



Town of Arlington Select Board

Meeting Agenda

August 18, 2025

7:15 PM

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

1. Legislative Provision for Remote Participation
2. Discussion and Approval: FY26 Holiday Closures and Dates to Avoid Public Meetings
Ramsha Baluch, DEI Director
3. Discussion and Approval: Parking Permits Around Arlington High School
Dr. Elizabeth C. Homan, Ph.D.
Superintendent, Arlington Public Schools

CONSENT AGENDA

4. Minutes of Meetings: July 21, 2025
5. Request: Contractor/Drainlayer License
Rahall's Landscaping
Mark Rahall
Newton, MA 02458
6. Request: Special (One Day) Beer & Wine License, 08/30/2025, @ Robbins Memorial Town Hall for Private Event
Sylvia Lutze
7. Request: Special (One Day) Beer & Wine License, 08/30/2025 @ The Roasted Granola for Private Event
Ellen Eisner
8. Request: Special (One Day) Beer & Wine License, 09/06/2025 @ Robbins Memorial Town Hall for Private Event
Shannon Alessandroni/Charlie Driver
9. Request: Special (One Day) Beer & Wine License, 09/07/2025 @ Robbins Library for Private Event
JB Maxwell
10. Request: Special (One Day) Beer & Wine License, 09/14/2025 @ Whittemore Robbins House for Private Event
Hayley Powers

11. Free Parking in the Russell Common Lot & Railroad Lot for Arlington Town Day 09/20/2025
12. Temporary "No Parking" Signs on Bartlett Avenue on 09/20/2025
13. Certifying Statement: Asset Management Grant for the DPW
14. Arlington EATS Turkey Trot 5K Race on November 2, 2025
Andi Doane, Arlington EATS
15. Special Event: National Coffee with a Cop Day, October 1, 2025
Suzanne Trunfio
Social Media Coordinator/Senior Records Clerk
Arlington Police Department
16. Reappointments
Human Rights Commission
Rajeev Soneja

APPOINTMENTS

17. Clean Energy Future Committee
Dr. Sam Polk, Ph.D. (he/him)

LICENSES & PERMITS

18. For Approval: Outdoor Dining and Retail Permit License
Stephen Douglas, Bedros Kaya
Rush Bowls, 307-309 Broadway
19. For Approval: Common Victualler License
NCArlington LLC, d/b/a New City Microcreamery, Jason Kleiner, 311 Broadway

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

20. Discussion and Approval: Planting of Monarch-Friendly Pollinator Curbside Gardens
Dr. Elaine Crowder, Ph. D.
21. Discussion and Approval: Proposal to Install Cooling Structures in Public Right of Way
David Morgan, Environmental Planner
22. Discussion and Approval: Open Space Concepts for 21 Pond Lane
David Morgan, Environmental Planner
23. Discussion and Approval: HealthPeak CambridgePoint Alewife Development MEPA Comments
24. Discussion and Vote: Lease of 85 Park Avenue to Promote a Public Purpose
Jim Feeney, Town Manager

CORRESPONDENCE RECEIVED

25. Fishing Line at Hill's Pond
Arlington Conservation Commission

26. Norwegian Foot March Town Manager Approval
27. Traffic Calming on High-Speed Sections of Mystic Street
Doran Donovan

NEW BUSINESS

Next Scheduled Meeting of Select Board September 15, 2025

When: Aug 18, 2025 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_RN1jxpr1RJSBodKESpM7hA

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

Discussion and Approval: FY26 Holiday Closures and Dates to Avoid Public Meetings

Summary:

Ramsha Baluch, DEI Director

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Holiday_Closures_and_Dates_for_Public_Meetings.pdf	Holiday Closures and Dates for Public Meetings



**Town of Arlington
Office of the Town Manager**

James R. Feeney
Town Manager

730 Massachusetts Avenue
Arlington MA 02476-4908
Phone (781) 316-3010 Fax (781) 316-3019
E-mail: townmanager@town.arlington.ma.us
Website: www.arlingtonma.gov

FY26 Holiday Closures and Recommended Public Meeting & Hearing Blackout Dates

Holiday Closures

Below is the list of holidays and the days they will be observed by the Town of Arlington for the period of July 1, 2025- June 30, 2026. On the following dates, Town Hall and other administrative offices will be closed and no public meetings or hearings will be scheduled:

Independence Day	Friday, July 4, 2025
Labor Day	Monday, September 1, 2025
Indigenous Peoples' Day	Monday, October 13, 2025
Veterans Day	Tuesday, November 11, 2025
Thanksgiving Day	Thursday, November 27, 2025
Day after Thanksgiving	Friday, November 28, 2025
Christmas Eve	Wednesday, December 24
Christmas Day	Thursday, December 25, 2025
New Year's Day	Thursday, January 1, 2026
Martin Luther King Jr. Day	Monday, January 19, 2026
Presidents' Day	Monday, February 16, 2026
Good Friday	Friday, April 3, 2026 (DPW ½ Day)
Patriots' Day	Monday, April 20, 2026
Memorial Day	Monday, May 25, 2026
Juneteenth	Friday, June 19, 2026

Recommended Public Meeting & Hearing Blackout Dates

To promote equitable access to public meetings and hearings, it is strongly recommended that no public meetings or hearings be scheduled on the following dates, even though Town Hall and other administrative offices may be open:

2025

Rosh Hashanah	Monday, September 22 (sunset) - Wed, September 24 (sunset), 2025*
Yom Kippur	Wednesday, October 1 (sunset) - Thursday, October 2 (sunset), 2025*
Diwali	Monday, October 20, 2025

2026

Lunar New Year	Tuesday, February 17, 2026
Purim	Monday, March 2 (sunset) - Tuesday, March 3 (sunset), 2026*
Holi	Wednesday, March 4, 2026
Eid al-Fitr	Friday, March 20, 2026*
Passover	Thursday, April 2, 2026*
Orthodox Easter	Sunday, April 12, 2026
Vesak (Buddha Day)	Friday, May 1, 2026
Eid al-Adha	Wednesday, May 27, 2026*

**Dates marked with an asterisk may vary based on the lunar calendar and local sighting.*



Town of Arlington, Massachusetts

Discussion and Approval: Parking Permits Around Arlington High School

Summary:

Dr. Elizabeth C. Homan, Ph.D.
Superintendent, Arlington Public Schools

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Parking_Permits_at_AHS_Memo.pdf	Memo from Select Board Office
▢	Reference Material	SB-AHS.Parking.081825.pdf	Presentation

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
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TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

MEMORANDUM

TO: Select Board

FROM: Ashley Maher
Board Administrator

DATE: August 14, 2025

RE: Parking Permits Around Arlington High School

During the final stage of construction at Arlington High School, the Office of the Select Board administratively issued temporary parking permits to accommodate staff affected by the temporary loss of on-site parking. These permits were valid only through the end of the 2024–2025 school year and have since expired.

Permit Issuance Summary:

Dates	Number of Permits
2/24/25 – 6/30/25	49 Permits
3/13/25 – 6/30/25	17 Permits
Total:	66 Permits

Pursuant to Section II: *Day Time Parking* of the Town's Parking Policies and Regulations:

"No person shall park a vehicle for a period of time longer than two hours, unless otherwise noted, between the hours of 8:00 A.M. and 6:00 P.M. on all weekdays".

These temporary permits provided an exemption from the above restriction, authorizing permit holders to park in any legal, unmetered parking space at or near Arlington High School during the specified hours.

AHS Parking Request

Elizabeth C. Homan, Superintendent



Today's Request



Arlington Public Schools
Education That Empowers

APS requests the ability to assign 100 parking spaces to specific staff at the start of each school year (183 days), for parking from 8am-4:15pm in the restricted neighborhood parking zones closest to AHS, opposite Massachusetts Avenue.

These passes ensure sufficient parking for all AHS staff, as well as for all of the staff and visitors in attached offices and program spaces, during the school day.

Agenda



Arlington Public Schools
Education That Empowers

-
- Data to support this request
 - Measures already taken to address parking challenges at AHS
 - Measures to consider for the future
 - Possible approval of some neighborhood parking at AHS during the 183 days of the school year when staff are on-site

AHS Parking Numbers



Arlington Public Schools
Education That Empowers

As of 9/27/25

Available Parking Spots:

East Lot: 63

West lot: 90 (6 EV)

Schouler Court: 19 (2 ADA, 4 EV)

North drive: 42 (9 ADA)

Total: 214

West Lot:
90 (6 EV)

North Drive:
42 (9 ADA)

Schouler Ct:
19 (4EV,
2ADA)

East
Lot: 63

ST-8P

HS-1

W1A-2

W1B-3P

HT-1

CS-1

KE

AHS Complex Staff Numbers



Arlington Public Schools
Education That Empowers

Daily FTEs for 2025-26	
Arlington High School Teachers and Staff:	224
Central Office and K-12 Curriculum Directors:	48
Menotomy and Child Care Program:	43
IT and Facilities:	6
Arlington Community Education (ACE)	8
Total:	329

Expected Regular Visitors to AHS
<i>Families registering or meeting with administration at Central Office, AHS, or Menotomy</i>
<i>Staff and community members, including School Committee, attending meetings and professional development in School Committee Room or CO Conference Room (these are often the only unoccupied large meeting spaces in the district during a school day)</i>
<i>K-12 Directors and operational administrators (IT, Facilities, and Transportation) with offices at other locations</i>
<i>Itinerant staff who teach classes at AHS, but are not primarily located there.</i>

Measures Taken

- Comprehensive messaging to encourage carpooling, biking, or taking mass transit to work whenever possible. *Challenge: an increasing number of staff live outside of Arlington and immediate neighboring towns.*
- Collaboration with APD to understand any complaints that come to us regarding parking from neighborhoods across Mass Ave
 - APD identified challenges with parking of student vehicles;
 - APD did not identify any illegally parked vehicles with AHS Staff Hangtags;
 - Monitoring and follow-up with any staff who park inappropriately in EV spots; and
 - Enforcement of parking violations for all of the above cases by APD.
- Temporary agreement with CVS for some spaces at the back of their lot during construction
- Approached additional vendors on Mill St and along Mass Ave to ask about renting parking, however only received agreement from CVS.

Measures to Consider

- With Talia Fox's support, we applied for a grant to explore design of a potential parking structure on the AHS property for both busses and cars, as well as expansion of charging infrastructure for electric busses. We were not approved for the grant, but were included in MassCEC Act School Bus program.
- We are considering an assessment of whether an incentive to take MBTA or bike to work would alleviate parking challenges.

We are committed to continued monitoring and messaging local parking regulations and to being good neighbors. We will continue to collaborate with APD on supportive parking enforcement regardless of the Board's decision.



Town of Arlington, Massachusetts

Minutes of Meetings: July 21, 2025

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	07.21.2025_draft_minutes.pdf	Draft 07.21.2025 Minutes



Select Board Meeting Minutes

Date: Monday, July 21, 2025

Time: 7:00P.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. DeCoursey, 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.

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

2. Acceptance: RRFB Equipment from MassDOT

John Alessi, Senior Transportation Planner

The discussion of RRFB equipment from MassDOT centered on improving pedestrian safety at six identified locations in Arlington. Mr. Alessi explained that MassDOT reached out to municipalities offering to procure and deliver the equipment at no cost. The town submitted potential locations and provided speed and volume data for engineering review. Key points of discussion included:

- Six locations were selected based on feasibility of required upgrades within the 90-day installation window

- Locations require adjacent curb ramp improvements and proper visibility
- The \$150,000 earmarked in the state budget will help offset installation costs
- Board members expressed support for incremental safety improvements

Select Board members, emphasized the importance of layering safety implementations like RRFBs, police enforcement, and potential quick-build infrastructure to address pedestrian safety concerns. The Board saw this as a responsive approach to community concerns about pedestrian safety, particularly at intersections with high pedestrian traffic or previous safety incidents.

Mr. Helmuth moved approval.

SO VOTED (5-0)

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

6. 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

Mr. Helmuth moved approval.

SO VOTED (5-0)

APPOINTMENTS

10. Affordable Housing Overlay Committee

Xavid Pretzer

Xavid Pretzer, a Town Meeting Member from Precinct 17, was introduced as an appointee to the Affordable Housing Overlay Committee. Xavid highlighted their previous work, including a successful warrant article to increase the floor area ratio for mixed-use buildings along Massachusetts Avenue. Xavid emphasized the role of zoning in aligning with community values and advocated for using zoning tools to expand housing access, especially for those who may otherwise be priced out of Arlington. Xavid described the affordable housing overlay as a critical strategy to enhance economic and demographic diversity in the town. Xavid noted that while it addresses the needs of low-income residents, additional measures are necessary to support individuals who do not qualify for subsidized housing but still face affordability challenges in the current market.

The Board expressed appreciation for Xavid's depth of knowledge and dedication to housing equity and thanked them for their willingness to serve.

Mr. Helmuth moved approval.

SO VOTED (5-0)

11. Arlington Bicycle Advisory Committee

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

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

Two candidates, Anthony Rapidoff and Matthew Derema, were appointed to the Arlington Bicycle Advisory Committee.

Anton Rapetov introduced himself as a current committee member who is committed to improving bicycle infrastructure in Arlington. He discussed his experience with bicycle advocacy and suggested implementing quick build solutions to improve bike safety.

Matthew De Remer shared his background in advocating for safer cycling infrastructure, highlighting his work on projects like the Mass Ave Appleton Quick Build and the Hill's Hill pump track. He emphasized the importance of bicycle infrastructure for Arlington's safety, sustainability, and livability.

The Board was impressed by both candidates' enthusiasm and commitment to bicycle advocacy and thanked them for their willingness to serve.

Mr. Diggins moved approval.

SO VOTED (5-0)

12. Board of Health

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

Sabrina Eagan introduced herself as a public health nurse with over 20 years of experience, including work in international health and in Massachusetts. Ms. Eagan who recently moved to Arlington, highlighted her extensive background in public health. She emphasized her professional experience working in health settings both internationally and locally.

The Board expressed strong support for her appointment and praised her impressive career and noted the importance of her role on the Board of Health and thanked her for her willingness to serve.

Mr. Helmuth moved approval.

SO VOTED (5-0)

13. Disability Commission

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

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

Alex Dorsen and Emma Marlin-Curiel were appointed to the Disability Commission. Both candidates introduced themselves as individuals with personal experiences with disabilities who are committed to improving accessibility in Arlington.

Alex Dorsen, who is heading to Salem State College, emphasized their desire to contribute both at the committee level and through direct action, such as potentially helping install accessibility improvements. They highlighted their experience growing up in Arlington and living with multiple invisible disabilities.

Emma Marlin-Curiel, currently a DEI intern for the town and a college senior majoring in Health and Human Services, discussed her passion for social service and helping people. She noted her own experience with an invisible disability and her desire to become civically engaged in the community.

The Board praised the candidates for their youth and commitment to community involvement. The Board was particularly impressed by their personal experiences, forward-thinking approach, and commitment to improving accessibility. The Board thanked them for their willingness to serve.

Mr. Diggins moved approval.

SO VOTED (5-0)

14. Historic District Commission - Avon Place District

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

Andrew Jones was appointed to the Historic District Commission. He introduced himself as a longtime Arlington resident who recently restored a mid-century modern house that was previously owned by a Nobel Prize-winning physicist. Mr. Jones shared his experience working with the Historic Commission while renovating his home, praising their supportive approach to his renovation project. He expressed interest in helping

other homeowners navigate historic district guidelines and understand the commission's processes.

The Board discussed the challenges of balancing historic preservation with modern needs like energy efficiency improvements. Mr. Jones demonstrated an understanding of these complex considerations, noting the importance of being sympathetic to both historical preservation and contemporary home improvement needs. The Board was impressed by Mr. Jones' enthusiasm, his personal experience with historic home renovation, and his interest in helping other homeowners.

Mr. Helmuth moved approval.

SO VOTED (5-0)

LICENSES & PERMITS

15. For Approval: Common Victualler License

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

Marco Viscariello appeared before the Board and noted that he is applying for a common victualler license application for Oak Berry, an acai bowl restaurant located at 476 Mass Ave. Mr. Viscariello shared that he was previously an Arlington resident 30 years ago and is excited to bring a healthy dining option to the town. He described Oak Berry as 100% organic and vegan, emphasizing that it will provide a nutritious alternative for Arlington residents. Mr. Viscariello noted significant community excitement about the restaurant, including interest from local high school students who want to work there.

The Board expressed excitement about the unique menu and its potential health benefits and thanked Mr. Viscariello for choosing Arlington to open his business.

Mr. Hurd moved approval.

SO VOTED (5-0)

16. For Approval: Common Victualler License

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

Dajit Singh presented the common victualler license application for Big Daddy's Pizza, located at 86 Mass Ave in Arlington. Mr. Singh explained that the pizza place has been open for a few months but was experiencing some issues with obtaining the necessary license. He stated that they have now been approved and are applying for the common victualler license.

The Board viewed this as a positive addition to the local dining options and welcomed Big Daddy's Pizza to the community.

Mr. Diggins moved approval.

SO VOTED (5-0)

17. For Approval: Common Victualler License

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

Purichaya Tawinno the applicant appeared before the Board and gave the presentation for a common victualler license located at 444 Mass Ave. Ms. Tawinno briefly explained that they plan to open a restaurant serving sushi and ramen.

The Board was expected about the menu, describing it as potentially having a unique fusion style and expressing enthusiasm about the restaurant's menu and concept. The Board thanked the applicant for choosing Arlington and looks forward to trying it soon.

Mr. Diggins moved approval.

SO VOTED (5-0)

OPEN FORUM

No members of the public spoke during Open Forum.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

18. Summer Street Proposed Safety Zone

Transportation Advisory Committee

The TAC Chair presented a proposal to establish a designated Safety Zone on Summer Street, specifically targeting the stretch between Mill Street and Mystic Street. The initiative aims to address ongoing pedestrian safety concerns, especially in the vicinity of Buzzell Field.

Key Points of the Proposal:

- Addressing safety risks near Buzzell Field, a location with multiple playing fields and frequent child pedestrian activity.
- Acknowledgement of limited parking on the park side of Summer Street, contributing to impaired driver visibility.
- Introduction of speed reduction signage as an immediate action, with potential for future infrastructure enhancements.

Safety Concerns Highlighted:

- High volume of children crossing Summer Street during sports and recreational events.
- Vehicles parked along the park side of the street obstruct drivers' line of sight.
- Increased risk of vehicle collisions due to road curvature combined with existing parking configurations.

During the discussion, Mr. Hurd suggested conducting a review of permit parking usage in the area to determine whether adjustments could help alleviate existing congestion. The board also considered the potential for future curb bump-outs as a means to enhance pedestrian visibility and improve overall safety at key crossing points. Additionally, members emphasized the importance of coordinating the safety zone implementation with the planned installation of Rectangular Rapid Flashing Beacons (RRFBs) at the Summer/Victoria crosswalk to ensure a cohesive approach to pedestrian safety improvements in the corridor. Members viewed this as a proactive and necessary measure to improve pedestrian and child safety in a high-traffic recreational area.

Mr. Helmuth moved approval.

SO VOTED (5-0)

19. Park Ave and Broadway Post Special Speed Regulations

Transportation Advisory Committee

The TAC Chair presented a detailed review of speed limit reductions on Broadway and Park Avenue, highlighting the following key points:

Broadway:

- Speed limits were reduced
- Signs were installed in less visible areas
- Speeds dropped by approximately 3.5%
- 85th percentile speed is around 27 mph
- Overall considered a modest but positive improvement

Park Avenue:

- Multiple interventions were implemented, including:
 - Speed limit reduction
 - APD enforcement
 - Flashing signs
 - Flags at key intersections
- Near the top of the hill, speeds dropped by over 20%
- Appleton Street section showed minimal speed change

Board members discussed the importance of layered safety interventions, emphasizing the value of combining multiple approaches like RRFBs, enforcement, and potential quick-build infrastructure. Mr. Feeney noted potential future improvements, including a comprehensive "traffic calming toolbox" to prioritize and implement safety measures. The board viewed the speed reduction efforts as a successful step toward improving pedestrian safety in Arlington.

Mr. Helmuth moved approval.

SO VOTED (5-0)

20. Open Position: Zoning Board of Appeals - Associate Member

The discussion about the open Zoning Board of Appeals Associate Member position was brief. Mrs. Mahon noted the need to advertise the position and asked for a board member to volunteer to screen applicants and conduct interviews. Mr. Diggins volunteered to help, with the understanding that he would work with Ms. Maher to post the position.

No formal vote was required beyond agreeing to the process of advertising and screening candidates. The goal is to find a suitable candidate to fill the open Associate Member position on the Zoning Board of Appeals.

21. 5K Run/Walk Application

The discussion centered on a new standardized 5K run/walk application process. Key points included:

Process Details:

- Establishes a consistent route for races over 150 participants
- Requires 8 police detail officers
- Creates a fillable PDF application form
- Coordinates with Parks and Recreation Department

Mr. Helmuth commended the introduction of the fillable PDF form, noting it as a user-friendly improvement to the process. Mr. Hurd initially raised questions regarding the number of police details required for the safety zone implementation. In response, Mr. Feeney provided clarification, explaining the safety rationale behind the recommendation.

for eight officers. Mr. Diggins expressed his appreciation for the careful consideration given to police involvement and overall public safety.

The board outlined key provisions for race events, establishing that races with fewer than 150 participants may continue to use the reservoir route, while events exceeding 150 participants are required to follow the approved Mass Ave route. These guidelines aim to streamline the application process and maintain a consistent focus on public safety. The board acknowledged that the application remains a work in progress and can be adjusted as needed.

Mr. Hurd moved approval.

SO VOTED (5-0)

22. Discussion and Vote: Town Manager's Contract Renewal

Diane M. Mahon, Select Board Chair

Mr. Feeney's current contract spans from August 1, 2022, to July 31, 2023, and includes a provision requiring written notification of intent to renew within one year of the contract's termination. To proceed with the renewal process, Mrs. Mahon and Mr. DeCoursey will serve on the subcommittee responsible for contract negotiations. Mr. Cunningham noted he will assist in drafting the official notification to be sent to Mr. Feeney. The board does not anticipate the need for outside counsel. The board expressed strong support for Feeney's leadership and performance as Town Manager.

Mr. DeCoursey moved to issue the formal notice of intent to renew. SO VOTED (5-0)

NEW BUSINESS

Mr. Feeney announced plans to finalize a curbside collection program for residents' unwanted trash barrels and bins, focusing on recycling bulky rigid plastics. Mr. Feeney is working on details such as finding a facility that can process the materials and addressing potential contamination issues. The goal is to make a formal announcement soon.

Mrs. Mahon mentioned potential future discussions about the phasing out of NOVUS and the ongoing digitization of town transactions.

Next Scheduled Meeting of Select Board August 18, 2025

Mr. Hurd moved to adjourn at 9:42p.m.

SO VOTED (5-0)

A true record attest.

Ashley Maher
Board Administrator

07/21/2025

Agenda Item	
1	

Executive Session	Certificate of Donation Final ROW Plans Notice of Taking Order of Taking
2	Memo from Planning Department
3	Draft 06.09.2025 Minutes Draft 06.23.2025 Minutes
4	Open Space Committee Reappointment Reference Library Board of Trustees Reappointment Reference Historical Commission Reappointment Reference Conservation Commission Reappointment Reference
5	Back 2 School Bash Special Permit App
6	Special Event App for Whittemore Park
7	Capitol Theatre Automatic Amusement License Applications
8	Special (One Day) Beer & Wine License Application
9	North Shore Pavement Contractor/Drainlayer License Nelly's Construction Contractor/Drainlayer License Joseph Botti Contractor/Drainlayer License
10	Affordable Housing Overlay Committee Appointment Reference
11	ABAC Appointment Reference
12	Board of Health Appointment Reference
13	Disability Commission Appointment Reference
14	Historic District Commission – Avon Place Appointment Reference
15	Oakberry CV Application Inspection Reports
16	Big Daddys CV Application Inspection Reports
17	Sumen CV Application Inspection Reports
18	Summer Street Safety Zone Memo Presentation
19	Park Ave and Broadway SSR – Presentation
20	ZBA Charter
21	5K Run/Walk Application
22	Memo from Legal Department



Town of Arlington, Massachusetts

Request: Contractor/Drainlayer License

Summary:

Rahall's Landscaping

Mark Rahall

Newton, MA 02458

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Randalls_Landscaping_Contract_Drain.pdf	Reference



Engineering Division

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 24, 2025

Dear Board Members,

Reference is hereby made to an application by Mark Rahall of M. Rahall LLC DBA Rahall's Landscaping, to be accepted as an Approved Contractor in the Town of Arlington.

Contact information is as follows:

Rahall's Landscaping
Mark Rahall

Newton, MA 02458

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.
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



PAID

Directions: Please complete ALL 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: M. Rahall LLC DBA Rahall's Landscaping

Select One: ☐ Corporation ☐ Partnership ☐ Proprietorship ☒ Other: LLC

Street Address: [REDACTED] City/Town: Newton State: MA Zip Code: 02458

Primary Phone: [REDACTED] E-mail: [REDACTED]

Length of Time in Business under the same Firm Name: 7 years

Full Name(s) of Principal(s): Mark Rahall

Primary Contact Person: Ayden Sparks (Admin)/Mark Rahall [REDACTED] Owner

Experience/Previous Work

Nature of Typical/Standard Work: Hardscape Projects + sidewalk / curb work

Have you ever performed this type of work in Arlington: ☐ Yes ☒ No

If Yes, Please provide Location: _____ Approximate Date: _____

Total Amount of such construction this year: _____

Total Amount of such construction last year: _____

Total Amount of such construction next previous year: _____

Municipal References - Please Attach Written Reference Letters or Provide Contact Information

Municipality: Brookline DPW

Primary Contact Name: Austin Geary

Email: ageary@brookline.ma.gov

Municipality: Watertown DPW

Primary Contact Name: Harmon Ford

Email: hford@watertown-ma.gov

Municipality: Waltham DPW

Primary Contact Name: John Meconiates

Email: 781-314-3827

Banking/Financial References - Please Attach Written Reference Letters if Available

Bank Reference: Watertown Savings Bank

Phone: 617-928-9000

Federal Tax ID or Social Security #: [REDACTED]

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.

Note to Town Staff: Redact Social Security # before releasing document

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 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: [Signature]

Date: 7/28/25

Reset Form

Print Form



Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, 08/30/2025, @ Robbins Memorial Town Hall for Private Event

Summary:

Sylvia Lutze

ATTACHMENTS:

	Type	File Name	Description
▯	Reference Material	Lutze_S_One_Day_License_083025_redacted.pdf	Reference

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

SPECIAL ALCOHOL LICENSE APPLICATION

Name of Applicant: Sylvia Lutze

Address, phone & e-mail contact information:

Name & address of Organization for which license is sought:

Ovenbird Café 105 Trapelo Rd Belmont Ma. 02478

Does this Organization hold nonprofit status under the IRS Code? _____ Yes X _____ No

Name of Responsible Manager of Organization (if different from above):

Jason Reed,

Address, phone & e-mail contact information:

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: wedding ceremony and reception

Date/time of Event: Saturday August 30, 2025 4:00 pm – 11:00 pm

Location of Event: Arlington town Hall

Location/Event Coordinator: Patsy Kraemer

Method(s) of invitation/publicity for Event: wedding invite

Number of people expected to attend: 120

Expected admission/ticket prices: N/A

Expected prices for food and beverages (alcoholic and non-alcoholic):

N/A

Will persons under age 21 be on premises? yes

If "yes," please detail plan to prevent access of minors to alcoholic beverages.

Bartenders will check id's of those consuming alcohol.

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.

P/te. Corey F. Reston
Printed name/title

Date: 7/29/2025

POLICE COMMENTS:

No Police detail needed as long
as attendance stays under 150

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/Wine/Prosecco

What types of food and non-alcoholic beverages do you plan to serve at the Event?

Full dinner including hors d'oeuvres, entrees, desserts. Soda's, seltzers, juices.

Who will be responsible for serving alcoholic beverages at the Event?

Bartending staff of Ovenbird Café/Caterers

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

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.

attached

Name of the Massachusetts wholesaler who will deliver to site? (Full supplier list available on the ABCC website: www.mass.gov/abcc)

Kappy's Everett

Date of Delivery: Saturday, August 30, 2025

Alcohol Serving Time (s): 5:30 pm – 10:30 pm

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of?

Kappy's will pick up excess alcohol.

Date of Pick-Up: Tuesday, September 2, 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.)

attached _____

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.

I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signature: _____

Printed name: Syvia Lutze

Printed title & Organization name: _____

Email: [REDACTED]



ROBBINS MEMORIAL TOWN HALL AUDITORIUM
730 Massachusetts Avenue, Arlington, Ma. 02476

29 July 2025

SECURITY PLAN FOR LUTZE/KAMINSKY WEDDING

Sylvia Lutze and Adam Kaminsky are holding a wedding on August 30, 2025, at the Arlington Town Hall. The event time is 4:30 pm to 11:00 pm. A One-Day Permit has been submitted to the Select Board.

This is the Security Plan.

We anticipate approximately 120 people to attend.

Patsy Kraemer will be the event coordinator for the event. Food service and bartending service will be provided by Ovenbird Café. Greg Stathopoulos will be the custodian for the event. The Leutze and Kaminsky families will be responsible for ensuring that the party runs smoothly.

Parking for the event will be available in the Town Hall parking lot and on the adjacent streets.

A request for a police detail will be submitted by the Lutze family and a fire detail will be requested by P. Kraemer.

Please advise if there are other items that we need to consider.



THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

July 25, 2025

Town of Arlington, MA
Town Hall
730 MASSACHUSETTS AVE
ARLINGTON MA 02476

Account Information:

Policy Holder Details :	Ovenbird Cafe, Inc.
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Contact Us

Need Help?

Chat online or call us at

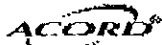
(866) 467-8730.

We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,

Your Hartford Service Team



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/25/2025

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 holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ASSURED PARTNERS NORTHEAST LLC 08087121 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	CONTACT NAME: PHONE (866) 467-8730 (A/C, H/o, Ext): FAX (A/C, No): E-MAIL: ADDRESS: INSURER(S) AFFORDING COVERAGE HAICH INSURER A: Hartford Underwriters Insurance Company 30104 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
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COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability	X		08 SBA AR2XZP	03/01/2025	03/01/2026	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMPROP AGG \$4,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS						
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	08 SBA AR2XZP	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Per accident) \$2,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE AGGREGATE PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
	Liquor Liability						
A	Liquor Liability			08 SBA AR2XZP	03/01/2025	03/01/2026	Each Common Cause Aggregate Limit \$1,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SL3032 attached to this policy.

CERTIFICATE HOLDER

Town of Arlington, MA
Town Hall
730 MASSACHUSETTS AVE
ARLINGTON MA 02476

CANCELLATION

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

Susan L. Castaneda

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This is your official TIPS certification card. Carry it with you as proof of your TIPS certification.

Congratulations!

This card certifies that you have successfully completed the TIPS (Training for Intervention Procedures) program. We value your participation and dedication to the responsible sale, service, and consumption of alcohol.

By using the techniques you have learned, you will help to provide a safer environment for your patrons, peers, and colleagues and reduce the tragedies resulting from intoxication, underage drinking, and drunk driving.

If you have any information you think would enhance the TIPS program, or if we can assist you in any way, please contact us at 800-438-8477.



ID#: 6735477 Name: Michael Steven Patterson
Exam Date: 6/7/2022 Expiration Date: 6/7/2025



TIPS On Premise 3.1

Issued: 6/7/2022
ID#: 6735477

Expires: 6/7/2025

Michael Steven Patterson

For service visit us online at www.gettips.com



A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Joyce Bishop

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3.00



Completion Date
04/14/2023



Expiration Date
04/13/2026



Certificate #
ON-000028562955

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.801.2235 | www.360training.com

(CUT HERE)

(CUT HERE)

TIPS On-Premise
Issued: 04/14/2023
Certificate #: ON-000028562955

Joyce Bishop

CERTIFIED

Expires: 04/13/2026



Phone: 800-430-8477

www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature



CERTIFICATE OF COMPLETION

This certifies that

Emily Vides

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3.00



Completion Date
08/26/2024



Expiration Date
08/26/2027



Certificate #
ON-000034590874

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



On-Premise

Trainer # 017167014

Certificate # ON-000034590874

YVES Vides

CERTIFIED

Expires 08/26/2027



Phone: 800-438-6477

www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, 08/30/2025 @ The Roasted Granola for Private Event

Summary:

Ellen Eisner

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Eisner_E_One_Day_License_083025_Redacted.pdf	Reference

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

SPECIAL ALCOHOL LICENSE APPLICATION

Name of Applicant: Ellen Eisner

Address, phone & e-mail contact information: [REDACTED]

Arlington 02474

Name & address of Organization for which license is sought: see above

this is a private party

Does this Organization hold nonprofit status under the IRS Code? _____ Yes ☒ No

Name of Responsible Manager of Organization (if different from above): _____

Address, phone & e-mail contact information: [REDACTED]

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? no

24-Hour contact number for Responsible Manager of Alcohol Event date: _____

Title of Event: Celebrating the One & Only Paul! (70th birthday party)

Date/time of Event: Aug 30, 6 - 8:30 pm



PAID

Location of Event: The Roasted Granch, 1346 Mass Ave, Airl

Location/Event Coordinator: Ellen Eisner

Method(s) of invitation/publicity for Event: private party - invitation only

Number of people expected to attend: 30

Expected admission/ticket prices: NA

Expected prices for food and beverages (alcoholic and non-alcoholic): NA -

all food + drink complimentary

Will persons under age 21 be on premises? no

If "yes," please detail plan to prevent access of minors to alcoholic beverages. _____

Have you consulted with the Department of Police Services about your security plan for the Event? no

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.

Printed name/title

Date:

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, wine

What types of food and non-alcoholic beverages do you plan to serve at the Event? _____

quiche, salad, vegetables w/ quinoa, cookies, cake, ice cream


Who will be responsible for serving alcoholic beverages at the Event? _____

Ellen Eisner

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 On-Premise Alcohol Server 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.

Ellen Eisner, 

Name of the Massachusetts wholesaler who will deliver to site? (Full supplier list available on the ABCC website: www.mass.gov/abcc)

Ellen will purchase beer + wine and bring it to site.

Date of Delivery: _____

Aug 30

Alcohol Serving Time (s): _____

6-8:30 pm

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of?

It will be returned in taken home.

Date of Pick-Up:

Aug 30

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.)

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.

I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signature:

[Handwritten Signature]

Printed name:

Ellen N. Eisner

Printed title & Organization name:

Email:

[Redacted Email Address]



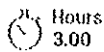
CERTIFICATE OF COMPLETION

This certifies that

Ellen Naomi Eisner

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3.00



Completion Date
08/01/2025



Expiration Date
07/31/2028



Certificate #
ON-000039059381

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

8504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)

TIPS On-Premise

Issued: 08/01/2025
Certificate #: ON-000039059381

Ellen Naomi Eisner

CERTIFIED

Expires: 07/31/2028



Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/17/2025

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 holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Pro Insur, Inc dba
Campbell Risk Management
9595 Whitley Drive, Suite 204
Indianapolis, IN 46240
Larry Spilker Ext 203

CONTACT NAME: Larry Spilker ext 203

PHONE

(A/C, No, Ext): 317-848-0075

FAX

(A/C, No): 317-848-9093

E-MAIL

Address: lspilker@campbellrisk.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A:

HANOVER INSURANCE GROUP

22292

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

The Roasted Granola
11 Hancock Avenue
Lexington Massachusetts 2420

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	AAV4423 LHW D481967 - 06	03/15/2025	03/15/2026	EACH OCCURRENCE \$ 2,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 2,000,000
							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						
	OTHER:						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	SCHEDULED AUTOS NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	OCCUR						
	CLAIMS-MADE						
	DED						
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/>	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's operation. Blanket additional Insured applies per coverage form 421-2015 06 15. Certificate holder, if any, is hereby an additional insured.

CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

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

John C. Campbell



Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, 09/06/2025 @ Robbins Memorial Town Hall for Private Event

Summary:

Shannon Alessandroni/Charlie Driver

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Alessandroni_S_Driver_C_One_Day_License_090625_Redacted.pdf	Reference

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

SPECIAL ALCOHOL LICENSE APPLICATION

Name of Applicant: Shannon Alessandroni/Charlie Driver

Address, phone & e-mail contact information:

[REDACTED]

Name & address of Organization for which license is sought:

Rose Heather, Dave's Pasta 81 Holland Street, Somerville, Ma. 02144

Does this Organization hold nonprofit status under the IRS Code? Yes ☒ No ☐

Name of Responsible Manager of Organization (if different from above):

Address, phone & e-mail contact information:

81 Holland St, Somerville, Ma. 02144 617-840-7668

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:

617-840-7668

Title of Event: wedding

Date/Time of Event: Saturday, September 6, 2025 4:00 - 11:00 pm



PAID

Location of Event: Arlington Town Hall

Location/Event Coordinator: Patsy Kraemer

Method(s) of invitation/publicity for Event: wedding invite

Number of people expected to attend: 125

Expected admission/ticket prices: N/A

Expected prices for food and beverages (alcoholic and non-alcoholic):

N/A

Will persons under age 21 be on premises? no

If "yes," please detail plan to prevent access of minors to alcoholic beverages.

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.

Patsy Kraemer
Printed name/title

Date: 8/7/25

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 Wine Prosecco

What types of food and non-alcoholic beverages do you plan to serve at the event?

Full dinner – hors d'oeuvres, main course, dessert, sodas, seltzers

Who will be responsible for serving alcoholic beverages at the Event?

Dave's Pasta bartending staff

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 certification

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.

attached

Name of the Massachusetts wholesaler who will deliver to site? (Full supplier list available on the ABCC website: www.mass.gov/abcc)

Kappy's Everett

Date of Delivery: Saturday, September 6, 2025

Alcohol Serving Time (s): 5:00 pm – 10:00 pm

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of?

Kappy's will pick up excess alcohol.

Date of Pick-Up: Monday, September 8

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.)

attached

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.

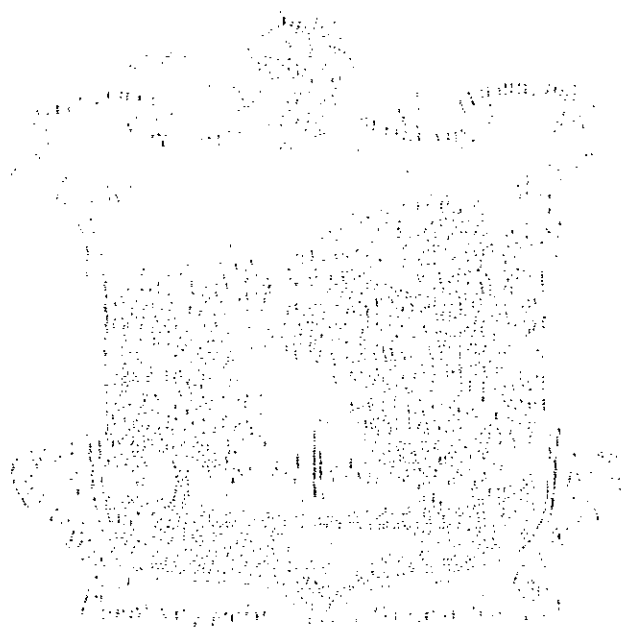
I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signature: _____

Printed name: Shannon Alessandroni

Printed title & Organization name: _____

Email: _____





ROBBINS MEMORIAL TOWN HALL AUDITORIUM
730 Massachusetts Avenue, Arlington, Ma. 02476

7 August 2025

SECURITY PLAN FOR ALESSANDRONI/DRIVER WEDDING

Charlie Driver and Shannon Alessandroni are holding a wedding on Saturday, September 6, 2025, at the Arlington Town Hall. The event time is 4:00 pm to 11:00 pm. A One-Day Permit has been submitted to the Select Board.

This is the Security Plan.

We anticipate approximately 125 people to attend.

Patsy Kraemer will be the event coordinator for the event. Food service and bartending service will be provided by Dave's Pasta. Greg Stathopoulos will be the custodian for the event. The Driver and Alessandroni families will be responsible for ensuring that the party runs smoothly.

Parking for the event will be available in the Town Hall parking lot and on the adjacent streets.

A fire detail will be requested by P. Kraemer.

Please advise if there are other items that we need to consider.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/18/2025

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 holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

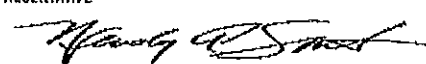
PRODUCER Cleary Insurance Inc 226 Causoway Street Boston MA 02114-2155		CONTACT NAME: Wendy Smith PHONE (A/C, Ho, Ext): (617) 723-0700 FAX (A/C, Ho): (617) 723-7275 E-MAIL ADDRESS: wsmith@clearyinsurance.com	
INSURED LDDJ, INC. 81 HOLLAND ST SOMERVILLE MA 02144		INSURER(S) AFFORDING COVERAGE INSURER A: Tri-State Insurance Company of MN INSURER B: Arbella Protection Insurance INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 31003 41360	

COVERAGES CERTIFICATE NUMBER: 2024.25 Liability REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	ADV5610662-10	09/11/2024	09/11/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/PROP AGG \$ 4,000,000 CECER \$ 100,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS ONLY		1020004343	07/19/2024	07/19/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 250,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 100,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		ADV5610662-10	09/11/2024	09/11/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe below DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability Commercial Property		ADV5610662-10	09/11/2024	09/11/2025	Per Occurrence \$ 2,000,000 Contents w/ Replmnt \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Addition) Remarks Schedule, may be attached if more space is required)
Town of Arlington listed as an additional insured per written contract.

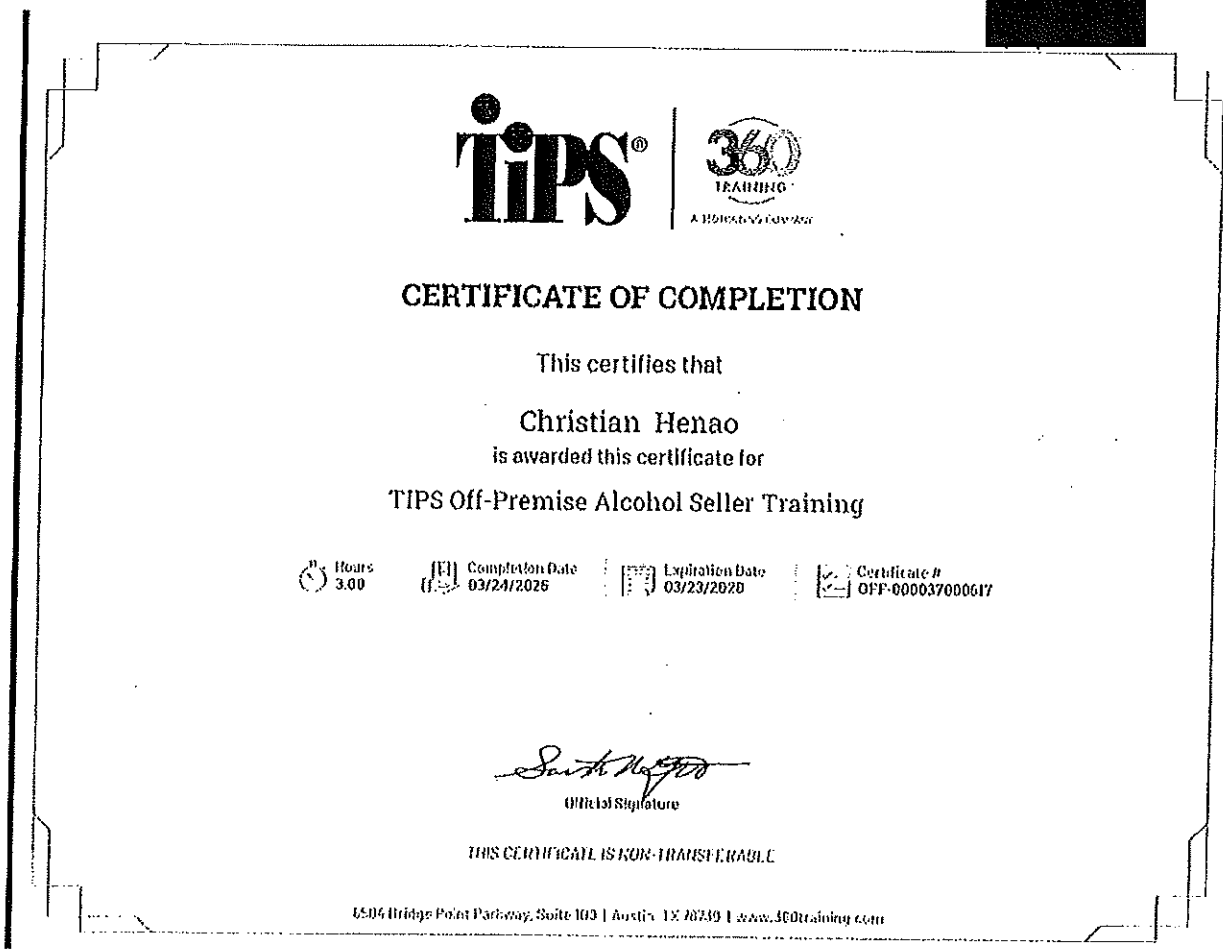
CERTIFICATE HOLDER Town of Arlington City Hall 73 Mass. Ave. Arlington MA 02470	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--



Re: 2025 09 06 TIPs cert (1 of 2)

From Rose Heather [REDACTED]
Date Tue 3/25/2025 9:34 AM
To Patsy Kraemer <pkraemer@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Please add this to the file

Thank you!
Rose

On Thu, Mar 20, 2025 at 8:19 AM Patsy Kraemer <pkraemer@town.arlington.ma.us> wrote:
yes - perfect! Many thanks.

3/25/25, 10:48 AM

Mail - Patsy Kraemer - Outlook

From: Rose Heather [REDACTED]

Sent: Wednesday, March 19, 2025 2:20 PM

To: Patsy Kraemer <pkraemer@town.arlington.ma.us>; Dave's Fresh Pasta <catering@davesfreshpasta.com>

Subject: 2025 09 06 updated COI

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi again,

Please confirm this is what you need when you have a chance.

Thank you!

Rose

2:24



TIPS Commercial On-Premi...



CERTIFICATE OF COMPLETION

This certifies that

Joseph LaCorte

is awarded this certificate for

TIPS On-Premise Alcohol Server Training

Hours
3.00

Completion Date
04/12/2024

Expiration Date
04/12/2027

Certificate #
OH-000033291770


Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

1504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

28 (continued)

28 (continued)

<p>MR AY 04-54066 Dated: 11/12/2021 Certificate # 2103131121</p> <p>Joseph Ayson [Redacted]</p>	<p>CERTIFIED Ayson, Joseph</p>	<p>TIPS 360 TRAINING Phone: 800-438-0477 www.gettips.com</p> <p><i>This card was issued for successful completion of the TIPS program</i></p> <p>Signature _____</p>
---	---	--

[Redacted]



Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, 09/07/2025 @ Robbins Library for Private Event

Summary:

JB Maxwell

ATTACHMENTS:

Type	File Name	Description
Reference Material	Maxwell_JB_One_Day_License_090725_Redacted_(1).pdf	Reference

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

SPECIAL ALCOHOL LICENSE APPLICATION

Name of Applicant: JB Maxwell

Address, phone & e-mail contact information: [REDACTED] Arlington;

[REDACTED]

Name & address of Organization for which license is sought: same as above

Does this Organization hold nonprofit status under the IRS Code? ☐ Yes ☒ No

Name of Responsible Manager of Organization (if different from above):

Stirling Smith from Beaujolais Catering

Address, phone & e-mail contact information: 207 Broadway, Arlington;
617-893-2779; michelle@beaujolaiscatering.com

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-Day Event

24-Hour contact number for Responsible Manager of Alcohol Event date:
617-893-2779

Title of Event: Celebration of Life for Valerie

Date/time of Event: September 7, 2025/ 11:30am-3:00pm

Location of Event: Robbins Library Reading Room

Location/Event Coordinator: Victoria Rose

Method(s) of invitation/publicity for Event: emailed and mailed invitations

Number of people expected to attend: 60+

Expected admission/ticket prices: N/A

Expected prices for food and beverages (alcoholic and non-alcoholic): _____

N/A

Will persons under age 21 be on premises? yes, six children ages 7-17 years.

If "yes," please detail plan to prevent access of minors to alcoholic beverages. _____

The bartender will follow the rules of TiPS certification.

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.



Signature

OPC Corey P. Rataeau

Printed name/title

Date: 8/14/25

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? _____

Coffee, water, cucumber lemon water, iced tea, lemonade;

Mini sandwiches: Grilled Vegetables with hummus, roast turkey breast, BBQ

Pulled chicken, baked Virginia Ham and cheddar cheese, potato salad, Pearl Couscous

Who will be responsible for serving alcoholic beverages at the Event? _____

Erika McNeal-bartender

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 Certification

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. _____

Erika McNeal

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 Importing and Distributing Company- Everett, MA

Date of Delivery: **Saturday, September 6, 2025**

Alcohol Serving Time (s): **11:30am-2:30pm**

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of? _____

Full unopened bottles will be picked up by Kappy's and _____

opened or non-returnable bottles will be placed in the trunk of the client's car by the Responsible Manager.

Date of Pick-Up: **Monday, September 8, 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.) _____

TiPS certificate

General and Liquor Liability Insurance

Security Plan

Temporary Food Permit

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.

I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signature: _____

Printed name: _____

Printed title & Organization name: **J.B. Maxwell/ Celebration of Life for Valerie**

Email: _____

Celebration of Life for Valerie

Sunday, September 7, 2025
Robbins Library Reading Room

Security Plan

A Celebration of Life will be held at Robbins Library Reading Room on Sunday, September 7, 2025 from 11:30am-3:00pm. Alcohol service will be from 11:30am-2:30pm.

Beaujolais Catering will provide food and beverage service.

This is the Security Plan.

We anticipate 60 or more guests. There will be six guests under the age of 21 with an age range of 7 years to 17 years.

Victoria Rose, Event Coordinator, will be on site to monitor the use of the Robbins Library Reading Room. Stirling Smith from Beaujolais Catering will be the Responsible Manager. Her 24-hour contact number is 617-893-2779. The menu from Beaujolais Catering is attached. The bartender, Erika McNeal, (DOB [REDACTED]) 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 and Robbins Library lots and on the side streets, as well as Massachusetts Avenue.

Please advise if there are other items to consider.

Thank you.

**Town of Arlington
HEALTH AND HUMAN SERVICES
HEALTH DEPARTMENT**



FOOD OPERATOR TEMPORARY PERMIT

Permit No...**67...**

Date: September 7, 2025

In accordance with regulations promulgated under authority of Chapter 94, Section 305A and Chapter 111, Section 5 of the General Laws a permit is hereby granted to:

Celebration of Life for Valerie

207 Broadway Arlington, MA 02474

PIC: Michelle Noska

To operate a:

- ☐ Retail Food Establishment
- ☐ Food Service Establishment
- ☐ Catering Establishment
- ☐ Mobile Food Server

☒ Temporary

Event Located at:

Robbins Library

Menu includes:

Beaujolais Catering: see attached menu

Permit Expires9/8/2025...

Fee: **\$25.00**

K Foley

Kylee Foley
Director of Public Health

Celebration of Life for Valerie at the Robbins Library

Sunday, September 7th, 2025

100 Guests 11:30-2:30pm

Mini Sandwiches

Grilled Vegetables with Roasted Red Hummus Wrap
Roast Turkey Breast with Swiss, Lettuce and Sundried Tomato Mayo
Barbecued Pulled Chicken Sandwich with Bread and Butter Pickles
Baked Virginia Ham and Cheddar with Grainy Mustard
Potato Salad with Creamy Mustard Dressing
Pearl Couscous with Roasted Butternut Squash, Basil and Red Onion
Water, Cucumber Lemon Water, Iced Tea, Lemonade

~

Mini Cookies, Brownies and Bars

~

Coffee, Decaf, Tea, Sugar, Sweet & Low, Cream



CERTIFIED

Issued: 09/23/2024

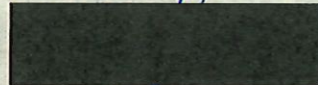
Expires: 09/23/2027

Certificate #: ON-000034913248

MICHAEL H FERRIS



date of birth:





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/02/2025

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 holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PRESCOTT & SON INSURANCE AGCY INC 08088914 963 EASTERN AVENUE MALDEN MA 02148		CONTACT NAME:	
		PHONE (781) 322-2350 (A/C, No, Exl):	FAX (781) 322-3093 (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Twin City Fire Insurance Company	
		NAIC# 29459	
INSURED MICHELLE C NOSKA DBA BEAUJOLAIS CATERING 207A BROADWAY ARLINGTON MA 02474-5410		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY	X		08 SBA AA8353	04/09/2025	04/09/2026	EACH OCCURRENCE	\$1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
	<input checked="" type="checkbox"/> General Liability						MED EXP (Any one person)	\$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						GENERAL AGGREGATE	\$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	\$2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	
	ANY AUTO						BODILY INJURY (Per person)	
	ALL OWNED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS						PROPERTY DAMAGE (Per accident)	
	SCHEDULED AUTOS							
	NON-OWNED AUTOS							
	UMBRELLA LIAB						EACH OCCURRENCE	
	EXCESS LIAB						AGGREGATE	
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE							
	DED RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					E.L. EACH ACCIDENT	
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					E.L. DISEASE -EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	
A	LIQUOR LIABILITY			08 SBA AA8353	04/09/2025	04/09/2026	Common Cause Aggregate	\$1,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SS0008 attached to this policy.

CERTIFICATE HOLDER

town of Arlington
730 MASSACHUSETTS AVE
ARLINGTON MA 02476

CANCELLATION

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

Susan L. Castaneda

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Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, 09/14/2025 @ Whittemore Robbins House for Private Event

Summary:

Hayley Powers

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Powers_H_One_Day_License_091425_Redacted.pdf	Reference

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

SPECIAL ALCOHOL LICENSE APPLICATION

Name of Applicant: Hayley Powers

Address, phone & e-mail contact information: [REDACTED] Arlington, MA ;
[REDACTED]

Name & address of Organization for which license is sought: same as above

Does this Organization hold nonprofit status under the IRS Code? ☐ Yes ☒ No

Name of Responsible Manager of Organization (if different from above): _____

Stirling Smith from Beaujolais Catering

Address, phone & e-mail contact information: 207 Broadway, Arlington;
617-893-2779; michelle@beaujolaiscatering.com

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-Day Event

24-Hour contact number for Responsible Manager of Alcohol Event date: _____
617-893-2779

Title of Event: Wedding and Reception for Hayley and Meghan

Date/time of Event: September 14, 2025; 4:30pm-10:00pm

Location of Event: Whittemore Robbins House

Location/Event Coordinator: Victoria Rose

Method(s) of invitation/publicity for Event: emailed and mailed invitations

Number of people expected to attend: 69

Expected admission/ticket prices: N/A

Expected prices for food and beverages (alcoholic and non-alcoholic): _____

N/A

Will persons under age 21 be on premises? yes, eight children ages 1 year-17 years.

If "yes," please detail plan to prevent access of minors to alcoholic beverages. _____

The bartender will follow the rules of TiPS certification.

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.

Det. Corey P. Rataea

Signature

Det. Corey P. Rataea

Printed name/title

Date: *8/14/25*

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? _____

Menu is attached.

Who will be responsible for serving alcoholic beverages at the Event? _____

Erika McNeal-bartender

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 Certification

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. _____

Erika McNeal

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 Importing and Distributing Company- Everett, MA

Date of Delivery: **Saturday, September 13, 2025**

Alcohol Serving Time (s): **5:00pm-9:30pm**

How, when, and by whom will excess alcoholic beverages obtained for the Event be disposed of? _____

Full unopened bottles will be picked up by Kappy's and _____

opened or non-returnable bottles will be placed in the trunk of the client's car by the Responsible Manager.

Date of Pick-Up: **Monday, September 15, 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.) _____

TIPS certificate

General and Liquor Liability Insurance

Security Plan

Temporary Food Permit

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.

I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signature: _____

Printed name: _____

Printed title & Organization name: _____

Hayley Powers/ Wedding and Reception for Hayley and Meghan Powers

Email: _____

**Town of Arlington
HEALTH AND HUMAN SERVICES
HEALTH DEPARTMENT**



FOOD OPERATOR TEMPORARY PERMIT

Permit No...**68...**

Date: September 14, 2025

In accordance with regulations promulgated under authority of Chapter 94, Section 305A and Chapter 111, Section 5 of the General Laws a permit is hereby granted to:

Hayley and Meghan's Wedding

207 Broadway Arlington, MA 02474

PIC: Michelle Noska

To operate a:

- ☐ Retail Food Establishment
- ☐ Food Service Establishment
- ☐ Catering Establishment
- ☐ Mobile Food Server

☒ Temporary

Event Located at:

Whittmore Robbins House

Menu includes:

Beaujolais Catering; see attached menu

Permit Expires9/8/2025...

Fee: **\$25.00**

A handwritten signature in black ink, reading "K. Foley".

Kylee Foley
Director of Public Health

Menu for Hayley and Meghan's Wedding 9/14/25

Appetizers

Scallion pancake with ginger soy sauce

Cucumber cups with Muhammara

Slow roasted duck and jasmine rice cake

BBQ pulled pork sliders with southwest coleslaw

Hummus, grape leaves, quinoa tabouleh, baba ganouj with spiced pita chips

Charcuterie Display (mozzarella, provolone, grilled zucchini, marinated olives, roasted red peppers, artichoke hearts, pepperoncini, assorted salami with toasted crostini)

Buffet Dinner

Classic chicken picatta

Artichoke and leek phyllo turnover

Mediterranean quinoa salad

Lemon zested haricots verts

Garlic rosemary roasted red bliss potatoes

Rolls and butter

Dessert

Triple ginger pound cake with caramelized pears

Beverages

Coffee, decaf, tea, sugar sweet & low, cream

Late Night

Soft pretzels with honey mustard and cheese sauce

Pigs in a blanket with ketchup and mustard



CERTIFICATE OF COMPLETION

This certifies that

Erika Elissa McNeal

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3.00



Completion Date
11/02/2024



Expiration Date
11/02/2027



Certificate #
ON-000035154824

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)

TIPS On-Premise
Hours: 11/02/2024
Certificate #: ON-000035154824

Erika Elissa McNeal

CERTIFIED

Expires 11/02/2027

TIPS | **360**
TRAINING
A 360TRAINING COMPANY

Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/02/2025

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 holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
PRESCOTT & SON INSURANCE AGCY INC
08088914
963 EASTERN AVENUE
MALDEN MA 02148

CONTACT NAME:

PHONE (781) 322-2350
(A/C, No, Ext):

FAX (781) 322-3093
(A/C, No):

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC#

INSURER A: Twin City Fire Insurance Company

29459

INSURED
MICHELLE C NOSKA DBA BEAUJOLAIS CATERING
207A BROADWAY
ARLINGTON MA 02474-5410

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY	X		08 SBA AA8353	04/09/2025	04/09/2026	EACH OCCURRENCE \$1,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Each occurrence) \$1,000,000
	General Liability						MED EXP (Any one person) \$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$1,000,000
	POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						GENERAL AGGREGATE \$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$2,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Each accident)
	ANY AUTO						BODILY INJURY (Per person)
	ALL OWNED AUTOS						BODILY INJURY (Per accident)
	HIRED AUTOS						PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB						EACH OCCURRENCE
	EXCESS LIAB						AGGREGATE
	DED						
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT
							E.L. DISEASE - EA EMPLOYEE
							E.L. DISEASE - POLICY LIMIT
A	LIQUOR LIABILITY			08 SBA AA8353	04/09/2025	04/09/2026	Common Cause Aggregate \$1,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SS0008 attached to this policy.

CERTIFICATE HOLDER

town of Arlington
730 MASSACHUSETTS AVE
ARLINGTON MA 02476

CANCELLATION

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

Susan L. Castaneda

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Wedding and Reception for
Hayley and Meghan Powers
Sunday, September 14, 2025
Whittemore Robbins House

Security Plan

A Wedding and Reception will be held at the Whittemore Robbins House and under a tent on the house lawn on Sunday, September 14, 2025 from 4:30pm-10:00pm. Alcohol service will be from 5:00pm-9:30pm.

Beaujolais Catering will provide food and beverage service.

This is the Security Plan.

We anticipate 69 guests. There will be eight guests under the age of 21 with an age range of 1 year to 17 years.

Victoria Rose, Event Coordinator and Crowd Manager, will be on site to monitor the use of the Whittemore Robbins House and its grounds. Stirling Smith from Beaujolais Catering will be the Responsible Manager. Her 24-hour contact number is 617-893-2779. The menu from Beaujolais Catering is attached. The bartender, Erika McNeal (DOB [REDACTED]) 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.

Commonwealth of Massachusetts

Executive Office of Public Safety and Security

Department of Fire Services

Office of the State Fire Marshal



Certificate of Completion

This certifies that

Victoria Rose

***Successfully completed the Crowd Manager Training Program
In accordance with 527 CMR 1.00:20.1.5.6 – Designation of a Crowd Manager***

Date issued: November 19, 2024
Expires: November 19, 2027
Certificate #: 7492353204VR

Jon Davine
State Fire Marshal



Town of Arlington, Massachusetts

Free Parking in the Russell Common Lot & Railroad Lot for Arlington Town Day 09/20/2025

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Select_Board_Free_Parking_Town_Day_2025.pdf	Reference



TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

MEMORANDUM

To: Diane Mahon, Chair, Select Board
Jim Feeney, Town Manager

From: Katie Luczai – Economic Development Coordinator

Date: July 21, 2025

RE: Free Parking in Municipal Lots

I would like to request that the Select Board approve free parking in the Russell Common and Railroad Municipal parking lots on Arlington's Town Day which is Saturday, September 20th, 2025.

Arlington's Town Day is a community wide celebration that brings residents, local businesses and neighbors together. Free parking in the municipal lots will provide further incentivize consumers to remain in Arlington Center and patronize our local businesses.

Thank you for your consideration.



Town of Arlington, Massachusetts

Temporary "No Parking" Signs on Bartlett Avenue on 09/20/2025

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Temp_No_Parking_Signs_Town_Day_Bartlett_Ave_Memo.pdf	Memo

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
781-316-3029 FAX

TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

MEMORANDUM

TO: Select Board

FROM: Britton Mallard
Office Manager

DATE: July 18, 2025

RE: Temporary "No Parking" Signs on the Westerly Side of Bartlett Avenue for Arlington Town Day, September 20, 2025

The Select Board Office is requesting temporary "No Parking" signs on only the Westerly side of Bartlett Avenue be put up for Arlington Town Day as is normally requested.

- Bartlett Avenue, West Side, From Massachusetts Avenue until Gray Street
- No temporary restrictions to the East Side of Bartlett Avenue (Whole Foods side)

cc: Corey Rateau, Traffic and Parking Unit



Town of Arlington, Massachusetts

Certifying Statement: Asset Management Grant for the DPW

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	Certifying_Authority_to_File- _SIGNED____Notarized_2022.pdf	2022 Certifying Statement
▣ Reference Material	Certifying_Statement_For_The_Authority_To_File_2025.pdf	2025 Certifying Statement

CERTIFYING AUTHORITY TO FILE

I hereby certify that the Select Board
(Name of Governing Body)

of the Town of Arlington
(Corporate Name of Local Government Unit)

(hereinafter referred to as the "Applicant"), at a meeting noticed and conducted in accordance with all applicable legal requirements, duly voted to authorize the

Town Manager
(Title of Local Government Unit Official)

to act on behalf of the Applicant, as its agent, in filing applications for, executing agreements regarding, and performing any and all other actions necessary to secure for the Applicant such loan(s) for construction or planning of Water Pollution Abatement Projects as may be made available to the Applicant pursuant to the provisions of the Massachusetts Clean Waters Act (M.G.L. c.21, section 27-33E, inclusive, as amended) and the Water Pollution Abatement Revolving Loan Program (M.G.L. c.29C) for the following project: the Asset Management Plan for water, wastewater, and stormwater systems.
(describe project)

I hereby certify that Sandy Pooler is the present incumbent of the position
(Name of Person)
referenced above, and do hereby certify:

1. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the governing body held on the 16 day of June, 2022, and duly recorded in my office;
2. That said meeting was duly convened and held in all respects in accordance with the law and to the extent required by law, due and proper notice of such meeting was given; and a legal quorum was present throughout the meeting, and a legally sufficient number of members of the governing body voted in the proper manner and for the adoption of said resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of said resolution, including publication, if required, have been duly fulfilled, carried out, and otherwise observed; and that I am authorized to execute this certificate;
3. That if an impression of a seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal; but if no seal has been affixed, the Applicant does not have an official seal;

IN WITNESS WHEREOF, I have hereunto set my hand this 7 day of November, 2020

Certifying Signature: 

AFFIX SEAL:

Commonwealth of Massachusetts

Middlesex, ss.

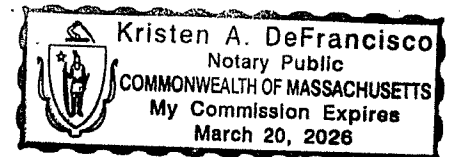
November 7, 2022

On this 7th day November, 2022, before me, the undersigned notary public, appeared Lenard Diggins, personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed.

Kristen A. DeFrancisco

Kristen A. DeFrancisco, Notary Public

My Commission Expires: March 20, 2026



CERTIFYING STATEMENT FOR THE AUTHORITY TO FILE

I hereby certify that the _____ the Select Board _____ of

(Name of Governing Body)

the _____ the Town of Arlington _____

(Corporate Name of Local Government Unit)

(hereinafter referred to as the "Applicant"), at a meeting noticed and conducted in accordance with all applicable legal requirements, duly voted to authorize

_____ the Town Manager _____

(Title of Local Government Unit Official)

to act on behalf of the Applicant, as its agent, in filing applications for, executing agreements regarding, and performing any and all other actions necessary to secure for the Applicant such as grant(s) and/or loan(s) for planning or construction of Water Pollution Abatement Projects or Drinking Water Projects as may be made available to the Applicant pursuant to the provisions of the Massachusetts Clean Waters Act (M.G.L. c.21, section 27-33E, inclusive, as amended) and the Water Pollution Abatement Revolving Loan Program (M.G.L. c.29C) for the following project:

_____ an Asset Management Plan for water, wastewater, and stormwater systems _____

(describe project)

I hereby certify that _____ James Feeney _____ is the present incumbent of the

(Name of Person)

position referenced above, and do hereby certify:

1. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the governing body held on the ____ day of _____, 20____, and duly recorded in my office:
2. That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law, due and proper notice of such meeting was given; and a legal quorum was present throughout the meeting, and a legally sufficient number of members of the governing body voted in the proper manner and for the adoption of said resolution; that all other requirements and proceedings under the law incident to the proper adoption or passage of said resolution, including publication, if required, have been duly fulfilled, carried out, and otherwise observed; and that I am authorized to execute this certificate:
3. That if an impression of a seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal; but if no seal has been affixed, the Applicant does not have an official seal:

IN WITNESS WHEREOF, I have hereunto set my hand this day of _____ day of _____, 20____.

Signature: _____ Title: _____
(Certifying Signatory)

AFFIX SEAL

Printed name: _____



Town of Arlington, Massachusetts

Arlington EATS Turkey Trot 5K Race on November 2, 2025

Summary:

Andi Doane, Arlington EATS

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Turkey_Trot_5k_Application.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

Address

E-mail

Name of Applicant

Telephone

Event Information:

☐ Run ☐ Walk ☐ Other

Event Title

Admission Fee

Start Date and Time

End Date and Time

Estimated Number of Attendance

Location:

☐ Starting and Ending at Hill's Hill Field
(Max Number of participants is 800 persons)

Open to the Public: ☐ Yes ☐ No

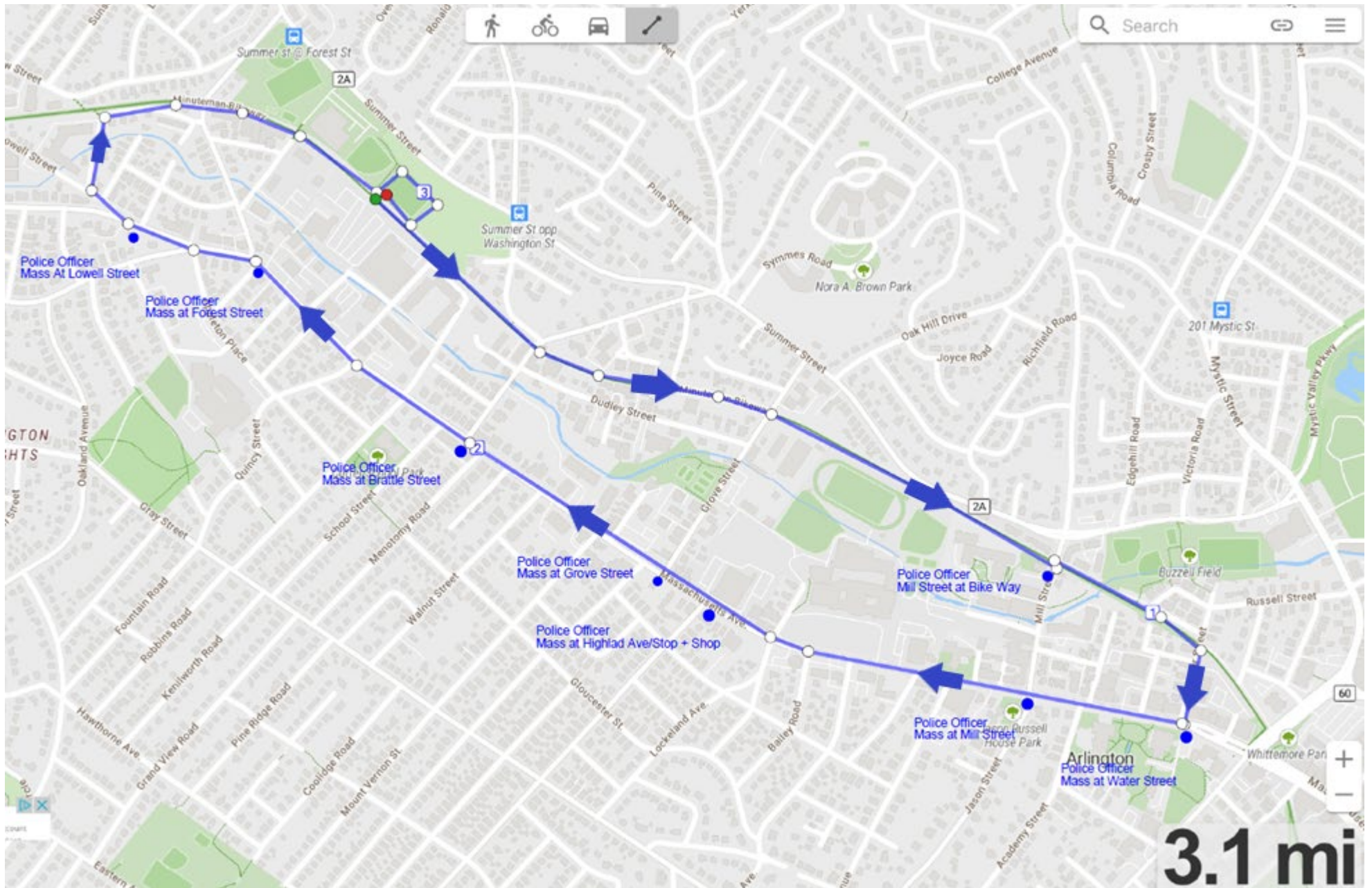
Please Note:

You will need approval from the Parks and Recreation Commission in addition to the Select Board. Their application is attached to this and can be submitted to 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 ending at Hill's Hill Field:

- ☐ 1 Police Supervisor and 7 Police Officers (8 in total; must contact Police Department directly)
- ☐ If your event is taking place on a Sunday, event must start at 8:00AM
- ☐ All runners must register prior to the event. Anyone without a bib is not allowed to participate
- ☐ Event Coordinators are to post "No Parking" signs (These can be obtained through the Police Department prior to the event)
- ☐ Event Coordinators are to post directional signs along Mass Ave prior to the event and positioned along the route the day of to assist runners.
- ☐ Event Coordinators are responsible for hiring 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 Water Street

Mass Avenue at Mill Street

Mass Avenue at Stop & Shop

Mass Avenue at Grove Street

Mass Avenue at Brattle Street

Mass Avenue at Forest Street

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 Shirley 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 Requested: _____

Activities: _____

Will food be on site? ☐ Yes ☐ No Please list all food: _____

Will you be promoting this event via social media? ☐ Yes ☐ No

Fees:

Category	Group	Rate
Special Event	Arlington Resident/Organization	\$25/hr
Special Event	Non Arlington Resident/Organization	\$50/hr

Additional Requirements/Fees:

- Site is permitted as is. Groups are responsible for clean up of the site including trash. If your event needs support from Public Works additional fees will be required and billed per hour (minimum 4hrs).
- For groups over 150 people a police detail may be required, if your group is required to get a police detail you must set this up with the department before you will receive a permit.
- If you will be having prepared food at your event you must contact the Board of Health to get the appropriate food permit.

☐ By signing below I acknowledge and accept the rules and regulations (back) responsibilities for this permit and I agree to release, indemnify, and hold harmless the Town of Arlington from and against any and all claims, demands, losses, damages, defense costs, or liability of any kind which may arise out of, or is in any manner connected with, the above-described activity.

Natasha Strom

(Signature of Responsible Party)

(Date)

Revised 1.13.2025



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 Shirley 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.



Town of Arlington, Massachusetts

Special Event: National Coffee with a Cop Day, October 1, 2025

Summary:

Suzanne Trunfio
Social Media Coordinator/Senior Records Clerk
Arlington Police Department

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	APD_Coffee_with_a_Cop_100125.pdf	Reference

**TOWN OF ARLINGTON
SPECIAL EVENT PERMIT APPLICATION**

Applicant and Sponsoring Organization Information

Name of Organization / Sponsor: Arlington Police Department & The Knights of Columbus
Address: 112 Mystic Street City: Arlington State: MA Zip: 02474
Applicant Name: Suzanne Trunfio Tel#: (781) 316-3932
E-mail: ssantorelli@town.arlington.ma.us
Event Manager: Suzanne Trunfio Contact Info: (781) 316-3932
Other Contact Person/s: _____ Contact Info: _____

Event Information

☐ Run/Walk ☐ Parade ☒ Event
Event Title: National Coffee with a Cop Day, Sponsored by the Knights of Columbus
Start Date & Time(s): 10/01/2025 9am End Date & Time(s): 10/01/2025 11am
Estimated Attendance: # 30 People Admission Fee: free
Open to the Public: ☒ Yes ☐ No
Requested Location: Street (specify): Whittemore Park Green Space only
Other (specify): Mass Ave & Mystic Street Arlington, MA
Set Up Date/Time & Description: 10/1/25 8:15am set up, tables/food/coffee/banner
Breakdown Date/Time & Description: 10/1/25 11 am breakdown

NOTE: ATTACH DIAGRAM OF ROUTE WITH SPECIFICS

Event Details

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will you set up table(s) and/or chair(s)? Approximate number : <u>3-4 tables</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Booth(s), Exhibit(s), Display(s) and/or Enclosure(s): <u>Knights of Columbus swag</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Canopy(ies) and/or Tent(s)- describe dimensions: <u>Tent over tables pending weather</u>

The following is required by your organization to insure the safety and health of all participating in this event: *Note: You do not need to contact the departments below if it is not required.*

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Police Detail: _____ (contact police)



Town of Arlington, Massachusetts

Reappointments

Summary:

Human Rights Commission

Rajeev Soneja

ATTACHMENTS:

	Type	File Name	Description
▯	Reference Material	HRC_Reappoint.pdf	Reference



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: August 14, 2025

TO: Members of the Select Board

SUBJECT: Reappointment to the Human Rights Commission

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

A handwritten signature in blue ink, consisting of stylized loops and a long horizontal stroke.

Town Manager



Town of Arlington, Massachusetts

Clean Energy Future Committee

Summary:

Dr. Sam Polk, Ph.D. (he/him)

ATTACHMENTS:

	Type	File Name	Description
▯	Reference Material	Polk_-_CEFC- _Approval_Letter_Packet__Redacted.pdf	Reference



**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: August 13, 2025

TO: Members of the Select Board

SUBJECT: Appointment to the Clean Energy Future Committee

This memo is to request the Board's approval of my appointment of Sam Polk, Arlington, MA, as a member on the Clean Energy Future Committee.

A handwritten signature in blue ink, consisting of stylized loops and a long horizontal stroke.

Town Manager

OBJECTIVE	Data scientist with a expertise in applied mathematics and machine learning, seeking to develop and apply AI techniques to solve complex data-driven challenges and drive impactful insights in large-scale systems.
EDUCATION	<p>Tufts University</p> <p><i>Ph.D. in Mathematics</i> (GPA: 3.91) <i>May 2022</i></p> <ul style="list-style-type: none"> - Thesis Title: Diffusion-Based Clustering of High-Dimensional Datasets (Link) - Developed novel clustering algorithms for large, high-dimensional data (e.g., hyperspectral images) <p><i>M.S. in Mathematics</i> (GPA: 3.90) <i>May 2020</i></p> <p>General Assembly</p> <p><i>Data Science in Python Boot Camp</i> <i>Oct 2018</i></p> <p>University of Rochester</p> <p><i>B.S. in Mathematics</i> High Distinction (GPA: 3.63) <i>May 2017</i></p> <p><i>B.A. in Economics</i> Distinction (GPA: 3.63) <i>May 2017</i></p>
RELEVANT EXPERIENCE	<p>MIT Lincoln Laboratory, Technical Staff <i>May 2022 - Current</i></p> <ul style="list-style-type: none"> • Lead large teams of researchers to develop and implement state-of-the-art machine learning algorithms (often in Julia) to address important problems within national security, including human-agent coordination, human modeling, explainable machine learning, and recommendation engines. • Currently leading study utilizing Bayesian variational inference on networks to perform data-efficient inference into decisions made by autonomous agents based on observations of agent behavior. • Currently running a congressionally funded grant as principal investigator, leading a ten-person team to build a control architecture in Julia that allows humans on human-agent teams to preference or constrain agent behaviors agnostic to the algorithm used for autonomous control. <p>MIT Lincoln Laboratory, Research Intern <i>May 2021 - May 2022</i></p> <ul style="list-style-type: none"> • Built optimization-based logistics recommendation system in MATLAB that provides the best non-conflicting plan of actions for decision-makers, given resource availability and their environment. • Developed Julia framework for mining common behaviors from sequences of state-action pairs using sequential encoders, resulting in technology transfer to the government sponsor and a publication. <p>Tufts University, Ph.D. Candidate <i>Sep 2017 - May 2022</i></p> <ul style="list-style-type: none"> • Developed several novel unsupervised clustering algorithms for high-dimensional datasets, with a focus application of remotely sensed hyperspectral images. These algorithms were shown to successfully and efficiently learn latent structure from synthetic and real datasets across seven peer-reviewed articles. • Developed clustering algorithm for the unsupervised detection of diseased trees in ash forests using remotely sensed hyperspectral image data and demonstrated its efficacy for unsupervised, landscape-scale disease mapping, resulting in two peer-reviewed articles. <p>Massachusetts General Hospital, Research Assistant <i>Sep 2018 - Sep 2019</i></p> <ul style="list-style-type: none"> • Collaborated with multidisciplinary team of doctors, engineers, and mathematicians to build robust machine learning systems to predict depth of consciousness in patients receiving anesthesia from electroencephalography and/or electrocardiogram features, resulting in three peer-reviewed articles.
SELECTED PUBLICATIONS	<p>Chang, K. C.¹, Jensen, R.¹, Paleja, R.¹, Polk, S. L.¹, ... & Ramirez, M. D. (2024). Asynchronous Training of Mixed-Role Human Actors in a Partially-Observable Environment. <i>arXiv:2412.17954</i>. (Link).</p> <p>Polk, S. L., ..., & Ramirez, M. D. (2024, August). Unsupervised Behavior Inference From Human Action Sequences. In <i>2024 IEEE Conference on Games</i> (pp. 1-8). IEEE. (Link).</p> <p>Polk, S. L., ..., Plemmons, R. J., & Murphy, J. M. (2023). Unsupervised Diffusion and Volume Maximization-Based Clustering of Hyperspectral Images. <i>Remote Sensing</i>, 15(4), 1053. (Link).</p> <p>Murphy, J. M., & Polk, S. L.² (2022). A Multiscale Environment for Learning by Diffusion. <i>Applied and Computational Harmonic Analysis</i>, 57, 58-100. (Link).</p>
TECHNICAL & SOFT SKILLS	Autoencoders, Clustering, Human-AI Interaction, Optimization, Remote Sensing, Unsupervised Learning, Data Visualization, Mentorship, Program Management, Public Speaking, Technical Communication.
LANGUAGES	Julia, Python, MATLAB, Git, Bash, SQL, LaTeX.

¹Co-First Authors ² Listed Alphabetically



Town of Arlington, Massachusetts

For Approval: Outdoor Dining and Retail Permit License

Summary:

Stephen Douglas, Bedros Kaya
Rush Bowls, 307-309 Broadway

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Rush_Bowls_Parklet_App.pdf	Application
▢	Reference Material	307_Broadway_Parklets_Request_Memo.pdf	Memo



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

**OUTDOOR RESTAURANT AND RETAIL PERMIT LICENSE
APPLICATION**

Business Name: KD Rush LLC

Business Address/Location: 307 Broadway, Arlington, MA 02474

Applicant Name: Stephen Douglas / Bedros Kaya

D/B/A: Rush Bowls

Type of license held: ☐ Common Victualler ☒ Food Vendor

Type of Liquor License (if any): ☐ Full Liquor License ☐ Beer & Wine

Number of Outdoor Tables: 6

Number of Outdoor Seats: 24

If on street, how many parking spaces: 3

1) What type of outdoor dining are you requesting? (please select one only)

☐ Sidewalk Café - Facade Seating (Located on the sidewalk immediately adjacent to the building)

☐ Sidewalk Café - Curbside Seating (Located on the sidewalk along the curb)

☒ Parklet/ On-Street Seating (Located in parking spaces in front of a restaurant)

☐ Other type of Sidewalk Cafe (Located on Town property that does not fall within the previously listed categories: i.e. Broadway Plaza)

2) Please check all the outdoor dining elements that are requested for your area.

☐ Propane Heater (Fire Department approval needed)

☐ Electric Heaters (Fire Department/Inspectional Services Department approval needed)

☐ Tent (Must attach building permit from Inspectional Services Department)

☐ Outdoor Lighting (string lights, etc.)

☐ Planters

☒ Umbrellas

☐ Other (must Specify): _____

REQUIRED DOCUMENTS

(all documents must be submitted, or application will be denied)

☒ Certificate of Liability Insurance with the Town of Arlington listed as Additional Insured

☐ If the establishment holds a liquor license you must attach proof that the Liquor Liability Insurance policy covers the proposed outdoor dining seating area and that the Town of Arlington is listed as an additional insured.

☒ Photos of furniture

☒ Site Plan of Outdoor Dining (MUST include measurements)

- Measure from front building wall to inside of sidewalk granite curb edge.
- Measure from one outer edge of perimeter fencing/barrier to the other outer edge of perimeter fencing/barrier.
- Measure from front of building wall to outer edge of perimeter fencing/barrier.
- Please include the measurements of tables, chairs, and any elements requested above and their exact location.
- Measure all parking meters, lampposts, trash cans, mailboxes, benches, etc. Include the distance of outdoor dining to those permanent structures. **There must be significant space to access all permanent structures from the sidewalk AND street.**

I HAVE READ AND FULLY UNDERSTAND THE RULES AND REGULATIONS ABOVE TO THIS APPLICATION AND TO THE APPROVAL OF THIS PERMIT.

Signature: _____ Date: _____

Print Name & Address: Bedros Kaya 307 Broadway Arlington
MA 02474

If the proposed site plan is not exactly what is constructed and/or measurements are invalid, you may be required to remove the entire outdoor dining for the season. All changes to an outdoor dining space must be approved by the Office of the Select Board or the Select Board. The application is subject to review by the Town Departments.

Rush Bowls Outdoor Seating

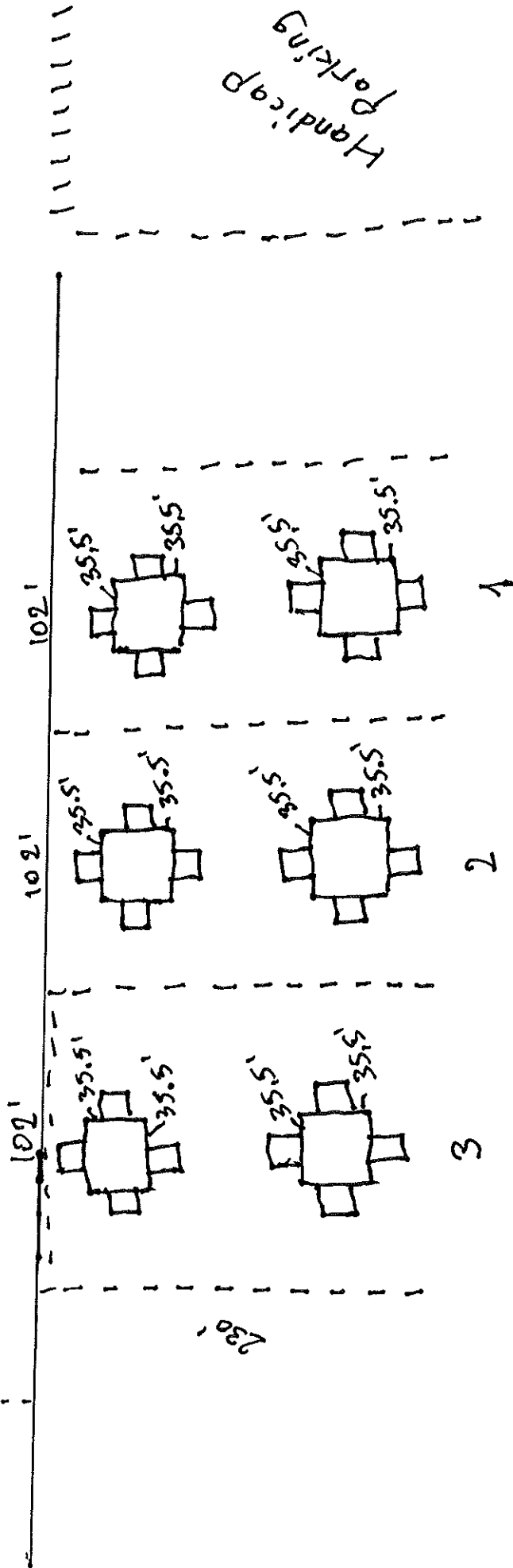
Abbots

Brickstone

Rush Bowls

Fusion Taste

Side walk



Broadway Plaza Parking Lot

Free shipping on qualifying orders over \$500. Just sign in!

MoTak M129 35 1/2" Square Patio Table w/ Rain Flower Design Top & Umbrella Hole - Steel, Black

Write a Review! KaTom #: 999-M129 • MPN: M129



QUICK SHIP: Typically ships in 1 - 3 Business Days

MoTak M129 Description

The MoTak M129 patio table features a square rain flower design top and a black powder-coated finish that blends with modern and traditional patio furniture. Measuring 35¹/₂ inches wide by 35¹/₂ inches deep by 28³/₄ inches high, this dining-height table includes a 1³/₄-inch umbrella hole for shade and a 1-inch edge to complete its clean design.

Constructed of steel with a UV-resistant powder coating, the MoTak M129 table withstands outdoor conditions while supporting heavy-duty use indoors. Its decorative top adds visual interest to patios, cafés, and backyard setups. Plastic floor glides are affixed to the



to protect surfaces from scuffing and scratching when the table is moved. Durable and weather resistant, this table combines practicality with visual appeal for a range of environments.

Product Details

- Indoor and outdoor compatible
- Dining height
- Steel construction
- Square top with rain flower design
- 1-in. edge around tabletop
- 1³/₄-in. umbrella hole
- Plastic floor glides
- UV-resistant black powder-coated finish
- Overall dimensions: 35¹/₂ in. W x 35¹/₂ in. D x 28³/₄ in. H

From The Manufacturer

Patio Table, 35-1/2" x 35-1/2" x 28-3/4"H, square, rain flower design top, 1-3/4" dia. umbrella hole, 1" edge, protective plastic floor glides, designed for indoor and outdoor use, steel, powder coat finish, black (assembly required)

**Image may not depict product color, inclusions or accessories.*

MOTAK

1-year Limited

MoTak M129 Specifications

Manufacturer	MoTak
Base Color	Black
Base Material	Steel
Height (in)	28.75
Product	Outdoor Tables
Product Type	Furniture
Shape	Square
Style	Dining Height
Top Color	Black
Top Depth (in)	35.5
Top Material	Steel
Top Thickness (in)	1
Top Width (in)	35.5
Type	Indoor/Outdoor
Warranty	1-year Limited
Weight	34.00

A KaTom house brand, MoTak offers an economy line of commercial appliances including refrigeration, cooking equipment, and ice machines. MoTak—sold exclusively by KaTom—offers products designed for budget-conscious operations and sourced from factories used by well-known equipment manufacturers.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/1/2025

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 holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MA Thomas Carroll Ins 617 Mill St Worcester MA 01602		CONTACT NAME: Amanda Carroll PHONE (A/C, No, Ext): (508) 752-3300 FAX (A/C, No): E-MAIL ADDRESS: amanda@thomascarrollinsurance.com	
INSURED KDRush LLC 307 BROADWAY ARLINGTON MA 02474		INSURER(S) AFFORDING COVERAGE INSURER A: ALLAMERICA FINANACIAL BENEFITS INSURER B: MASSACHUSETTS BAY INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

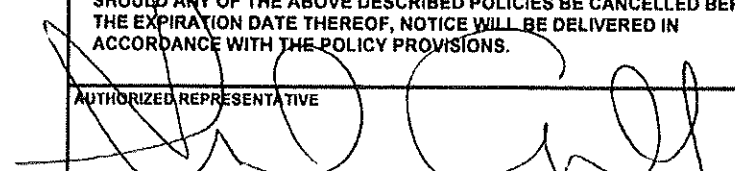
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER			Z2N M071823 00	6/16/25	6/16/26	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A		WDN-M068166-00	6/12/25	6/12/26

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage includes outdoor seating on premises.

CERTIFICATE HOLDER**CANCELLATION**

Town of Arlington 730 Massachusetts Avenue Arlington, MA 02476	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 
--	--



TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

MEMORANDUM

To: Diane Mahon, Chair, Select Board
Jim Feeney, Town Manager

From: Katie Luczai – Economic Development Coordinator

Date: August 7, 2025

RE: Parklet Application: 307 Broadway

Thank you for the opportunity to provide feedback on the proposed Parklet application for Rush Bowls at 307 Broadway. I am writing to express my concerns regarding the request for a three-space parklet at this location.

Impact on Parking and Neighboring Business

The Broadway Plaza area has 11 establishments but only 22 parking spaces in the immediate lot. This limited parking is a significant concern. I believe that allowing a maximum of **two parking spaces** for each parklet in this area would better balance the needs of all businesses and their customers.

We have experienced challenges with three-space parklets in the past, specifically with Fusion Taste, which have led to inconsistent maintenance and underutilization, particularly during inclement weather or outside of business operating hours. Given the high demand for short-term parking in Broadway Plaza, it's crucial to ensure that public space is used efficiently and fairly.

Recommendations

To address these concerns, I offer the following two suggestions:

- **Limit the Rush Bowls parklet to two parking spaces.** This approach aligns with the parking limitations of the plaza and ensures that more spaces remain available for all customers.
- **Encourage a shared parklet.** A collaborative parklet between adjacent businesses, which is under the same ownership, would distribute the benefits and responsibilities. This shared arrangement would require a written agreement to outline the maintenance duties and shared use, ensuring the space is well-maintained and utilized.

As we anticipate new businesses and increased foot traffic in Broadway Plaza this fall, it is essential that we establish thoughtful and equitable guidelines for parklets. While parklets are a wonderful addition to our public spaces, they must be implemented in a way that serves the entire community.

Thank you for your consideration.



Town of Arlington, Massachusetts

For Approval: Common Virtual License

Summary:

NC Arlington LLC, d/b/a New City Microcreamery, Jason Kleinerman, 311 Broadway

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	New_City_Microcreamery_App..pdf	Application
▣ Reference Material	abbotts-sign-and-blade-sign.png	Sign
▣ Reference Material	New_City_Microcreamery_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

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 311 ~~311~~ Broadway, Arlington, MA 02474

Name of Applicant Jason Kleinerman

Corporate Name (if applicable) NC Arlington LLC

D/B/A New City microcreamery

Date 07/21/2025

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 Jason Kleinerman

Signature Name [Signature]

Phone (_____) (Business) _____

Email [Signature] _____

INFORMATION RELATIVE TO APPLICATION

Breakfast

Yes ___ No ☒

Lunch

Yes ___ No ☒

Dinner

Yes ___ No ☒

Do you own the property? Yes ___ No ☒ Tenant at Will ___ Lease 7 (years)

Hours of Operation:

Day Sunday - Saturday Hours 10:00 am - 10:00 pm

Day _____ Hours _____

Day _____ Hours _____

Floor Space 800 Sq. Ft. Seating Capacity (if any) 12

Parking Capacity (if any) 2 spaces Number of Employees 24

List Cooking Facilities (and implements)

Freezers, waffle cone iron

Will a food scale be in use for sale of items to the public? Yes ___ No ☒

Will catering services be provided by you? Yes ___ No ☒

The following items must be submitted with the application:

- | | |
|--|---------------------|
| 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 cost of work to be done \$ _____

FOR OFFICE USE ONLY

Scheduled Hearing when Application will be presented to Select Board for approval:

Date _____ Time _____

Board Action: Approved Yes ___ No ☒

APPLICANT'S RESUME

Food Business Experience of Applicant

From _____	to _____
Employee _____	D/B/A _____
Sole Owner _____	Location _____
Partnership _____	Type Food _____
Corporation _____	Number of Employees _____

From _____	to _____
Employee _____	D/B/A _____
Sole Owner _____	Location _____
Partnership _____	Type Food _____
Corporation _____	Number of Employees _____

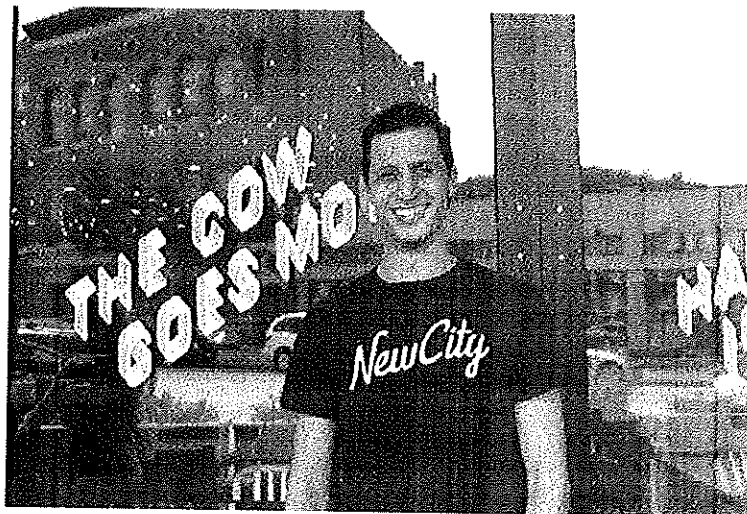
See attached for owners' bios.

List any other information that you feel will assist in the review of this application.

MEET THE OWNERS

Karim El Gamal: Growing up in Canada and a few other countries, Karim was exposed to the food and beverage industry from a very young age. As the son of a Pepsi International executive, he found a passion for the food industry witnessing his father's career growing up. However, he first started off his career right after college in the music industry. As the founder, manager, and drummer of a touring rock band full time for three years, he learned the most valuable lessons in business and life that has ultimately led him to realizing that he has dreams of starting his own business. He also understood the importance of learning from others and gaining some valuable business skills. So, he continued his career in account executive management in an ad agency, marketing, sales and operations all within the food and beverage space, while even dabbling in real estate. He then chose to take a one-year hiatus from his career and expand his business acumen by attending Babson College MBA program. It was at Babson that he met Michael Kasseris. They quickly learned that their business goals and aspirations were in line. Upon graduating, he immediately started learning the pizza industry by working at Theo's Pizzeria in Weston and eventually opening with Michael their first venture; Rail Trail Flatbread Company. It wasn't until shortly after immediate success of RTFB that they started to dream up with Jason on board, New City Microcreamery. Building his own restaurant has been a life long dream of his that he has now fulfilled and will continue to build upon.

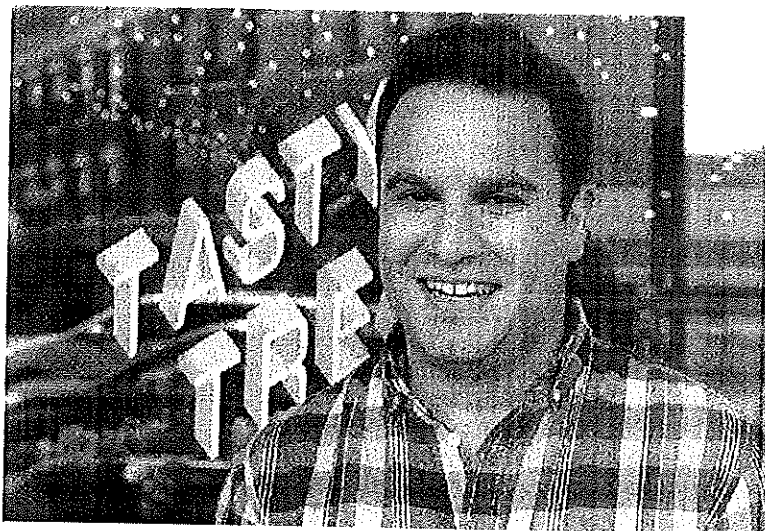
"I wish to expand on the momentum we have built with creating sustainable businesses that are engrained in the local economy where they reside" – Karim El Gamal



Michael Kasseris: Born and raised within the Greater Boston area, Michael was very much a part of the restaurant industry growing up. As a first generation Greek-American, food has always been an important topic in the Kasseris household. Michael's father owned multiple pizza shops in and around the metro-west area. As an apprentice to his father, he learned what important ingredients and skills were necessary to create a successful restaurant business. His parents instilled in him the importance of working hard and working smart; a life lesson that has fueled his business career as well as his entrepreneurial ventures. He attended Bentley University with life long childhood friend Jason Kleinerman. Shortly after graduating he assisted in opening Theo's Pizzeria with his father taking responsibility as general manager for over a year. His father then pushed him to leave Theo's and gain some great experience in Corporate America. He then spent his next few years in the finance sector working at Fidelity Investments and J.P. Morgan. However, he quickly realized that the impersonal culture in the finance world didn't suit him. In his natural spirit of helping others, he realized if he was going to work in finance, he wanted to work in a place where he was helping the people who really needed his support. So he joined kiva.org; a microfinance institution that makes micro loans to people in poverty living in the third world. While traveling the world for Kiva, he was introduced to the idea of getting his MBA. He then quit his job, and started the one-year MBA program at Babson College. While at Babson, he was quickly reminded of how much he missed the entrepreneurial world and wanted to fulfill his dreams of owning his own restaurant. A partnership was born with Karim El Gamal, a Babson MBA classmate, and Rail Trail Flatbread Company (RTFB) was founded. With his expertise in the restaurant industry on both the operational side as well as the culinary, Michael was excited to continue expanding on the success of RTFB by opening New City Microcreamery.



Jason Kleinerman: Growing up in Belmont, MA, Jason always had aspirations to own his own business locally. Jason attended Bentley University with his close childhood friend Michael Kasseris. With a degree in Economics and a concentration in Entrepreneurship, he was determined to build a strong business acumen in a wide variety of traits that he knew would come in handy when owning his own business one day. Immediately after graduating, he started to learn these traits within the Real Estate industry.



Working for Universal Management, he was a regional manager overseeing teams of 10-12 employees, 400+ apartments, and managing sales, marketing, public relations maintenance, accounting, and operations for his division. He learned that his true passion comes from managing people and leading while inspiring others. This was true in his personal life as well. As an active member in the Jewish community, he started building his business acumen at a young age in the form of community service. Jason has always had a passion for helping others and leading while inspiring. He served on the young leadership development board for Combined Jewish Philanthropies (CJP), the elderly service committee for CJP, led conversations with the old folks living community, and even led numerous trips to Israel. Outside of the Jewish community, he has also volunteered and participated in the Boys and Girls Club programming in South Boston to assist in guiding and leading kids to work hard and dream big. His first entrepreneurial venture was initiated by identifying a need for a social network organization to connect the young Jewish professional community within the greater Boston area. Gin & Jews was then co-founded by Jason and continues to be a success today. After hearing from Michael that there was a need for a General Manager at Rail Trail Flatbread Company (RTFB), he left the real estate sector and entered back into the restaurant business. Having worked in hospitality earlier in his career, he now had the leadership and management skills to compliment Karim and Michael's partnership. After the early success of RTFB, the 3 partners came together to launch New City Microcreamery and fulfilling Jason's dreams of owning his own business.

ABOUT NEW CITY MICROCREAMERY

From the makers of Rail Trail Flatbread Company, New City Microcreamery is the world's first big batch liquid nitrogen ice cream for fresher creamier ice cream. It's flagship 5,000 square foot Microcreamery and two satellite locations serve unique ice cream flavors. Using only the freshest ingredients, its process of making the cream bases from scratch differentiates New City Microcreamery from other "homemade ice cream" shops. Brewing off a Mirage Triplette from the Netherlands, beans sourced through local roasters and loose leaf MEM Teas also add to the excitement that New City Microcreamery has to offer. New City Microcreamery is founded by three entrepreneurs Karim El Gamal, Michael Kasseris and Jason Kleinerman.

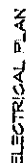


New City Microcreamery is located at 28 Main St in Hudson, 534A Boston Post Road in Sudbury, and 403 Massachusetts Ave. in Cambridge. For more information please visit www.newcitymicrocreamery.com or email info@newcitymicrocreamery.com



CONTACT US TODAY

SYMBOL	ITEM	DESCRIPTION	NOTES
	1/2" SQUARE REBAR		
	3/4" SQUARE REBAR		
	1" SQUARE REBAR		
	1 1/2" SQUARE REBAR		
	2" SQUARE REBAR		

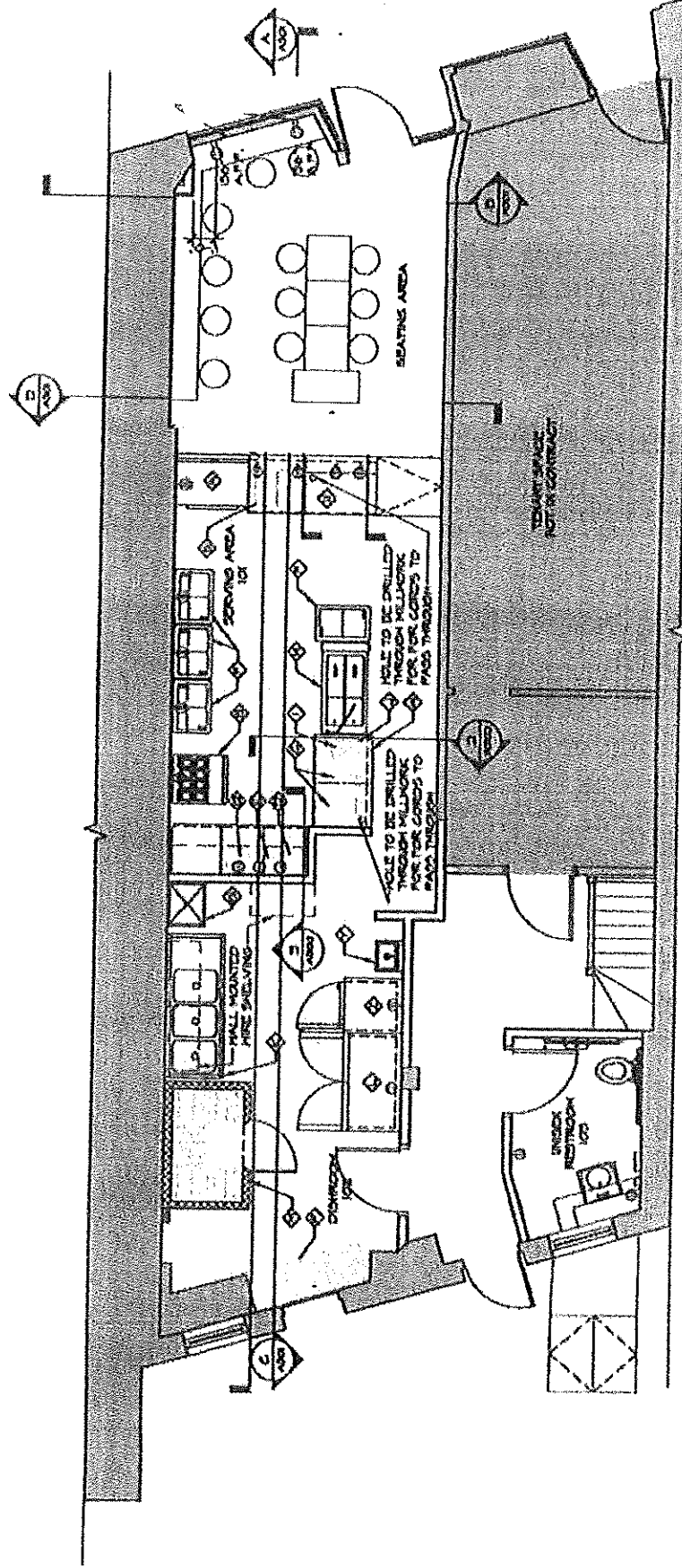


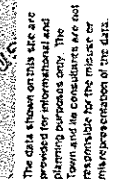
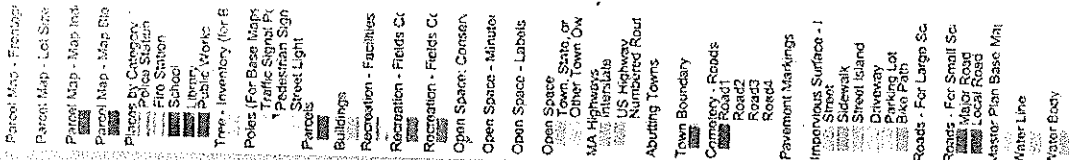
RECEIVED MAY 19 1964

1

1. PROVIDE POWER FOR THE WEIGHT IN LBS
PROVIDED IN BAGGAGE
2. ADDITIONAL INTERIOR PACKING IN BAGGAGE
3. COORDINATE LOCATION OF BAGGAGE
4. COORDINATE LOCATION OF BAGGAGE

New City Microcreamery – Arlington
NCARLINGTON LLC





Assessor Map - Arlinton. MA



311 Broadway, Arlington MA 02474

Ice Cream

Kiddie Scoop
One Scoop
Two Scoop
Milkshake (24oz)
Hand-Packed 14oz Pint
Hand-Packed 32oz Quart
Root Beer Float
Afogato

Flavors

Vanilla
Chocolate
Strawberry
Mint Chip
Cookie Dough
Vanilla Bourbon
Baklava
Salted Cookies n Cream
Cookies n Cream
Tres Leches
Newtellaroché
Key Lime Pie
Sweet Corn Vanilla with Blackberry
Dubai Chocolate
Boston Cream Pie
Chocolate Chip
Blueberry Cheesecake
PB Reese's
Chocolate Fudge Brownie
Coffee
Vegan Chocolate
Vegan Mounds
Vegan Peanut Butter
Mango Sorbet

Add Toppings

Hawt Fudge
Caramel Sauce
Peanut Butter Sauce
Strawberry Sauce
Real Whipped Cream
Brownie Bites
Candied Walnut
Cookie Funk
Cherry on Top
Rainbow Sprinkles
Chocolate Sprinkles
Sugar Cone
Waffle Cone

Beverages

Cold Brew Coffee
Espresso
Latte
Hawt Chocolate
Tea
Matcha Latte
Chai Latte
Lemonade

Pre-Packed Ice Cream

Pre-Packed 14oz Pints
6" Ice Cream Cakes
8" Ice Cream Cake
10" Ice Cream Cakes



Maintenance Schedule

311 Broadway, Arlington MA

Daily

- Tools will be washed with hot soapy water, rinsed, sanitized for 30 seconds in a quaternary sanitizer, then air dried overnight
- Waffle irons will be washed and sanitized after daily use
- The espresso machine will be washed and sanitized daily and wiped down as needed and delimer cleaning cycles will be run each evening
- Hand soap and paper towels, and toilet paper will be refilled daily or as needed
- Ice cream tubs will be covered and closed in the either the dipping cabinets or the back storage freezers
- Floors will be swept and mopped daily at the end of the evening, and spot cleaned as needed
- Counters will be washed and sanitized at the end of each shift and as needed daily
- Excess ice cream will be removed from dipping cabinets daily
- Trash receptacles will be emptied into the outside dumpster daily or as needed
- Opening Team will inspect the store for extra cleaning/maintenance and delegate as needed
- Bathrooms will be cleaned twice daily and additionally as needed

Weekly

- Dipping Cabinets will be scrapped of ice and cleaned of excess ice cream residue weekly.
- Professional window service will wash all windows weekly before opening
- Storefront will be swept and cleaned
- Trash bins will be cleaned inside and out

Monthly

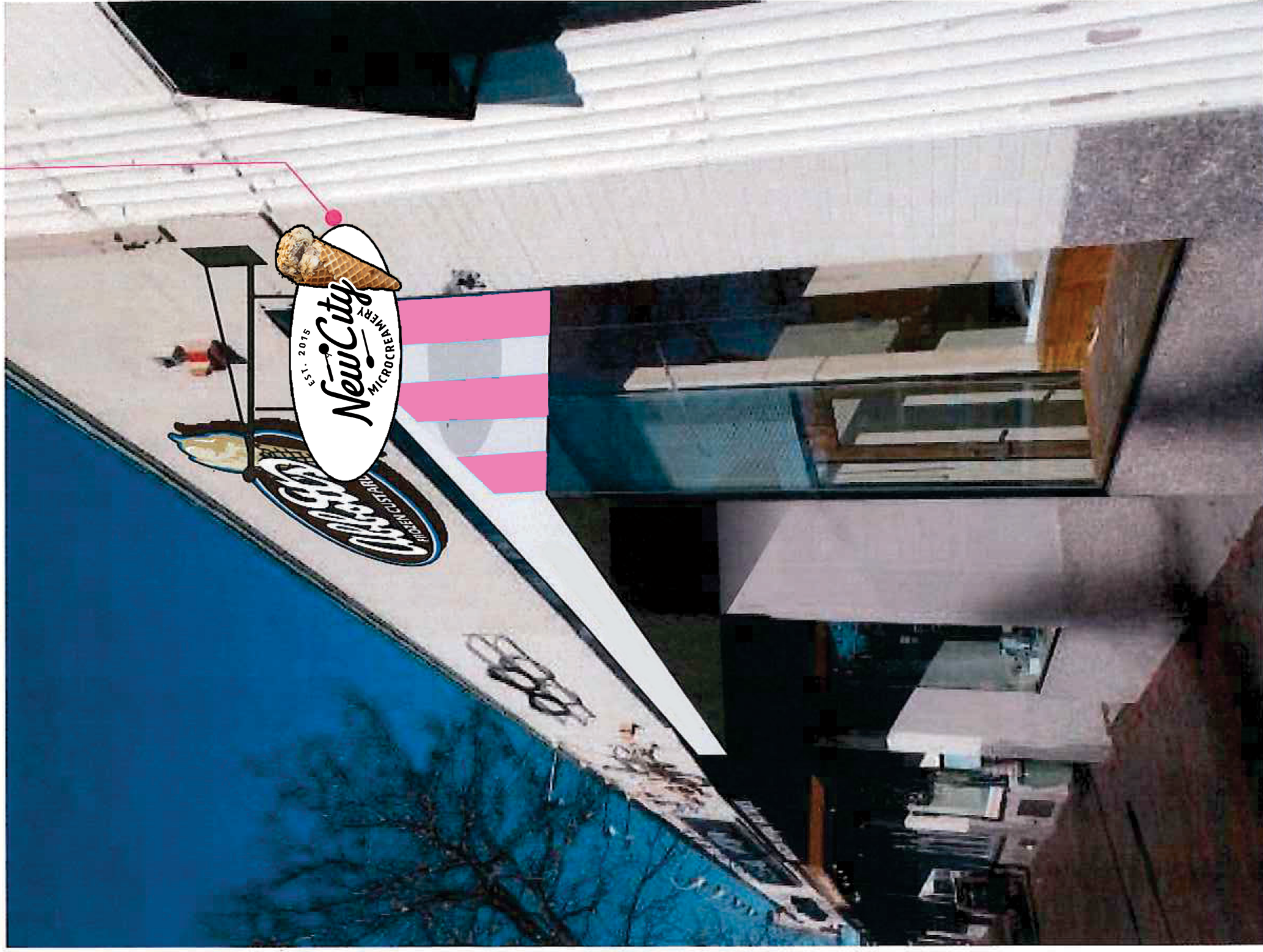
- Pest control will inspect the premises monthly and will be called as needed to control any potential infiltration of rodents or insects.
- Reach in freezers and refrigerators will be deep cleaned

As Needed

- Unexpected repairs and maintenance will be addressed as issues arise with appropriate licensed contractors, such as plumbers, electricians, HVAC technicians, or brand specialists.

Equipment

- Grease Trap will be serviced bi-annually by a licensed grease removal company
- Storage Freezers will be serviced bi annually or on an as-needed basis
- Espresso Machine will be serviced annually or on an as-needed basis





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:

New City Microcreamery

ADDRESS:

311 Broadway

NAME OF APPLICANT:

Jason Kleinerman

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

August 12th

DEPARTMENTAL REPORT SECTION

DEPARTMENT: Fire

AFTER REVIEWING THE ABOVE APPLICANT, 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/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature: _____

A handwritten signature in black ink, appearing to be "J. Kleinerman", is written over the signature line.

Date: _____

8/14/25



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Licensing Board for the Town of Arlington
Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
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INSPECTION REPORT FORM

NAME OF ESTABLISHMENT:

New City Microcreamery

ADDRESS:

311 Broadway

NAME OF APPLICANT:

Jason Kleiner

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

August 12th

DEPARTMENTAL REPORT SECTION

DEPARTMENT: Arlington Police Department

AFTER REVIEWING THE ABOVE APPLICANT, 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/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature: _____

A handwritten signature in black ink, appearing to read "Jason Kleiner", is written over the signature line.

Date: _____

8/14/25



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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:

New City Microcreamery

ADDRESS:

311 Broadway

NAME OF APPLICANT:

Jason Kleinerman

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

August 12th

DEPARTMENTAL REPORT SECTION

DEPARTMENT: Planning and Community Development

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

☒ No Comments or Concerns

☐ Comments

☐ Concerns

☐ Objections

The proposed business is located in a B3 Village Business District. The proposed use is a 12-seat ice cream establishment for both eat-in and takeaway. This business is an appropriate and welcome use for the neighborhood.

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

Any changes in signage, including signs in the window, and changes to the façade of the building may be subject to review by this Department. The Applicant is reminded that all signs, including re-lettering of any existing signs, require a permit issued by the Building Department. Other provisions of the Zoning Bylaw may apply as determined by the Building Inspector.

APPLICANT SIGNATURE SECTION

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Signature: _____

Date: _____

8/14/25



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:

New City Microcreamery

ADDRESS:

311 Broadway

NAME OF APPLICANT:

Jason Kleinerman

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

August 12th

DEPARTMENTAL REPORT SECTION

DEPARTMENT: Inspectional Services

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

☐ No Comments or Concerns

☒ Comments

☐ Concerns

☐ 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 issuance of this license.

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/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature: _____

Date: _____

8/14/25



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:

New City Microcreamery

ADDRESS:

311 Broadway

NAME OF APPLICANT:

Jason Kleiner

TYPE OF LICENSE:

Common Victualler

REPORT DUE BY:

August 12th

DEPARTMENTAL REPORT SECTION

DEPARTMENT: Health

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

☐ No Comments or Concerns

☒ Comments

☐ Concerns

☐ Objections

New City Microcreamery has been in contact with the Health Department and was notified that they must submit a plan review application for this proposed food establishment and receive approval from the Health Department before operating.

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/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature: _____

A handwritten signature in black ink, appearing to be "Jason Kleiner", is written over the signature line.

Date: _____

8/14/25



Town of Arlington, Massachusetts

Discussion and Approval: Planting of Monarch-Friendly Pollinator Curbside Gardens

Summary:

Dr. Elaine Crowder, Ph. D.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Curbside_Gardens_-_Presentation.pdf	Presentation



Presentation to Arlington Select Board

Elaine Crowder, Bill Fischelis
August 18, 2025

Curbside Gardens for Biodiversity



Restore the Balance

What is biodiversity? ...



Biodiversity = many *types* of plants, animals and microscopic organisms, all interacting & performing special jobs so the ecosystem stays healthy & runs smoothly..

... WHY does it matter?

- Biodiversity helps life in our open space thrive and adapt

KEY Elements: Create Curbside Gardens

- Residents adopt a curbside planting strip or “bump out” near them
- Grow native plants, or purchase New England natives from suppliers
- Prepare the strip to inhibit weeds and grass. (One method - layer w/ cardboard, compost, and mulch before planting.)
- Plant the strip, water until established, and continue to maintain the site

WE PROPOSE ...

**Working together with
the Town so our
ecosystems win!**



Watertown Community Gardens [Guide to Creating a Roadside Pollinator Garden](#)

KEY Elements: Create Curbside Gardens

- Use plants 3 ft. or smaller to maintain site lines
- Call dig safe before digging
- Maintain required clearance around infrastructure (hydrants, utilities)
- Maintain spacing around street trees, and water these too!
- Town rights-of-way repairs take precedence - may need to replant

WE PROPOSE ...

**Communicate use
constraints to
residents**



Watertown Community Gardens [Guide to Creating a Roadside Pollinator Garden](#)

Examples ...



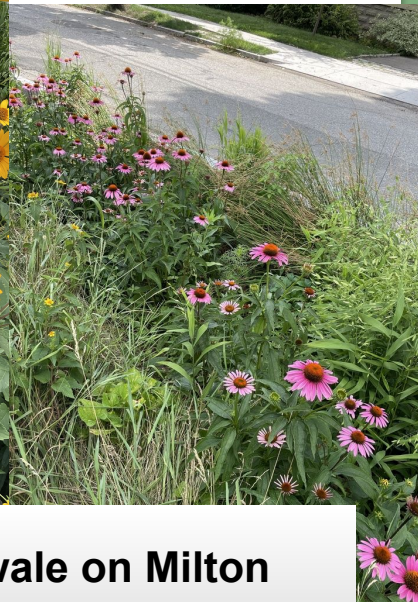
**Montreal Curbside
Strip & Bioswale**



**Watertown Curbside
Garden**



**Bio-swale on Milton
St., E. Arlington**



- [More info](#) from Watertown Community Gardens



Educate ...

- Town creates and distributes a planting strip guide.
- Provide signage identifying planted plots as a native garden contributing to a healthier Arlington ecosystem and Monarch conservation.

Watertown's Guide to [The Planting Strip](#)

Plant Types and Layout:

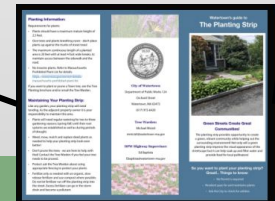
- Larger/Structural plants:** These plants would typically be taller than the rest, though no more than 2.5' tall. Their structural qualities would be more likely to have winter interest.
- Medium-sized plants:** Filler plants with variation of seasonal interest would make up the bulk of the planting area.
- Groundcovers:** Low growing plants are meant to cover the area and grow under other plants. They cover bare soil and provide weed control and help with moisture and soil retention. These can be used for easy maintenance.

Pollinator

- N F** *Baptisia australis* 'Decadence'® hybrids (Blue False Indigo)
- N F** *Echinacea purpurea* (Purple Coneflower)
 - N F** *Asclepias tuberosa* (Butterfly Weed)
 - N F** *Liatris spicata* (Blazing Star)
 - N F** *Penstemon digitalis* (Beardtongue)
 - N F** *Rudbeckia hirta* (Black-Eyed Susan)
- N W** *Hypericum calycinum* (St. John's Wort)
 - N F** *Solidago sphacelata* 'Golden Fleece' (Autumn Goldenrod)

Shade Tolerant

- N F** *Pycnanthemum muticum* (Short-toothed Mountain Mint)
 - N G** *Chasmanthium latifolium* (Northern Sea Oats)
- N G** *Deschampsia cespitosa* (Tufted Hairgrass)
 - F** *Calamintha nepeta* (Lesser Calamint)
- N W** *Arctostaphylos uva-ursi* (Bearberry)
 - N G** *Carex appalachia* (Appalachian Sedge)
 - N F** *Geranium maculatum* (Wild Geranium)
 - N F** *Geum fragarioides* (Barren Strawberry)



Benefits to Town

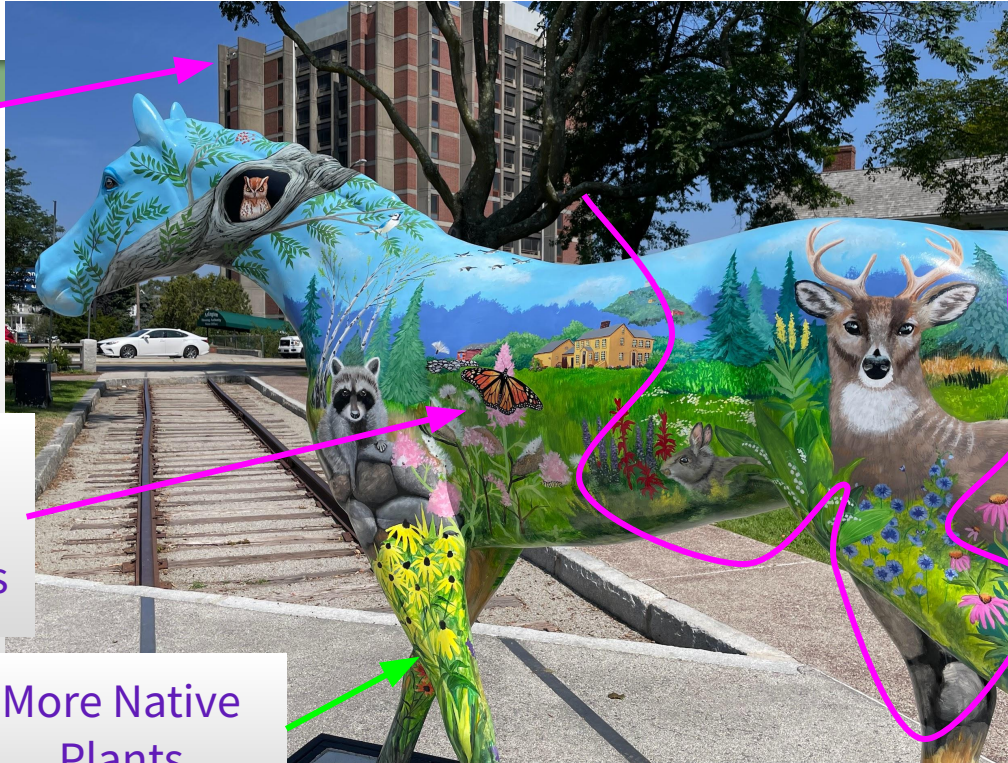
Enhance EJ
Neighborhoods

Supports
Monarch
Pledge Goals

More Native
Plants

More
Biodiversity

Readies Town
for Grants



DETAIL of Key Benefits to the Town:

- The Town encourages native plantings across Town to **support Monarch butterflies**, among other pollinators that support higher life forms and fulfill Monarch Pledge actions
- Arlington, which lacks large swaths of connected green space, will ultimately gain **connected ribbons of green space** that support the smaller native pollinators that don't fly far
- The Town gains the **greater biodiversity** associated with creating a layered understory of flowers, grasses and selected small shrubs to accompany street trees in curbside strips
- The Town **enhances Environmental Justice Neighborhoods** by providing gardening outlets for renters not otherwise able to garden.
- The initiative readies the Town to apply for biodiversity **land management and urban forest grants**.

Proposed Sites ...

 **Eastern Ave. Curbside Strip** adjacent to Robbins Farm Park

- Engage elementary school community and neighbors in its care

 **Pocket Park - 0 Lancaster -**

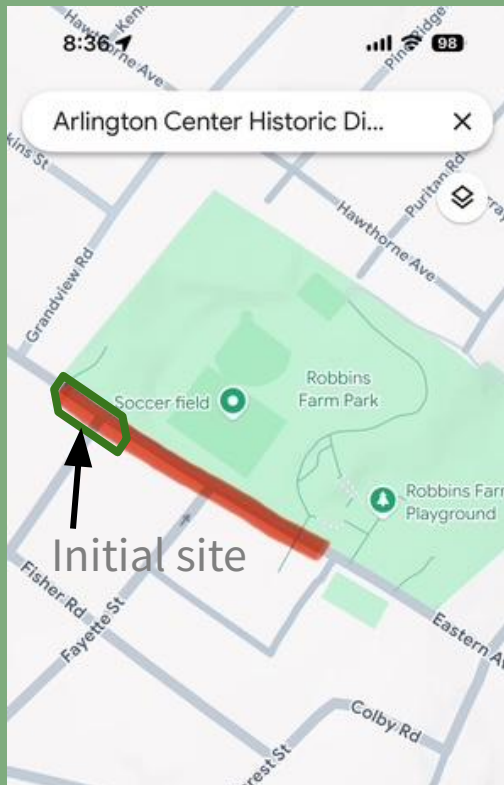
- Follow-up ongoing invasives removal at site with naturalized plantings to increase biodiversity

 **Residential Curbside Strips**

- One or more drawn from participants in Adopt-a-Jug germination of native seedlings



Eastern Ave. Curbside Garden ...



Near Park - Curbside Strip adjacent to Robbins Farm Park

- Proceed in sections - starting at top of hill
- Engage elementary school community and neighbors in its care

People Resources-

- Bill Fischelis, a Board Member of the Friends of Robbins Farm Park and longtime member of community knows neighbors.
- Has access to Friends of Robbins volunteer network to recruit caretakers of the strip.
- Previously has engaged neighbors in watering park trees along Eastern Ave.
- Bill teaches science and has experience collaborating with the Town (David Morgan, Brucie Moulton) and Pollinator Networks (Renee) to work on other initiatives, such as planting natives on an MWRA site

Benefits to our health ...


Healthy ecosystems keep humans healthy.

Ecosystem “services” include: We benefit ..

- Grabbing carbon from air pollution and turning it to fresh oxygen
 - Balancing of the ecosystem
 - Sponging up excess water
- We breathe fresh, clean air
 - ↓ fewer pests, less disease
 - ↓ flooding ↑ resilience



Readiness for Grants ...

 **Planting curbside natives** in Arlington moves us closer to achieving state and global biodiversity targets such as:

 | *Integrate Biodiversity into Decision-Making at Every Level ([UN Target 14](#))*

 | *Plan and Manage All Areas to Reduce Biodiversity Loss ([UN Target 1](#))*

 | *Restore 30% of All Degraded Ecosystems ([UN Target 2](#))*

 | *Reduce the Introduction of Invasive Alien Species by 50% and Minimize Impact ([UN Target 6](#))*



Town of Arlington, Massachusetts

Discussion and Approval: Proposal to Install Cooling Structures in Public Right of Way

Summary:

David Morgan, Environmental Planner

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Wicked_Cool_Mystic_Select_Board_Memo.pdf	Memo from Planning Department
▢	Reference Material	Wicked_Cool_Mystic_Select_Board_Presentation.pdf	Presentation
▢	Reference Material	Wicked_Cool_Mystic_Construction_Design_Set.pdf	Construction Design Set



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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

To: Town of Arlington Select Board

From: Claire Ricker, Director
David Morgan, Environmental Planner

Date: 07/03/2025

Subject: Proposal to Install Cooling Structures in Public Right of Way

In 2022, the Town of Arlington joined on to the Resilient Mystic Collaborative's "Beat the Heat: Wicked Cool Outdoors" with the City of Everett as the municipal lead. The Department of Planning and Community Development (DPCD) has managed the project to better incorporate community-led design of heat resilient solutions into Town climate resilience planning. DPCD now seeks the Select Board's approval to site one or more shade structures within pedestrian areas of the public right of way.

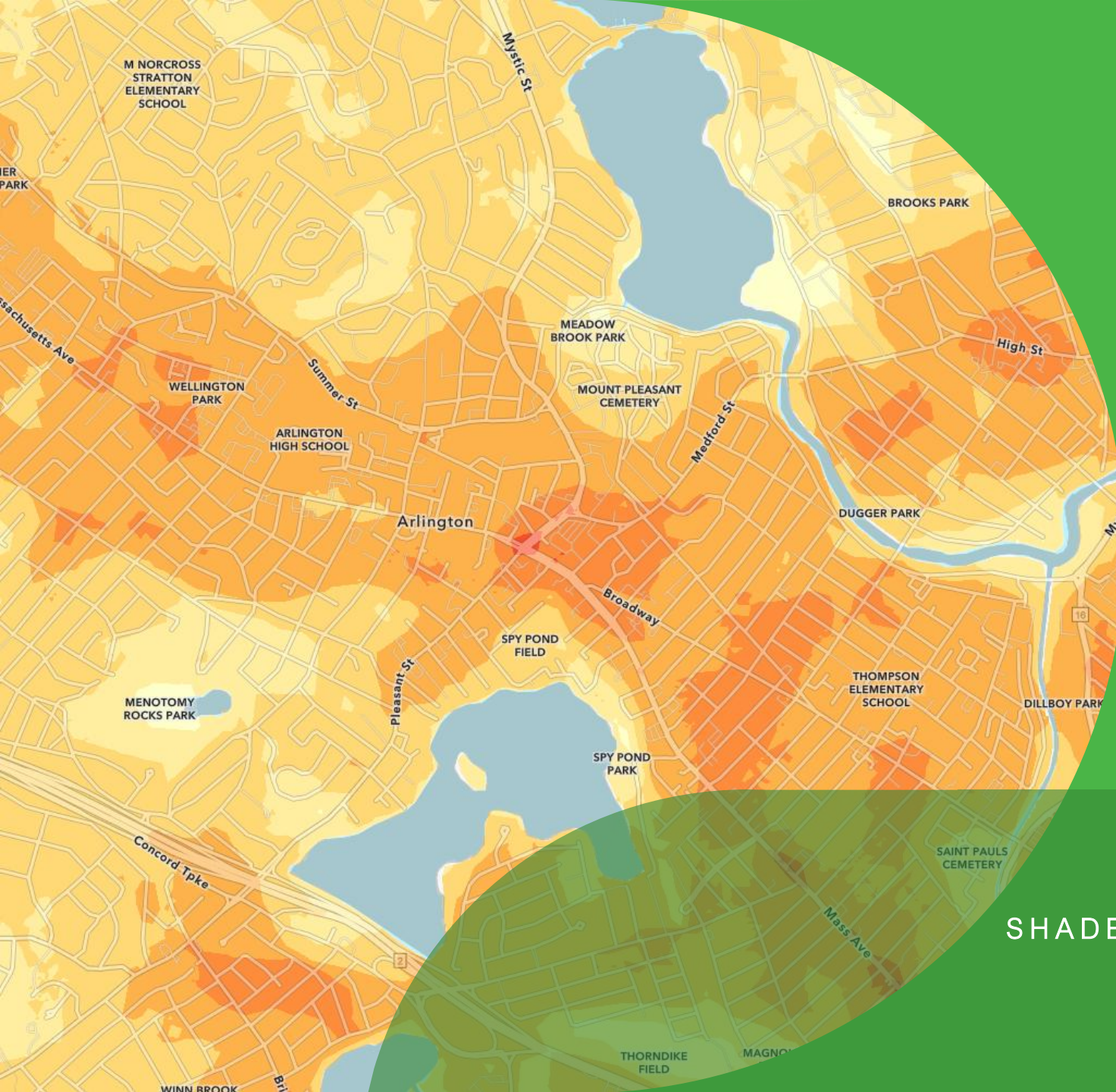
Arlington was the municipal lead for the MVP-funded "Wicked Hot Mystic," the heat mapping campaign that identified the urban heat islands within the Mystic River Watershed with project partners at the Museum of Science, GreenRoots, and the Metropolitan Area Planning Council. This project identified urban heat islands in the watershed with the help of volunteer scientists.

Wicked Hot Mystic identified Everett, Chelsea, Arlington, and Malden as some of the top municipalities suffering from extreme heat, where on the same day experienced 10°F or more hotter temperatures than the more affluent and greener upper watershed. Wicked Cool Outdoors focuses on community-led solutions to keep these areas cool and people healthy. The majority of these urban heat islands are in environmental justice communities, where low-income and people of color are already overburdened with social inequities. Extensive community outreach to environmental justice communities within Arlington, led by Arlington High School students, revealed that bus stops are highly used locations where residents experience extreme heat.

As such, cooling solutions have been identified in Arlington that can be placed near high MBTA bus lines with high volume ridership. Two have been designed, one at Broadway Plaza, and another on Broadway at Tufts Street. These are carefully sited within known heat islands, in suitable locations to provide maximal shade. The Broadway Plaza treatment would include a steel cantilevered pergola in the center of the plaza, and arbors to top the existing planters that would support vines and other shade-providing vegetation. At Broadway and Tufts, the design includes a similar pergola and a seating area with a bench. Both locations are proximate to bus stops, allowing travelers to wait in a safer, cooler location. The added shade will help to lower temperatures in the area.

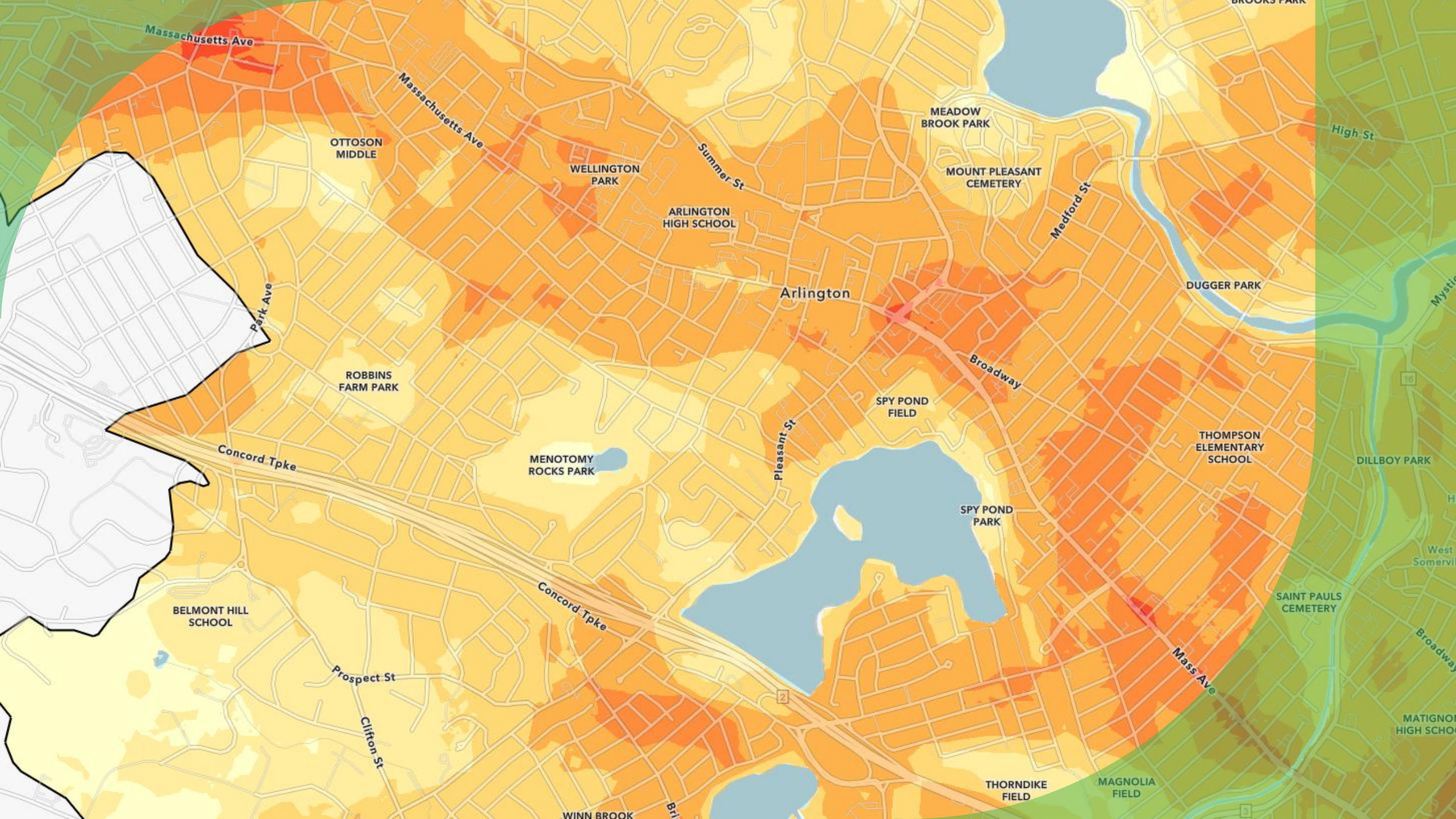
DPCD recognizes that the Select Board has decision-making authority over the public rights of way and so seeks the Board's approval for installation of the chosen cooling solutions.

Enclosures.



Wicked Cool Arlington

SHADE STRUCTURES TO BEAT EXTREME HEAT



Wicked Hot to Wicked Cool

- Multi-year partnership with Mystic River Watershed Association begun in 2021
 - Included Chelsea, Everett, Malden, Revere, and Arlington
- Wicked Hot Mystic modeled extreme heat locations across the watershed
- Wicked Cool Mystic (2023-present) sought community input about solutions
 - Social scientist, landscape architects, and two youth ambassadors from Arlington identified needs
 - Key findings include community concerns about extreme heat and need for interventions, especially more trees and public shading structures
- Funding for design development and implementation awarded (approx. \$100,000 per community for installation)

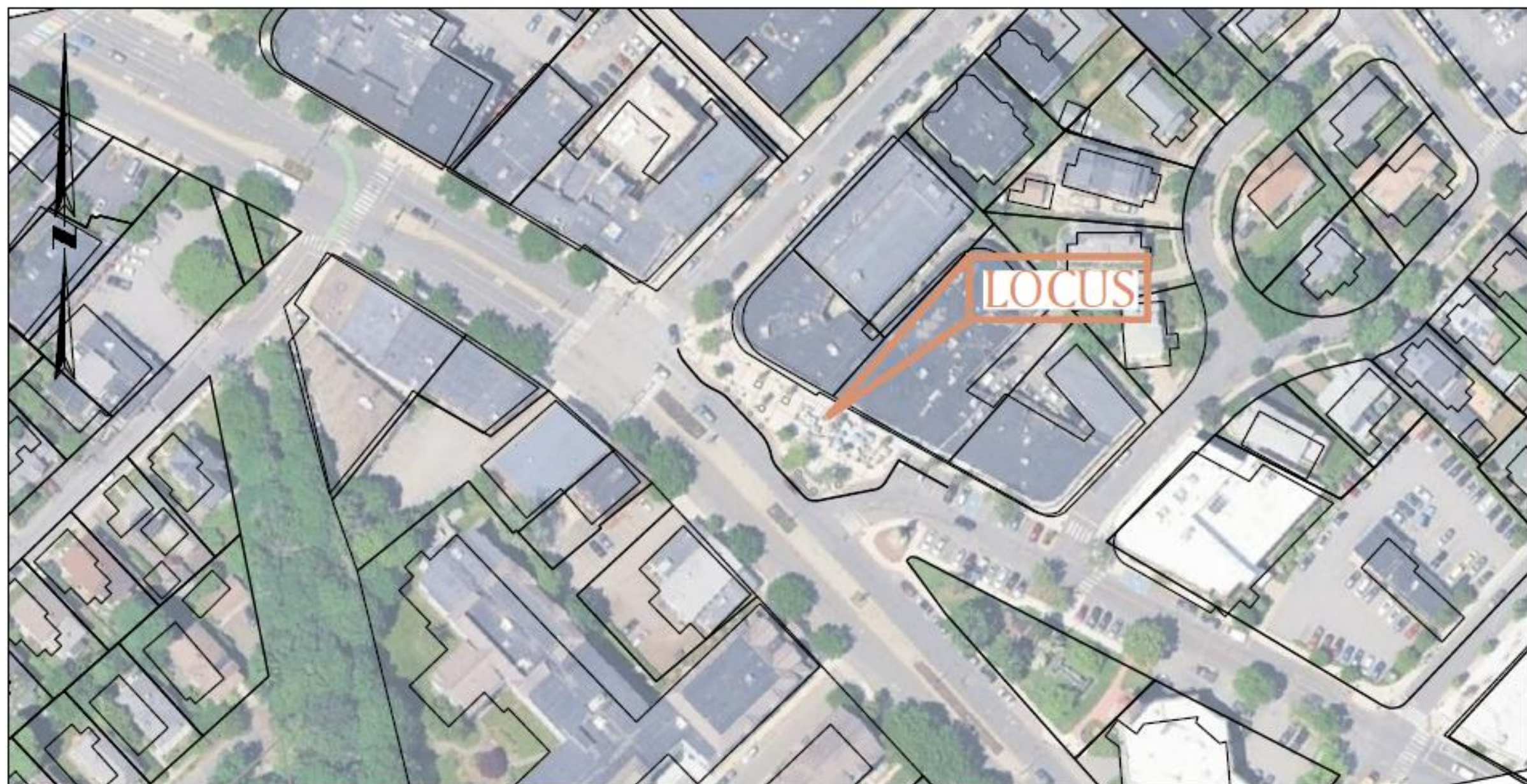


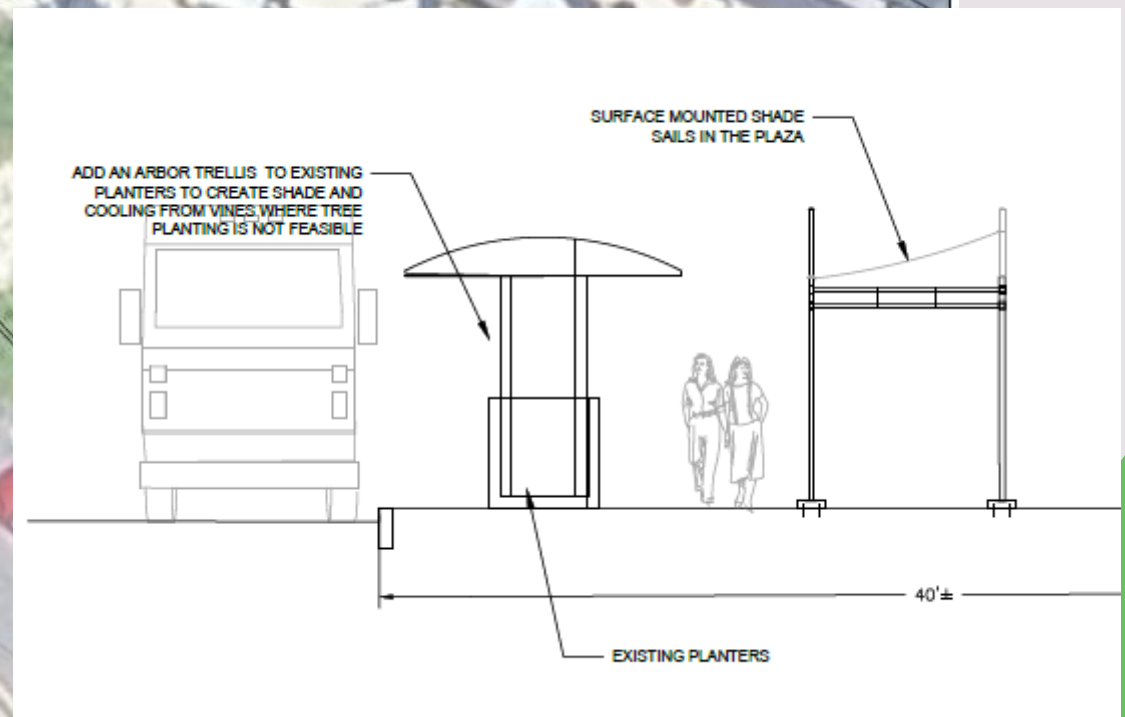
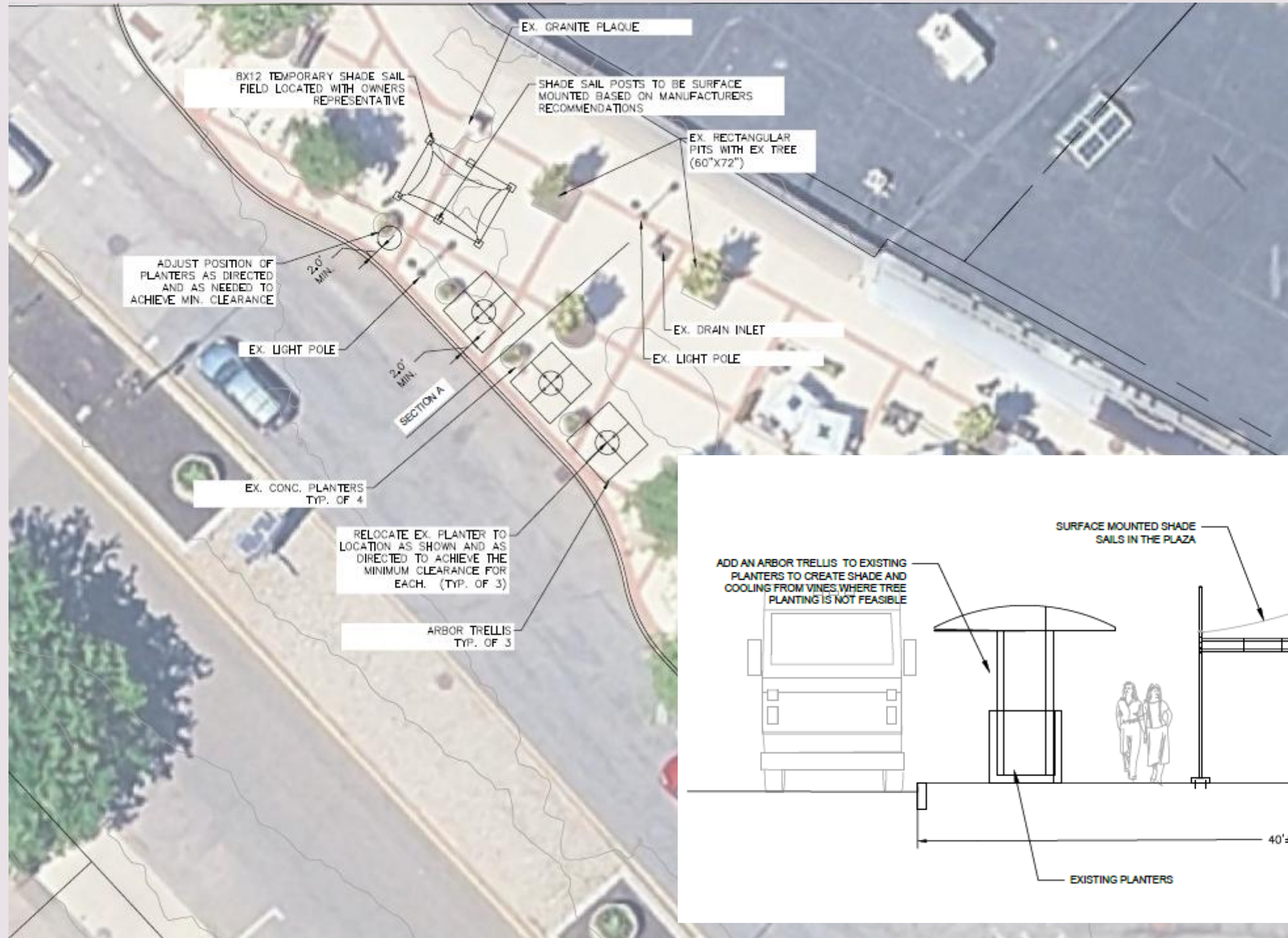


Environmental Justice

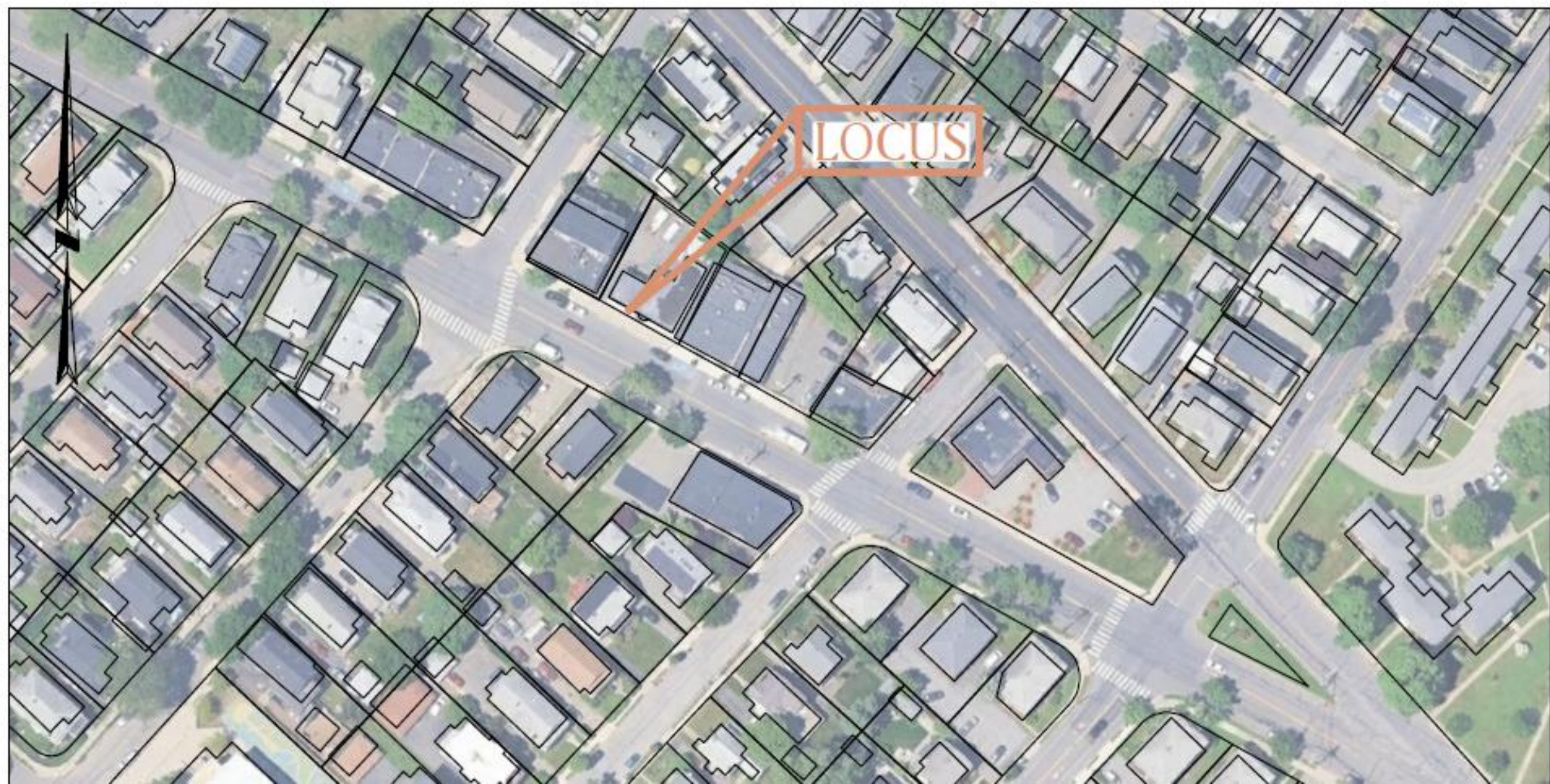
- Majority of urban heat islands are in environmental justice communities, where low-income and people of color are already overburdened with social inequities
- In Arlington, ambassadors identified that bus stops are locations where residents frequently experience extreme heat in EJ communities
 - High ridership bus lines and stops prioritized
 - Many locations considered, two advanced to construction documents

MASS AVE. & BROADWAY





BROADWAY & TUFTS



Permission to Proceed

- Requesting Select Board approval of the project placement
- Funding in hand, construction ready documents, need to prioritize
 - Estimated \$86,000 for Mass. Ave. & Broadway, \$63,000 for Broadway & Tufts

WICKED COOL MYSTIC

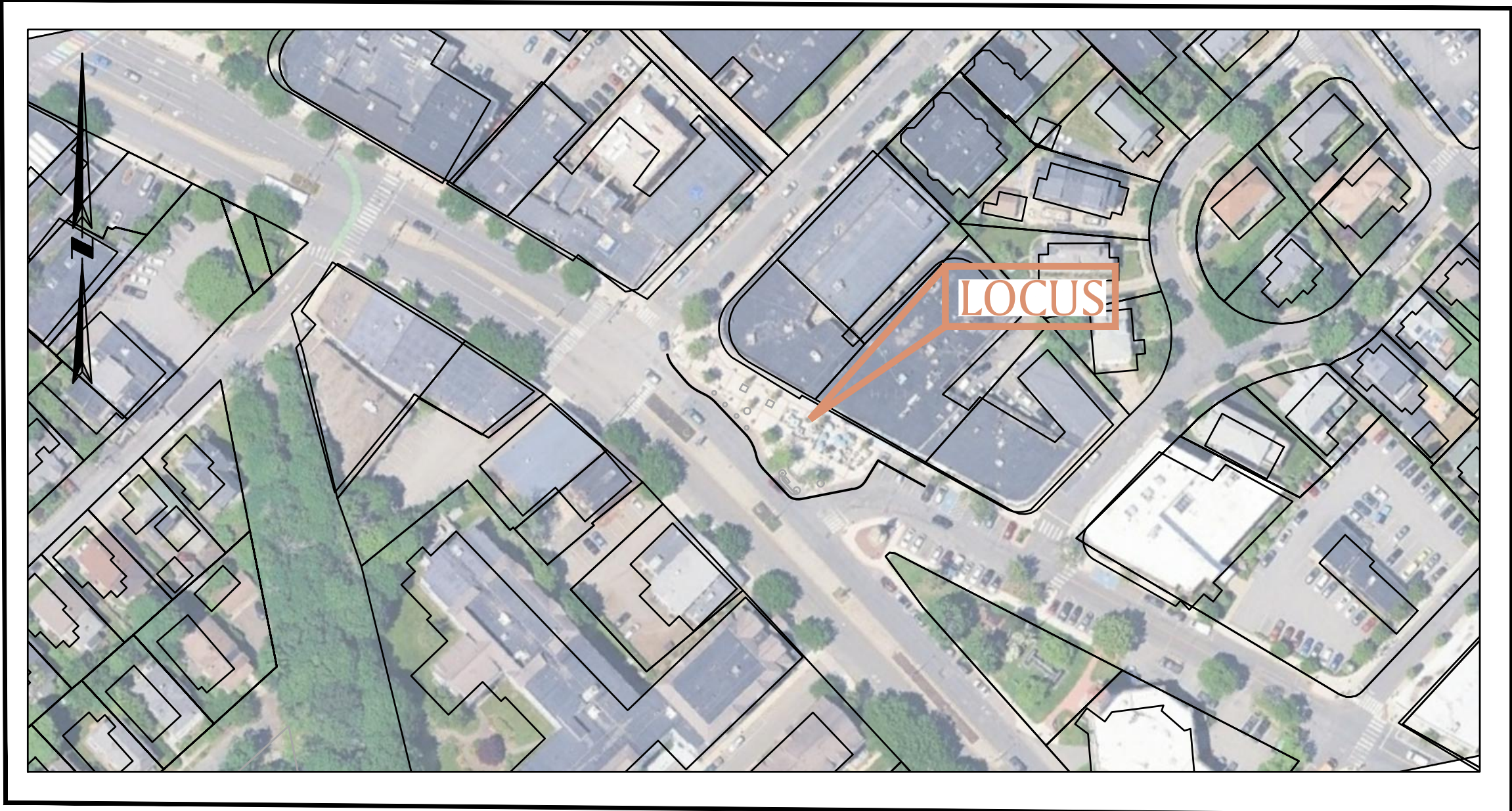
MASS AVE / BROADWAY & BROADWAY / TUFTS

ARLINGTON, MA

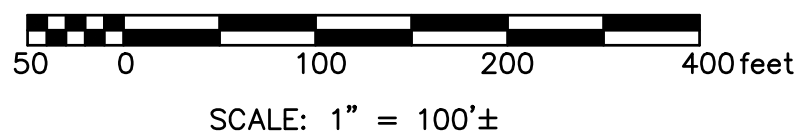
JUNE 2025

100% CONSTRUCTION

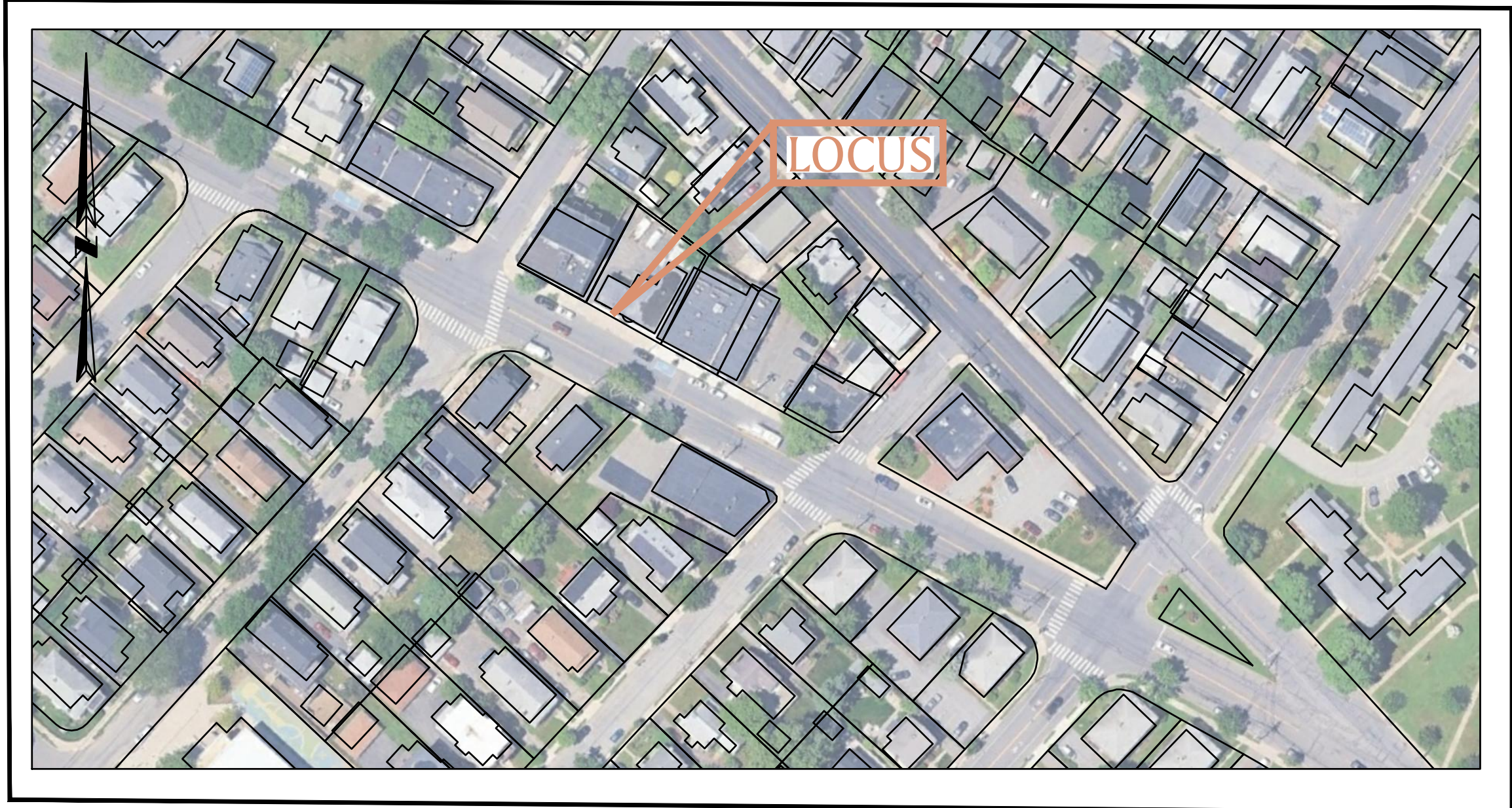
MASS AVE. & BROADWAY



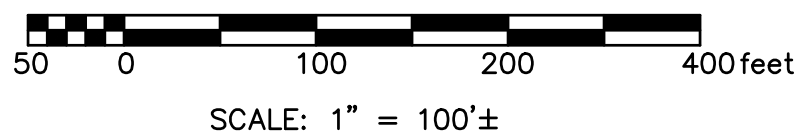
LOCUS MAP



BROADWAY & TUFTS



LOCUS MAP



INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN BROAD/MASS
- 4 SITE PLAN BROAD/TUFTS
- 5 TUFTS ALTERNATES
- 6 DETAILS

PREPARED FOR:

MYSTIC RIVER WATERSHED ASSOCIATION
24 MAPLE STREET
ARLINGTON, MA 02476

PREPARED BY:

BSC GROUP 
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

1. DUE TO THE LIMITED SCOPE OF THIS PROJECT NO SURVEY IS PROVIDED BASE CONDITIONS ARE IDENTIFIED FROM A COMBINATION OF FIELD MEASUREMENTS, AERIAL IMAGERY AND GIS DATA. ALL SITE DIMENSIONS ARE APPROXIMATE AND ADJUSTMENTS TO THE CONVEY DEEDS WILL BE REQUIRED. ALL ADJUSTMENTS TO BE INSTALLED. ALL DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY. THE LANDSCAPE ARCHITECT AND BSC GROUP IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ASSOCIATED WITH THE PREPARATION OF DOCUMENTATION OF THE SURVEY. COORDINATE BASE CONTROL WITH THE OWNERS REPRESENTATIVE.
2. CONTRACTOR IS RESPONSIBLE FOR DETERMINING MEANS AND METHODS FOR CONSTRUCTION. THESE DRAWINGS MAY INDICATE LIMITS OF PROPOSED IMPROVEMENTS, LIMITS OF SITE DEMOLITION, ETC. FOR DELINEATION OF PROPOSED EXTENT OF WORK. MEANS, METHODS, EQUIPMENT, ETC. SHALL BE DETERMINED IN THE FIELD. SHOULD LIMITS OF DISTURBANCE EXCEED BOUNDARIES DEFINED IN DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION OUTSIDE LIMIT LINES DEFINED ON DRAWINGS OR THROUGH THE MEANS AND METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RETURN TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AN UP TO DATE SET OF DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE AND ENSURING THE DOCUMENTS ARE READILY AVAILABLE FOR REVIEW BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING BODY.
5. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO ONE ANOTHER AND ARE NOT TO BE USED IN CONJUNCTION WITH ANOTHER. ANY DISCREPANCY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION IMMEDIATELY.
5. IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF HAZARDOUS SITE CONDITIONS AND/OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

1. PLANT SYMBOLS AS INDICATED ON DRAWINGS DO NOT REPRESENT ACTUAL DRILLPILES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION PROPOSED PLANT PROTECTION FENCING SHALL BE PLACED AS DIRECTED BY CITY ARBORIST OR LANDSCAPE ARCHITECT IN THE FIELD WHERE APPLICABLE.
2. COORDINATION WITH THE CITY/TOWN ARBORIST IS REQUIRED PRIOR TO CONDUCTING ANY TREE REMOVAL, ROOT PRUNING OR BRANCH PRUNING.
3. TREES IDENTIFIED TO BE REMOVED SHALL ALSO INCLUDE STUMP AND ROOTS AND FILLING IN DEPRESSIONS WITH SUITABLE SOIL.
4. NO EXCAVATIONS OR CONSTRUCTION OF ANY KIND SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONES WITHOUT PRIOR APPROVAL FROM THE CITY ARBORIST.
5. EXCAVATIONS OF EXISTING SUBBASE MATERIALS IN THE CRITICAL ROOTZONE ARE REQUIRED TO BE HAND EXCAVATED AND AS DIRECTED BY THE CITY/TOWN ARBORIST.

1. REMOVE ITEMS (SITE STRUCTURES) SHOWN ON THE DRAWINGS TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS DESIGNATED TO REMAIN.
2. VERIFY THE LOCATION OF ITEMS TO REMAIN (TO BE REMOVED) PRIOR TO COMMENCING CONSTRUCTION
3. ITEMS ENCOUNTERED BELOW GRADE BUT NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. DEMOLISHED ITEMS SHALL BE DISPOSED OF IN A LEGAL MANNER OFF-SITE.
5. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, CITY DOCUMENTS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
6. PRIOR TO THE TERMINATION, ABANDONMENT, OR REMOVAL OF ANY UTILITY, VERIFY THAT APPLICABLE NOTIFICATIONS HAVE BEEN MADE TO THE UTILITY OWNER/OPERATOR AND THAT THE UTILITY HAS BEEN PROPERLY TERMINATED, CAPPED, OR PLUGGED AS REQUIRED.
7. ALL CONSTRUCTION FENCING AND WARNING SIGNS SHALL BE INSTALLED PRIOR TO DEMOLITION OR CONSTRUCTION. INSTALL CONSTRUCTION FENCING AT THE LIMIT OF WORK.
8. CONTRACTOR MAY PROVIDE ADDITIONAL SECURITY MEASURES AS NECESSARY AS INCIDENTAL TO THE WORK
9. OWNER HAS THE RIGHT TO SELECTIVELY KEEP ITEMS FROM THE SITE AT NO ADDITIONAL COST. ANY ITEMS SUCH AS BENCHES, SWINGS, SLIDES ETC. SHALL BE DELIVERED TO A DESIGNATED AREA AT NO ADDITIONAL COST TO OWNER.

1. CONTRACTOR SHALL NOTIFY "DIG SAFE" (811) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
3. PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE LANDSCAPE ARCHITECT.
4. GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
5. ACCESSIBLE ROUTES SHALL COMPLY WITH MASSACHUSETTS BUILDING CODES. THE MAXIMUM SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:22 (4.5%). THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:68 (1.5%).
6. UNLESS OTHERWISE INDICATED, BLEND TRANSITIONS IN ELEVATION BETWEEN NEW WORK AND AREAS TO REMAIN AT A MAXIMUM SLOPE OF 1V:24H. PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED. COORDINATE WITH LANDSCAPE ARCHITECT IF DIMENSIONAL CONSTRAINTS REQUIRE STEEPER SLOPES.
7. THE TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) OF ALL UTILITY STRUCTURES THAT ARE TO REMAIN SHALL BE ADJUSTED TO MATCH FINAL GRADE IN A FLUSH CONDITION. ALL NEW UTILITY STRUCTURES SHALL BE ADJUSTED TO MATCH WITH TOPS, RIMS, FRAMES, GRATES, AND COVERS (AS APPLICABLE) TO FINAL GRADE IN A FLUSH CONDITION.
8. IF A SITE EXCAVATION ACTIVITY RESULTS IN DISCHARGE OF SEDIMENT MEASURED IN CUBIC FEET THEN AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM THE AREAS OF DISCHARGE TO THE DRAINAGE SYSTEM INCLUDING NEW WORK AREAS. EXISTING WORK THAT REMAINS OR IS INCORPORATED INTO THE NEW SYSTEM.

1. DO NOT PROCEED WITH THE WORK UNTIL ALL E&S CONTROL MEASURES ARE IN-PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRACKING OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RECURRING AREAS. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS RECOMMENDATIONS DICTATED AND/OR AS DIRECTED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
3. MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
4. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
5. PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SLACKING WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
6. NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
8. IF ANY EXISTING GRASS IS ON SITE, CONTRACTOR IS RESPONSIBLE FOR KEEPING IT MOWN AND IN NEAT CONDITION.
9. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
10. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
11. SWEEP ADJACENT ROADWAYS AND PARKING LOTS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER. SHOULD THE CONSTRUCTION ENTRANCE FAIL TO PREVENT THE TRACKING OF SOILS OR SEDIMENTS OFF OF THE SITE, THE CONTRACTOR SHALL BE INSTALLED ALONG WITH APPROPRIATE MEASURES TO COLLECT RESULTING WASTEWATER.
12. DRAINAGE STRUCTURE FILTER INSERTS SHALL BE INSTALLED AND CLEANED/CHANGED PER THE MANUFACTURER'S RECOMMENDATIONS. UNITS SHALL BE INSTALLED COMPLETELY AROUND INLETS OF EXISTING AND NEW DRAINAGE SYSTEMS. THE CONTRACTOR SHALL BE ALLOWED TO ENTER DRAINAGE SYSTEMS WITHOUT FILTERING THROUGH THE DEVICE.

1. PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
2. ALL WORK ASSOCIATED WITH DOMESTIC WATER SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPAL WATER DEPARTMENT.
3. ALTHOUGH NOT SHOWN ON THE DRAWINGS, PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE, FUNCTIONAL WATER SUPPLY SYSTEM.

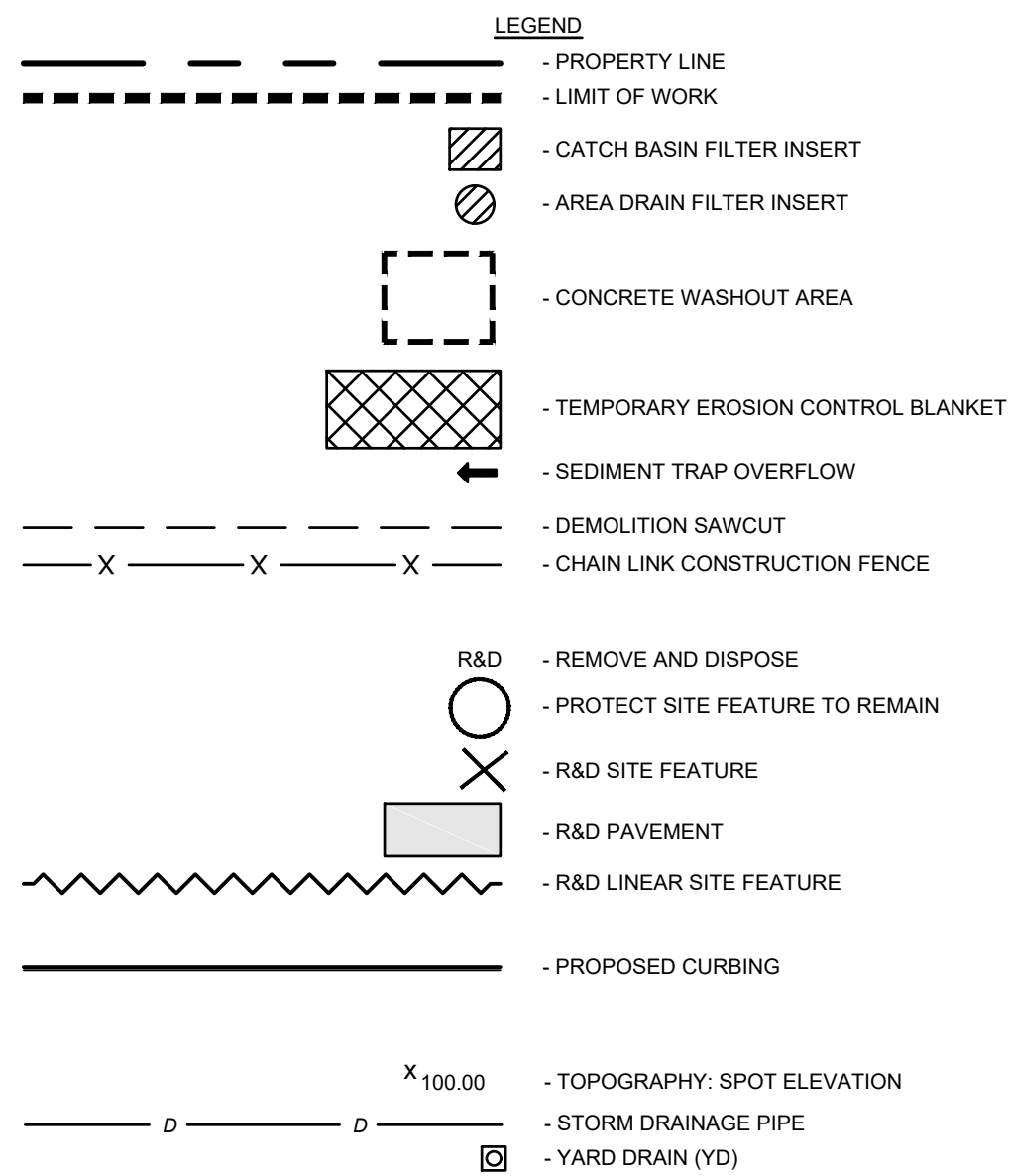
1. CONTRACTOR TO VERIFY PROPERTY AND LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
2. THESE PLANS DO NOT PURPORT TO SHOW ALL ELEMENTS TO BE CONSTRUCTED. CONTRACTOR IS TO REVIEW ENTIRE CONSTRUCTION PLAN SET. IN ADDITION TO CIVIL, ARCHITECTURAL, STRUCTURAL AND MEP PLAN SETS IN ORDER TO COMPREHENSIVELY DETERMINE ALL ELEMENTS TO BE INSTALLED AND THEIR RELATION TO EACH OTHER. COORDINATE WITH OTHER CONSULTANT'S WORK TO PROPERLY EXECUTE CONTRACTOR'S WORK.
3. CONTRACTOR SHALL REQUEST FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING THE WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO POURING CONCRETE.
4. CONTRACTOR SHALL REFER TO PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL NOT SCALE DRAWINGS; CONTRACTOR SHALL USE DIMENSIONS IF SHOWN, AND MAKE ACCOMMODATIONS FOR PRODUCT SPECIFIC DIMENSIONS THAT MAY DIFFER FROM DESIGN BUT MUST MEET REQUIRED SET BACKS.
6. NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT UNLESS NOTED (+/-) AND/OR VIF (VIF IN FIELD).
7. ALL CURVES FOR PAVING, BARS, PATHS, EDGING, AND HEADER BOARDS SHALL BE JOINED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES UNLESS OTHERWISE NOTED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE NOTED.
8. ALL JOINTING SHALL BE PERPENDICULAR TO PATH UNLESS OTHERWISE NOTED.
9. ALL SITE ELEMENTS SHALL ALIGN WITH APPROVED PAVING JOINTS UNLESS OTHERWISE NOTED.

1. CONTRACTOR SHALL COORDINATE PLANTING INSTALLATION WITH WORK BEING DONE BY OTHERS.
2. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
3. VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
4. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
5. TREES TO BE PLANTED A MINIMUM FOUR FEET FROM FACE OF BUILDINGS, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN THE SAME SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
7. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
8. FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2-INCHES BELOW ADJACENT PAVING.
9. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
10. TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO LOADING MAY, UPON APPROVAL OF THE LANDSCAPE ARCHITECT, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOIL, TRASH, WOOD OR OTHER CONTAMINANTS, AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
11. PROVIDE SOIL TEST REPORTS FOR ONSITE TOP SOIL TO BE REUSED AND FOR LOANED SOIL TO BE USED. SOIL TEST REPORT SHALL INCLUDE USE OF TEXTURAL CLASSIFICATION, TEXTURAL SIEVE ANALYSIS, %P, % ORGANIC AS WELL AS NUTRIENT ANALYSIS, AND MICRO-NUTRIENTS.
12. DO NOT OVER COMPACT LOAM AREAS OR WORK SOIL IN A WET OR FROZEN STATE.
13. LOOSE OR CRACKED ROOTBALLS SHALL BE REJECTED.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER. PROVIDE A MINIMUM EQUIVALENT OF 1" OF RAIN PER WEEK DURING THE ESTABLISHMENT PERIOD.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD, AS DIRECTED BY THE OWNER.

AD	AREA DRAIN	JT	JOINT
APPROX	APPROXIMATE	LF	LINEAR FEET
ARCH	ARCHITECT	LP	LOW POINT
AVG	AVERAGE	MAX	MAXIMUM
BAB	BALLED AND BURLAPPED	MANH	MANHOLE
BDC	BOTTOM OF CURB	MIN	MINIMUM
BLDG	BUILDING	MSC	MISCELLANEOUS
BM	BENCHMARK	NIC	NOT IN CONTRACT
BIT	BITUMINOUS	NO	NUMBER
BS	BOTTOM OF STEP	NOM	NOMINAL
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CAL	CALIPER	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CF	CUBIC FEET	PC	POINT OF CURVATURE
CIF	CAST IN PLACE	PE	POLYURETHANE
CL	CENTER LINE	PI	POINT OF INTERSECTION
CLR	CLEARANCE	PL	PROPERTY LINE
CO	CLEAN OUT	PT	POINT POINT OF TANGENCY
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONT	CONTINUOUS	QTY	QUANTITY
CY	CUBIC YARD	R	RADIUS
DEG	DEGREE	REF	REFERENCE
DEMOL	DEMOLISH DEMOLITION	REINF	REINFORCED
DMH	DRAINAGE MANHOLE	REQD	REQUIRED
DIA	DIAMETER	REV	REVISION, REVISED
DIM	DIMENSION	RF	RIGHT OF WAY
DTL	DETAIL	SAN	SANITARY
DWG	DRAWING	SC	SQUARE FOOT (FEET)
EA	EACH	SHT	SHEET
ELEV	ELEVATION	SPECS	SPECIFICATIONS
ENG	ENGINEER	SY	SQUARE YARD
EQ	EQUAL	STA	STATION
E.W.	EACH WAY	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISHED GRADE	TOPO	TOPOGRAPHY
FL	FLOW LINE	TS	TOP OF STEP
FOC	FACE OF CURB	TW	TOP OF WALL
FT	FOOT (FEET)	TYP	TYPICAL
GA	GAUGE	VAR	VARIES
HORIZ	HORIZONTAL	VIF	VERIFY IN FIELD
HP	HIGH POINT	W/O	WITHOUT
HT	HEIGHT	WWF	WELDED WIRE FABRIC
ID	INSIDE DIAMETER	YD	YARD
IN	INVERT ELEVATION	@	AT
INCHES	INCHES		
INCL	INCLUDE(D)		

Diagram illustrating the Sample Section and Sample Elevation detail references:

- SAMPLE SECTION DETAIL REFERENCE:** A horizontal line with a vertical line segment on the left. A diamond-shaped detail view is shown on the right, labeled '1' and '101'.
- SAMPLE ELEVATION DETAIL REFERENCE:** A horizontal line with two circular detail views shown on either side, labeled '1' and '101'.



100% CONSTRUCTION

WICKED COOL
MYSTIC

BROADWAY AT TUFTS

IN
ARLINGTON
MASS
(COUNTY)

GENERAL NOTES

JUNE 2025

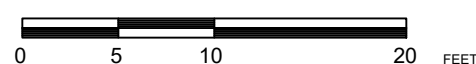
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PREPARED FOR:
MYSTIC RIVER WATERSHED
ASSOCIATION
24 Maple St
Arlington, MA 02476-6401

BSC GROUP 
BUILD | SUPPORT | CONNECT
 803 Summer Street
 Boston,
 Massachusetts 02127
 617.896.4300

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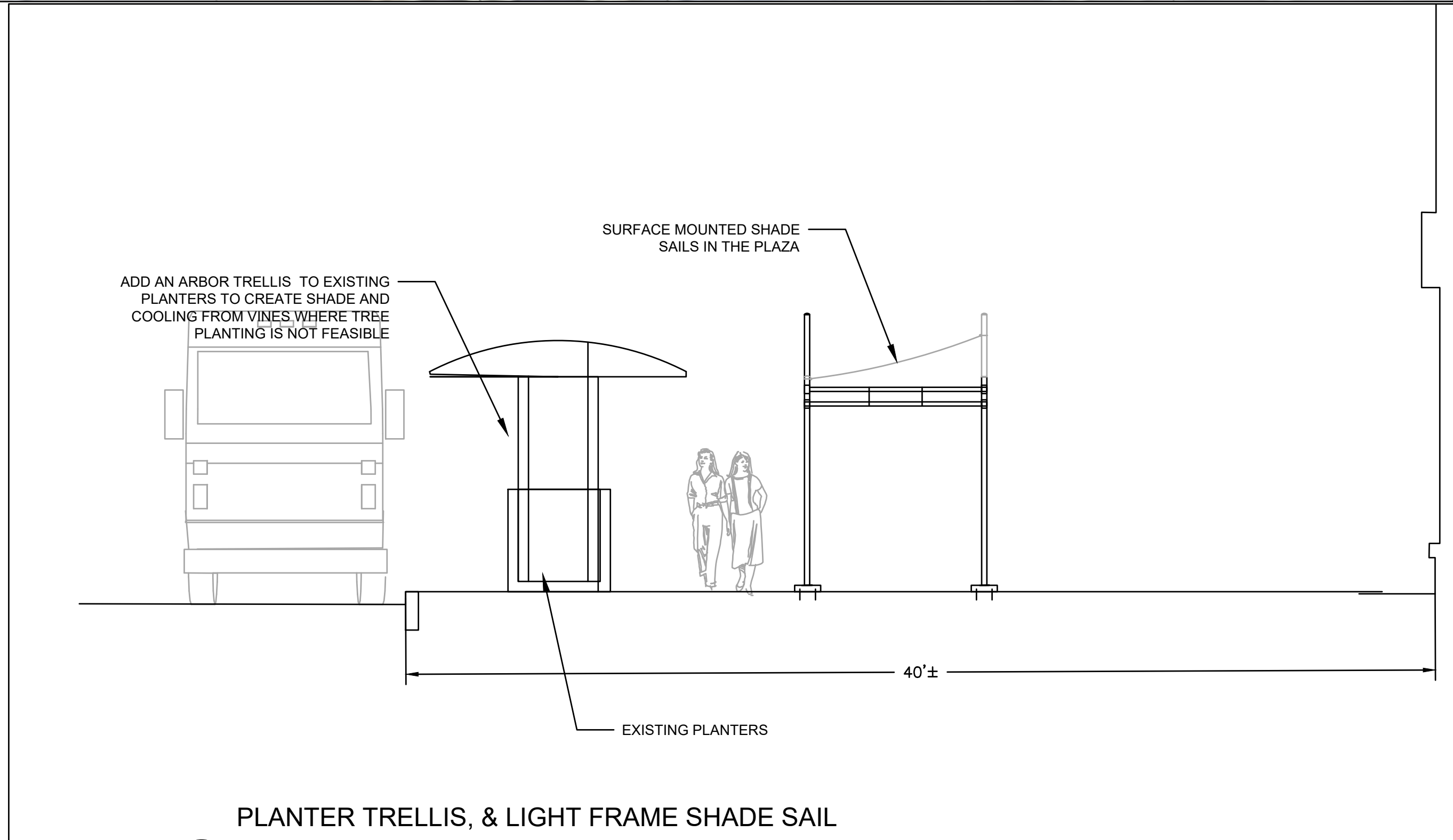
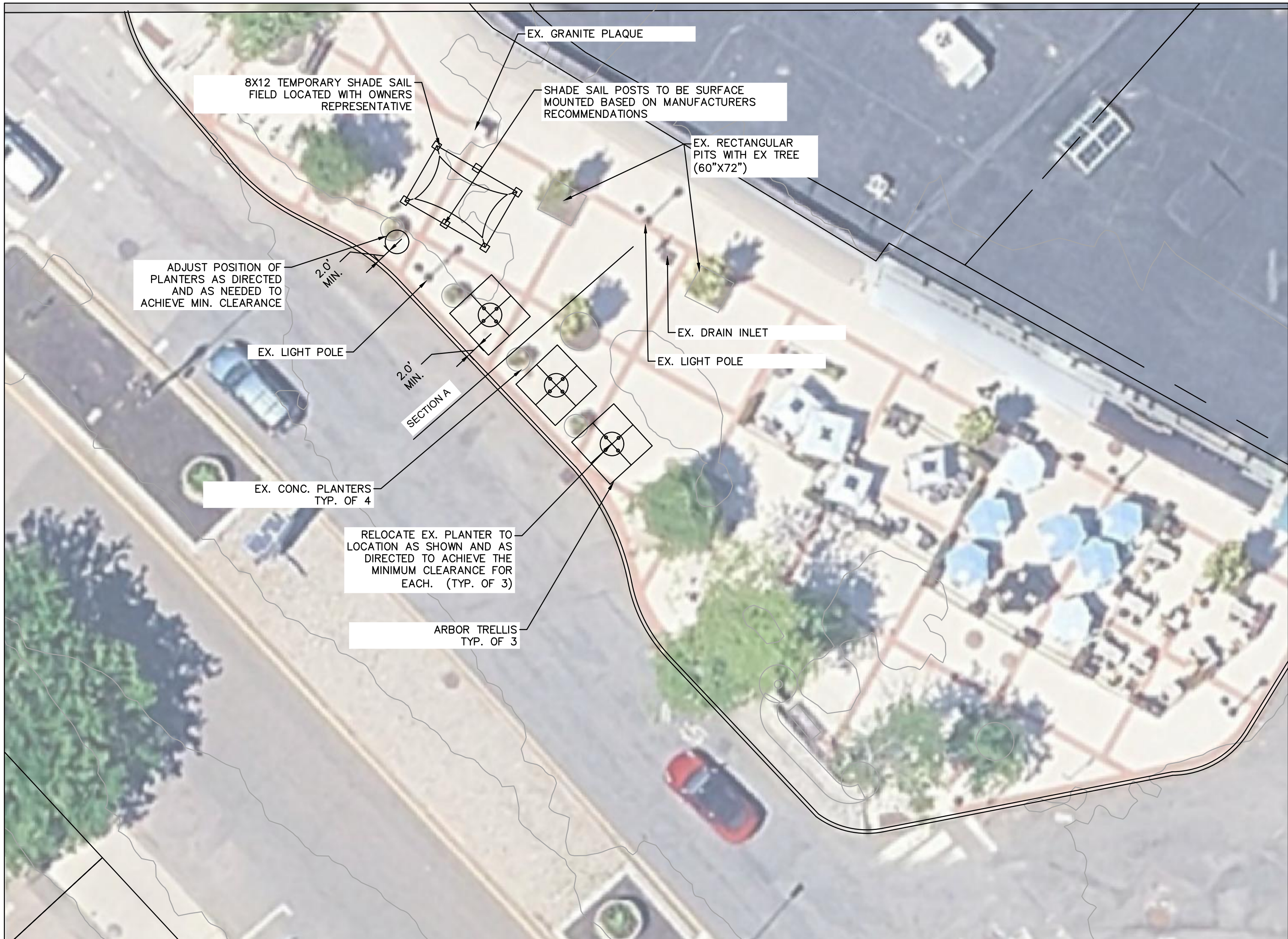
SCALE: 1" = 10'



FILE: 0101369-CD-GENERAL NOTES

DWG.: DWG	
-----------	--

JOB. NO: 0101369



A

SCALE: NONE
PLANTER TRELLIS, & LIGHT FRAME SHADE SAIL
SECTION A MASS AVE, AT BROADWAY NORTH SIDEWALK AND PLAZA

100% CONSTRUCTION

WICKED COOL
MYSTIC

MASS AND BROADWAY

ARLINGTON
MASS
(COUNTY)

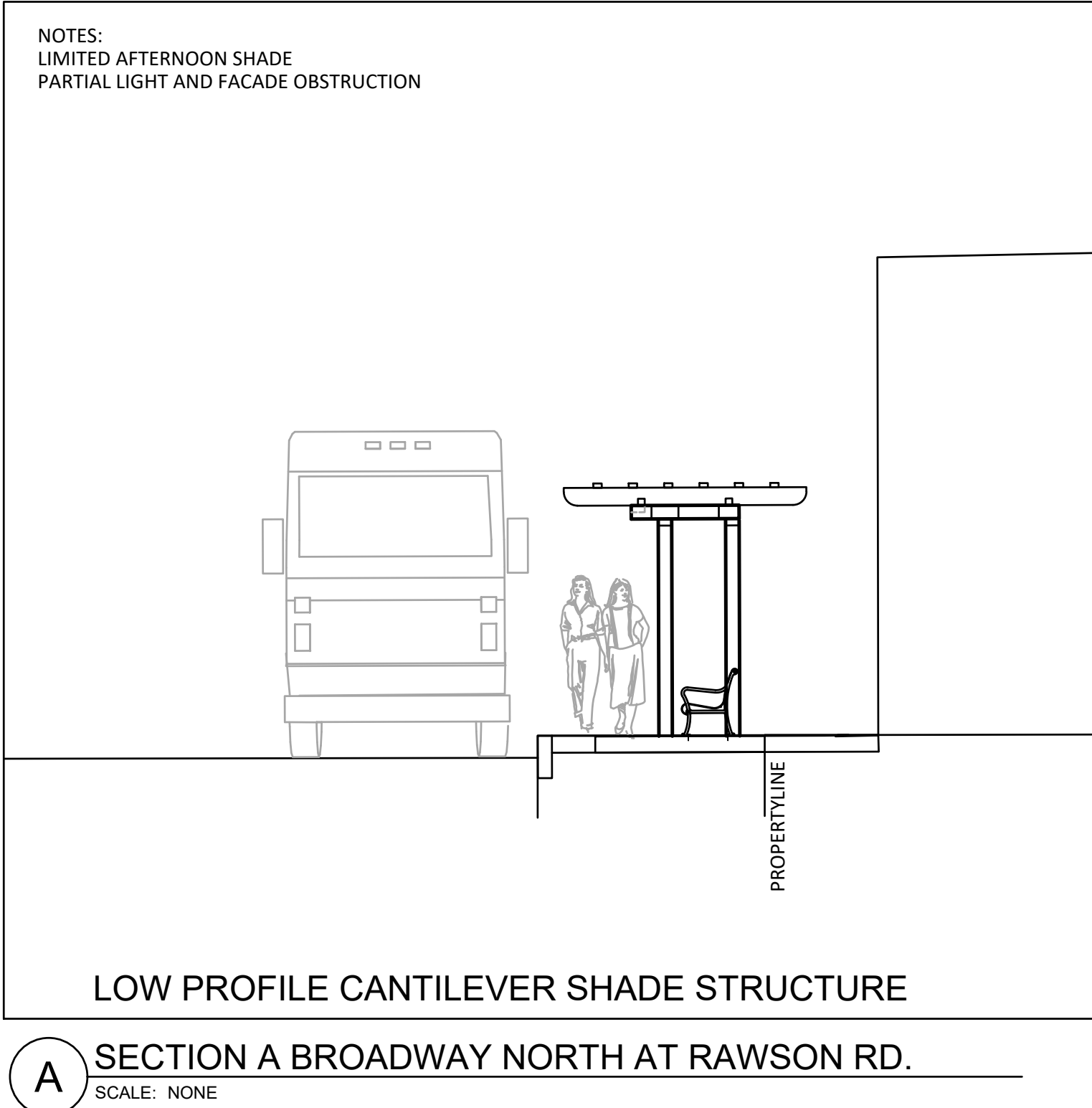
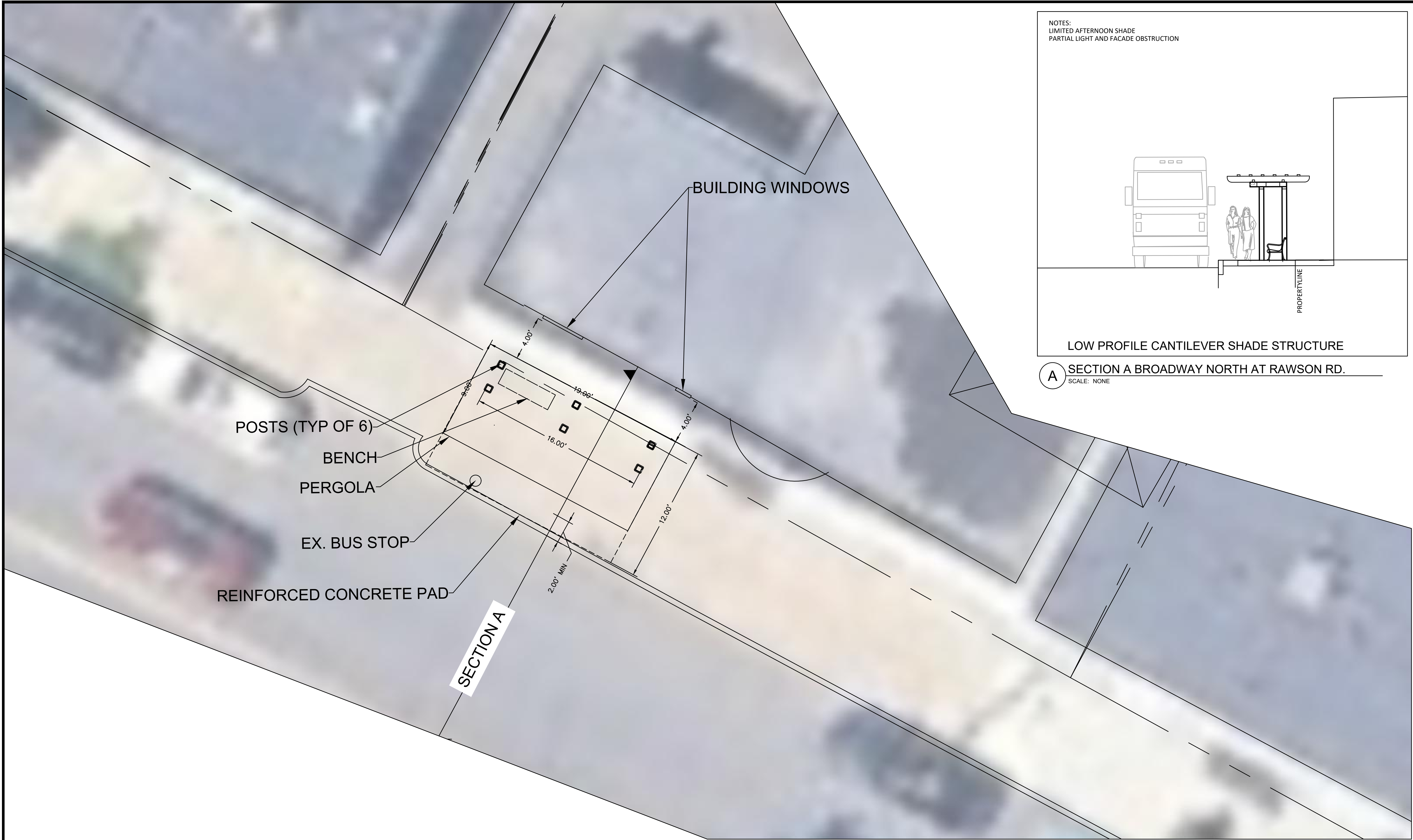
CONCEPT
SECTIONS

JUNE 2025

MYSTIC RIVER WATERSHED
ASSOCIATION
24 Maple St
Arlington, MA 02476-6401

BSC GROUP
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: 1" = 10'
0 5 10 20 FEET
FILE: 0101369ARL-CD-SP
DWG: DWG
JOB. NO: 0101369
SHEET 3 OF 4



WICKED COOL
MYSTIC

BROADWAY AT TUFTS

ARLINGTON
MASS
(COUNTY)

CONCEPT
SECTIONS

MAY 2025

MYSTIC RIVER WATERSHED
ASSOCIATION
24 Maple St
Arlington, MA 02476-6401

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02127

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SCALE: 1" = 10'

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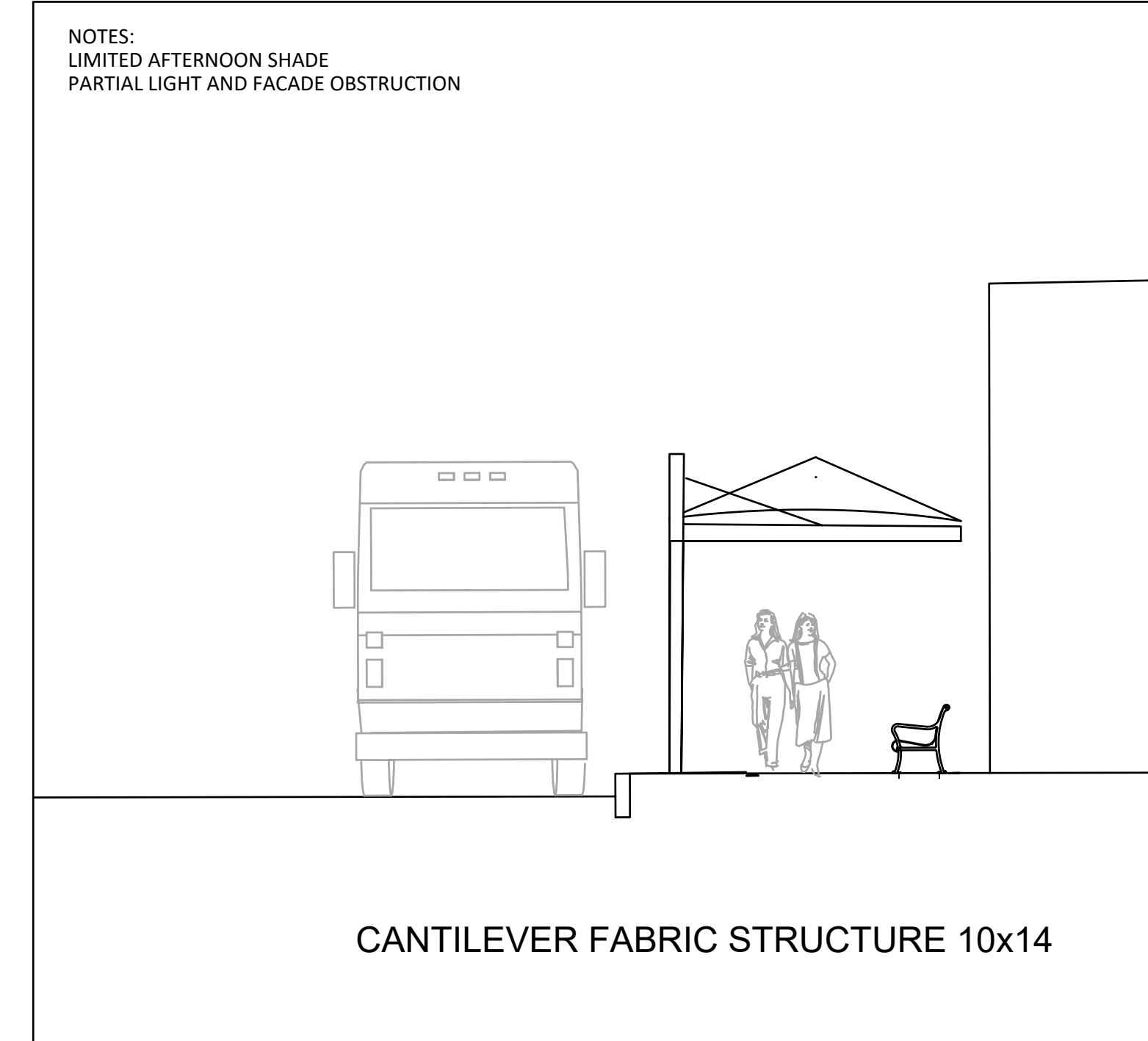
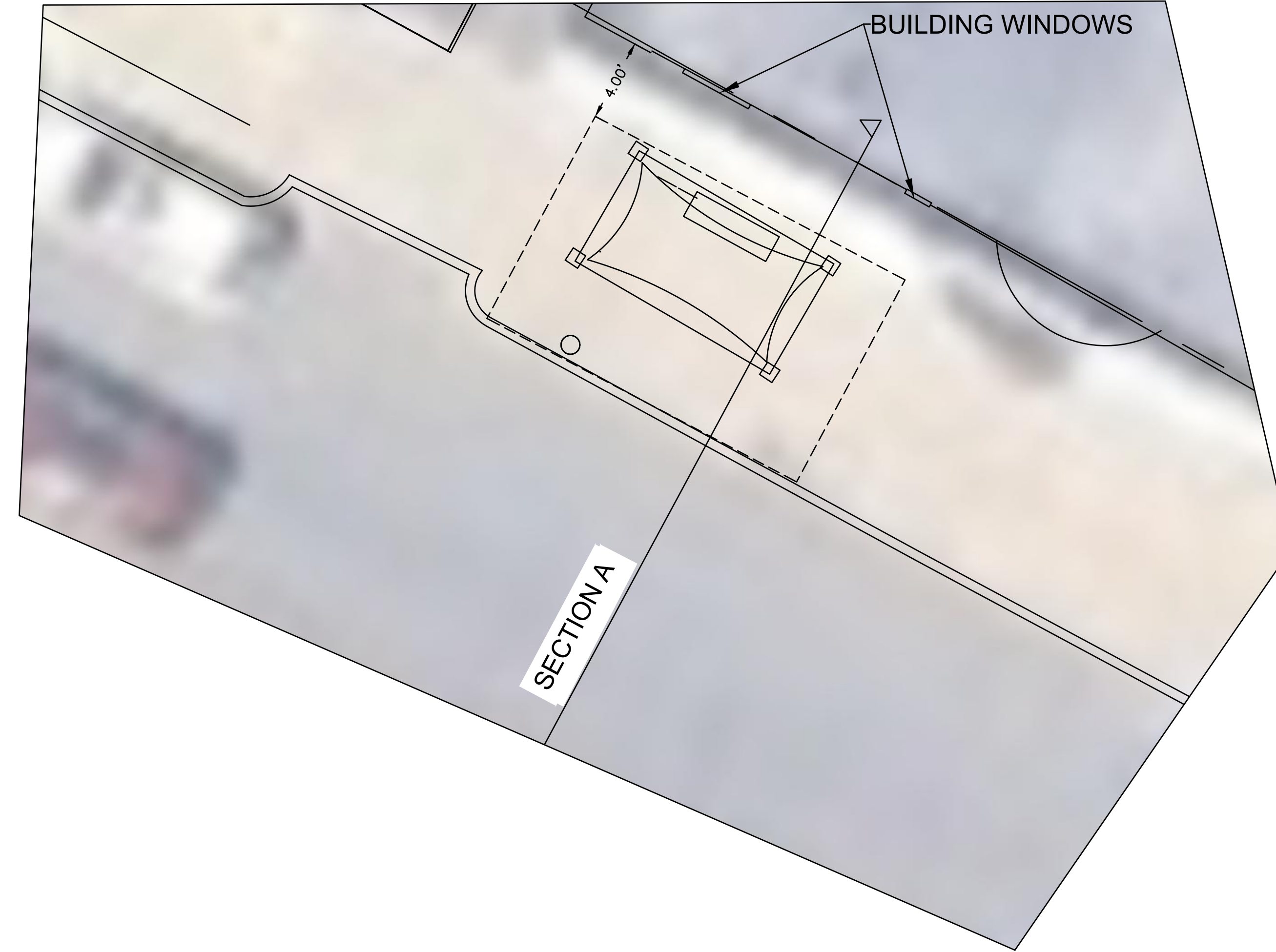
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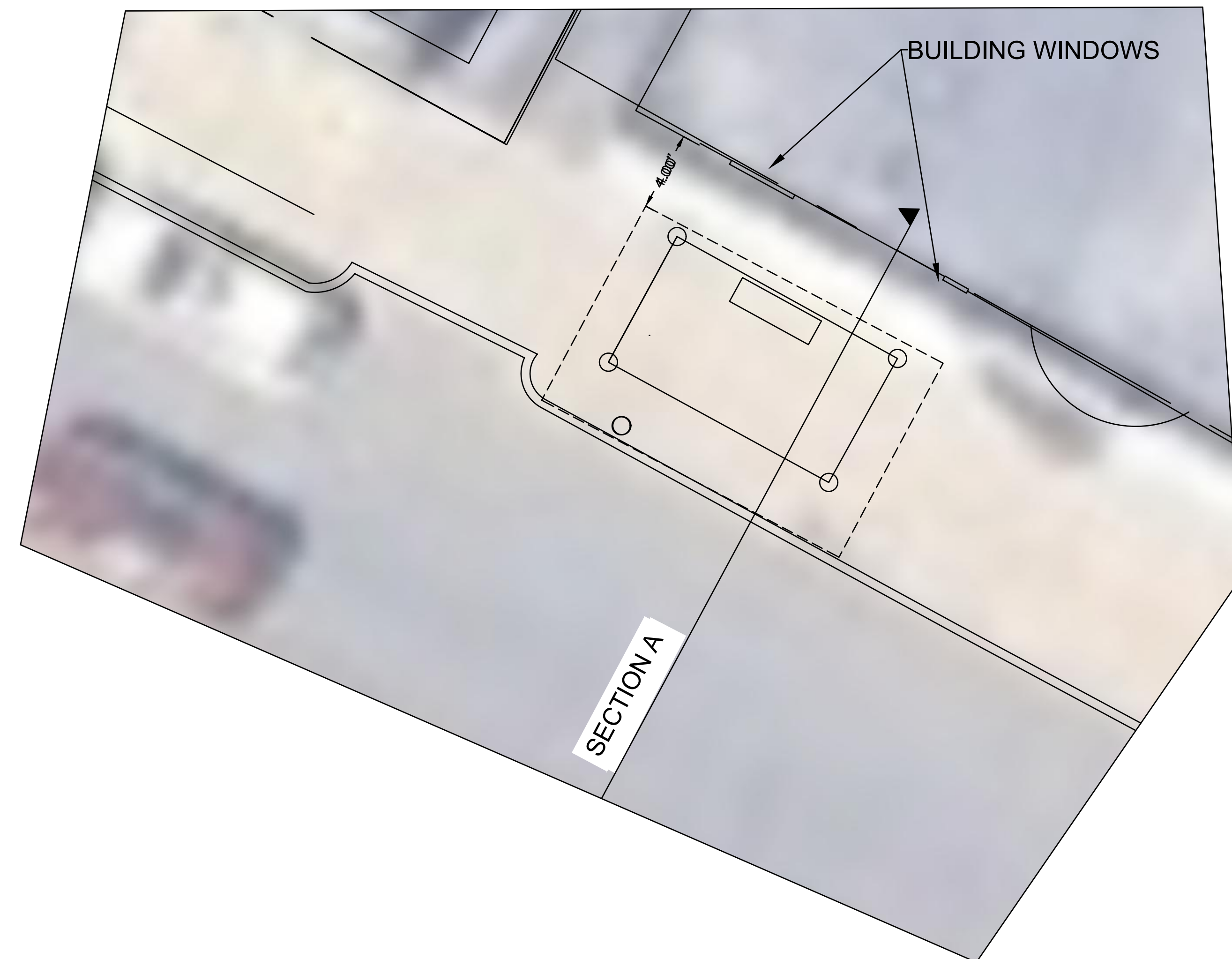
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FEET

FILE: 0101369-CH-SP	
DWG: DWG	
JOB. NO: 0101369	SHEET 4 OF 6



A SECTION A BROADWAY NORTH AT RAWSON RD.
SCALE: NONE



A SECTION A BROADWAY NORTH AT RAWSON RD.
SCALE: NONE

WICKED COOL MYSTIC

BROADWAY AT TUFTS

ARLINGTON
MASS
(COUNTY)

CONCEPT SECTIONS
ALTERNATES

JUNE 2025

MYSTIC RIVER WATERSHED
ASSOCIATION
24 Maple St
Arlington, MA 02476-6401

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SCALE: 1" = 10'
0 5 10 20 FEET
FILE: 0101369-ARL-CD-SP-TUFTS
DWG: DWG
JOB. NO: 0101369 SHEET 4 OF 5

DWG.: DWG	SHEET 5 OF 5
JOB. NO: 0101369	



Town of Arlington, Massachusetts

Discussion and Approval: Open Space Concepts for 21 Pond Lane

Summary:

David Morgan, Environmental Planner

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	21_Pond_Lane_Select_Board_Memo.pdf	Memo from Planning Department
▢	Reference Material	21_Pond_Lane_Select_Board_Presentation.pdf	Presentation
▢	Reference Material	21_Pond_Lane_Feasibility_Study.pdf	Feasibility Study



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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

To: Town of Arlington Select Board

From: Claire Ricker, Director
David Morgan, Environmental Planner

Date: 09/16/2024

Subject: Open Space Concepts for 21 Pond Lane

The Department of Planning and Community Development (DPCD) was awarded a \$15,000 Community Preservation Act grant in the FY24 cycle to study the feasibility of activating the Select Board owned property at 21 Pond Lane as an open space amenity. The study is halfway to completion and this memo serves to summarize progress to date, including community preference about how to repurpose the property.

DPCD, being responsible for Arlington's long-term plans, reviewed existing passive and active recreational spaces to identify gaps in Town amenities. Community members were asked to consider how the space could be uniquely repurposed. Following a pre-study survey and two public forums, a clear picture has emerged of 21 Pond Lane as a "secret garden." Although some objections were raised against any changes beyond plantings and reestablishing ongoing maintenance, residents, notably including abutters, favor a light touch that enhances the current open space land use to showcase a vivid and diverse array of low maintenance, ecologically appropriate plantings. This proposed use accords with a 1992 proposal for the site by Friends of Spy Pond Park.

Public Engagement

Prior to launching the project publicly, the hired consultant, HomeHarvest, canvassed the neighborhood to solicit concepts from abutters and visitors to Spy Pond Park. They collected 50 responses to the survey. Two forums were later facilitated by Ben Barkan of HomeHarvest and Arlington's Environmental Planner David Morgan. The first forum occurred on August 8, 2024, and the second on September 12, 2024. The first forum attracted an estimated 30 community members, while the second forum saw increased participation, with around 40 attendees.

Community priorities focused on enhancing biodiversity and promoting passive recreational use of the space. Concerns included ensuring safe access with minimal vehicular traffic, preserving mature trees, and avoiding attracting pests.

Attendees expressed a desire for quiet spaces, educational signage, and a carry in/carry out waste policy. Safety concerns regarding bridge and tunnel traffic were also addressed, with suggestions for improved bike and pedestrian access to the 21 Pond Lane site as well as Spy Pond Park.

The attached notes summarize both forums in further detail. Please also find enclosed a map of the site and a plot plan of the neighborhood, which details an MWRA easement through 21 Pond Lane that would not be affected by the proposal at hand.

The feedback from the survey and both forums indicates strong community support for creating a sustainable and accessible space at 21 Pond Lane. Key priorities include biodiversity, low maintenance, and the preservation of natural features. Safety and access concerns will need further attention in the planning process.

This being a Select Board owned property, DPCD requests that members provide feedback on the concepts in development. In particular, the Department is eager to know whether such a plan for repurposing the space would meet the Select Board's approval. Such input is always valuable to Town planning efforts and is a deciding factor in moving forward.

Please feel free to reach out if you have any questions or need further information.

Enclosures.

21 Pond Lane Feasibility Study

PROJECT NAME: 21 Pond Lane Feasibility Study and Preliminary Design Concept

TIMELINE: 2024-25

BUDGET: 15,000

GOALS:	<ul style="list-style-type: none">• Assess suitable uses and design concepts for 21 Pond Lane as a community open space• Solicit input from town stakeholders and residents to determine how to make the property more accessible and meaningful• Explore ways to enhance the site as a conservation and open space asset
TARGET AUDIENCE:	<ul style="list-style-type: none">• Local residents, especially those living in the surrounding environmental justice neighborhood• Town departments and commissions• Private partners like HomeHarvest
DELIVERABLES:	<ol style="list-style-type: none">1. Conceptual plans and design proposals for the park2. Facilitation of public forums to gather community feedback3. Recommendations for potential changes and improvements to the 21 Pond Lane site4. A vision and plan to guide future development of the property
TIMELINE	<ol style="list-style-type: none">1. Concepts and feasibility 2024-252. Phase II: design and permitting 2025-26*3. Construction 2026-27* <p>*Pending funding</p>

21 Pond Lane Feasibility Study

The Town of Arlington has a unique opportunity to reimagine a forgotten parcel of land at 21 Pond Lane. This vacant lot, owned by the Arlington Select Board, has long been underutilized, despite its proximity to the beloved Spy Pond. But now, the Department of Planning and Community Development (DPCD) is embarking on an exciting feasibility study to explore the possibilities for this site.

Thanks to a \$15,000 grant from the Community Preservation Act, DPCD will be taking a closer look at how 21 Pond Lane could be transformed into a vibrant community space. Inspired by the charming Arlington Orchard, the feasibility study will consider various park design concepts and amenities that could make this area more accessible and meaningful for Arlington residents.

The planning process will engage the community, key town departments, and private partners to gather input and ideas. Landscape architects, urban planners, and community engagement specialists will lend their expertise to help shape a vision for the site. This collaborative approach will ensure that any future improvements reflect the values of environmental justice and inclusivity that are so important to the town.





- Buildings
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns
- Town Boundary
- Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
- Impervious Surface - For B
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
- Roads - For Large Scale (F
- Roads - For Small Scale (F
- Local Road
- Master Plan Base Map - M
- Water Line
- Water Body



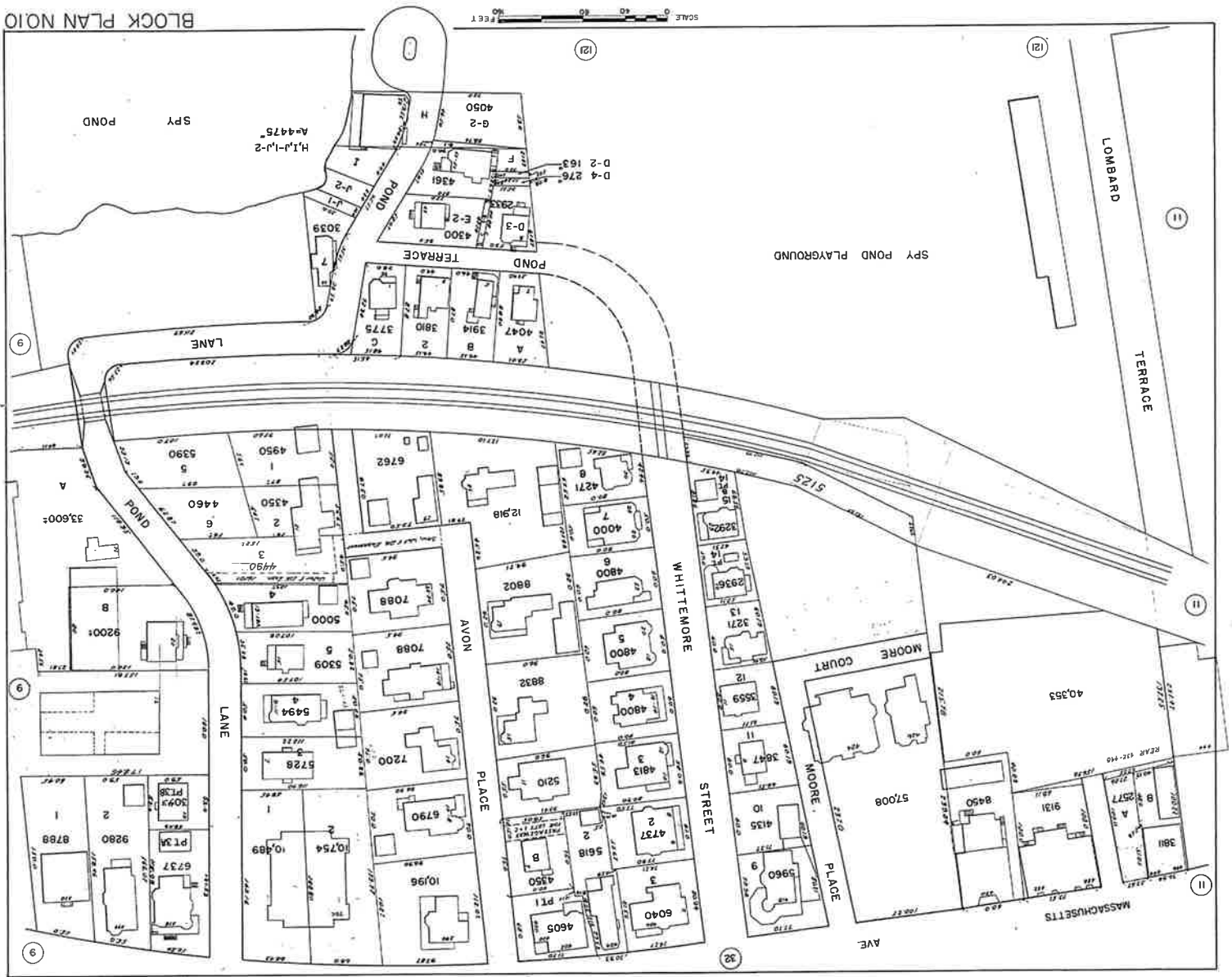
The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

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Planning and Community Development

BLOCK PLAN NO.10



21 Pond Lane Public Forum Notes

Facilitated by Ben Barkan (Home Harvest) and David Morgan (DPCD)

Town Hall Auditorium

08.08.24 6:00 – 7:30 PM

Approximately 30 community members in attendance

Proposed concepts included:

- Do nothing
- Sustainable Landscape Handbook demo site
- Adventure playground/movable park
- Bike pitstop
 - o Friends of Spy Pond Park (FSPP) previously explored this proposal and determined it to be unfeasible
 - o Add bike parking on the Minuteman
- Greenhouses (to include educational programming, outdoor space with picnic tables, etc.)
 - o FSPP supported, proposal to grow for public projects and spaces
- Rewilded forest and/or meadow
 - o Labels on trees and other plants
- Stewardship Center (i.e., programmable space for nature-focused education)
- Outdoor working space
- Low maintenance edible garden

Priorities included:

- Biodiversity
- Passive use

Concerns included:

- Providing safe access, including drawing minimal vehicular traffic
 - o Instead encouraging foot traffic, potentially relocating entrance on Pond Lane
- Designing for low maintenance
- No or few fabricated or constructed elements
 - o Having a light touch on the existing landscape
- Adding signage to indicate public use
- Preservation of mature trees
 - o Inventory of existing vegetation
- Coordination with partners like Friends of Spy Pond Park
- Uninvited/unwelcome critters

Objections included:

- Any changes beyond plantings and resumed maintenance
- Bocce or exercise courts

21 Pond Lane Public Forum Notes

Facilitated by Ben Barkan (Home Harvest) and David Morgan (DPCD)

Town Hall Auditorium

09.12.24 6:00 – 7:30 PM

Approximately 40 community members in attendance

Preferred components of refined concepts included:

- Native plantings with ADA compliant path access
 - o Demonstration gardens of varying types
- Retaining and/or installing mature shade trees
 - o Shadow/succession plantings/phased approach to tree removal
- Invasive species management and prevention
- Quiet, reflective space for visitors
- Long-term plan for garden tree/plant growth
- Maintaining a vegetated buffer for neighbors
- Installing educational signage
- Using paths as visual cues
- Not adding trash cans, informing visitors of carry in/carry out policy
- Maintaining considerable ($\geq 50\%$) shade cover for cooling, especially in seating areas

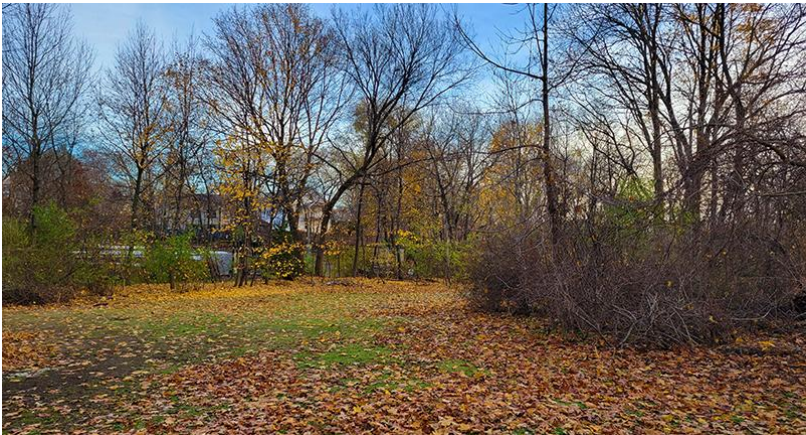
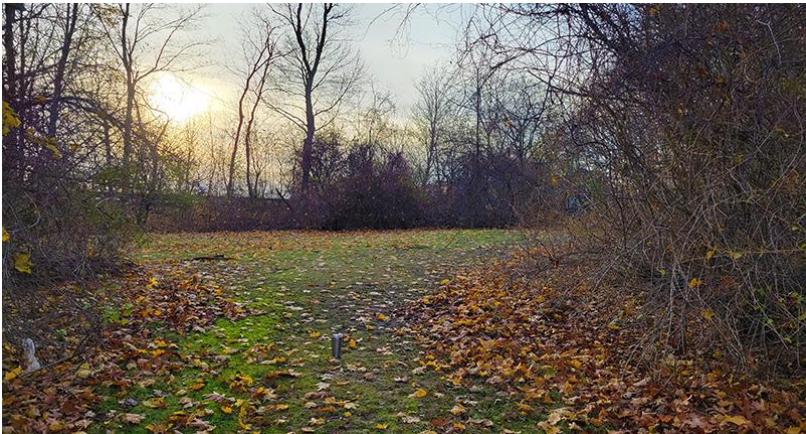
Concerns included:

- Bridge and tunnel traffic
 - o Consider adding bike/pedestrian access via Minuteman Bikeway, Avon Place
 - o Add safety features to bridge/tunnel, including consideration of:
 - A mirror for visibility
 - Low bridge signage
 - A crosswalk north of the tunnel
 - An additional tunnel for two-way traffic, or a separated bike/ped lane
 - Sidewalk extension

Design considerations included:

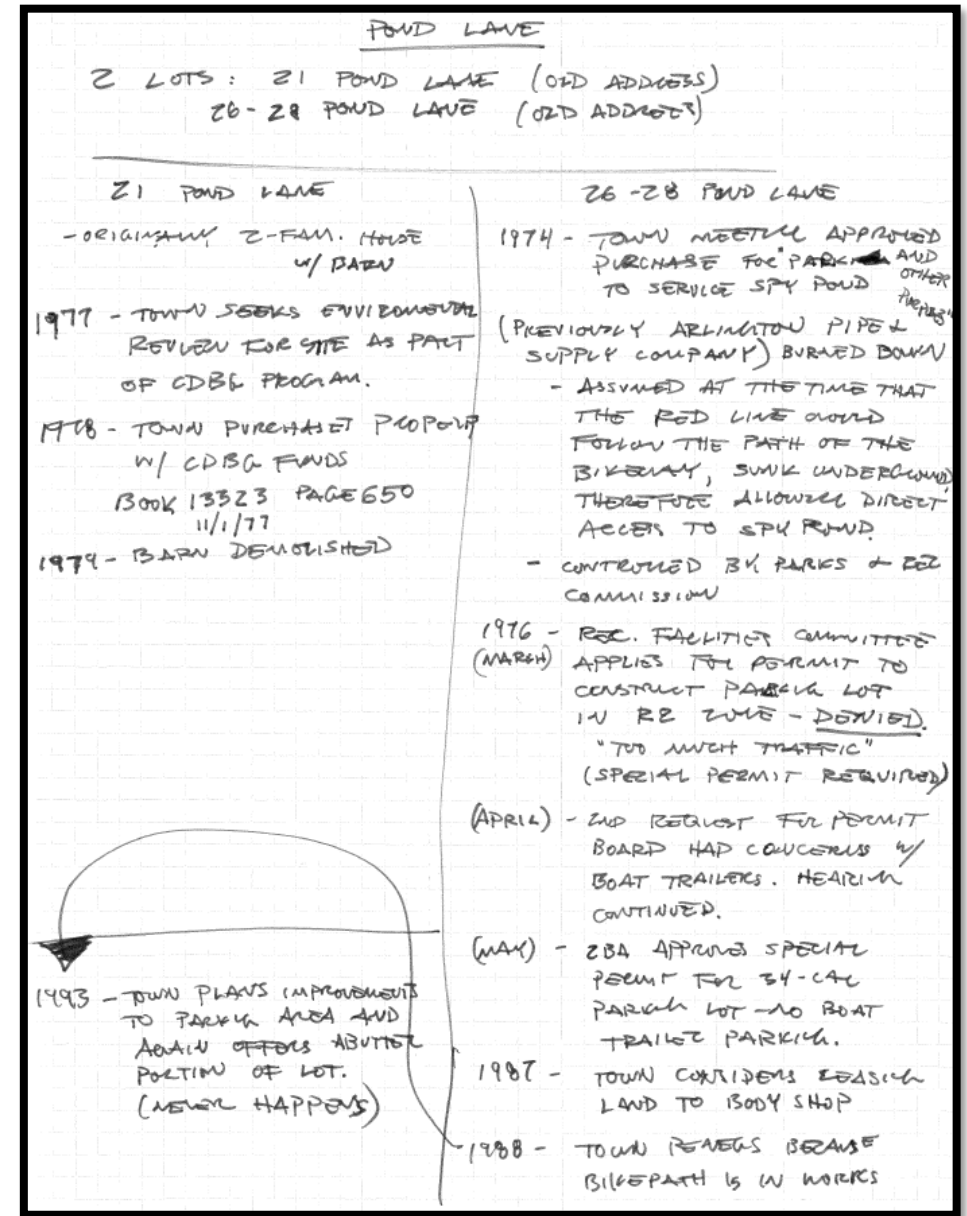
- Circular or triangular path design with access to all points of egress deemed feasible
- Natural materials, e.g., wood, stonedust
 - o Potential path materials: granite, permeable pavers, attractive pavers, bluestone, asphalt, low maintenance paver solution, etc.
- Low profile elements, including seating or tables
 - o A diversity of seating options (e.g., seated chairs, benches, lounge chairs) and locations
- Keeping seating and other elements placed along path





Context + History

- Empty lot since 1970s
- Currently not maintained
- Development attempted several times without success
- One of very few spaces available for development of open space amenities
- Zoned OS

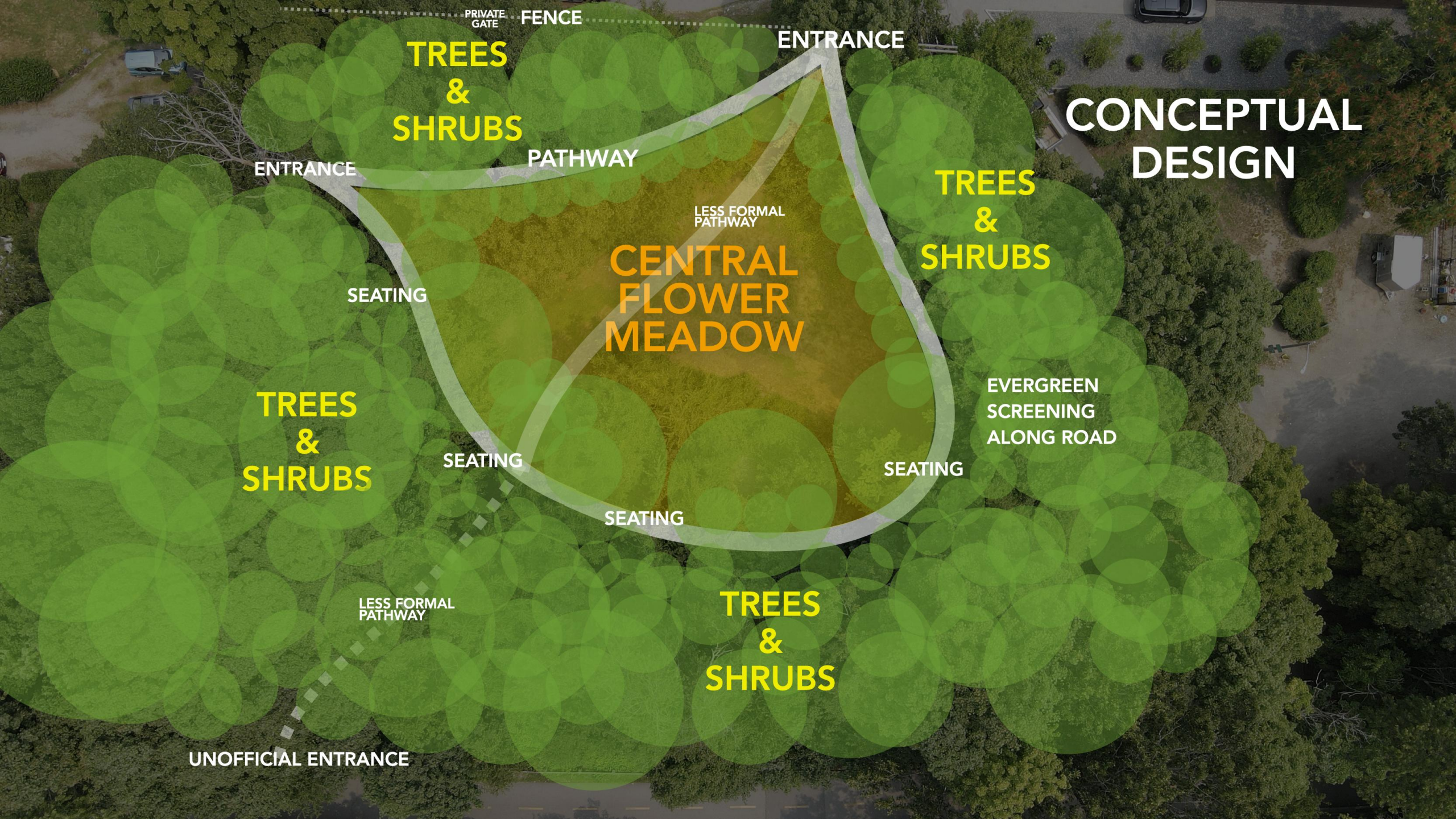


Feasibility Study Findings



- 2024 CPA Award for \$15,000
- Input from over 100 community members
 - Survey (incl. on site interviews), two public forums
- Unique use, something distinctive
 - A sanctuary for community and biodiversity, a public garden
 - Aligns with previously proposed uses, requires minimal inputs to accomplish





PRIVATE GATE FENCE

ENTRANCE

TREES
&
SHRUBS

PATHWAY

ENTRANCE

CONCEPTUAL
DESIGN

TREES
&
SHRUBS

LESS FORMAL
PATHWAY

CENTRAL
FLOWER
MEADOW

SEATING

EVERGREEN
SCREENING
ALONG ROAD

TREES
&
SHRUBS

SEATING

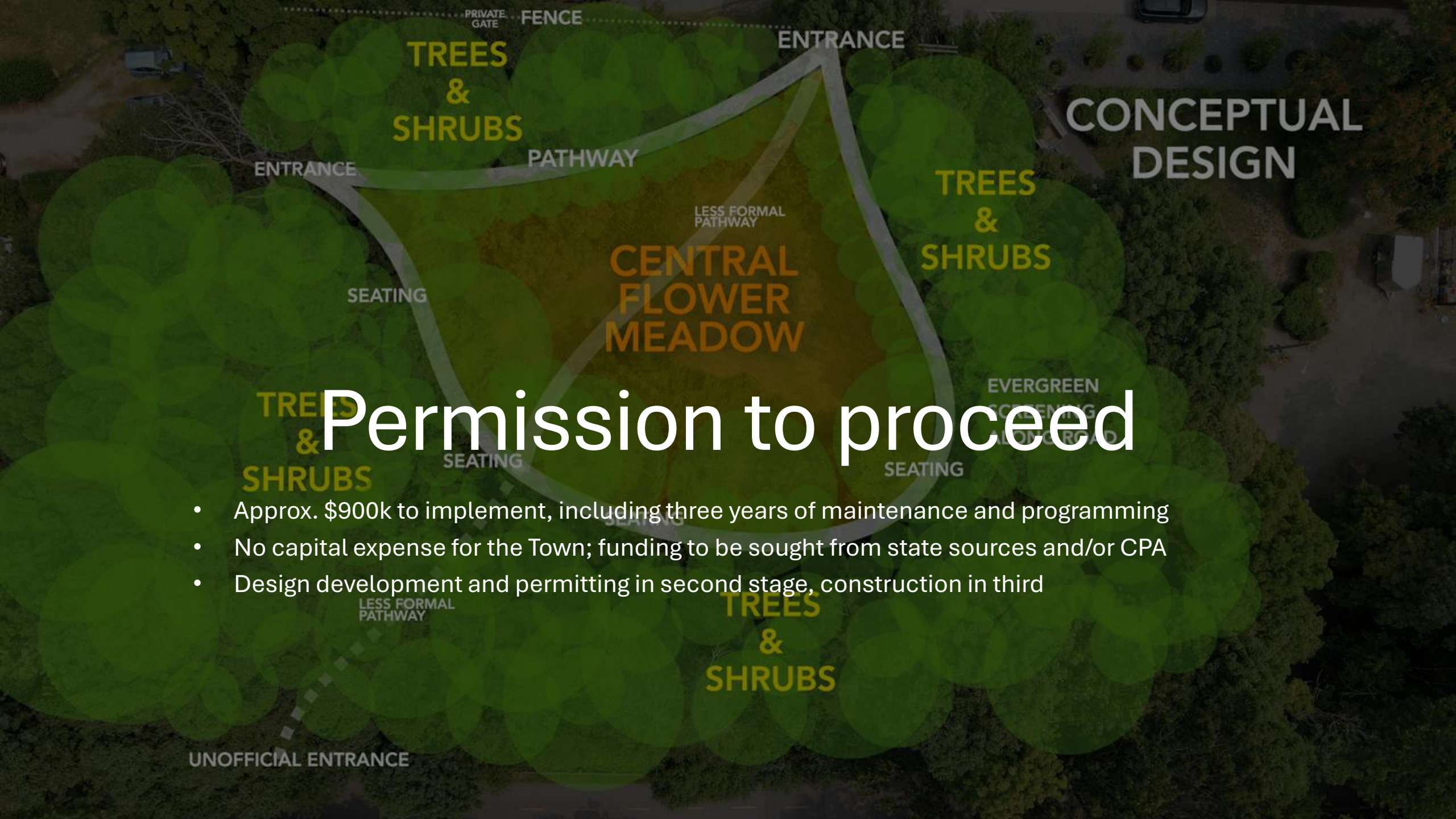
SEATING

SEATING

LESS FORMAL
PATHWAY

TREES
&
SHRUBS

UNOFFICIAL ENTRANCE



Permission to proceed

- Approx. \$900k to implement, including three years of maintenance and programming
- No capital expense for the Town; funding to be sought from state sources and/or CPA
- Design development and permitting in second stage, construction in third



21 Pond Lane Feasibility Study

homeharvest
Landscapes for Healthy Living



21 Pond Lane Feasibility Study
Arlington, Massachusetts

Prepared for the

Department of Planning and Community Development
730 Massachusetts Avenue
Arlington, MA 02476

By

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HomeHarvest, LLC

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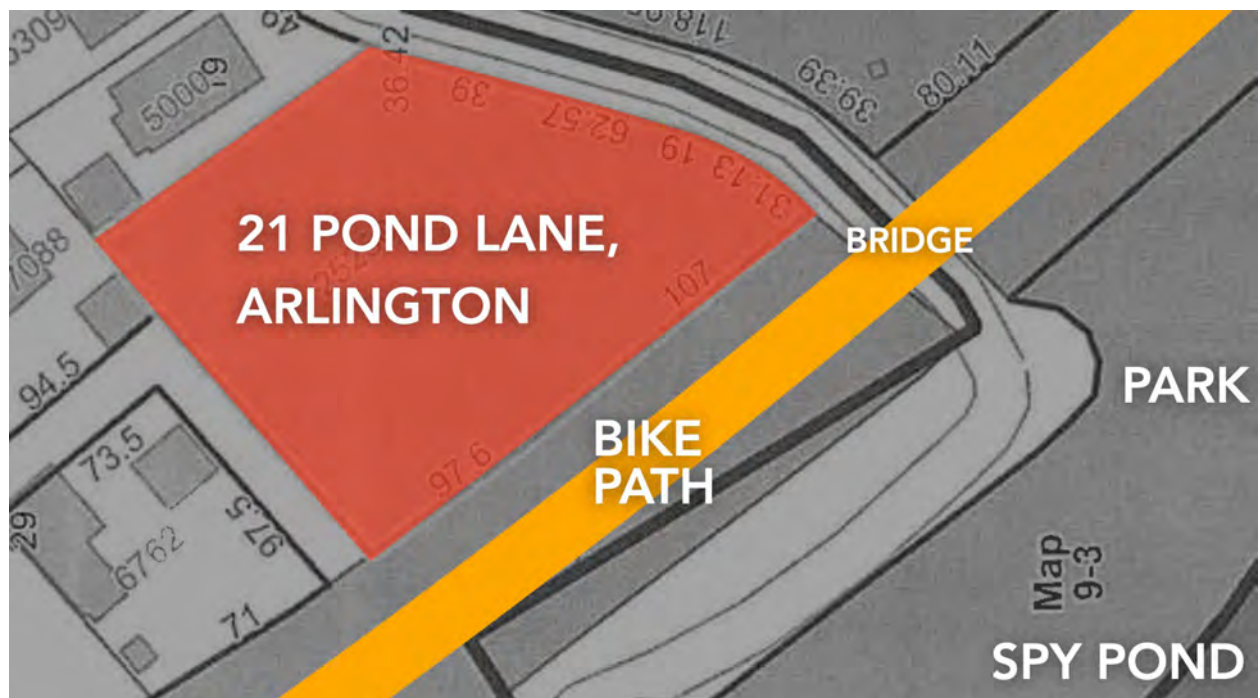
Friends of Spy Pond Park

The people of Arlington, Massachusetts

This study was funded with an award by the Community Preservation Act Committee.

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21 POND

LANE:

THE VISION

A Natural Sanctuary for Community and Biodiversity

The vision for 21 Pond Lane is to transform an underutilized space in Arlington into a vibrant natural sanctuary that prioritizes environmental restoration and fosters community engagement. Guided by ecological design principles, the project emphasizes the critical role of native plants in enhancing biodiversity, supporting essential insects, and providing habitats for local wildlife.

The concept design process was deeply rooted in community involvement. Led by HomeHarvest, the project engaged local residents through workshops and discussions, through which a nature-centered approach emerged. Features such as a Miyawaki forest and native meadows emerged as community favorites, reflecting the desires and needs of the residents. The project advances the goals of several Town plans, as listed in the appendix.

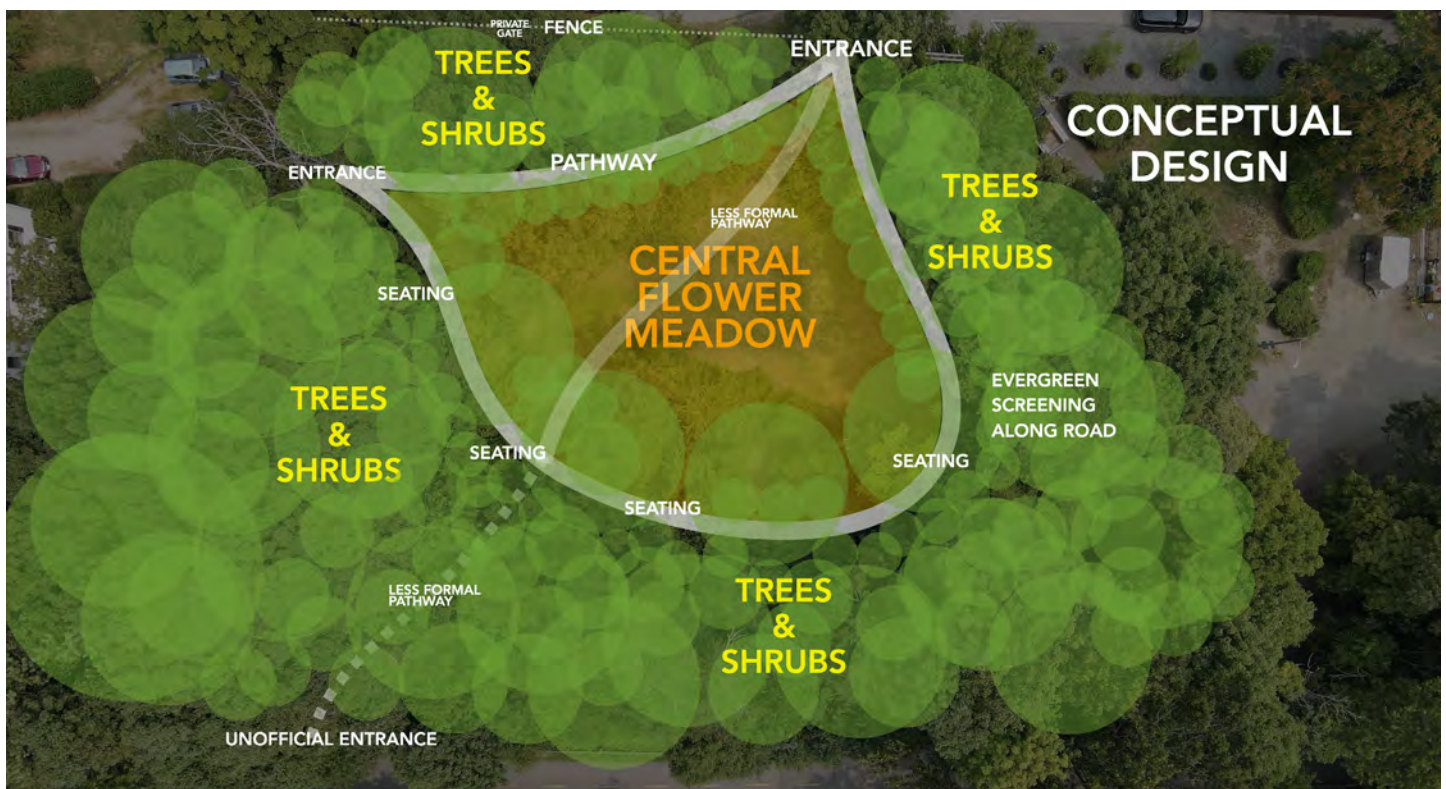
The Miyawaki forest-inspired design features dense, rapidly growing native vegetation, creating a low-maintenance habitat that sequesters carbon, manages stormwater, and improves air quality. A central native meadow will serve as a sanctuary for pollinators, enrich soil health, and showcase the beauty of nature. The park's layout will facilitate interaction with the environment, inviting visitors to observe, learn, and reconnect with nature while promoting connections to Spy Pond Park, the Minuteman Bikeway, and other nearby amenities.

This ecological botanical garden will blend aesthetic appeal with functional design, allowing the Arlington community to witness nature's resilience firsthand. By establishing edge ecosystems that merge forest and meadow, the park will support biodiversity hotspots and ecological corridors. Thoughtful features such as wooden benches, an entry arbor, and educational workshops will encourage reflection and interaction, fostering a deeper connection between residents and their environment.

Transforming 21 Pond Lane into an ecologically focused public garden will yield numerous benefits. Increased biodiversity will contribute to a healthier ecosystem, enhancing Arlington's resilience to climate change impacts like droughts and heavy rains. The planting of native trees and shrubs will improve air quality, aid in carbon sequestration, and reduce soil erosion, aligning with Arlington's environmental sustainability goals.

Beyond ecological benefits, the public garden will serve as a peaceful retreat and community gathering space. Accessible pathways and strategically placed benches will allow visitors to enjoy the beauty of native plants and connect with nature, promoting physical and mental well-being. Educational signage and community-led workshops on native plants and conservation will foster environmental awareness, encouraging residents to adopt sustainable practices in their own yards.

The proposal for 21 Pond Lane aims to create a cherished, sustainable asset that beautifies Arlington and strengthens community bonds through shared stewardship of the land. This new green space will enhance the local environment, provide passive recreation, and inspire future generations to appreciate and protect the natural world.



21 POND LANE: THE ETHOS

Incorporating Ecological Design Principles

Throughout interviews and public discussions with neighbors, abutters, and community members, a consistent goal emerged: the incorporation of ecological design principles, such as have been popularized by local author and ecologist Doug Tallamy. Tallamy's ethos emphasizes the critical role that native plants play in sustaining biodiversity and fostering healthy ecosystems.

In his groundbreaking work, *Bringing Nature Home*, Tallamy highlights the importance of planting native species to support local ecosystems, particularly the insect populations that form the foundation of the food web. His research indicates that non-native ornamental plants, which are prevalent in many gardens and public landscapes, often fail to provide the necessary support for wildlife. Tallamy's message is clear: to restore ecological balance, we must create landscapes that reflect the region's native biodiversity, thereby fostering a healthier relationship with the natural world.

In his subsequent works, including *Nature's Best Hope* and *The Nature of Oaks*, Tallamy broadens his message, encouraging individuals to take responsibility for conservation efforts in their own backyards. He introduces the concept of the Homegrown National Park, a grassroots initiative that invites homeowners, communities, and local governments to collaborate in transforming yards, parks, and public spaces into thriving native ecosystems. This decentralized approach to conservation underscores Tallamy's belief that everyone has a role to play in reversing habitat loss and restoring biodiversity. Even small changes, such as planting native trees or shrubs, can have a significant impact.

Tallamy's writings also explore the interconnectedness of species, illustrating how individual actions can sup-

port broader ecological networks. For instance, in *The Nature of Oaks*, he discusses how a single native oak tree can sustain hundreds of insect species, which in turn attract birds and other wildlife. This interconnectedness reinforces the idea that ecological stewardship begins at home. Through mindful planting and the restoration of native species, we can reconnect fragmented ecosystems, bolster biodiversity, and ensure the survival of countless species.

Tallamy's ideas challenge conventional gardening and landscaping practices, advocating for a rethinking of how human-managed spaces interact with nature. These themes will be integral to the approach for 21 Pond Lane, where the goal is to create environmental harmony while also establishing an attractive and inviting public space. The project will prioritize both beauty and function, ensuring that the landscape serves as a model for ecological stewardship and community engagement.

Study Goals and Objectives

This report summarizes the feasibility study conducted by HomeHarvest for the Town of Arlington on the topic of envisioning a different use for the vacant lot at 21 Pond Lane. A feasibility study is an analysis used to assess the practicality and potential success of a proposed plan or project. It helps decision-makers determine whether the plan can realistically move forward and meet its objectives.

Developing a comprehensive feasibility study report is helpful toward understanding the likelihood of the project's success and identifying any potential challenges. Such studies typically evaluate several key factors, including technical, economic, legal, operational, scheduling, and community interest feasibility. The topics included here are technical, economic, legal, and operational, and pertain to community interest.

Program for 21 Pond Lane Improvements

HomeHarvest and the Town of Arlington arrived at project goals in conversation with the Arlington community, including the following priorities for developing a design concept that...

- is unique for Arlington and doesn't already exist
- is appreciated by the community
- harmonizes with the community
- considers as many people's needs as possible
- has a positive effect on the ecosystem as a whole
- provides meaningful community engagement
- results in people being more healthy and happy
- is both beautiful and functional

21 POND LANE: THE SITE

From a Vacant Lot to an Ecological Garden

21 Pond Lane is a unique parcel of land, approximately 0.58 acres in size, situated adjacent to the Minuteman Bikeway and near Spy Pond. The terrain is uneven, making it less suitable for traditional open space uses. The site is predominantly covered with invasive Norway Maple trees and is occasionally utilized by community members as a passage to the bike path via an informal footpath leading to a gap in the guardrail along the Minuteman Bikeway. There are two informal entrances and one formal entrance to the site.

The site is owned by the Arlington Select Board. Purchased by the Town of Arlington in 1977 for \$55,000. The property has remained undeveloped ever since, offering a unique opportunity for community enhancement. Currently, the closest neighbors occasionally mow the space, but the land has otherwise been left vacant and largely unmaintained.

Before its acquisition by the town, the site was home to a residential building that reportedly burned down and was never rebuilt. Today, the parcel serves as an informal pedestrian thoroughway, connecting the Minuteman Bike Path to adjacent roads. The site features several unmaintained entrances, and on pleasant days, it's not uncommon to see dozens of people cutting through, creating informal pathways.

The area features some existing lawn, primarily near the entrance, which is periodically maintained by neighbors. However, the site has remained largely inactive since a house was destroyed by fire many years ago. While the title documents provide a detailed history of the parcel, today it is a vacant lot dominated by a variety of weeds and invasive plants, such as Norway Maple trees, Japanese Knotweed, and Roundleaf Bittersweet.

Public engagement has highlighted a common theme: people are more inclined to protect spaces they perceive as beautiful. This notion underscores the importance of investing in the enhancement of this plot of land. Environmental protection, the creation of wildlife habitats, and the intentional planting of flowering perennials, shrubs, and trees are all valuable endeavors. When public spaces are perceived as beautiful, they are more likely to be cherished and preserved.

A key objective of this project is to transform 21 Pond Lane into a visually appealing outdoor ecosystem that warrants protection and respect. While resilience is often discussed in environmental contexts, it is essential to recognize that human perception plays a crucial role in the site's long-term sustainability. Currently, the area appears neglected and underutilized.

A Community-Led Design Process

The Town of Arlington is already home to various sports fields, playgrounds, and public lawns. From the outset, the goal for 21 Pond Lane was to create something distinct and valuable for the community. The question at the heart of the study was “How can we effectively activate this underutilized space for the benefit of surrounding residents in a unique manner?”

HomeHarvest began by generating over 20 innovative ideas to address this question. Through one-on-one interviews, public presentations, and thoughtful community engagement, these ideas were refined to 2-3 concepts that resonated with community members. This iterative process involved revising the initial presentation over 15 times to align with public feedback collected between August and December, 2024.

*How can we effectively
activate this underutilized
space for the benefit of
surrounding residents in a
unique manner?*

Proposed ideas included an outdoor gym, public sauna/cold plunge area, community greenhouse, edible garden elements, community orchard, event space, flower gardens, sculptural installations, mushroom gardens, native plant education, invasive plant education, gazebos, outdoor Wi-Fi, and recreational games. As feedback was collected, certain ideas were eliminated while others were emphasized.

Community interviews yielded mixed responses, with residents expressing enthusiasm for many of the proposed concepts while also suggesting new ones, such as a pet cemetery, skate park, concrete pump track, pier connecting the bike path to the pond, and an outdoor event space for musicians.

As the engagement process progressed, a clear preference emerged among community members for a more natural approach, with less emphasis on constructed features. There was notable opposition to overly built structures, leading to a consensus that prioritized native plants, ecosystem restoration, and environmentally sustainable practices. The community expressed a desire for a space that demonstrates resilience to climate change and showcases native plantings in an open space context.

Ultimately, the vision for this open space, shaped entirely by community input, is to create a pathway that accommodates benches while allowing most of the area to be densely planted with a variety of native trees, shrubs, and perennial plants. This design aims to foster a space where the focus is on the plants, encouraging observation and interaction with nature.

Design Recommendations

We recommend achieving a balance between the density of woody plantings—favoring low maintenance and maximal carbon sequestration—and ensuring physical access and visual openness, which enhances the overall aesthetic and creates a botanic garden-like appeal.

To maintain an inviting atmosphere, we advocate for robust competition among native plants at the ground level while spacing shrubs and trees to create a cohesive canopy without overwhelming the visual experience. Maintaining clear sightlines is crucial for both aesthetic enjoyment and educational opportunities. A too densely planted area surrounding pathways can create a claustrophobic feeling and may hinder accessibility and visibility, undermining the project's educational and aesthetic objectives.

Our preferred design approach involves establishing a central meadow densely planted with flowers, complemented by strategically placed trees and larger shrubs around the perimeter. This configuration fosters the sensation of a spacious outdoor living room, allowing visitors to gaze into a more open center that highlights the meadow.

The optimal design combines the Miyawaki forest approach along the perimeter with a central native plant flower garden meadow. This concept is not only low maintenance and sustainable but also visually appealing, facilitating engagement by allowing visitors to appreciate the plants without feeling overwhelmed.



21 Pond Lane viewed from the Pond Lane Entrance

Miyawaki Forest

Community members suggested using 21 Pond Lane for a Miyawaki forest many times over the course of the feasibility study, inspired in part by examples in neighboring municipalities. A Miyawaki forest is a dense, native forest that is grown using the Miyawaki method, developed by Japanese botanist Dr. Akira Miyawaki. The method focuses on creating small, fast-growing forests by planting diverse native species closely together.

Miyawaki forests play a crucial role in restoring native biodiversity while providing significant ecological benefits, including carbon sequestration, improved air quality, and enhanced resilience of local ecosystems. These forests are particularly valuable in urban areas where green space is limited.

The goal is to simulate the natural regeneration process of a forest and accelerate its growth. Typically, these forests grow 10 times faster, are 30 times denser, and provide 100 times more biodiversity compared to conventional afforestation methods.

Key Features of the Miyawaki Method:

1. **Native Plant Selection:** Only indigenous species that are well-suited to the local climate and soil conditions are used. This promotes a more balanced and resilient ecosystem.
2. **Layered Planting:** The forest is planted in multiple layers, including ground cover perennials, shrubs, subtrees, and canopy trees. This mimics the structure of a natural forest.
3. **Dense Planting:** Trees and plants are planted very closely together, which encourages competition and faster growth.
4. **No Maintenance After Initial Growth:** After a couple of years, the forest becomes self-sustaining and requires little to no maintenance.

Benefits to the Ecosystem:

1. **Biodiversity:** Miyawaki forests support a wide variety of species, from plants to insects and animals, increasing overall biodiversity.
2. **Carbon Sequestration:** These forests absorb significant amounts of carbon dioxide, contributing to climate change mitigation by acting as carbon sinks.
3. **Improved Air Quality:** By absorbing pollutants and producing oxygen, Miyawaki forests help improve air quality in urban and suburban areas.
4. **Water Retention and Soil Health:** The dense root systems of the trees improve soil structure and water retention, helping prevent erosion and managing stormwater.
5. **Temperature Regulation:** The dense canopy provides shade and cools the surrounding area, mitigating the urban heat island effect.
6. **Resilience and Self-Sustainability:** Once established, Miyawaki forests are self-sustaining ecosystems that require no fertilizers, pesticides, or watering.

Plant Competition and Layering

Encouraging natural competition among plants is beneficial, particularly at the ground layer. Promoting competition among herbaceous (non-woody) perennials that grow up to 4 feet tall can effectively reduce weed competition and minimize maintenance efforts. It is essential to allow for adequate spacing among woody plants, such as trees and shrubs, in the canopy layer. Overcrowding in this layer can lead to poor air circulation, increased susceptibility to fungal pathogens, and diminished visibility, ultimately detracting from the aesthetics.

Case Study: Danehy Park

The Miyawaki forest at Danehy Park in Somerville serves as an exemplary model of sustainability in action. According to David Lefcourt, the Cambridge city arborist, “Miyawaki forests offer an opportunity to reestablish healthy forests in urban environments. They cool their surrounding areas, mitigate the urban heat island effect, support biodiversity, buffer against flooding and erosion, help balance water cycles to combat drought conditions, and sequester carbon.”

However, the dense planting of trees and shrubs in the Danehy Miyawaki forest limits accessibility, as it is primarily enjoyed from outside. The proposal for Pond Lane integrates the Miyawaki concept in a rounded, enveloping shape around a central meadow, facilitating greater interaction with the plants and enhancing visibility. This design also creates a functional “sun trap,” allowing sunlight to penetrate the core of the open public space while maximizing views and airflow.



Danehy Park Miyawaki forest, Cambridge

Central Meadow

In the middle of the park space, we will feature a vast native flower meadow. Native meadows offer substantial ecological benefits by promoting biodiversity, improving soil health, and enhancing ecosystem resilience. By planting species that are indigenous to the region, native meadows create habitats for a wide variety of insects, birds, and mammals, many of which are dependent on these plants for food and shelter. Pollinators, such as bees and butterflies, are particularly drawn to native flowering plants, which provide the nectar and pollen they need to survive. This, in turn, supports the broader food web, as many birds rely on these insects to feed their young.

Additionally, native meadows contribute to soil health. Deep-rooted native plants improve soil structure, increasing water infiltration and reducing erosion. Their root systems can also help sequester carbon, contributing to climate change mitigation efforts. Unlike traditional lawns or non-native gardens, native meadows are low-maintenance and do not require fertilizers, pesticides, or frequent watering, all of which can degrade soil quality and harm surrounding water bodies through runoff.

Moreover, native meadows help restore ecological balance in areas affected by urbanization and habitat loss. By replacing manicured lawns or invasive plant species with diverse native plants, meadows support ecosystem resilience, allowing natural processes like nutrient cycling and seed dispersal to thrive. This increased resilience helps ecosystems better withstand environmental stressors such as droughts, floods, and temperature fluctuations, which are becoming more common due to climate change. In Massachusetts, where urban sprawl and agricultural expansion have fragmented natural habitats, creating native meadows is an effective way to reconnect these ecosystems and enhance overall ecological health.

Edge Ecosystems

Edge ecosystems, or ecotones, are transitional zones between two different ecosystems, such as the boundary between a forest and a meadow or between a wetland and dry land. These areas are critically important for ecosystem restoration because they combine characteristics of both adjacent ecosystems, resulting in greater biodiversity, enhanced species interaction, and increased ecosystem services. In this case, we will explore the visual play between a meadow ecosystem, and a densely planted forest ecosystem. The seating elements will highlight views from within the forest, looking outward toward a central meadow.

Edge ecosystems often support a higher level of biodiversity than the ecosystems on either side of the boundary. Species from both ecosystems interact within the ecotone, and many species are specifically adapted to thrive in these transitional zones. This increased biodiversity contributes to ecosystem resilience and stability, as it enhances food web complexity and creates habitats for a wide range of species, from plants to predators. In ecosystem restoration projects, enhancing edge habitats can help rebuild and support diverse wildlife communities, which is critical for restoring degraded environments.

Edge ecosystems serve as biological corridors, allowing species to move between different habitats. This connectivity is vital for maintaining genetic diversity and species migration, especially in fragmented landscapes

where natural habitats have been divided by human activities such as agriculture or urban development. Restoring edge ecosystems in these areas can reestablish movement pathways for species, aiding in population recovery and preventing genetic isolation.

Ecotones are known to provide enhanced ecosystem services compared to single ecosystem types. For example, they can improve water filtration, regulate microclimates, and support pollinator activity. Edge ecosystems also contribute to soil stabilization by maintaining a diversity of root systems that prevent erosion, and they can increase carbon sequestration due to the variety of plant species present. In restoration efforts, establishing or protecting these edge zones helps strengthen ecosystem services, benefiting both natural environments and human communities nearby.

In summary, edge ecosystems are critical to successful ecosystem restoration due to their ability to support rich biodiversity, facilitate species movement, and enhance ecosystem services. By prioritizing the restoration and preservation of these transitional areas, ecological restoration projects can build more resilient and diverse environments that benefit both wildlife and people.



21 POND LANE: THE PROCESS

Community engagement was central to the outcome of this study. The Department of Planning and Community Development worked with Home Harvest to identify stakeholders that included local residents, especially those living in the surrounding environmental justice neighborhood, Town departments and commissions, and private partners. Home Harvest began the engagement process by surveying visitors to 21 Pond Lane and the surrounding area. Their survey was conducted on several different days and at varying times to catch input from a broad base of users. The survey results were elaborated with feedback from the two public forums conducted. In total, 74 respondents contributed to the survey.

The two public forums that were held took place on August 8, 2024, and September 12, 2024. The first was attended by approximately 20 community members, and the second by 40. In both sessions, attendees were introduced to the project by Home Harvest, and discussion was held about the preferred concepts, any concerns, and design considerations to meet the agreed-to criteria. Participants were invited to participate in the design by using a scale model of the garden.

The community's vision for the new public garden reflects a strong desire for a space that fosters connection, embraces nature, and promotes sustainability. Respondents expressed enthusiasm for features such as a community greenhouse, botanical gardens, and picnic areas, emphasizing the importance of native plants and natural spaces. Many envision the garden as a gathering place for families and friends, where they can enjoy the outdoors, participate in workshops, and engage in community activities like outdoor concerts and games.

Unique ideas emerged from the survey, showcasing the creativity of the community. Suggestions included a dedicated burial ground for pets, a whimsical large troll statue, and a zen meditation garden designed for tranquility and reflection. There was also interest in public workshops, outdoor concerts, and interactive sculptures, although some respondents expressed concerns about the potential for noise and maintenance associated with these features. The idea of incorporating historical elements, such as maple tree tapping, was also proposed, linking the garden to local traditions and enhancing its educational value.

However, the community also voiced significant concerns that must be addressed in the planning process. Privacy for neighbors was a recurring theme, with many wanting to ensure that the garden does not disrupt the tranquility of nearby residences. Water access for both plants and visitors was highlighted as a critical need, alongside a strong desire to preserve existing trees and wildlife habitats. Respondents were particularly wary of attracting pests like rodents and mosquitoes, and there were questions about who would manage and maintain the garden, as well as the budget for ongoing upkeep.

Traffic and accessibility emerged as additional concerns, with many respondents worried about increased vehicle traffic and the need for ADA-compliant pathways. The community expressed a desire for a seamless process in developing the garden, free from bureaucratic red tape that has hindered past initiatives. Safety and security were also on the minds of many, with apprehensions about potential troublemakers in the space and the need to maintain a welcoming environment.

Statistics

Total Responses: 74

Most Common Themes:

- Community Greenhouse: 8 mentions (with some opposition).
- Botanical Garden: 6 mentions.
- Outdoor Gym: 5 mentions (with some opposition).
- Picnic Areas: 5 mentions.
- Native Plants: 10 mentions.
- Seating Areas: 7 mentions.
- Natural Spaces: 9 mentions.
- Concerns about Structures: 15 mentions (including no large structures, no sculptures, and no hardscaping).
- New Ideas: 12 unique suggestions (including workshops, historical links, and sustainability initiatives).
- Major Concerns: 10 themes (including privacy, maintenance, wildlife management, and traffic).

In summary, the survey and public forums reveal a community eager to create a public garden that balances innovative ideas with a commitment to preserving the natural environment. While there is excitement about potential features and activities, the community's concerns highlight the need for careful planning and consideration to ensure the garden serves as a welcoming and sustainable space for all. The feedback underscores the importance of engaging with residents throughout the development process to address their concerns and incorporate their ideas, ultimately creating a garden that reflects the values and needs of the community.

21 POND LANE: TECHNICAL FEASIBILITY

Analysis of the technical feasibility of a public garden at 21 Pond Lane included assessment of existing site conditions, community-preferred uses, and extensive consideration of a planting plan, including maintenance.

Invasive Weed Removal

Invasive weeds pose significant threats to ecosystems by outcompeting native plants for resources like sunlight, water, and nutrients. They often grow aggressively and can quickly dominate an area, reducing biodiversity and altering habitats that native wildlife depend on. In an ecological native plant space, it is crucial to remove invasive weeds to preserve the delicate balance of native species, ensuring that the garden space continues to support local biodiversity. Failing to control invasive species can lead to the decline of native plants, soil degradation, and the disruption of the natural ecosystem processes that these parks aim to protect. Regular monitoring and removal help maintain the ecological integrity of these environments.

Removal of invasive weeds is going to be of utmost importance early on in the installation process. Eradication of Norway maples and tree of heaven, combined with some shrubs and herbaceous weeding is critical to the success of the project at 21 Pond Lane. **If we do not fully remove these invasive plants, particularly Norway maples, the intensive root systems of these trees, which often reach 300' in all directions from each tree, will compete heav-**

ily with the new plants, and will reduce water access and fertilizer access to the new plants. The invasive weeds, essentially will rob the new landscape of life and stunt new plantings. Removal of these plants will involve cutting down the trees, painting the stumps with a systemic herbicide 1-3 times, stump grinding, or some combination of the two. Tree of heaven may involve injections of herbicide or a phased approach to prevent spreading of the tree.

It is possible to remove trees in phases as long as we completely remove all invasive trees from specific areas. If we remove only 90% of the Norway maples in one zone, for example, the remaining 10% will thrive and quickly dominate. Removal of invasive trees, shrubs, and perennials is the essential starting point. Any herbicide used will not be sprayed at large, but instead focused to minimize chemical usage and minimize the effect on the surrounding ecosystem.

It is possible, and recommended, to reuse 100% of the wood on site, meaning all the wood and branches from the invasive plant removal can be recycled on site and all wood chips and wood can go back into the soil, contributing to the overall health of the soil, adding more carbon to the soil, which will also act as 'soil sponge' and reduce the amount of irrigation needed.

In all aspects of the proposed installation, HomeHarvest is working hard to make sure we are approaching the work in a way that is as earth-conscious and as environmentally friendly as possible.



Isabella Stewart Gardener Museum pathway

Pathway

A pathway is the essential construction element at 21 Pond lane. This path will provide access to the open space and will be how people walk and engage with the plants. At no time throughout the interviews or presentations with the public did anybody express interest in a lawn, so a path is critical to accessibility.

We recommend an attractive paver, similar to what was used at the Isabella Stewart Gardener Museum outdoor garden area. This path will curve elegantly, and widen around bench areas. To maintain ADA accessibility, we may need to consider more substantial grading closer to the entrance on Pond Lane, combined with minimal

retaining edges to the sides.

The more expensive option will entail pavers, accented with large boulders, and adequate edging to prevent movement of edge stones. This path could be completely permeable, or could have a polymeric sand between joints to prevent weeds, only allowing partial permeability. We recommend a more robust path in a circular shape, with a potential connection to the bike path, as well as through the center of the meadow.

Path construction using pavers entails excavation down at least 6", a suitable base of compacted construction gravel, and proper paver installation.



Isabella Stewart Gardener Museum pathway

Aesthetically, unlike the Isabella Stewart Gardener Museum outdoor pavers, we recommend a consistent running bond pattern with the pavers, without overlapping joints, which can be more easily attained at Pond Lane because the proposed path's curves are more gradual.

A significantly lower cost option to the path entails stone dust, however, this option can become overwhelmed by weeds and plants if not maintained. If budget is limited, the stone dust path approach could occur first, with a more robust path installed several years after, however, for maximum cohesion, minimal soil disturbance, and economy of scale, doing the full paver installation all at once is ideal. This path can be ADA accessible if grading is performed at the steeper entrance.

Benches

Located along the path, we recommend at least six benches, or three clusters of benches, with each cluster of

benches having 2-3 benches. These benches will be anchored to natural stone, or to concrete pads. Although the consensus for the park based on interviews and presentation dialogue is to have little to no ‘built elements’, benches are an essential part of the park planning, and effort can be made to make these benches aesthetically natural and harmonious. The benches can overhang off the path into the adjacent planting beds, and the densely planted shade perennials can fill in around the benches, adding to the magical allure of the naturalistic botanic style garden.

Natural wooden benches in parks offer more than just a place to sit—they act as important features that enhance the connection between people and nature. The organic material of wood blends seamlessly with the surrounding landscape, creating a more harmonious, natural environment than synthetic materials might. By sitting on a wooden bench, park visitors are invited to pause and immerse themselves in the sights, sounds, and smells of the natural world. This tactile connection to nature through the wood itself enhances feelings of tranquility and mindfulness, fostering a deeper appreciation for the environment.



Wooden benches also serve as meeting points for social interaction and community engagement. They encourage people to slow down and take in their surroundings, offering a peaceful space for reflection or conversation in a natural setting. In an era of increasing urbanization, natural wooden benches play a vital role in facilitating human-nature connections and enhancing the visitor experience in green spaces.

Arbor

An arbor entry element is an optional way to highlight the entrance of the site, and create the feeling of going through a 'portal' or door into a large outdoor living room. The idea is to have concrete footings on either side of the main entrance, with a custom arbor spanning over the entrance, connecting with the concrete footings. By not allowing the wood to touch the ground, this element will last a long time and we can prioritize more naturally rot resistant woods, or even consider metal as a building material.

By having plants grow over the arbor, while juxtaposed with shrubs and trees on both sides, the vining plants covering the arbor will create a magical entryway.



This element is optional, however, will add significant beauty, and make it more clear how to enter the park, creating better delineation between the new garden public space and the adjacent neighbor's driveway.

Irrigation

The new landscape will need to be irrigated in order for the plants to get established. Rather than drip line irrigation, which is difficult to install and repair on a large scale, we recommend elevated sprinklers, timed to start in the evening, to help irrigate the landscape.

Between 6-20 sprinkler heads can cover the entire park and this approach is lower cost, lower maintenance, and will sufficiently water all the plants. With this approach, however, because we'll be wetting a large surface area, it's important that the site is planted densely, encouraging fast plant establishment, and encouraging a dense ground cover to help out compete weeds as soon as possible.

This irrigation system does not need to be available in the winter, so the lines can be relatively shallow, and we can plan on irrigation between May and late October, more frequently after the installation (4-5 times per week), and less frequently once plants are more established (once per week), depending on weather and natural rainfall.

The goal is also to encourage drought tolerant plants so that there is less of a need for irrigation water once the garden and landscape park is established 1-2 years after installation.



Signage

There is a strong desire from the community for this public space to be educational, and signage can help educate people about the approach and park's intention, as well as specific plants.

We envision a main sign to communicate the overall design intent of the garden space (native plants, ecosystem restoration etc), as well as individual smaller signs to teach people about specific plants, similar to a botanic garden.

Soil Analysis

We took two series of soil samples, one representing the open ‘meadow’ area, and the other closer to the entrance. The second test showed lead levels that warrant precautions. However, at 30.6 ppm, the levels are considerably lower than naturally-occurring background levels of lead (50 ppm). The soil test warns that further testing should be performed if vegetable and fruit crops will be grown. Lead is most problematic when growing plants where the leaves or roots are harvested and consumed, as these are the parts of plants that can bioaccumulate lead. As such, the planting plan has been revised to exclude any fruiting plants capable of lead bioaccumulation. Additionally, the soil tests recommend limestone, compost, and mulch applications. These topdressings, along with dense plantings, will encapsulate the soils in question. These steps were taken out of an abundance of caution. The results do not indicate contaminated soils.

Not surprisingly, the soil is not very fertile. It will benefit from limestone applications, compost applications, and mulch applications, as well as nitrogen applications for 1-2 years following the installation. Copies of the soil test results are included in the appendix.

Planting

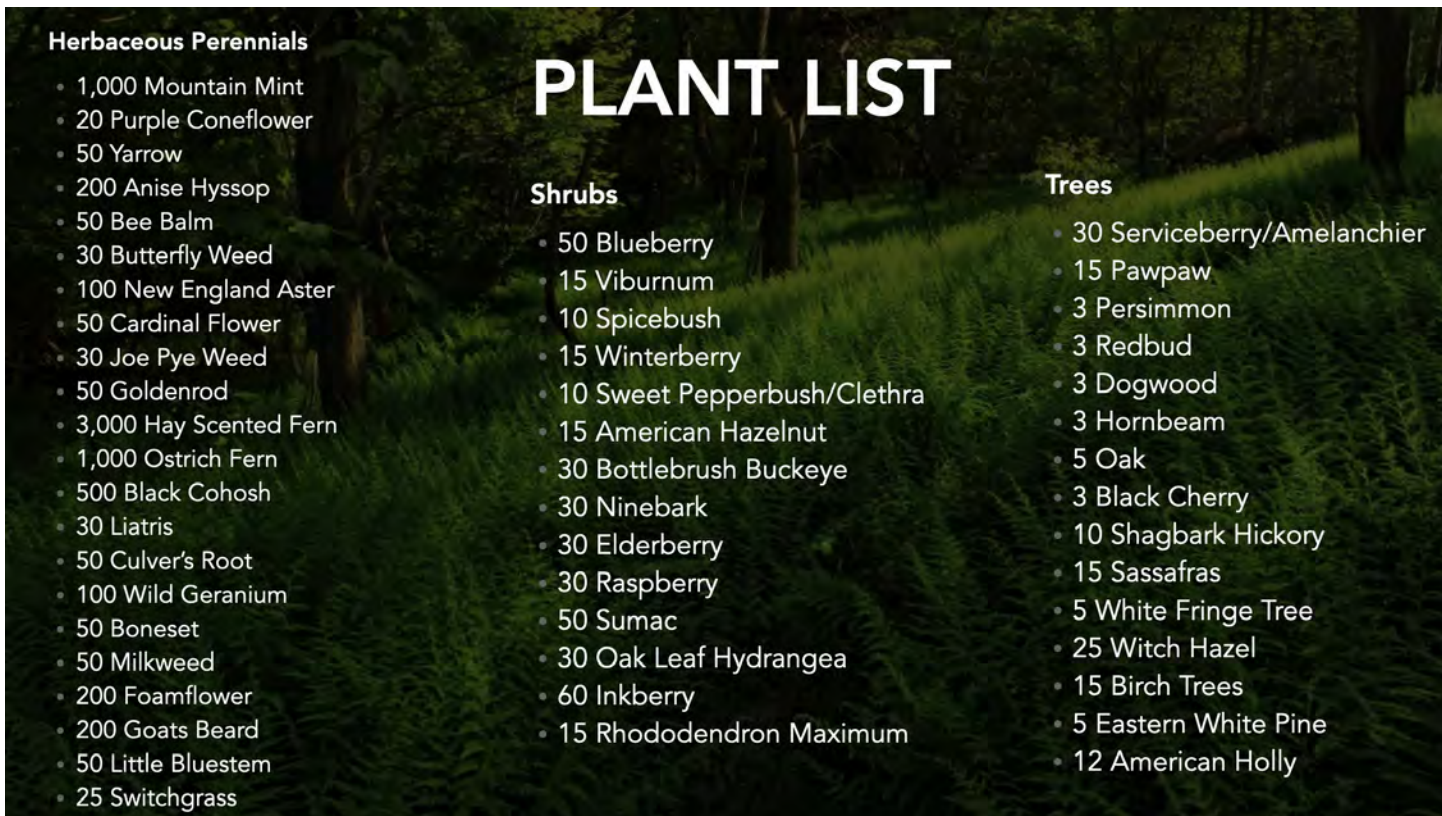
Incorporating the Miyawaki forest concept, the ethos of Doug Tallamy, and general best horticultural practices, 21 Pond Lane will be a demonstration ecosystem and garden for all to enjoy and appreciate.

Regarding plant selection, we will prioritize:

- Over 95% native plant species.
- Drought tolerance once established; occasional watering 2-3 years after the installation is still recommended during dry periods.
- Plants best suited to be resilient in the face of climate change .
- Plants which benefit pollinating insects as well as favorable wildlife (birds).
- Functional plants that could be harvested by people (medicinal, edible, useful).
- Plants that are attractive.
- A plant layout that is cohesive and aesthetically pleasing.
- A balance between biodiversity as well as cohesion.
- A combination of trees, shrubs, and herbaceous perennials.
- A long bloom period with regards to flowering plants.
- Plants with relatively aggressive growth patterns, which will help encourage faster establishment, and thus greater weed suppression. Ideally the plants themselves will reduce maintenance by out competing weeds as early on as possible.
- Plants that are generally lower maintenance.
- Plants that are generally more critter resistant; deer, rabbits, etc.

This plant list has a robust combination of woody and non woody plants. The Herbaceous perennials (non woody plants) are intense for the central meadow, along with shade tolerant plants throughout the understory canopy of trees and shrubs.

Although most of these plants are deciduous, several of these trees and shrub are evergreens, featuring Eastern white pine, American Holly, Inkberry, Rhododendron, as well as many other plants which offer winter interest, such as ornamental grasses, birch trees etc. Many of these evergreens can be used to create year round screening from the adjacent road. We recommend not removing the fall debris after the perennials are done blooming, as these plants offer significant habitat to overwintering insects, and the remaining foliage of perennials also offer a degree of fall and winter interest.



PLANT LIST		
Herbaceous Perennials	Shrubs	Trees
<ul style="list-style-type: none"> • 1,000 Mountain Mint • 20 Purple Coneflower • 50 Yarrow • 200 Anise Hyssop • 50 Bee Balm • 30 Butterfly Weed • 100 New England Aster • 50 Cardinal Flower • 30 Joe Pye Weed • 50 Goldenrod • 3,000 Hay Scented Fern • 1,000 Ostrich Fern • 500 Black Cohosh • 30 Liatris • 50 Culver's Root • 100 Wild Geranium • 50 Boneset • 50 Milkweed • 200 Foamflower • 200 Goats Beard • 50 Little Bluestem • 25 Switchgrass 	<ul style="list-style-type: none"> • 50 Blueberry • 15 Viburnum • 10 Spicebush • 15 Winterberry • 10 Sweet Pepperbush/Clethra • 15 American Hazelnut • 30 Bottlebrush Buckeye • 30 Ninebark • 30 Elderberry • 30 Raspberry • 50 Sumac • 30 Oak Leaf Hydrangea • 60 Inkberry • 15 Rhododendron Maximum 	<ul style="list-style-type: none"> • 30 Serviceberry/Amelanchier • 15 Pawpaw • 3 Persimmon • 3 Redbud • 3 Dogwood • 3 Hornbeam • 5 Oak • 3 Black Cherry • 10 Shagbark Hickory • 15 Sassafras • 5 White Fringe Tree • 25 Witch Hazel • 15 Birch Trees • 5 Eastern White Pine • 12 American Holly

The goal is to create strategic broad brush strokes of color and the aesthetic of weaving bands of colors which interact; passages of colorful plants rather than ‘random biodiversity’.

Maintenance

The community has expressed a strong desire for a low-maintenance public space. We believe this can be achieved by promoting dense planting of native species and ensuring robust initial establishment through adequate irrigation and soil fertility. We recommend prioritizing a substantial quantity of plant material during the initial installation to encourage the rapid establishment of native perennials, thereby reducing early weed competition.

Minimizing weed presence is critical for maintaining a low-maintenance garden. The most significant ongoing maintenance costs arise from weeding and removing invasive plants once the garden is established, which underscores the importance of a well-planned initial installation. By focusing on these strategies, we can create a sustainable and engaging public space that meets community expectations.

Nonetheless, all landscapes require maintenance. Although we want to design this project to be focusing on low maintenance plants, we still need to expect some level of maintenance. The faster we can establish dense ground cover of desired plants, the better our chances are of preventing weeds. Maintenance over a three-year period will produce the ideal results and offer the best guarantee of long term success.

Maintenance to be expected:

- Removal of invasive weeds and weeds in general
- Occasional plant replacement, or transplanting of existing plants
- Pruning of woody plants
- Minimal cutting back of herbaceous/non woody plants
- Checking or repairing irrigation
- Sowing seeds to establish new plants
- Mulching planting beds
- Cleaning up trash
- Propagating native plants for other community projects
- Leading educational workshops
- Leading volunteer groups

Budget Item	Details	Cost (Annual)	3-Year Total
Maintenance Visits (6 visits/year)	2 gardeners, 6 visits over 6 months	\$8,160 (Labor)	\$24,480
	Estimated materials	\$3,000	\$9,000
	Subtotal for 6 visits/year	\$11,160	\$33,480
Maintenance Visits (16 visits/year)	2 gardeners, 16 visits (2/month over 8 months)	\$21,760 (Labor)	\$65,280
	Estimated materials	\$3,000	\$9,000
	Subtotal for 16 visits/year	\$24,760	\$74,280
Ongoing Maintenance Activities	Removal of invasive weeds, plant replacement, pruning, etc.	Included in labor costs	Included in labor costs
Community Engagement	Leading educational workshops, volunteer groups	Included in labor costs	Included in labor costs
Total Estimated Budget	Based on maintenance frequency and community involvement	\$11,160 - \$24,760	\$33,480 - \$74,280

Depending on the initial budget, as well as the desired level of manicured aesthetics this project could require 1-2 maintenance visits per month, or six visits per year minimum.

If we assume a rough estimate of \$85/hr/gardener, and two gardeners working each visit, the maintenance cost could be in the range of:

2 garden specialists, six visits per year over six months: \$8,160 labor plus \$3,000 estimated materials: \$11,160 total annually

2 garden specialists, 16 visits (2 per month over 8 months) maintenance visits:

\$21,760 labor plus \$3,000 estimated materials: \$24,760 total annually

Over Three Years: \$33,480 to \$74,280 total maintenance budget. This budget can include leading volunteer groups and each volunteer session can be considered educational.

The range in this estimate accounts for six visits vs. sixteen visits per year, corresponding with community involvement, attention to detail etc. We recommend starting a FaceBook group specifically for 21 Pond Lane and encouraging every scheduled work day to also be an opportunity for people in the community to come and volunteer, lead by trained maintenance staff.



21 POND LANE: ECONOMIC FEASIBILITY

Please note that these cost estimates are not exact, and a more detailed design phase needs to be finalized before installation numbers can be confirmed, as well as a more definitive timeline for the work. These numbers include estimated labor and materials.

Invasive weed eradication and arbor work: \$40,000, pending final design and assessment of arborist closer to the final installation date

Planting installation, focusing on 171 medium to large sized caliper trees, 395 shrubs, 6,465 herbaceous perennials in pots, compost, mulch, site work, minimal grading, and planting installation labor: \$480,000

Irrigation system installation: \$20,000, + town water hook ups and access

Stone dust path installation and minimal grading: \$15,000 VS. Robust paver installation and minimal grading, about 1,750 square feet of path: \$96,000

Bench installation: \$25,000 for simple benches vs. \$80,000+ for more elaborate and sculptural benches and integrated stone landings

Education signage: \$10,000 for more simple signage, \$40,000 for more detailed signage, plaques, additional educational elements etc.

Maintenance: Between \$33,480 and \$74,280 for three years total depending on quantity of visits

Arbor entryway: Optional element from zero dollars to \$40,000+ depending on final design

Wind powered kinetic sculptures amongst meadow: Optional element from zero dollars to \$30,000 depending on final design

Total Project Estimate Including 3 Year Maintenance Plan: Between \$623,480 to \$900,280+

It is possible to install this project for less money than the lowest end of this range mentioned above. The planting part of the project is the most intensive and costly, and the plant list could be lowered and the initial size of the trees could be lowered to reduce installation costs.

By lowering the quantity and quality of benches, lowering the quantity of perennials and/or using smaller initial plants, lowering the quantity of shrubs and trees as well as their initial size, going for the most simplistic and minimal education signage, and shrinking this idea to its most basic, it is feasible to install the general vision for closer to \$400,000, however, it will come at obvious cuts to quality.

There is even a way to bring the cost down further, closer to \$200,000 or lower, entailing leaving many of the existing invasive trees, and simply transforming the already more open central part of the site into a forest planting using mainly trees and shrubs, and few flowers or herbaceous plants, however, this approach would be less aesthetic, less educational, and less accessible to the public.

The higher end of the range includes more premium features and prioritizes a more custom approach for all of the landscape construction, however, the lower end of the range still accomplishes the main goals expressed by the community and still maintains a robust initial planting installation.

HomeHarvest highly recommends staying within the upper cost range for the best possible outcome. The more investment, the more remarkable this public space will be, and the more it will serve as a demonstration space for other communities to draw inspiration from.



Budget Item	Details	Cost Estimate	Budget Item
Invasive Weed Eradication & Arbor Work	Pending final design and assessment of arborist	\$40,000	Invasive Weed Eradication & Arbor Work
Planting Installation	171 <u>medium</u> to large caliper trees, 395 shrubs, 6,465 herbaceous perennials, compost, mulch, site work, minimal grading, and labor	\$480,000	Planting Installation
Irrigation System Installation	Includes town water hookups and access	\$20,000	Irrigation System Installation
Path Installation	Stone dust path installation and minimal grading	\$15,000	Path Installation
	Robust paver installation (1,750 sq ft)	\$96,000	
Bench Installation	Simple benches	\$25,000	Bench Installation
	More elaborate benches and integrated stone landings	\$80,000+	
Education Signage	Simple signage	\$10,000	Education Signage
	More detailed signage, plaques, and educational elements	\$40,000	
Maintenance (3-Year Total)	Between \$33,480 and \$74,280 depending on quantity of visits	\$33,480 - \$74,280	Maintenance (3-Year Total)
Optional Elements	Arbor entryway (final design dependent)	\$0 - \$40,000+	Optional Elements
	Wind-powered kinetic sculptures (final design dependent)	\$0 - \$30,000	
Total Project Estimate	Including 3-Year Maintenance Plan	\$623,480 - \$900,280+	Total Project Estimate

Volunteer Groups and Workshops

The Arlington Community Orchard, donated by HomeHarvest, has a strong volunteer lead initiative, and as long as we offer engaging workshops to the public, we can expect the 21 Pond Lane site to also attract motivated volunteers.

Volunteers combined with educational workshops can cut down on labor costs of maintenance as well as enhance the community building goal of the project as a whole.

Each maintenance visit could be considered an opportunity for members of the community to volunteer and learn alongside trained staff, and we can also consider independent workshops to offer a diverse and exciting offering to the community.

Potential Workshop Topics

- Native plants education
- Native plant propagation
- Invasive plants and how to manage them
- Garden maintenance
- Medicinal herbs and how to process and use them
- Edible native plants, how to harvest, how to process
- Weeding methods
- Pruning of trees and shrubs
- Fruit tree grafting
- Mushroom log inoculation
- Gardening more maximum ecological value

21 POND LANE: A SECRET, ECOLOGICAL GARDEN

This feasibility study has outlined a vision for transforming 21 Pond Lane, an underutilized space in Arlington, into a natural sanctuary rich with native plants. The project prioritizes environmental restoration and community harmony.

Project Overview

The initiative began with an evaluation of both technical and economic feasibility, integrating a community-centered approach to address local needs. A primary focus is on restoring the ecosystem by removing invasive species and reintroducing native plants, in line with the principles of ecologist Doug Tallamy. Tallamy emphasizes the importance of native plants in reviving biodiversity, supporting essential insects in the food web, and providing habitats for local wildlife. By adhering to these principles, 21 Pond Lane can evolve into a vibrant, sustainable space that enhances biodiversity and climate resilience, serving as a model of ecological stewardship in a public open space used for recreation.

Community-Driven Design Process

At the heart of this project is a community-driven design process led by HomeHarvest, which actively engaged community members in shaping the vision for 21 Pond Lane. Through workshops and one-on-one discussions, participants expressed a preference for a nature-centered approach rather than a focus on built structures. They advocated for features such as a Miyawaki forest and native meadows over traditional facilities.

Miyawaki Forest and Native Meadow

The proposed plantings borrow from the Miyawaki forest approach, characterized by its dense and rapidly growing native vegetation, will serve as a low-maintenance habitat that sequesters carbon, boosts biodiversity, and improves air quality. A central native meadow will provide a sanctuary for pollinators, enhance soil health, and showcase the beauty and functionality of nature. The layout is designed to facilitate seamless interaction with the environment, inviting visitors to observe, learn, and reconnect with nature.

Ecological Botanical Garden

This ecological botanical garden will harmonize beauty with function, creating a space where the Arlington community can witness nature's resilience firsthand. By establishing edge ecosystems that blend forest and meadow, the park will support biodiversity hotspots and ecological corridors, allowing various species to thrive. Features such as wooden benches, an entry arbor, and engaging educational workshops will promote reflection and interaction. Through thoughtful planning and native plantings, 21 Pond Lane will stand as a testament to ecological restoration, climate resilience, and the community's commitment to protecting and celebrating nature while enjoying outdoor recreation.

Community Benefits

The transformation of 21 Pond Lane into an ecologically focused public garden will yield multiple benefits for the Arlington community. By introducing native plants and removing invasive species, the park will foster biodiversity, creating habitats for local wildlife, including pollinators, birds, and beneficial insects.

This increase in biodiversity will contribute to a healthier ecosystem and enhance Arlington's resilience to climate change impacts, such as droughts and heavy rains. The dense planting of native trees and shrubs will improve air quality, aid in carbon sequestration, and reduce soil erosion, all of which align with Arlington's environmental sustainability goals. This park will serve as a model, both employing and inspiring best practices for future parks. Our aspiration is that the success of this approach will encourage other parks in Arlington and beyond to adopt similar installation techniques and native plant combinations.

Public Recreation and Engagement

Beyond ecological benefits, the public garden will provide a peaceful retreat and community gathering space for Arlington residents. The site has a prime location along the Minuteman Bikeway and near Spy Pond. Accessible pathways and strategically placed benches will allow visitors to enjoy the beauty of native plants and connect with nature, promoting both physical and mental well-being. Educational signage and community-led workshops on native plants and conservation will foster environmental awareness, encouraging residents to adopt

sustainable practices in their own yards and neighborhoods.

This new public garden will not only beautify Arlington but also inspire a stronger community bond through shared stewardship of the land, making 21 Pond Lane a cherished, sustainable asset for community members.



Appendices

Concept Design

CONCEPTUAL DESIGN



Survey Results

NAME	PROXIMITY TO SPY POND LOCATION	WHICH IDEAS ARE MOST EXCITING?	LEAST INTERESTED?	NEW IDEAS?	CONCERNS?
Ben Barkan	5 Minute Drive	Love the outdoor gym ideas, love the botanical garden ideas, benches, community greenhouse	Traditional playground, as there are so many in Arlington	Public workshops? Public games and large chess board?	Privacy to neighbors?
Anell Tripathy	5 minute drive	botanical garden, open pavilion space for gettoings, benches! Greenhouse, native plants, resource center	Given the lot size, maybe a meditation as well as an event space is too much to include?	maple tree tapping, historical links	water access?
Moni Lopez	5 minute Drive	Gathering area, community social space, access to water, outdoor		fire pit/cooking? Internet for working outside in shaded area,	
Shelia	3 minute drive	interactive sculpture/bench, interactive trellis walkway	greenhouse, mushrooms		water access?
Brendan Gibson	2 minute drive, 8 minute walk	Botanical garden, Gazebo for musical performances	Love all the ideas, especially ones that foster community groups		
CJ Folt	Works locally in the area	Fruit available to the public, community greenhouse with figs would be incredible	Love all the ideas	More fruit and edible plants, exotic fruits, cool place to take dates	Not enough fruit for me and friends
Barbara Lleurance	East Arlington, close to Spy Pond	Volunteer involvement, healthy ecosystems, native plants, artistic sculptures would be great to see. Permanent art installation, Would love an outdoor gym	Love all the ideas, "very creative ideas, love that the town is considering novel ideas not already present"	Outdoor concerts are needed in Arlington, little town restriction would be ideal	town restrictions with events, have encountered red tape in the past and wants this time to be more fluid and seamless, easier overall
NA	19 Pond Lane	Address is a daycare! Kids use adjoining space often. May hope to keep open and have poison ivy removed. Picnic area, flower garden, and herbs all sound nice			
Melissa	15 Pond Lane	A peaceful place, retaining green space. Natural shade priority. Pet friendly would be a plus			
Lisa Reynolds	1 Pond Terrace	Seed starting greenhouse! Very interested in herbs and flowers.	Not interested in large structures, or anything that might disturb the natural beauty of an untouched place.		Hoping not to chop down too many trees
NA	Arlington resident. Ex-wife lives on Pond Terrace	Suggested a dedicated burial ground for his ex wife's deceased pets	Anything would be an improvement	Pet cemetery idea?	
NA	373 Mass Ave Apartment Building	Open green space, any beautification project	"very open minded," anything that makes use of a forgotten space		
Joe Shanda	5 min drive, Elks lodge member/ volunteer	Literally said "another bar." Also interested in bocce ball, gardens, or a place for grilling	More event spaces not needed (because of Elks).	Bocce ball court very unique idea	Afraid of bees
Raj Sherchan	<5 min walk. Recently moved with family from Nepal.	Emphasis on community space, someplace peaceful, quiet. Somewhere to walk to with his daughter			
Colleen	East Arlington. Works at Arlington Boys & Girls Club	Picnic area with lots of seating for big gatherings. Something to appeal to families and groups of people walking to Mass Ave from B&Gs Club. Place for pizza and apple juice with lots of shade.			
NA	7 Pond Terrace	Someplace shady. Also emphasized kid-friendlyness.			
		Strong emphasis on keeping the space mostly natural, and not displacing any more wildlife. Expressed a need for more "wild" places. Open to some wooden furniture or paving stones. Interested in reclaiming public spaces. Very excited about another pollinator garden.		Interested in opening discourse around a public right-of-way around Spot Pond and potentially removing invasives like Sumac from around the bank area, which would improve sightlines for residents.	
Linda	3 Pond Terrace	Excited about food forests and herb gardening. Also prefers "wild" feeling spaces, but with some sitting space for accessibility			Preserving wild spaces across America!
Maile	5 minute walk. Daily bike path user.	Blueberries and raspberries! Also likes shade, and wildness.			
Burne	5 minute walk. Daily bike path user		Not interested in anything "built" like a greenhouse or other structure that might look dilapidated or provide homes for rats.		
Will	Medford Hillside. Regular bike path user.	Likes the idea of picnic tables, herb garden, food forests.			
Ali	24 Whittemore street	Interested in planting flowers and herbs. All kinds of gardens.			
Allison Cooper	22 Whittemore Street	Greenhouse, perennial garden, perhaps a pergola?			
Perry Daugherty	6 Whittemore Street	Wooden features like a bench, a nice creeping vine trellis, or an arbor. Flowers and herbs would be nice.	Veggie gardens, cooking space		Rodents and Mosquitos.
Te Liu	15 Whittemore Street	Anything beautiful and natural	Community gardens, cited Horn Pond in Woburn as a reference. Not enough space, and hard to govern. Doesn't like waiting lists.	A long pier to the center of Spy Pond!	Poor placement of trash cans, and things looking ugly in the winter. Management by town, and maintenance.
		Is a landscape architect with her own landscaping co! Suggested creating a space for dogs. Some wild trees and native plants. Also interested in prioritizing shade. Suggested considering the AB crew space and how the team might be able to make use of it during the season. Also utilizing AHS 40-hour community service graduation requirement to help maintain the space. Workout equipment would be very cool.			
Susan Bailey	19 Whittemore Street	Greenery, shade, and low maintenance furniture	Enough playgrounds!	Parkour + AHS volunteer maintenance program	Management and maintenance.
Steve Fracci	23 Whittemore Street	Practical human needs. Water bottle station, cooling station, maybe a nice bathroom like Portland LoLo in Cambridge.	Not interested in Community Garden redundancy.		
Jeff	Lake Hill Ave, 5 min walk	Shade, cooling station, maybe a nice pergola where people can eat lunch?	Weird place for a community garden.	Cooling space, Climate Change focus	Don't want people sleeping there!
Crystal	Police Officer at AB Crew Yard	Flowers are what we really need! Also loves the shade, and the privacy	No concerns, has faith in process		Troublemakers
Ariel Gordon	Bicoastal, Frequent loiterer. Former Arlington resident.	Expressed interest in spooky entranceway, like a portal to another dimension. Inside there is a trellis with an overhead sprinkler for cooling.		Native plant education space, invasive species identification station.	"Who is going to build this thing?"
Matthew Carroll	Davis Square Interloper. Regular bikeway user.	Large troll statue (12' tall) constructed from reclaimed lumber with a big beard made of sticks. <u>Reference</u> . Also interested in zen meditation garden with interactive trellis walkway.	Organized events, barbecues, exercise space	Bridge troll sculpture. Long bridge to center of Spy Pond	Lots of shade might make flowering trellis design difficult.

"Tree Man"	Pond Lane abutter, refused to identify	Pedestrian only space, safe for children and elderly people to avoid fast-moving bicycle traffic. Suggested stepping stones, and an accessible entrance from the bike path. Interested in toilet idea, felt it might be appropriate given proximity to the bridge.	"not so sure about structures, maybe one"	Pedestrian only	
Margaret Ryding	Works walking distance to Spy Pond	Community greenhouse, community gardens, natural infrastructure, berries, healthy and native plants, sitting areas, picnic tables, paths, Plant ID area, educational signage		Connect it to the bike path, lots of plants to benefit native birds, get the high school involved.	Will the town actually make it happen?
Jon	Owns an office walking distance to Spy Pond	Walking paths, natural garden, seating areas, community involvement	Will it actually get developed or is this just an idea by the town?	Connect with AHS and local schools	When will it happen?
Sophie	Works in office walking 3 minute distance	Outdoor gym, Sauna/cold plunge combo would be amazing	Who manages this? Is there a budget for maintenance?	Grant opportunities?	
Linda Cudiff	Lives close to the location	Loves the community greenhouse idea, public gardens, and public event space ideas			
Amarda Gazin	Lives close to the location	Community garden, community greenhouse, meditation garden, wants lots of benches			
Levi Carver	Lives in Arlington	Community greenhouse and flower/edible garden. Loves the outdoor gym idea			
Stacey Mellon	Arlington resident	Trike, scooter, balance bike winding path/loop for children/skatepark, path for moms with strollers			
Jed Reiserer	Works in the Arlington area close by	Wants to see a natural garden, with lots of natural stone work, interested in bird habitat		Moongate made from natural stone	
Cara Ternz	Lives walking distance to the pond, visits frequently	Interactive sculptures, zen garden		Zen feeling garden would be ideal A skatepark for skateboarding would be ideal, surrounded by fruit trees and benches Rainwater harvesting, reclaimed materials to inspire local gardeners, year round shelter for insects and native birds, interactive educational manneans that is recurring for community benefit.	
Nate Williams	Frequently works in the area	Edible plants!			
Sarah Fischer	Grew up very close to Pond Lane	Natural garden with edible and ornamental plants		Workshop space, event space	
NA	Arlington resident	Interactive trails (with kids), walkways, sauna, flowers, edible plants, native plants, zen garden, exercise equipment/outdoor gym	Who would maintain the saunas? Love the ideas		Concerns about wild life, concerns about rats and negative criters, Arlington is losing its charm and is feeling more like a city and less like a town'. Wants to protect bald eagles, concerns about parking concerns about any changes overall. Lots of parking concerns.
Christine Sullivan	Lives next door, 19 Pond lane	Wants to maintain open space, likely doesn't want anything changed, open to flowers, and trees to promote good wildlife in the area	"The town that I grew up in is losing the charm that made it unique". Nothing built up, keep the space as is, the town should maintain it.	Visiting spot and cold frame, Greenhouse for the town to use to grow native plants for public spaces Tranquil garden, meditative labyrinth, walking path, solar water feature or something to pay tribute to the pond, habitat for wildlife	
Adrienne Landry	Lives close by	Clear invasive plants as a priority. Recreational spot for bike path folks to enjoy and use as a rest stop. Small kiosk and patio for coffee, perhaps a coffee vendor? Community greenhouse? Native plant sales? Cold frames for longer season extension and winter production? Source for growing native plants?			
Michelle Lewis	Lives near by, spends time with family near by	Cooling and relaxing space near bike path.			
Bruce Moulton	Lives close by	Simply, native plantings, maintain natural habitat, education components, rest outdoor space, native plant propagation, ecosystem support	Doesn't want anything too built up, no sculptures, think smaller scale	Involve highschool	
Kathy M	Walkable distance	Preserving trees, education opportunities, greenhouse!!	Doesn't want anything built up, except a greenhouse		Concerned about who would maintain the park, is there a maintenance budget?
Kaylak Panak	10 Minute drive	Pocket forest, accessible, teen space, wifi/outdoor work space, volunteer and education opportunities	No gym, no sculptures, no performance space	Pocket forest Pocket forest and adventure playground, educational signage, walking access	ADA accessible, water access
Richard Tibbells	100 Spy Pond Parkway, close by	Native plants, pocket forest, foraging, seating, wifi and working, Adventure playground for teens	nothing too built up		Not too much traffic
Anne LeFoyer	Arlington Heights	Native plants, natural benches, low maintenance	No formal structures		
Wendy Richter	Off bike path west of Arlington Center	Loves a portal entry element into natural and native plantings, Urban Wild?	Little hardscape, no recreation type structures	Sloped walkway to bike path at 1:20 slope ratio for ADA	Put the greenhouse somewhere else
David White	Bow st, close by	Natural forest space, minimal lawn, Doug Tallamy Homeground national park, native plants and gentle touch	No strutures, no active spaces	Natural forest area to help with climate resilience	maintenance concerns
Patti Seitz	8 minute walk	Natural space, native plants, conservation, small gathering place and sitting area, walking friendly, natural elements only, natural ecosystem	No paving or high maintenance concepts, not too much noise, light touch musical instruments, fun	I'm on the natural plant trust and have connections that could help with native plants. I also work with Mass Arb and we could help support this project.	
Elisabeth Carr Jones	1 Lehigh st	Natural ecosystem	no building	wants to see this space compliment the adjacent park space	less focus on 'human amusement' maintenance
Karen L	32 Hamilton road, 5 minute walk	Greenhouse, pocket forest, native plant, habitat for birds, flowers	no playground	Make nature the focus	
ElysaBeth Logan	21 Avon Place	Clear invasive plants, native plants, plant trees, ecosystem	low traffic		maintenance concerns, doesn't want it to be overdeveloped, will there be more traffic?
Heather Smith	25 Avon Place, one house away from the site	Sustainable landscape, native plants and education, zen meditation garden	Don't remove trees or native plants,	Wants more of a woody feel, pocket forest	
Alan Jones	1 Lehigh street, 45 minute walk	native plants, education, native plant propagation, natural food, foraging, public meadow,	no sculptures or anything constructed		maintenance concerns, needs to be low maintenance
Sneil Kulkade	Near by	Native plants, walkable space	no wifi or sculpture		Car traffic concerns

Kelly Mo	Near by	like the idea of "a fairly dense forest grove with an open area with a bench or two.... low maintenance with, perhaps, just occasional mowing."		I suggest an entrance that is inviting but not too conspicuous, picnic tables, open to help with volunteering. Doesn't think a landscape architect is needed	
Brian McBride	Near by	"A Mini-forest would be a great fit for that site."		miyawaki forest concept	
Julie Weyman	Lives in Arlington near the site	Less foot traffic under the bridge please!		Overall, open to the ideas we're discussing	
Sarah	Walking Distance	Seating, outdoor working space, paths, native plants, gathering table/seating, programming and education around native plants			Ignore the 'NIMBYISM' and the 'loud voices' in the room that prefer to do nothing, they do not represent our town
Steve Reynolds	1 Pond Terrace	Paths, benches are good, wants more native plants	Does not want structures or any cement	Keep the access informal from the bike path, wants to add lounge tables	Why is it so difficult to work with the MBTA?
Marie Bietenbach	12 Pond lane	no benches or tables or structures, thinks the space is too small, use stone or granite for seating to make it more natural		Provide access from Avon st	Has concerns about the entrance accessibility and dangers of the bridge and fire emergency access. Traffic is already an issue
Elaine Crowder		wants to see a diversity of seating, loves granite seating which is more durable and low maintenance			
Sheila Tripathy	32 Darnmouth st	Loves the idea of a natural space, paths, wooden benches, wants to bring her kids to this beautiful natural park space, connection with nature is a great goal			
Hayley Bernel	17 Adams st	ADA accessible path, possibly asphalt or something solid, shaded trees, native plants, secret garden refuge, meditative space		Overall loves the ideas presented	Concerned about traffic, Concerned about the NIMBYISM and the idea that doing nothing is better, doesn't agree with this. Concerns about managing dog waste
Meghan Powers	17 Adams st	Forested area, native plantings, quiet space, shaded, educational signage, benches and path, easily accessible	Doesn't want lawn or hardscape	Water feature would be nice, pond or bird bath	Concerned about increased traffic under the narrow bridge
Mithlesh Sharma	47 Mystic St, walking distance	Environmentally friendly is the goal	less interested in Children education	Pathways made of environmentally friendly material, native plants	Concerned about access to Avon place
Susan Stamps	39 Grafton St	Keep it natural as much as possible, Keep it shaded			We need to take the nearby residential driveway into consideration, but it should not halt the progress of the park
Elijah Vandermel	201 Jason st	Native plants! Native ecosystem. Wants to see wheelchair accessibility, ADA path			

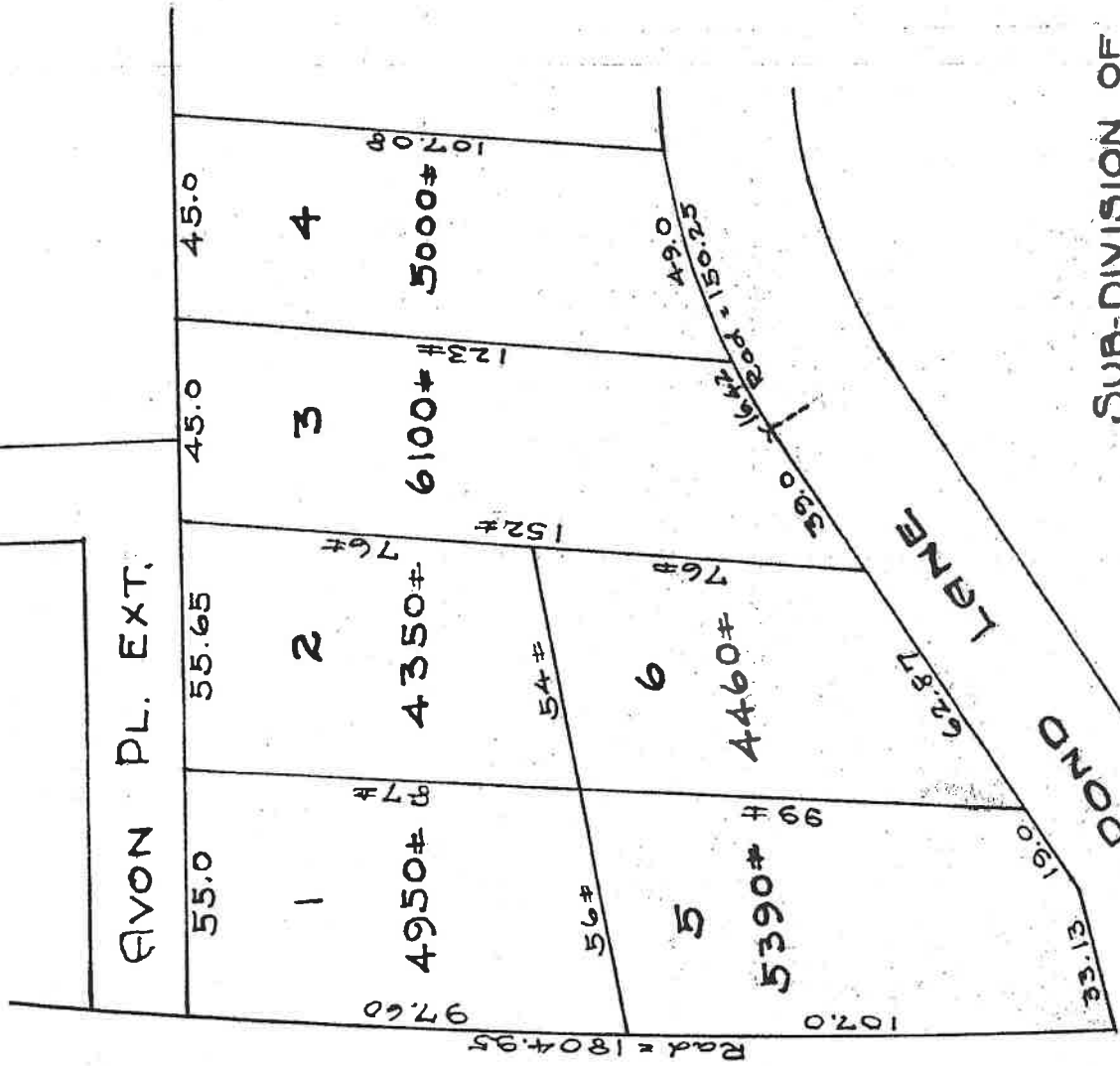
Deed + Title Documents



Report	Full Title Search	Examined From	7/22/1927	to	1/31/2024	Sheet Num
Registry:	Middlesex Southern					
Locus:	21 Pond Lane, Arlington, MA	PID: 010.0-0003-0008				
Record Owner:	Town of Arlington					
Plan:	Lots 1,2,3, 5 & 6, as shown on Plan recorded at End of Book 5028				Sh	1
Title Deed:	Book 13323 Page 650 dated 10/31/1977 rec'd 1/1/1977				Sh	7
Mortgages:	No open mortgages found					
Emnts/Restrs:	None found during period of search					
Liens:	None found during period of search					
Comments:	<p>Middlesex Probate No. 488236- Estate of Adele Govoni Requested and will forward upon receipt No death certificate found for Adele, See Inheritance Release Sh 6</p> <p>Middlesex Probate No. 496257- Estate of Edward F. Govoni Requested and will forward upon receipt</p> <p>No death certificate found for Vincent Govoni, See Inheritance Release Sh 5</p> <p>A definitive analysis of every entry of record that appears in the indices of the Registry of Deeds pertaining to the The Town of Arlington has not occurred within the scope of this examination. There are no apparent entries in the record to suggest any challenges to the chain of title as it is presented in this examination.</p> <p>Prospective Buyer(s) searched - nothing found</p>					

BOSTON & LOWELL RR. CO.

AVON PL. EXT.



SUB-DIVISION OF LAND IN
ARLINGTON MASS.

OWNED BY

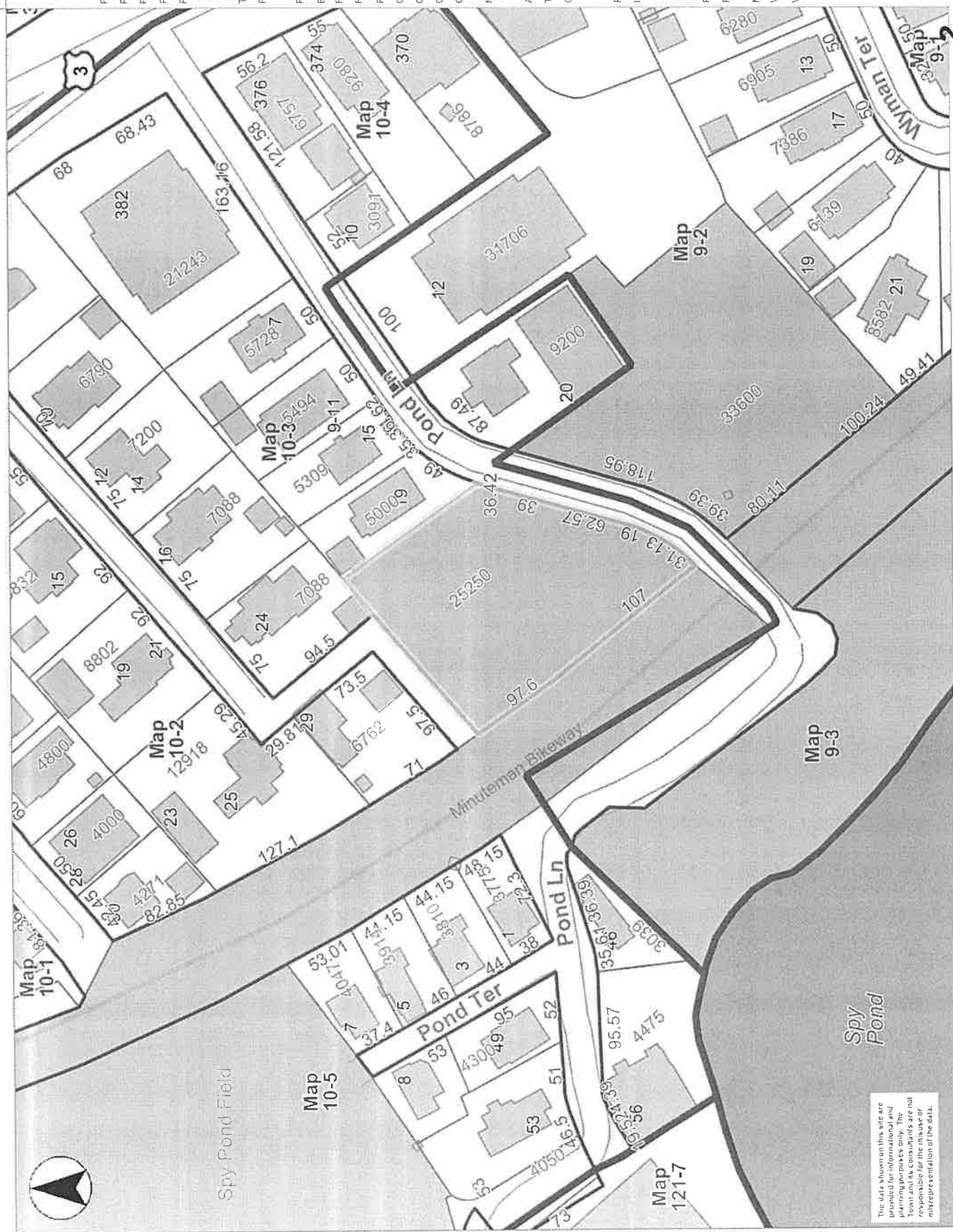
DANIEL J. BROWN

Scale 1" = 40'

July 1926.

J. M. Keane CE.
10 Jason St., 1
Arlington.

5028



Assessor Map - Arlington, MA

Unofficial Property Record Card - Arlington, MA

General Property Data

Parcel ID 010.0-0003-0008.0
Prior Parcel ID 8351 --
Property Owner TOWN OF ARLINGTON

Account Number 8351

Mailing Address 730 MASS AVE

Property Location 21 POND LN

Property Use Vacant-Sel

Most Recent Sale Date 11/1/1977

Legal Reference 13323-650

City ARLINGTON

Grantor

Mailing State MA Zip 02476

Sale Price 55,000

ParcelZoning OS

Land Area 0.580 acres

Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 934,300	Total Value 934,300
--------------	------------------	-----------------------	--------------------	---------------------

Building Description

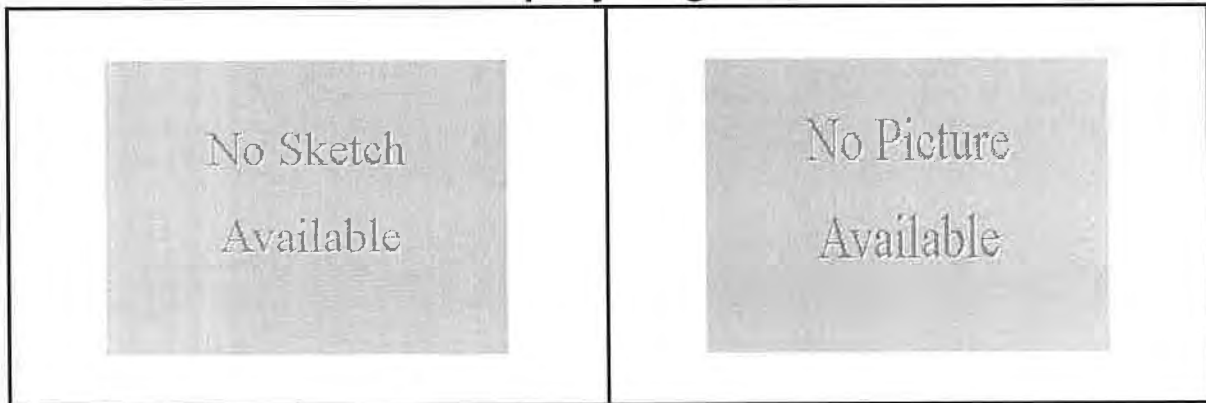
Building Style	Foundation Type	Flooring Type N/A
# of Living Units 0	Frame Type	Basement Floor N/A
Year Built N/A	Roof Structure	Heating Type N/A
Building Grade	Roof Cover	Heating Fuel N/A
Building Condition N/A	Siding	Air Conditioning 0%
Finished Area (SF) N/A	Interior Walls N/A	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.580 acres of land mainly classified as Vacant-Sel with a(n) style building, built about N/A , having exterior and roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

I, Ida M. Brown of Arlington, Middlesex County, Massachusetts,—
for consideration paid, grant to Vincent Govoni and Adele Govoni, husband
and wife, as tenants by the entirety, both of Somerville, in said County
of Middlesex, with QUITCLAIM COVENANTS subject as stated below, the land
in ARLINGTON, Massachusetts, with the buildings thereon, comprising lots
one, two, three, five and six (1, 2, 3, 5 and 6) as shown on a plan en-
titled "Sub-division of land in Arlington, Mass., owned by Daniel J. Brown,"
dated July, 1926, by J. M. Keene, Civil Engineer, which plan is recorded
with Middlesex South District Deeds, and said lots are together bounded
and further described as follows: Southeasterly by Pond Lane, as shown
on said plan, by various lines measuring sixteen and 42-100 feet, thirty-
nine feet, sixty-two and 87-100 feet; nineteen feet and thirty-three and
13-100 feet respectively; Southwesterly by land now or formerly of the
Boston & Lowell Railroad Company, as shown on said plan, two hundred four
and 60-100 feet; Northwesterly by Avon Place Extension and by land of own-
er unknown, as shown on said plan, one hundred fifty-five and 65-100 feet
and Northeasterly by lot four, as shown on said plan, about one hundred
and twenty-three feet; containing about 25,250 square feet. For my title
see deed recorded with said Deeds, Book 5106, Page 439. The premises are
now conveyed subject to the taxes thereon for the year 1927. And I, Daniel
J. Brown, the husband of said grantor release to said grantee all rights
of tenancy by the CURTESY and other interests therein. WITNESS our hands
and seals this twenty-second day of July A.D. 1927. Ida M. Brown (seal)
Daniel J. Brown (seal) COMMONWEALTH OF MASSACHUSETTS. Middlesex ss.
July 22, 1927. Then personally appeared the above named Ida M. Brown and
acknowledged the foregoing instrument to be her free act and deed, before
me, Leone Parker Welch, Justice of the Peace. My commission expires Nov.
29, 1929. - - - - -

Middlesex ss. July 22, 1927. 11h.9m.A.M. Rec'd & Recorded.

We, Vincent Govoni and Adele Govoni, husband and wife, as
tenants by the entirety both of Somerville, County Massachusetts, for con-
sideration paid, grant to James A. Brown of Acton, Massachusetts, with MORT-
GAGE COVENANTS to secure the payment of seven thousand dollars in five
years from the date hereof, with interest payable quarterly at the rate

353 51421-1-77

Form L8

OIC
STT

205 9/23/77
THE COMMONWEALTH OF MASSACHUSETTS
Department of Corporations and Taxation
Inheritance Tax Bureau, Room 707
100 Cambridge Street, Boston 02204

BK 13323

NO.

INHERITANCE TAX RELEASE OF LIEN

MUST BE FILED IN DUPLICATE WITH FORMS L16, L16A OR L-53
TOGETHER WITH CERTIFIED COPY OF DEED, IF ANY

Date September,, 1977

Probate Court ~~Middlesex County~~

Docket No. (if any) ~~XXXXXX~~

ESTATE OF Vincent Govoni
Name of Decedent

LATE OF Arlington
City or Town

This is to certify that:

- ☐ An inheritance tax has been paid, or
☒ No inheritance tax is due on any interest that accrued to

Adele Govoni
Name of Person(s) to whom interest passes

- ☒ As Surviving Joint Owner(s) ☐ As Donee(s)
☐ As Beneficiary(ies) u/Trust ☐ As Devisee(s) or Legatee(s)
u/Will, or u/Administration

In Real Estate located in Arlington
City or Town

☒ As described by Deed dated July 22, 1927 and recorded in
Middlesex South District Book No. 5124 Page No. 201, or
Registry of Deeds

☐ As described by certificate of Title No. _____ recorded in

County Land Registration Office

COMMISSIONER OF CORPORATIONS
AND TAXATION

By Richard D. Asao
PS

553 5138E***5.00
1-7721

BK 13323 PG 648

Form L8

OK
G.N.

9/23/77

ad 5 -

NO.

THE COMMONWEALTH OF MASSACHUSETTS
Department of Corporations and Taxation
Inheritance Tax Bureau, Room 707
100 Cambridge Street, Boston 02204

INHERITANCE TAX RELEASE OF LIEN

MUST BE FILED IN DUPLICATE WITH FORMS L16, L16A OR L-53
TOGETHER WITH CERTIFIED COPY OF DEED, IF ANY

Date

Probate Court .Middlesex.....

Docket No. (if any) .488236.....

ESTATE OF ADELE GOVONI
Name of Decedent

LATE OF ARLINGTON
City or Town

This is to certify that:

- ☐ An inheritance tax has been paid, or
☒ No inheritance tax is due on any interest that accrued to Charles Govoni, Arthur A. Eleanor Creech, James Govoni, Mary Ann Keefe, Edward F. Govoni, Catherine Govoni
Name of Person(s) to whom interest passes

- ☐ As Surviving Joint Owner(s) ☐ As Donee(s)
☐ As Beneficiary(ies) u/Trust ☒ As Devisee(s) or Legatee(s) u/Will, or u/Administration

In Real Estate located in ARLINGTON
City or Town

☒ As described by Deed dated July 22, 1927 and recorded in
Middlesex South District Book No. 5124 Page No. 201, XX
Registry of Deeds

☐ As described by certificate of Title No. _____ recorded in

County Land Registration Office

COMMISSIONER OF CORPORATIONS
AND TAXATION

By Richard O. Asado
RS

Lee Pq

2016.75

13

We, Arthur A. Govoni, of Winchester, Middlesex County, Massachusetts, Charles Govoni, Mary Ann Keefe, Alice M. Go Mary E. Garneau and Edward F. Govoni, Jr., all of Somerville said County and State, Catherine Govoni, also known as Kat Govoni, of Arlington, in said County and State, James Govoni, Watertown in said County and State and Eleanor Creech, of in the State of New Hampshire

For Consideration Paid, and in full consideration of -----FIFTY-FIVE THOUSAND (\$55,000.00)-----DO paid, Grant to The Town of Arlington, Middlesex County, in State of Massachusetts, With Quitclaim Covenants

The land in Arlington, Middlesex County, Massachusetts, with buildings thereon, comprising Lots 1, 2, 3, 5 and 6 as shown on a plan entitled "Sub-division of Land in Arlington, Mass., by Daniel J. Brown, " dated July 1926, by J. M. Keane, C. which plan is recorded with Middlesex South District Deeds end of Book 5028, and said lots are together bounded and defined as follows:

- SOUTHEASTERLY by Pond Lane, as shown on said plan, by various lines measuring 16.42 feet, 39 62.87 feet, 19 feet and 33.13 feet respectively;
- SOUTHWESTERLY by land now or formerly of the Boston & Lowell Railroad Company, as shown on said plan, 204.60 feet;
- NORTHWESTERLY by Avon Place Extension and by land of unknown, as shown on said plan, 155.65 feet and
- NORTHEASTERLY by Lot 4, as shown on said plan, about 100 feet.

Containing together 25,250 square feet of land more or less as shown on said plan.

Subject to taxes assessed for the fiscal year 1978.

Being the same premises conveyed to Vincent Govoni and Adele Govoni by deed recorded with said Deeds, Book 5124, Page 1. Said Vincent Govoni died March 3, 1975. For our title see of Adele Govoni Middlesex Probate Docket #488236. See also Probate of Estate of Edward F. Govoni, sometimes known as M. Govoni, Middlesex Probate Docket #496257.

WITNESS our hands and common seals this 31, day of October

Edward F. Govoni Jr. Eleanor Creech
Mary E. Garneau Matthew J. Govoni
Mary Ann Keefe James Govoni
Arthur A. Govoni Alice M. Govoni
Charles Govoni

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

October 30, 1977.

Then personally appeared the above named ARTHUR A. GOVONI and acknowledged the foregoing instrument to be his free and voluntary act and deed, before me.

John J. Dussan
 Notary Public

John J. Dussan, Notary Public, State of Massachusetts

054077
 12540
 554 51534167
 1-1-77
 1-1-77

Owners: Vincent Govoni; Adele Govoni

Locus: Lots 1,2,3,5,6 Pond Lane Arlington MA

Book: 05124
Page: 201

7/22/1927 to 11/1/1977

Rec Date	Inst Type	Name	Book	Page	Status
11/1/1977	Rel	Inheritance Tax Release	13323	648	*
	Rel	Inheritance Tax Release	13323	649	*
11/1/1977	Deed	Quitclaim Deed	13323	650	*

Owners: The Town of Arlington

Locus: 21 Pond Lane Arlington MA

Book: 13323
Page: 650

10/31/1977 to 1/31/2024

Rec Date	Inst Type	Name	Book	Page	Status
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The Law Offices of David A. Camiel, PC
352 Turnpike Road, #100
Southborough MA 01772

INVOICE

For Services:
1/31/2024

Title Examination: 21 Pond Lane Arlington MA

\$ 500.00

Total: \$ 500.00

Invoice Due on Receipt

Please put property address in MEMO

Please make checks payable to: JCW TITLELLC

And mail to:

JCW TITLE, LLC
200 Great Road, Suite 212
Bedford, MA 01730

ASHLEY O'GRADY
TITLE COORDINATOR & SENIOR TITLE EXAMINER

617-207-0027 ASHLEY@JCWTITLE.COM



JCWTITLE.COM

Address: 200 Great Road, Suite 212, Bedford MA 01730

Direct: (617) 371-8897

From: Orders <orders@jcwtitle.com>

Sent: Tuesday, January 23, 2024 12:19 PM

To: Orders <orders@jcwtitle.com>; Michael Stevens <mstevens@camiellaw.com>

Subject: Re: 21 Pond Lane, Arlington MA (Ben Isaac Barkan) File: 2024-31

Received, thank you!

With Gratitude,

ASHLEY O'GRADY
TITLE COORDINATOR & SENIOR TITLE EXAMINER

617-207-0027 ASHLEY@JCWTITLE.COM



JCWTITLE.COM

Address: 200 Great Road, Suite 212, Bedford MA 01730

Direct: (617) 371-8897

From: Michael Stevens <M.STEVENS@e-closingsecured.com>

Sent: Tuesday, January 23, 2024 12:16 PM

To: Orders <orders@jcwtitle.com>

Subject: 21 Pond Lane, Arlington MA (Ben Isaac Barkan) File: 2024-31

A link is available in the **body** of this email to download the following document(s):

Click Here to Download ==> [DAC - Title Search Request](#)

Please see the attached request. Thank you.

Michael Stevens

The Law Offices of David A. Camiel, PC

352 Turnpike Road Southborough MA 01772

Telephone: (508)480-0334

Facsimile: (508)480-9665

Email: mstevens@camiellaw.com

This email was generated by our closing software, E-Closing.
You can download your documents by clicking on the link above.
Your documents will be available for 30 days.
Please save your documents locally if you want permanent access to them.

COMMONWEALTH OF MASSACHUSETTS

TO THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF
MIDDLESEX:

RESPECTFULLY represents ^{GOVONI} Alice M. Govoni, also known as Alice Mary Govoni
of 14 Miller Street Somerville in the County of Middlesex
that Edward F. Govoni, also known as Edward Francis Govoni
who last dwelt in 14 Miller Street Somerville in the County of Middlesex
died on the fourteenth day of November 1975,
intestate, possessed of goods and estate

remaining to be administered, leaving a — widow — ~~husband~~, whose name is
Alice M. Govoni, and as his only heirs-at-law and next of kin the
persons whose names, residences and relationship to the deceased are as follows:

Name	Residence	Relationship
Alice M. Govoni	14 Miller Street Somerville	Wife
Mary Elizabeth Garneau	14 Miller St Somerville	Daughter
Edward Francis Govoni Jr	149 Central Street Somerville	Son

that your petitioner is the wife of the intestate

Wherefore your petitioner prays that she, or some other suitable
person, be appointed administrator of the estate of said deceased, and certify
under the penalties of perjury that the statements herein contained are true to the best
of her knowledge and belief.

Dated this Fifth day of August 1976.

Street and No. 14 Miller Street Somerville Mass 02143

The undersigned, being all persons interested residing in the Commonwealth, who are
of full age and legal capacity, hereby assent to the foregoing petition.

Alice M. Govoni	Wife
Mary Elizabeth Garneau	Daughter
Edward Francis Govoni Jr	Son

COMMONWEALTH OF MASSACHUSETTS

Probate Court

Middlesex, ss.

At a Probate Court held at Cambridge in and for said County of Middlesex, on the Twenty-third day of August in the year of our Lord one thousand nine hundred and seventy-six.
The petition of Alice M. Gavoni also known as Alice Mary Gavoni of Somerville in the County of Middlesex praying that she , or some other suitable person, be appointed administratrix of the estate of Edward F. Gavoni also known as Edward Francis Gavoni late of Somerville in the County of Middlesex, deceased, intestate, having been considered, and it appearing that the petitioner is the ~~husband~~ — widow — ~~one of the~~ next of kin of said deceased

..... has assented thereto, and that all persons interested have had due notice according to the order of the Court, and no objections being made thereto:

It is decreed that said petitioner be appointed administratrix of said estate, first giving bond, with sufficient sureties, for the due performance of said trust.

Shirley E. McGovern Judge of Probate Court

(A.C. 26)

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

PROBATE COURT

I,

Alice M. Givoni

of

Somerville

in the County of

Middlesex

accept appointment as:

administratrix

of the estate

~~execut~~

~~of the will trustee~~

~~for the benefit of~~

~~under the will~~

of

Edward F. Givoni

(alias)

late of

Somerville

in the County of Middlesex,

deceased;

~~guardian of~~

~~of~~

~~in the County of Middlesex,~~

~~minor, mentally ill, spendthrift,~~

~~conservator of the property of~~

~~in the County of Middlesex,~~

~~a person incapacitated by reason of — advanced age — mental weakness — physical incapacity — to care properly for —~~

~~property;~~

And stand bound in the sum of

thirty five hundred

dollars, with

John Thomas McQuaid

of No.

29 Hancock Street

Street in

Bedford, Mass

in the County of

Middlesex

and

Eleanor Creech

of No.

21 Pond Lane

Street in

Arlington

in the County of

Middlesex

as

sureties, said sureties being inhabitants of the Commonwealth of Massachusetts, to perform the statutory conditions, and we said sureties stand bound jointly and severally as aforesaid.

Signed and Sealed this

Fifth

day of

August

1976.

Signed and Sealed in presence of

Mary E. Garneau

Alice M. Givoni

John T. McQuaid

Eleanor Creech

Middlesex, ss.

August 23 1976

Examined and approved.

Sheila E. McGovern

Judge of Probate Court.

~~Register of Probate Court~~

(Fill out the certificate on the other side.)

I, Alice M. Goran, the within named
administratrix,
~~executrix~~ ~~trustee~~ guardian,
~~conservator~~, declare that, to the best of my knowledge and belief, the estate and effects of
the within named Edward F. Goran

do not exceed in value the following mentioned sums:

Real Estate . . . \$ 3500.00

Personal Estate \$ Uncertain
(Sign) Alice M. Goran

The sureties on the within bond, are, in my opinion, sufficient
Meyer A. Feldman, Esq. 6 Beacon St. Room 510 Boston Mass
Name City or Town Office 02108

Some person who has reason for his opinion.

Rel CH 7-1176

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

PROBATE COURT

August 5 1976.

In Case No.

In the matter of the petition of

Alice M. Goran

praying that

she be appointed administratrix of the
estate of Edward F. Goran, alias, late of
Somerville, deceased

The undersigned, being all parties interested in said matter, request the same may be granted without further notice

Alice M. Goran
wife

August E. Goran

Edward Goran Jr.
son

(A.C. 34)

[The Administrator or Executor must file the inventory in the Registry of Probate within three months after his appointment.]

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Probate Court

To Alice M. Govoni
of Somerville in the County of Middlesex
administrator ~~my~~ ~~executor~~.

Greeting:

You are to appraise, under the penalties of perjury the estate and effects of Edward F. Govoni also known as Edward Francis Govoni late of Somerville in said County of Middlesex, deceased,

which may be in said Commonwealth; said appraisal to be made as of the date of the death of said deceased. When you have performed that service, you will deliver this order, with your doings in pursuance thereof, to

the Probate Court for said County of Middlesex.

Witness my hand and the seal of said Court, this Twenty-Third day of August in the year of our Lord one thousand nine hundred and seventy-~~six~~

John V. Harvey

Register of Probate Court.

Pursuant to the foregoing order to me directed, I have appraised said estate as follows:

Amount of Personal Estate, as per Schedule exhibited, .c. \$ 6000-\$7000

Amount of Real Estate, as per Schedule exhibited, . . . \$ None

Middlesex, ss.

July 28, 1977.

I — ~~We~~ Alice M. Govoni,
administrat ~~rix~~ of the estate of

~~— executor — of the will — of~~
said deceased, certify under the penalties of perjury that the foregoing is a true and perfect inventory of all the estate of said deceased that has come to my ~~our~~ possession or knowledge, and sets forth the actual market values of the various items thereof ascertained by ~~me~~ ~~us~~ to the best of my ~~our~~ knowledge, information and belief.

Alice M. Govoni
Alice M. Govoni

SCHEDULE OF PERSONAL ESTATE IN DETAIL.

	Dolls.	Cts.
1. Claim against the Estate of Adele Govoni, Middlesex Probate Court No. 488236, whose will is being probated in said Court and in whose will the deceased is a legatee approx.	\$6000-\$7000	

SCHEDULE OF REAL ESTATE IN DETAIL.

	Dolls.	Cts.
None	None	

10-11-77

OK
RCM
10/11/77

THE COMMONWEALTH OF MASSACHUSETTS
Department of Corporations and Taxation
Inheritance Tax Bureau, Room 707
100 Cambridge Street, Boston 02204

INHERITANCE TAX RELEASE OF LIEN

**MUST BE FILED IN DUPLICATE WITH FORMS L16, L16A OR L-53
TOGETHER WITH CERTIFIED COPY OF DEED, IF ANY**

Date July 28, 1977.....

Probate Court Middlesex.....

Docket No. (if any) 496257.....

ESTATE OF Edward F. Govoni a/k/a Edward Francis Govoni
Name of Decedent

LATE OF Somerville
City or Town

This is to certify that:

- ☐ An inheritance tax has been paid, or
- ☒ No inheritance tax is due on any interest that accrued to

Alice M. Govoni
Name of Person(s) to whom interest passes

- | | |
|---|---|
| <input checked="" type="checkbox"/> As Surviving Joint Owner(s) | <input type="checkbox"/> As Donee(s) |
| <input type="checkbox"/> As Beneficiary(ies) u/Trust | <input type="checkbox"/> As Devisee(s) or Legatee(s)
u/Will, or u/Administration |

In Real Estate located in Somerville
City or Town

☒ As described by Deed dated August 2, 1948 and recorded in

Middlesex So. Dist. Deeds Book No. 7319 Page No. 521, or

☐ (Copy of Deed attached)
As described by certificate of Title No. _____ recorded in

County Land Registration Office

COMMISSIONER OF CORPORATIONS
AND TAXATION

By Richard O. Asadosian
101

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF CORPORATIONS AND TAXATION
INHERITANCE TAX BUREAU

TO BE FILED IN PROBATE COURT

NO. 496257

ESTATE OF

Edward Govoni

COUNTY OF Middlesex

From such information as is now on file with me as Commissioner of Corporations and Taxation, it appears that under the provisions of Chapter 65 of the General Laws no legacy or succession tax is due Massachusetts on account of the property passing in the above entitled Estate.

10-11 1977

Commissioner of Corporations
and Taxation

By Richard O. Asadourian
Chief of Bureau RS

Filed Oct 27, 1977

Michael Boule

From: Orders <orders@jcwtitle.com>
Sent: Thursday, February 15, 2024 6:49 AM
To: Orders; Michael Stevens; Title Orders
Subject: Re: 21 Pond Lane, Arlington MA (Ben Isaac Barkan) File: 2024-31
Attachments: 488236 Adele Govoni.pdf; 496257 Edward F. Govoni.pdf

Good morning,

Please see the attached probates for this file.

With Gratitude,

Our office will be closed Monday, February 19th in observance of Presidents' Day

ASHLEY O'GRADY
TITLE COORDINATOR & SENIOR TITLE EXAMINER

617-207-0027 ASHLEY@JCWTITLE.COM



JCWTITLE.COM

Address: 200 Great Road, Suite 212, Bedford MA 01730

Direct: (617) 371-8897

From: Orders <orders@jcwtitle.com>
Sent: Wednesday, January 31, 2024 11:10 AM
To: Orders <orders@jcwtitle.com>; Michael Stevens <mstevens@camiellaw.com>; titleorders@camiellaw.com <titleorders@camiellaw.com>
Subject: Re: 21 Pond Lane, Arlington MA (Ben Isaac Barkan) File: 2024-31

Good morning,

Please see the attached invoice, exam and description.
If you have any questions, please let me know.

With Gratitude,

BE IT REMEMBERED that I, ADELE GOVONI, of Arlington, Middlesex County, Massachusetts, being of sound and disposing mind and memory, but knowing the uncertainty of this life, do make this my last Will and Testament, hereby revoking all former wills by me at any time heretofore made.

After the payment of my just debts and funeral charges, I bequeath and devise as follows:

All of my estate, real and personal, wherever situated to my husband, Vincent Govoni, if he survives me by thirty days.

In the event that my said husband predeceases me or fails to survive me by thirty days or there is no sufficient evidence which of us survives, I give and devise my said estate in equal shares to such as are living at my death of my children, Charles Govoni, Arthur Govoni, James Govoni, Eleanor Creech, Edward Govoni, Catherine Govoni and William Govoni, and the issue then living of any who shall have predeceased me, such issue taking the share which their parent would have taken if he or she had survived me.

I Nominate and Appoint my said son Arthur Govoni, of Winchester, Massachusetts, to be the Executor of this will, and request that he be exempt from furnishing surety or sureties on his official bond.

In Witness Whereof I, the said ADELE GOVONI, have hereunto set my hand and seal this 6TH day of APRIL A.D., 1970.

Adele Govoni

On this 6TH day of APRIL A.D., 1970, Adele Govoni, of Arlington, Massachusetts, signed the foregoing instrument in our presence, declaring it to be her last Will, and as witnesses thereof we three do now at her request and in her presence, and in the presence of each other, hereto subscribe our names.

Charles M. Russell
Walter J. Mulligan Jr.
John J. Russell

(A.C. 8)

(Minors must be so designated and the names of their guardians, if any, given. The heirs-at-law and next of kin may be determined by reference to Chapter 190 of the General Laws.)

COMMONWEALTH OF MASSACHUSETTS

TO THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF
MIDDLESEX:

RESPECTFULLY represents Arthur A. Govoni
of Winchester in the County of Middlesex
that Adele Govoni
who last dwelt in Arlington in the County of Middlesex,
died on the Third day of September 19 75.
possessed of goods and estate remaining to be administered, leaving a ~~no~~ husband, ~~who is deceased~~, and as her
only heirs-at-law and next of kin the persons whose names, residences and relationship to the
deceased are as follows:

NAME	RESIDENCE	RELATIONSHIP
Arthur A. Govoni	Winchester, Massachusetts	Son
James E. Govoni	Watertown, Massachusetts	Son
Eleanor Creech	Epson, New Hampshire	Daughter
Edward A. Govoni	Somerville, Massachusetts	Son
Catherine Govoni	Arlington, Massachusetts	Daughter
Charles Govoni	Somerville, Massachusetts	Son
Mary A. Keefe	Somerville, Massachusetts	GRAND-DAUGHTER
(Child of deceased son William Govoni)		

That said deceased left a will - ~~and~~ and herewith presented, wherein your
petitioner is named executor As Arthur Govoni

and wherein the testatrix has requested that
your petitioner be exempt from giving a surety on his bond

Wherefore your petitioner prays that said will - ~~and~~ and - may be proved and
allowed, and that he be appointed executor thereof, without giving a surety on his
bond, and certifies under the penalties of perjury that the statements herein contained
are true to the best of his knowledge and belief.

Dated this 20th day of September 19 75.

Arthur A. Govoni
Street & No. 10 Marion Street, Winchester, Mass.

The undersigned, being all persons interested in the estate, who are of full age and legal
capacity, other than creditors, and the guardians of persons interested therein, hereby consent
that the above-named petitioner be exempt from giving any surety on his bond, and
to the allowance of said instrument without testimony.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Probate Court

At a Probate Court held at Cambridge in and for said County
of Middlesex, on the fourth day of November
in the year of our Lord one thousand nine hundred and seventy five

On the petition of Arthur A. Goroni

of Winchester in the County of Middlesex,
praying that the instrument therewith presented, purporting to be the last will and
testament - and codicil - of

late of Burlington Male Goroni in the County of Middlesex,
deceased, may be proved and allowed, and that he be appointed executn
thereof
without giving a surety on h/s bond;

and the heirs-at-law, next of kin, and all other persons interested having been notified,
according to the order of the Court, to appear and show cause, if any they have, against the
same;

now and no objections being made thereto, and it appearing that said instrument is the
last will and testament of said deceased, and was legally executed, and that said
testatsix was, at the time of making the same, of full age and sound mind, and that said
petitioner is a competent and suitable person to be
appointed to said trust:

It is decreed that said instrument be approved and allowed as the last will
and testament of said deceased, and that said petitioner

be appointed executn thereof, first giving bond without sureties, for the due perform-
ance of said trust.

Haskett Trema Judge of Probate Court.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

PROBATE COURT

In the matter of proving the last will and testament of Adele Govoni

late of Arlington in said County.

I, John J. Driscoll of Arlington in the
County of Middlesex, being duly sworn, depose and say that

Adele Govoni
the testatrix therein named signed said instrument, dated APRIL 6, 1975
as and for ~~her~~ her last will and testament in my presence and in the presence
of CHARLENA M. HALL and HUGH J. MULLIGAN, Jr.
the other subscribing witnesses; that we all thereafter signed our names thereto as witnesses at
the request and in the presence of said testatrix and that at the time of signing said instru-
ment, said testatrix was in my opinion of full age and of sound mind.



Subscribed and sworn to this 23rd day of SEPTEMBER 1975.

Before me,



Register of Probate

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

PROBATE COURT

To all persons interested in the estate of Adele Geronilate of Arlington in said County,
deceased.A petition has been presented to said Court for probate of a certain instrument purporting to be the last will and ~~codicil~~ of said deceased by Arthur A. Geroniof Winchester in the County of Middlesex
praying that he be appointed executor thereof without giving a surety on his bondIf you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-seventh day of October 1975, the return day of this citation.Witness, EDWARD T. MARTIN, Esquire, First Judge of said Court, this twenty-sixth day of September 1975.John V. Harvery Register.It is ordered that notice of said proceeding be given by publishing a copy of the foregoing citation once in each week for three successive weeks in the Arlington Advocate, a newspaper published in said County, the last publication to be one day at least before said return day; and by mailing postpaid or delivering, a copy thereof to all known heirs-at-law of the deceased and all known legatees and devisees named in said instrument fourteen days at least before said return day.Witness, EDWARD T. MARTIN, Esquire, First Judge of said Court, this twenty-sixth day of September 1975.John V. Harvery Register.
October 20, 1975.I certify under the penalties of perjury that I have served the foregoing citation as therein ordered, by publishing and mailing.John J. Russell

(A.C. 27)

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

PROBATE COURT

I, Arthur A. Govoni

of Winchester in the County of Middlesex
accept appointment as:

~~of the estate~~ — executor of the will —
~~trustee of the estate of~~
~~under the will~~ of Adele Govoni

late of Arlington in the County of Middlesex,
deceased;

~~guardian of~~
~~of~~ in the County of Middlesex,
~~minor, mentally ill, spendthrift,~~
~~conservator of the property of~~

~~of~~ in the County of Middlesex,
~~a person incapacitated by reason of advanced age, mental weakness, physical~~
~~incapacity to care properly for his property~~ and stand bound to perform the
statutory conditions.

Signed and Sealed this 29th day of September 1975.

Signed and sealed in the presence of

NOV 4 1975 Arthur A. Govoni
Middlesex, ss. 197 . Examined and approved.

Hoshie C. Newman Judge of Probate Court
Register of Probate Court

(Fill out the certificate on the other side.)

15200
76.2000

I, Arthur A. Govoni, the within named
execut Or, administrator, guardian
conservator, declare that, to the best of my knowledge and belief, the estate and effects
of the within named Adele Govoni
do not exceed in value the following mentioned sums:
Real Estate . . . \$ 75,000.00
Personal Estate . \$ 20,000.00

Arthur A. Govoni
(Sign)

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

PROBATE COURT

To the Register of Probate for the County of Middlesex:

Please file the following Notice of Claim in the estate of Adele Govoni
late of Arlington in said County.
To Arthur A. Govoni of Winchester in the County of
Middlesex ~~Administrator of the estate of said~~
Executor of the will of said Adele Govoni

This notice is given you under and by virtue of

Section 20 of Chapter 202 of the General Laws of Massachusetts

Section 9 of Chapter 197 of the General Laws of Massachusetts

The estate of said Adele Govoni is indebted to the
undersigned in the sum of Two Thousand Seven Hundred Dollars ~~for~~
in accordance with the attached statement.

~~Proceeding now pending to determine the same in the~~

~~Court of~~

January 5 197 6

Name of Claimant, Eleanor Creech
c/o Adele Govoni
Address of Claimant, 21 Pond Lane
Arlington, Massachusetts

By her Attorney

Meyer H. Goldman, Esquire
6 Beacon Street
Boston, Massachusetts
227-1176

COMMONWEALTH OF MASSACHUSETTS

TO THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF MIDDLESEX:

RESPECTFULLY represents Eleanor Creech
of Epsom, New Hampshire, and/ presently of Arlington,
that She is in the County of Middlesex,

the daughter
of Adele Govoni late of Arlington
in the County of Middlesex,

and is interested in the estate of said Adele Govoni ;
that by a decree of said Court, dated the 4th
day of November, 19 75,

Arthur A. Govoni of Winchester in the
County of Middlesex, was appointed
executor under ~~of said~~ the will of said Adele Govoni;

That said Arthur A. Govoni, as executor under the will of Adele Govoni, refuses to pay an execution of \$2700.00 running in favor of said Eleanor Creech; refuses to make partial distribution of the estate; has not filed an inventory; and there is a conflict of interest on the part of said Arthur A. Govoni by reason of the fact that there is pending a bill in equity No. 3131 in the Middlesex Probate Court in which said Arthur A. Govoni and his wife, Mary M. Govoni, are being sued in a complaint for declaratory relief to determine the ownership of a parcel of property and the building thereon in Moulton boro, New Hampshire, which the heirs claim belong to the estate; although title stands in the names of Arthur A. Govoni and Mary M. Govoni by an alleged deed from Adele Govoni and Vincent Govoni to the said Arthur A. and Mary M. Govoni.

and is unsuitable for the discharge of said trust.

Wherefore your petitioner prays that said Arthur A. Govoni
may be removed from his said office and trust
and that the said Eleanor Creech of Epsom, New Hampshire, and
presently of Arlington,
in the County of Middlesex, or some other suitable person be appointed
as his successor.

Dated this seventeenth day of May, 1976 .

Eleanor Creech
Eleanor Creech

(A.C. 73a)

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

PROBATE COURT

To all persons interested in the estate of Adele Govoni

late of Arlington in said County, deceased.

A petition has been presented to said Court, praying that Arthur A. Govoni be removed from his office as executor under the will of said Adele Govoni and that Eleanor Creech of Epsom in the State County of New Hampshire or some other suitable person, be appointed his successor.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-fifth day of June 1976, the return day of this citation.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this twenty-first day of May 1976.

John V. Harpuz Register.

It is ordered that notice of said proceeding be given by delivering or mailing by registered or certified mail a copy of the foregoing citation to all persons interested fourteen days at least before said return day; and, if service be made by registered or certified mail, unless it shall appear that all persons interested have received actual notice, by publishing a copy thereof once in each week for three successive weeks in the Arlington Advocate a newspaper published in said County, the last publication to be one day at least before said return day; and it is further ordered that notice thereof be given by delivering or mailing by registered or certified mail a copy thereof to the Massachusetts Department of Mental Health and to the United States Veterans Administration fourteen days at least before said return day.

Witness, Edward T. Martin, Esquire, First Judge of said Court, this twenty-first day of May 1976.

John V. Harpuz Register.
June 21 1976.

I certify under the penalties of perjury that I have served the foregoing citation by regular mailing* and by publication. No mailing yet to US Veterans Administration and Mass Dept Mental Health Mary H. Golding

* to Eleanor Creech, daughter; Catherine Govoni, daughter; James E. Govoni, son; and Charles Govoni, son.

2
12
(A.C. 126)

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS. PROBATE COURT

No. 488386

Estate of Adele Govoni

In the matter of PETITION
OF ELEANOR Creech
FOR REMOVAL OF EXECUTOR

—
TO THE REGISTER.

Enter MY appearance
~~withdrawal~~

for

Arthur A. Govoni

John J. Inscall Attorney.

Address, 581 Mass. Avenue

Arlington, Mass, 02174

Filed June 24 1976.

(A.C. 34)

[The Administrator or Executor must file the inventory in the Registry of Probate within three months after his appointment.]

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Probate Court

To Arthur A. Govoni
of Winchester
administrator — executor .

Greeting:

You are to appraise, under the penalties of perjury the estate and effects of Adele Govoni

late of Arlington

in said County of Middlesex, deceased,

which may be in said Commonwealth; said appraisal to be made as of the date of the death of said deceased. When you have performed that service, you will deliver this order, with your doings in pursuance thereof, to

the Probate Court for said County of Middlesex.

Witness my hand and the seal of said Court, this fourth day of November in the year of our Lord one thousand nine hundred and seventy four

Wm. V. Harvey

Register of Probate Court.

Pursuant to the foregoing order to me directed, have appraised said estate as follows:

Amount of Personal Estate, as per Schedule exhibited, . . . \$ 18,052.09

Amount of Real Estate, as per Schedule exhibited, . . . \$ 65,000.00

Middlesex, ss.

I — xxx Arthur A. Govoni

administrator

of the will

— execut or of the will — of

said deceased, certify under the penalties of perjury that the foregoing is a true and perfect inventory of all the estate of said deceased that has come to my xxx possession or knowledge, and sets forth the actual market values of the various items thereof ascertained by me xxx to the best of my xxxx knowledge, information and belief.

Arthur A. Govoni

SCHEDULE OF REAL ESTATE IN DETAIL.

	Dolls.	Cts.
House and Land 21 Pond Lane, Arlington, Mass. (assessed value \$32,900.00)	65,000	00

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF CORPORATIONS AND TAXATION
INHERITANCE TAX BUREAU

TO BE FILED IN PROBATE COURT

NO. 488236

ESTATE OF

Adele Grovni

COUNTY OF Middlesex

From such information as is now on file with me as Commissioner of Corporations and Taxation, it appears that under the provisions of Chapter 65 of the General Laws no legacy or succession tax is due Massachusetts on account of the property passing in the above entitled Estate.

9/23 1977

Commissioner of Corporations
and Taxation

Richard O. Asadourian

By acting Chief of Bureau

filed May 16, 1978

COMMONWEALTH OF MASSACHUSETTS

TO THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF
MIDDLESEX:

RESPECTFULLY represents Arthur A. Govoni
~~administrator~~ — executor of the will — of Adale Govoni

..... in said County, deceased, testate, that he
late of Arlington November 4, 1975.
gave bond for the faithful performance of his duties on
that said deceased was at the time of his decease, the owner of certain real estate situated in
Arlington Middlesex bounded

and described as follows:

The land in Arlington, Massachusetts, with the buildings thereon, comprising
lots one, two, three, five and six (1, 2, 3, 5 and 6) as shown on a plan
entitled "Sub-division of land in Arlington, Mass., owned by Daniel J. Brown,"
dated July, 1926, by J. M. Keene, Civil Engineer, which plan is recorded with
Middlesex South District Deeds at the end of book , and said lots are to-
gether bounded and described as follows:

Southeasterly by Pond Lane, as shown on said plan, by various lines measuring
sixteen and 42/100 feet, thirty-nine feet, sixty-two and 87/100 feet; nine-
teen feet and thirty-three and 13/100 feet, respectively;

Southwesterly by land now or formerly of the Boston & Lowell Railroad Company,
as shown on said plan, two hundred four and 60/100 feet;

Northwesterly by Avon Place Extension and by land of owner unknown, as shown
on said plan, one hundred fifty-five and 65/100 feet; and,

Northeasterly by lot four, as shown on said plan, about one hundred and twenty-
five square feet.

Northeasterly by lot four, as shown on said plan, about one hundred and twenty-
five square feet;

the same being all — part — of the real estate of said deceased.

That it is for the advantage of all parties interested that the same be sold; — that an advantageous offer for the purchase of said real estate has been made to the petitioner in the sum of Sixty Thousand \$60,000.00) dollars.

I hereby certify that the estate of said deceased — does — ~~not~~ — exceed \$1000 in value.

WHEREFORE your petitioner prays that he may be licensed to sell said real estate of said deceased — at private sale in accordance with said offer or for a larger sum — ~~at public auction~~; and that — he may become the purchaser of said real estate.

Dated this 2nd day of November 197 76

Arthur H. ...

The undersigned, being all persons interested, hereby assent to the foregoing petition.

James E. ...
Charles ...
Marion ...
Arthur H. Gorman

Commonwealth of Massachusetts

MIDDLESEX, SS.

PROBATE COURT
No. 488236

At a Probate Court held at Cambridge _____ in and for said
County of Middlesex, on the eighth day of November,
in the year of our Lord one thousand nine hundred and seventy- six.

On the petition of Arthur A. Govoni
~~administrat-----of-the-estate--~~ executor of the will - of _____
Adele Govoni

late of Arlington in said County, deceased - testate,
praying for leave to sell certain real estate of said deceased

~~--at-public-auction--~~

- at private sale, in accordance with the offer named in said
petition or for a larger sum, described as follows:

— The land in Arlington, Massachusetts, with the buildings thereon, comprising
— lots one, two, three, five and six (1, 2, 3, 5 and 6) as shown on a plan
— entitled "Sub-division of land in Arlington, Mass., owned by Daniel J. Brown,"
— dated July, 1926, by J. M. Keene, Civil Engineer, which plan is recorded with
Middlesex South District Deeds at the end of book _____, and said lots are to-
gether bounded and described as follows:

All

— Southeasterly by Pond Lane, as shown on said plan, by various lines measuring
— sixteen and 42/100 feet, thirty-nine feet, sixty-two and 87/100 feet; nine-
the teen feet and thirty-three and 13.100 feet, respectively;

par

Southwesterly by land now or formerly of the Boston & Lowell Railroad Company,
as shown on said plan, two hundred four and 60.100 feet;

if,

Northwesterly by Avon Place Extension and by land of owner unknown, as shown
auc on said plan, one hundred fifty-five and 65.100 feet; and,

of

Northeasterly by lot four, as shown on said plan, about one hundred and twenty-
ea three feet; containing about 25,250 square feet.

a newspaper published in _____ said County _____ and within one year
after such sale, return your affidavit of having given such notice, with
a copy thereof, to the Probate Court.

IT IS DECREED that the petitioner be authorized to sell and convey
at any time within one year from the date hereof - at private sale for
sixty thousand _____ dollars or for a larger sum - or at pub-
lic auction, if he shall think best so to do.

And it is further decreed that said petitioner may become the
purchaser of said real estate.

Ammon, Keen

Probate Court

No. 788236

Kelly

Adele Govoni

SALE OF REAL ESTATE

ADMINISTRATOR — EXECUTOR

Petition — Decree

Filed Nov 3 1976

Citation Issued 197

Returnable 197

Allowed Nov 8, 1976

Recorded Vol. Page 488236

1976

1976

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AFFIDAVIT

I, ~~we~~, Arthur A. Govoni

~~administratrix~~ of the estate — executor of the will — of Adele Govoni

late of Arlington

in said County, deceased, testate, the petitioner named in a petition dated November

2, 1976

and on file in said County, praying for a license to sell certain real estate belonging to the estate of said deceased and therein described, do hereby certify under the penalties of perjury that the names of all persons known to me as having or claiming any interest in said real estate derived from any deed of conveyance or mortgage by, through or under any of the heirs, devisees, of said deceased are as follows:

NAME

RESIDENCE

TITLE

NONE

Dated this

done

day of

November

1976

Arthur A. Govoni

Administratrix

Executrix

S. 11-9-76.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

PROBATE COURT

Nov. 5 197*6*

In Case No. *488236*

In the matter of the petition of Arthur A. Govoni, Executor of the Will of
Adele Govoni

praying that he be licensed to sell certain real estate of
the Estate *21 Pond Lane, Arlington*

one of the

The undersigned, being ~~an~~ parties interested in said matter, request the same may be granted without further notice.

Eleanor Creech

Eleanor Creech

21 Pond Lane

BK 13323 PG 650

Wile 75

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554 5158**16

MIDDLESEX

054017

12540

We, Arthur A. Govoni, of Winchester, Middlesex County, Massachusetts, Charles Govoni, Mary Ann Keefe, Alice M. Govoni, Mary E. Garneau and Edward F. Govoni, Jr., all of Somerville, in said County and State, Catherine Govoni, also known as Katherine Govoni, of Arlington, in said County and State, James Govoni, of Watertown in said County and State and Eleanor Creech, of Epson, in the State of New Hampshire

For Consideration Paid, and in full consideration of
-----FIFTY-FIVE THOUSAND (\$55,000.00)-----DOLLARS
paid, Grant to The Town of Arlington, Middlesex County, in the
State of Massachusetts, With Quitclaim Covenants

The land in Arlington, Middlesex County, Massachusetts, with the buildings thereon, comprising Lots 1, 2, 3, 5 and 6 as shown on a plan entitled "Sub-division of Land in Arlington, Mass., owned by Daniel J. Brown, " dated July 1926, by J. M. Keane, C. E., which plan is recorded with Middlesex South District Deeds at the end of Book 5028, and said lots are together bounded and described as follows:

- SOUTHEASTERLY by Pond Lane, as shown on said plan, by various lines measuring 16.42 feet, 39 feet, 62.87 feet, 19 feet and 33.13 feet respectively;
- SOUTHWESTERLY by land now or formerly of the Boston & Lowell Railroad Company, as shown on said plan, 204.60 feet;
- NORTHWESTERLY by Avon Place Extension and by land of owner unknown, as shown on said plan, 155.65 feet; and
- NORTHEASTERLY by Lot 4, as shown on said plan, about 123 feet.

Containing together 25,250 square feet of land more or less according to said plan.

Subject to taxes assessed for the fiscal year 1978.

Being the same premises conveyed to Vincent Govoni and Adele Govoni by deed recorded with said Deeds, Book 5124, Page 201. Said Vincent Govoni died March 3, 1975. For our title see Estate of Adele Govoni Middlesex Probate Docket #488236. See also Probate of Estate of Edward F. Govoni, sometimes known as Edward M. Govoni, Middlesex Probate Docket #496257.

WITNESS our hands and common seals this

31, day of October 1977.

John J. Russell
Edward F. Govoni Jr.
Mary E. Garneau
Mary Ann Keefe
Arthur A. Govoni
Eleanor Creech
Katherine Govoni
James Govoni
Alice M. Govoni
Charles Govoni

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

October 31, 1977.

Then personally appeared the above named ARTHUR A. GOVONI and acknowledged the foregoing instrument to be his free act and deed, before me.

John J. Russell
Notary Public.
My Commission Expires 10/01/1983



TEL 508 480 0334
FAX 508 480 9665
www.CAMIELLAVV.com

THE LAW OFFICES OF DAVID A. CAMIEL P.C.
352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772

TAX INFORMATION SHEET

Date: January 23, 2024
Borrower: Ben Isaac Barkan
Seller: Town of Arlington
Property address: 21 Pond Lane
Arlington, MA 02474
Tax Collector: Arlington Tax Collector
730 Mass Avenue
Arlington, MA 02476
Phone: (781) 316-3030

Parcel ID: 010.0-0003-0008.0

Tax Total: \$.00

☐ **Quarterly**

8/1, 11/1, 2/1, 5/1

☐ **Semi-Annual**

11/1, 5/1

☐ **Annual**

	Date	Amount
Last Paid :	_____	\$ _____
Next Due :	_____	\$ _____

Notes:

MLC Request Sent on: _____
Office File Number : 2024-31
Paralegal: Michael Boule

Fee: \$ _____

BOSTON
CHESTNUT HILL
FRAMINGHAM
SOUTHBOROUGH

Soil Test Results

Soil Test Report

Prepared For:

Ben Barkan
Home Harvest
3 Howland Cir
Medford, MA 02155

ben@homeharvest.biz
339-927-6764

Sample Information:

Sample ID: Spy Pond Entrance

Order Number: 75812
Lab Number: S240820-110
Area Sampled:
Received: 8/19/2024
Reported: 8/28/2024

Results

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H ₂ O)	6.1		Cation Exch. Capacity, meq/100g	12.6	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	6.9	
Macronutrients			Base Saturation, %		
Phosphorus (P)	1.9	4-14	Calcium Base Saturation	39	50-80
Potassium (K)	68	100-160	Magnesium Base Saturation	5	10-30
Calcium (Ca)	978	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	83	50-120	Scoop Density, g/cc	1.22	
Sulfur (S)	9.6	>10			
Micronutrients *					
Boron (B)	0.2	0.1-0.5			
Manganese (Mn)	3.5	1.1-6.3			
Zinc (Zn)	4.4	1.0-7.6			
Copper (Cu)	0.1	0.3-0.6			
Iron (Fe)	5.7	2.7-9.4			
Aluminum (Al)	58	<75			
Lead (Pb)	15.7	<22			

* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	<div></div>			
Potassium (K):	<div></div>	<div></div>		
Calcium (Ca):	<div></div>	<div></div>		
Magnesium (Mg):	<div></div>	<div></div>	<div></div>	

Recommendations for Flowers, Roses, & Herbs

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 100 sq ft	lbs / 100 sq ft	lbs / 100 sq ft	lbs / 100 sq ft
12.5	.1 - .2	0.25	0.25

Comments:

-Do not topdress with more than 5 lb limestone per 100 sq ft at one time. Split the above application between early spring and mid-autumn.

*To supply Nitrogen, apply EITHER 1 - 1.5 lbs. Dried Blood (12-0-0) OR 0.2 - 0.4 lbs. Urea (45-0-0) per 100 square feet.

Application should be split between early spring and mid-June.

*To supply Phosphorus, apply EITHER 2.1 lbs. Bone Meal (4-12-0) OR 0.6 lb. Triple Phosphate (0-45-0) per 100 square feet.

*To supply Potassium, apply 0.4 lbs. Potash (0-0-60) per 100 square feet.

-For instructions on converting nutrient recommendations to fertilizer applications in home gardens and landscapes, see Reference "Step-by-Step Fertilizer Guide for Home Grounds and Gardening" (listed below).

-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

References:

Home Lawn and Garden Information

<http://ag.umass.edu/resources/home-lawn-garden>

Step-by-Step Fertilizer Guide for Home Grounds and Gardening

<https://ag.umass.edu/SPNTL-4>

Recommendations for Deciduous Trees, Shrubs & Vines-Establishment

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
0	.1 - .2	0.25	0.25

Comments:

*To supply Nitrogen, apply EITHER 1 - 1.5 lbs. Dried Blood (12-0-0) OR 0.2 - 0.4 lbs. Urea (45-0-0) per 100 square feet.

Application should be split between early spring and mid-June.

*To supply Phosphorus, apply EITHER 2.1 lbs. Bone Meal (4-12-0) OR 0.6 lb. Triple Phosphate (0-45-0) per 100 square feet.

*To supply Potassium, apply 0.4 lbs. Potash (0-0-60) per 100 square feet.

-For instructions on converting nutrient recommendations to fertilizer applications in home gardens and landscapes, see Reference "Step-by-Step Fertilizer Guide for Home Grounds and Gardening" (listed below).

-Use native soil to fill around the roots when planting. If the soil is light sand or heavy clay, mix in some peat moss or compost.

Maintain a 2 to 4 inch organic mulch to help conserve moisture and improve soil conditions.

-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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Step-by-Step Fertilizer Guide for Home Grounds and Gardening

<https://ag.umass.edu/SPNTL-4>

Recommendations for Deciduous Trees, Shrubs & Vines-Maintenance

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
0	.1 - .2	0.25	0.25

Comments:

*To supply Nitrogen, apply EITHER 1 - 1.5 lbs. Dried Blood (12-0-0) OR 0.2 - 0.4 lbs. Urea (45-0-0) per 100 square feet. Application should be split between early spring and mid-June.

*To supply Phosphorus, apply EITHER 2.1 lbs. Bone Meal (4-12-0) OR 0.6 lb. Triple Phosphate (0-45-0) per 100 square feet.

*To supply Potassium, apply 0.4 lbs. Potash (0-0-60) per 100 square feet.

-For instructions on converting nutrient recommendations to fertilizer applications in home gardens and landscapes, see Reference "Step-by-Step Fertilizer Guide for Home Grounds and Gardening" (listed below).

-Maintaining a 2 to 4 inch organic mulch will help conserve moisture and improve soil conditions.

-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

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<http://ag.umass.edu/resources/home-lawn-garden>

Step-by-Step Fertilizer Guide for Home Grounds and Gardening

<https://ag.umass.edu/SPNTL-4>

Recommendations for Nursery Trees & Shrubs, Deciduous-Establishment

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
0	1 - 1.5	3	2.5

Comments:

-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

Recommendations for Nursery Trees & Shrubs, Deciduous-Maintenance

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
0	1.5 - 2.5	2	2

Comments:

-The lead level in this soil is less than 22 ppm, which falls below the listed optimum level. However, many variables affect this result, and safety thresholds vary by location and soil use. There is still a potential risk of lead exposure for soils used for growing food or as play areas for children. Our Total Sorbed Metals test provides an accurate measurement of soil lead. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

General References:

Interpreting Your Soil Test Results

<http://soiltest.umass.edu/fact-sheets/interpreting-your-soil-test-results>

Soil Lead: Testing, Interpretation & Recommendations

<http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet>

For current information and order forms, please visit

<http://soiltest.umass.edu/>

UMass Extension Nutrient Management

<http://ag.umass.edu/agriculture-resources/nutrient-management>

Soil Test Report

Prepared For:

Ben Barkan
Home Harvest
3 Howland Cir
Medford, MA 02155

ben@homeharvest.biz
339-927-6764

Sample Information:

Sample ID: Spy Pond Center

Order Number: 75812

Lab Number: S240820-109

Area Sampled:

Received: 8/19/2024

Reported: 8/28/2024

Results

Analysis	Value Found	Optimum Range	Analysis	Value Found	Optimum Range
Soil pH (1:1, H ₂ O)	5.3		Cation Exch. Capacity, meq/100g	15.1	
Modified Morgan extractable, ppm			Exch. Acidity, meq/100g	10.8	
Macronutrients			Base Saturation, %		
Phosphorus (P)	3.0	4-14	Calcium Base Saturation	24	50-80
Potassium (K)	74	100-160	Magnesium Base Saturation	3	10-30
Calcium (Ca)	715	1000-1500	Potassium Base Saturation	1	2.0-7.0
Magnesium (Mg)	61	50-120	Scoop Density, g/cc	1.11	
Sulfur (S)	10.5	>10			
Micronutrients *					
Boron (B)	0.1	0.1-0.5			
Manganese (Mn)	4.6	1.1-6.3			
Zinc (Zn)	7.1	1.0-7.6			
Copper (Cu)	0.2	0.3-0.6			
Iron (Fe)	10.4	2.7-9.4			
Aluminum (Al)	130	<75			
Lead (Pb)	30.6	<22			

* Micronutrient deficiencies rarely occur in New England soils; therefore, an Optimum Range has never been defined. Values provided represent the normal range found in soils and are for reference only.

Soil Test Interpretation

Nutrient	Very Low	Low	Optimum	Above Optimum
Phosphorus (P):	██████████	██████████		
Potassium (K):	██████████	██████████		
Calcium (Ca):	██████████	██████████		
Magnesium (Mg):	██████████	██████████	██████████	

Recommendations for Flowers, Roses, & Herbs

Limestone (Target pH of 6.5)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
20	.1 - .2	0.25	0.25

Comments:

-The lead level in this soil is elevated. It is recommended that soils with elevated levels of extractable lead (greater than 22 ppm) be tested for Total Sorbed Lead. The UMass Soil Lab offers a Total Sorbed Metals test that measures total lead and other heavy metals. Ordering information can be found on our website here: <https://soiltest.umass.edu/ordering-information>. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

-Do not topdress with more than 5 lb limestone per 100 sq ft at one time. Split the above application between early spring and mid-autumn.

*To supply Nitrogen, apply EITHER 1 - 1.5 lbs. Dried Blood (12-0-0) OR 0.2 - 0.4 lbs. Urea (45-0-0) per 100 square feet. Application should be split between early spring and mid-June.

*To supply Phosphorus, apply EITHER 2.1 lbs. Bone Meal (4-12-0) OR 0.6 lb. Triple Phosphate (0-45-0) per 100 square feet.

*To supply Potassium, apply 0.4 lbs. Potash (0-0-60) per 100 square feet.

-For instructions on converting nutrient recommendations to fertilizer applications in home gardens and landscapes, see Reference "Step-by-Step Fertilizer Guide for Home Grounds and Gardening" (listed below).

References:

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<http://ag.umass.edu/resources/home-lawn-garden>

Step-by-Step Fertilizer Guide for Home Grounds and Gardening

<https://ag.umass.edu/SPNTL-4>

Recommendations for Deciduous Trees, Shrubs & Vines-Establishment

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
15	.1 - .2	0.25	0.25

Comments:

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*To supply Phosphorus, apply EITHER 2.1 lbs. Bone Meal (4-12-0) OR 0.6 lb. Triple Phosphate (0-45-0) per 100 square feet.

*To supply Potassium, apply 0.4 lbs. Potash (0-0-60) per 100 square feet.

-For instructions on converting nutrient recommendations to fertilizer applications in home gardens and landscapes, see Reference "Step-by-Step Fertilizer Guide for Home Grounds and Gardening" (listed below).

-Use native soil to fill around the roots when planting. If the soil is light sand or heavy clay, mix in some peat moss or compost. Maintain a 2 to 4 inch organic mulch to help conserve moisture and improve soil conditions.

References:

Home Lawn and Garden Information

<http://ag.umass.edu/resources/home-lawn-garden>

Step-by-Step Fertilizer Guide for Home Grounds and Gardening

<https://ag.umass.edu/SPNTL-4>

Recommendations for Deciduous Trees, Shrubs & Vines-Maintenance

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
15	.1 - .2	0.25	0.25

Comments:

-The lead level in this soil is elevated. It is recommended that soils with elevated levels of extractable lead (greater than 22 ppm) be tested for Total Sorbed Lead. The UMass Soil Lab offers a Total Sorbed Metals test that measures total lead and other heavy metals. Ordering information can be found on our website here: <https://soiltest.umass.edu/ordering-information>. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

-Do not topdress with more than 5 lb limestone per 100 sq ft at one time. Split the above application between early spring and mid-autumn.

*To supply Nitrogen, apply EITHER 1 - 1.5 lbs. Dried Blood (12-0-0) OR 0.2 - 0.4 lbs. Urea (45-0-0) per 100 square feet. Application should be split between early spring and mid-June.

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-Maintaining a 2 to 4 inch organic mulch will help conserve moisture and improve soil conditions.

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Step-by-Step Fertilizer Guide for Home Grounds and Gardening

<https://ag.umass.edu/SPNTL-4>

Recommendations for Nursery Trees & Shrubs, Deciduous-Establishment

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
150	1 - 1.5	2.5	2.5

Comments:

-The lead level in this soil is elevated. It is recommended that soils with elevated levels of extractable lead (greater than 22 ppm) be tested for Total Sorbed Lead. The UMass Soil Lab offers a Total Sorbed Metals test that measures total lead and other heavy metals. Ordering information can be found on our website here: <https://soiltest.umass.edu/ordering-information>. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

Recommendations for Nursery Trees & Shrubs, Deciduous-Maintenance

Limestone (Target pH of 6.0)	Nitrogen, N	Phosphorus, P2O5	Potassium, K2O
lbs / 1000 sq ft			
150	1.5 - 2.5	1.5	2

Comments:

-The lead level in this soil is elevated. It is recommended that soils with elevated levels of extractable lead (greater than 22 ppm) be tested for Total Sorbed Lead. The UMass Soil Lab offers a Total Sorbed Metals test that measures total lead and other heavy metals. Ordering information can be found on our website here: <https://soiltest.umass.edu/ordering-information>. For more information about lead levels in soil, see the fact sheet entitled "Soil Lead: Testing, Interpretation, & Recommendations," listed under General References at the end of this report.

-Do not topdress with more than 50 lb limestone per 1000 sq ft at one time. Split the above application between early spring and mid-autumn.

General References:

Interpreting Your Soil Test Results

<http://soiltest.umass.edu/fact-sheets/interpreting-your-soil-test-results>

Soil Lead: Testing, Interpretation & Recommendations

<http://ag.umass.edu/soil-plant-nutrient-testing-laboratory/fact-sheets/soil-lead-fact-sheet>

For current information and order forms, please visit

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UMass Extension Nutrient Management

<http://ag.umass.edu/agriculture-resources/nutrient-management>

Town Plans

Master Plan

Natural Resources Open Space Goals and Policies

- Value, protect, and enhance the physical beauty and natural resources of Arlington.
- Treasure our open spaces, parks, recreational facilities and natural areas.

Public Facilities & Services Goals and Policies:

- Build, operate, and maintain public facilities that are attractive and help to minimize environmental impact and that connect Arlington as a community.
- Maintain and beautify our public parks, trails, play areas, and streetscapes.

Open Space and Recreation Plan (2015-2022)

- Preserve, maintain, and enhance existing open spaces, including watersheds, water bodies, and natural areas; parks, playgrounds and outdoor recreational facilities; and historic sites and cultural landscapes.
- Increase public awareness, accessibility, and community stewardship of the town's open space and recreational facilities.

Arts and Culture Action Plan

- [3.6] Develop a plan for maintaining temporary and permanent public art and historic resources in public buildings and town-owned public spaces.
- [3.9] Engage arts and cultural resources as part of strategy for environmental resources education, preservation, marketing, and promotion.
 - Use public art and creative placemaking to activate underutilized parks and open spaces.
 - Facilitate partnerships among local arts and culture community and environmental advocates as part of open space planning and capital improvement projects in parks and open spaces.



Town of Arlington, Massachusetts

Discussion and Approval: HealthPeak CambridgePoint Alewife Development MEPA Comments

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Healthpeak_EIR_Stoff_letter_ot_Arlington_SelectBoard.pdf	Healthpeak Letter

Town of Arlington Select Board
730 Massachusetts Avenue
Arlington, MA 02476

RE: Environmental Notification Form: Healthpeak PUD Masterplan [EEA #/MEPA ID16967]

On June 30, 2025, an Environmental Notification Form (“ENF”) was filed with the Massachusetts Environmental Policy (“MEPA”) office for a large mixed use development in Cambridge, in the area of the Alewife informally known as the “Quad.” The ambitious size and scope of the Healthpeak plan merits a formal response from the Town. Comments on the project are due by September 30, 2025.

The Healthpeak plan exceeds multiple MEPA review thresholds; the following have direct impacts to Arlington:

- Wastewater
- Traffic
- Environmental Justice

WASTEWATER

The Healthpeak project will add 714,023 Gallons Per Day[260 million gallons annually] to the MWRA interceptor in the Alewife. By way of comparison, Arlington adds about 4.3 MGD to the MWRA system at 327 connections. The Healthpeak project would add about 16% of daily flow of the *entire town* at a point where the interceptor overflows *by design*.

About 1.7 MGD of Arlington’s daily flow is so called “inflow and infiltration,” that is water that leaks into the Town’s sewers. Arlington is required to limit its I&I contribution to the MWRA system. The wastewater flow of the Healthpeak project is about 42% of Arlington’s total I&I contribution to the MWRA system. In simple terms, Arlington could spend a fortune on I&I removal and this one project would negate a lot of it.

TRAFFIC GENERATION

The Healthpeak plan exceeds 5 individual review thresholds for traffic generation. It anticipates the addition of 40,000 vehicle trips a day; also the addition of 2000 new parking spaces, raising the total in the Quad to about 4000 spaces. The ENF reviews road service in terms of its impact

to Concord Avenue, where traffic is anticipated to rise by 17,000 trips per day. Yet, the ENF also states that no mitigation is necessary for state owned roadways. This appears to be inconsistent, as the ENF lists access permits from DOT and DCR as possible project requirements(ENF, pg.33).

Traffic analysis is a specialized area. The Town has individuals who are qualified to review the Traffic Generation portion of the ENF and offer an opinion. As an interested observer, the analysis of Temporary Construction Impacts of the Healthpeak project appears inadequate. Every rideshare application will attempt to bypass the construction by routing drivers through the neighborhood road network. The focal point of that network is Lake Street in Arlington. Needless to say, the Construction Management Plan (ENF 3.3.4) would benefit from the Town's input.

ENVIRONMENTAL JUSTICE

Changes in State law require that “an assessment of any existing unfair or inequitable environmental burden and related public health consequences” be included in an Environmental Impact Report (Section 58 Chapter 8 Acts of 2021). The Healthpeak ENF identifies Environmental Justice populations, including EJ Populations in Arlington(ENF section 3).

1. The Proponent is required to assess whether any of four “vulnerable health EJ criteria” exists in the identified populations(MEPA *Interim Protocol for Analysis of Project Impacts on Environmental Justice Populations*, January 1, 2022(“MEPA Protocol”).The EJ population in Arlington did not exhibit vulnerable health criteria, which would be presumed to be the result of a disproportionate burden from environmental stress.

2. The MEPA Protocol also asks the Proponent to use the MADPH Environmental Justice Screening Tool (<https://matracking.ehs.state.ma.us/Environmental-Data/ej-vulnerable-health/environmental-justice.html>) to identify other potential sources of pollution within the EJ populations. Again Healthpeak found nothing.

I suggest that the fault lies with MA DPH's Screening Tool. The tool appears to use the address of the permittee, rather than the outfall location as the data source. That is how Healthpeak's consultants failed to identify 2 CSO outfalls located about 1000 ft from the project that discharge millions of gallons of untreated sewage annually.

3. The duty to protect the health of the Arlington community lies not with a developer like Healthpeak, but squarely with the Arlington Board of Health. The Select Board is aware that discharges of untreated sewage from the MWRA, Cambridge and Somerville are a problem for our community; but I suggest that it is the duty of the Arlington Board of Health to make inquiries into the sources of illness in our community. CSOs have been identified as a source

illness: (<https://pubmed.ncbi.nlm.nih.gov/38775485/>) “Association between Combined Sewer Overflow Events and Gastrointestinal Illness in Massachusetts Municipalities with and without River-Sourced Drinking Water, 2014-2019.” Whether MA DPH is willing to make the link between existing data and illness from CSOs remains to be seen. The Healthpeak EIR is an appropriate place for the Town’s Board of Health to ask the Massachusetts Department of Public Health for guidance.

CONCLUSION

I hope that the Selectboard will comment on the Healthpeak EIR. It is in the town’s best interest to engage in the review process. Too often our town has opted to “let Cambridge be Cambridge” and I think it has been a detriment to the livability of Arlington’s neighborhoods along the Alewife Brook.

Sincerely,

David Stoff
88 Fairmont Street
Arlington, MA 02474



Town of Arlington, Massachusetts

Discussion and Vote: Lease of 85 Park Avenue to Promote a Public Purpose

Summary:

Jim Feeney, Town Manager

ATTACHMENTS:

	Type	File Name	Description
▯	Reference Material	Memo_to_SB_85_Park_Ave_Lease_8-18- 2025.pdf	Memo from the Town Manager



**Town of Arlington
Office of the Town Manager**

**James Feeney
Town Manager**

**730 Massachusetts Avenue
Arlington, MA 02476-4908
Phone (781) 316-3010
Website: www.arlingtonma.gov**

To: Members of the Select Board

Cc: James Feeney, Town Manager

From: Christine Bongiorno, Deputy Town Manager - Operations

Date: August 18, 2025

RE: Disposal of Town-owned Property at 85 Park Ave.

Background

The Dallin Library property located at 85 Park Avenue in Arlington, Massachusetts is owned by the Town of Arlington and currently leased to Arlington Community Media Inc. (ACMI) for a local cable studio and staff offices¹. The lease between the Town and ACMI will soon be up, and the Town wishes to dispose of the property to promote a public purpose in accordance with state procurement laws (M.G.L. ch. 30B) and Town policies. In leasing real property to promote a public purpose, a municipality is representing price is not the most important factor when considering proposals, and can consider accepting less than fair market value. In order to lease the property for a public purpose, ch. 30B first requires the Town to post notice in the *Central Register*ⁱ explaining its reasons for this decision and to disclose the difference between the value of the property and the price the Town will receive.

The Value of the Property

A search of properties within a 3-mile radius of 85 Park Avenue using CoStarⁱⁱ yielded 65 properties available for rent with a median price of \$3.10/sq. ft. per month. Additionally, the Town of Arlington leases space to various non-profits. Two of the properties were leased through recent

competitive procurement processes. Below is a table listing the rent generated at each of the Town-leased commercial spaces as well as a private comps.

Owner	Address	Tenant	\$/month/sq ft	Sq ft	Annual Rent
TOWN	17 Irving St.	Arlington Children's Center	\$ 1.83	8,632	\$ 189,558.72
TOWN	23 Maple St.	Mystic River Watershed Association	\$ 1.07	3,150	\$ 40,446.00
TOWN	27 Maple St.	Arlington Center for the Arts	\$ 0.50	7,700	\$ 46,200.00
TOWN	85 Park Ave	Arlington Community Media Inc	\$ 1.11	4,200	\$ 45,390.72
<i>Private</i>	<i>633-641 Mass Ave</i>	<i>On Market</i>	<i>\$ 2.58</i>	<i>3,500</i>	<i>\$ 108,360.00</i>
<i>Private 65 properties</i>	<i>3-mile radius</i>	<i>On Market</i>	<i>\$ 3.10</i>		

Given the private market and the Town owned property rates, it can be assumed that this property can be valued for lease somewhere between \$1-3/sq. ft. per month, for a total annual rent within the range of \$50,400 - \$151,200. This particular property, while aged, benefits from being on a corner lot with a stand-alone structure with available on-site parking and a new electric heat pump HVAC system. It is reasonable to expect this property to rent at \$2/sq. ft. on the open market, for a total annual value of \$100,800.

How the Lease Will Promote a Public Purpose

In accordance with ch. 30B, public bidding is required to lease the property if the appraised value exceeds \$35,000.00. Here, the property exceeds \$35,000 and therefore, the Town will issue a solicitation to lease it. Through this process, the Town will select a lessee that meets the qualifications under ch. 30B and who can promote the public purpose of providing educational, cultural, or community service activities to the residents of Arlington, subject to Board approval.

Requested Action

It is recommended that the Select Board vote to authorize the issuance and posting of a public purpose procurement notice for the Dallin Library property. This action will allow the Town to move forward with a competitive and compliant process to identify potential lessees.

ⁱ The Central Register is a state publication of public contracting opportunities, contract awards and related information received by the Secretary of the Commonwealth. It is only available in an electronic format. See <https://www.sec.state.ma.us/divisions/pubs-regs/about-central-register.htm> (last visited 8/14/25).

ⁱⁱ CoStar is an online service that Arlington uses that provides commercial real estate information and analytics.



Town of Arlington, Massachusetts

Fishing Line at Hill's Pond

Summary:

Arlington Conservation Commission

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Fishing_Line_Letter_to_Select_Board.pdf	Letter from Con Com



TOWN OF ARLINGTON
MASSACHUSETTS
CONSERVATION COMMISSION

July 16, 2025

Town of Arlington Select Board
730 Massachusetts Avenue
Arlington, MA 02476

Dear Members of the Select Board,

As you know, one of the Arlington Conservation Commission's mandates under state law is to protect wildlife habitat and under the Town's Wetlands Protection Bylaw is to protect wildlife and wildlife habitat. At its May 1, 2025, meeting, the Conservation Commission was presented with a compelling and informative presentation by Laura Kiesel of Save Arlington Wildlife highlighting the injuries and deaths of birds, turtles, and other wildlife by improperly discarded fishing tackle at Hills Pond and Spy Pond, particularly hooks, lines, and bobs. Since then, we received many letters from residents in support of a fishing pause and including pictures of fishing line waste at Hills Pond, copies of which are attached. We continued this discussion at our June 26, 2025, meeting, where additional confirmed wildlife casualties were documented. These presentations are also enclosed. Conservation Commissioners and residents who attended both meetings are quite alarmed about the recent bird deaths from entanglement, and all involved feel it is critical for the Town to work together quickly to address this issue.

Given our shared responsibilities in this area, the Conservation Commission has begun conversations with the Park & Recreation Commission. The Conservation Commission remains ready to partner with the Park & Recreation Commission as we outline potential strategies and next steps. However, progress has unfortunately stalled, despite the urgency and shared concern among stakeholders, and the issue continues to escalate. At our June 26, 2025 meeting, the Conservation Commission unanimously voted to send this letter to the Select Board to address this urgent intervention.

The Commissioners seek your support for and implementation of restrictions on fishing at Hills Pond until a robust program for mitigation of improperly discarded fishing tackle, including both education for anglers and proactive and frequent clean-up of the waterbodies, is enacted by the Recreation Department and/or the Park and Recreation Commission.

The Conservation Commission understands that the Fishing Line Working Group previously made recommendations, several of which had been implemented. As it appears that more work needs to be done as wildlife entanglements have escalated to result in injuries and deaths, we support Recreation's suggestion that this group be reconvened, and ask that it include a Conservation Commission representative, so we can apply our collective expertise to find timely, practical solutions.

We are eager to begin working together as soon as possible to safeguard wildlife. We look forward to your response and to a productive collaboration.

Sincerely,



Chuck Tirone, Chair
Arlington Conservation Commission

CC: Natasha Waden, Director of Recreation

Jim Feeney, Town Manager

Enclosures



Town of Arlington, Massachusetts

Norwegian Foot March Town Manager Approval

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Norwegian_Foot_March_TM_Approval.pdf	Memo



**Town of Arlington
Office of the Town Manager**

**James Feeney
Town Manager**

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

July 7, 2025

Jeffrey Alvarez, TSgt, USAF
NCOIC, Standardization and Evaluations
66th Security Forces Squadron
Hanscom AFD, MA 01731

RE: Norwegian Foot March

Dear Jeffrey,

The request for the Norwegian Foot March for up to 100 participants on September 5, 2025, from 5:30 a.m. until 12:10 p.m. has been approved. The request occupies the Arlington portion of the Minuteman Commuter Bikeway. The march begins at Hanscom Airforce Base heading east, through Lexington, then on to the Arlington portion of the Minuteman Commuter Bikeway. The march will continue east until it reaches the Uncle Sam Plaza at the intersection of Massachusetts Avenue and Mystic Street and then will return direction back towards Lexington.

Please note this approval does not guarantee exclusive use of the Minuteman Commuter Bikeway, and the event cannot impede upon the overall general use of the Bikeway or its users. Please further note the canopy erected at the turnaround point on Uncle Sam Plaza cannot be staked down in any landscaped areas due to the presence of an irrigation system and must instead be surface weighted.

Please see the attached for more information regarding this approval.

A handwritten signature in blue ink, consisting of stylized loops and a long horizontal stroke.

Town Manager

CC:

Select Board
Arlington Police Department
Department of Public Works



Town of Arlington, Massachusetts

Traffic Calming on High-Speed Sections of Mystic Street

Summary:

Doran Donovan

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	D._Doran_CR.pdf	D. Doran CR

From: Doran Donovan dorandonovan@gmail.com
Sent: Monday, July 14, 2025 1:50 PM
To: Transportation Advisory Committee <tac@town.arlington.ma.us>
Subject: traffic calming on high-speed sections of Mystic Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jim,

I live at 393 Mystic Street which is an unbanked curve between two high-speed sections of Mystic Street.

Last year when there was a fatal crash across the street from us, I gathered signatures and lots of anecdotes from residents all along the street. I contacted the town engineer who replied that the town was looking at consulting company options to review dangerous streets. I followed up a few more times without receiving a reply.

Is the TAC the right place to follow up and request the town consider traffic calming options similar to the ones in many surrounding towns?

Thanks,

Doran

Doran Donovan
dorandonovan@gmail.com
(617) 686-1347

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Doran Donovan
dorandonovan@gmail.com
(617) 686-1347



Town of Arlington, Massachusetts

NEW BUSINESS



Town of Arlington, Massachusetts

Next Scheduled Meeting of Select Board September 15, 2025

Summary:

When: Aug 18, 2025 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_RN1jxpr1RJSBodKESpM7hA

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.