



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice July 14, 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 14, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, July 14, 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 14, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote to approve meeting minutes from June 2, and June 16, 2025.

2. Public Hearing: Docket #3849, 259 Broadway

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

3. Public Hearing: Docket #3857, 225 Broadway

7:40 pm Notice is herewith given that an application has been filed on June 3, 2025, by Patrick Catino, 31 Arrowhead Drive, Saugus, MA, to open Docket #3857 in accordance with the provisions of the Town of Arlington Zoning Bylaw Sections 5.9.3, Site Plan Review. The applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four (4) units on the property located at 225 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

4. Public Hearing: Docket #3831, 1323 Mass Ave

8:25 pm The Board will discuss whether to continue or close the hearing.

5. Discussion of 882 Massachusetts Avenue

8:45 pm The Board will discuss the development at 882 Mass Ave and its compliance with conditions issued by the Board.

6. Open Forum

9:00 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.

7. New Business

9:15 pm

8. Adjourn

9:30 pm (Estimated)

9. Correspondence

225 Broadway:

- 7/2/25 - R. Gruber
- 7/9/25 - E. Holden
- 7/10/25 - S. Kurnas
- 7/11/25 - J. Fleming
- 7/11/25 - C. Loreti
- 7/13/25 - C. Ross



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote to approve meeting minutes from June 2, and June 16, 2025.

ATTACHMENTS:

Type	File Name	Description
▢ Meeting Minute (draft)	06022025_DRAFT_Minutes_Redevelopment_Board.pdf	06022025 DRAFT Minutes Redevelopment Board
▢ Meeting Minute (draft)	06162025_DRAFT_Minutes_Redevelopment_Board.pdf	06162025 DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, June 2, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

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

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

The Chair called the meeting of the Board to order.

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

May 19, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the May 19 minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3849, 259 Broadway.**

Ms. Ricker explained that this application is for a project subject to the Mass Ave/Broadway Multi-Family Housing Overlay District. The proposal is for work on an existing non-conforming multi-family building in the R2 Residential District and Mass Ave/Broadway Multi-Family Housing Overlay District. The applicant proposes to renovate the interior, construct an exterior staircase as a second egress, add one additional unit for a total of five units, build a new stockade fence, install two EV chargers, and install new landscaping, including street trees. The attached garage would be demolished. The applicant has requested a reduction from the required number of parking spaces under Section 6.1.5 from five to four, including one compact space.

The applicant was represented by architect Zeke Brown and owner Steve Boubolis. Mr. Brown explained that the building currently has four units, with an odd internal configuration in which one unit is three times the size of the others. The applicant wants to reconfigure the internal space to result in five units of roughly equal size. The current building has only one means of egress, which is illegal and dangerous. The only way to create five units and create a second form of egress is to build the second staircase outside. They also propose to install sprinkler systems and proper fire separation. The external stair will be covered and will replace a porch entryway in the back. The whole side area is a parking area, which officially has three spots but is currently used for five cars, two of which are parked in the front yard setback. They propose to demolish the garage and create four parking spaces along the side and not in the front yard setback, which is why they are asking for a reduction from five to four required parking spaces. The owner has agreed to charge separately for parking, provide a transit subsidy for renters who do not own a car, and install a cargo bike rack in the alcove behind the external stairs as part of a Transportation Demand Management (TDM) plan. They intend to replace windows but otherwise change very little about the exterior of the building. They intend to add a trash/recycling enclosure. The building will be all electric, with high efficiency heat pumps, insulation, and new Energy Star appliances. There are two street trees already on site, and the applicant proposes adding three more, as well as filling in the landscaping in the front. Air handling units will be on the side of the building. The basement access will remain, and the applicant proposes to put long-term bicycle storage in the basement, with a ramp for the bicycles to be rolled into and out of the basement.

Mr. Revilak asked exactly where the bicycle parking would be. Mr. Brown replied that it would be somewhere along the side of the house, but the specific location has not yet been determined. Mr. Revilak also asked if the applicant has determined what species of street trees they will plant. Mr. Brown said that they have not. Mr. Revilak encouraged him to consult with the Tree Warden.

Mr. Benson asked where the electric water heaters would be located. Mr. Brown replied that they will be in the basement. Specific locations have not been determined, but there is plenty of space in the basement.

Mr. Benson asked which setbacks are nonconforming. Mr. Brown replied that the setback along Broadway is conforming. If Palmer Street is the front, then the rear setback would nonconforming. Mr. Benson asked if the external stairs would make that side nonconforming. Mr. Brown replied that if Palmer Street is the front, the side setback on the side with the external stairs would be conforming, because only a 5-foot setback is required. The old porch was about 15 feet from the property line, and the new stairs would be about 12 feet from the property line.

Mr. Benson asked what the monthly fee for parking would be. Mr. Brown said that the fee has not been determined. He would guess that it would be \$50 to \$100 per month. Mr. Benson also asked if the driveway would be repaved. Mr. Brown replied that it would likely need to be repaved, especially after potential damage caused by construction. Mr. Benson suggested that lines be placed on the driveway to indicate where each of the four parking spaces will be, and Mr. Brown agreed. Mr. Benson also said that the cargo bicycle parking should be covered. Mr. Brown said that it could be put underneath the external stairs. Mr. Benson asked if charging would be available for an electric bicycle, and Mr. Brown said that it would. Mr. Benson said that he thinks the proposed outdoor short-term bicycle parking is a good idea but should not be considered as part of a TDM plan because it would only be useful for visitors, not for residents of the building.

Ms. Korman-Houston asked if it would be possible to enclose the exterior stairs. Mr. Brown said that they have not considered that, but it would be possible. There are windows behind where the stairs will be built, so it would be preferable for the stairs to be open so as to allow those windows in living spaces to open onto an exterior space rather than an enclosed stairwell. He noted that the stairs are covered. She suggested that he speak further with Inspectional Services Director Mike Ciampa about it.

Ms. Korman-Houston said that she thinks that some of the residential units have an awkward flow. Mr. Brown said that the challenge is that the building currently only has one internal staircase, which does not meet safety standards. He wanted to have the internal staircase located centrally so that it could serve all the units. He tried to be as efficient as possible in term of construction.

Ms. Korman-Houston appreciated the addition of a lawn in the rear, but she could not tell if that created a space with no paved connection between the door and the driveway. Mr. Brown replied that there are pavers all the way around.

The Chair asked if the third-floor unit has a living room or not. Mr. Brown replied that it has one large kitchen/dining room which provides living space. The ceilings are also high, so it will create a sense of a larger space.

The Chair also asked how the determination was made as to which yard was the side and which was the rear. The address is 259 Broadway, which would imply that the front of the building faces Broadway, but the applicant is treating the side facing Palmer as the front. Mr. Brown replied that his understanding is that on a corner lot, the owner can decide which of the two non-street-facing sides is the rear and which is the side. He noted that the building is also known as 40 Palmer St.

The Chair said that she has a problem with trying to fit more extra units into a building by building an exterior staircase that really should be inside. Architecturally, it presents a problem within the neighborhood. If the required second egress cannot be included inside the building, that means that the building is not large enough to support this number of units. She would like to see an enclosed second egress stair. Because the property is listed on *The Inventory of Historic Structures*, the applicant will need to work with the Historical Commission to have any changes to the exterior approved. Ms. Ricker she said that she sent information about this application to the Chair of the Historical Commission and let her know that they would also be hearing from this applicant.

Mr. Lau said that he believes that a three-story building that is fully equipped with sprinklers does not require a second means of egress. He is also concerned about the addition of an external staircase. If a second staircase is not required, then the external stair is not necessary, and the problems it causes would be eliminated. Mr. Brown replied that he and his firm are not willing to do a renovation without a second staircase because they feel that it is important for safety. He said that the type of sprinkler system required in order to eliminate the requirement for a second stair is much more robust, including sprinklers in every closet and cavity, and it often does not make financial sense to install that type of a system.

Mr. Lau asked for clarification about the units with rooms marked “Existing to Remain.” Mr. Brown said that they are trying not to change much on that side of the building, which is why they labeled the rooms that way, but some of those rooms are living rooms, some are bedrooms, and some are offices. Mr. Lau also asked for clarification about the two units that indicate a connected kitchen and living room, but no dining room. Mr. Brown replied that a table could be placed in the kitchen or in one end of the living room, to create a dining area. Mr. Lau said that he thinks some of the internal spaces are awkward.

Mr. Lau said that he likes the idea of bicycle parking under the stairs if there is enough headroom. He noted that electric bicycles should be in a covered space so that they can be safely charged.

The Chair asked if Mr. Brown has confirmed whether any accessible units are required, given that this is a renovation of an existing building rather than new construction. Mr. Brown said that he has spoken with Mr. Ciampa, who confirmed with the Massachusetts Architectural Access Board that a renovation of an existing building with less than 12 units does not have to include an accessible unit.

Mr. Benson asked for confirmation that the entrance to the basement would include a ramp that could be used to walk bicycles down. Mr. Benson said that the zoning bylaw requires that bicycle parking have a dedicated area used for no other purpose, so they would need to partition off a section of the basement with enough space for eight bicycles, with some means of locking the bicycles. He said that he would like to see that area shown on the drawings, which Mr. Brown said he could do.

Mr. Benson said that he does not have a problem with the exterior stairs, and he would support whatever the Historical Commission approves. But if the Historical Commission requires significant changes to the exterior from the proposed design, the applicant will need to return to the Redevelopment Board.

Mr. Revilak said that he also does not have a problem with the exterior stairs. He noted that many other buildings of a similar age have exterior decks and staircases, but he would also defer to the Historical Commission.

The Chair opened the floor to public comment.

- Susan Stamps, 39 Grafton Street – She said that Section 6.3 does not apply to this project, but she appreciates that the applicant is planning to plant additional street trees. She said that she would like the applicant to consult with the Tree Warden about the species and height of any trees planted. She would also like there to be a three-year maintenance plan for any new trees.

Seeing no one else who wished to speak, the Chair closed public comment.

Mr. Lau said that he is uncomfortable with the exterior staircase, and he does not want to set the precedent of adding exterior stairs to buildings as a way to fit in more units. Ms. Korman-Houston agreed.

Mr. Benson said that he believes that the project is subject to the bylaw regarding street trees.

Mr. Revilak noted that this is a by-right project, subject to Site Plan Review, but not requiring a Special Permit. As such, he thinks that if the external staircase meets building codes and can receive approval from Inspectional Services, the Board should be willing to approve it, pending approval of the Historical Commission.

The Chair said that Site Plan Review includes the criteria of Environmental Design Review (EDR), and she believes that the external staircase does not meet EDR Criterion 2, the relation of the building to the environment. She does not want to see more exterior stairs proposed and built in this neighborhood because this one has been approved. She asked Mr. Brown if he would be willing to consider an architecturally appropriate addition that would include an enclosed staircase. Mr. Brown said that he would consider it, but the intention was to do the renovations with the smallest footprint possible. Additions with enclosed staircases can look tacked on to buildings.

The Chair said that she would like the Board to work more closely with the Historical Commission in the future, so that before such a project comes before the Board, they have at least an informal sense of what the Historical Commission is likely to think of it. Mr. Brown noted that the property is included in the MBTA Communities overlay, meaning that it can be torn down entirely and replaced with a four- or five-story building. Given that, he wonders why it would be subject to historical review at all. He has proposed renovations that would have as little external impact as possible in order to respect the character of the building and the neighborhood. The Chair said that the Historical Commission’s inventory is

set independently of any zoning, including the Multi-Family Housing overlay districts. The Redevelopment Board cannot remove a historic designation by including a property in one of the Multi-Family Housing overlay districts or rezoning it in other ways. Regardless of the zoning designation, renovations of any property included on the historical inventory would require working with the Historical Commission. Although the goal of the Multi-Family Housing overlay districts is to increase the overall number of housing units, the purpose of the Site Plan Review process is to ensure that such new units fit contextually into their surroundings. If building appendages that are not congruent with adjacent architecture are allowed, the neighborhood begins to erode.

Mr. Lau said that he would like the applicant to return with either more fenestration of the existing stair, an interior version of the stair, or elimination of the stair. The Chair and Ms. Korman-Houston agreed. Mr. Brown agreed to consider it. He said that in order to make it contextual, it would be more of an addition than just a staircase.

The Chair asked for a motion to continue the public hearing for Docket 3849, 259 Broadway, to July 7, 2025, pending the Historical Commission process. Mr. Lau so moved, Ms. Korman-Houston seconded, and the Board voted 4-1 in favor, with Mr. Benson opposed.

The Chair moved to **Agenda Item 3 – Board Calendar Discussion.**

Ms. Ricker explained that when the Board voted on its 2025 schedule in November 2024, they agreed to revisit the summer meetings in light of summer schedules. The Board currently has upcoming meetings scheduled on June 16, July 7, July 21, and a tentative meeting scheduled for August 4, with a return to their regular schedule of meeting on the first and third Mondays in September. DPCD has received quite a few inquiries about Site Plan Review applications, and she suggested making the August meeting definite rather than tentative, in order to accommodate the number of applications expected.

The Chair noted that she and one other Board member have a conflict with July 7, and she asked if July 14 would work for other Board members. All members said that they were available on July 14, so the Board agreed to move the July 7 meeting to July 14.

Ms. Korman-Houston said that she could attend July 21 remotely, but not in person. The Board agreed to hold a hybrid meeting on July 21. Ms. Ricker said that she would locate an appropriate space for a hybrid meeting.

The Chair proposed moving the August 4 meeting to August 11, so as to reduce the gap between the August meeting and the first September meeting. The other Board members agreed.

The Chair suggested discussing the date of their fall retreat at the next meeting.

Mr. Lau said that he would like to plan a joint meeting with the Select Board in the late summer or early fall, particularly to discuss the Arlington Heights rezoning process. The Chair said that it does not necessarily have to be a full joint meeting, but one or two ARB members could attend a Select Board meeting.

The Chair asked for a motion to amend the Board's 2025 meeting schedule to change the July 7 meeting to July 14, and the August 4 meeting to August 11. Mr. Benson so moved, Mr. Lau seconded, and the Board voted unanimously in favor.

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

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

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

Ms. Ricker explained that at Town Meeting, a Motion to Commit for Article 41 was passed to create an Affordable Housing Overlay Committee, including herself as DPCD Director or her designee, and a Redevelopment Board member or their designee. The Board will need to discuss how to handle representation on this committee. The Chair said that the Board has been asked to provide a representative or designee to other committees as well, and she would like to discuss how to handle all of them at the next meeting, noting that Board members already serve on multiple committees. The other Board members agreed. She also said that she would like the Board to discuss checking in more regularly with their designees on various committees.

Mr. Revilak said that at Bedford’s 2023 Town Meeting, they approved two-family by-right construction in zoning districts that had previously only allowed single-family housing. It passed 137-48, so it seems to have been uncontroversial.

Mr. Revilak also said that a bill is currently before the North Carolina senate to encourage missing middle housing, which they define as townhomes or two-plexes through six-plexes. If enacted, the bill would require municipalities to allow all missing middle configurations in all residential districts, provided that water and sewer infrastructure is sufficient.

Mr. Benson said that both Andrew Greenspon and James Fleming, who had submitted a citizen petition warrant article and substitute motion to Town Meeting to allow more home occupations, neither of which passed, asked Mr. Benson if they could work with him to craft a warrant article for next year’s Town Meeting. He told them that he was willing to work with them if the Board was okay with his involvement, although he specified that the article would be submitted by Mr. Greenspon and Mr. Fleming, not by the Board, and he would simply help them write it. The Chair said that she would like Mr. Benson to check with Town Counsel before agreeing. Mr. Lau said that he would like to see it discussed earlier than the Town Meeting hearing schedule, so as to allow for more public input. Mr. Revilak said that he would like to see a clearer process by which the Board could help residents who want to submit warrant articles to Town Meeting.

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

Meeting **Adjourned at 8:45 pm.**

Documents used:

- | | |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item 1 | DRAFT ARB minutes – May 19, 2025 |
| Agenda Item 2 | 259 Broadway – Site Plan Review Application
259 Broadway – Dimensional & Parking Info
259 Broadway – Impact Statement
259 Broadway – Existing photos
259 Broadway – Plans & Drawings
259 Broadway – LEED Scorecard
259 Broadway – Transportation Demand Management Plan
259 Broadway – Roof Analysis
259 Broadway – Locus Map
SPR memo Docket 259 Broadway - updated 05-30-2025 |
| Agenda Item 3 | ARB Meeting Schedule 2025 |

Arlington Redevelopment Board
Monday, June 16, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.

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

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

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Public Hearing: Docket #3854, 125 Broadway.**

Ms. Ricker explained that this application falls within the jurisdiction of the Redevelopment Board both because it is a gas station and because it is on Broadway. However, there are two existing variances on the property that directly impact the application – one related to setbacks and one to sign locations. DPCD staff has asked the Legal Department to determine whether the Redevelopment Board or the Zoning Board of Appeals is the more appropriate venue for hearing this application. The applicant has agreed to the continuation of the hearing until the determination is made.

The Chair asked for a motion to continue the public hearing for Docket 3854 to July 21, 2025. Mr. Lau so motioned, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Discussion of Board and Committee Appointments and Memberships.**

Ms. Ricker explained that DPCD is responsible for making two appointments to the Envision Arlington Standing Committee, one of which is currently open. In the past, DPCD staff has made the appointment in consultation with the Board. The Chair said that she received feedback from the current Standing Committee member who is stepping down, indicating that it would be good to have a new appointee who can bring more focus to the group, particularly in areas that are of concern to the Board and DPCD. Mr. Lau suggested trying to find a Town resident who is an urban planner. Ms. Korman-Houston said that she has two people in mind; one is a real-estate attorney with a background in policy who has worked with the state; and the other currently works for the state in relation to housing. Mr. Benson suggested posting the opportunity on the Town website or perhaps having a DPCD staff member as the designee. The Chair said that she would like the Board to engage with Envision Arlington for some of the outreach planned ahead of 2026 Town Meeting, which could affect the consideration of who should be appointed.

Mr. Benson noted that the warrant article establishing the Envision Arlington Standing Committee also established an Advisory Board, including the Director of DPCD and the Chair of the Redevelopment Board. He asked about the status of the Advisory Board. Ms. Ricker said that the Advisory Board last met under previous Town Manager Sanford Pooler. The Chair said that she attended the meeting called by Manager Pooler, but the Advisory Board does not have a clear purpose and is unlikely to meet again in the near future.

Ms. Ricker explained that 2025 Town Meeting passed Article 41, which was a Motion to Commit to establish an Affordable Housing Overlay Committee. The prescribed membership includes the Director of DPCD or designee and a member of the Redevelopment Board or designee. In addition, the membership consists of a member of the Affordable Housing Trust Fund, a member of the Arlington Housing Authority, the Executive Director of the Housing Corporation of Arlington, a Town resident appointed by the Select Board, and a Town Meeting member appointed by the Town Moderator. Ms. Ricker expressed concern about the ability of the committee to do the work necessary to bring an overlay proposal by the time the 2026 Town Meeting Warrant opens in December 2025. The Town Manager and the

Select Board want the committee to meet by the end of the summer. The Chair noted that if the committee begins to meet at the end of the summer, they will only have about three months to create an overlay proposal to submit to the 2026 Warrant. She also noted that the Board expressed this concern at Town Meeting.

Mr. Benson said the Motion to Commit states the Committee “shall insert one or more articles” in the 2026 Town Meeting warrant. However, according to Massachusetts state law, the Committee has no authority to insert warrant articles. Massachusetts General Law Chapter 40A, Section 5 specifically indicates that warrant articles that affect the Zoning Bylaw can be inserted by ten registered voters, a planning board, a regional planning agency, an individual owning land to be affected by the change, a Select Board, or a Board of Appeals, but it does not allow a committee such as the one formed by the Motion to Commit to do so. During Town Meeting, the Town Moderator asked Town Counsel Michael Cunningham about this issue, and he replied that according to MGL Chapter 40A, Section 5, only certain entities can submit a warrant article, but Mr. Benson thinks that Mr. Cunningham’s response was not understood. Mr. Benson noted that the Committee could make a recommendation, which the Board could adopt and submit as a warrant article, but the Board would not be obligated to do so. The Committee could also ask ten residents to sponsor it, but warrant articles proposing a change to the Zoning Map and submitted by citizen petitioners are subject to the requirement to notify owners and immediate abutters of all affected properties by certified mail, which is expensive and could be difficult for the committee to fund. He is concerned about this committee moving forward under the impression that it can file a warrant article.

The Chair noted that the Town has not had a Motion to Commit in recent memory, and the process is unclear. She would like to follow up with Town Counsel, the Town Moderator, and the Town Clerk to find out if a Motion to Commit must be approved by the Attorney General like other warrant articles, and what the process for that approval would be. She would also like confirmation from Town Counsel that the committee as constituted by the Article 41 Motion to Commit would not have the authority to submit an article to the Town Meeting Warrant. Mr. Benson said that he would follow up with Mr. Cunningham about these issues. If the Motion to Commit will not be sent to the Attorney General, Mr. Benson would also like to find out if the Board can request an opinion from the Attorney General on the issue.

The Chair said that the Board should move forward with determining a candidate to be the Board’s designee while waiting to determine the legal issues raised by Mr. Benson. She asked if any Board members would be interested in serving on the committee themselves. Ms. Korman-Houston said that if another appropriate designee is not found, she would consider it. The Chair suggested asking the citizen working group that worked on a proposal for an Affordable Housing Overlay District to the Board in 2024 and early 2025 if any of them would be interested in being the Board’s designee. She specifically mentioned Sanjay Newton, who did a great deal of work with that citizen group, has extensive knowledge about the topic, and has worked with the Board before. Mr. Benson said that Mr. Newton would be a good choice, but he would prefer to ask the group as a whole who they would like to be the Board’s designee. Mr. Benson also expressed some hesitancy, given that the proposal created by the citizen working group was not acceptable to the Board without significant changes, and he said that he would not want the committee to start out with an idea that the Board could not accept. Mr. Lau and Ms. Korman-Houston both agreed that Mr. Newton would be a good choice. Mr. Revilak volunteered to follow up with Mr. Newton and the rest of the citizen working group. He also said that he would be interested in being the Board designee to the Committee as a back-up to Ms. Korman-Houston.

Mr. Revilak noted that proposed zoning bylaw changes often come from a committee that dedicates a significant amount of time to studying the issue and crafting a proposal to be sent to the Board, which may or may not accept the proposal or may make significant changes, which can be a frustrating process for those who put in so much time and work. He would advocate for a process that is more fully integrated with the Board. A committee like the Affordable Housing Overlay Committee would ideally meet regularly with the Board for working sessions, so that it is possible to make small changes throughout the process, rather than the Board being given a proposal at the end of the process that they feel the need to change significantly. The other Board members agreed that regular joint meetings could make it more likely that the final proposal is one that the Board is willing to support and take to Town Meeting.

The Chair said that at a future meeting, she would like to review the full list of committees in which the Board has a role or that report to the Board.

The Chair moved to **Agenda Item 3 – Discussion of Board Retreat Scheduling.**

Ms. Ricker suggested that the Board consider using the retreat as an opportunity for residents with ideas about warrant articles to have an informal conversation with the Board.

The Chair suggested including a working session about rezoning the Arlington Heights and East Arlington business districts as part of the retreat.

Mr. Benson noted that the retreat has always been an important opportunity for the Board to discuss what warrant articles they want to bring to the upcoming Town Meeting.

Mr. Lau said that he would like to discuss possible topics for a joint meeting with the Select Board.

The Chair proposed September 27, October 18, and October 19, as possible Board retreat dates. She asked that the Board members come to the next meeting prepared to choose a date.

The Chair moved to **Agenda Item 4 – Discussion of 882 Massachusetts Avenue.**

Ms. Ricker noted that the Board has had several ongoing concerns with this project, including the exterior vents, the color of the first-floor storefront metal, signage and window coverage, the color of the trim painting, the exterior lighting, provision of usable open space, and bicycle parking. DPCD staff has been in close contact with the project's representative, and it has been challenging to convey the importance of meeting the requirements and conditions in the originally issued permits. They have been slowly responding to communication from the staff.

Mr. Benson noted that the approved plans show two areas of short-term bicycle parking, but only one has been installed. The developer also agreed to install a six-foot-wide white thermoplastic crosswalk across the driveway, which has also not been installed. He also noted that the current commercial tenant has two large signs in the window which have not been approved. He also noted that the lighting plan they submitted was insufficient; it showed four lights but did not indicate what type of lights or whether they are dark-sky compliant. He also noted that the applicant originally submitted a Transportation Demand Management (TDM) plan (approved on May 19, 2022) committing to three actions to reduce demand for parking: charge tenants a fee of \$50 per month for parking in the lot (except for tenants of deed-restricted affordable units), provide a BlueBikes membership to all tenants, and provide covered bicycle parking and storage. It is not clear if they have done any of those things.

Mr. Revilak noted that on the west side of the building, the existing retaining wall was to remain, with the chain link fence removed within the concrete wall. However, when he recently visited the building, the chain link fence remained, and he saw no concrete wall.

Mr. Lau expressed frustration that the developer has been saying that they will address many of these issues for a long time without anything happening. He would like the developer to come before the Board to address these issues. The Chair said that staff has communicated with the developer about many of these issues, but the Board has not sent an official letter with every issue listed. Mr. Revilak supported the idea of putting all the expectations in writing. Ms. Korman-Houston said that any written communication should include repercussions, including possible withdrawing the Special Permit. The Chair said that she would work with DPCD staff to write such a letter, including a requirement that they attend an upcoming Board meeting with an action plan including dates by which each of the issues will be addressed, and she would share a draft with the rest of the Board and with Director Mike Ciampa of the Inspectional Services Department (ISD).

Ms. Ricker noted that this development team has another project under construction in Town, and a third due to begin construction, and it would be good to pay attention to how those projects develop and whether they diverge from approved plans. The Chair said that she would like to meet with Ms. Ricker and Mr. Ciampa to review the plans and permits and identify potential deviations from approved plans before sending the letter regarding 882 Mass Ave. She requested that the last set of approved plans and decision letter for the project currently under constructions be circulated to the Board.

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

The Chair opened the floor to the public.

- Chris Strauper, 898 Mass Ave – He asked who is responsible for snow clearance at the bus stop in front of 882 Mass Ave. Ms. Ricker said that snow removal is usually the responsibility of the property owner, but she would have to confirm that with Mr. Ciampa. Mr. Strauper said that snow removal at that location has been uneven for many years.

Seeing no one else who wished to speak, the Chair closed Open Forum.

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

The Chair said that after the recent hearing on 259 Broadway, she followed up with JoAnn Robinson, the Chair of the Historical Commission. They discussed having the Historical Commission review the proposal for 259 Broadway, specifically for the proposed exterior second means of egress, before the project comes back before the Redevelopment Board. The next Historical Commission meeting will be either June 30 or July 7. Ms. Ricker confirmed that the applicant is in touch with Ms. Robinson and is aware that they will need to attend the next Historical Commission meeting.

Ms. Ricker said that Stantec, the Comprehensive Plan consultant, will attend the next meeting of the AmpUp Advisory Committee, on Thursday, June 26, and will provide a report about the results of the survey that has been available on the website.

Mr. Revilak said that he attended a conference put on by a group called Strong Towns, which focuses on allowing communities to evolve while being fiscally sustainable. They did financial analysis looking what it would take to do long-term infrastructure replacement and comparing it to tax revenue to see what is feasible. Some municipalities have looked at adding small business districts in areas that generate less tax revenue in order to raise more funds and enable better infrastructure.

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

Meeting **Adjourned at 8:35 pm.**

Documents used:

Agenda Item 2	Art 41 Revised Dennis Motion to Commit Envision Arlington MGL c 40A sec 5
Agenda Item 4	882-892 Mass Ave Decision and Signature Page 2020 882 Mass Ave Exterior Photos 882 Mass Ave Lighting Plan 882 Mass Ave Layout & Materials Plan C-102
Correspondence	D. Seltzer – 1500 Mass Ave – 6/4/2025 D. Seltzer – 80 Broadway – 6/9/2025 J. Gersh – 882 Mass Ave – 6/15/2025 W. Evans – 882 Mass Ave – 6/15/2025



Town of Arlington, Massachusetts

Public Hearing: Docket #3857, 225 Broadway

Summary:

7:40 pm

Notice is herewith given that an application has been filed on June 3, 2025, by Patrick Catino, 31 Arrowhead Drive, Saugus, MA, to open Docket #3857 in accordance with the provisions of the Town of Arlington Zoning Bylaw Sections 5.9.3, Site Plan Review. The applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four (4) units on the property located at 225 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
Application	225_Broadway_Site_Plan_Review_Application_2025-06-02_r2.pdf	225 Broadway Site Plan Review Application
Application	225_Broadway_ARB_Impact_Statement.pdf	225 Broadway ARB Impact Statement
Application	225_Broadway_Plans_and_Drawings_Updated_2025-07-10.pdf	225 Broadway Plans and Drawings Updated 2025-07-10.pdf
Application	225_Broadway_Survey_22MAY25.pdf	225 Broadway Survey 22MAY25
Application	225_Broadway_LEED_checklist_2025-06-13.pdf	225 Broadway LEED checklist 2025-06-13
Application	Docket_3857_225_Broadway_-_SPR_Legal_Notice_6-26__7-3.pdf	Docket 3857 225 Broadway - SPR Legal Notice
Application	SPR_memo_Docket_3857_225_Broadway_07102025.pdf	SPR memo Docket 3857 225 Broadway 07102025

TOWN CLERK
ARLINGTON, MA. 02476

2025 JUN -3 PM 3: 39

DOCKET 3857

2025 JUN -3 PM 3: 39

REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.

- ☐ **Application Cover Sheet (project and property information, applicant information)**
- ☐ **Dimensional and Parking Information Form (see attached)**
- ☐ **Impact statement**
 - Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
 - Include summary of neighborhood outreach, if held or planned.
- ☐ **Drawing and photographs of existing conditions**
 - Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
 - Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.
- ☐ **Site plan of proposal. Must include:**
 - Zoning boundaries, if any, and parcel boundaries;
 - Setbacks from property lines;
 - Site access/egress points;
 - Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
 - New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
 - Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
 - Spot grades or site topography and finish floor level;
 - Open space provided on the site;
 - Any existing or proposed easements or rights of way;
 - Any wetlands or wetland resource areas.
- ☐ **Drawings of proposed structure/sample materials**
 - Schematic drawings of each interior floor of each proposed building, including basements.
 - Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
 - Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
 - Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
 - Physical sample façade materials and color samples.
 - Lighting plan and fixtures if not provided on site or landscaping plan.
- ☐ **Vehicle, Bicycle, and Service Vehicle Plans**
 - Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

☐ **Sustainable Building and Site Design Elements**

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion L. Applicants MUST submit a current LEED checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. LEED checklists may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

☐ **Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

☐ **Residential and commercial units**

Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State’s standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☐ **Plans for sign permits, if signage is an element of development proposal**

☐ **Stormwater management plan**

(for stormwater management during construction for projects with new construction)

☐ **SketchUp Compatible Model, if required**

☐ **Application fee**

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

FOR OFFICE USE ONLY

Docket #: 3857

_____ Site Plan Approved

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Site Plan Review filing

Date: _____

COVER SHEET

2025 JUN -3 PM 3: 33

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

1. Property Address _____
Assessors Block Plan, Block, Lot No. _____ Zoning District _____
2. Deed recorded in the Registry of deeds, Book _____, Page _____
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
3. Present Use of Property (include # of dwelling units, if any)

4. Proposed Use of Property (include # of dwelling units, if any)

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Site Plan Review.
Name of Applicant(s) _____
Organization _____
Address _____
Street City, State, Zip
Phone _____ Email _____
2. **Applicant Interest:** The applicant must have a legal interest in the subject property.
Property owner Purchaser by land contract
Purchaser by option or purchase agreement ☐ Lessee/tenant
3. **Property Owner:** Identify the person or organization that owns the subject property.
☐ Check here if applicant is also the property owner
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

4. **Representative:** Identify any person representing the property owner or applicant in this matter.

Name

Title

Organization

Phone

Address

Street

City, State, Zip

Phone

Email

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s):

section(s)

title(s)

6. List any waivers or bonuses being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief:

section(s)

title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the approval you request. Include any reasons that you feel you should be granted the requested approval.

(In the statement below, check the options that apply)

The applicant states that _____ is the owner ☐ or occupant ☐ or purchaser under agreement of the property in Arlington located at _____ which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☐ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the site plan be approved.

Signature of Applicant(s):

James Rissling

Address

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: _____

Zoning District: _____

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes: _____

Uses and their gross square feet: _____

Proposed Use/Occupancy: No. of Dwelling Units and sizes: _____

Uses and their gross square feet: _____

9,408 gsf

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size			min.
Frontage			min.
Floor Area Ratio ¹			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (sf)			min.
Front Yard Depth (feet)			min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height stories			stories ²
feet			Feet
Open Space (% of G.F.A. or lot size) ³			min.
Landscaped (sf)			(sf)
Usable (sf)			(sf)
Parking Spaces (#) ⁴			min.
Parking Area Setbacks (feet) (where applicable)			min.
Loading Spaces (#)			min.
Bicycle Parking ⁵ short term			min.
long term			min.

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA or lot size, depending on the zoning district. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

MEMO

To: The Arlington Redevelopment Board

From: James Rissling NCARB
LR Designs, Inc.
64 Allston Street #3
Cambridge, MA 02139

Date: June 2, 2025

Subject: 225 Broadway, Arlington, MA; Environmental Design Review Criteria, Impact Statement.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The finished grading will generally meet the existing grades within the site and at the abutting properties. There are no significant trees on the site; there is a mature street tree that will be protected during construction.

Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.

The proposed building will conform to the requirements of the Multi-Family Housing Overlay District. The top most story steps back from the rear property line, and the composition of siding materials will help modify the apparent scale of the building.

Open Space. All open space (landscaped and usable) shall be so 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, maximize its utility, and facilitate maintenance.

The open spaces will provide access and landscape borders typical in residential site development.

Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Access to the proposed building, both vehicle and pedestrian, will be similar to the existing configuration. Because of the street tree and the location of an MBTA Bus Stop in front of the property, the existing driveway apron and curb cut will be maintained.



Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all **storm water facilities** such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Site stormwater will be controlled within the site and directed to storage structures where practical.

Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utilities serving the building will be buried. The demand for sewer and water will be increased from two dwelling units to that of 4 units.

Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

There are no Advertising Features

Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Equipment for heating and cooling will be screened using residential fencing or planting that is congruent with the existing residences.

Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The residences will have the required egress and protection. Normal residential surveillance will be possible from the dwelling units.

Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

The residential use will be maintained with units large enough for families in a similar way to the surrounding two-family dwellings.



Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

Consideration will be given to the exterior materials, and especially the roof covering, to help reduce the heat sink effect.

Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The project will incorporate best practices concerning efficiency and materials that are also economically sensible, and meet end user expectations.



A

B

C

D





Revisions:
Date

Project Title:

225 BROADWAY
ARLINGTON, MA

Drawing Title:

PROPOSED EXTERIOR
ELEVATIONS

Project # 25016	
Drawn By: EE	Reviewed By: JFR
Scale: 1/4" = 1'-0"	Date: 07JULY2025

Drawing #:

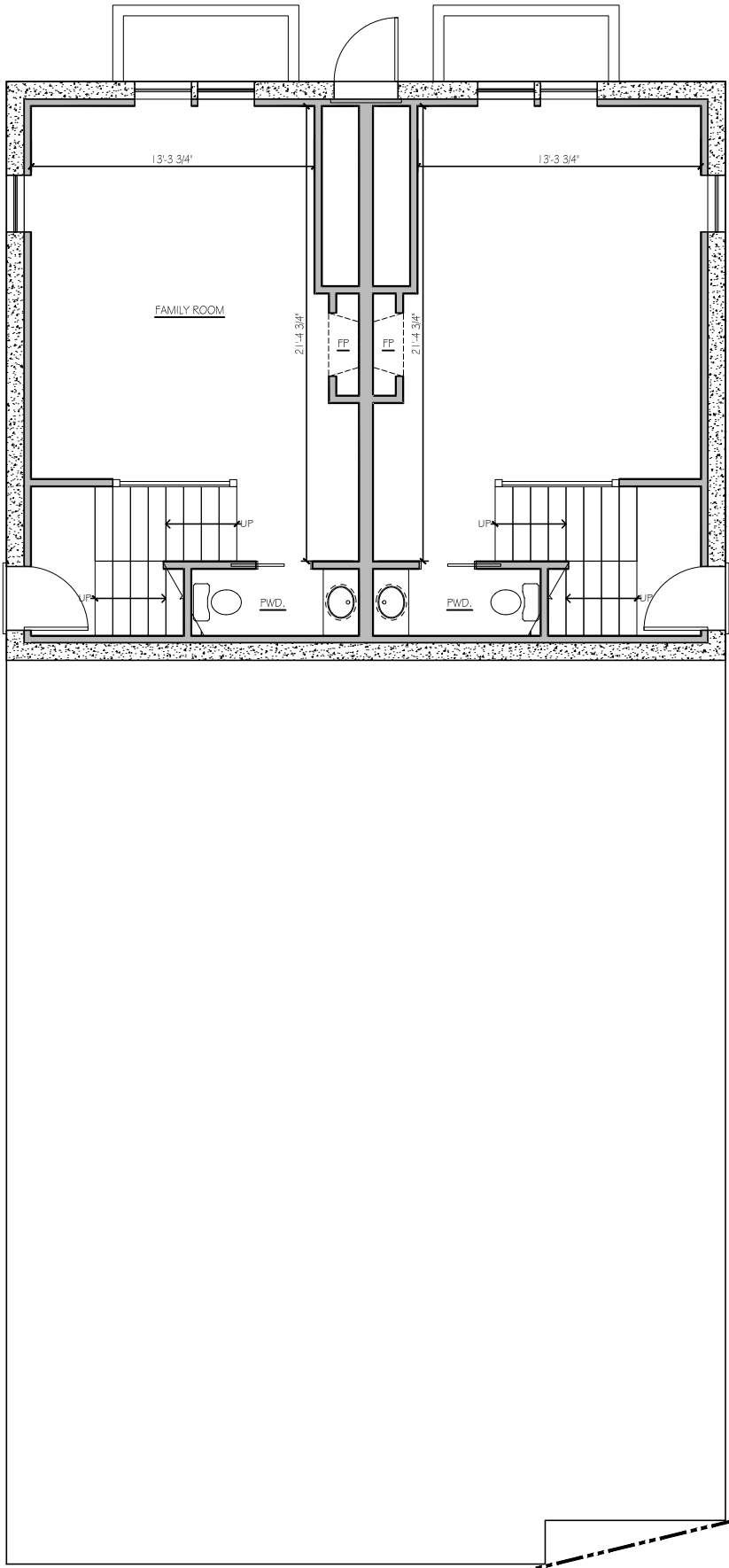
SD2.2

A

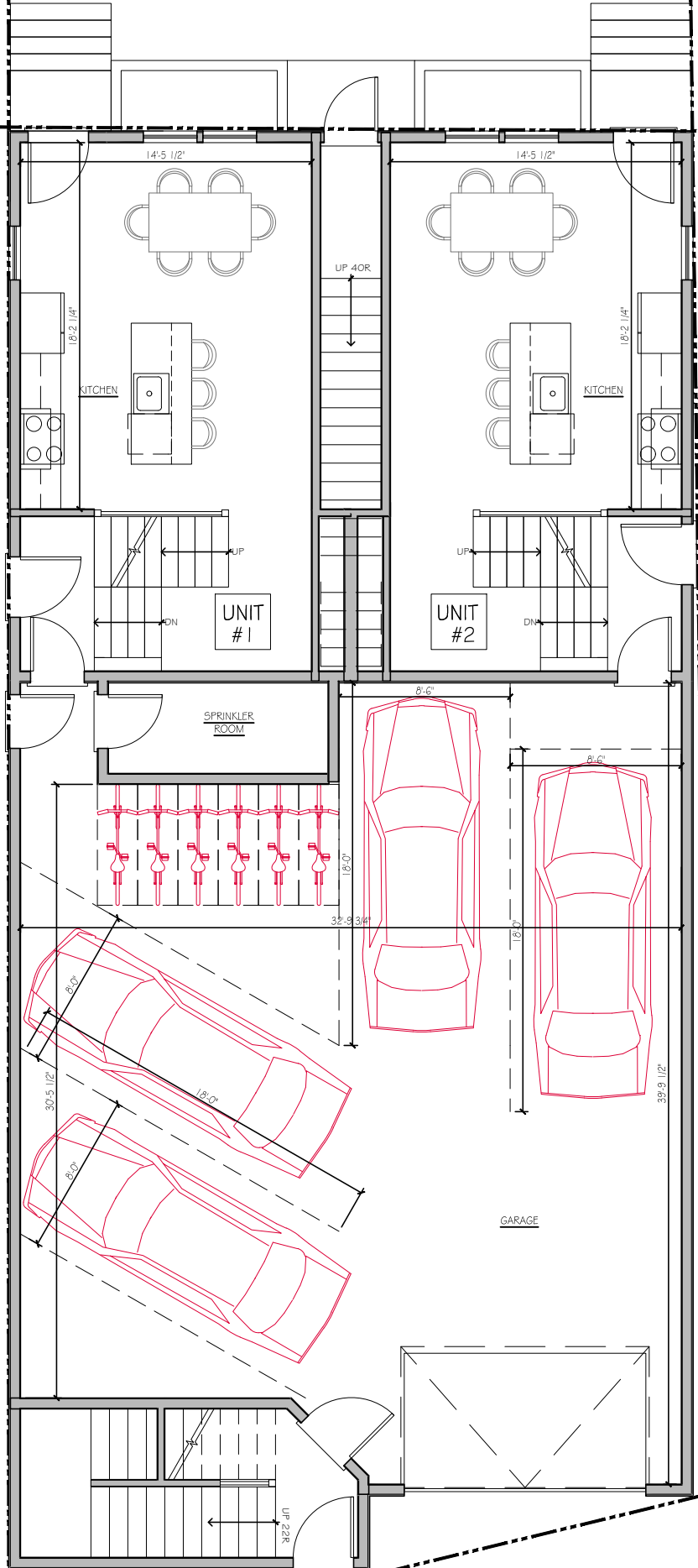
B

C

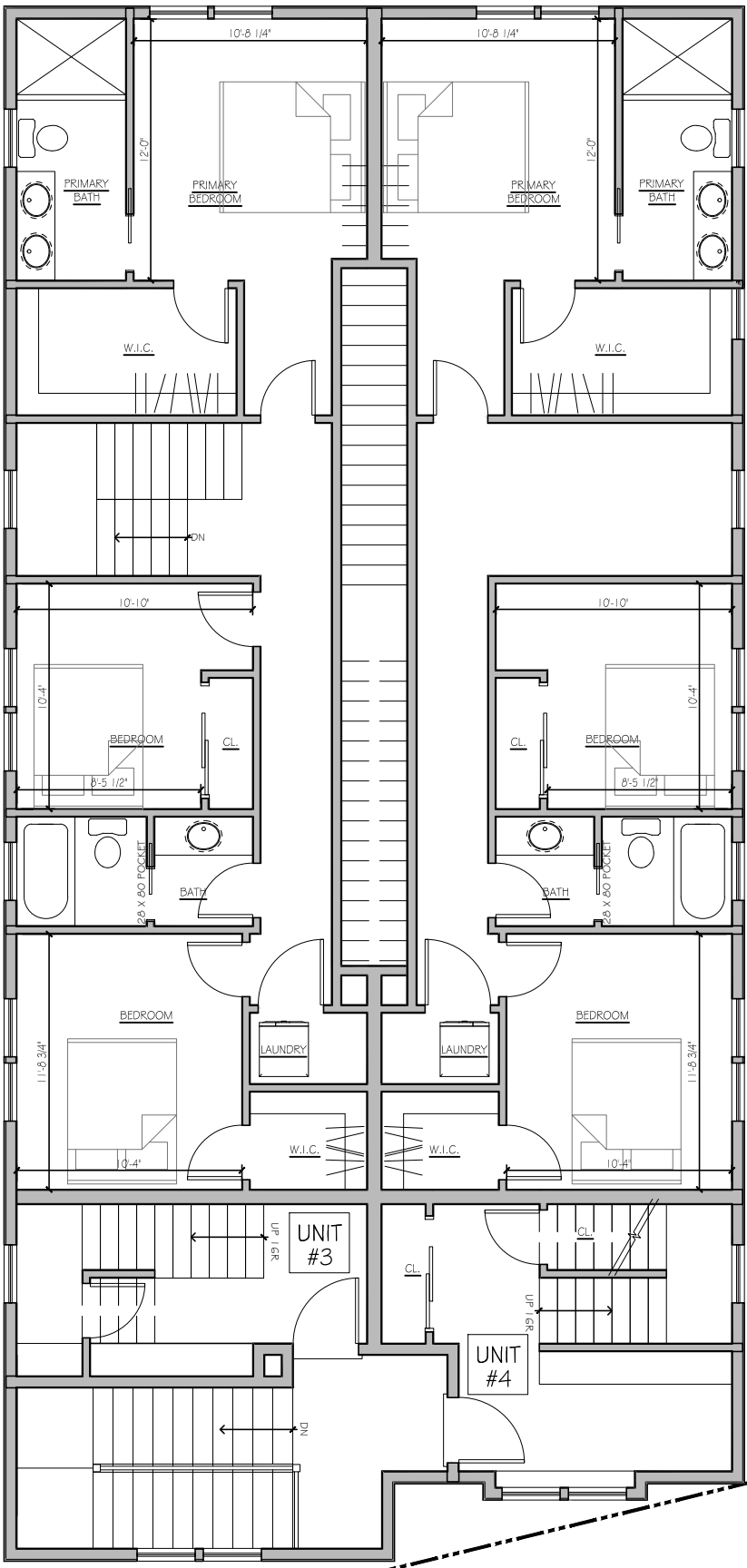
D



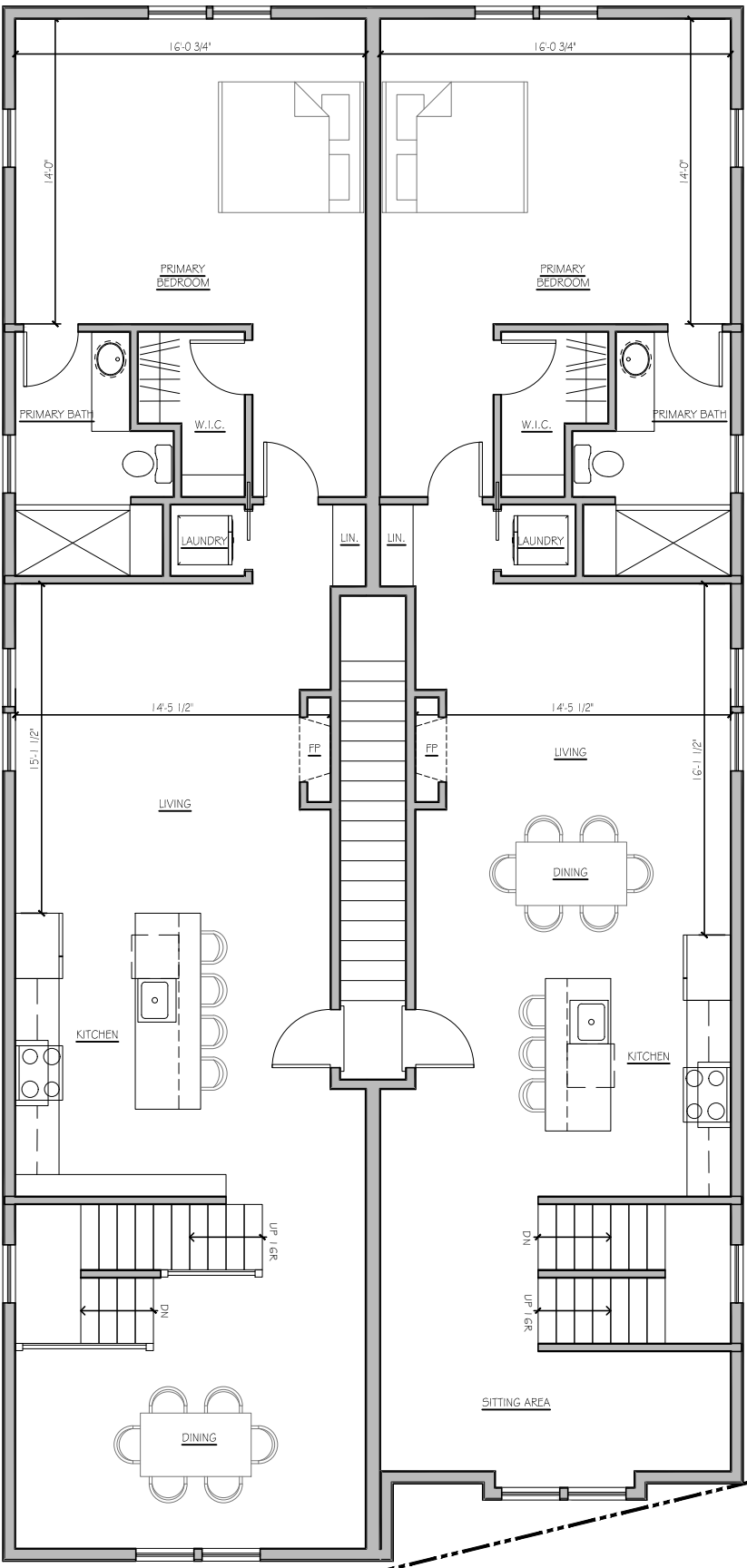
BASEMENT PLAN



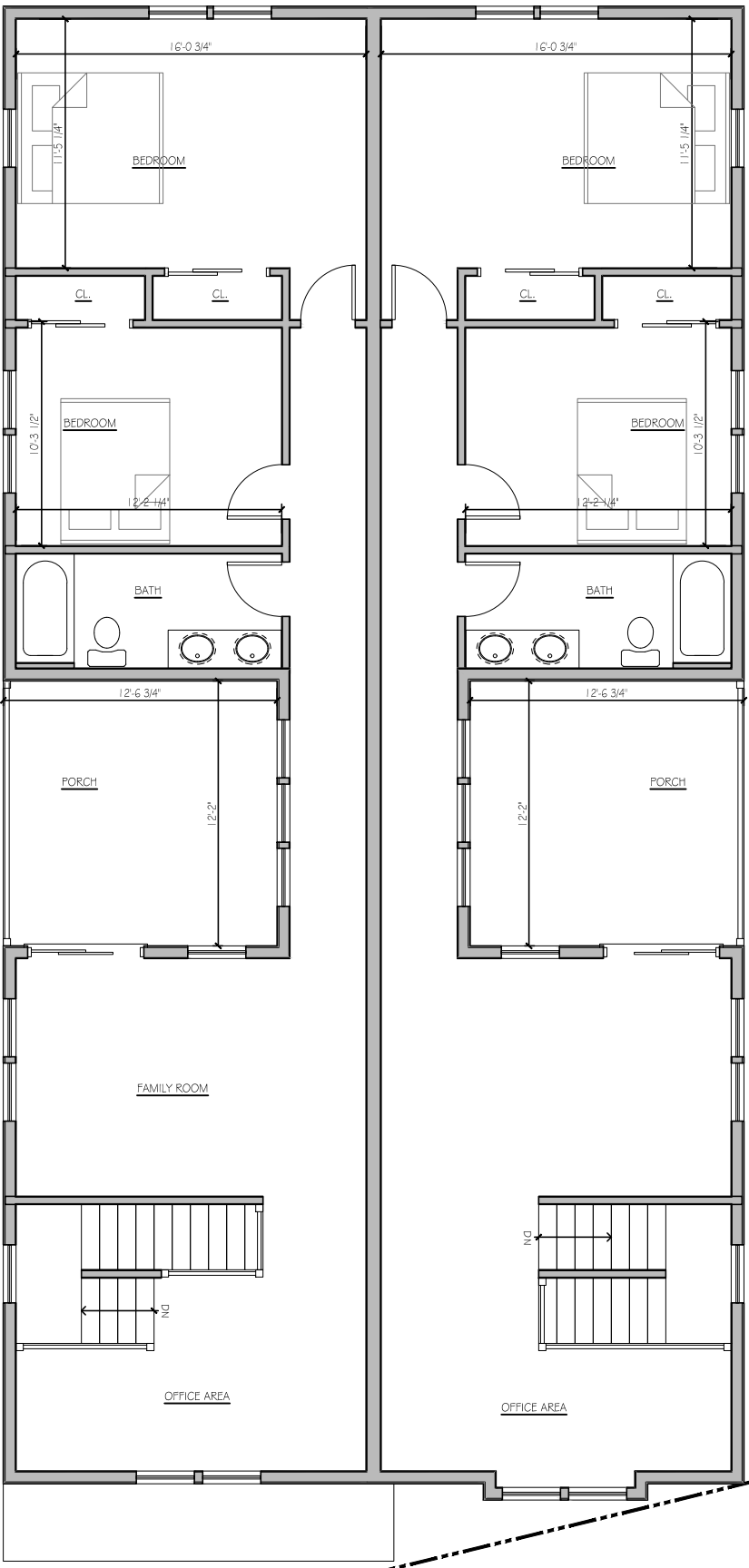
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

SCHEMATIC FLOOR PLANS
1/8" = 1'-0"

UNIT AREA CALCULATIONS (SQ. FT.)						
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	GARAGE	
BASEMENT	460	460	0	0	0	920
1ST FLOOR	424	424	0	0	1,295	2,584
2ND FLOOR	868	868	135	209	0	1,736
3RD FLOOR	0	0	1,162	1,102	0	2,264
4TH FLOOR	0	0	990	1,000	0	1,990
TOTAL UNIT AREA (ALL FLOORS)	1752	1752	2287	2311	1295	9,397

Description

Revisions:
Date

225 BROADWAY
ARLINGTON, MA

Project Title:

PROPOSED FLOOR PLANS

Drawing Title:

Project #

25016

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

07JULY2025

Drawing #:

SD1.1

A

B

C

D

1

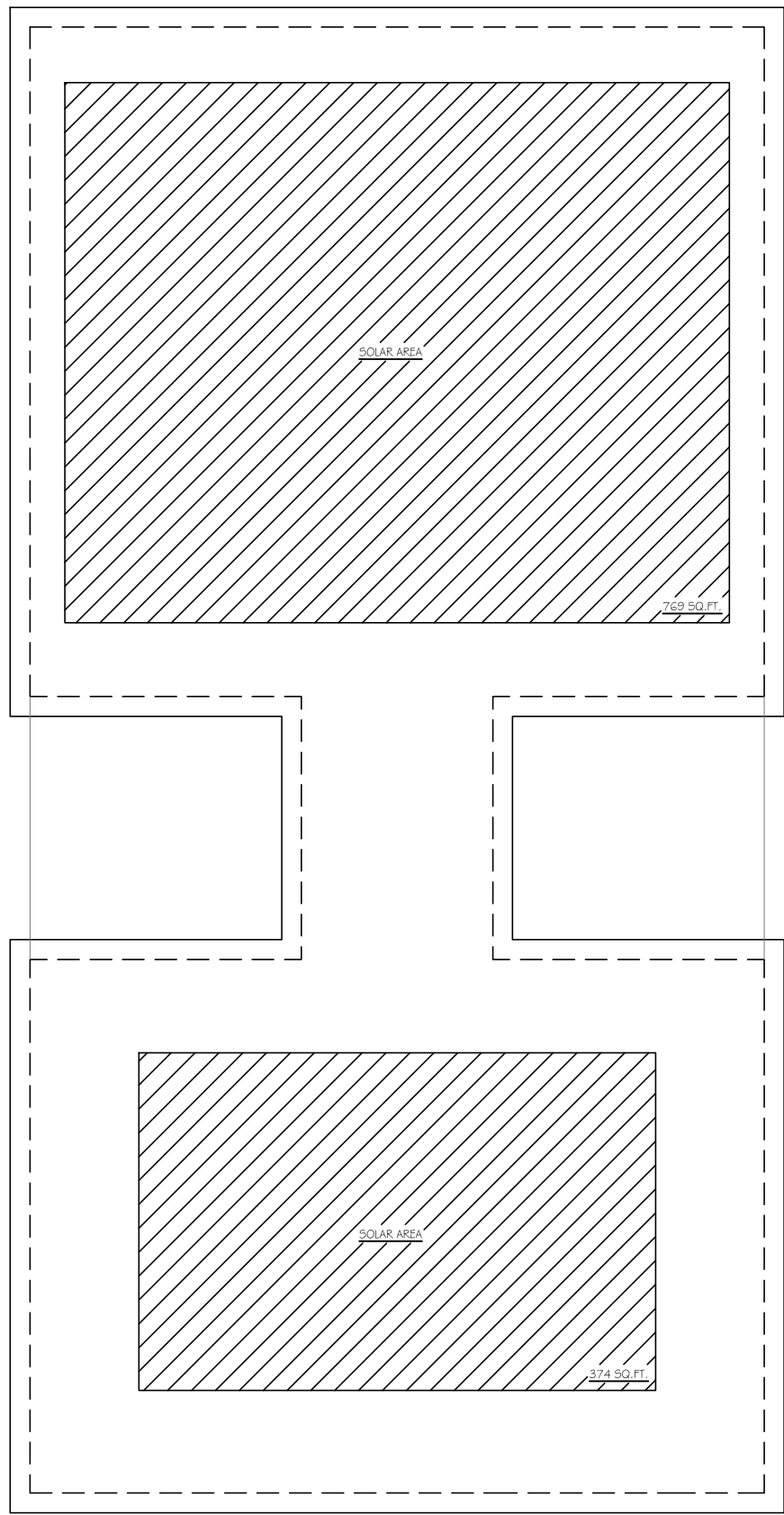
25 of 60

2

3

4

5



ROOF PLAN
1/8"=1'-0"

REQUIRED SOLAR AREA

1143 SQ.FT. >50% OF ROOFING AREA

LR Designs
NC

64 ALLSTON STREET,
SUITE 3
CAMBRIDGE, MA 02139
617.588.2113
LRDESIGNSINC.COM

Description

Revisions:
Date

225 BROADWAY
ARLINGTON, MA

Project Title:

Drawing Title:

Project #

25016

Drawn B
EE

Reviewed By:
JFR

Scale:

Date: 07JULY2025

Drawing #:

SD1.2



Revisions:
Date

Project Title:
**225 BROADWAY
ARLINGTON, MA**

Drawing Title:
**PROPOSED EXTERIOR
ELEVATIONS**

Project #

25016

Drawn By:

EE

Scale:

1/4" = 1'-0"

Drawing #:

SD2.1

Reviewed By:

JFR

Date:

07JULY2025



Revisions:
Date

Project Title:
**225 BROADWAY
ARLINGTON, MA**

Project Title:
**PROPOSED EXTERIOR
ELEVATIONS**

Drawing Title:

Project #

25016

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/4" = 1'-0"

Date:

07JULY2025

Drawing #:

SD2.2

A

B

C

D

1

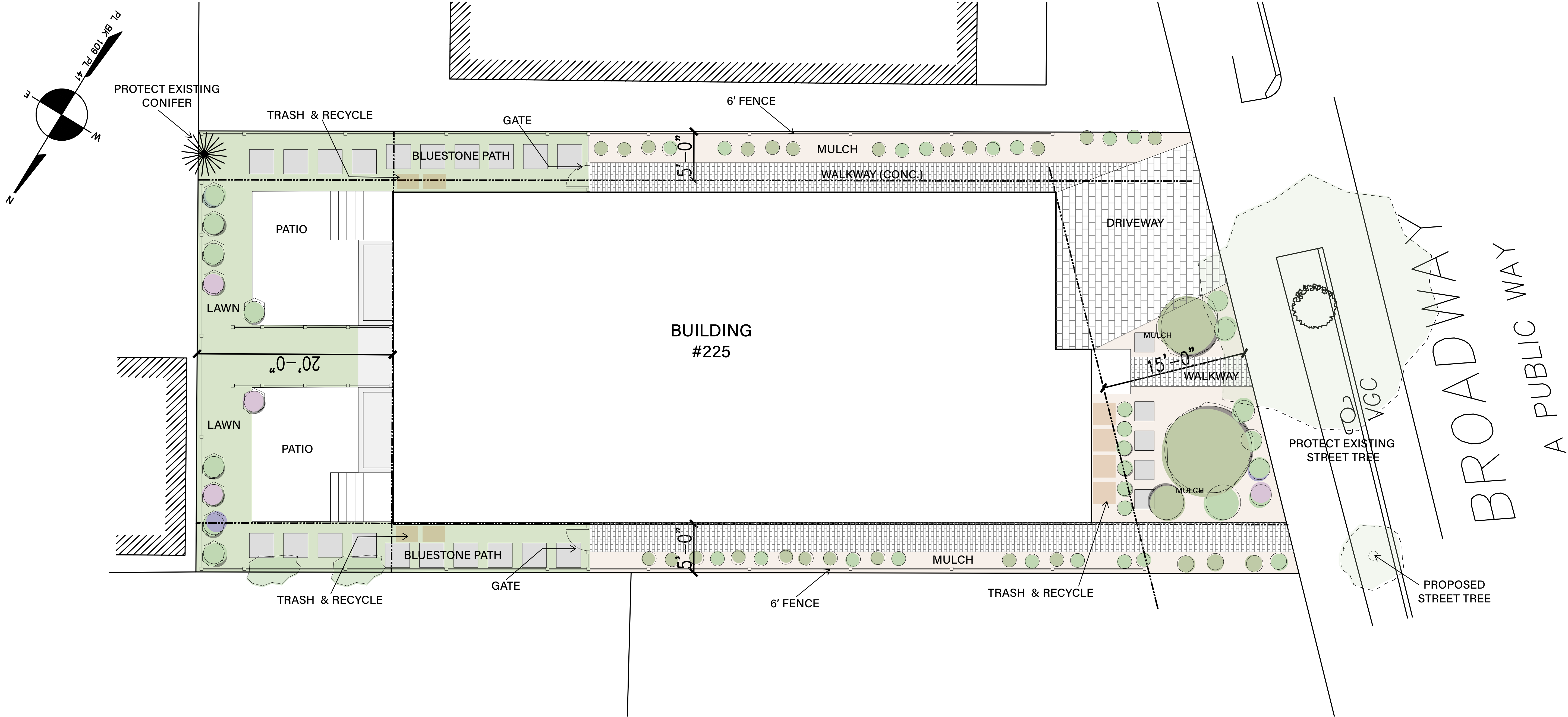
28 of 60

2

3

4

5



Revisions:
Date

Description

Project Title:

225 BROADWAY
ARLINGTON, MA

Drawing Title:

LANDSCAPE PLAN

Project #

25016

Drawn By:

EE

Reviewed By:

JFR

Scale:

AS NOTED

Date:

10JULY2025

Drawing #:

L-1

A



CONTEXT IMAGES

B



IMAGES OF FRONT

C



IMAGES OF REAR

D

Description

Revisions:
Date

Project Title:
**225 BROADWAY
ARLINGTON, MA**

EXISTING IMAGES

Drawing Title:

Project #

25016

Drawn By:

00

Reviewed By:

00

Scale:

AS NOTED

Date:

07JULY2025

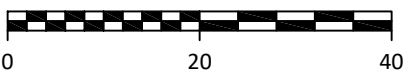
Drawing #:

PHOTO 1

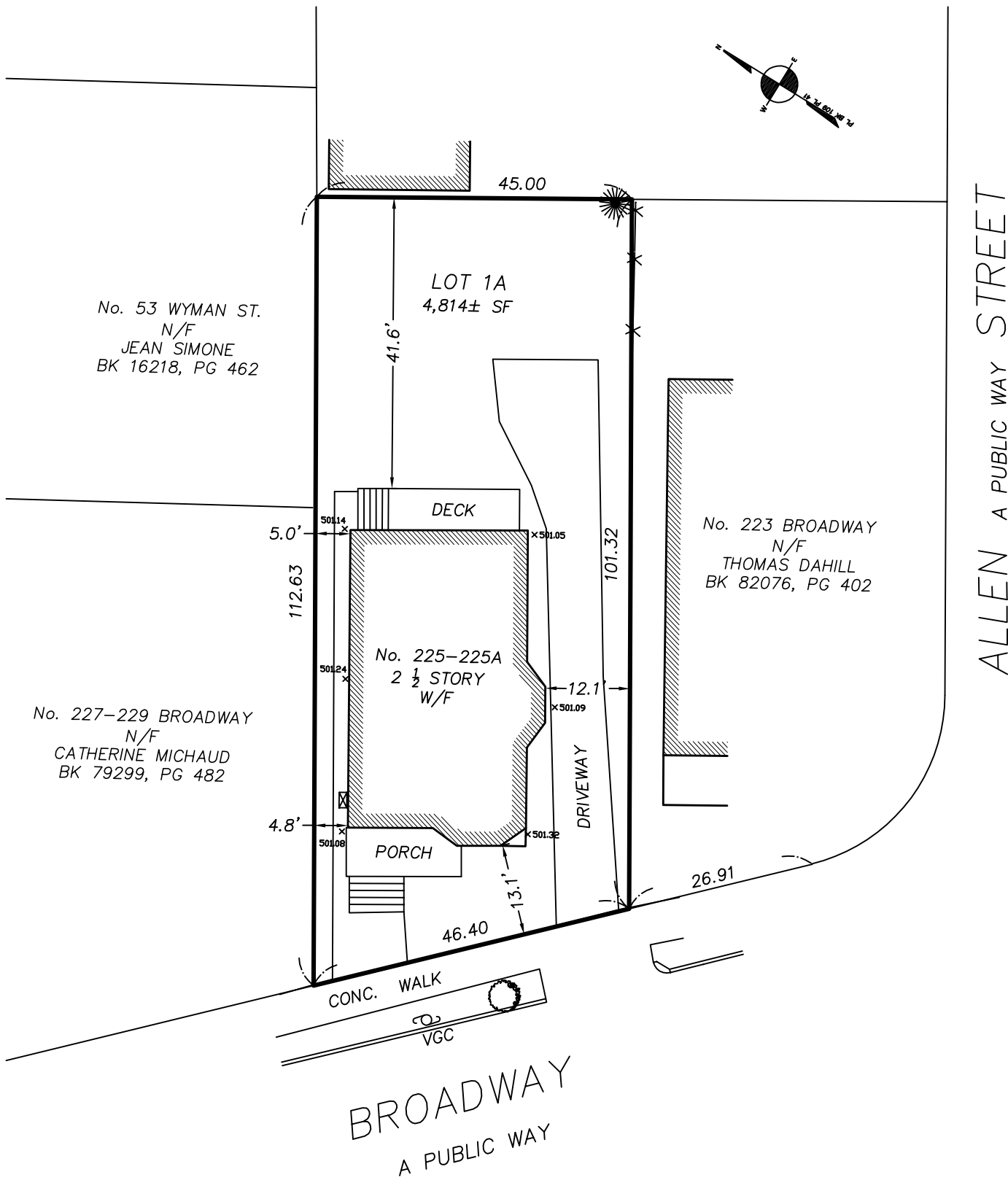
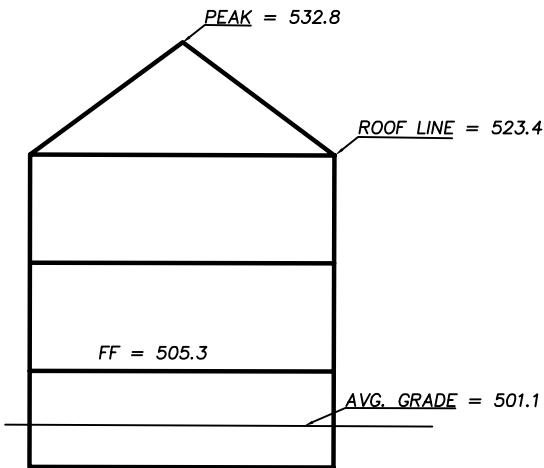
PLAN OF LAND
LOCATED AT
225-225A BROADWAY
ARLINGTON, MA

GEORGE C. COLLINS, P.L.S
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

SCALE: 1.0 INCH = 20.0 FEET



HEIGHT SKETCH:
NOT TO SCALE



I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND ON
THE DATE OF MAY 18, 2025 AND ALL
STRUCTURES ARE LOCATED AS SHOWN
HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY
FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0417E
EFFECTIVE DATE: 06 / 04 / 2010

PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY ST
ARLINGTON MA 02476

DEED: BK 34877, PG 481
PLAN: PL BK 283, PL 16
PL BK 109, PL 41

NOTES:
PARCEL ID: 042.0 0007 0008.0
ZONING: R2

FIELD:	JJH/TK
DRAFT:	JJH
CHECK:	GCC
DATE:	05/22/25

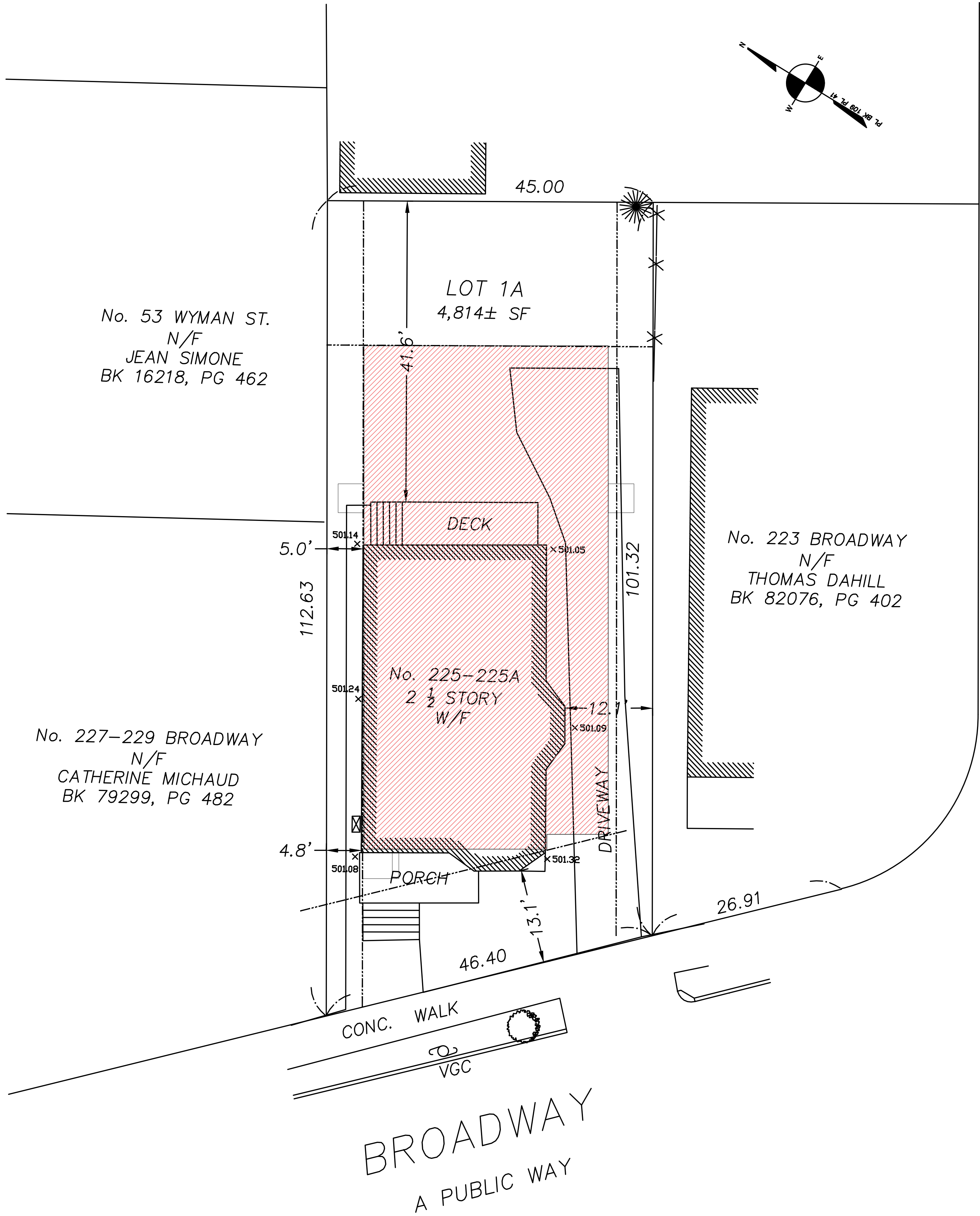


A

B

C

D



Revisions:
Date

Project Title:
**225 BROADWAY
ARLINGTON, MA**

SURVEY

Drawing Title:

Project #

25016

Drawn By:

EE

Reviewed By:

JFR

Scale:

1/8" = 1'-0"

Date:

29MAY2025

Drawing #:

SURVEY



LEED v4.1 Residential: Multifamily Project Checklist

Project Name 225 BROADWAY
Date: 13 June 2025

Y	?	N		
1	0	0	Integrative Process	1
1	0	0	Credit (D) Integrative Process	1
			Option 1. Installation Contractor Training	1
1			Option 2. Integrative Process	1
11	2	0	Location and Transportation	15
			Credit (D) LEED for Neighborhood Development Location	15
2	0	0	Credit (D) Sensitive Land Protection	2
2			Option 1. Previously Developed Land	2
			Option 2. Avoidance of Sensitive Land	1
0	0	0	Credit (D) High-Priority Site	1
			Option 1. Historic District	1
			Option 2. Priority Designation	1
			Option 3. Brownfield Remediation	1
4	1	0	Credit (D) Surrounding Density and Diverse Uses	5
3	0	0	Option 1. Surrounding Density	3
3			Case 1. Surrounding Density	3
			Case 2. Compact Development	1
1	1		Option 2. Diverse Uses	2
3			Credit (D) Access to Quality Transit	3
1			Credit (D) Bicycle Facilities	1
0	1	0	Credit (C) Reduced Parking Footprint	1
			Option 1. No Off-Street Parking	1
			Option 2. Reduce Parking	1
			Option 3. Carshare	1
	1		Option 4. Unbundling Parking	1
1	0	0	Credit (C) Electric Vehicles	2
1			Option 1. Electric Vehicle Charging	1
			Option 2. Electric Vehicle Charging Infrastructure	1

3	5	0	Sustainable Sites	9
Y			Prereq (C) Construction Activity Pollution Prevention	Required
	1		Credit (D) Site Assessment	1
0	1	0	Credit (D) Protect or Restore Habitat	1
			Option 1. On-Site Restoration	1
1			Option 2. Financial Support	1
1	1	0	Credit (D) Open Space	1
1			Option 1. Onsite Open Space	1
	1		Option 2. Access to Open Space	1
0	2	0	Credit (D) Rainwater Management	3
	2		Option 1. Percentile of Rainfall Events	3
			Option 2. Permeable Lot Area	3
1			Credit (D) Heat Island Reduction	2
1	0	0	Credit (D) Light Pollution Reduction	1
1			Option 1. BUG Rating Method	1
			Option 2. Calculation Method	1

6	4	0	Materials and Resources	13
Y			Prereq (D) Storage and Collection of Recyclables	Required
Y			Prereq (C) Construction and Demolition Waste Management Planning	Required
0	3	0	Credit (C) Building Life-Cycle Impact Reduction	5
			Option 1. Historic Building Reuse	5
			Option 2. Renovation of Abandoned or Blighted Building	5
0	3	0	Option 3. Building and Material Reuse	4
			Path 1. Maintain a combination of Structural and Non-Structural Elements	4
			Path 2a. Maintain Existing Walls, Floors and Roofs	3
	3		Path 2b. Maintain Interior Nonstructural Elements	1
			Option 4. Whole-building Life-Cycle Assessment	4
6	0	0	Credit (C) Environmentally Preferable Products	6
6			Option 1. Environmentally Preferable Products	6
0	0	0	Option 2. BPDO - Environmental Product Declarations	2
			Path 1. Environmental Product Declaration (EPD)	1
			Path 2. Multi-Attribute Optimization	1
0	0	0	Option 3. BPDO - Sourcing of Raw Materials	2
			Path 1. Responsible Sourcing of Raw Materials	2
0	0	0	Option 4. BDPO - Material Ingredients	2
			Path 1. Material Ingredient Reporting	1
			Path 2. Material Ingredient Optimization	1
0	1	0	Credit (C) Construction and Demolition Waste Management	2
0	1	0	Option 1. Diversion	2
	1		Path 1a. Divert 50% and Three Material Streams	1
			Path 1b. Divert 50% using Certified Commingled Recycling Facility and One More Materials Stream	1
			Path 2a. Divert 75% and Four Material Streams	2
			Path 2b. Divert 75% using Certified Commingled Recycling Facility and Two More Materials Streams	2
			Option 2. Reduction of Total (Construction and Demolition) Waste Material	2

10	5	0	Indoor Environmental Quality	16
Y			Prereq (D/C) Minimum Indoor Air Quality Performance	Required
Y			Prereq (C) Combustion Venting	Required
Y			Prereq (C) Garage Pollutant Protection	Required
Y			Prereq (C) Radon-Resistant Construction	Required
			Case 1. New Construction	
			Case 2. Renovation of Existing Building	
Y			Prereq (C) Interior Moisture Management	Required
Y			Prereq (D) Environmental Tobacco Smoke Control	Required
Y			Prereq (C) Compartmentalization	Required
1			Credit (C) Enhanced Compartmentalization	1
1			Credit (D) No Environmental Tobacco Smoke	1
2	2	0	Credit (D) Enhanced Indoor Air Quality Strategies	4
			Option 1. Walk-Off Mats	1
1			Option 2. Filtration	1
1			Option 3. Enhanced Local Exhaust	1
	2		Option 4. Balanced Whole-Dwelling Unit Ventilation	2
4			Credit (C) Low-Emitting Materials	4

7	1	0	Water Efficiency	12
Y			Prereq (D) Water Use Reduction	Required
Y			Prereq (D) Building-Level Water Metering	Required
7	0	0	Credit (D) Water Use Reduction	10
7			Option 1. Total Water Use Reduction	10
			Option 2. Outdoor and Indoor Water Use Reduction	9
1			Path 1. Outdoor Water Use Reduction	3
6			Path 2. Indoor Water Use Reduction	6
0	1	0	Credit (C) Water Metering	2
			Option 1. Meter Water Subsystems	1
	1		Option 2. Meter Dwelling Units	1

7	6	0	Energy and Atmosphere	34
Y			Prereq (C) Fundamental Systems Testing and Verification	Required
Y			Prereq (D/C) Minimum Energy Performance	Required
			Option 1. Energy Performance Compliance	
			Option 2. Prescriptive Compliance	
			Option 3. Dwelling Unit Energy Simulation	
			Case 1. New Construction	
			Case 2. Major Renovation	
Y			Prereq (C) Energy Metering	Required
Y			Prereq (D) Fundamental Refrigerant Management	Required
3	1	0	Credit (C) Enhanced Commissioning	6
1			Option 1. Supply Air-Flow Testing	1
			Option 2. Pressure Balancing	1
			Option 3. Enhanced Commissioning	3
	1		Option 4. Enhanced and Monitoring-Based Commissioning	1
2			Option 5. Envelope Commissioning	2
0	5	0	Credit (D/C) Optimize Energy Performance	18
			Option 1. Energy Performance Compliance	18
			Option 2. New Buildings Institute Family Guide	13
0	5	0	Option 3. Dwelling Unit Energy Simulation	18
	5		Case 1. New Construction	18
			Case 2. Major Renovation	18
1			Credit (D) Whole Building Energy Monitoring and Reporting	1
0	0	0	Credit (C) Grid Harmonization	2
			Case 1. Demand Response Program Available and Participation	2
			Case 2. Demand Response Capable Building	1
			Case 3. Load Flexibility and Management Strategies	2
1			Credit (D) Renewable Energy	5
1	0	0	Credit (D) Enhanced Refrigerant Management	1
1			Option 1. No Refrigerants or Low-Impact Refrigerants	1
			Option 2. Calculation of Refrigerant Impact	1
1			Credit (D) Domestic Hot Water Pipe Insulation	1

0	1	0	Credit (C) Indoor Air Quality Assessment	2
	1		Option 1	1
			Option 2 (1 additional point)	1
0	1	0	Credit (D) Thermal Comfort	1
			Option 1. Radiant Comfort	1
	1		Option 2. ASHRAE 55-2017	1
			Option 3. ISO Standards	1
1	0	0	Credit (D) Daylight and Quality Views	1
	1		Option 1. Daylight	1
			Option 2. Quality Views	1
1	1	0	Credit (D) Acoustic Performance	2
	1		Option 1. HVAC Background Noise	1
1			Option 2. Envelope Acoustic Performance	1

0	0	0	Innovation	6
0	0	0	Credit (D/C) Innovation	5
			Option 1. Innovation	1
			Option 2. Pilot	1
			Option 3. Additional Strategies	3
			Credit (D/C) LEED Accredited Professional	1

0	0	0	Regional Priority	4
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1
0	0	0	Credit (D/C) Regional Priority	1
			Type here to specify credit	1

45	23	0	TOTALS	Possible Points: 110
----	----	---	---------------	-----------------------------

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

(D) Design Prerequisite or Credit*

(C) Construction Prerequisite or Credit

*Note that prerequisites and credits awarded during the design review are still subject to verification by the Green Rater during the site visit. If the status of the prerequisite or credit changes based on the site visit, the updated form and documentation must be submitted and reviewed by GBCI.



**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3857, 225 Broadway**

Notice is herewith given that an application has been filed on June 3, 2025, by Patrick Catino, 31 Arrowhead Drive, Saugus, MA, to open Docket #3857 in accordance with the provisions of the Town of Arlington Zoning Bylaw Sections 5.9.3, Site Plan Review. The applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four (4) units on the property located at 225 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

A Public Hearing will be held on Monday, July 14, 2025, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA.

Plans may be viewed at the Department of Planning and Community Development on the first floor of the Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA, during office hours (Mon-Wed, 8:00-4:00; Thu, 8:00-7:00; Fri, 8:00-12:00), or at arlingtonma.gov/arb.

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

6/26/2025, 7/3/2025



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

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Site Plan Review, 225 Broadway, Docket #3857
Date: July 10, 2025

I. Docket Summary

This is an application by Patrick Catino, 31 Arrowhead Drive, Saugus, MA, to open Site Plan Review Docket #3857 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3 Site Plan Review.

The applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four (4) units on the property located at 225 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

Materials submitted for consideration of this application include:

- Architectural Plans and Drawings, dated 7/7/25;
- Landscape Plan, dated 7/10/25;
- Application for Site Plan Review, dated 6/2/25;
- Dimensional and Parking Information, dated 6/2/25;
- Impact Statement, dated 6/2/25;
- Surveys, dated 5/22/25 and 5/29/25;
- LEED Checklist, dated 6/13/25;

The subject property is located within the Residential Two-Family (R2) zoning district and the Massachusetts Avenue/Broadway Multi-Family Housing (MBMF) Overlay District, which the applicant has elected to apply to this development.

Section 5.9, Multi-Family Housing Overlay Districts, provides a process for the Arlington Redevelopment Board (ARB, or the Board) to review and potentially impose reasonable conditions through Site Plan Review for As of Right Development proposals located within a Multi-Family Housing Overlay District. The ARB shall provide Site Plan Review for projects using the Environmental Design Review Standards set forth in Section 3.4.4 of the Zoning Bylaw.

II. Multi-Family Housing Overlay Districts (Arlington Zoning Bylaw Section 5.9.2)

All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and with M.G.L. c. 40A, § 3A, and any Compliance Guidelines issued thereunder, as amended. The purposes of the Multi-Family Housing Overlay Districts are:

- A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
- B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
- C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
- D. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation,
- E. To encourage environmental and climate protection sensitive development,
- F. To encourage economic investment in the redevelopment of properties,
- G. To encourage residential uses to provide a customer base for local businesses, and
- H. To ensure compliance with M.G.L. c. 40A, § 3A.

III. Site Plan Review/ Environmental Design Standards (Arlington Zoning Bylaw, Sections 5.9.3 and 3.4.4)

1. SPR/EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The applicant proposes to expand the existing footprint of the building from approximately 1,100 SF to almost 2,300 SF, an increase of over 110%. The applicant further proposes new patios and walkways of both impervious concrete and pervious pavers to provide useable outdoor space. While there is no landscape minimum under the MBMF Overlay District, the proposed landscape area will be enhanced based on the landscape plan which includes two new trees and a variety of shrubs and plantings throughout the site.

2. SPR/EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The subject property is zoned R-2 Residential Two-Family and is within the Mass Ave/Broadway Multi-Family (MBMF) Overlay District. The neighborhood consists of a mix of single, two-family, and multi-family properties. The proposed development is consistent with the scale and density of properties along the Broadway Corridor.

3. SPR/EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by 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, maximize its utility and facilitate maintenance.

Landscaped open space is proposed for the front and rear yards. The front setback will be enhanced with plantings and pavers including two trees. The rear setback includes two patios for the use of tenants designed to encourage social interaction between neighbors of the development. The patios will be enhanced by landscaped lawn areas that extend around the sides of the building with pervious bluestone pavers.

4. SPR/EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The applicant is proposing to access to the property via foot, bicycle, transit, and automobile. Because of the street tree and the location of an MBTA Bus Stop in front of the property, the existing driveway apron and curb cut will be maintained. The enclosed garage provides parking for four vehicles with adequate space to maneuver into and out of each space without disturbing other neighbors. Six long-term bicycle parking spaces are also located in the enclosed garage. Section 6.1.12.D. of the Zoning Bylaw requires that the computed number of required spaces be rounded up to the next whole number, thus one short-term bicycle parking space is required. The Board may wish to discuss a practical location for the short-term bicycle parking space with the applicant.

Vehicle Parking Requirements		
Required parking spaces	4	
Proposed parking spaces	4	
Bicycle Parking Requirements		
Use	Long-Term Parking	Short-Term Parking
Required Bicycle Parking	6	.4
Proposed Bicycle Parking	6	1

5. SPR/EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The applicant will apply best practices and comply with the Town's Stormwater Management bylaw, during and after construction, as approved by the Town Engineer.

6. SPR/EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utilities serving the building will be located underground.

7. SPR/EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

As this is a residential development, no advertising features are proposed.

8. SPR/EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The proposed site plan shows trash and recycling receptacles adjacent to the building on the Broadway façade behind a fence and gate with landscaped screening.

9. SPR/EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The interior and exterior of the building is designed to facilitate building evacuation. The proposed building will have access for fire, police and other emergency vehicles, as well as personnel and equipment from Broadway.

10. SPR/ EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The property at 225 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. SPR/EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

Equipment for heating and cooling is not called out on the roof or site plan. The Board may consider asking for updated plans with the locations of mechanical equipment.

12. SPR/EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

This applicant has completed a LEED checklist that includes a point for at least one EV charger; however, the charger is not drawn on the plans. The Board may request that the applicant show where the EV charging station will be located in the garage. The development will comply with the Town's Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw which ensure a maximum level of energy efficiency is achieved.

IV. Findings

The following findings are for the Board's consideration:

1. The nature and use of the property is consistent with the purpose and intent of Section 5.9, Multi-Family Overlay Districts.
2. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.9 and 3.4 of the Zoning Bylaw.

V. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.



Town of Arlington, Massachusetts

Public Hearing: Docket #3831, 1323 Mass Ave

Summary:

8:25 pm The Board will discuss whether to continue or close the hearing.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	20250710_Fiesta_Bites_Update_memo.pdf	20250710 Fiesta Bites Update memo



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
Katie Luczai, Economic Development Coordinator

From: Claire Ricker, Director

Date: July 10, 2025

RE: Docket #3831 – 1323 Mass Ave, Fiesta Bites Signage

Regarding Docket #3831, 1323 Mass Ave, Fiesta Bites, DPCD has been in regular communication with the tenant about ongoing issues with non-compliant signage.

Attached correspondence from Asael Sanchez, the owner of Fiesta Bites, indicates that he is working with the landlord on several items related to the storefront, including replacement of the windows which is scheduled for July 2025. To date, Fiesta Bites has removed most of the existing non-compliant signage from the storefront windows. (See photos below.) Mr. Sanchez has indicated that non-compliant signage will not be reinstalled on the new windows.

Mr. Sanchez is also working with his sign contractor on the pre-existing cabinet signs over the storefront. Mr. Sanchez is currently unable to contract for new signage due to financial constraints and is seeking some restitution from the sign contractor who initially designed and installed the non-conforming signage. Mr. Sanchez has offered to not turn on the lighting for the cabinet sign in the interim.

Given that the storefront windows are scheduled to be replaced, and that most non-conforming signage has been removed from the existing windows, DPCD recommends that the ARB vote to close Docket #3831 and allow for the Department to continue working with Mr. Sanchez on the removal of non-compliant signage and installation of new, compliant signage. Any proposed new signage proposed will undergo administrative review for strict compliance with Section 6.2 of the Arlington Zoning Bylaw. Any proposed non-conforming signage will be subject to a new public hearing of the Board.



From: [Asael Sanchez](#)
To: [Claire Ricker](#)
Subject: Re: Fiesta Bites Sign Hearing 7/14
Date: Friday, June 27, 2025 11:53:01 AM

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

On Fri, Jun 27, 2025, 11:52 AM Asael Sanchez <fiestabites1323@gmail.com> wrote:

I hadn't removed the logos or changed anything because they were supposed to come replace the windows this month. So we would remove everything at once and as for the name, I think I'm going to leave it like that for now because I don't have the money to buy a new one.

On Fri, Jun 27, 2025, 11:49 AM Asael Sanchez <fiestabites1323@gmail.com> wrote:

Hello

Good morning. I apologize a because I had not been able to respond to you or send you the photos. Look, here is the result of what we had agreed upon and I am still working with the gentleman regarding my saine. He has not wanted to answer me and I am working on perhaps filing a claim to see if he can resolve some of the money for me.

On Thu, Jun 26, 2025, 12:05 PM Claire Ricker <cricker@town.arlington.ma.us> wrote:

Hi there –

This is a reminder that you are scheduled to attend a sign hearing on 7/14/25 at 7:30pm for the Fiesta Bites storefront. I'm still waiting on your updated sign materials. Please submit your updated plans for signage and photos of the Fiesta Bites storefront showing that you've removed the window signage as required by the Redevelopment Board. I drove by the store yesterday and the window signage has not been removed.

If I do not receive the materials by next Friday the 4th of July, I will be forced to inform the Inspectional Services Department that your signage does not conform to the sign bylaw and there may be associated citations and/or fines.

Thank you,
Claire Ricker

Claire V. Ricker, AICP
Director
Department of Planning and Community Development
Town of Arlington
cell: 978.656.1325
desk: 781.316.3092
cricker@town.arlington.ma.us

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.



Town of Arlington, Massachusetts

Discussion of 882 Massachusetts Avenue

Summary:

8:45 pm The Board will discuss the development at 882 Mass Ave and its compliance with conditions issued by the Board.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	20250710_-_DRAFT_882_Mass_Ave_ARB_letter.pdf	20250710 - DRAFT 882 Mass Ave ARB letter



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476

781-316-3090

WWW.ARLINGTONMA.GOV/ARB

July 15, 2025

882-892 Massachusetts Avenue LLC
c/o John Murphy
400 Massachusetts Avenue, Ste. B
Arlington, MA 02476

RE: 882-892 Massachusetts Avenue
Redevelopment Board Special Permit, Docket #3625

Dear Mr. Murphy:

The Decision of the Arlington Redevelopment Board (ARB), dated July 20, 2020, regarding the development of 882-892 Massachusetts Avenue in Arlington included a number of conditions which have not yet been met. These conditions have been discussed at subsequent meetings between yourself and the ARB, as well as in numerous communications between yourself and staff of the Department of Planning and Community Development (DPCD). The issues which still need to be addressed include:

- **Signage** – Special Condition 6 of the July 2020 Decision states: “The owner shall file an application for all building and property signage for review and approval by this Board.” The current commercial tenant has two large signs in the window which have not been approved. In addition, a significant portion of the first-floor windows are covered in opaque window film. According to Arlington’s Zoning Bylaw (ZBL) Section 5.5.2.B.(4), the required minimum transparency of the ground floor façade visible from a public right-of-way is 60%, so fully opaque film is not allowed. Certain exceptions can be made for tenant uses that require privacy, but such exceptions must be approved by the ARB.
- **Open Space** – Special Condition 8 states: “The owner shall install amenities for building residents, including outdoor seating, an outdoor grill, a garden for use by the tenants, and appropriate landscaping, shade, and/or other amenities encouraging outdoor use in the usable open space.” To date, no such usable open space has been installed.
- **Vehicle Parking** – Per Special Condition 9, the applicant submitted a Transportation Demand Management (TDM) plan that included the following provision: “Tenants who wish to park in the lot will be charged a fee of \$50 per month, except in the case of tenants who are renting deed-restricted affordable housing units.” The applicant must provide proof, in the form of parking rental contracts, that such a fee is currently being charged to tenants utilizing the building parking lot.



- **BlueBikes Memberships** – An additional provision of the TDM plan states: “Provide a membership for BlueBikes to all tenants to encourage the use of bicycle rentals.” The applicant must provide proof that a BlueBikes membership has been provided to all tenants.
- **Bicycle Storage** – An additional provision of both the TDM plan and the Zoning Bylaw (ZBL) is that covered and secured bicycle parking and storage must be provided. The approved plans included 34 indoor bicycle parking spaces, and 10 outdoor parking spaces. The plans show two areas of short-term bicycle parking, but only one has been installed. In addition, photos provided to the ARB via correspondence from the public indicate that the long-term indoor bicycle parking is in violation of the ZBL. According to ZBL Sections 6.1.12.F and 6.1.12.G, bicycle parking spaces cannot require that bicycles be hung with one or both wheels suspended, be lifted off the ground, or be carried up or down steps or stairs. The existing bicycle storage installed by the developer requires bicycles to be lifted and hung.
- **Updated Façade Design Plan** – Special Condition 10 states: “The owner shall submit an updated facade design plan, particularly for the corner entrance to the residences, including building color schemes, for review and approval by the Department of Planning and Community Development.”
- **Lighting** – General Condition 1 states that lighting plans shall be subject to the approval of the ARB. The developer did submit a lighting plan, but it had extremely limited information and did not indicate the types of lights to be installed or whether they are dark-sky compliant. The developer must submit a complete photometric exterior lighting plan and cut sheets for the installed exterior lighting.
- **Fencing** – The approved plans required the removal of a chain link fence along an existing concrete wall along the west side of the property. The concrete wall was removed, but the chain link fence is still in place.
- **Crosswalk** – The approved plans required the installation of a six-foot-wide white thermoplastic crosswalk across the driveway, which has not been installed.
- **Exterior Vents** – The ARB requested that the exterior vents on the Mass Ave side of the building be changed out to flush mounted vents and painted to match the building as shown on the approved project elevations.
- **Color of First-floor Storefront Material** – The ARB requested that the color of the first-floor storefront be painted a darker color as shown on the approved project elevations.
- **Color of Trim Painting** – The ARB requested that the color of the building trim be painted to match the approved project elevations.

Please submit a Plan of Action to rectify these listed items to DPCD Assistant Director Sarah Suarez at 781-316-3096 or ssuarez@town.arlington.ma.us by August 5, 2025. The Plan of Action must include



specific dates by which all the listed items will be addressed, including specific actions to be taken and materials or equipment to be used, as appropriate. Please also schedule a time to attend an upcoming ARB meeting by the end of September. Possible dates include Monday, August 11, September 8, and September 15.

Failure to comply with this request and address all the above issues will result in notification to the Building Commissioner that the project is out of compliance with the Special Permit which may have implications for the occupancy permit and may result in the reopening of the Special Permit by the ARB.

If you have any questions, please contact DPCD Director Claire Ricker at 781-316-3092 or cricker@town.arlington.ma.us.

Thank you,

Rachel Zsemler
Chair, Arlington Redevelopment Board

DRAFT



Town of Arlington, Massachusetts

Correspondence

Summary:

225 Broadway:

- 7/2/25 - R. Gruber
- 7/9/25 - E. Holden
- 7/10/25 - S. Kurnas
- 7/11/25 - J. Fleming
- 7/11/25 - C. Loreti
- 7/13/25 - C. Ross

ATTACHMENTS:

Type	File Name	Description
▢ Correspondence	225_Broadway__Gruber__R_-_07022025.pdf	225 Broadway, Gruber, R - 07022025
▢ Correspondence	225_Broadway__Holden__E_-_07092025.pdf	225 Broadway, Holden, E - 07092025
▢ Correspondence	225_Broadway__Kurnas__S_-_07102025.pdf	225 Broadway, Kurnas, S - 07102025
▢ Correspondence	225_Broadway__Loreti__C_-_07112025.pdf	225 Broadway, Loreti, C - 07112025
▢ Correspondence	225_Broadway__Ross__C_-_07132025.pdf	225 Broadway, Ross, C - 07132025
▢ Correspondence	225_Broadway__Fleming__J_-_07112025.pdf	225 Broadway, Fleming, J - 07112025

From: Rebecca Gruber

Sent: Wednesday, July 02, 2025 12:46 PM

To: Eugene Benson; Shaina Korman-Houston; Kin Lau; Steve Revilak; Rachel Zsemlery

Subject: Support for development of 225 Broadway

Dear Honorable Members of the Redevelopment Board,

Thank you for allowing me to indicate my support for the development of 225 Broadway as a multi-family building in the MBTA-C Broadway Multi-Family Housing Overlay District.

I appreciate that under the purview of this newish overlay district the Town's housing stock will increase by a couple of units. I am also hopeful that given the broader opportunities for this housing lot, the former owner, the Housing Corporation of Arlington, was able to sell the property at a higher price – and those additional dollars will presumably now be available for an affordable housing project.

I look forward to seeing before long a new attractive building replacing the current fire-damaged one at 225 Broadway. And I hope to see more projects like this one in Arlington.

Thank you for all your efforts on behalf of the Town.

Sincerely,
Rebecca Gruber
215 Pleasant Street

P.S. Please include this letter as correspondence received.

From: Ed Holden
Date: Wed, Jul 9, 2025 at 1:33 PM
Subject: Re: 225 Broadway proposal
To: Claire Ricker
Cc: Andrea Orvis Holden

Dear Claire Ricker,

I'm writing to comment on the new development at 225 Broadway ([link to notice on town website](#)). I live near this development at 12 Wyman Street, a single family house my wife and I bought in 2008. I won't be available to attend the public hearing on the 14th, and do not know any of the parties involved in this development.

I support the development of this new 4-unit building, and I hope it can be approved with minimal delay for the developer. The Boston metro area, including Arlington, is experiencing a severe housing shortage, especially in areas with access to jobs, public transportation, and amenities. The scarcity of housing has increased the sale price of houses, nearly tripling the value of ours, and making it difficult for new buyers to find homes. My family has known friends who have left the area due to the steeply rising prices here. High housing prices also contribute to homelessness within the metro area, and urban sprawl outside it.

I hope the Redevelopment Board will consider that the lot at 225-225A Broadway is included in the Mass Ave Broadway Subdistrict of Arlington's zoning plan for compliance with the MBTA Communities Act. The owner of this site has “by-right construction up to four stories along the Massachusetts Avenue and Broadway corridors” (source: [report of the MBTA Communities Working Group, Fall 2023](#)).

I hope Arlington will step up and produce more housing, and even go beyond the requirements of the MBTA Communities Act. Ensuring this nice-looking and larger development proceeds unimpeded is a good start.

Regards,
Edward Holden
12 Wyman Street

From: Sean Kurnas
Sent: Thursday, July 10, 2025 9:39:45 PM
To: Claire Ricker
Subject: Comment regarding Docket #3857, 225 Broadway

This past weekend, while walking by this address, I saw a sign stapled to a pole out front that said something to the effect of "Protect Our Neighborhood." My niece (who is 10) asked me "protect it from what?" It was a simple question, but the sign provided no obvious answer - it simply informed us of the upcoming meeting.

As an adult who lives in the neighborhood, I have enough context to understand the point of the sign. But in attempting to explain it to a 10 year old, the absurdity of the message became clear. Arlington does not need protection from new housing, nor from new neighbors. My wife and I live a few blocks away, and we welcome both.

I cannot attend the meeting, but I ask that my comment be entered into the record.

Thank you,
Sean Kurnas
Resident of Beacon Street, Arlington

From: Chris Loreti
Sent: Friday, July 11, 2025 1:01 PM
To: Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston
Cc: Claire Ricker; Michael Ciampa
Subject: 225 Broadway

Dear ARB Chair Zsembery and ARB Members,

I will not be able to attend the hearing on Monday for the proposed development at 225 Broadway. Please include these written comments in the docket for the hearing.

This development is being considered under Section 5.9 of Arlington's Zoning Bylaw. Section 5.9.4 lists exceptions to the dimensional standards that are applicable to projects developed under this standard. Absent from the list of exceptions is the requirement for the minimum front yard width (which is not the same as "frontage"). As described in the bylaw excerpt below, the minimum front yard width is 50' up to the building wall. The 225 Broadway lot is only 45' wide, however, and thus the front yard cannot meet the minimum width requirement. Therefore, this lot is not buildable for the proposed development, and it cannot be permitted.

This is fortunate as it will protect the neighboring properties from inadequate 5' side yard setbacks that are being proposed. As shown in the photos below, the homes to either side of this lot are located approximately 5' from the property line. As proposed, the new development would be within about 10 feet (and closer at the roof lines) of the neighboring homes. As demonstrated by the Bowdoin St. garage fire several years ago, which was believed to have ignited a nearby home, such minimal building separations are inadequate to protect the life and property of abutters. (See photos and links to news coverage of that fire below.)

In addition to violating the minimum front yard width requirement, the proposed development also violates the the parking standards of Section 6 of the Zoning Bylaw (see below). Dimensions are not provided for the four vehicle parking spaces, but they do not appear to meet the standards of Section 6.1.11.A. The parking clearly does not meet the standard of Section 6.1.11.D (5). Backing out of this garage onto Broadway is not allowed for a four-unit building, and the proposed garage does not contain adequate space for vehicles to turn around.

In summary, the by-right development of projects under Section 5.9 following Site Plan Review is allowed only if those projects comply with Arlington's Zoning Bylaw. This one clearly does not. Therefore, it should not receive Site Plan Review approval or a building permit. I have copied the Director of Inspectional Services on this message to notify him of the violations of the bylaw.

Thank you for considering these comments.

Christopher Loreti
56 Adams St.
Town Meeting Member, Precinct 7

5.4.B Exceptions to Minimum Lot Area, Minimum Front Yard Lot Width, Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.

(4) Front Yard Minimum Lot Width Requirements and Exceptions. *The minimum front yard lot width shall be 50 feet at all points between the front lot line and the nearest building wall...*

6.1.11.A Parking and Loading Space Standards. *Spaces entered from the front or rear, and stacked spaces, shall have minimum dimensions of 8.5 feet by 18 feet. Compact car parking spaces permitted in accordance with Paragraph C(11) below shall be at least 8 feet by 16 feet.*

6.1.11.D (5) *Parking and loading spaces other than those required for single-family and two-family dwellings shall be so arranged to avoid backing of vehicles onto any street.*





East Arlington garage, house fires investigated

UPDATED, Feb. 6: Members of the state Fire Marshal's Office met with town investigators Wednesday, Feb. 5, to discuss the cause of a two-alarm fire in an East Arlington garage the afternoon before, shown in the Arlington Fire Department photo below.



Deputy Chief Ryan Melly reported the alarm for 12 Bowdoin St. came in at 4:25 p.m., went to a second alarm, and the street was closed.

Fire crews from Medford, Somerville and Cambridge responded to the scene, Patch reported. No injuries were reported.

The next day, a second working fire was reported at 5:44 p.m. at the house at 12 Bowdoin, Melly wrote Feb. 6. "Everything is still under investigation at this time, but no injuries were reported on scene," he wrote.

Town resident Steve Morgan wrote that he was on Tufts Street next to the Gibbs School when he took one of two photos he provided.

"I'm told there was probably gasoline in the garage and people could hear it 'popping,'" he wrote.

The high-arching black smoke from the blaze was also caught in a shot from Arlington Center resident Lori Kenshaft.

See these reader-contributed photos >>

<https://yourarlington.com/arlington-archives/safety/fire/16698-fire-020520.html?highlight=WyJib3dkb2luIwiYm93ZG9pb1InZW5ldmEiXQ==>

Second fire breaks out at Bowdoin Street home

Jesse Collings jcollings@wickedlocal.com

Feb. 6, 2020, 2:13 p.m. ET



The side of the house at 12 Bowdoin Street that was damaged by the fire. [Courtesy Photo/Owen Carrigan] *Wicked Local*

Want Arlington news delivered to your in box? [Sign up for our e-newsletter.](#)

A Bowdoin Street home caught fire almost exactly 24 hours after the Arlington Fire Department extinguished a fire at the same location.

At approximately 5:45 p.m. on Wednesday, Feb. 5, firefighters were called to 12 Bowdoin St. to put out a fire that was burning on the second floor of the home. According to Arlington Fire Chief Kevin Kelley, the fire began in a bedroom and spread into the attic. Firefighters were able to get the fire under control at approximately 6:15 p.m. No injuries were reported.

Kelley said that the cause of the second fire was likely related to the damage the building had sustained from the first fire, and that the department did not believe the fire was suspicious.

<https://www.wickedlocal.com/story/arlington-advocate/2020/02/06/second-fire-breaks-out-at/64738354007/>

From: Caroline A Ross

Sent: Sunday, July 13, 2025 5:45 PM

To: Claire Ricker

Subject: Public comment regarding Site Plan Review Docket #3857, 225 Broadway for ARB meeting on 07/14/2025

Dear ARB,

I am writing to express some concern over the height of the building proposed for 225 Broadway. I live about a block away. The area is 3-story houses and the 4-story proposal seems out of character to the neighborhood and will be significantly taller than the building it replaces, 47 vs 32 feet height approximately.

Sincerely, Caroline Ross

14 Wyman St

Arlington

From: James Fleming
Sent: Friday, July 11, 2025 2:55 PM
To: Rachel Zsembery; Claire Ricker
Subject: public comment re: 126 Broadway SPR

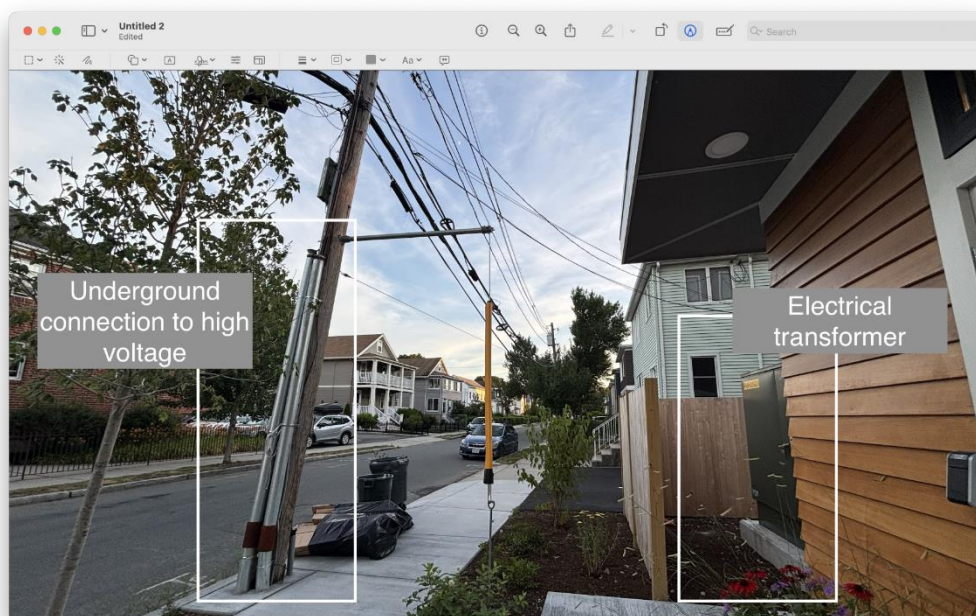
Hello! Please consider this as public comment for the yet-to-be-scheduled public hearing for 126 Broadway.

- James Fleming, 15 Melrose St

Looking at the plans for 126 Broadway I think there are two areas of regulation the ARB might want to think about filing future warrant articles for:

1) **Create Regulations for Transformer Placement** - Eversource does not allow direct hookup to 120/240V electrical lines if a lot is drawing more than 400 amperes of current; instead the property owner must connect to the higher voltage electrical lines through an underground connection and convert the voltage to 120/240 volts through an on-site transformer. An example is shown in the attached photo, of 80 Broadway. I don't see a mention of the electrical transformer in the plans for 126 Broadway -- this might be a question worth asking the architect.

Our zoning bylaw does not currently have any regulation regarding transformer placement. While the 80 Broadway lot made a reasonable decision (screening with a fence), I think it would be worth making a change to the bylaw to add some degree of requirements for transformers, for example either screening or a requirement that it be enclosed in the building. They are necessary devices, but I think it would be a reasonable requirement to hide them for the sake of beauty.



2) **Allow removal of the step-back requirement in some cases.** On the plans for 126 Broadway, the otherwise nice facade is interrupted by the step-back, most noticeably in window alignment between floors. Looking at the "SOUTH (EVERETT ST.) ELEVATION" sheet, the step back noticeably affects window fenestration as a result of the room locations changing.

I do not think the step back is a strictly necessary thing. I understand it is intended to address visual impact of building height, but I think there is a better way; A strong "base" to a building visually draws the eye downwards. An example of this can be seen in 659 Mass Ave (photo attached) which is 4 stories with no step back, yet my eye is drawn downwards by the strong base (quoining, commercial activity, and a beautifully elevated front entrance). The front facade is uninterrupted, allowing for a beautiful composition.

I think the ARB should consider opportunities to not require a step back, if such visual effects are used to draw the eye downwards. The step back simply seems like the wrong tool for the job -- it interrupts the primary facade partway up, drawing the eye upwards, wastes precious area that could be used for more productive purposes, and does not significantly improve shadows on neighboring properties. With no disrespect intended to the designers of 126 Mass Ave, the step-back's use as a "sedum roof" three stories up will not be very visible from the street.

