelves, freezers, 3-compartment sink
- **Restroom:** Public toilet (if dine-in applies)

Fixtures & Equipment:

- Sinks (mop, hand, prep, 3-compartment)
- Refrigerators & Freezers
- Blender, Ice Machine, Spaceman Acai Machine
- Mounted shelves, topping dispensers, trash system
- POS terminals, scanners, receipt printers, Wi-Fi routers

3. Maintenance Schedules

Daily Tasks

- Clean & sanitize service counter every 2 hours
- Acai machine deep-clean at end of day
- Wipe hand sinks, restock soap/towels
- Check & log fridge/freezer temperatures 2x/day
- Sweep and mop with degreaser
- Empty trash twice daily, sanitize bins weekly
- Toppings dispensers: clean exterior daily

Weekly Tasks

- Mon: Deep clean prep sink
- Tue: Sanitize fridge interiors/seals
- Wed: Dust and clean wall shelves
- Thu: Clean under counters
- Fri: Rotate dry goods, clean shelves
- Sun: Bleach-sanitize hand sinks & dispensers
- Toppings: Clean interior weekly

Monthly Tasks

- Spaceman machine internal deep clean
- 3-compartment sink sanitation
- Kitchen wall/baseboard scrub
- Full pest control service

4. Preventive Maintenance

Area	Description	Frequency
Walk-through Inspections	Document issues early	Weekly
HVAC	Seasonal check, filter change	Quarterly
Plumbing	Drain & leak checks	Monthly
Lighting	Replace faulty bulbs	As needed
POS hardware/software	See Section 11	Quarterly

5. Equipment-Specific Guidelines

- Spaceman Machine:
 - o Clean lines weekly
 - Lubricate o-rings & blades
 - Coil cleaning monthly
 - o Annual condenser service
 - o 6-month maintenance kit: Tune-up kits, scraper blades, lube, sanitizer, tools
- Refrigerators/Freezers:
 - Inspect door seals
 - Clean coils monthly
- Dry Storage:
 - o FIFO compliance
 - Items stored 6" off floor
- · Hand Sinks:
 - Maintain 100°F+ water
 - Stock soap/paper

6. Cleaning & Sanitation – Keystone/Ecolab (via Sysco)

Frequency: Twice Weekly

Scope:

- Unit-dose dishwashing
- Surface/glass sanitizing
- Degreasing fryers, grills
- No-rinse floor cleaners
- Bathroom sanitation
- Hand hygiene stations

7. Food & Supply Logistics – Sysco

Function

Details

Delivery Twice weekly: cups, straws, spoons, packaging

Monitoring Quality control, inventory checks

Contact (888) 225-5799 or (281) 584-1390 (HQ)

8. POS Maintenance – ReSourcePOS

Area	Description	Frequency
Helpdesk	24/7 software & payment support	As needed
Hardware Diagnostic	Real-time support & Advanced Exchange	As needed
Preventive Hardware Check	Cable, touchscreen, power supply	Quarterly
Software Updates	POS software & security patches	Quarterly
Peripheral Testing	Receipt printer, card reader, scanner	Quarterly
Network Check	Wi-Fi speed/connection	Weekly
Full System Review	Reboot & validate config	Monthly
Lifecycle Review	Hardware replacement planning	Annually

Contact Info:

• Helpdesk: (773) 252 5500

• Email: contact@resourcepos.com

9. Pest Control - Modern Pest Services

Phone: 1-800-323-7378

- Monthly visit
- Interior & exterior bait stations
- Food sealed/off floor
- Logs stored onsite

10. Documentation & Logs

- Daily: Temp logs, cleaning checklists
- Weekly: Deep cleaning & pest records
- Monthly: Vendor visits, reviews
- Logs stored in office binder for inspection

11. Staff Training

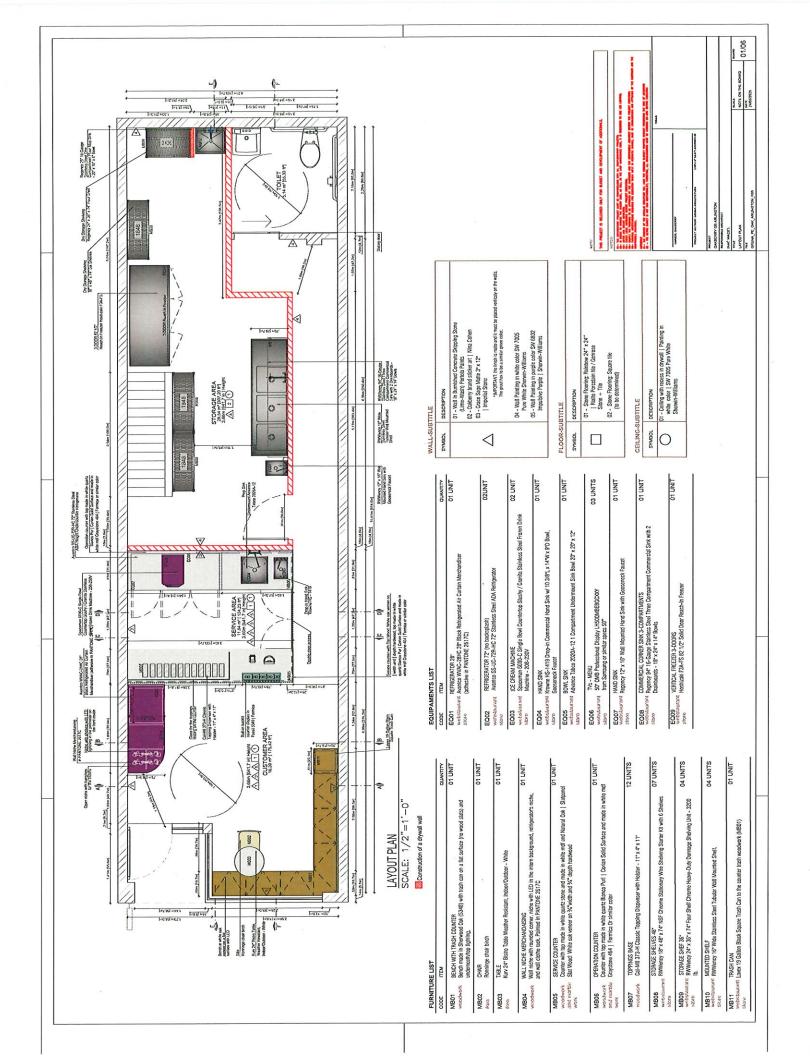
- Cleaning & sanitation SOPs
- Personal hygiene, glove, handwashing
- SDS review for chemical handling
- Recordkeeping & escalation protocol

12. Contacts Directory

Provider	Service	Phone
Sysco	Deliveries, packaging	(888) 225-5799
Ecolab/Keystone	Cleaning & sanitation	Through Sysco
Modern Pest	Pest control	1-800-323-7378
Spaceman USA	Equipment support	+1 720 328 1020
ReSourcePOS	POS support	(773) 252 5500

Maintenance Plan Summary

- 1. Food Supplies (Sysco): Inventory, quality control, disposables
- 2. Sanitation (Keystone/Ecolab): Bi-weekly cleaning, chemical dosing, disinfection
- 3. Equipment Care (Spaceman/Webstaurant): Daily to monthly cleaning, 6-month kits
- 4. POS Uptime (ReSourcePOS): Remote & on-site hardware/software support
- 5. Compliance & Oversight: Logs, training, reviews every 6 months



173712 Version 04 04-09-25

PMS 2617 C

Dimensional Letters - Exterior Quantity: 1 Single-Sided 2- Aluminum Fabricated Letters
(Painted PMS 2617 C. & White As Indicated in Drawing)
Stud Mounted Flush to the Wall

Dakbery Acai 476 Massachusetts Ave, Arlington, MA

- 122 5/16" -

Wall Size - 32 1/4" -

13 13/16"

Elevation Scalo; 1:10

Fabrication

2 End View Scale: 1:10





SIGNDESIGN NEAR COMPUTATION SALVIONS

170 Liberty Street Brockton, MA 02301 508-580-0094

SALES REPRESENTATIVE Wiley Knight

INTERNAL PROJECT MANAGER Marie Mercier

FIELD MANAGER Shaun White

ACCOUNT COORDINATOR Laurie Kalivas DESIGNER

SCALE 10%

G01.00

SALES REPRESENTATIVE
WIley Knight
INTERNAL PROJECT MANAGER
Marie Mercier SIGNDESIGN
THE CONTROLL OF THE PROCKED, MA U2231
508-580-0094 Dakbery Acai 476 Massachusetts Ave, Arlington, MA ACCOUNT COORDINATOR Laurie Kalivas 173712 Version 04 04-09-25 **G02**.00 FIELD MANAGER Shaun White SCALE 10% DESIGNER 11/5" 1/2" - 4 1/2" -Fabrication - 19 5/8" -Elevation Scale: 1:10 .8/s 61 Fabrication PMS 2617 C 2 End View Scale: 1:10 Sign Panel - 2-D
 - 125 Aluminum Face (Painted 2617 C)
 - .080 Aluminum Sides (Painted 2617 C)
 - .080 Aluminum Sides (Painted 2617 C)
 - .first Surface Applied; Avery A7 White Vinyl; (Logo Knock-Out) Install
• Bott Pate Mount to Existing Holes for Blade Sign Installation
• Sign Must be at Least 8* Above Grade Barcket
 11,724 Auminum Square Tube Bracket (Painted 2617 C)
 47 x 67 x 1/2* Auminum Plate (Painted 2617 C)
 Plate Mounted to Building Fascia Non-Illuminated Blade Sign Quantity: 1 Single-Sided

Oakbery Acal 476 Massachusetts Ave, Arlington, MA

41/2 - 5" -41/2"

Existing / Proposed







SALES REPRESENTATIVE Wiley Knight

INTERNAL PROJECT MANAGER Marie Mercier

Shaun White

EXISTING - PHOTO SCALE 59

ACCOUNT COORDINATO

Laurie Kalivas

DESIGNER

LF

SCALE 10%

G02.01

SIGNDESIGN
SIGNDESIGN INTERNAL PROJECT MANAGER
Marie Mercier Oakbery Acai 476 Massachusetts Ave, Arlington, MA 170 Liberty Street Brockton, MA 02301 508-580-0094 ACCOUNT COORDINATOR
Laurie Kalivas
DESIGNER
LF SALES REPRESENTATIVE Wiley Knight 173712 Version 04 04-09-25 **G03**.00 FIELD MANAGER Shaun White SCALE 10% VEGAN ORGANIC ALL NATURAL - 29 1/6" -Window - 43 1/4" -SUPPLY ART FILES - TYPE BOWLS AND SMOOTHIES --- 19 t3/tc* Fabrication Window - 43 1/4" --OAKBERRY HOURS 13 3/4" - 21 13/15" -Window .8/s 6 PMS 7401 C First Surface Applied; Digitally Printed on LI180 Vinyl; 3M Matte Lamination; (Contour Cut) . PROPOSED - PHOTO SCALE 2.5% EXISTING - PHOTO SCALE 2.5% i no Window / Door Vinyl Quantity: 1 Set

Overall Existing / Proposed

Oakbery Acai 476 Massachusetts Ave, Arlington, MA





SIGNDESIGN
SIGNOESIGN

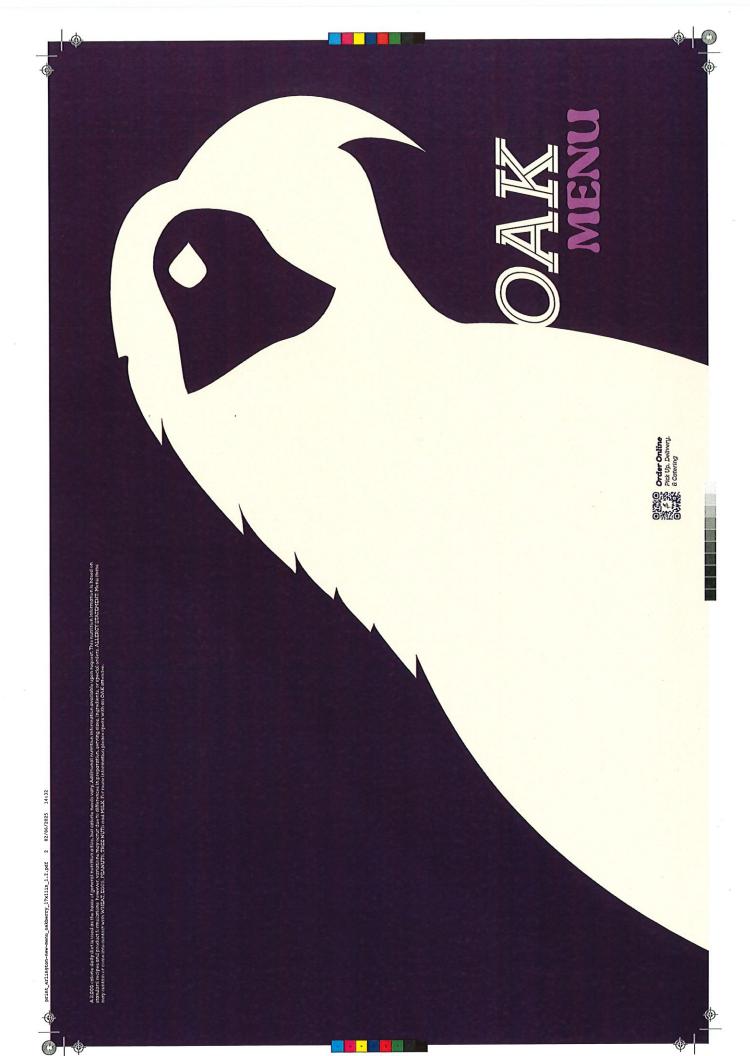
170 Liberty Street Brockton, MA 02301 508-580-0094

SALES REPRESENTATIVE WIley Knight

MITEMAL PROJECT MANAGER
MATIC MARCIER
REQ MANAGER
Shaun White
ACCOUNT COGROMATOR
Lauric Kalivas
OSSIGNER
L

SCALE 10%

G04.00



CREATE YOUR OWN

SIGNATURE

0

STEP ! J. Choose BOWL or SMOOTHIE and size

AÇAÍ BOWL	ZMC	310 - 590 cal	AÇAÍS
	· CLASSIC 12 oz	s12.25	- '
BERRY	· WORKS 16 oz	s14.95	BERRY
	· THE OAK	s19.45	

	- 0	BERRY	
Blend with: Water Coconut Water 11-21 cal (+\$1.50) Coconut MIR 13-25 cal (+\$1.50)	· CLASSIC IE oz	· WORKS 16 oz	· THEOAK
t Water 11-21 cal (•\$1.50,	s9.9s	s12.9s	\$17.45

STEP ! S. Choose your UNLIMITED TOPPINGS

RUITS W.

CRUNCHY	H
Granola GF 106 cal (3)	B
Granola 99 cal	St
Coconut 95 cal	BI
Cacao Nibs 17 cal 🖜 🖲	Ö
	Ä
NUTS & SEEDS *®	Ü
Peanuts 116 cal	P
Cashews 110 cal	¥
Almonds 86 cal	G
Chia Seeds 14 cal	Σ
PB Crumbs (+\$1.50) 23 cal	H
PD CTUMDS (+SLSU) 23 cal	

Imond Butter (+\$1.50) 189 cal w ſatcha Chia Pudding 35 cal ₩ assionfruit (+\$1.00) 22 cal Peanut Butter 168 cal hia Pudding 35 cal trawberry 7 cal lueberry 10 cal oji Berry 21 cal REAMY (anana 26 cal Dry Milk 57 cal foney 68 cal

GUIDE: N VEGAN (8) GLUTEN FREE



Before placing your order, please inform your server if a person in your party has a food allergy.

0

\$

AÇAÍBOWL

ORIGINAL	OAKBERRY Açaí. Granola, Peanut Butter, Banana
St.	博

310 - 630 cal

SMOOTHIE

\$14.95		217.95
ORIGINAL	OAKBERRY Açal, Granola, Peanut Butter, Banana	TIGER

SL7.35 612 cal	
	RRY Açai.

\$14.95 \$37.00

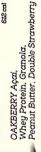
MATCHA

\$14.95 \$16 cal

CRUNCHY

OAKBERRY Açaí, Chia Pudding, Granola, Strawberry, Blueberry, Cacao Nibs

16 oz







16 oz

300 cal OAKBERRY Aca. Bluebernies. Strawbernies.Raspbernies. Coconut Water or POM Juice VERY BERRY

s10.ss

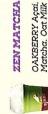
TROPICAL BEATS

ACAÍ SMOOTHIE

Vegan Protein 53 cal w® BOOSTERS (+\$3.00) Whey Protein 33 cal (

Collagen 21 cal ®

OAKBERRY Açaí, Passionfruit, Mango, Turmeric

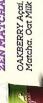


SIZ.95 See cal

SUPERGLOW

OAKBERRY Açai, Strawberry, Collagen, Coconut Milk

303 cal







312.35 247 cal

BLUEFAIRY

OAKBERRY Açaí. Blue Spirulina, Banana



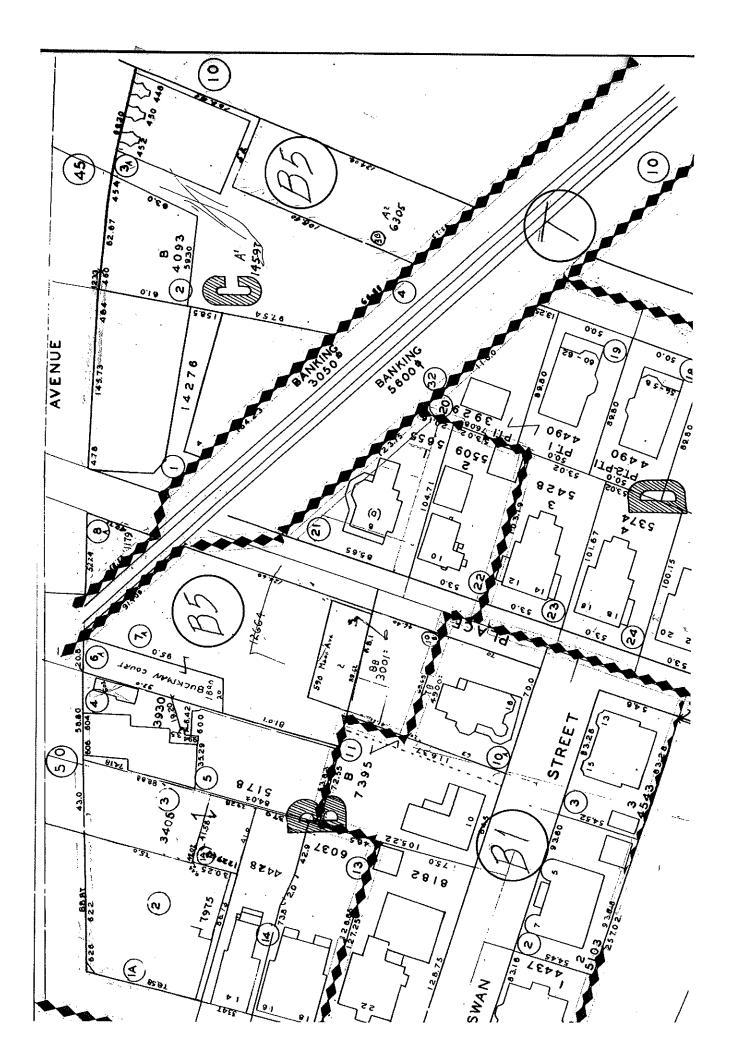




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NAME OF ESTABLISHMENT:

Office of the Select Board

Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476

Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

476 Massachusetts Avenue NAME OF APPLICANT: Marco Viscariello REPORT DUE E July 11, 2025	<u>3Y:</u>	
DEPARTMENTAL REPORT SECTION DEPARTMENT: Insp	ectional Services	
AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:		
□ No Comments or Concerns ■ Comments □ Con	ncerns \text{Objections}	
Building • All building changes need permits. • All sign changes need approval and a sign permit. • Window signs cannot exceed 25% of the window. • Certificate of Occupancy is required.		
Plumbing • All plumbing and gas fitting work requires licensed contractors to obtain permits from this office for their respective trades.		
Electrical • All electrical work requires that permits be obtained from this office for their respective trades by licensed contractors, and any new wiring must conform to the Mass. Electrical Code. Notify the Inspector of Wires in accordance with Chapter 143, Section 3L.		
Please note that the Inspectional Services Department has no objection to the	ne issuance of this license.	
APPLICANT SIGNATURE SECTION I have received the above report and acknowledge said inspection. I fu establishment is not to open, or act upon the requested license/permit Board and all other applicable licenses/permits/certificates are issued work done is done at the applicant's risk.	t, until approved by the Select	
Signature:	Date: 7/15/2025	



NAME OF ESTABLISHMENT:

476 Massachusetts Avenue

Office of the Select Board

Licensing Board for the Town of Arlington
Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

NAME OF API	PLICANT:	REPORT	DUE BY:	
Marco Viscar	iello	July 11, 2	2025	
DEPARTMENTAL	REPORT SECTION	DEPARTMENT:	Fire	
AFTER REVIEWIN	G THE ABOVE APPLIC	CANT, WE HAVE:		
■No Comm	ents or Concerns	□Comments	□Concerns	□Objections
APPLICANT SIGN	(6)			
		acknowledge said inspection		
		pon the requested license,		
		s/permits/certificates are i	ssued by the correct de	epartments. Any
work done is don	e at the applicant's r	isk.		
Signature.			Data	7/15/2025
Signature:			Date:	



NAME OF ESTABLISHMENT:

476 Massachusetts Avenue

NAME OF APPLICANT:

Office of the Select Board

Licensing Board for the Town of Arlington
Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

REPORT DUE BY:

Marco Viscariello	July 11, 2	025	
DEPARTMENTAL REPORT SECTION	DEPARTMENT:	Planning and Community D	evelopment
AFTER REVIEWING THE ABOVE APPLIC	CANT, WE HAVE:		
■No Comments or Concerns	□Comments	☐ Concerns	□Objections
The proposed business is in a 5-seat fast casual smoothie est business is an appropriate use. The Department has no objectithis business.	tablishment conducting for the neighborhood.	both eat-in and tak	eaway. This
APPLICANT SIGNATURE SECTION			
I have received the above report and	acknowledge said inspection	on. I fully understand th	at the
establishment is not to open, or act u			
Board and all other applicable license	s/permits/certificates are is	ssued by the correct de	partments. Any
work done is done at the applicant's r	risk.		
(.) . []			
Signature:		Date:	7/15/2025



NAME OF ESTABLISHMENT:

476 Massachusetts Avenue

Office of the Select Board

Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476

Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

Marco Viscariello	July 11, 2025				
DEPARTMENTAL REPORT SECTION	DEPARTMENT: Health				
AFTER REVIEWING THE ABOVE APPLICANT, WE H	IAVE:				
☐No Comments or Concerns ■Comm	nents Concerns Objections				
	een approved by the Health Department. A ust be completed before the issuance of a				
	ge said inspection. I fully understand that the juested license/permit, until approved by the Select certificates are issued by the correct departments. Any				
Signature:	Date: 7/15/2025				



Town of Arlington, Massachusetts

For Approval: Common Victualler License

Summary:

Singh Brothers 86 LLC d/b/a Big Daddy's Pizza 2, Dajit Singh, 86 Massachusetts Avenue

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Big_Daddys_App_Ref.pdf	Application
ם	Reference Material	Big_Daddys_2_Inspection_Reports.pdf	Inspection Reports

OFFICE OF THE SELECT BOARD

730 Massachusetts Avenue Town of Arlington Massachusetts 02476-4908

RECEIVED BY	THE
SELECT BOARD	OFFICE
ARLINGTON, MA	02476

2025 JAN 22 PM 3: 04

(781) 316-3020 Missing items BM (781) 316-3029 fax

\$60.00 Filing Fee

Inspections Dept. at 51 Grove St. must review completed application before returning to this office.

APPLICATION

To the Licensing Authorities of the Town of Arlington

The Undersigned hereby makes application for a MMON VICTUALLER LICENSE (Eat In) ENDOR LICENSE (Take Out Only) Name of Applicant SINGHS 12ROTHERS 86 Corporate Name (if applicable) I/We hereby agree to conform in all respects to the conditions governing such License as printed in the By-Laws of the Town, and such other rules and regulations as the With the signing of this application, the applicant Selectmen may establish. acknowledges that: A. It is understood that the Board is not required to grant the license. B. no work is to commence at the premises of the proposed location which is the subject matter of this application until the license is approved by the Select Board, and, furthermore, any work done is done at the applicant's risk, and C. in the event of a proposed sale of a business requiring a Common Victualler License, an application for a transfer of said license will be deemed to be an application for a new license (subject to the rules and regulations herein contained), and the owner of such business shall be required to file with the Select Board a thirty day notice of his intention to sell same before such application will be acted upon by the Select Board.

D. That the license is subject to revocation if the holder of the license does not comply with Town By-Laws or the Rules and Regulations of the Board.

Print Name	DAZ312	SINGH			
Signature Name_	Me				
Phone (Home)		Jusiness)_	781	648	8011
Fmail					

INFORMATION RELATIVE TO APPLICATION

Brea	kfast	<u> </u>
Yes_	No	
Lunc	ch ,	
Yes	No	
Dinn	ner .	
	No	
Do ve	ou own the property? YesNo\Gamma_\Gammaena	t at Will / Lease / O (years)
•	rs of Operation:	-
	Day MUNDAY to SUNDAY	_Hours//- / 12.
	Day	Hours
	Day	Hours
	r SpaceSq. Ft.	Seating Capacity (if any) 6 ///
	ing Capacity (if any) M spaces	Number of Employees
List	Cooking Facilities (and implements)	and Curting Cal
2	Overs, 2 ppylithe, 21	SURNER, CHOKOK EKIN
Pl	At GRIU-	
Will	a food scale be in use for sale of items to the	e public? YesNo
Will	catering services be provided by you?	Yes No
==== The	following items must be submitted with the a	pplication;
1.	Layout Plan of Facility & Fixtures	Date Received
2.	Site Plan (obtained at Bldg. Dept., 51 Grove St.)	Date Received
3.	Outside Facade and Sign Plan (dimensions	color) Date Received
4.	Menu	Date Received
5.	Maintenance Program	Date Received
If the	facilities are not yet completed, provide estimated	d cost of work to be done \$
FOR	OFFICE USE ONLY	
Sche	duled Hearing when Application will be presented	to Select Board for approval:
Date.		
Boar	a Action: Approved resNo	



Homemode Mozzarella Sticks . Sm 6.72 Lg 9.27 Cheesy and delicious because we use a high quality mozzarella and hand bread them ourselves. Homemade Big Daddy Steak 'N' Cheese Spring Rolls 2 pc 6.95 3 pc 9.75 4 pc 12.50 1 sauce for 2 rolls, 2 sauces for 3 and 4 rolls Cheesy Curly Fries 7.99 Fried Mac and Cheese Wedges, 5m 8.22 Lg 10.31 Crispy outside- creamy inside and served with marinara Homemade Onion Rings...sm 7.02 lg 8.79 French Friessm 5.98 lg 7.54 Small 4.81 Large 6.58 Spicy Fries. **Curly Fries**

Garlic Dough Bites ... Small 7.99 large 9.99 Southwest Chicken Egg Roll 4PC 8.99 Buffol Chicken Egg Roll 4PC 8.995.99 Large 8.99 66'9 Tater Tots......6.99 Jalapeno PoppersSmall 6.99 Large 8.99 Broccoli Bacon Cheddar Bites.....Small 6.99 Sweet Potato Fries..... Cheesy Garlic Bread.

SALADS Generous and Fresh as can bel Served with Pita Bread. Our chicken is freshly grilled and we give 50% more than most restaurant chains!

Greek Salad.
Served with deficious feat, salman olives, and our creamy house dressing on the side.
Caesart Salad.
Side 5.59 / Individual 10.99 fresh romaine lettuce, Romano cheese, croutons and rossed in our creamy Gesard dressing. Filter Mignon Steak Tip Salad. Individual 15.95 Inder july stask tips, perfectly maninated and grilled to order. Served over a fresh garden salad, tossed Gaesar salad or our delicious Greek salad. (0.50 extra) 12.99 Proxituto, genos zalami, mortadella and Grande provolone cheese over our garden zalad Side 5.59 / Individual 10.99 mesclun greens, romaine and iceberg lettuce topped with garden fresh veggies. resh Garden Salad

Dressings: Creamy House, Balsamic Vinaigrette, Ken's Classic Italian, Buttermilk Ranch, Creamy Caesar, Oil & Vinegar

Big Daddy's chicken is never water pumped with sodium phosphates. opcorn, Jumbo Fingers and Jumbo Wings

THE PARTY AND THE PARTY OF THE			
TASIE INE DIG LANDI DIFFERENCEI Regular Large	Large	X-LG	
Popcorn Chicken Its the best you've ever tasted!	16.55 to order.	21.75	
: 0	.11.10 14.43 sauce.	18.59	
Wing Dings11,10	14.43	18.59	
Chicken Fingers10.31	15.82	19.67	
Desi Style Chicken Wings			

Buffalo, Korean Ginger (Ginger and Teriyaki), Honey Hot (Franks and Honey), BBQ, Mango Habanero, Garlic Parm, Honey Mustard Styles Available for Fresh Fingers, Jumbo Wings and Drumsticks:

OTS TREAS

Our Award Winning Fresh Fried Dough Bites. . . . Sm10.99 Lg13.99 Our Signature dessert is topped with butter, powdered sugar, cinnamon, delicious butterscotch Cup Pie. 5.25 ECRWSS U.S. POSTAGE PAID EDDM RETAIL

VISIT US AT OUR OTHER LOCATION! 436 WESTERN AVENUE BRIGHTON MA 02135

Brownies 3.60 Resse's Peanut Butter	3.29 Layered Chocolate Fud	ies 3.29 Caramel Cheesecake.	5.95 Red Velvet Cake
Brownies	Salted Caramel Cookies3.29	Fresh Chocolate Chunk Cookies 3.29	Oreo Mousse Cake5.95

BEVERAGES AND CHIPS

Z EIGH 2000	Homemade Pita Chips 3.5oz	Cape Cod, Lay's 1.5oz	Potato Chips, Kettle, Sea Salt	
Soda (an/20oz	Riue or Red Gatorade 2007	Pure Leaf 15 5oz	Water 12oz	

DIPPING SAUCES Vampire Garlic Aioli Honey Mustard

Chipotle Sauce **Buffalo Sauce Buttermilk Ranch** House Dressing Blue Cheese Dressing

	_		_
Real Homemade Duck Sauce	Marinara Sauce	Homemade Gravy 202/802	\$1.00/\$3.99

CATERING

& MORE!

STEAKS

CATERING MENU 40pc Stea

Full Tray	45.99	35.99	Sites and		66.69	Large	39.95	56.95	65.99	65.95	79.50	79.50
1/2 Tray	Rice Pilaf	Fried Dough25.99	Snack-A-Tizer Sampler 35.99 65.99 Choose 3 items. Homemade Mozzarella Sticks, Jalaneno Ponners, Ringroll & Baron Cheddar Rites and	crispy Mac'n Cheese Wedges, Onion Rings. Served with Dipping Sauce	Sandwiches 38.99	Small	29.95	All Other Salads Chef, Antipasto, Greek, Caesar, Chicken, Cobb, Hawaiian, Mediterranean . 39.95	Buffalo Mac & Cheese 39.99	With Sauce & Cheese45.95	With Meatballs59.50	Chicken Parmigiana59.50
	ks 41.99	65.99	Pc 59.99 with	Pc 59.99	22.99			Caesar, Chick		66'69	43.99	
CATERING MENU	Appetizers 50pc Mozzarella Sticks 41,99	Popocari Chicken or Fingers : 35.99 65.99	86.56	Sweet 'n' Sour and Honey Mustard sauce. Wing Dings 28 Pc 32.9956 Pc 59.99	Garlic Bread15.99	Salads	Garden Salad	All Other Salads Chef, Antipasto, Greek,	Pasta Ziti or Spaghetti	Chicken Broccoli Alfedo 39.99	Pasta25.99	with Homemade Marinara Sauce

Steak Tip45.99 84.99 Grilled Chicken .. 30.99 55.99 Steak Tip Only 120.00 210.00 Mixed Grill Steak Tip Chicken Parmigiana. 39.99 65.99 Meatball Platter. 35.99 67.99 59.99 115.99 Filet Mignon Steak Tip..

Proof #3

1/25

Ask about our catering options!



****ECBM22***

Feta, mozzarella, egg served with side of butter Sm 12.99 • Lg 18.99

Consumer Advisory Warming For Row Foods:

These lears are cooked to order out may be seved two or undercooked. Consuming Row or Undercooked Meast, Poultry, Seafond, Shellish or Eggs may increase risk of foodbome illness eggectally if you have certain medical conditions.

Postal Customer

Please notify your server if anyone in your party has a food alleagy. Prices subject to dange without notice. Prices do not include meat fax. Mor responsible for typographical errors. Printed by Shoamrock Printing. Graphics. & Moil Center • 1-800-245-3145 • 1/755.

dge Cake. 5.951.67 1.67 GCTCOCTO



0



86 Massachusetts Ave (617)787-1080 Arlington, MA 02474

BDPIZZA.COM



TAKE-OU · DINE-IN

CATERING DELIVERY

OPEN 7 DAYS A WEEK 11AM-9PM

ORDER ONLINE

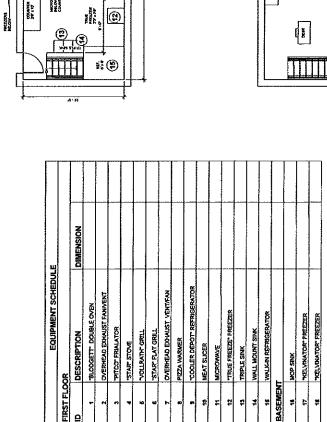
SCAN TO

Local



SCAN TO DOWNLOAD OUR APP

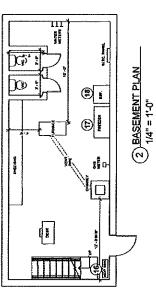
BIGG DADDY'S II 86 MASS. AVE. ARUNGTON, MA BIGG DADDY'S I) PIZZA & SUBS BASEMENT & FIRST FLOOR PLAN WINSLOW ARCHITECTS INC BE MAREACHMETTE ANG. ANDINOVICIA: IAN SOLITA P. 781 BERAMOD F. 781 BERAMOD WITH WHITE WASHINGTON 1 OF 1 01.16.25



(1) FIRST FLOOR PLAN 1/4" = 1"0"

93.00 E

Į.



BASEMENT 4

12 =

BIGG DADDY'S II-86 MASS. AVE.

ARLINGTON, MASS

FLOOR PLANS

1/4" = 1'-0"

PROPOSED SIGNAGE PLACEMENT DIMENSIONS



SIGNAGE DETAIL

Awning Colors: White and Blue Material Copley

ADDRESS

86 Massachusetts Av Arlington, MA 02474

SIGNAGE DIMENSIONS

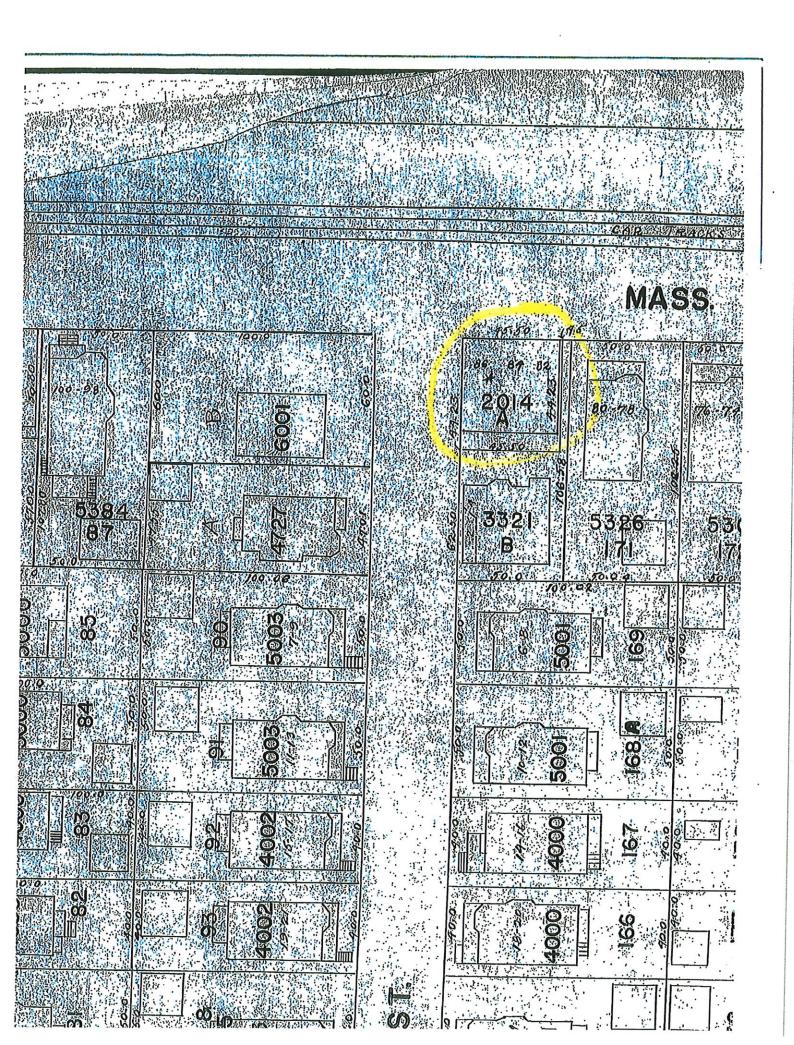
h: 28 in

162 in

86 in

105 in

Drawing Revisions	≤ 5		⊓∎⊓ ₽	7	D	7	160
Drawn By Date 4. RMB 2	Location Exterior Facade Windload	Non-Illuminated Illuminated	General Sign Specifications Interior Exterior Single Faced Double Faced	Project Title BDP Pizza	Date 02/14/2025	1151 R Mass Ave Arlington, MA 02476	FALCON



Big Daddy"s pizza 2

MAINTENANCE PROGRAM

SEATING AREA:

Daily

During operations, wipe down and spray all communal, high traffic surfaces like chairs and tables ,door handles ,light switches and glass surfaces will be cleaned between customers with fresh towels and a food grade disinfectant. Bathrooms will be cleaned at dalily routine with paper towles and soup will be replace as well.

Closing time deep cleaning and chairs and counters and bathrooms as well.swipes and mop the floors.

Weekly

Deep clean the toilet and wipe down the door in the bathroom.sweep in the hard-to reach areas checking under furniture.spray and glass window doors and mirrors.

Monthly

Dust all fixtures, and things that are high up like lights and top of all furniture appliances.carpet company will have us new carpets every 2 weeks as well.wipe down legs back and underneath chairs, and tables.

ventilation and exhaust fans cleaned every 3 months by the company and we will keep it clean steal with clean wipe.stock inventory will be cleaning as well and will check our stock what we have this whole month to use.and reorder as needed to ensure everything will be available for daily cleaning.



Office of the Select Board Licensing Board for the Town of Arlington Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 [Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

NAME OF ESTABLISHMENT:

TYPE OF LICENSE:

Big Daddy's Pizza 2

P==317==3==

ADDRESS:

Food Vendor

86 Mass Ave

REPORT DUE BY:

NAME OF APPLICANT:

July 11, 2025

Daljit Singh

DEPARTMENTAL REPORT SECTION D

DEPARTMENT: Health

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

☐No Comments or Concerns

■Comments

□Concerns

□Objections

Big Daddy's Pizza 2's plan review application has been approved by the Health Department. The owner must complete various physical upgrades to the establishment and a successful pre-operational inspection must be completed before the issuance of a Food Permit.

APPRICANT STORATURE STORES

I have received the above report and acknowledge sald inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Stenurous Dg1317 SINGN

Date: 07/29/25



Office of the Select Board Licensing Board for the Town of Arlington Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

NAME OF ESTABLISHMENT:

Big Daddy's Pizza 2

ADDRESS:

86 Massachusetts Avenue

NAME OF APPLICANT:

Daljit Singh

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

July 11, 2025

DEPARTMENTAL REPORT SECTION	DEPARTMI	_{ENT:} Fire	
AFTER REVIEWING THE ABOVE APPLIC	CANT, WE HAVE:		
■No Comments or Concerns	☐ Comments	□ Concerns	□Objections

APPLICANT SIGNATURE SECTION

I have received the above report and acknowledge said inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/cartificates are issued by the correct departments. Any work done is done at the applicant's risk.

SIGNALUTE: DQJJj+SJWGY



Office of the Select Board Licensing Board for the Town of Arlington Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

NAME OF ESTABLISHMENT:

Big Daddy's Pizza 2

ADDRESS:

86 Massachusetts Avenue NAME OF APPLICANT:

Dallit Singh

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

July 11, 2025

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DEPARTMENT: Inspectional Services

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

☐No Comments or Concerns

■Comments

□Concerns

□Objections

Building

- All building changes need permils.
- All sign changes need approval and a sign permit.
- Window signs cannot exceed 25% of the window.
- Certificate of Occupancy is required.

All plumbing and gas fitting work requires licensed contractors to obtain permits from this office for their respective tredes.

All electrical work requires that permits be obtained from this office for their respective trades by licensed contractors, and any new wiring must conform to the Mass. Electrical Code. Notify the inspector of Wires in secordance with Chapter 143, Section 3L.

Please note that the inspectional Services Department has no objection to the issuance of this license.

have received the above report and acknowledge said inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work done is done a) the applicant's risk.

Screening Dalsit Jiran



Office of the Select Board Licensing Board for the Town of Arlington Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 [Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

NAME OF ESTABLISHMENT:

Big Daddy's Pizza 2

<u>ADDRESS:</u>

86 Mass Ave

NAME OF APPLICANT:

Daljit Singh, Singh Brothers 86 LLC

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

July 11, 2025

DEPARTMENTAL REPO	

DEPARTMENT:

Planning and Community Development

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

■No Comments or Concerns

□ Comments

□Concerns □

□Objections

The proposed business is located at the former site of Maria's Pizza in a B3 Village Business District. The proposed use is a 6-seat pizza establishment conducting both eat-in and takeaway. This business is an appropriate use for the neighborhood.

The Department has no objection to the issuance of a Common Victualer license to this business.

APPLICANT SIGNATURE SECTION

I have received the above report and acknowledge sald inspection. I fully understand that the astablishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work cone is done at the applicant's risk.

Emple Daloy - SINGY

Date: 07/2-/21



Office of the Select Board Licensing Board for the Town of Arlington Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 [Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

NAME OF ESTABLISHMENT:

Big Daddy's Pizza 2

ADDRESS:

86 Mass Ave

NAME OF APPLICANT:

Daljit Singh, Singh Brothers 86 LLC

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

July 11, 2025

DEPARTMENTAL REPORT SECTION

DEPARTMENT: Planning and Community Development

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

■No Comments or Concerns

□Comments

□Concerns

□Objections

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naly singu



Town of Arlington, Massachusetts

For Approval: Common Victualler License

Summary:

Rumruai Munkong Chokdec Inc., D/B/A Sumen, Purichaya Tawinno, 444 Massachusetts Avenue

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Sumen_App_Ref.pdf	Application
ם	Reference Material	Sumen_Inspection_Reports.pdf	Inspection Reports

OFFICE OF THE SELECT BOARD

730 Massachusetts Avenue Town of Arlington Massachusetts 02476-4908

(781) 316-3020 (781) 316-3029 fax

\$60.00 Filing Fee

Email_

Inspections Dept. at 51 Grove St. must review completed application before returning to this office.

APPLICATION

To the Licensing Authorities of the Town of Arlington

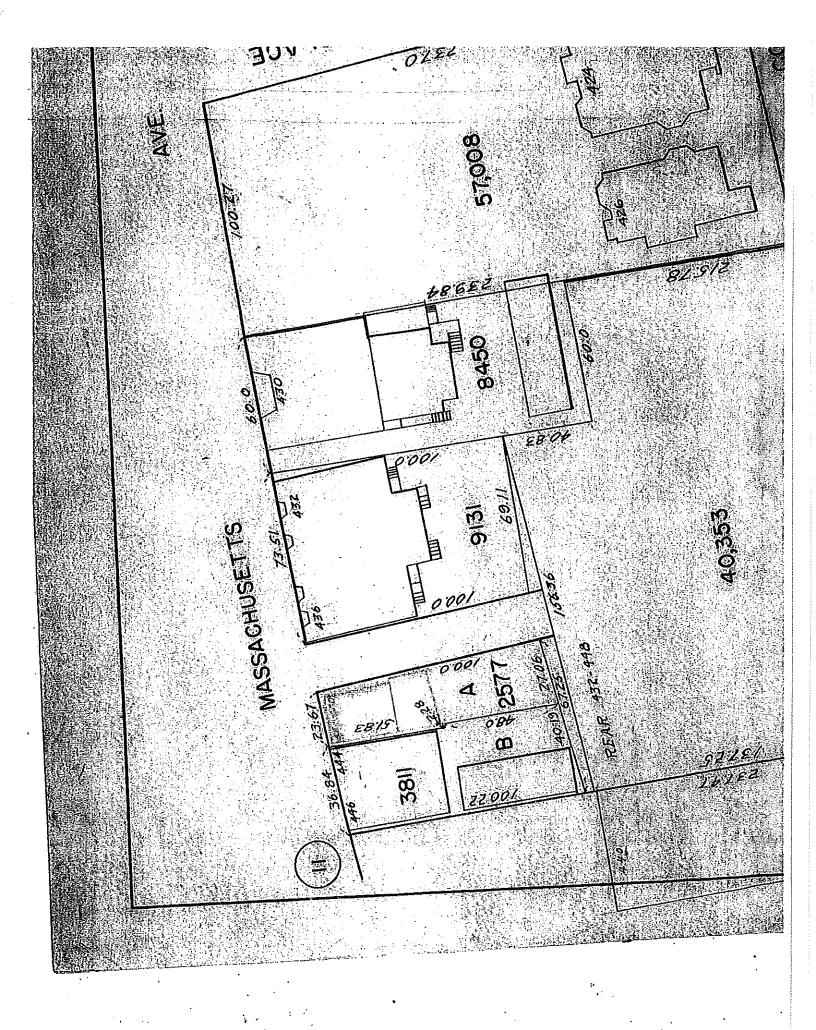
The Undersigned hereby makes application for a
☑ COMMON VICTUALLER LICENSE (Eat In) ☐ FOOD VENDOR LICENSE (Take Out Only)
Location 444 Massachusetts Ave., Arlington, MA 02474
Name of Applicant PURICHAYA TAWINNO
Corporate Name (if applicable) Rum ruai Munkong Chokdec Inc.
D/B/A Sumen
Date06/16/2025
I/We hereby agree to conform in all respects to the conditions governing such License as printed in the By-Laws of the Town, and such other rules and regulations as the Selectmen may establish. With the signing of this application, the applicant acknowledges that:
A. It is understood that the Board is not required to grant the license.
B. no work is to commence at the premises of the proposed location which is the subject matter of this application until the license is approved by the Select Board, and, furthermore, any work done is done at the applicant's risk, and
C. in the event of a proposed sale of a business requiring a Common Victualler License, an application for a transfer of said license will be deemed to be an application for a new license (subject to the rules and regulations herein contained), and the owner of such business shall be required to file with the Select Board a thirty day notice of his intention to sell same before such application will be acted upon by the Select Board.
D. That the license is subject to revocation if the holder of the license does not comply with Town By-Laws or the Rules and Regulations of the Board.
Print Name_ PURICHAYA TAWINNO
Signature Name
Phone (Home) - (Business) 781-267-6620

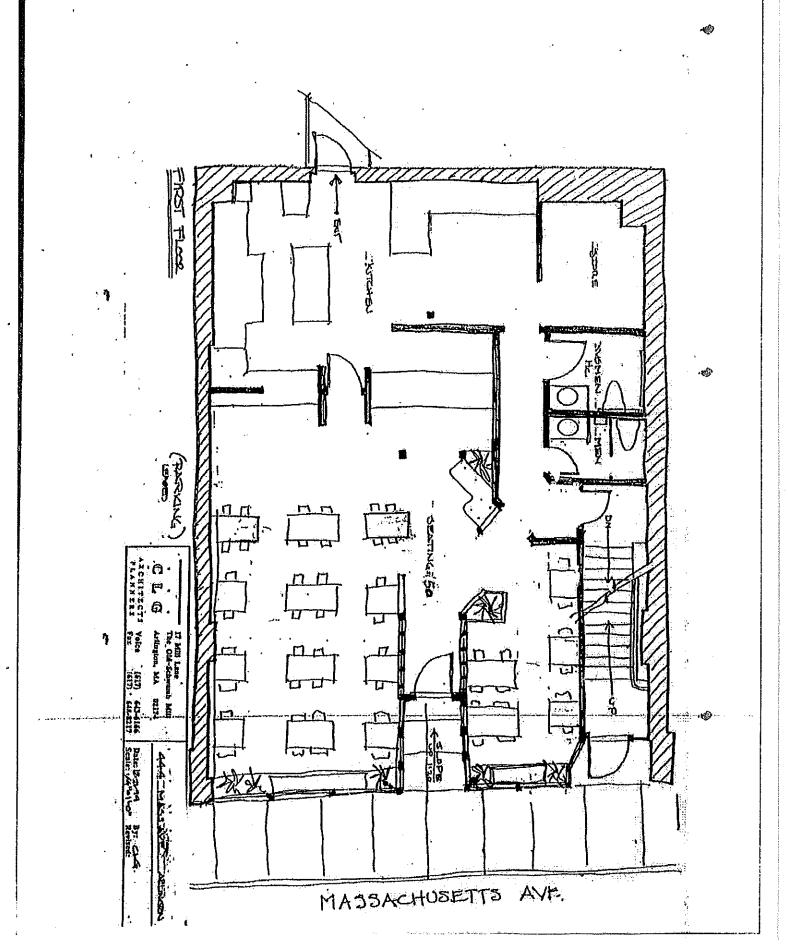
INFORMATION RELATIVE TO APPLICATION

Breakfast Sushi, hamen and	Donburi
YesNo	
Lunch	
Yes √ No	
Dinner	
Yes VNo	
Do you own the property? YesNo/ Tenant at Will	Lease5 (years)
Hours of Operation:	
	11:30 A:M - 10,00 PM.
Day Monday - Saturday Hours Day Sunday Hours	12,00 PM 10,00 PM.
Floor Space 2,248 Sq. Ft. Seatin	g Capacity (if any) 40
Parking Capacity (if any)spaces Numb	er of Employees3
List Cooking Facilities (and implements)	
stove, griddle, fryer, pasta cooker, r	ice cooker
, , , , , , , , , , , , , , , , , , , ,	
Will a food scale be in use for sale of items to the public	? Yes No /
Will a food scale be in use for sale of items to the public Will catering services be provided by you?	? YesNo YesNo
Will catering services be provided by you?	YesNo
Will catering services be provided by you? The following items must be submitted with the application	YesNo on:
Will catering services be provided by you? The following items must be submitted with the application Layout Plan of Facility & Fixtures	YesNo on: Date Received
Will catering services be provided by you? The following items must be submitted with the application Layout Plan of Facility & Fixtures Site Plan (obtained at Bldg. Dept., 51 Grove St.)	YesNo on:
Will catering services be provided by you? The following items must be submitted with the application Layout Plan of Facility & Fixtures Site Plan (obtained at Bldg. Dept., 51 Grove St.)	Yes ✓ No on: Date Received Date Received
Will catering services be provided by you? The following items must be submitted with the application Layout Plan of Facility & Fixtures Site Plan (obtained at Bldg. Dept., 51 Grove St.) Outside Facade and Sign Plan (dimensions, color)	YesNo on: Date Received Date Received Date Received
Will catering services be provided by you? The following items must be submitted with the application Layout Plan of Facility & Fixtures Site Plan (obtained at Bldg. Dept., 51 Grove St.) Outside Facade and Sign Plan (dimensions, color) Menu	Yes ✓ No On: Date Received Date Received Date Received Date Received Date Received
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APPLICANT'S RESUME

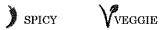
to
to_
D/B/A
Location
Type Food
Number of Employees
to
D/B/A
Location
Type Food
Number of Employees
will assist in the review of this application.





Appetizer

	Crispy fish Bao (1)	5.95
	Crispy fish and vegetable served over a soft steamed bun	
\ A	and Tom Yum mayo sauce	
V	Edamame	
	(Spicy or Not Spicy)	6.95
	Steamed green soy beans with lightly salted	
1	Veggie Spring Rolls (4)	6.95
¥	Crispy veggie spring rolls served with pineapple sweet chili sauce	
	Scallion Pancake	7.95
•	Fried scallion pancake served with ginger sauce	
	Cranberry Crab Rangoon (5)	7.95
	Crispy wonton skin filled with cream cheese, cranberry	
	crabmeat, and vegetables, served with pineapple sweet chili sauce	
)	Zaab French Fries	7.95
	Purple Yam french fries topped with dried chili, crispy sweet basil	
	and spicy lime seasoning!!!!!	
	Takoyaki (5)	7.95
	Fried octopus balls topped with bonito	
	flakes, takoyaki sauce and mayo	
	Gyoza (6)	8.95
	Deep fried pork and chicken dumplings and crispy basil leaves	
	served with ginger sauce	0.05
	Shrimp Shumai (5)	8.95
	Deep fried shrimp dumplings and crispy basil leaves served with ginger sauce	
		0.05
	Karaage Chicken	8.95
	Deep fried chicken karaage served with spicy mayo	0.05
	Agedashi Tofu	9.95
	Deep - fried soft tofu served in a house made dashi sauce topped with scallion	10.05
	Shrimps Tempura (5)	10.95
	Five shrimps served with spicy mayo and eel sauce	



Sushi Bar Appetizer

Salmon Skin Tempura	7.95
Deep fried skin salmon served with eel sauce and spicy mayo	
Avocado Salad	8.95
Cucumber, mayo, avocado, tempura flake	
and tobiko	
Tataki*	10.95
Torched salmon or tuna served with special house sauce	
S. M. Ball*	11.95
Crab stick, avocado, cucumber, mayo, tempura flake and	
black tobiko topped with torched salmon, eel sauce and spicy mayo	
Island Circle*	12.95
Sushi rice tempura topped with spicy tuna, cucumber, tobiko and eel sauce	
Zaab Salmon*	13.95
Fresh salmon, lettuce, scallion and red onion served with special sauce	
Volcano Hotate Hokkaiyaki	14.95
Baked octopus, crab stick, tobiko,	
scallop, butter and scallion with eel sauce and spicy mayo	
Be On Fire Shrimp	14.95
Baked shrimp, crab stick, tobiko,	
butter and scallion with eel sauce and spicy mayo	
Anago	16.95
Saltwater eel topped with eel sauce, tobiko and ikura	
Sumen Tower*	16.95
Fresh salmon or tuna, avocado, uni and wonton crisps	
topped with caviar, tempura flake, eel sauce and spicy mayo	
Mini Layer Sushi*	16.95
Fresh salmon or tuna, avocado, tobiko, and sushi rice topped with caviar,	
tempura flake, eel sauce and spicy mayo	1005
Cloudy Salmon*	16.95
Salmon, tobiko and spicy mayo topped with caviar and eel sauce	
served on rice paper crisps	10.05
Otoro*	19.95
Fatty tuna nigiri 2 pcs.	



Soup

Miso Soup	3.95
Tom Yum Soup	5.95
Hot and sour soup with lemongrass, lime juice, chili, mushrooms, tomatoes, scallions with tofu.	
Salad	
House Salad	9.95
Spring Mixed and tomatoes topped with dried cranberry, almond, crouton and parmer Choice of Salad Sauce (choose 1) - Creamy Sesame Dressing - Walnut Raspberry Vinaigrette Dressing - Ranch Dressing	esan cheese
Add Protein:	
House salad served with choice of meat and Sauce on the side	
Grilled chichen	14.95
Crispy chichen	14.95
Grille Beef	16.95
Grilled Salmon	17.95
Choice of Protein Sauce (choose 1)	
Sweet & Sour SauceTeriyaki Sauce	
- Katsu Sauce	

Seaweed Salad

Seaweed salad with sesame



We can adjust the spice level to your preference. Vegetarian dishes are available upon request. Before placing your order, please inform your server If a person in your party has a food allergy.

6.95

Japanese Entrée

Otoro Don*	32.95
Otoro, salmon, yellow tail, uni, caviar and vegetables over sushi rice	
Ocean Of Sumen*	29.95
Salmon, torched tuna, ikura, sweet shrimp, ika, uni and vegetables over sushi rice	
Chirachi Don*	22.95
Salmon, tuna, yellow tail, tamago, shrimp, mackerel, ikura and vegetables over sushi rice	
Salmon Tuna Don*	18.95
Salmon and tuna over and vegetables sushi rice	
Salmon Ikura Don*	18.95
Salmon and ikura and vegetables over sushi rice	
Eel Don	18.95
Grilled eel and on top with ikura, egg and vegetables and eel sauce over sushi rice	
Beef Don	17.95
Thin juicy slices of beef simmered with fresh onions and savory soy sauce over bed of rice	
Katsu (Chicken)	14.95
Crispy chicken or pork served with tonkatsu sauce	
Katsu Curry (Chicken)	15.95
Crispy chicken or pork served with curry sauce	
Teriyaki Chicken	19.95
Grilled chicken with Thai Oishi homemade teriyaki sauce served with Spring Mix and dressing	
Teriyaki Salmon	19.95
Grilled salmon with Thai Oishi homemade teriyaki sauce served with	
Spring Mix and dressing	
Teriyaki Beef	19.95
Grilled beef with Thai Oishi homemade teriyaki sauce served with Spring Mix and dressing	



Sushi Combo

Maki Combo* seaweed out side Tuna maki, salmon maki, yellowtail maki (18pcs)	21.95	
Crispy Spicy Combo*	24.95	
Spicy tuna maki, spicy salmon maki and spicy yellowtail maki (18pcs)		
Veggie Combo	20.95	
Kanpyo maki, Cucumber maki, Avocado maki and Sweet potato maki		
Sashimi Combo*	23.95	
Chef choice of 10pcs with sushi rice		
Sushi & Sashimi Combo*	27.95	
Chef choice of 6pcs nigiri and 6pcs sashimi		
Sumen Combo 1*	47.95	
Choise of 3 special rolls (Dragon roll, White Dragon roll, Celtic roll, Buddy Shrimp roll, Caterpillar roll, Garden in the sea roll, S&M roll, Red sox roll, Scallop Lava roll, O.M.G. roll, Bruin roll, Rainbow roll)		
Sumen Combo 2*	49.95	
Crispy spicy yellowtail maki, crispy spicy tuna maki, crispy spicy salmon maki, 6pcs nigiri and 6pcs sashimi		



Nigiri (2pcs) / Sashimi (3pcs)

UNCOOKED	Nigiri	Sashimi
Salmon*	6.95	9.95
Tuna*	7.95	9.95
Yellowtail*	7.95	9.95
Mackerel*	5.95	8.95
Scallop*	8.95	10.95
Surf Clam*	5.95	8.95
Sea Bass*	5.95	8.95
Uni*	9.95	12.95
Sea urchin		
Ikura*	9.95	12.95
Salmon roe	0.05	0.05
Tobiko* Flying fish roll	6.95	9.95
riying iisii foli		
COOKED	37	Q 1: :
COOKED	Nigiri	Sashimi
Avocado	3.95	-
Avocado Inari		Sashimi - 6.95
Avocado Inari Sweet dried tofu	3.95 4.95	6.95
Avocado Inari Sweet dried tofu Tamago	3.95	-
Avocado Inari Sweet dried tofu Tamago Omelet	3.95 4.95 4.95	- 6.95 7.95
Avocado Inari Sweet dried tofu Tamago	3.95 4.95	6.95
Avocado Inari Sweet dried tofu Tamago Omelet Ebi Cooked shrimp Kani	3.95 4.95 4.95	- 6.95 7.95
Avocado Inari Sweet dried tofu Tamago Omelet Ebi Cooked shrimp Kani Crab stick	3.95 4.95 4.95 5.95 4.95	- 6.95 7.95 8.95 7.95
Avocado Inari Sweet dried tofu Tamago Omelet Ebi Cooked shrimp Kani Crab stick Unagi	3.95 4.95 4.95 5.95	- 6.95 7.95 8.95
Avocado Inari Sweet dried tofu Tamago Omelet Ebi Cooked shrimp Kani Crab stick Unagi Eel	3.95 4.95 4.95 5.95 4.95 6.95	- 6.95 7.95 8.95 7.95 9.95
Avocado Inari Sweet dried tofu Tamago Omelet Ebi Cooked shrimp Kani Crab stick Unagi	3.95 4.95 4.95 5.95 4.95	- 6.95 7.95 8.95 7.95



Squid

Maki (6pcs)

UNCOOKED	
Salmon Maki*	7.95
Salmon Scallion*	8.55
Salmon Cucumber*	8.95
Salmon Avocado*	9.95
Crispy Spicy Salmon*	9.95
Salmon, spicy mayo, cucumber and tempura flake	
Tuna Maki*	7.95
Tuna Scallion*	8.55
Tuna Cucumber*	8.95
Tuna Avocado*	9.95
Crispy Spicy Tuna*	9.95
Tuna, spicy mayo, cucumber and tempura flake	
Yellowtail Maki*	7.95
Yellowtail Scallion*	8.55
Yellowtail Cucumber*	8.95
Yellowtail Avocado*	9.95
Crispy Spicy Yellowtail*	9.95
Yellowtail, spicy mayo, cucumber and tempura flake	
Crispy Spicy Scallop*	10.95
Scallop, spicy mayo, cucumber and tempura flake	
Crispy Spicy Squid*	9.95
Squid, cucumber, spicy mayo and tempura flake	
Mackerel Maki*	7.95
Philadelphia Maki*	8.95
Smoke salmon with cream cheese and cucumber	
Boston Maki*	8.95
Salmon, cucumber, avocado, lettuce with tobiko and mayo	
Alaska Maki*	9.95
Salmon, avocado and cucumber	

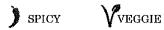


COOKED	
Kappa Maki (Cucumber) 🗸	5.95
Kanpyo Maki V	5.95
Seasoned dried gourd shavings	
Oshinko Maki 🏏	5.95
Picked daikon radish	
Avocado Maki V	6.95
Sweet Potato Maki 🗸	6.95
Fried sweet potato with eel sauce	
Tamago Maki (Omelet)	6.95
Sunra Maki 🗸	6.95
Mango and avocado	
Kanikama Maki (Crab stick)	6.95
Avocado Cucumber Maki 🗸	7.95
Futo Maki	7.95
Kampyo, Oshinko, cucumber, tamako and carrot	
California Maki	7.95
Crispy Spicy Crab Maki	8.95
Crab stick, avocado and scallion topped with tempura flake and spicy mayo sauce	
Eel Cucumber Maki	7.95
Eel Avocado Maki	8.95
Mango Sweet Potato Maki V	8.95
Fried sweet potato, cream cheese, avocado, mango and eel sauce	
Sumen Veggie Maki 🗸 🗸	8.95
Kampyo, cucumber, carrot and sweet dried tofu	
Shrimp Tempura Maki	8.95
Shrimp tempura, avocado, cucumber with eel sauce and spicy mayo	
Salmon or Tuna Tempura Maki	9.95
Deep fried inside out roll Salmon or Tuna with avocado, crab stick and eel sauce	10.05
Spider Maki	12.95
Deep fried soft shell crab, lettuce, cucumber and eel sauce	



Thai Oishi Chef's Special Rolls

COOKED	
Sumen Roll	16.95
Eel, avocado and cream chesses deep-fried and topped	
with tobiko, ikura and eel sauce	
Dragon Roll	16.95
Shrimp tempura and cucumber topped with grilled eel,	
avocado, tobiko and eel sauce	
White Dragon Roll	16.95
Shrimp tempura and avocado topped with crab stick	
mayo mixed with tempura flake and eel sauce	1005
Snow Crab Leg Roll	16.95
Avocado, cucumber and crab stick topped with baked snow crab leg,	
tempura flake, spicy mayo and eel sauce	1505
Lobster Roll	17.95
Crab stick, avocado, cucumber, topped with lobster,	
tobiko, tempura flake, spicy mayo and eel sauce	1005
Celtic Roll	16.95
Shrimp tempura and crab stick topped with avocado,	
baked snow crab leg, tobiko, tempura flake and special sauce	10.05
Buddy Shrimp Roll	16.95
Shrimp tempura and avocado topped with shrimp	
jalapeno, eel sauce and sriracha sauce	1005
Caterpillar Roll	16.95
Wrapped with eel and cucumber topped with	
avocado and eel sauce	10.05
Sumen Sandwich	16.95



IINCOOKED

16.95
16.95
16.95
16.95
16.95
16.95
16.95
15.95





RAMEN MENU

Choice of meat:

- Chashu Pork
- Grilled Chicken
- Crispy Chicken
- Soft Tofu

TONKOTSU RAMEN 17

Pork based soup, Topped with Choice of meat, soft boiled marinated egg, bean sprout, bamboo, wood ear mushroom, sesame, naruto fish cake and scallion

SPICY TONKOTSU RAMEN 17

Spicy pork based soup, Topped with Choice of meat, soft boiled marinated egg, bean sprout, bamboo, wood ear mushroom, sesame, scallion and chili thread

MISO TONKUTSU RAMEN 18

Pork based soup, Topped with Choice of meat, soft boiled marinated egg, corn, bean sprout, bamboo, wakame seaweed, sesame, naruto fish cake and scallion

SPICY MISO TONKUTSU RAMEN 18

Spicy pork based soup, Topped with Choice of meat, soft boiled marinated egg, corn, bean sprout, bamboo, wakame seaweed, sesame, chili thread and scallion

TOM YAM RAMEN(Clear Broth) **17**

Tom Yam based soup, Topped with Choice of meat, soft boiled marinated egg, tomatoes, bean sprout, bamboo, mushroon, sesame, chili thread and scallion





CREAMY TOM YAM RAMEN 17

Tom Yam based soup, Topped with Choice of meat, soft boiled marinated egg, tomatoes, bean sprout, bamboo, mushroon, sesame, chili thread and scallion

CHICKEN RAMEN 17

Chicken based soup, Topped with Choice of meat, soft boiled marinated egg, bean sprout, bamboo, wood ear mushroom, sesame, naruto fish cake and scallion

SPICY CHICKEN RAMEN 17

Spicy chicken based soup, Topped with Choice of meat, soft boiled marinated egg, bean sprout, bamboo, wood ear mushroom, sesame, scallion and chili thread

SHOYU TUFFLE RAMEN (Clear Broth) 18

Clear Chicken based soup, Topped with Choice of meat, soft boiled marinated egg, bean sprout, bamboo, wood ear mushroom, sesame, naruto fish cake and scallion

)KHAO SOI CURRY RAMEN 18

Khao Soi Curry based soup, Topped with Choice of meat, soft boiled marinated egg, bean sprout, bamboo, wood ear mushroom, sesame, scallion and mince red onion

VEGGIE MISO RAMEN 17

Vegetable based soup, Topped with Choice of meat, soft boiled marinated egg, corn, bean sprout, bamboo, wakame seaweed, sesame and scallion

VEGGIE SHOYU TUFFLE RAMEN (Clear Broth) 17

Vegetable based soup, Topped with Choice of meat, soft boiled marinated egg, corn, bean sprout, bamboo, wood ear mushroom, sesame and scallion



BENTO LUNCH BOX MENU

AVAILABLE ON MON - FRI ONLY 11.30 AM - 3.00 PM ALL BENTO BOX MENU SERVE WITH SALAD CALIFORNIA ROLL(2), DUMPLING(2) AND MISO SOUP

Chicken Katsu	12.95
Chicken Teriyaki	12.95
Beef Teriyaki	14.95
Salmon Teriyaki	15.95
Unagi Don	13.95
Beef Don	14.95

Side order

Sushi Rice	2.95
Ramen Noodle	3.95
Spicy Mayo	1.95
Eel Sauce	1.95
Ponzu Sauce	1.95
Peanut Sauce	1.95
Sweet Chili Sauce	1.00
Steamed Vegetable	4.95
Crispy Chicken	5.95

Desserts

Green Tea Cake	6.95
Mango with Sticky rice	8.95





Beverages

Thai Iced Tea	4.00
Add Boba \$1	
Soda	2.00
Coke, Diet Coke, Sprite and Ginger ale	
Hot Tea	1.95
Jasmine, Green tea and Decaf	
Sparking Water	3.50
Poland Spring Water	1.95
Sparking Limeade	5.95
Fresh Limeade	5.95
Jasmine Limeade	5.95
Coconut Juice	4.95



^{*}Consuming raw or undercooked meat, poultry seafood, shellshock or eggs may increase your risk of food borne illness, especially if you have certain health conditions

Weekly Maintenance Checklist

- 1.Clean Kitchen & Equipment
- -Clean and sanitize all cooking equipment and equipment (grill, fryer, pasta cooker, rice cooker, walk-in refrigerator, freezer, dishwashing machine and sushi countertop refrigerator)
- -Check temperature of sushi countertop refrigerator, refrigerator, rice warmer, walk-in refrigerator, rice cooker and freezer
- -Test dishwashing machine for proper water temperature and sanitizer level
- 2.Plumbing and Drains
- Check for any leaks, clogged and signs of moisture of drains in the kitchen, restrooms and prep areas. Clear slow drains or clogs and report any issues to a plumber if necessary.
- 3.Inventory for cleaning Supplies
- Check the stock of soap, paper towels, gloves, glass cleaner, bathroom cleaner, mop, air freshener for the restroom, trash bag, sanitizers and other supplies. Reorder as needed to ensure everything is enough for daily cleaning.
- 4. Ventilation and Exhaust fans
- -Check for clean the hoods and exhaust fans above cooking equipment.
- 5. Grease trap
- -Clean grease trap to prevent backup or foul odors.

Monthly Maintenance Checklist

- 1. Ventilation and Exhaust Fans
- Arrange for professional cleaning of kitchen exhaust hood every 3 month and replace the filters every month
- 2. Fire Extinguishing System
- -Check all fire extinguishers for charge and proper placement
- 3.Equipment
- -Refrigerators and Freezers : Maintenance or inspections to ensure refrigerators and freezers are working efficiently by professional.
- -Organize and sanitize storage shelves in dry and cold storage.
- -Air Condition: Check and clean or replace filters by professional.
- 4.Pest Control
- -Schedule a professional pest control service every month for bouble checking any sign of pests. This includes checking corners, storage areas and behind appliances for dropping or nesting.
- **5.Security Systems**
- -Check security cameras, alarms and lock to ensure they are functioning property. Inspect all doors for secure locking mechanisms.
- 6.Staff
- -Conduct a food safety meeting and training with staff.

Seasonal Maintenance Checklist

- 1.Check HVAC Systems
- -Check HVAC Systems before the summer and winter season. Schedule professional service if needed.
- 2.Deep Clean and Polish Floors
- -Tiling/Grout: Scrub and reseal tiled areas, focusing on grouted sections to prevent wear.
- Vinyl: Deep clean polish vinyl floor to maintain a fresh appearance.
- 3. Check exterior signage and lighting for visibility and repairs
- Check exterior signage and lighting for visibility and repairs. Schedule professional service if needed.
- 4. Update Fire and Safety Equipment
- -Test and replace batteries in smoke detectors and ensure fire extinguishers are serviced. Confirm that safety signage is up-to-date.
- 5. Review employee food safety certifications
- -Review employee food and safety certifications before expired.

This maintenance list ensures that my ramen and sushi store remains clean, safe, and efficient, creating a positive experience for both your employees and customers.



Sumen ADDRESS:

NAME OF ESTABLISHMENT:

444 Massachusetts Avenue

APPLICANT SIGNATURE SECTION

Signature:

work done is done at the applicant's risk.

Office of the Select Board Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 [Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

Common Victualler

NAME OF APPLICANT:	REPORT DUE BY:			
Purichaya Tawinno	July 11, 2	July 11, 2025		
		Inamasticas I S		
DEPARTMENTAL REPORT SECTION	DEPARTMENT:	Inspectional S	ervices	
AFTER REVIEWING THE ABOVE APPLI	CANT, WE HAVE:			
□No Comments or Concerns	■ Comments	□Concerns	□Objections	
Building All building changes need permits. All sign changes need approval and a Window signs cannot exceed 25% of t Certificate of Occupancy is required. Plumbing All plumbing and gas fitting work requirespective trades.	he window.	tain permits from thi	s office for their	
Electrical All electrical work requires that permits contractors, and any new wiring must coaccordance with Chapter 143, Section 3	onform to the Mass. Electrical	or their respective tr Code. Notify the Ins	rades by licensed spector of Wires in	
association mat oraptor 140, occitor o	L.			

I have received the above report and acknowledge said inspection. I fully understand that the

establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any



Sumen

NAME OF ESTABLISHMENT:

Office of the Select Board

Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476

Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

ADDRESS:	Common Victualler			
444 Massachusetts Avenue NAME OF APPLICANT:	REPORT DUE BY:			
Purichaya Tawinno		11, 2025		
The same state of the same sta				
DEPARTMENTAL REPORT SECTION	DEPARTM	ENT: Fire		
AFTER REVIEWING THE ABOVE APPLI	CANT, WE HAVE:			
■No Comments or Concerns	□Comments	□Concerns	□Objections	
Constitution of the San Anna Constitution of				
			Specific Company	
APPLICANT SIGNATURE SECTION				
I have received the above report and	acknowledge said insp	pection. I fully understar	nd that the	
establishment is not to open, or act u	pon the requested lice	ense/permit, until appro	ved by the Select	
Board and all other applicable license	s/permits/certificates	are issued by the correct	ct departments. Any	
work done is done at the applicant's i	risk.			
			1 1	
Signature:		Da	nte: 07/14/2025	
Notes that the property of the	Section Section Control Contro	***		
			TO THE PROPERTY OF THE PARTY OF	



Sumen ADDRESS:

NAME OF ESTABLISHMENT:

444 Massachusetts Avenue

work done is done at the applicant's risk.

Signature:

NAME OF APPLICANT:

Purichaya Tawinno

Office of the Select Board Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 [Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

REPORT DUE BY:

July 11, 2025

Common Victualler

DEPARTMENTAL REPORT SECTION	DEPARTMENT:	Planning and Commu	inity Development
AFTER REVIEWING THE ABOVE APPLI	CANT, WE HAVE:		
■No Comments or Concerns	□Comments	□ Concerns	□Objections
The proposed business is locate use is a 40-seat Asian restaura an appropriate and welcome us	nt conducting both eat-i	n and takeaway	
The Department has no objection of the Department h	on to the issuance of a	Common Victua	ller license to this
Any changes in signage, including the puilding may be subject to review signs, including re-lettering of an Department. Other provisions of Building Inspector.	w by this Department. In yexisting signs, require	The Applicant is e a permit issue	reminded that all d by the Building

Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any



Sumen ADDRESS:

NAME OF ESTABLISHMENT:

444 Massachusetts Avenue

DEPARTMENTAL REPORT SECTION

NAME OF APPLICANT:

Purichaya Tawinno

Office of the Select Board Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 | Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

TYPE OF LICENSE:

REPORT DUE BY:

July 11, 2025

DEPARTMENT: Health

Common Victualler

Comments w application for Department before	□Concerns this proposed food e	□ Objections
		etablishment and
	ore operating.	Stabilolliticht and
knowledge said insp	ection. I fully understan	d that the
n the requested lice permits/certificates	nse/permit, until appro	ved by the Select
	knowledge said insp	knowledge said inspection. I fully understand in the requested license/permit, until approv permits/certificates are issued by the correct



Town of Arlington, Massachusetts

Summer Street Proposed Safety Zone

Summary: Transportation Advisory Committee

ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Summer_St_Safety_ZoneMemo.pdf	Memo
ם	Reference Material	Summer_St_Safety_Zone _Presentation.pdf	Presentation



TRANSPORTATION ADVISORY COMMITTEE

Town of Arlington
Department of Planning & Community Development
Town Hall Annex, 730 Mass Ave, Arlington, MA 02476

MEMORANDUM

To: Members of the Select Board

From: Transportation Advisory Committee

Date: June 17, 2025

RE: Summer St – Buzzell and Arlington Catholic Fields Proposed Safety Zone

Summary and Recommendation

TAC would like to thank the Select Board and Town Staff for all of their support as Arlington has worked to rescind the Special Speed Regulations, install the advisory Thickly Settled District 25 MPH signage, and embark on our first commercial Safety Zone in the heights. Several TAC working groups were formed to assess remaining opportunities for Safety Zone and advisory signage and plans to provide a prioritized list that will be in line with the availability of DPW resources.

The recent recission of the SSR in effect on Summer St gives Arlington the perfect opportunity to begin our Safety Zone prioritization for Parks / Playgrounds. Summer St between Mill and Mystic Streets is one of the busiest stretches of roadway in Arlington and has two very active fields and a playgrounds along the stretch. TAC is proposing to make this stretch of Summer St a Safety Zone. The proposed span of the zone is shown below.

Johnson Rd

Johnson Rd

Buzzell / Arlington Catholic Fields - Proposed Safety Zone

Overview

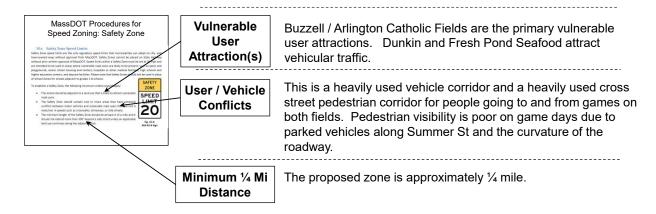
Given the lack of parking at the fields, many of the people arriving by motor vehicle are parking in the neighborhood north of Summer St and then proceeding to cross Summer St on foot.. This creates a constant conflict between vulnerable users and vehicles.

Crash Summary

In the past 5 years, this area has seen 10 crashes, 2 including vulnerable users.

Safety Zone Template

Per prior discussion/agreement on presentation format, the information below outlines the reasoning behind TAC's recommendations.



Sign Locations



Select Board Request

Tac is requesting that the Select Board approve the establishment of a Safety Zone along Summer Street beginning approximately 250 feet east of the Summer/Mill St intersection and stopping approximately 150 feet west of the Summer St / Mystic St intersection. Refer to the pictures for exact sign locations.

Summer St: Proposed Safety Zone

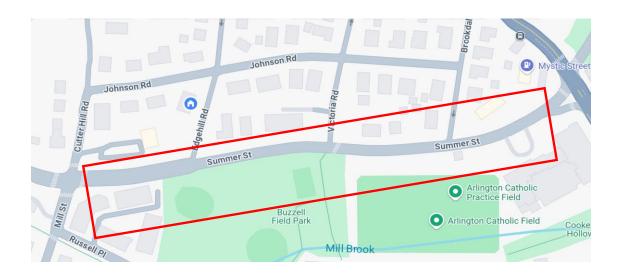
Span of Zone

With the recission of the SSR in effect on Summer St, that leaves one segment of the roadway that falls in line with Arlington's Safety Zone prioritization for Parks / Playgrounds.

Buzzell/Arlington Catholic Fields

The proposed span of the zone is shown below.

Buzzell / Arlington Catholic Fields – Proposed Safety Zone



Buzzell / Arlington Catholic Fields

Overview

This section of Summer St is very heavily used and due to parking on game days and the curvature of the road, there are recognized visibility issues.

Given the lack of parking at the fields, many of the people arriving by motor vehicle are parking in the neighborhood north of Summer St and then proceeding to cross Summer St on foot.. This creates a constant conflict between vulnerable users and vehicles.

Crash Summary

In the past 5 years, this area has seen 10 crashes, 2 including vulnerable users.

MassDOT Procedures for **Vulnerable** Speed Zoning: Safety Zone

ned ways without approval from MassDOT. Safety Zones cannot be placed on State Hi vernunds, senior citizen housing and centers, hospitals or other medical faci

- SPEED
- The minimum length of the Safety Zone should be at least ¼ of a mile and it
- nould not extend more than 500' beyond a side street unless an applicabl

User Attraction(s)

Buzzell / Arlington Catholic Fields are the primary vulnerable user attractions. Dunkin and Fresh Pond Seafood attract vehicular traffic.

User / Vehicle Conflicts

This is a heavily used vehicle corridor and a heavily used cross street pedestrian corridor for people going to and from games on both fields. Pedestrian visibility is poor on game days due to parked vehicles along Summer St and the curvature of the roadway.

Minimum ¼ Mi Distance

The proposed zone is approximately \(\frac{1}{4} \) mile.

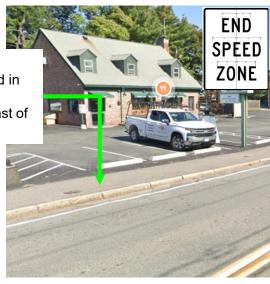
06/17/25

Pictures Showing Safety Zone Sign Locations – Summer St

Safety Zone - Summer St westbound in front of Dunkin. Place on same post as the western No Parking sign ~250' west of Mystic St.



End Speed Zone -Summer St westbound in front of Fresh Pond Seafood ~ 150 feet east of Cutter Hill Rd.



Summer St eastbound in front of 88 Summer St / Russell Terrace, either on or on a pole on front of the utility pole and even with the end of the median island ~ 150 feet west of Mill St.



Summer St eastbound in front Cusak Terrace ~250' west of Mystic St.



Select Board Request

Request

Tac is requesting that the Select Board approve the establishment of a Safety Zone along Summer Street beginning approximately 250 feet east of the Summer/Mill St intersection and stopping approximately 150 feet west of the Summer St / Mystic St intersection. Refer to the pictures for exact sign locations.



Town of Arlington, Massachusetts

Park Ave and Broadway Post Special Speed Regulations

Summary:

D

Transportation Advisory Committee

ATTACHMENTS:

Type File Name Description

Reference Material Park_Ave_and_Broadway_Post_SSR_Speeds.pdf Presentation

Post SSR Recission – Broadway Results

Overview

Speeds on Broadway and Park Ave were measured before and after recission of the Special Speed Regulations. The speed studies were performed at the end of April 2025 and then compared against the same locations in early May 2024.

Broadway

The SSRs in effect on Broadway were rescinded and the existing Speed Limit signs were removed. Numerous Thickly Settled District 25 MPH signs were installed.

Results

At a high level, the speeds on Broadway are now $\sim 3.4\%$ lower with the 85th % speed now at 27.3 MPH.

Detail

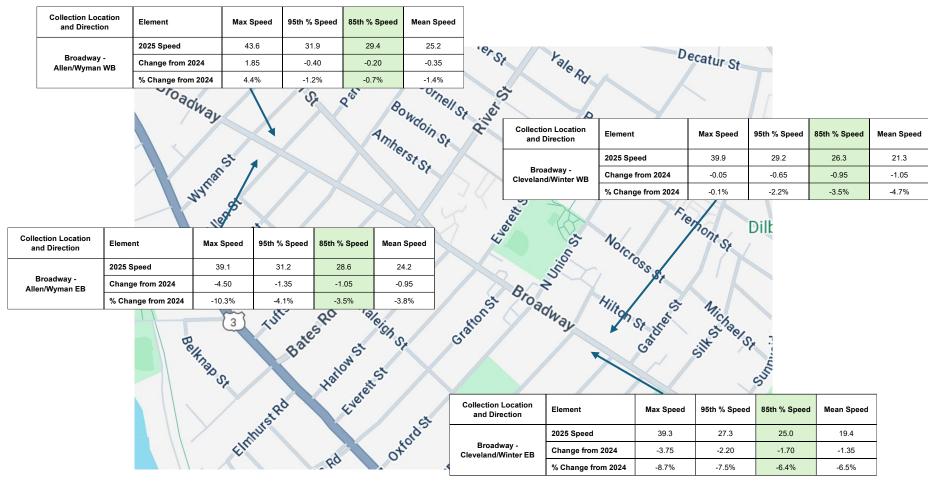
The 85th % results for each Broadway location and direction are shown below:

	Broadway Post SSR Recission - 85th % Speed Assessment (MPH) 2025 vs 2024						
Roadway	Location	Direction	2025 Speed	Change from 2024	% Change from 2024		
		All	27.3	-1.0	-3.4%		
	All	Eastbound	26.8	-1.4	-4.9%		
		Westbound	27.8	-0.6	-2.0%		
		All	25.6	-1.3	-4.9%		
Broadway	Cleveland/Winter	Eastbound	25.0	-1.7	-6.4%		
		Westbound	26.3	-0.9	-3.5%		
		All	29.0	-0.6	-2.1%		
	Allen/Wyman	Eastbound	28.6	-1.1	-3.5%		
		Westbound	29.4	-0.2	-0.7%		

Post SSR Recission – Broadway Location/Direction Results

Broadway

The detailed data below presents the 2025 Max, 95th %, 85th % and Mean speeds, the change from 2024 and % change from 2024 for each location and direction.



Post SSR Recission – Park Ave Results

Park Ave

A number of actions occurred on Park Ave:

- The SSRs were rescinded
- The existing Speed Limit signs were removed
- An electronic speed feedback sign was installed on Park Ave northbound south of Oakland
- APD became much more active at enforcement
- Numerous Thickly Settled District 25 MPH signs were installed At a high level, the speeds on Park Ave are now ~10.3% lower at 31.3.

Results

Detail

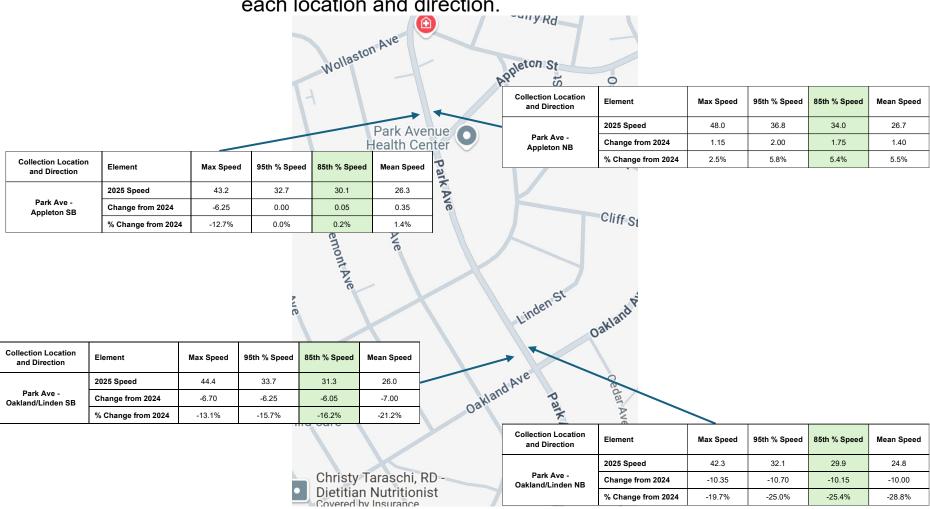
The 85th % results for each location and direction is below. Note that the Appleton location actually shows a modest increase in speeds and the Oakland location shows a significant reduction.

Park Ave Post SSR Recission - 85th % Speed Assessment (MPH) 2025 vs 2024						
Roadway	Location	Direction	2025 Speed	Change from 2024	% Change from 2024	
		All	31.3	-3.6	-10.3%	
	All	Northbound	31.9	-4.2	-11.6%	
		Southbound	30.7	-3.0	-8.9%	
	Oakland/Linden	All	30.6	-8.1	-21.0%	
Park Ave		Northbound	29.9	-10.2	-25.4%	
		Southbound	31.3	-6.1	-16.2%	
		All	32.1	0.9	0.2%	
	North of Appleton	Northbound	34.0	1.8	5.4%	
		Southbound	30.1	0.1	0.2%	

Post SSR Recission – Park Ave Location/Direction Results

Park Ave

The detailed data below presents the 2025 Max, 95th %, 85th % and Mean speeds, the change from 2024 and % change from 2024 for each location and direction.





Open Position: Zoning Board of Appeals - Associate Member

ATTACHMENTS:

Type File Name Description

Reference Material Zoning_Bylaw_-_ZBA.pdf Zoning Board of Appeals Charter

3.1.3. **Appeal**

An appeal to the Board of Appeals may be taken by any person aggrieved due to inability to obtain a permit or enforcement action from the Building Inspector, as provided in <u>G.L. c.</u> 40A, § 8, as amended.

3.1.4. **Penalty**

- A. If the notice of violation is not complied with according to the time specified in the notice, the Building Inspector may, in accordance with <u>G.L. c. 40, § 21D</u>, institute a non-criminal complaint(s) with penalty. Each day in which a violation exists shall be deemed a separate offense. The penalty for violation of any provision of this Bylaw shall be \$25.00 for the first offense; \$50.00 for the second offense; \$100.00 for the third offense; and \$200.00 for the fourth and each subsequent offense.
- B. The Building Inspector may, with the approval of the Select Board, institute the appropriate criminal action or proceeding at law or in equity to prevent any unlawful action, use or condition, and to restrain, correct or abate such violation. Penalties for violations may, upon conviction, be affixed in an amount not to exceed three-hundred dollars (\$300.00) for each offense. Each day, or portion of a day, in which a violation exists shall be deemed a separate offense.

3.2 ZONING BOARD OF APPEALS

3.2.1. Establishment

There shall be a Zoning Board of Appeals ("Board of Appeals") consisting of five members and two associate members appointed by the Select Board. All members of the Board of Appeals shall be Arlington residents, one member shall be an attorney-at-law, and at least one of the remaining members shall be a registered architect or a registered professional engineer. The appointment, service, and removal or replacement of members and associate members and other actions of the Board of Appeals shall be as provided for in G.L. c. 40A.

3.2.2. **Powers**

The Board of Appeals shall have the following powers:

- A. To hear and decide appeals in accordance with <u>G.L. c. 40A, § 8</u>, as amended.
- B. To hear and decide, in accordance with the provisions of <u>G.L. c. 40A, § 9</u>, applications for special permits when designated as the Special Permit Granting Authority herein.
- C. To hear and decide, in accordance with the provisions of <u>G.L. c. 40A, § 6</u>, applications for special permits to change, alter, or extend lawfully pre-existing non-conforming uses and structures to the extent allowed by Section 8.1.
- D. To hear and decide petitions for variances in accordance with <u>G.L. c. 40A</u>, § 10.
- E. To hear and decide applications for comprehensive permits for construction of low or moderate-income housing, as set forth in G.L. c. 40B, §§ 20-23.

3.2.3. Rules and Regulations

The Board of Appeals shall adopt rules and regulations for the administration of its powers and shall file a copy of such regulations with the Town Clerk. The Board's regulations shall include rules for hiring outside consultants.

3.2.4. **Fees**

The Board of Appeals may adopt reasonable administrative fees and fees for employing outside consultants to assist the Board with is review of special permits, variances, administrative appeals, and applications for comprehensive permits in accordance with its regulations, in accordance with G.L. c. 44, § 53G and § 53G-1/2.

3.2.5. Repetitive Petitions

No appeal or petition for a variance from the terms of this Bylaw denied by the Board of Appeals, or special permit denied by either the Board of Appeals or Arlington Redevelopment Board shall be considered again on its merits within two years from after the date of denial action except under the following circumstances:

- A. At least all but one member of the Arlington Redevelopment Board votes to allow the refiling of the application, and
- B. The Board that denied the initial application then finds, by a unanimous vote of a board of three members or by a vote of four members of a board of five members or two-thirds vote of a board of more than five members, specific and material changes in the conditions upon which the previous unfavorable action was based.

3.3 SPECIAL PERMITS

3.3.1. Special Permit Granting Authority

In this Bylaw, the Board of Appeals and Arlington Redevelopment Board have the power to grant special permits. The appropriate Special Permit Granting Authority is specifically designated where applicable.

3.3.2. Procedures

- A. Application for a special permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority and <u>G.L. c. 40A</u>.
- B. Public Hearing. The Special Permit Granting Authority shall hold a public hearing within 65 days of receipt of a special permit application and shall issue and file a decision no later than 90 days from the date of the public hearing. Notification requirements for a public hearing shall be in accordance with <u>G.L. c. 40A, § 11</u>.

3.3.3. **Decision Criteria**

Unless otherwise specified herein, special permits shall be granted by the Special Permit Granting Authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the characteristics of the site and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a special permit are met:

- A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
- B. The requested use is essential or desirable to the public convenience or welfare.
- C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
- D. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
- E. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
- F. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.
- G. The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

3.3.4. Special Permit Conditions

Special permits may be granted with such reasonable conditions, neighborhood safeguards, or limitations on time or use, including performance guarantees, as the Special Permit Granting Authority may deem necessary to serve the purposes of this Bylaw. Such conditions may include but shall not be limited to the following:

- A. Dimensional standards more restrictive than those set forth in Section 5 of this Bylaw;
- B. Screening buffers or planting strips, fences, or walls;
- C. Modification of the exterior appearance of the structures;
- D. Limitation upon the size, number of occupants, method and time of operation, time duration of permit, or extent of facilities;
- E. Limitations on signage, noise, or hours of operation of construction equipment;
- F. Regulation of number and location of driveways, or other traffic features;
- G. Off-street parking or loading or other special features beyond the minimum required by this Bylaw;
- H. Deadline to commence construction;
- I. Requirements pertaining to integrated emergency or alarm systems, maintenance, landscaping, dust control, bond or other performance guarantee;

- J. Requirements for independent monitoring, at the expense of the applicant, and reporting to the Building Inspector, if necessary to ensure continuing compliance with the conditions of a special permit or of this Bylaw;
- K. Limitation on the term or duration of a special permit, with or without automatic renewals, to the extent allowed by law;
- L. Other limitations as may be reasonably related to reducing any adverse impact on, or increasing the compatibility of the proposed use, structure or activity with, the surrounding area.

3.3.5. Recording; Lapse

- A. Special permits or any extension, modification or renewal thereof shall not take effect until a copy of the decision bearing the certification of the Town Clerk that 20 days have elapsed after the decision has been filed in the office of the Town Clerk and either that no appeal has been filed or the appeal has been filed within such time. Proof of recording with the Middlesex South Registry of Deeds or Registry District of the Land Court, as applicable, shall be presented to the Building Inspector.
- B. Special permits shall lapse within three years, which shall not include such time required to pursue or await the determination of an appeal under <u>G.L. c. 40A, § 17</u>, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date except for good cause.

3.4 ENVIRONMENTAL DESIGN REVIEW

3.4.1. **Purposes**

The purpose of Section 3.4 is to provide individual detailed review of certain uses and structures that have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare. The environmental design review process is intended to promote the purposes in Section 1.

3.4.2. Applicability

In any instance where a new structure, or a new outdoor use, or an exterior addition or a change in use (a) requires a building permit and special permit in accordance with use regulations for the applicable district or (b) alters the façade in a manner that affects the architectural integrity of the structure, and (c) is one of the uses listed in subparagraphs A through I below, the special permit shall be acted upon by the Arlington Redevelopment Board in accordance with the environmental design review procedures and standards of this Section 3.4.

A. Construction or reconstruction on a site abutting any of the following: Massachusetts Avenue, Pleasant Street, Mystic and Medford Streets between Massachusetts Avenue and Chestnut Street, Broadway, or the Minuteman Bikeway.



5K Run/Walk Application

ATTACHMENTS:

Type File Name Description

Reference Material 5K_Run_Walk_Application_with_Rec.pdf 5K Run/Walk Application



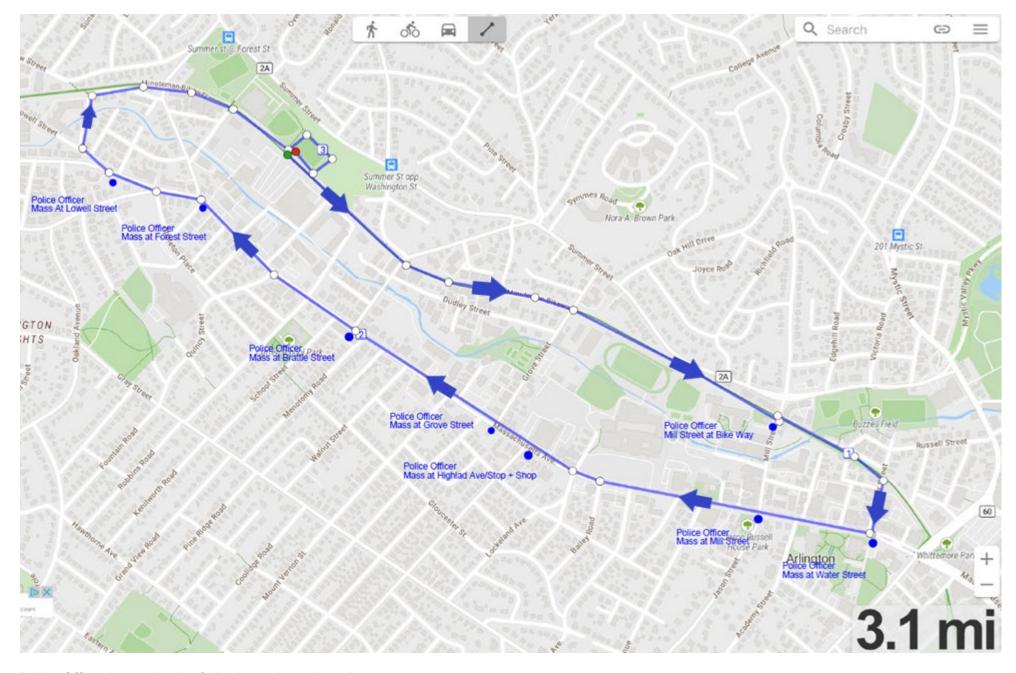
Office of the Select Board Licensing Board for the Town of Arlington

Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476 Telephone: (781)316-3020 |Email: sbadmin@town.arlington.ma.us

5K RUN / WALK PERMIT APPLICATION

Name of Organization/Sponsor	Event Manager	
Name of Organization/Sponsor	Everit Mariager	
Address	E-mail Telephone	
Name of Applicant		
Event Information:		
□ Run □ Walk □ Other		
Event Title	Admission Fee	
Start Date and Time	End Date and Time	
Estimated Number of Attendance Open to the Public: Yes No	Location: ☐ Starting and Ending at Hill's Hill Field (Max Number of participants is 800 persons)	
Please Note: You will need approval from the Parks and Recr Board. Their application is attached to this and or recoffice@town.arlington.ma.us		
Event Details:		
The following is required by your organization to	ensure the safety and health of all participating	
in the event if your 5K is being held starting and	n total; must contact Police Department directly)	
☐ If your event is taking place on a Sunday, event	•	
	nyone without a bib is not allowed to participate signs (These can be obtained through the Police	
	I signs along Mass Ave prior to the event and trunners.	
☐ Event Coordinators are responsible for hirir	ng a company to place and remove traffic cones	

along the westbound parking lane of Mass Ave to create a protected lane for runners.



Police Officer located at the following points along the route:

Mill Street at Minuteman Bikeway

Mass Avenue at Grove Street

Mass Avenue at Water Street

Mass Avenue at Brattle Street

Mass Avenue at Mill Street

Mass Avenue at Forest Street

Mass Avenue at Stop & Shop

Mass Avenue at Lowell Street



ARLINGTON PARK & RECREATION COMMISSION 17 Irving Street, Arlington MA 02476

Natasha Waden, Director of Recreation & Community Services Phone: (781)316-3880 | Email: nwaden@town.arlington.ma.us

COMMISSIONERS:

Jen Rothenberg Leslie Mayer

Shirly Canniff

Phil Lasker

Scott Walker

Sara Carrier

Josh Fenollosa

SPECIAL EVENT REQUEST

*For all gatherings over 50 people and private/corporate events

Today's Date: (Requests must be made 1 month in advance)		
Contact Name:	Phone (c):	
Email Address:		
Home Address:		
Purpose:		
Estimated Attendance:		
Day: Date:	Set up Time:	Start Time:
	End Time:	Break Down:
Site Requested:	Area at Site Reque	ested:
Activities:		
Will food be on site? ☐ Yes	☐ No Please list all	food:
Will you be promoting this event via	a social media? □ Yes □	No
Fees:		
Category	Group	Rate
Special Event	Arlington Resident/Organization	\$25/hr
Special Event	Non Arlington Resident/Organization	\$50/hr
from Public Works additional f For groups over 150 people a set this up with the departmen If you will be having prepared permit. By signing below I acknowledge and accindemnify, and hold harmless the Town of	rees will be required and billed per hour (magnetic police detail may be required, if your grount before you will receive a permit. If your event you must contact the compared the rules and regulations (back) responsible.	p is required to get a police detail you must Board of Health to get the appropriate food bilities for this permit and I agree to release, demands, losses, damages, defense costs, or
(Signature of Responsible Party)	(Date)	



ARLINGTON PARK & RECREATION COMMISSION 17 Irving Street, Arlington MA 02476

Natasha Waden, Director of Recreation & Community Services Phone: (781)316-3880 | Email: nwaden@town.arlington.ma.us

COMMISSIONERS:

Jen Rothenberg Leslie Mayer

Shirly Canniff

Phil Lasker

Scott Walker

Sara Carrier

Josh Fenollosa

RULES AND REGULATIONS FOR FACILITIES

- The Arlington Park and Recreation Commission support a Zero Tolerance Policy at all recreational facilities under their jurisdiction.
- This Permit is granted subject to the rules and regulations as outlines under Title IV, Article 1
 of the by-laws of the Town of Arlington.
- This office must be notified at least one business day in advance if a permit is to be canceled.
- The person(s) or organization(s) using the park property shall be responsible for any damages occurring in connection with/or in consequence of such use.
- The person(s) or organizations(s) shall be responsible for the behavior of person(s) attending and shall be responsible for all necessary expenses.
- Parking or driving on fields or courts is not permitted. Observe all parking regulations.
- No alcohol is permitted on public property.
- The Recreation Department reserves the right to change schedules, or revoke permits without prior notice.
- No open fires are permitted at any time. Grill may be allowed with permission from the Park Commission and appropriate grilling permit from the Arlington Fire Department. A 30-day notice may be required.
- Fields or courts used by school teams will not generally be available before 5:30 PM. In case, school teams must be allowed to finish their activities before your group may take the field or court, regardless of the starting time on the permit.
- Permits issued is for recreational use only!
- Any violations of the above mentioned rules may result in immediate revocation of permit and/or refusal to consider future requests for permits.



Discussion and Vote: Town Manager's Contract Renewal

Summary:

D

Diane M. Mahon, Select Board Chair

ATTACHMENTS:

Type File Name Description

Reference Material J.Feeney_Contract_Renewal_Memo.pdf Memo from Legal Department



Town of Arlington Legal Bepartment

Michael C. Cunningham Town Counsel 50 Pleasant Street Arlington, MA 02476 Phone: 781.316.3150 Fax: 781.316.3159

E-mail:

mcunningham@town.arlington.ma.us Website: www.arlingtonma.gov

To: Arlington Select Board

Cc: James Feeney, Town Manager

From: Michael C. Cunningham, Town Counsel

Date: July 17, 2025

Re: Town Manager Contract Renewal Provision

I write to refer the Board to Section 13 of the Town Manager's Contract, a contract that is set to expire on July 31, 2026. Section 13 of the contract requires that the Board provide the Manager with at least one year's written notice if it does not intend to renew the agreement and seek to enter into a new contract to extend Mr. Feeney's tenure as Arlington's Town Manager beyond July 31, 2026.

Conversely, if the Board does intend to renew the agreement with Mr. Feeney and seek to have him serve as Town Manager beyond July 31, 2026, it must provide at least one year's notice of that intention. Accordingly, it is noted that the deadline to provide written notice to Mr.

Feeney of the Select Board's intentions regarding non-renewal or a potential successor agreement is July 31, 2025. For the Board's reference, the relevant section of the contract reads as follows:

"13. Non-Renewal of Employment Contract.

Should the Board decide not to renew this Agreement, the Board shall provide the Town Manager with a written notice of its intent not to renew at least twelve (12) months prior to the expiration date of this Agreement. If the Board intends to renew this Agreement, it shall notify the Town Manager of its intent in writing at least (12) months prior to the expiration date of this Agreement, and the parties shall commence negotiation of a mutually acceptable successor agreement."

This matter is set on the Board's agenda for its upcoming meeting on July 21, 2025. Please contact me directly if you have any questions regarding this matter. Thank you.



NEW BUSINESS



Next Scheduled Meeting of Select Board August 18, 2025

Summary:

When: Jul 21, 2025 07:00 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

 $https://town-arlington-ma-us.zoom.us/webinar/register/WN_2dM7s--ESoqh1hSkhYAMaw$

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

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