



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice July 21, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, July 21, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, July 21, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, July 21, 2025 at 7:30 PM in the **Town Hall Annex, Second Floor Conference Room, 730 Mass Ave, Arlington, MA 02476**

1. Public Hearing: Docket #3854, 125 Broadway

7:30 pm The Board will vote to close the public hearing for Docket 3854.

2. Public Hearing: Docket #3862, 126 Broadway

7:35 pm The Board will vote to continue the hearing to August 11, 2025.

3. Discussion of 1207-1211 Massachusetts Avenue

7:40 pm The Board will discuss the progress of the development at 1207-1211 Mass Ave with the developer, James Doherty.

The materials from the November 6, 2023, public hearing on a permit extension for this project are available here:

<https://www.arlingtonma.gov/Home/Components/News/News/13618>.

4. Artist Live/Work Discussion

8:00 pm The Board will discuss the development of Artist Live/Work Standards and Guidelines and the Artist Certification Process.

5. Discussion of 455 Massachusetts Avenue

8:20 pm The Board will discuss the progress of the development at 455 Mass Ave.

The materials from the October 25, 2021, special permit public hearing for this project are available here:

<https://www.arlingtonma.gov/Home/Components/News/News/11494>.

6. Discussion of 882 Massachusetts Avenue

8:40 pm The Board will discuss correspondence received regarding first-floor window transparency.

7. Affordable Housing Overlay Committee designee

8:55 pm The Board will discuss the appointment of its designee to the Affordable Housing Overlay Committee created by Article 41 at 2025 Annual Town Meeting.

8. Board Retreat Discussion

9:10 pm The Board will select a date for the 2025 Board Retreat.

9. Open Forum

9:20 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

10New Business

9:35 pm

11Adjourn

9:45 pm (Estimated)

12Correspondence

- 1207-1211 Mass Ave - M. Ruderman - 7/18/2025
- 1500 Mass Ave - D. Seltzer - 7/18/2025
- 126 Broadway - J. Cullinane - 7/21/2025



Town of Arlington, Massachusetts

Public Hearing: Docket #3854, 125 Broadway

Summary:

7:30 pm The Board will vote to close the public hearing for Docket 3854.

ATTACHMENTS:

	Type	File Name	Description
📎	Reference Material	Memo_to_ARB_re_125_Broadway_-_07-15-2025.pdf	Memo to ARB re 125 Broadway - 07-15-2025



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Arlington Redevelopment Board

From: Claire Ricker, Director

Date: July 17, 2025

RE: Docket #3854 – 125 Broadway

Regarding the application to the Arlington Redevelopment Board (ARB) for project approval at 125 Broadway, upon further research by the Department of Planning and Community Development (DPCD), the Building Commissioner, and Town Counsel, it has been determined that the Zoning Board of Appeals (ZBA), rather than the ARB, is the correct Board to petition for project approval.

There are two reasons that this project should be heard by the ZBA rather than the ARB. First, the applicant proposes to construct a fourth service bay as an addition to the existing building. As auto service stations are defined in the Zoning Bylaw (ZBL) as only having three service bays or fewer, construction of the additional bay will require a variance from the ZBA. Town Counsel has determined that the ARB does not have the authority to issue a variance for the proposed fourth service bay. Second, there is an existing variance on the site that will need to be amended by the ZBA to allow for the proposed building to be expanded along the 3' rear setback. This variance was issued on May 18, 1972, under ZBA Docket #1178.

On June 25, 2025, the applicant was informed via a letter from DPCD that the 125 Broadway application to the ARB for Environmental Design Review should be withdrawn, and that a new petition to the ZBA be submitted via the Inspectional Services Department.



Town of Arlington, Massachusetts

Artist Live/Work Discussion

Summary:

8:00 pm The Board will discuss the development of Artist Live/Work Standards and Guidelines and the Artist Certification Process.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Artist_Live_Work_ARB_Memo_with_materials.pdf	Artist Live Work ARB Memo with materials



TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

MEMORANDUM

To: Arlington Redevelopment Board
CC: Claire Ricker, DPCD Director
Arlington Commission for Arts and Culture
From: Katie Luczai – Economic Development Coordinator
Date: July 17, 2025
RE: Artist Live Work Design Guidelines Enforcement

The purpose of this memo is to provide background on Arlington's Artist Live Work program and to determine the Arlington Redevelopment Board's role in this program to ensure enforceability.

Program Background

Artist Live Work was approved at Arlington's Town Meeting in 2021 to address the table of uses and density and dimensional requirements that prevent the attraction of new and modern uses to Arlington's Industrial Districts, aligned with the needs of the creative economy as described in the Town of Arlington's Arts and Culture Action Plan. This program allows the construction of residential units in Industrial zone districts solely for artistic/creative production use. This use is allowed only by special permit.

Excerpt from the Town of Arlington Zoning Bylaws

5.6.4 Uses in the Industrial District

A. Artists' Mixed-Use. Any portion of a building devoted to such use shall be subject to the following conditions:

- (1) Occupied by persons certified as artists pursuant to the Arlington Commission for Arts and Culture (ACAC) Artist Certification Process,
- (2) Designed in accordance with ACAC standards and guidelines for artists' mixed-use space, and
- (3) *Subject to an agreement for artists' housing as part of the conditions of a special permit granted by the Redevelopment Board or Board of Appeals, as applicable.*

Progress to Date

In July 2024, DPCD discovered that the program details had not been finalized and began the process of working with the Arlington Commission for Arts and Culture (ACAC) to determine program details. Since that time, ACAC has finalized an Artist Certification Process and Standards and Guidelines for artists' mixed-use space. A drafted agreement for artists' housing is included in this memo to be incorporated as conditions of a special permit granted by the Redevelopment Board. This agreement can either be treated separately as part of the conditions of a special permit or be incorporated into the existing special permit conditions.

Enforcement Concerns Raised by Town Counsel

In discussion with Town Counsel, it was raised that the Town can only obligate property owners to comply with guidelines and not recommendations nor are there clear penalties or consequences for noncompliance.

The intention of the Arlington Commission for Arts and Culture is to provide the Standards and Guidelines for artists' mixed-use space which the Arlington Redevelopment Board can then choose applicable specific standards and guidelines to incorporate as part of the conditions of the Special Permit based on specific sites.

The language of ACAC's Standards and Guidelines can be amended to remove 'recommendations' and be applied to all Artist Live Work projects, however it is unclear if all guidelines and standards are appropriate for all proposed projects.

Desired Outcome

A determination of the Arlington Redevelopment Board as to how they wish to incorporate Artist Live Work standards and guidelines as part of the conditions of a special permit to ensure enforceability of Artist Live Work standards and guidelines.

Attachments

- Draft Artist Housing agreement
- Arlington Commission for Arts and Culture Standards and Guidelines for Artists' Mixed-Use Space
- Arlington Commission for Arts and Culture Artist Certification Process

**AGREEMENT BY AND BETWEEN THE TOWN OF ARLINGTON
AND **PROPERTY OWNER** LOCATED AT **ADDRESS****

This Agreement (the “Agreement”) is hereby executed on the date of the last signature below, by and between the Town of Arlington, a municipal corporation duly organized under the laws of the Commonwealth with a principal place of business located at 730 Massachusetts Avenue, Arlington, MA 02476, by and through its Commission for Arts and Culture (the “Commission” or “Town”) and [property owner], located at [address] (the “Property Owner”).

RECITALS

WHEREAS, Property Owner is currently the owner of a property located in an Industrial District with any portion of the building devoted to Artists’ Mixed-Use unit(s), the Town of Arlington Zoning Bylaws, 5.6.4; and

WHEREAS, Property Owner agrees to design and maintain the property in accordance with the Arlington Commission for Arts and Culture Standards and Guidelines for Artists’ Mixed-Use Space; and

WHEREAS, all qualified tenants will be deemed a certified artist through the Arlington Commission for Arts and Culture Artist Certification Process; and

WHEREAS, Town hereby agrees to allow residential occupation solely in Artists’ Mixed-use units by right and should tenancy change the Property Owner will contact the Town to confirm a qualified tenant.

NOW, WHEREFORE, upon the promises set forth herein, the Parties agree as follows:

1. **Purpose and Location**. The purpose of this Agreement is to permit the Property Owner to maintain artist live-work units in accordance with this Agreement, the Commission’s Guidelines for Artists’ Mixed-Use Space (the “Guidelines”) and the Town’s Zoning Bylaw, Section 5.6.4 and the conditions set forth therein (the “Zoning Bylaw”) (collectively, the “Purpose”). The Property Owner agrees to comply with the Guidelines, the Zoning Bylaw and other applicable law related to artist live-work units located at [address] (the “Location”).
2. **Term**. The term of this Agreement shall commence on the date of the last signature below and shall be effective for the duration of time in which the artist live-work units exist at the Location.
3. **Incorporation by reference**. The Guidelines and Zoning Bylaw are incorporated by reference into this Agreement as if recited herein, including any applications or documents made or created by the Property Owner to effectuate the Purpose of this Agreement.
4. **Property Owner’s Obligations**. Property Owner agrees to:
 - a. Comply with the Purpose, Guidelines and Zoning Bylaw related to this Agreement. Property Owner further agrees to comply with all applicable local, state and federal laws, including relevant building codes;

- b. Pursue at its sole expense any permits, licenses, or the like related to this Agreement; and
- c. Notify the Town **if** any change of use occurs at the property that affects the continuation of Artists' Mixed-use the Property Owner is obligated to notify the Town within a thirty (30) day period.
- 5. **Town's Obligations.** Nothing construed herein shall be interpreted to imply or require the Town to perform any obligations related to this Agreement unless explicitly mandated by the Guidelines or the Zoning Bylaw.
- 6. **Amendments.** This Agreement may only be amended by the mutual written consent of the Parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first specified here:

TOWN OF ARLINGTON

Jim Feeney, Town Manager
Town of Arlington
730 Massachusetts Arlington, MA 02474

Date: _____

Approved as to form:

Michael Cunningham, Town Counsel

PROPERTY OWNER

XXXX

Date: _____

Arlington Commission for Arts and Culture Standards and Guidelines for Artists' Mixed-Use Space

Purpose: To foster artists of all disciplines to live and work locally to more effectively contribute to the cultural and quality of life of the Town of Arlington and to increase, promote and protect the availability of live/work mixed-use spaces for creatives.

Definitions associated with Art/Cultural Uses

Artists' Mixed-use: The use of all or a portion of a building for both habitation and Artistic/Creative Production use, or a combination thereof.

General Guidelines

Projects looking to create Artist' Mixed-Use under the Town of Arlington Zoning Bylaw should include an established process for artist/creative certification to ensure that the development built for artists/creatives will retain artists/creatives. Furthermore, the certification guidelines be those established by ACAC to create standardization of the certification (Arlington Commission for Arts and Culture (ACAC) Artist Certification Process).

- In residential and commercial zones, all living spaces shall be contiguous with and make an integral part of the working space; however, direct access between living and working areas shall not be required.
- The residential dwelling area and working space that comprise an artist live/work unit shall not be separately rented or sold.
- Artists have different work needs based on their medium. Units may be of varying sizes but must offer the same amenities.
- The applicant/owner must show procedures to demonstrate that artist live/work units are marketed to and occupied by artists, subject to review by the Department of Planning and Community Development or one of their appointed agents.

Recommended Design Standards

1. Designed with attention to natural lighting.
2. Suggested minimum interior ceiling height is 9'.
3. STC 50 composite demising construction (50db of noise reduction) supports most artistic disciplines.
4. Frequently spaced electrical outlets and additional circuits can support many disciplines. Consideration of adding additional outlets and circuits should be given.
5. Additional storage areas or shared storage areas ranging from 100-200 square feet on site is recommended.
6. Parking – one parking space per unit must be integrated into the development.
7. 8 ft. corridors and 4 ft. entry doors support loading and unloading.
8. A utility sink per unit or easy access to a shared utility sink must be provided.
9. Acoustical separation between units (floors & walls) supports multi-disciplinary buildings and 24-hour artmaking
10. Compact bath/kitchen core supports flexible open floor plan with few or no interior walls

11. Open layout supports tenant build-out to suit individual needs, and flexibility over time as needs change
12. Basic but durable interior finishes support artmaking, such as concrete floors and abuse-resistant drywall
13. Workspaces may be incorporated within units or provided as a shared workspace but should be.

Recommended Performance Standards

1. Noise and vibration. Every artist live/work unit shall be designed and operated in such a manner that it does not produce excessive noise or vibration beyond the working space.
2. Odor. Every artist live/work unit shall be designed and operated in such a manner that it does not emit a noxious odor or fumes beyond the working space or provides proper ventilation so as not to negatively impact adjacent units.
3. Smoke. Every artist live/work unit shall be designed and operated in such a manner that it does not emit smoke beyond the working space.
4. Dust and dirt. Every artist live/work unit shall be designed and operated in such a manner that it does not emit any dust or dirt beyond the working space.
5. Ventilation. High quality ventilation is essential for all livable spaces.
6. Storage of materials or supplies outdoors, for purposes other than those permitted in the allowable zone in which the use is located, shall be prohibited.

Arlington Commission for Arts and Culture

Artist Certification Process

Purpose: The purpose of Artist Live Work is to foster artists of all disciplines to live and work locally to more effectively contribute to the cultural and quality of life of the Town of Arlington and to increase, promote and protect the availability of live/work mixed-use spaces for creatives.

To qualify for Artist Live Work housing, individuals must receive an Artist Certificate through the Commission for Arts and Culture Artist Certification Process.

What is an Artist Housing Certificate?

An Artist Housing Certificate is a letter issued by the Arlington Commission for Arts and Culture through the Town of Arlington Department of Planning and Community Development confirming that an artist has been active in their artistic practice in the past three (3) years. An Artist Housing Certificate qualifies an artist as eligible for artist live/work housing in the Town of Arlington, Massachusetts. The Artist Housing Certification is valid for a period of six (6) years. Upon expiration, the artist will need to reapply to receive a new Artist Certificate from the Commission.

Eligibility

Applicants must be at least 18 years of age and must be able to demonstrate that they have a recent body (last three years) of artwork. Artists in the following disciplines are considered:

- Visual Arts: including painting, printmaking, sculpture, photography, conceptual art, craft arts (ceramics, woodworking, jewelry, etc.), architecture/design (not including engineering and home staging), media arts, film, and new media.
- Performing Arts: including dance, theater, and music.
- Literary Arts: including fiction, non-fiction, poetry, and spoken word.
- Media: film, video arts, animation/digital arts

Application Review Process

Applicants are reviewed by the Commission and will primarily confirm whether each applicant can demonstrate that they are a working artist. Applicants are not judged based on the aesthetics of their work but rather their activity of work. Decisions made by the Commission are final.

Applications will be reviewed preliminarily by the Department of Planning and Community Development staff. If applicants meet the eligibility criteria, then their certification will be voted on by the Commission for Arts and Culture during their regularly scheduled meetings as needed. Decisions made by the Commission are final.

Application Materials

- **Cover Letter**
- **Resume/CV** which can include website, social media links, dates and locations of exhibitions, publications, performances, press, awards, artist residencies, commissions, representation in collections, jobs/practical training in arts discipline field, and formal training if you have it

- **Documentation of Artwork** showing recent body of work from the last three years (must be dated) which can include images, video or audiotapes, production photographs, and/or writing samples,
- **Reference Letter** showing support from a peer, supervisor or professional colleague in the arts who can confirm your active participation in the artistic field over the past three years
- **Social Media** (if applicable) such as a website, social media, etc.

Automatic Artist Certification will be issued if the applicant has received a fellowship, grant award or has been a finalist from the Massachusetts Cultural Council in the past three years. If you qualify for automatic certification, you must still submit a complete application and a copy of your award letter from the Massachusetts Cultural Council.

Completed application materials can be sent to:

Department of Planning and Community Development
 Attn: Katie Luczai
 Town of Arlington
 730 Mass Ave, Town Hall Annex
 Arlington, MA 02476

Or via email to kluczai@town.arlington.ma.us

Questions can be directed to the Department of Planning and Community Development, Economic Development Coordinator, Katie Luczai at kluczai@town.arlington.ma.us.

Arlington Commission for Arts and Culture

Artist Certification Application

Name: _____ Date: _____

Street Address: _____

City/State/Zip Code: _____

Phone: _____

Email: _____

Primary Artistic Discipline – What is your primary artistic discipline?

Visual Arts

____ crafts
____ painting/drawing
____ printmaking
____ photography
____ design/illustration
____ sculpture
____ installation/public art
____ other: _____

Performing Arts

____ dance
____ theatre
____ music
____ other: _____

Media Arts

____ film
____ video
____ animation/digital arts
____ other: _____

Literary Arts

____ fiction
____ non-fiction
____ poetry
____ other: _____

Checklist of Attachments

____ Application form (*required*)

____ Cover letter (*required*)

____ Resume (*required*)

____ Reference Letter (*at least one required*)

____ Evidence of recent body of work (*required*)

- 5 images (digital or traditional); and/or
- up to 10 minutes of videotape/CD/audiotape; and/or
- up to 20 PDF pages of sample scripts, works of fiction, non-fiction and/or poetry;
- A Dropbox or shared link file is preferred.
- All materials must be dated within three (3) years of application date



Town of Arlington, Massachusetts

Discussion of 882 Massachusetts Avenue

Summary:

8:40 pm The Board will discuss correspondence received regarding first-floor window transparency.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Letter_from_Activate_to_Redevelopment_Board_-_07-08-2025.pdf	Letter from Activate to Redevelopment Board - 07-08-2025

Activate, SBP LLC.
892 Massachusetts Ave
Arlington, MA 02476

July 8th, 2025

Redevelopment Board
Arlington, MA

To whom it may concern,

Activate LLC has been communicating with Katie Luczai, Economic Development Coordinator for the town of Arlington. She recommended that we write a letter to further explain our business model so that you are armed with information related to our signage permitting and use of window privacy paper.

I am a Doctor of Physical Therapy, and my business partner, Darcy Gould, is a Masters of Strength & Conditioning. We are a Health & Wellness Facility focusing on prehabilitation, injury prevention, rehabilitation, and maintenance of strength and conditioning.

Because I give patients physical therapy and medical care, and my business partner follows up with many of these clients, HIPPA guidelines must be maintained. Individuals both desire **and require** their privacy while being treated in our open space directly off the street. For these reasons, we must install privacy paper on our window frontage.

For extra clarity; we are not a gym nor a public workout space, but rather an appointment only facility.

We hope that the above information and added commentary aids you in permitting our signage and explains the need for patient privacy. Please let us know if you require more detail. We appreciate your time and understanding.

Sincerely,

Dr. Gretchen Paulson, PT, DPT, CIDN



Town of Arlington, Massachusetts

Correspondence

Summary:

- 1207-1211 Mass Ave - M. Ruderman - 7/18/2025
- 1500 Mass Ave - D. Seltzer - 7/18/2025
- 126 Broadway - J. Cullinane - 7/21/2025

ATTACHMENTS:

Type	File Name	Description
▢ Correspondence	1500_Mass_Ave__Seltzer__D_-_07182025.pdf	1500 Mass Ave, Seltzer, D - 07182025
▢ Correspondence	1207-1211_Mass_Ave_-_Ruderman__M_-_07182025.pdf	1207-1211 Mass Ave - Ruderman, M - 07182025q
▢ Correspondence	126_Broadway__Cullinane_-_07212025.pdf	126 Broadway, Cullinane - 07212025

From: Don Seltzer

Sent: Friday, July 18, 2025 8:37 AM

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

Cc: Claire Ricker; Michael Ciampa; Disability Comm; Michael Muehe; Jim Feeney

Subject: Why isn't Granny Smiling?

Correspondence

To: Arlington Redevelopment Board

I have noted that the Board is currently reviewing the status and compliance issues of several Board permitted projects. I request that you add the apartment building at 1500 Mass Ave to this review.

There are obvious non-compliance issues with the landscaping and stormwater mitigation but I would like to call your attention specifically to the promised accessible ground floor unit.

Why isn't Granny smiling?



Granny is not happy.

Last year she was pleased when the state Architectural Access Board required that the builder of the apartment building at 1500 Mass Ave add an accessible unit for someone with limited mobility, who can't do stairs. The state Board approved a plan for a ground floor unit with a front door entrance directly from the interior lobby and the mailboxes that the other tenants used. The Board also approved a usable open space area as a substitute for the landscaped rear yard open space enjoyed by the other residents, but that Granny could not access because of the steep climb.

The Arlington Redevelopment Board then further required that this usable open space (*designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction...*) be made more attractive with a screen of greenery to cover the ugly wall across from Granny's unit, and that there be two windows added so that she could look out onto this special area and enjoy some cross ventilation.

It sounded promising but the builder decided otherwise. This attractive little area became an ugly side alley to store the trash barrels of the other residents. No greenery to look out at, so it is perhaps just as well that Granny only got one window, not the two that were specified in the Special Permit.

But the cruelest blow is that Granny does not get to use the weather protected lobby to enter her apartment. Her door has instead been relocated to the side, trash barrel alley, with no protection from the weather. The other four apartments have intercoms and buzzers for visitors to announce their arrival. Granny does not, with nothing to indicate that her apartment even exists.

But the worst indignity is that Granny does not even have a clear stable path to her door, only loose crushed stone. It is difficult for Granny to keep her balance as she pushes her walker along. She dreads the winter and wonders how the landlord will clear a path through the snow and ice for her on this loose surface. And she also understands that her little alley will be screened off by a six foot high stockade fence. She doesn't know how she will manage the stockade gate with her walker when it is windy.

That's why Granny isn't smiling.

One in six Arlington residents is 65 or older.

Thank you for your consideration,

Don Seltzer


From: Michael Ruderman
Sent: Friday, July 18, 2025 12:02:09 PM
To: Claire Ricker
Subject: ARB July 21, Agenda item 3. Discussion of 1207-1211 Massachusetts Avenue

To the Chair and members of the Arlington Redevelopment Board:

I was reviewing the documents pertaining to this case. I found the attached Notice of Dissolution, effective 29 December 2023 for DAVPOST1207, LLC which was the owner of record of the subject real estate. Can the agenda item go forward if the titled corporation no longer exists? Is the "developer" (as the Agenda refers to Mr. Doherty) applying for reinstatement?

Yours,

Michael Ruderman
9 Alton Street, Arlington MA



Secretary of the Commonwealth of Massachusetts
William Francis Galvin

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Corporations

Business Entity Summary

ID Number: 001347748

[Request certificate](#) [New search](#)

Summary for: DAVPOST1207 LLC

The exact name of the Domestic Limited Liability Company (LLC): DAVPOST1207 LLC	
Entity type: Domestic Limited Liability Company (LLC)	
Identification Number: 001347748	
Date of Organization in Massachusetts: 09-25-2018	Date of Revival:
Date of Involuntary Dissolution by Court Order or by the SOC: 12-29-2023	Last date certain:
The location or address where the records are maintained (A PO box is not a valid location or address):	
Address: 1122 MASSACHUSETTS AV	
City or town, State, Zip code, Country: ARLINGTON, MA 02474 USA	
The name and address of the Resident Agent:	
Name: JAMES DOHERTY	
Address: 1122 MASSACHUSETTS AV	
City or town, State, Zip code, Country: ARLINGTON, MA 02474 USA	

From: Joanne Cullinane

Sent: Monday, July 21, 2025 7:52 AM

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

Subject: Agenda for tonight's meeting

Hello,

Public notice went out that public comment would be accepted on plans for a 14-unit building at 126 Broadway.

However, the online agenda indicates that discussion of the project will be postponed.

Will public comment likewise be postponed or go forward tonight? Has notice been mailed regarding a change of date?

Thanks for clarifying,

Joanne Cullinane