Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
August 11, 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, August 11, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, August 11, 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, August 11, 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 July 14 and June 21, 2025.

2. Committee Appointments

7:35 pm The Board will discuss and may vote on its designees to the Affordable Housing Overlay Committee, the AmpUp (Comprehensive Plan) Advisory Committee, and the Envision Arlington Standing Committee.

3. Public Hearing: Docket #3862, 126 Broadway

7:55 pm Notice is herewith given that an application has been filed on June 26, 2025, by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464, to open Docket #3862 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 mixed-use building with one (1) commercial unit and fourteen (14) residential units on the property located at 126 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

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

4. Public Hearing: Docket #3849, 259 Broadway

8:40 pm The applicant has requested to withdraw the application without prejudice.

5. Update on Special Permits for 1306-1308 Mass Ave and 190-200 Mass Ave

8:45 pm The Board will discuss following up with projects previously approved 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

126 Broadway:

- J. Fleming - 7/11/25
- R. Gruber - 7/16/25
- C. Webb - 7/19/25
- A. Lee - 7/30/25
- G. Eliopoulos - 7/31/25
- J. Haas - 8/3/25
- C. Webb - 8/4/25
- A. Rapetov - 8/5/25
- C. Webb - 8/6/25
- N. Abaskharoun - 8/7/25
- K. Bartlett - 8/9/25
- X. Pretzer - 8/9/25
- D. Seltzer - 8/9/25
- M. Shaik - 8/9/25
- G. Buckley - 8/10/25
- A. Greenspon - 8/10/25
- D. Vecchione - 8/10/25
- L. Wiener - 8/10/25
- C. Farrell - 8/11/25
- J. O'Donnell - 8/11/25
- E. Schwarz - 8/11/25
- M. Marx - 8/11/25
- S. Sheffler - 8/11/25

455 Mass Ave:

- R. Sessa - 7/30/25

1500 Mass Ave:

- D. Seltzer - 7/25/25

Multiple projects:

- W. Evans - 7/28/25

Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote to approve meeting minutes from July 14 and June 21, 2025.

ATTACHMENTS:

	Type	File Name	Description
🗋	Meeting Minute (draft)	07142025_DRAFT_Minutes_Redevelopment_Board.pdf	07142025 DRAFT Minutes Redevelopment Board
🗋	Meeting Minute (draft)	07212025_DRAFT_Minutes_Redevelopment_Board.pdf	07212025 DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, July 14, 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

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The Chair called the meeting of the Board to order.

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

June 2, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the June 2 minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

June 16, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the June 16 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 the applicant is working with the Arlington Historical Commission (AHC), and they have requested that the hearing be continued to August 11, 2025. The Chair said that she attended the last AHC meeting, which included a discussion with the architect of 259 Broadway, but not a formal hearing. At that meeting, the architect shared a revised set of drawings including an enclosed stair, as requested by the Board, which replaced the originally proposed external stair. Because it was not a hearing, the AHC did not formally vote, but they generally supported the enclosed stair. The AHC will hold a hearing for this project in late July.

The Chair asked for a motion to continue the public hearing for Docket 3849, 259 Broadway, to August 11, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3857, 225 Broadway.**

Ms. Ricker explained that 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 (MBMF) Housing Overlay District. The application is submitted under the zoning rules of the MBMF Overlay District.

The applicant was represented by architect Peter G. Lewandowski from LR Designs. He said that the design complies with the requirements of the MBMF Overlay District. The proposal is for a four-story, four-unit building, with four parking spaces inside the building at ground level.

Mr. Lau asked about the materials and colors. Mr. Lewandowski said that the windows will have a black frame. The stonework on the bottom will be brick, which matches what is used elsewhere in the neighborhood. The building will also use a clapboard material. The building is larger than neighboring buildings, but they are trying to keep the materials in context with the neighborhood. The portions of the elevations shown in tan will be a horizontal Hardy plank with a 4" exposure. Mr. Lau said that he would like to see a revised plan explicitly stating exactly what materials they will be using. The landscaping plan should also explain exactly what plants in what sizes will be used. Mr. Lewandowski agreed to provide a complete materials list.

Mr. Lau said that he believes that with a four-unit building, one of the units must be accessible. Mr. Lewandowski said that under Group 1 ADA requirements, it has to have potential accessibility, meaning that the unit can be modified to be accessible without structural implications. Mr. Lau said that because the first-floor unit is up several steps, he does not think that it meets the requirement. He noted that whether a project meets standards for accessibility is outside the jurisdiction of the Board, so the applicant will have to determine that by consulting with the Inspectional Services Department. He also noted that the way the parking is currently laid out, none of the parking spaces can be adapted to be accessible without eliminating a space. Mr. Lewandowski said that the bicycle parking can be relocated to allow for a larger parking space. Mr. Lau replied that the applicant would need to show plans and measurements, because that is too significant a change to make after the fact in order to take the project from potential accessibility to actually accessible.

Mr. Lau also noted that the plans seem to include a fair amount of spare space, with rooms that are not clearly marked as designated for any particular use. He suggested taking advantage of that space to reduce the overall size of the building and create larger setbacks. Mr. Lau also noted that the plans include a lot of stairs, and the floor plans could be reconfigured to maximize space by include fewer stairs. That would allow the overall size to be reduced, which would have less of an impact on the neighborhood.

Mr. Lau said that the front façade does not engage the neighborhood. The street level has a garage door and a front door. It would be better with windows as well. The landscaping plan also shows that part of the trash and recycling area is immediately in front of the house, screened by bushes, but with no clear way of accessing it.

Ms. Korman-Houston said that she agreed with Mr. Lau's points. She expressed concern that the parking layout may not be functional, particularly the turning radius required to access the two diagonal spaces on the left. She also expressed concern about the bicycle parking and whether bicycles would be able to easily get in and out of the garage having to maneuver around the cars. She said that in addition to the long-term bicycle parking in the garage, she thinks that the project is also required to include a short-term bicycle space, which is not shown anywhere on the plan.

Ms. Korman-Houston asked if the applicant is introducing any measures to manage stormwater, given that the proposal would significantly increase the impervious surface on the lot. Mr. Lewandowski said that they have not done any engineering calculations yet, but they intend to see what the impact of the building surface area is, and if necessary, they can add a system underneath the rear patios to recharge stormwater to the groundwater. Ms. Korman-Houston said that the Board would like to see more detail about the plan to manage stormwater.

Ms. Korman-Houston asked about the location of mechanical equipment. Mr. Lewandowski said that one option would be to mount compressors on the building high enough to have clearance to walk underneath, and the other would be to mount them at ground level on the south side of the building, where the setback is slightly larger. Ms. Korman-Houston said that she would like to see the locations indicated on the site plan.

Ms. Korman-Houston encouraged the applicant to check with the utility companies about moving utilities underground, because they do not always agree to do that for smaller properties.

Ms. Korman-Houston said that as rendered, the façade is very flat, and she would like to see it further articulated, with information about materials shared with the Board.

Mr. Benson asked if the owner intends to rent or sell the units. Mr. Lewandowski said that he believes they will be for sale.

Mr. Benson asked for clarification about the entrances and locations to all the units. Mr. Lewandowski replied that Units 1 and 2, in the rear of the building, are entered from the side. The staircase from the front entrance leads to Units 3 and 4. Units 1 and 2 are each entered at grade, but they have three floors, with staircases inside the units. Mr. Benson expressed concern that an accessible unit may be required. He said that Mr. Lewandowski should contact the Inspectional Services Department. Mr. Lewandowski said that the units do have internal space that could be used for a lift elevator.

Mr. Benson said that the materials submitted do not include the required solar energy assessment.

Mr. Benson said that the bylaws require that bicycle parking be separated from motor vehicle parking to the extent possible, to minimize the possibility of damage. He recommended that the applicant look at adding a curb or something similar to minimize the likelihood of a collision between a bicycle and a car.

Mr. Benson said that the Board received a letter from resident Christopher Loreti, suggesting that the project does not comply with two of the zoning bylaws, but Mr. Benson believes that Mr. Loreti misread the bylaws. Mr. Loreti said that parking cannot be designed so as to require drivers to back out, but that only applies to areas containing five or more spaces that are not inside a structure. This project proposes four spaces inside a structure. Mr. Loreti also said that the bylaw requires a minimum front yard width of 50 feet, but that applies only in R0, R1, and R2 districts, and not in the Mass Ave/Broadway Multi-Family (MBMF) Housing Overlay District. Because this project is applying under the requirements of the MBMF Overlay District, the 50-foot minimum does not apply.

Mr. Revilak said that the applicant had previously said that the initial concept was 9 or 10 units and commercial space, and he asked why that changed. Mr. Lewandowski said that they would be allowed to do something larger under the bylaw, but that is not what they wanted to do. They always wanted to do something smaller.

Mr. Revilak asked about the sizes of the parking spaces. Mr. Lewandowski said that he believes that all four spaces are full size.

Mr. Revilak asked why an elevator is not required for this project. Mr. Lewandowski said that when units have separate staircases, a common elevator is not required.

Mr. Revilak said that he appreciated the outdoor space on the fourth floor.

Mr. Benson said that the zoning bylaw requires that the "minimum front yard setback areas shall be available for uses such as trees, landscaping, benches, tables, chairs, play areas, art, or similar features." Trash receptacles would therefore not be allowed to be in the front setback. Mr. Lewandowski replied that there is a triangular area in the front that is not part of the setback, and trash barrels could be placed there, with a fence or other screening. Mr. Benson replied that the Board will have to see plans showing that area in detail.

The Chair opened the floor to public comment:

- Asia Kepka, 17 Silk St – She noted that the Town's new trash and recycling receptacles are quite large. There is a bus stop in front of the property, which takes up a significant amount of curb space. The four units will have a total of 8 receptacles, all of which will need to fit along the curb without blocking the bus stop. Snow would further complicate the placement of the bins and clearance along the sidewalk.
- Adam Rodriguez, 285 Mass Ave – Arlington and all of Massachusetts are in the middle of a housing crisis, and he would like to see Arlington do its part to deal with that issue. This project is a step in that direction. He understands the concerns about trash and accessibility, but he thinks this space should be able to support four apartments.
- Joann Cullinane, 69 Newland Rd – She does not think that the parking layout is fully functional. She is also concerned about the visibility of pedestrians as cars will have to back out across the sidewalk. Many children walk to and from school, the Fox Library, and other destinations along this stretch of Broadway, and she thinks that the proposed parking setup is potentially dangerous.
- Catherine McParland, 227 Broadway – She lives next door to this property and is disappointed with the plans. The existing property was damaged in a fire, but she would prefer to see it repaired, rather than torn down and rebuilt. She is concerned about shadows; she lives next door, and the houses in the area are already close together and limit sunlight. She is afraid that a four-story building immediately next door will take away all their yard's sunlight. She is also concerned about privacy. The entrances along the side of the proposed building will be right next to her side yard. She also said that it is extremely difficult to back out onto Broadway; she always backs into her driveway so that she can pull forward out onto Broadway. She does not think that the design of the garage will work with pedestrians, cyclists, and vehicles on Broadway, as well as the bus stop immediately in front of the building. The current driveway design has parking in the back which allows more room to maneuver. She is also concerned about trash; she does not think that there will be space in the front for eight bins,

especially if they are separated by three feet, as the new trash company requests, so the applicant might need to consider using a private company for trash and recycling.

- Claudia Hughes, 20 Webster St – Her uncle lives at 223 Broadway, next door to the property. He does not like the plans at all. His father helped build the current building at 225 Broadway. The proposed building is not a good fit for the neighborhood. There are no other flat-top houses in the area. She thinks that a four-story building is inappropriate in this area. She does not think that the parking is feasible or that people will be able to get in and out safely. She also believes that the proposal violates accessibility requirements.
- Andy Wong, 58 Adams St – She lives nearby, and she thinks that this design is appropriate. Arlington has a wide variety of types of designs and sizes of building, so she does not see how adding this building would be incongruent with buildings that already exist along Broadway. She also noted that if people are waiting to take the 87 bus toward Somerville, they are waiting on the other side of the street. Very few riders wait in front of 225 Broadway to take the bus to Arlington Center because it would be easier to walk there.
- Annabelle McParland, 227 Broadway – She lives next door to this project. The proposal is maximizing the space and taking away from the neighbors' property. She thinks that it's too much for the applicant to extend the footprint on all four sides. The design does not fit in with the neighborhood. She would like to see a rendering of the proposal alongside the neighboring houses. She also thinks that it is unreasonable to assume that the residents of a four-family building will only have four cars. They will likely have more cars and park on the street. She understands concerns about affordability, but putting four families in an area that was a two-family house is not going to solve anything.

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

The Chair summarized the items that the Board members have requested to see further information about:

- documentation of proposed building materials,
- details of landscape plan,
- materials board,
- need for an accessible unit,
- potential to make one parking space accessible,
- general parking configuration – feasibility of maneuvering in and out of spaces onto Broadway, including a review of parking radii,
- location of EV charger,
- location of short-term bicycle spaces,
- feasibility of maneuvering in and out of long-term bicycle parking spaces within garage,
- consideration of unused space in building to reduce overall massing,
- potential reconfiguration of stairs to a more efficient layout,
- address neighborhood architecture in front elevation, including adding additional articulation to façade, including additional windows,
- address trash removal, which cannot be in front yard setback, including considering new standard sizes of trash and recycling receptacles,
- stormwater management plan,
- solar assessment,
- locations of mechanical equipment onsite, and
- confirmation from utility companies that utilities can be moved underground.

Mr. Lau said that he would strongly discourage locating fan coil units on the side of the building. It would be preferable to put them on the roof, because the sides of the building are extremely close to neighboring properties.

Mr. Lau said that the massing could be significantly reduced by reconfiguring the space without losing square footage. For example, the fourth floor includes open space for two porches. If those were moved to the front of the building, it would provide a stepback, which would reduce the massing of the building.

Mr. Lau also said that he would like to see drawings that include the neighboring buildings for scale.

Mr. Benson noted that any shrubbery to be planted on the front must be no more than three feet tall, so that it does not block visibility for drivers backing out.

Mr. Revilak said that it would be good if venting could be included on the roof.

The Chair asked for a motion to continue the hearing for #3857, 225 Broadway, to Monday, September 8, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

Mr. Benson noted that the applicant will need to provide updated materials to DPCD no later than one week before the hearing, by Monday, September 1, 2025.

The Chair moved to **Agenda Item 4 – Public Hearing: Docket #3831, 1323 Massachusetts Ave.**

Ms. Ricker explained that this hearing is for Fiesta Bites Pizzeria, for signage. She has been in communication with the tenant, Asael Sanchez, who has been trying to meet the Board's conditions. All the windows have been replaced, and there are no longer any window signs. Mr. Sanchez is working with his sign contractor on the pre-existing cabinet sign. He is unable to contract for new signage due to financial constraints and is seeking some restitution from the sign contractor. Ms. Ricker recommended that Docket 3831 be closed, to allow DPCD to continue to work with Mr. Sanchez on the removal of noncompliant signage and the future installation of new compliant signage. Any proposed new signage will undergo administrative review, and if it is noncompliant, it would be subject to a new public hearing.

Mr. Revilak said that he thought the recommendation to close the hearing is reasonable.

Mr. Benson said that the alternative to closing the hearing would be to continue the hearing for two or three months. If DPCD can administratively approve new signs in that time, then the Board can close the hearing. But if that does not happen, the Board still has an open hearing, as opposed to the applicant having to file a new application.

Ms. Korman-Houston agreed with Mr. Benson. She also asked if Katie Luczai, the Economic Development Coordinator, might have any resources to recommend to Mr. Sanchez. Ms. Ricker replied that Ms. Luczai is working on and seeking funding for a Storefront Improvement Program. She said that she would connect Mr. Sanchez and Ms. Luczai to see if there are any resources available for his storefront.

Mr. Lau agreed with Mr. Benson that it makes sense to keep the hearing open.

The Chair noted that the replacement of the windows has made a huge difference in the appearance of the business. She asked if Mr. Sanchez's landlord paid for the new windows, and Mr. Sanchez replied that they are still negotiating about the costs. He also said that he is considering taking down the portion of the cabinet sign with images of pizza, which the Chair said the Board would appreciate. The Chair also asked about the windows on the side. Mr. Sanchez said that the panels on the side will either be replaced or painted so that they match the rest of the wall. He also said that the lettering of the cabinet sign can be removed, and the size can be reduced, so the name can be centered in the middle two panels, with space on either side. The Chair said that the Board ultimately wants the cabinet sign removed, but they understand that it is not possible yet. In the meantime, having the images of pizza removed from the sign would be a step in the right direction.

The Chair said that she would prefer to keep the hearing open as Mr. Sanchez works through the final items and addresses the cabinet sign. She also noted that because there are two signs above the storefront, the remaining window signs are still more than is allowable.

Mr. Benson moved to continue the public hearing for Docket #3831, 1323 Massachusetts Ave, to Monday, October 6, 2025. Mr. Lau seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 5 – Discussion of 882 Massachusetts Avenue.**

Ms. Ricker explained that DPCD wrote a draft letter highlighting all the Board's concerns with 882 Mass Ave for the Board to review. She also noted that the tenant of the first-floor commercial space contacted DPCD and explained that they have replaced the opaque material on the windows with a lighter colored material. The business is a physical therapist's office, and therefore they need the privacy provided by opaque window coverings. They have also applied for

a sign permit. Ms. Ricker also said that she had a conversation with the developer and his attorney, and they are expecting the letter and are willing to either meet the conditions or provide an explanation as to why they have gone unmet.

The Chair said that the Board can approve window film or covering as part of a signage package if appropriate, but there are ways to include such coverings that help activate the streetscape. The Board would need to see a sign application that included a proposal for the window coverings.

Mr. Benson said that he thinks that the letter does a good job listing the issues, but he suggested revisions to the first paragraph should be rewritten to clarify that the letter refers to a Special Permit. He also suggested breaking signage and transparency into two different bullet points, as they are different issues. He also said that not all the bullet points are clear about exactly what has been done and what needs to be done.

Mr. Lau said that he would like to add additional bullet points to the letter:

- The applicant has not completed the elevation under the first-floor storefront, which is currently exposed CMU.
- The first-floor tenant has installed a wall-mounted compressor on the side of the building facing the neighboring building, which was not approved by the Board.
- The paint on the facia on the cornice is flaking off or fading.

The Chair asked for a motion to approve the submission of the letter to the property owner, with the suggested additions and corrections, subject to the Chair's approval. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in approval.

Mr. Lau said that he thinks that the development at 455 Mass Ave is not what the Board approved, and he would like to discuss it at an upcoming meeting. Ms. Ricker agreed to place it on the agenda for the next meeting, on Monday, July 21, 2025.

The Chair moved to **Agenda Item 6 – Open Forum.**

- Alex Bagnall, 10 Wyman St – He noted that the hearing held earlier in the evening was Site Plan Review for a by-right development. He suggested that when such hearings take place, the Board explain the difference between a by-right development and one which requires a Special Permit.

The Chair moved to **Agenda Item 7 – New Business.**

Ms. Ricker said that she has reviewed Newton's Village Overlay zoning, parts of which could potentially apply to future business zoning in Arlington Heights. It's called Form-Based Code Light, and she thinks that it is an excellent precedent for business zoning. She has shared it with the Arlington Heights Business District Implementation Committee, and she would encourage the Board to take a look at it.

The Chair asked that the selection of the retreat date be on the agenda of the next meeting. The three proposed dates are September 27, October 18, and October 19.

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 9:00 pm.

Documents used:

Agenda Item 1	Draft meeting minutes – June 2, 2025 Draft meeting minutes – June 16, 2025
Agenda Item 3	225 Broadway Site Plan Review Application 225 Broadway ARB Impact Statement

225 Broadway Plans and Drawings Updated 2025-07-10
225 Broadway Survey 22MAY25
225 Broadway LEED checklist 2025-06-13
Docket 3857 225 Broadway – SPR Legal Notice
SPR memo Docket 3857 225 Broadway 07102025

Agenda Item 4 20250710 Fiesta Bites Update memo

Agenda Item 5 20250710 – DRAFT 882 Mass Ave ARB letter

Correspondence 225 Broadway, Gruber, R – 07022025
225 Broadway, Holden, E – 07092025
225 Broadway, Kurnas, S – 07102025
225 Broadway, Loreti, C – 07112025
225 Broadway, Ross, C – 07132025
225 Broadway, Fleming, J – 07112025

Arlington Redevelopment Board
Monday, July 21, 2025, at 7:30 PM
Town Hall Annex, Second Floor Conference Room
730 Massachusetts Ave, 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

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The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Public Hearing: Docket #3854, 125 Broadway (continued from June 16, 2025).**

Ms. Ricker explained that this application is for the renovation of a gas station at 125 Broadway, a project which would ordinarily be within the Board's jurisdiction. However, the property has four existing variances from the Zoning Board of Appeals (ZBA), and the work they propose to do would require an amendment to at least one of the existing variances and likely an additional variance as well. As a result, DPCD staff has determined that this project would more appropriately be heard by the ZBA, as the Redevelopment Board cannot modify existing variances or issue new ones. DPCD staff recommends that Docket 3854 be closed, that fees paid by the applicant be refunded, and that the applicant be instructed to submit an application to the ZBA.

Mr. Benson noted that the applicant might need a sign permit, which would need to be reviewed by DPCD or heard by the Redevelopment Board, not the ZBA. Ms. Ricker said that the signage is not yet determined, but when it is, the applicant will submit an application for a sign permit.

The Chair asked for a motion to close the hearing for Docket 3854, 125 Broadway. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3862, 126 Broadway.**

Ms. Ricker explained that the applicant has requested to continue the hearing to a future meeting.

Mr. Benson asked if the applicant held a pre-application meeting with DPCD staff, as required by the Board's Rules and Regulations. Ms. Ricker replied that they did hold such a meeting, but it was not clear at that meeting how many units the applicant intended to propose, and they have asked for additional time to make changes to their proposal.

Mr. Lau asked Ms. Ricker to notify the applicant that the Board will expect to see a SketchUp model and renderings that show the proposed building in context with surrounding buildings.

The Chair asked for a motion to continue the hearing for Docket 3862, 126 Broadway, to August 11, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Discussion of 1207-1211 Massachusetts Avenue.**

James Doherty, developer of the project at 1207-1211 Mass Ave, explained that he is continuing to explore possible changes to the original proposal. The last time he met with the Board, he shared a few different options, and the Board gave him feedback about them, and he has no further information to share at this time.

Mr. Lau asked the status of the current Special Permit. Mr. Doherty responded that he believes that the permit is good through sometime in 2027. His expectation is that they will have a clear idea of what the project will be before the permit expires.

Mr. Revilak said that one of the options under consideration discussed at the last meeting was a hotel with a larger building envelope toward the Mass Ave side, and another option was changing to residential. He asked if Mr. Doherty is still considering the option of a hotel. Mr. Doherty said that he would still like to make a hotel work, but he is trying to figure out how much can be changed without triggering a new Special Permit hearing. The Chair said that even if the project remains a hotel, any modifications to the size would require a new Special Permit.

Ms. Korman-Houston asked what activities have taken place over the last six months to determine the feasibility of the different options. Mr. Doherty replied that he has worked with the architect, and they are also working with the Floor Area Ratio (FAR), which has increased in recent plans. They are considering expanding toward Mass Ave and adding additional height.

The Chair asked what the timeline is. Mr. Doherty said that they hope to have a decision as to whether they will propose a hotel or a residential building by December 2025. He said that he plans to contact Ms. Ricker for a meeting to discuss plans in the fall. The Chair said that the Board would like to meet with him again in December 2025 or early in 2026.

The Chair moved to **Agenda Item 4 – Artist Live/Work Discussion.**

Ms. Ricker said that Katie Luczai, Economic Development Coordinator, has been working with the Arlington Commission for Arts and Culture (ACAC) to develop a draft agreement related to Artist Live/Work.

Ms. Luczai said that Artist Live/Work was passed at 2021 Annual Town Meeting. It allows the construction of residential units in areas zoned Industrial for artistic creative production with a Special Permit. The bylaw includes three elements: a certification process, a set of standards and guidelines, and an agreement. She has been working with ACAC to create those three elements. Because ACAC does not have an enforcement mechanism, they propose that the standards and guidelines be included in any Special Permits issued by the Board. ACAC has created a draft agreement, shared with the Board in advance of this meeting.

Ms. Korman-Houston said that one of the implementation challenges with Artist Live/Work programs in Boston has been mandatory programming, in which Artist Live/Work buildings would have to offer public programming. She noted that the draft agreement does not include such a requirement and said that if it were included, the Board would be unable to enforce it. Ms. Luczai said that given the fact that Arlington already has cultural and artistic spaces, and its limited availability of housing stock, including a programming requirement did not seem appropriate for Arlington.

Ms. Korman-Houston noted that the Board members are not experts in the arts or the type of spaces needed for artistic production. She asked who would be providing guidance to the Board on those matters. Ms. Luczai said that ACAC will consult with the Board to the best of their ability, particularly on the question of who qualifies as an artist. Specific proposals might require the Board to seek other expert advice.

Mr. Lau assumed that Artist Live/Work spaces would include some sort of public space to display the art, but he does not see that in the draft agreement. Ms. Korman-Houston said that Boston does not necessarily require public space for programming, but it does require programming facilitated by the artists in the Artist Live/Work community.

Mr. Lau noted that the draft agreement requires that a participant have been a practicing artist for at least three years and be recertified every six years. He suggested reducing the first requirement to two years, so that newer artists would be eligible. He also suggested reducing the recertification requirement to every four to five years, so that people who have stopped producing art are not taking up limited space as part of the program. Ms. Luczai said that she would take those suggestions back to the ACAC. She also noted that the agreement could be changed even after the program is started.

Mr. Benson asked how ACAC chose three years as the required length of time that participants must have been practicing artists. Ms. Luczai responded that it is based on the certification processes created by other municipalities.

Mr. Benson noted that the agreement is unclear about whether an artist who has been practicing for less than three years but who has received a grant or fellowship would qualify.

Mr. Benson asked about the process. Will a developer apply for a special permit using the Artist Live/Work guidelines and the Board be required to determine if they met all the standards? Or would an artist approach ACAC, which would

certify them as appropriate to be included in the program, and then a developer separately apply for a special permit for a project including that artist? Ms. Ricker said that the process is not yet clear. Such a project would likely have to undergo some sort of internal review before going before the Board, perhaps including DPCD staff and an ACAC representative.

Mr. Benson noted that the language in the agreement refers to "recommended guidelines" and "general guidelines," which are not enforceable, and he expressed concern about the Board's ability to enforce appropriate standards. The Chair said that her understanding from Town Counsel is that the Board can enforce guidelines, but not recommendations. Mr. Benson suggested removing the word "recommended" and changing "general guidelines" to "general requirements."

Mr. Benson noted that Boston has faced situations in which an artist purchases multiple live/work spaces and combines them into one, reducing the number of overall spaces available. He suggested giving some consideration to how Arlington should deal with that situation.

Mr. Benson said that once a special permit is issued, enforcement generally becomes the responsibility of the Inspectional Services Department (ISD). The permit should reference the fact that the artist(s) would need to enter into an agreement with the Town. The Chair said that she has been speaking with Mike Ciampa, Director of ISD, about creating a position for a shared enforcement officer between DPCD and ISD, and enforcement of the Artist Live/Work agreements could be part of that job description.

The Chair noted that under Design Standards, number 13 looks unfinished, and she suggested that Ms. Luczai take another look at it.

The Chair suggested that the performance standards be more defined and prescriptive. For example, the agreement requires high quality ventilation, but it does not specify exactly what that means, so the Board would have to determine how to interpret it during the review process. She would prefer that the performance standards be clarified.

Mr. Lau asked that information about traffic and parking be added to the standards. Mr. Benson noted that the Industrial zone already has parking standards. Mr. Lau said that artistic programming or deliveries of materials might lead to increased traffic not anticipated in the zoning bylaws. The Chair noted that the design standards already include requirements about entry and exit doors and loading zones. She also noted that each property is different, so she does not think that it is a good idea to be too specific.

Mr. Benson noted that the fourth performance standard addresses how the project will be designed and operated. Design refers to the building plans and development, which can be reviewed and assessed by the Board and ISD. But the space will ultimately be operated by the artist, and the Board is not in a position to assess how that happens. He suggested that anything relating to operation be moved to a separate agreement with the artist.

The Chair suggested a wording change to the section regarding application materials.

Mr. Revilak suggested a grammatical change to the section regarding notification of change of use.

Mr. Revilak noted that the requirements of different art forms are extremely different. The space needs to be flexible enough to be adapted to a variety of uses, which is often the case with industrial space. The standards should be broad enough to be adaptable.

The Chair moved to **Agenda Item 5 – Discussion of 455 Massachusetts Avenue.**

Ms. Ricker explained that this project has been under construction for about two and a half years. Work was stalled, but it is picking up again, and the developer is eager to complete it. There are some outstanding issues, including façade materials and façade design.

Mr. Lau said that the Board should follow up with a letter clarifying what exactly was approved. He would like to get clarity about the installation of windows; he believes that the number and location of windows installed does not match the Special Permit. He would also like the Board to discuss whether they are okay with the brick veneer that has been installed, as it is not what they approved. The Chair noted that after the Board issued the Special Permit, the applicant

went to the Historical Commission, which changed the proposed façade to a brick veneer. Mr. Benson noted that in the Special Permit, special condition 9 said "The Owner shall provide a final plan with the required building materials as approved by the Arlington Historical Commission to DPCD for approval." Mr. Benson noted that the second-floor façade and the second-floor doors and windows also do not match what the Board originally approved. Other Board members noted multiple significant differences in what has been constructed versus what the Board approved.

The Chair suggested that the Board ask the applicant to come to a future meeting to discuss the plans and elevations, comparing what was approved with the Special Permit with what has been constructed to date. The Board will need to identify what they will accept and what the applicant will be required to remediate. Mr. Lau said that he would like the architect to come as well as the developer, because the architectural design is so different from what was approved. Ms. Ricker said that the Town Manager Jim Feeney and Town Counsel Mike Cunningham have been in contact with the applicant's counsel.

Ms. Korman-Houston said that the Board is having difficulty with non-compliance from developers who then return with other projects. She asked if the Board has the authority to withhold a special permit based on a developer's non-compliance with a special permit on a previous project. Ms. Ricker said that that is a question for Town Counsel. She noted that DPCD review has been added to ISD's process prior to the issuance of a Certificate of Occupancy. Mr. Lau noted that many properties are owned by their own LLC, so the ownership is technically different, even if the architect or developer is the same as on other projects. Ms. Korman-Houston said that the developer is generally legally attached to the LLC. The Chair said that she and Ms. Ricker would discuss these issues with Town Counsel.

The Chair moved to **Agenda Item 6 – Discussion of 882 Massachusetts Avenue.**

Ms. Ricker explained that DPCD received a letter from the first-floor commercial tenant of 882 Mass Ave, which described that the transparency had been put in the window due to the nature of her business as a physical therapist. Ms. Ricker said that the tenant has also applied for a sign permit, which meets zoning requirements. The Chair said that the tenant should submit a sign permit application that includes both the proposed sign and the window coverings, and that the window coverings need to include patterning or color that will be appealing from the street.

Mr. Benson said that he would like to reopen the Special Permit for 882 Mass Ave. He would also like more information about how the first-floor space is being used. If some of it is a waiting room, that part might not require privacy. He also said that he thinks that the sign permit and the window transparency should be dealt with separately, because they are separate parts of the bylaw. He is fine with DPCD staff approving the sign permit if it is within zoning requirements, but he thinks that the Board should approve any window coverings that reduce transparency. The Chair said that the signs and the window transparency are generally dealt with by the tenant, whereas the overall special permit is the responsibility of the owner and developer. She thinks it makes more sense for the tenant to come before the Board with a sign application that includes window coverings. Signs and window coverings can complement each other, so she would like to evaluate them together.

Mr. Lau asked when the special permit and building permit for 190-192 Mass Ave are due to expire. Nothing seems to have happened with that property for a long time, and he would like to know what the current status is.

The Chair moved to **Agenda Item 7 – Affordable Housing Overlay Committee designee.**

Ms. Ricker said that two people have indicated interest in serving on the AHOC as the Board's designee. One has experience with planning and housing development, and the other is an affordable housing attorney. Ms. Ricker asked what information the Board would like to see from people who are interested. Ms. Korman-Houston said that she would like to see resumes from those two people. The Chair said that she would also like to see letters of interest from both candidates. The other Board members agreed. Mr. Revilak explained that both candidates were part of the group that put together an AHO proposal prior to 2025 Annual Town Meeting.

Mr. Benson said that he spoke with Town Counsel Mike Cunningham, and they agreed that the AHOC does not have the legal authority to file a warrant article, although the Motion to Commit allows them to do so. The Board's designee will need to convey that information to the Committee, so that they understand what they are legally allowed to do. The Committee can gather the signatures of 10 residents to submit a warrant article, but in that case, they would be subject

to the bylaw requirement to notify owners and immediate abutters of all properties to be rezoned by certified mail, which could be prohibitively expensive. They can also bring a proposed warrant article to the Board, and if the Board decides to take it up themselves, they would not be subject to the same notification requirements. But the Board would not be obligated to take up the proposal and submit it as a warrant article to Town Meeting.

The Chair said that the Committee should also be informed that DPCD and the Board do not have resources available to support their work. Town resources to support the Board's work are already limited, and no funds or other resources were identified for this effort at the time of the filing of the Motion to Commit.

Mr. Benson said that he would like the Board's designee to meet with the Board on a regular basis. Mr. Revilak said that he would like the entire AHOC to meet with the Board regularly, to avoid a situation in which the Committee's ultimate proposal is not something the Board can support.

The Chair moved to **Agenda Item 8 – Board Retreat.**

The Chair said that the Board had previously identified three possible dates for the Board Retreat: September 27, October 18, and October 19. The Board agreed to schedule the Retreat for Sunday, October 19, 2025.

The Chair moved to **Agenda Item 9 – Open Forum.**

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

The Chair moved to **Agenda Item 10 – New Business.**

Mr. Lau asked about the status of the tree across the street from 882 Mass Ave. Ms. Ricker replied that Ms. Suarez is working with the owner to replace the tree.

Mr. Revilak said that the property at 1341-1347 Mass Ave, which used to be a post office, sold recently. He asked if anyone had approached DPCD about developing the property, and Ms. Ricker replied that she has not heard anything.

Ms. Korman-Houston said that the Massachusetts Zoning Atlas has been launched. It is an online tool that maps the zoning regulations for every jurisdiction and every zoning district in the state.

The Chair asked Ms. Ricker if she knows what is happening with 1306-1308 Mass Ave, for which the Board approved a permit for Farina Roofing. It has been boarded up for quite some time. Ms. Ricker said that she would look into it.

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 **9:05 pm**.

Documents used:

Agenda Item 1	Memo to ARB re 125 Broadway – 07-15-2025
Agenda Item 4	Artist Live Work ARB Memo with materials
Agenda Item 6	Letter from Activate to Redevelopment Board – 07-08-2025
Correspondence	1500 Mass Ave, Seltzer, D – 07182025 1207-1211 Mass Ave - Ruderman, M – 07182025 126 Broadway, Cullinane – 07212025

Town of Arlington, Massachusetts

Public Hearing: Docket #3862, 126 Broadway

Summary:

7:55 pm Notice is herewith given that an application has been filed on June 26, 2025, by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464, to open Docket #3862 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 mixed-use building with one (1) commercial unit and fourteen (14) residential units on the property located at 126 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

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

ATTACHMENTS:

	Type	File Name	Description
🗋	Application	126_Broadway_-_application___impact_statement_-_SPR.pdf	126 Broadway - application & impact statement - SPR
🗋	Application	126_Broadway_-_architectural_plans_-_UPDATED_08.07.25.pdf	126 Broadway - architectural plans - UPDATED 08.07.25
🗋	Application	126_Broadway_-_architectural_plans_-_UPDATED_07.08.25.pdf	126 Broadway - architectural plans - 07.08.25 - SUPERCEDED
🗋	Application	126_Broadway_-_plot_plans_-_legal_size.pdf	126 Broadway - plot plans
🗋	Application	126_Broadway_-_existing_conditions_photos_-_07.08.25.pdf	126 Broadway - existing conditions photos - 07.08.25
🗋	Application	126_Broadway_-_shadow_study_-_07.08.25.pdf	126 Broadway - shadow study - 07.08.25
🗋	Application	126_Broadway_-_Civil_Engineering_Plans_-_07.09.2025.pdf	126 Broadway - Civil Engineering Plans - 07.09.2025
🗋	Application	126_Broadway_-_Stormwater_Narrative_-_07.11.2025.pdf	126 Broadway - Stormwater Narrative - 07.11.2025
🗋	Application	126_Broadway_-_LEED_Checklist_-_08.07.2025.pdf	126 Broadway - LEED Checklist - 08.07.2025
🗋	Application	126_Broadway_-_TDM_Plan_-_08.08.2025.pdf	126 Broadway - TDM Plan - 08.08.2025
🗋	Application	Docket_3862_126_Broadway_-_SPR_Legal_Notice_7-3__7-10.pdf	Docket 3862 126 Broadway - SPR Legal Notice 7-3, 7-10
🗋	Application	SPR_memo_Docket_3862_126_Broadway_-_08-07-2025.pdf	SPR memo Docket 3862 126 Broadway - 08-07-2025

PLANNING & COMMUNITY DEVELOPMENT

6-24-25.

TOWN CLERK
ARLINGTON, MA. 02476
2025 JUN 26 PM 5:20

2025 JUN 26 PM 5:20

ARLINGTON REDEVELOPMENT BOARD
Application for Site Plan Review

DOCKET 3862

124 BROADWAY, ARLINGTON

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 #: 3862

_____ Site Plan Approved Date: _____

_____ Received evidence of filing with Registry of Deeds Date: _____

_____ Notified Building Inspector of Site Plan Review filing Date: _____

TOWN CLERK
ARLINGTON, MA. 02476
2025 JUN 26 PM 5:15

PLANNING & COMMUNITY
DEVELOPMENT
2025 JUN 26 PM 5:19

ARLINGTON REDEVELOPMENT BOARD
Application for Site Plan Review

DOCKET 3862

COVER SHEET

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

1. Property Address 126 BROADWAY.

   Assessors Block Plan, Block, Lot No. 030.0-0003-0004.0 Zoning District R2/MBMF

2. Deed recorded in the Registry of deeds, Book 30300, Page 405

   or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

3. Present Use of Property (include # of dwelling units, if any)

   2-FAMILY DWELLING

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

   MIXED-USE BUILDING
   (1 COMMER. UNIT & 14 RESIDENTIAL UNITS)

APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Site Plan Review.

   Name of Applicant(s) Stephen Mainone and Thomas McDonough

   Organization 126 Broadway LLC

   Address 77 Oak St Suite B3 (Street), Newton Ma 02464 (City, State, Zip)

   Phone 978-815-1486 Email steve.mainone@outlook.com

2. **Applicant Interest:** The applicant must have a legal interest in the subject property.

   - [x] 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.

   - [x] 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 TIMOTHY JOHNSON Title PRINCIPAL

Organization TIM JOHNSON ARCHITECT Phone 617-417-1482

Address 599 E. BROADWAY (Street), BOSTON, MA 02127. (City, State, Zip)

Phone 617-464-4363 Email tjarchitectllc@gmail.com.

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 Stephen Mahoney is the owner ☒ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 126 Broadway 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):

77 Oak St Suite 83 Newton Ma 02464

978-815-1486 617-435-2747

Address Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 126 BROADWAY

Zoning District: R2/MBMF

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes:
2-FAMILY DWELLING

Uses and their gross square feet:
RESIDENTIAL - 2,570 SF +/-

Proposed Use/Occupancy: No. of Dwelling Units and sizes:
MIXED-USE BUILDING
(1 COMMER. UNIT & 14 RES. UNITS)

Uses and their gross square feet:
COMMERCIAL - 1,901 GSF
RESIDENTIAL - 13,070 GSF

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use R2/MBMF	
Lot Size		5,401 SF +/-	5,401 SF +/-	min. 6,000 SF	NONE
Frontage		48' +/-	48' +/-	min. 60 FT	NONE
Floor Area Ratio[1]		0.5	3.0	max. 0.35	NONE
Lot Coverage (%), where applicable		43%	62%	max. 35%	NONE
Lot Area per Dwelling Unit (sf)		2,703.5 SF	386 SF	min. NONE	NONE
Front Yard Depth (feet)		13' +/-	0.0'	min. 20'	0.0'
Side Yard Width (feet)	right side	5'	5'	min. 10'	5'
	left side	N/A	N/A	min. N/A	N/A
Rear Yard Depth (feet)		4'	20'	min. 20% LOT DEPTH	20'
Height	stories	2-1/2	5	stories[2] 2-1/2	5
	feet	35' +/-	50 ft	Feet 35 ft	65 ft
Open Space (% of G.F.A. or lot size)[3]				min.	
	Landscaped (sf)	60% +/-	18%	(sf) 30%	NONE
	Usable (sf)	N/A	N/A	(sf) NONE	NONE
Parking Spaces (#)[4]		2	6	min. 14	10
Parking Area Setbacks (feet) *(where applicable)*				min.	
Loading Spaces (#)				min.	
Bicycle Parking[5]	short term	UNKNOWN	22	min. 21	21
	long term	UNKNOWN	4	min. 2	2

[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.

June 23, 2025
Proposed mixed-use development
126 Broadway, Arlington, MA

ENVIRONMENTAL DESIGN REVIEW CRITERIA

A. Preservation of Landscape: The existing corner lot is relatively flat with no trees. However, all street trees shall be protected during construction.

B. Relation of Buildings to Environment: The proposed building follows the site organization of the existing building – i.e. front door faces Broadway and secondary door and garage door face Everett St. The massing of the proposed building is reduced via upper floor setbacks, recessed balconies and the design principle tripartite division: façade divided into three distinct horizontal sections – base, the shaft and the capital (or crown).

C. Open Space: At grade, the open space of grass and landscaping at the side yards provide a natural buffer to passersby and abutting lots. Also, the ground floor commercial component features large expanses of glazing providing a transparency to the activities inside. At the fourth floor of the proposed building the front wall is setback 8-1/2 feet to provide another natural buffer in the form of sedum cover–adding a green cornice to Broadway. Lastly, 10 of the 14 balconies face or partially face the street providing opportunities for social interaction.

D. Circulation: As mentioned in section 'A', the site organization of the proposed building is a hierarchy of entrances: starting with the commercial entry facing Broadway with direct access to sidewalk and on-street parking; around the corner on Everett St. is the residential entrance–again with access to sidewalk, on-street parking and garage; and, finally the garage entrance is furthest away from the corner for exclusive use of the residents.

E. Surface Water Drainage: Per civil engineering drawings, all roof runoff to drain to subsurface infiltration system located under driveway. And, all parking areas, open and covered, to drain to trench drain located at end of driveway–then to oil separator and infiltration system.

F. Utility Service: Per civil engineering drawings, all new utilities to proposed building to be underground.

G. Advertising Features: Exterior wall sign for commercial space per Section 6.2. Sign lighting via soffit LED down lighting.

H. Special Features: 6 foot stockade fence with lattice topper at lot perimeter.

I. Safety: Safety features include transparency of street level façade providing visual access to commercial space, resident entrance and open garage to passersby. Also, per the Dark Sky Initiative, all exterior lights and all motion-sensing flood lights at building perimeter for security to be downlit and shielded.

J. Heritage: Does not apply.

K. Microclimate: Cooling and water absorption surfaces include white EPDM roofing at upper roof to reflect sunlight and reduce amount of heat absorption by building and surrounding surfaces; and, sedum ground cover at lower roof providing cooling and moisture release and a green cornice line to the passersby. Also, 35% of lot is either landscaping or a pervious surface providing a breathable, moist and visual softness to over 1/3 of site.

L. Sustainable Building and Site Design: The proposed building shall conform to the Stretch Energy Code and specify WaterSense plumbing fixtures and EnergyStar appliances and windows. Also, the building will be all-electric for heating, cooling and cooking.

Owner: Steve Maimone

Architect: Tim Johnson Architect

LOCUS: N.T.S.

STREET VIEW LOOKING WEST

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY, ARLINGTON, MA

8/6/25

TOWN OF ARLINGTON ZONING CODE REVIEW

1.) Parcel 030.0-0003-0004.0 is located within the Residence 2 (R2) zoning subdistrict and the Multi-family Housing Overlay District: the Mass. Ave./Broadway Multi-family Overlay District (MBMF).

2.) The lot contains 0.124 AC or 5,407 sf +/-.

3.) The proposed mixed-use development contains 16,463.0 gross sf+/- of floor area
- a.) Open garage: 1,224 net sf+/-.
- b.) Commercial space: 1,368 net sf+/- or 41% of gross floor area .
- c.) Bike storage & foyer: 603 net sf+/-.
- d.) Residential 14 D.U.: 11,111 net sf+/-.

4.) The type of uses permitted in MBMF include several commercial uses, offices, retail, and multi-family.
The types of uses permitted in R2 include 1 & 2 family, multi-family & retail uses are forbidden.

5.) Section 5.9.4.D (10) Dimensional Requirements:

Item	MBMF	R2 other structure	Proposed Mixed-use bldg. (1-com &14-res)	Remarks
a.) Lot size min.	None	6,000 sf	5,407 sf+/-	
b.) Lot lot frontage/width	None	60 ft	48' +/-	At Broadway
			118.66' +/-	At Everett St.
c.) Min. lot area/D.U.	None	None	386 sf/D.U.	
d.) Lot depth min.	None	None	N/A	
e.) Floor to area ratio	None	0.35	3.O	Note 1
f.) Max. height/stories	52'/4 st (65'/5 st)	35 ft/2.5 st.	50 ft/5 st.	Note 2
g.) Min. landscape open space	None	30%	18%	
h.) Min. usable open space	None	None	N/A	
i.) Max. lot coverage	None	35%	62%	
j.) Front yard min. depth	15 ft (0.0')	20 ft	0.0'	At Broadway
			5'	At Everett St.
k.) Side yard min. depth	5 ft	10 ft	5'	Notes 2 & 5
l.) Rear yard min. depth	20 ft	20% lot depth	20'	
m.) Off-str parking: multi-fam	1sp/D.U. (10 sp)	1sp/D.U. or 14 sp	5 std. spaces	Note 3
commercial	None	N/A	None	On-street
n.) Bike parking, res: long term	1.5 sp/D.U. or 21	1.5 sp/D.U. or 21	22 bike sp	Note 4
res: short term	0.10 sp/D.U. or 2	0.10 sp/D.U. or 2	2 bike sp	
commer: long term	0.10 sp/1,000 sf	N/A	1 bike sp	
commer: short term	0.60 sp/1,000 sf	N/A	1 bike sp	

-/- denotes zoning relief required.

Note 1: 16,463 gross sf ÷ 5,401 sf lot = 3.0 FAR sf.

Note 2: Per Sec. 5.9.4.E (1) Bonuses MBMF/Broadway

Note 3: Per Sec. 5.9.4.F - Off-street parking, Sec. 6.1.4 - Table of Off-street Parking Regs. and Sec. 6.1.5, 25% parking reductions in B, I & MFR zones.

Note 4: Bike parking, Sec. 6.1.12 (D).

Note 5: Sec. 5.3.8 Corner lots and Through lots.

Square Footage & Unit Type

	Unit	Net*	Unit type
	1	780.0 sf	2BR/1B
†	2	904.0 sf	2BR/1.5B
	3	578.0 sf	1BR/1B
	4	632.0 sf	1BR/1B
	5	780.0 sf	2BR/1B
	6	904.0 sf	2BR/1.5B
	7	596.0 sf	1BR/1B
	8	633.0 sf	1BR/1B
	9	1,319.0 sf	2BR/2.5B
†	10	700.0 sf	1BR/1B
	11	633.0 sf	1BR/1B
	12	1,319.0 sf	2BR/2.5B
†	13	700.0 sf	1BR/1B
	14	633.0 sf	1BR/1B
	Total SF	11,111.0 sf	

*Net square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.

† Affordable unit

Square Footage

Level	FAR*		Gross	
G	1,711.0	sf	3,330.0	sf
2	3,343.0	sf	3,343.0	sf
3	3,343.0	sf	3,343.0	sf
4	3,078.0	sf	3,078.0	sf
5	3,078.0	sf	3,078.0	sf
Totals	14,553.0	sf	16,172.0	sf

*FAR square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.

PROJECT INFO:

Address: 126 Broadway, Arlington, MA
Exist. Occupancy:
Proposed Occupancy: Mixed-Use

Lot: 0.124 AC or 5,401 sf +/-
Parcel: 030.0-003-0004.0
District: Residence 2 (R-2)
Ward:

SCHEDULE OF DRAWINGS

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

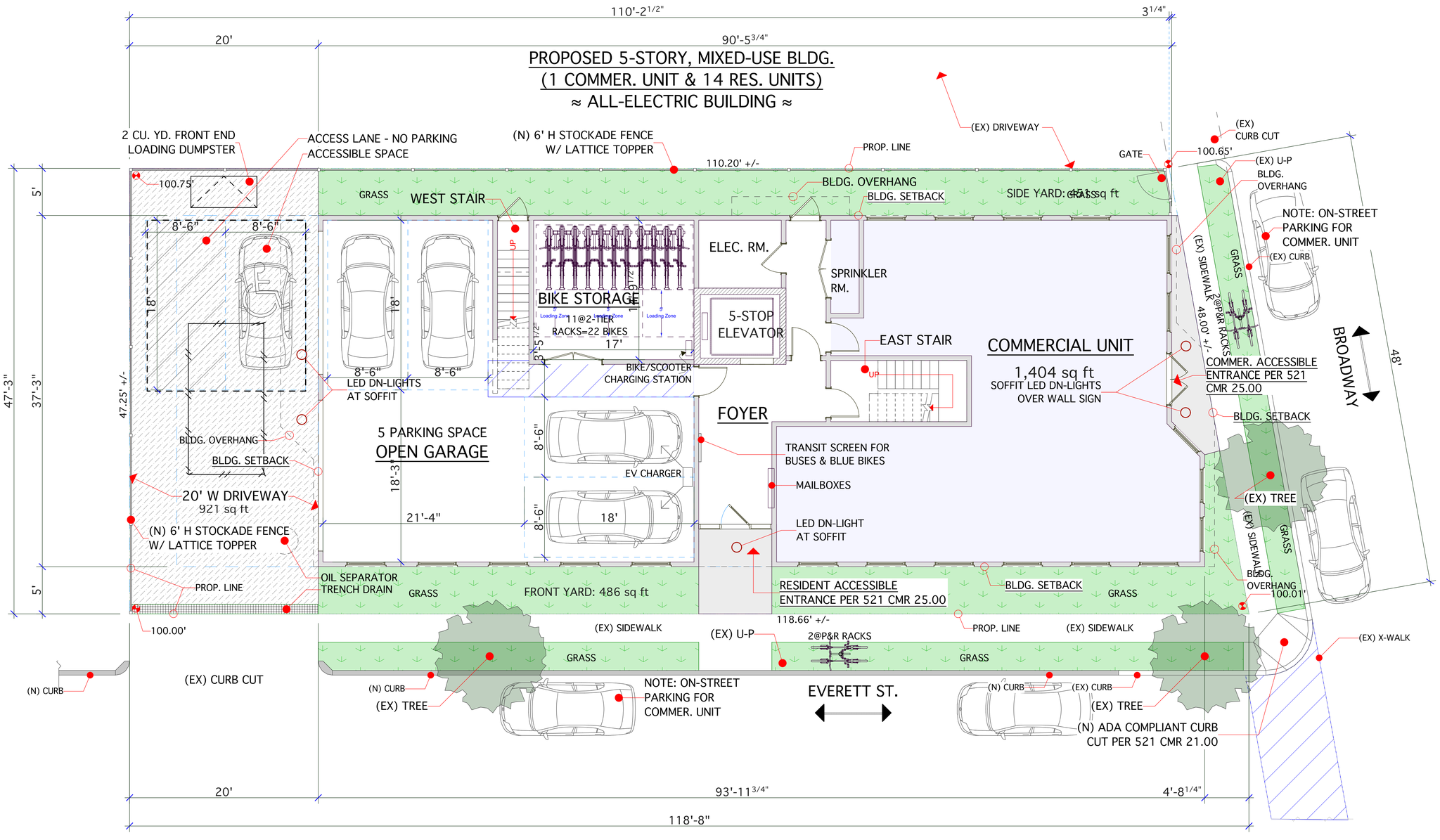
PRELIMINARY DWG SET

DRAWING TITLE

PROJECT INFORMATION

DATE: 08/07/25 SC: N. T. S.

A00



SITE PLAN

LOT: 5,407 sq ft

0 4' 8' 12'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
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OWNER:
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NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DATE: 08/07/25

SC: 3/16" = 1'-0"

C01

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA. COMMONWEALTH OF MASSACHUSETTS

PICTURE 1

PICTURE 2

PICTURE 3

PICTURE 1: VIEW OF EXISTING CORNER LOT
PICTURE 2: VIEW OF EXISTING CORNER LOT
PICTURE 3: VIEW LOOKING SOUTH ON BROADWAY
PICTURE 4: VIEW LOOKING NORTH ON BROADWAY
PICTURE 5: VIEW LOOKING DOWN EVERETT STREET
PICTURE 6: VIEW LOOKING DOWN EVERETT STREET

PICTURE 4

PICTURE 5

PICTURE 6

PROJECT ARCHITECT:
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126 BROADWAY
ARLINGTON, MA 02474

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NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

SITE PHOTOS

DATE: 08/07/25 | SC: N. T. S.

C03

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA.
COMMONWEALTH OF MASSACHUSETTS

STREET VIEW LOOKING WEST

STREET VIEW LOOKING SOUTH

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

PERSPECTIVE VIEWS

DATE: 08/07/25 | SC: N. T. S.

V01

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

STREET VIEW LOOKING WEST

STREET VIEW LOOKING SOUTH

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

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TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

COLOR PERSPECTIVE VIEWS

DATE: 08/07/25 | SC: N. T. S.

V02

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

STREET VIEW LOOKING SOUTH

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

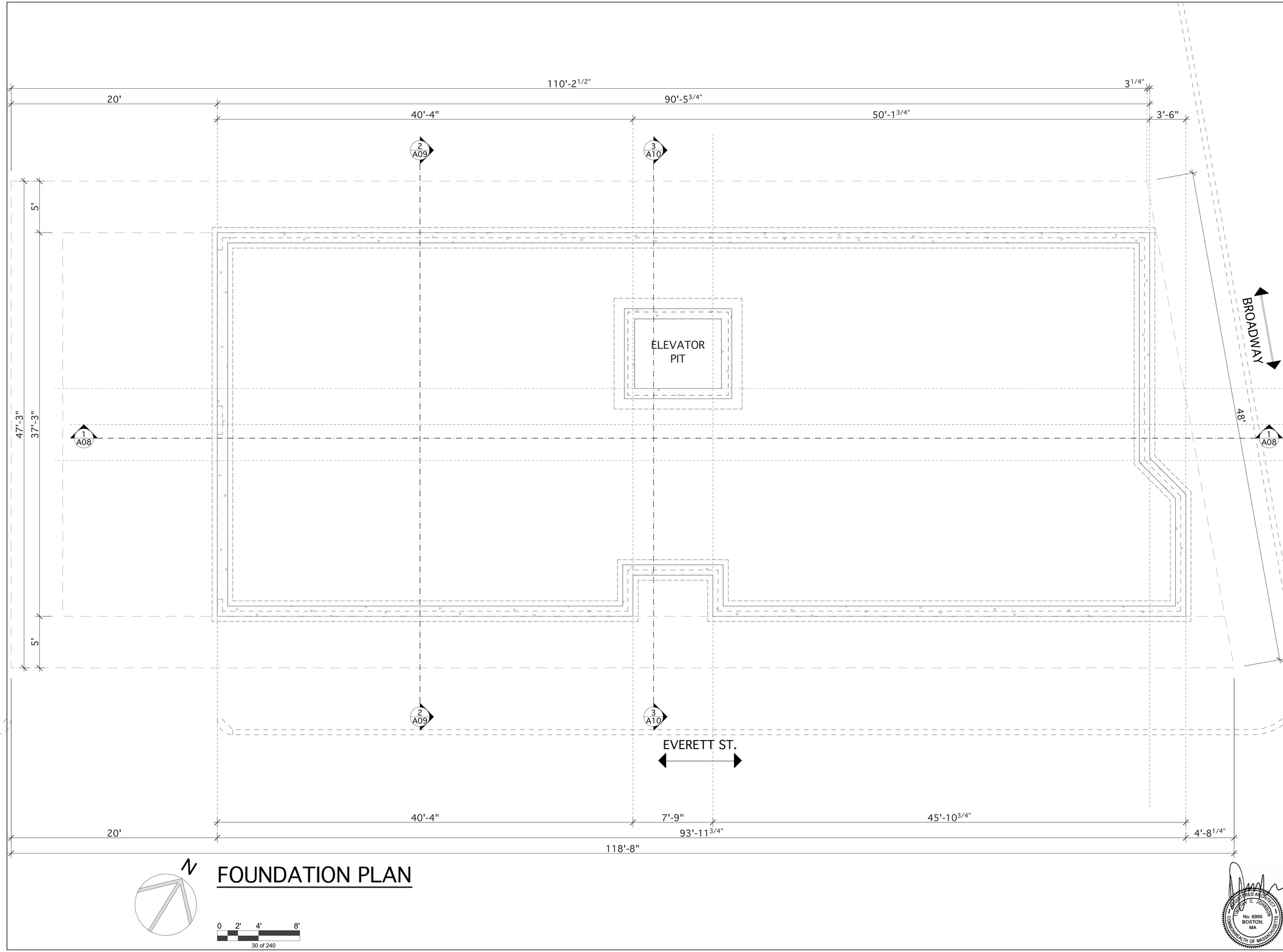
DRAWING TITLE

CONTEXTUAL COLOR VIEW

DATE: 08/07/25 | SC: N. T. S.

V03

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



FOUNDATION PLAN

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
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ARLINGTON, MA 02474

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TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

FOUNDATION FLOOR PLAN

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A01

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

GROUND FLR PLAN

3,330 sq ft gross this flr

0 2' 4' 8'

110'-2 1/2"
20'
90'-5 3/4"
40'-4"
50'-1 3/4"
3 1/4"
3'-6"
6'
2 CU. YD. FRONT END LOADING DUMPSTER
ACCESS LANE - NO PARKING
ACCESSIBLE SPACE
2 A09
(N) 6' H STOCKADE FENCE W/ LATTICE TOPPER
3 A10
110.20' +/-
PROP. LINE
(EX) DRIVEWAY
GATE
(EX) CURB CUT
100.65'
(EX) U-P
BLDG. OVERHANG
NOTE: ON-STREET PARKING FOR COMMER. UNIT
(EX) CURB
100.75'
5'
GRASS
WEST STAIR
BLDG. OVERHANG
BLDG. SETBACK
GRASS
8'-6"
8'-6"
18'
ELEC. RM.
SPRINKLER RM.
(EX) SIDEWALK
GRASS
2@P&R RACKS
48.00' +/-
48'
17R @ 7" UP T @ 11"
BIKE STORAGE
14' 9 1/2"
11@2-TIER RACKS=22 BIKES
Loading Zone
Loading Zone
Loading Zone
www.groundcontrolsystems.com
5-STOP ELEVATOR
EAST STAIR
COMMERCIAL UNIT
1,368 sq ft
SOFFIT LED DN-LIGHTS OVER WALL SIGN
COMMER. ACCESSIBLE ENTRANCE PER 521 CMR 25.00
17'
260 sq ft
BIKE/SCOOTER CHARGING STATION
8'-6"
8'-6"
LED DN-LIGHTS AT SOFFIT
47.25' +/-
47'-3"
37'-3"
1 A08
UP 17R @ 7" T @ 11"
1 A08
BLDG. SETBACK
3'-5 1/2"
FOYER
343 sq ft
5 PARKING SPACE
OPEN GARAGE
1,224 sq ft
18'-3"
8'-6"
8'-6"
18'
EV CHARGER
TRANSIT SCREEN FOR BUSES & BLUE BIKES
MAILBOXES
LED DN-LIGHT AT SOFFIT
(EX) TREE
(EX) SIDEWALK
GRASS
BLDG. OVERHANG
100.01'
BLDG. OVERHANG
BLDG. SETBACK
20' W DRIVEWAY
21'-4"
18'
(N) 6' H STOCKADE FENCE W/ LATTICE TOPPER
OIL SEPARATOR TRENCH DRAIN
5'
PROP. LINE
GRASS
RESIDENT ACCESSIBLE ENTRANCE PER 521 CMR 25.00
BLDG. SETBACK
GRASS
100.00'
3'
3'
(EX) SIDEWALK
118.66' +/-
3'
3'
PROP. LINE
(EX) SIDEWALK
(EX) U-P
2@P&R RACKS
2 A09
GRASS
3 A10
GRASS
(EX) CURB CUT
(N) CURB
(EX) TREE
NOTE: ON-STREET PARKING FOR COMMER. UNIT
EVERETT ST.
(N) CURB
(EX) CURB
(EX) TREE
(N) ADA COMPLIANT CURB CUT PER 521 CMR 21.00
40'-4"
7'-9"
45'-10 3/4"
20'
93'-11 3/4"
4'-8 1/4"
118'-8"

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

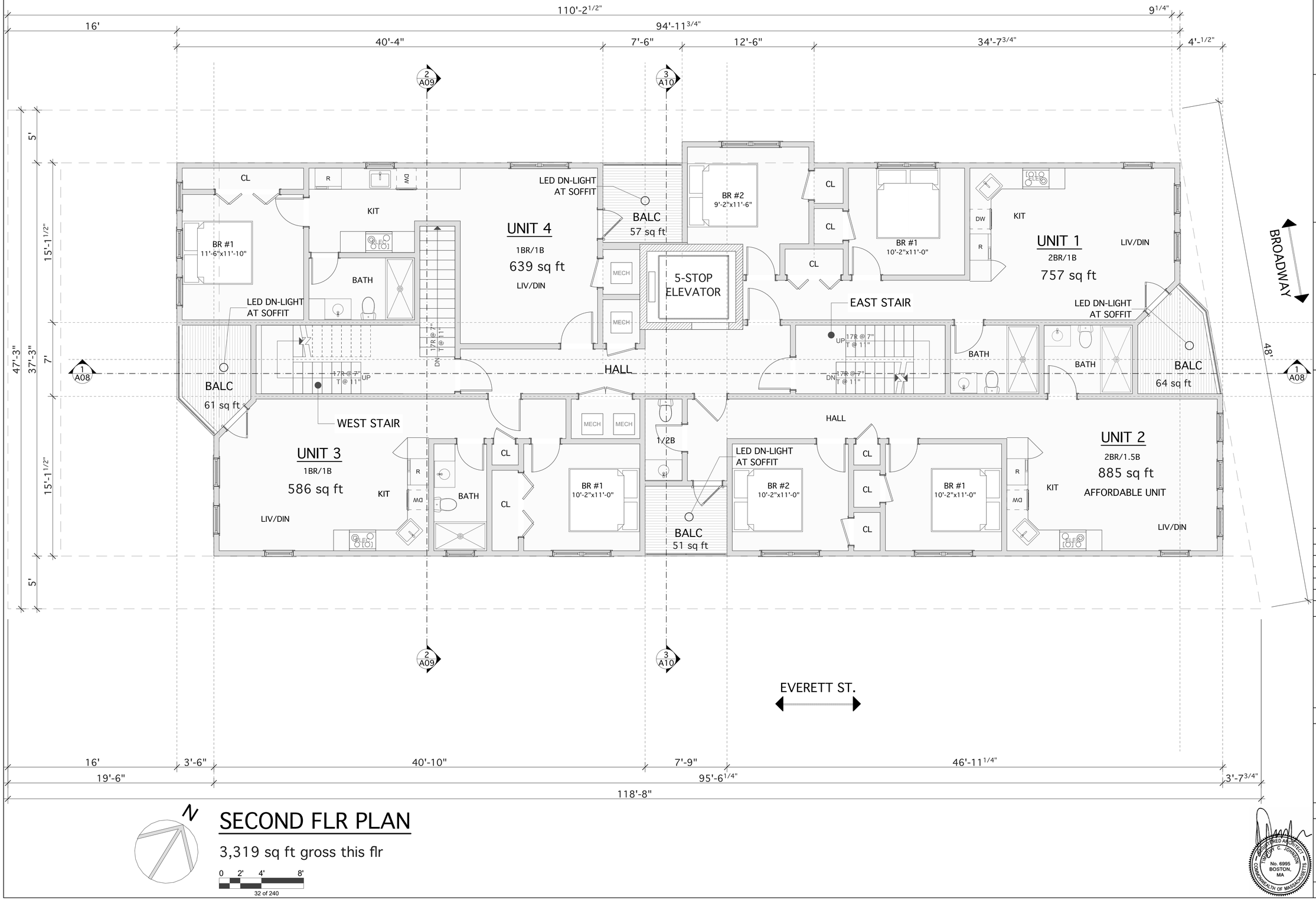
GROUND FLOOR PLAN

DATE: 08/07/25

SC: 1/4" = 1'-0"

A02

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS



SECOND FLR PLAN

3,319 sq ft gross this flr

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

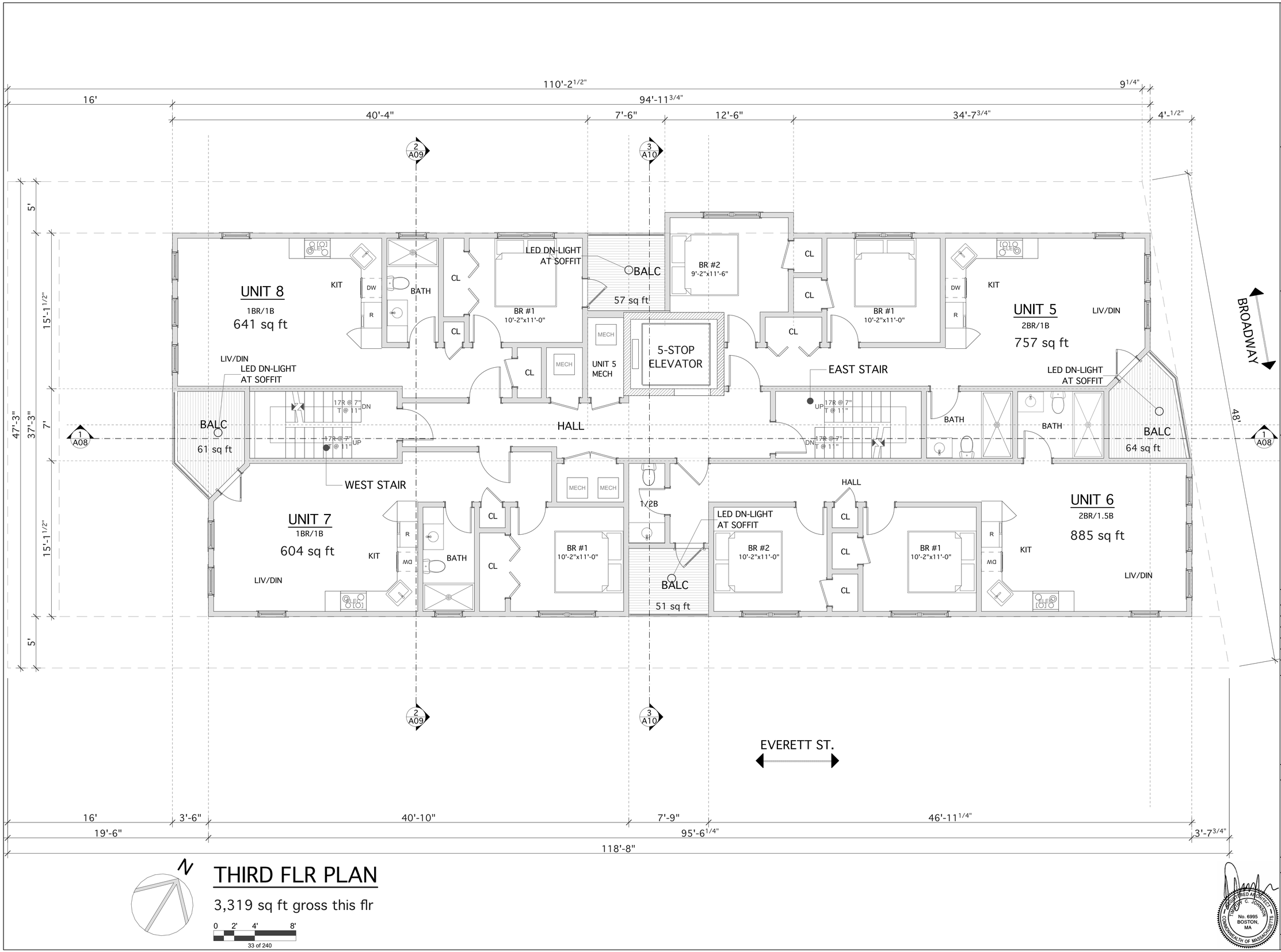
PRELIMINARY DWG SET

DRAWING TITLE

SECOND FLOOR PLAN

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A03



THIRD FLR PLAN

3,319 sq ft gross this flr

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

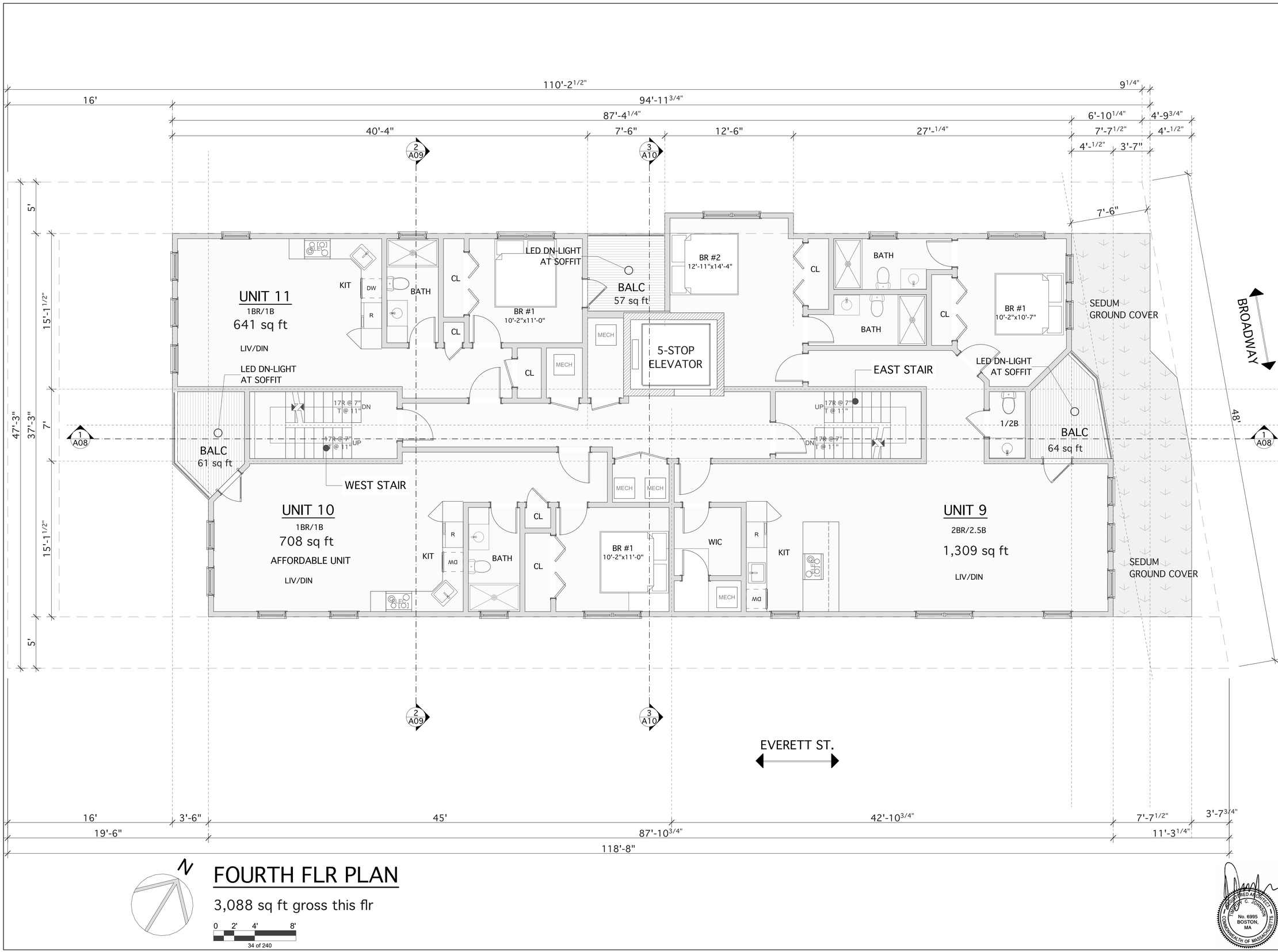
DRAWING TITLE

THIRD FLOOR PLAN

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A04

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



FOURTH FLR PLAN

3,088 sq ft gross this flr

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

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OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

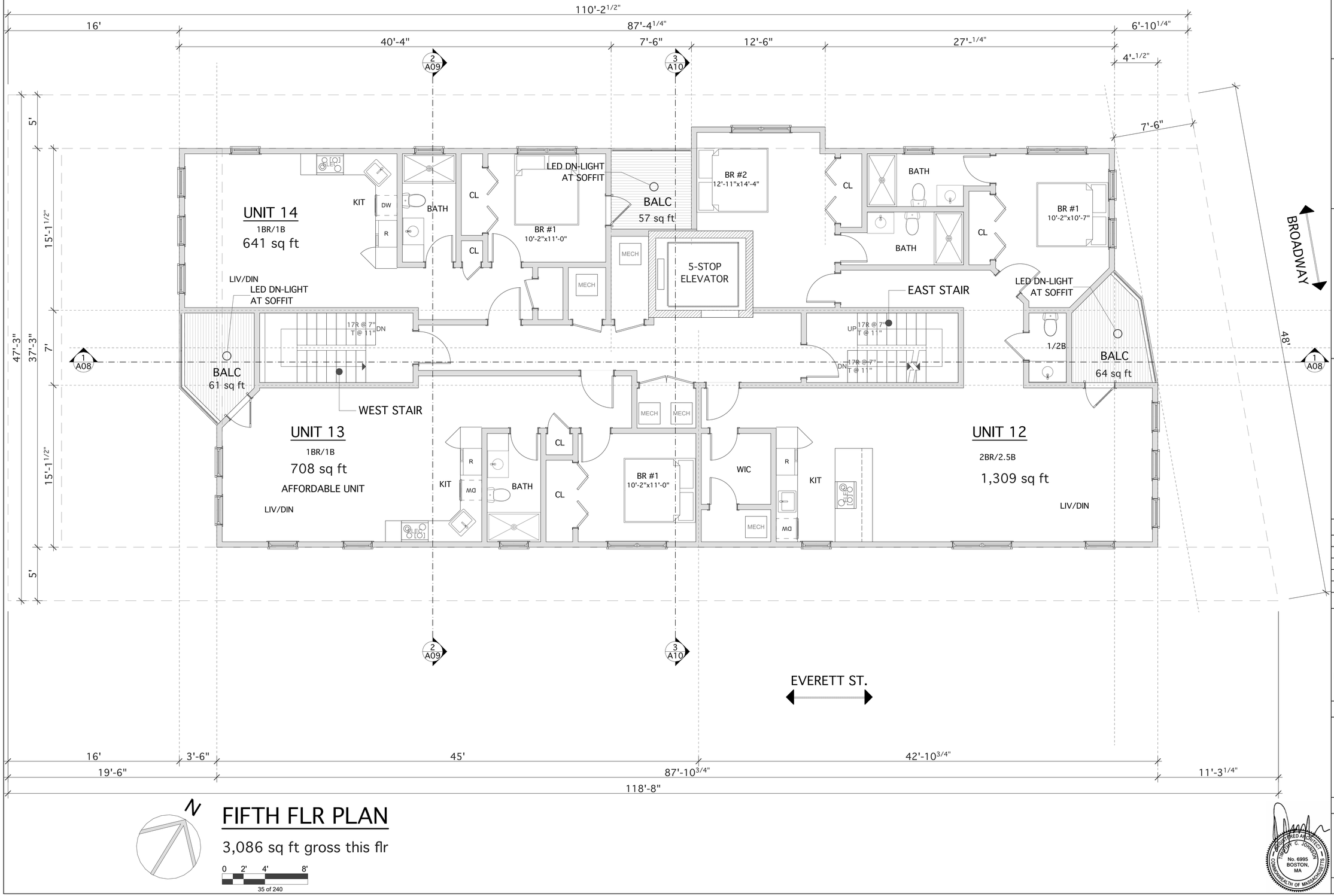
DRAWING TITLE

FOURTH FLOOR PLAN

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A05

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS



N

FIFTH FLR PLAN

3,086 sq ft gross this flr

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

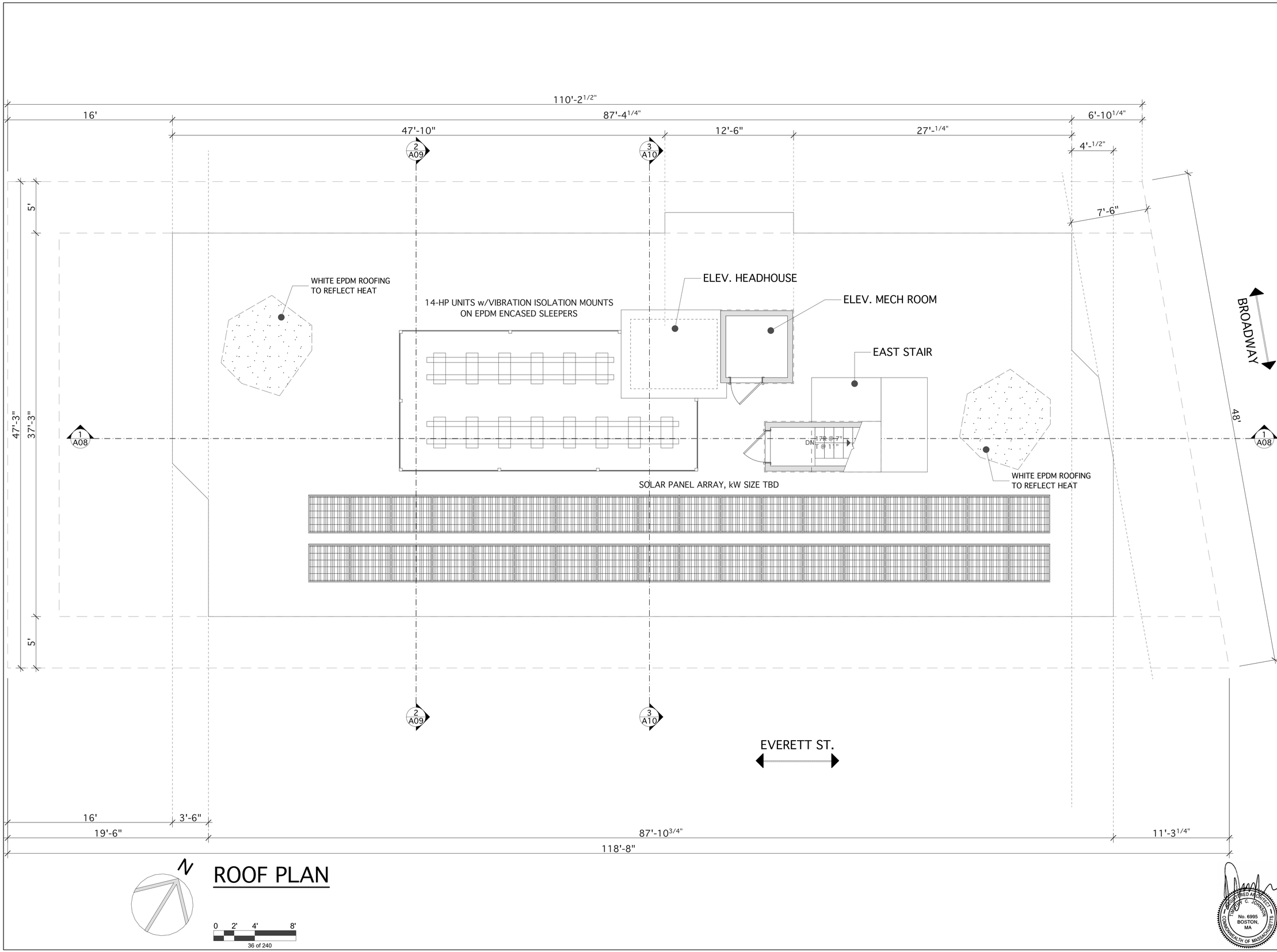
DRAWING TITLE

FIFTH FLOOR PLAN

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A06

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



ROOF PLAN

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

ROOF PLAN

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A07

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

1-1 BUILDING SECTION

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

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NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

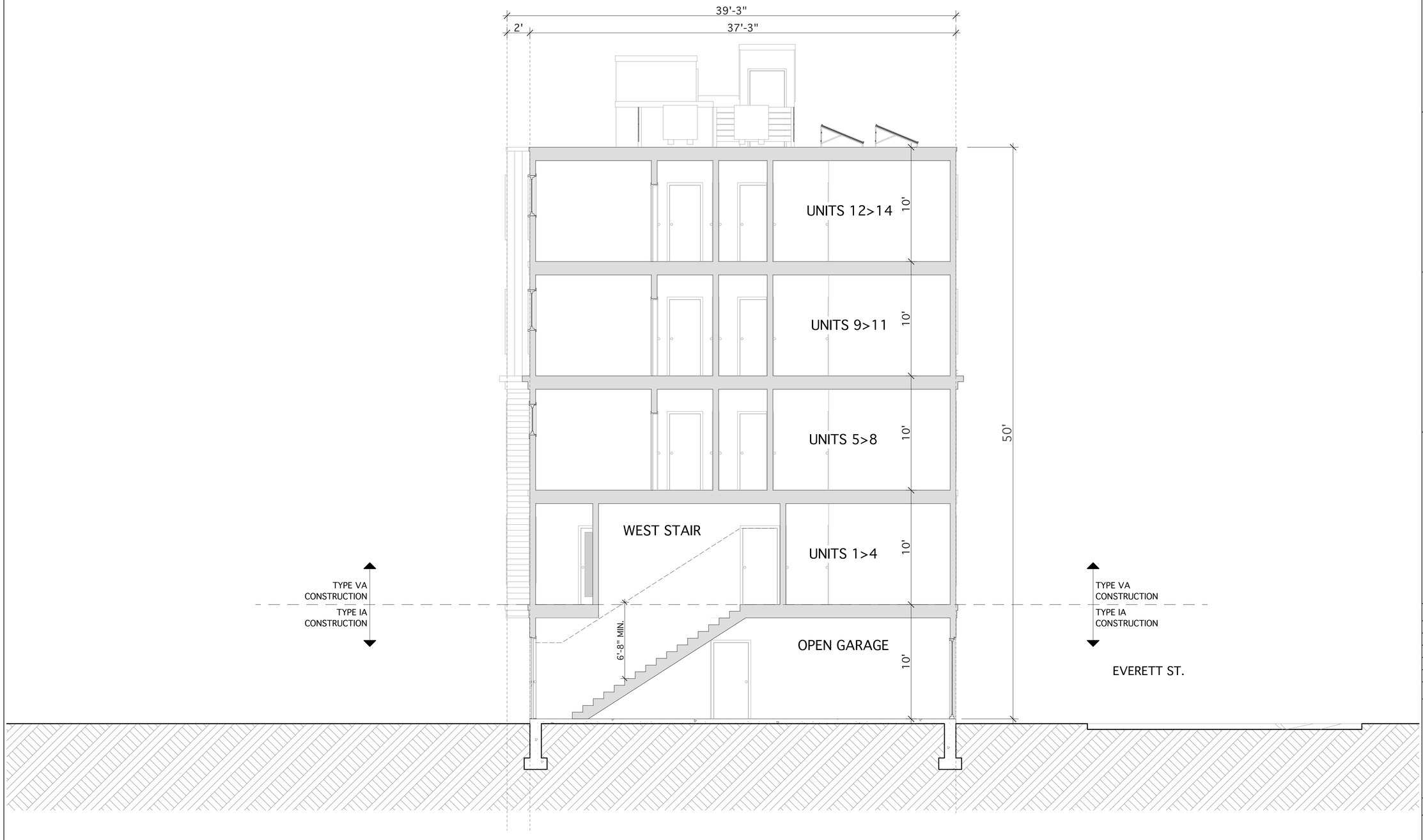
DRAWING TITLE

1-1 BUILDING SECTION

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A08

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



2-2 BUILDING SECTION

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

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NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

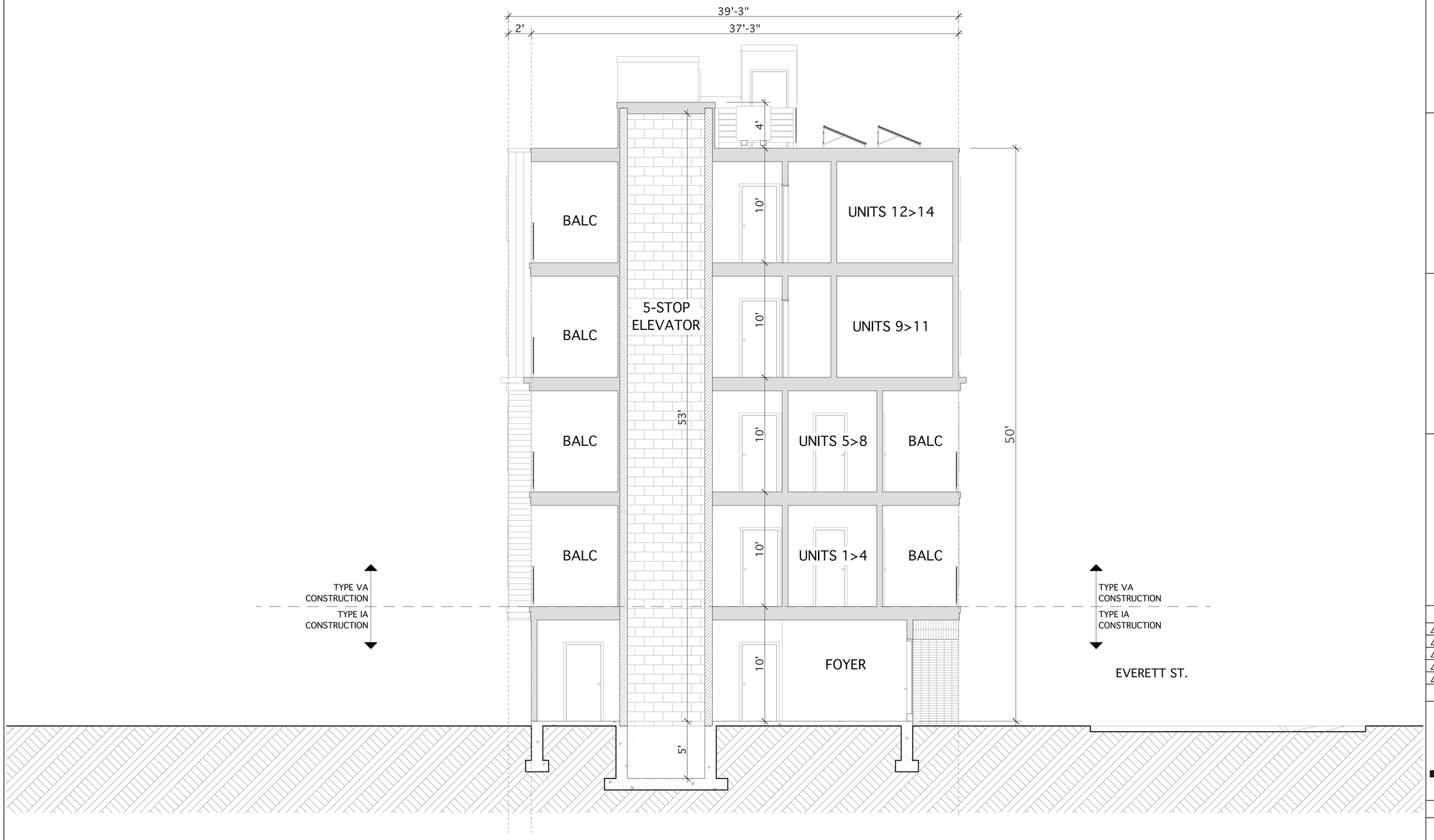
DRAWING TITLE

2-2 BUILDING SECTION

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A09

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



3-3 BUILDING SECTION

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

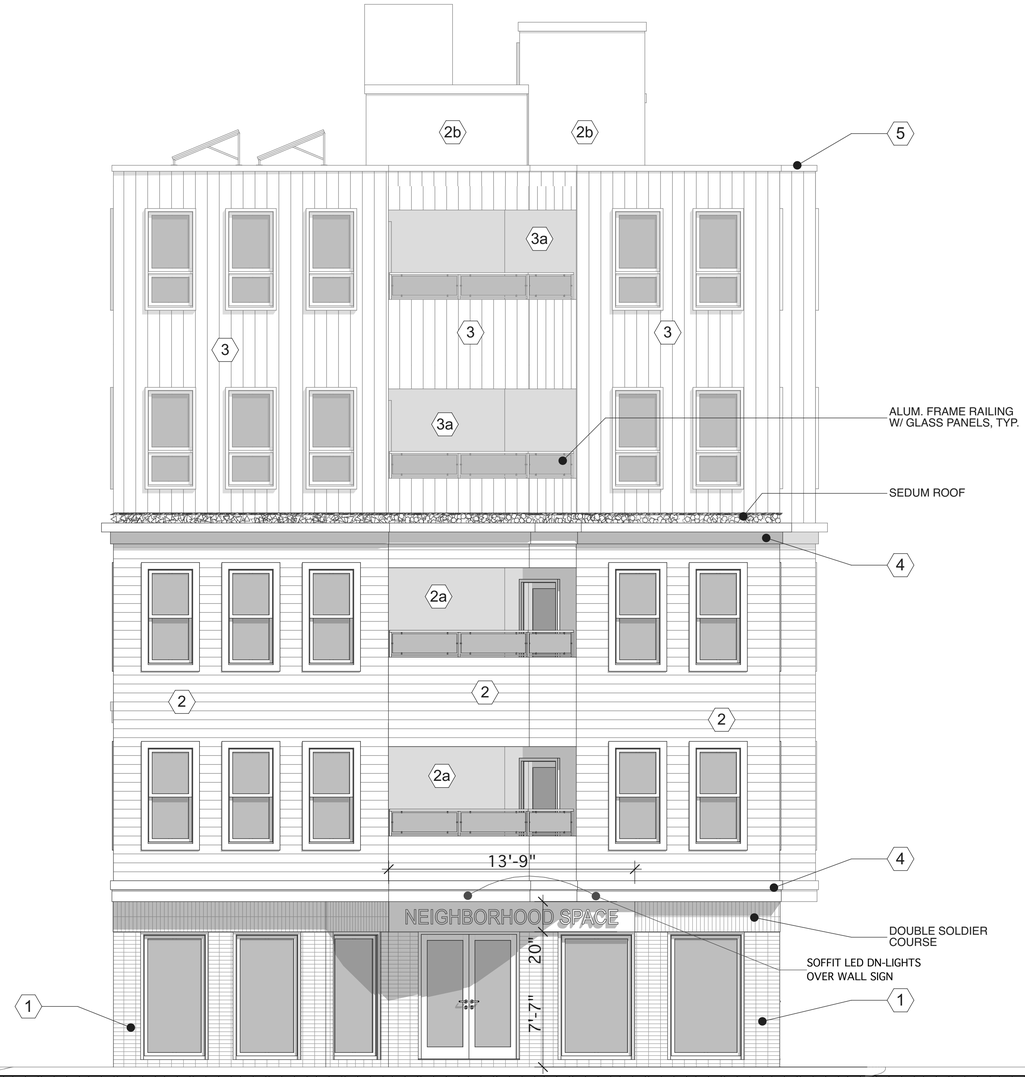
DRAWING TITLE

3-3 BUILDING SECTION

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A10

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



EAST (BROADWAY) ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
3. VERTICAL SIDING, 8" EXPOSURE, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
3a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
4. COMPOSITE TRIM, COLOR: BENJAMIN MOORE SPARROW AF-720
5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

TIMOTHY C. JOHNSON REGISTERED ARCHITECT No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

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TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE
EAST (BROADWAY) ELEVATION

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A11

SOUTH (EVERETT ST.) ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
3. VERTICAL SIDING, 8" EXPOSURE, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
3a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
4. COMPOSITE TRIM, COLOR: BENJAMIN MOORE SPARROW AF-720
5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

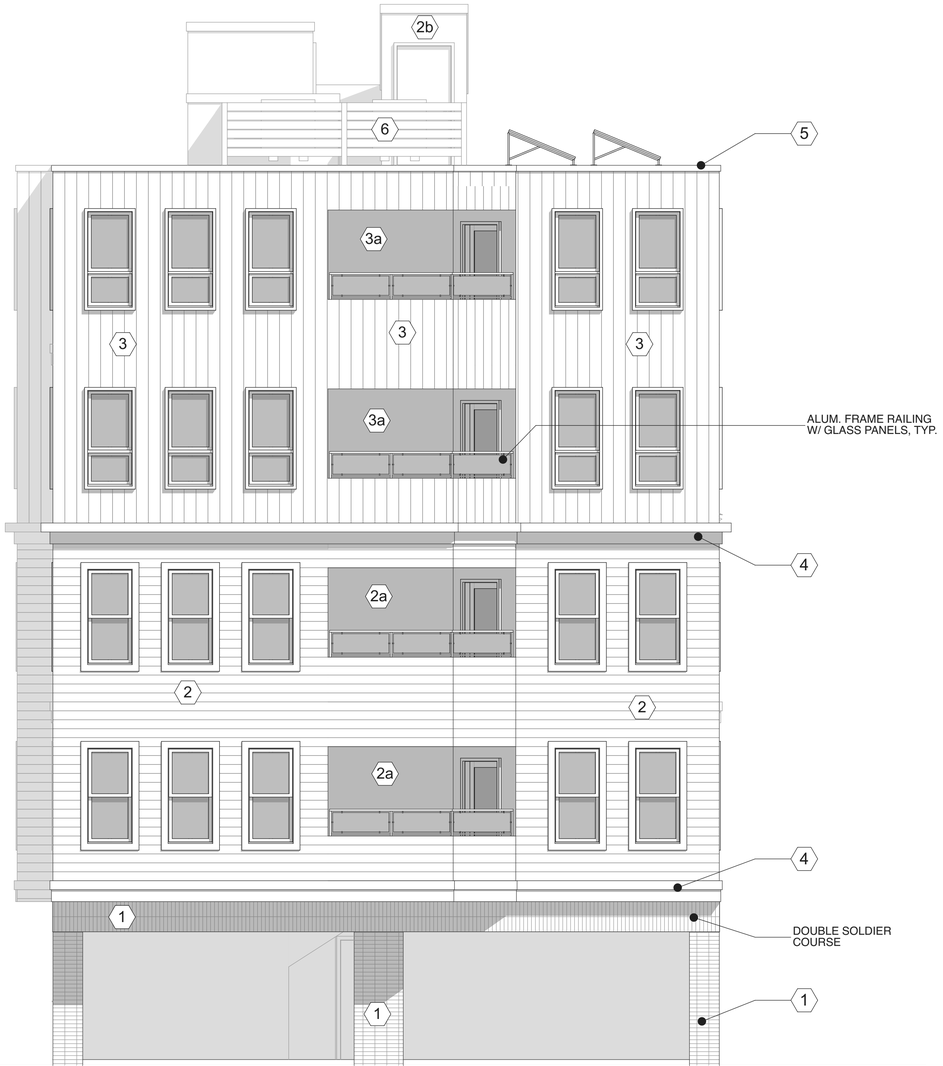
PRELIMINARY DWG SET

DRAWING TITLE

SOUTH (EVERETT ST) ELEVATION

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A12



WEST (REAR) ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
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3a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
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5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

WEST (REAR) ELEVATION

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A13

NORTH ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
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5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

NORTH ELEVATION

DATE: 08/07/25 | SC: 1/4" = 1'-0"

A14

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

LOCUS: N.T.S.

STREET VIEW LOOKING WEST

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY, ARLINGTON, MA

6/23/25

TOWN OF ARLINGTON ZONING CODE REVIEW

1.) Parcel 030.0-0003-0004.0 is located within the Residence 2 (R2) zoning subdistrict and the Multi-family Housing Overlay District: the Mass. Ave./Broadway Multi-family Overlay District (MBMF).

2.) The lot contains 0.124 AC or 5,407 sf +/-.

3.) The proposed mixed-use development contains 16,463.0 gross sf+/- of floor area
- a.) Open garage: 1,224 net sf+/-.
- b.) Commercial space: 1,368 net sf+/- or 41% of gross floor area .
- c.) Bike storage & foyer: 603 net sf+/-.
- d.) Residential 14 D.U.: 11,111 net sf+/-.

4.) The type of uses permitted in MBMF include several commercial uses, offices, retail, and multi-family.
The types of uses permitted in R2 include 1 & 2 family, multi-family & retail uses are forbidden.

5.) Section 5.9.4.D (10) Dimensional Requirements:

Mixed-use developments on Broadway

Item	MBMF	R2 other structure	Proposed Mixed-use bldg. (1-com &14-res)	Remarks
a.) Lot size min.	None	6,000 sf	5,407 sf+/-	
b.) Lot lot frontage/width	None	60 ft	48' +/-	At Broadway
			118.66' +/-	At Everett St.
c.) Min. lot area/D.U.	None	None	386 sf/D.U.	
d.) Lot depth min.	None	None	N/A	
e.) Floor to area ratio	None	0.35	3.O	Note 1
f.) Max. height/stories	52'/4 st (65'/5 st)	35 ft/2.5 st.	50 ft/5 st.	Note 2
g.) Min. landscape open space	None	30%	18%	
h.) Min. usable open space	None	None	N/A	
i.) Max. lot coverage	None	35%	62%	
j.) Front yard min. depth	15 ft (0.0')	20 ft	0.0'	At Broadway
			5'	At Everett St.
k.) Side yard min. depth	5 ft	10 ft	5'	Notes 2 & 5
l.) Rear yard min. depth	20 ft	20% lot depth	20'	
m.) Off-str parking: multi-fam	1sp/D.U. (10 sp)	1sp/D.U. or 14 sp	6 std. spaces	Note 3
commercial	None	N/A	None	On-street
n.) Bike parking, res: long term	1.5 sp/D.U. or 21	1.5 sp/D.U. or 21	22 bike sp	Note 4
res: short term	0.10 sp/D.U. or 2	0.10 sp/D.U. or 2	2 bike sp	
commer: long term	0.10 sp/1,000 sf	N/A	1 bike sp	
commer: short term	0.60 sp/1,000 sf	N/A	1 bike sp	

-/- denotes zoning relief required.

Note 1: 16,463 gross sf ÷ 5,401 sf lot = 3.0 FAR sf.

Note 2: Per Sec. 5.9.4.E (1) Bonuses MBMF/Broadway

Note 3: Per Sec. 5.9.4.F - Off-street parking, Sec. 6.1.4 - Table of Off-street Parking Regs. and Sec. 6.1.5, 25% parking reductions in B, I & MFR zones.

Note 4: Bike parking, Sec. 6.1.12 (D).

Note 5: Sec. 5.3.8 Corner lots and Through lots.

Square Footage & Unit Type

	Unit	Net*	Unit type
	1	780.0 sf	2BR/1B
†	2	904.0 sf	2BR/1.5B
	3	578.0 sf	1BR/1B
	4	632.0 sf	1BR/1B
	5	780.0 sf	2BR/1B
	6	904.0 sf	2BR/1.5B
	7	596.0 sf	1BR/1B
	8	633.0 sf	1BR/1B
	9	1,319.0 sf	2BR/2.5B
†	10	700.0 sf	1BR/1B
	11	633.0 sf	1BR/1B
	12	1,319.0 sf	2BR/2.5B
†	13	700.0 sf	1BR/1B
	14	633.0 sf	1BR/1B
	Total SF	11,111.0 sf	

*Net square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.

† Affordable unit

Square Footage

Level	FAR*		Gross	
G	1,711.0	sf	3,330.0	sf
2	3,343.0	sf	3,343.0	sf
3	3,343.0	sf	3,343.0	sf
4	3,078.0	sf	3,078.0	sf
5	3,078.0	sf	3,078.0	sf
Totals	14,553.0	sf	16,172.0	sf

*FAR square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.

PROJECT INFO:

Address: 126 Broadway, Arlington, MA
Exist. Occupancy:
Proposed Occupancy: Mixed-Use

Lot: 0.124 AC or 5,401 sf +/-
Parcel: 030.0-003-0004.0
District: Residence 2 (R-2)
Ward:

SCHEDULE OF DRAWINGS

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

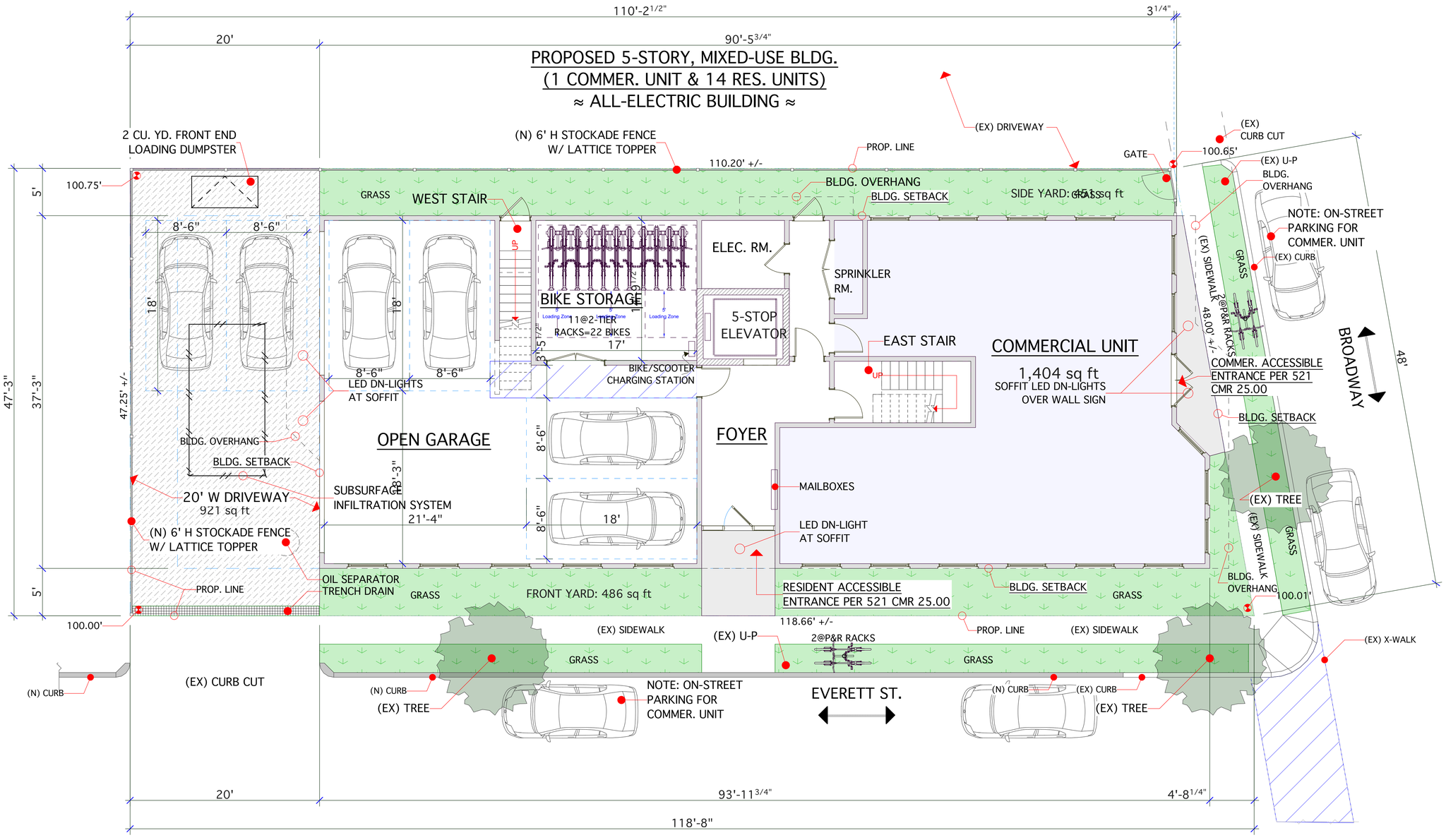
PRELIMINARY DWG SET

DRAWING TITLE

PROJECT INFORMATION

DATE: 07/08/25 SC: N. T. S.

A00



SITE PLAN

LOT: 5,407 sq ft

0 4' 8' 12'

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROJECT ARCHITECT:
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REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DATE: 07/08/25 | SC: 3/16" = 1'-0"

C01

STREET VIEW LOOKING WEST

STREET VIEW LOOKING SOUTH

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

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NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

PERSPECTIVE VIEWS

DATE: 07/08/25 | SC: N. T. S.

V01

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

STREET VIEW LOOKING WEST

STREET VIEW LOOKING SOUTH

PROPOSED 5-STORY, MIXED-USE BUILDING
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REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

COLOR PERSPECTIVE VIEWS

DATE: 07/08/25 | SC: N. T. S.

V02

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

STREET VIEW LOOKING SOUTH

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA

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OWNER:
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TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

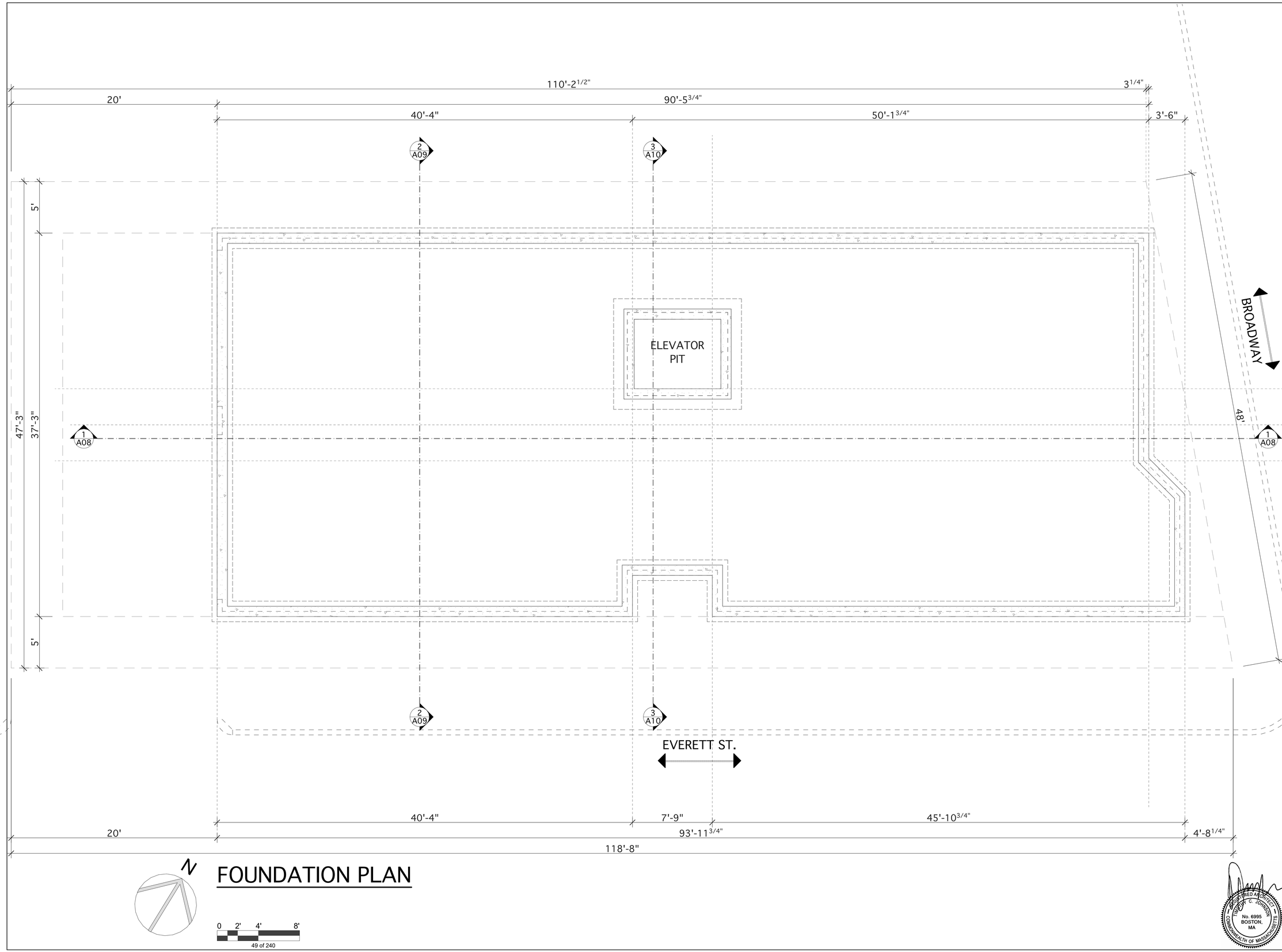
DRAWING TITLE

CONTEXTUAL COLOR VIEW

DATE: 07/08/25 | SC: N. T. S.

V03

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



FOUNDATION PLAN

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

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ARLINGTON, MA 02474

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REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

FOUNDATION FLOOR PLAN

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A01

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

GROUND FLR PLAN

3,330 sq ft gross this flr

0 2' 4' 8'

50 of 240

110'-2 1/2"
20'
90'-5 3/4"
40'-4"
50'-1 3/4"
3 1/4"
3'-6"
6'
(EX) CURB CUT
100.65'
(EX) U-P
BLDG. OVERHANG
NOTE: ON-STREET PARKING FOR COMMER. UNIT
(EX) CURB
(EX) SIDEWALK
GRASS
48.00' +/-
2@P&R RACKS
4'-8"
COMMER. ACCESSIBLE ENTRANCE PER 521 CMR 25.00
BLDG. SETBACK
(EX) TREE
BLDG. OVERHANG
100.01'
(EX) DRIVEWAY
GATE
PROP. LINE
110.20' +/-
BLDG. OVERHANG
BLDG. SETBACK
GRASS
2 CU. YD. FRONT END LOADING DUMPSTER
2 A09
3 A10
(N) 6' H STOCKADE FENCE W/ LATTICE TOPPER
WEST STAIR
ELEC. RM.
SPRINKLER RM.
BIKE STORAGE
www.groundcontrolsystems.com
11@2-TIER RACKS=22 BIKES
Loading Zone
17R @ 7" UP T @ 11"
14'-9 1/2"
17'
260 sq ft
BIKE/SCOOTER CHARGING STATION
5-STOP ELEVATOR
EAST STAIR
UP 17R @ 7" T @ 11"
COMMERCIAL UNIT
1,368 sq ft
SOFFIT LED DN-LIGHTS OVER WALL SIGN
47.25' +/-
5'
8'-6"
8'-6"
18'
47'-3"
37'-3"
LED DN-LIGHTS AT SOFFIT
1 A08
BLDG. OVERHANG
BLDG. SETBACK
20' W DRIVEWAY
SUBSURFACE INFILTRATION SYSTEM
OPEN GARAGE
1,224 sq ft
18'-3"
3'-5 1/2"
21'-4"
18'
FOYER
343 sq ft
MAILBOXES
LED DN-LIGHT AT SOFFIT
RESIDENT ACCESSIBLE ENTRANCE PER 521 CMR 25.00
OIL SEPARATOR TRENCH DRAIN
PROP. LINE
5'
3'
(EX) SIDEWALK
(EX) U-P
2@P&R RACKS
118.66' +/-
PROP. LINE
(EX) CURB CUT
(N) CURB
(EX) TREE
NOTE: ON-STREET PARKING FOR COMMER. UNIT
EVERETT ST.
(N) CURB
(EX) CURB
(EX) TREE
40'-4"
7'-9"
45'-10 3/4"
20'
93'-11 3/4"
4'-8 1/4"
118'-8"

PROJECT ARCHITECT:
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REVISIONS

1	1
2	2
3	3
4	4
5	5

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

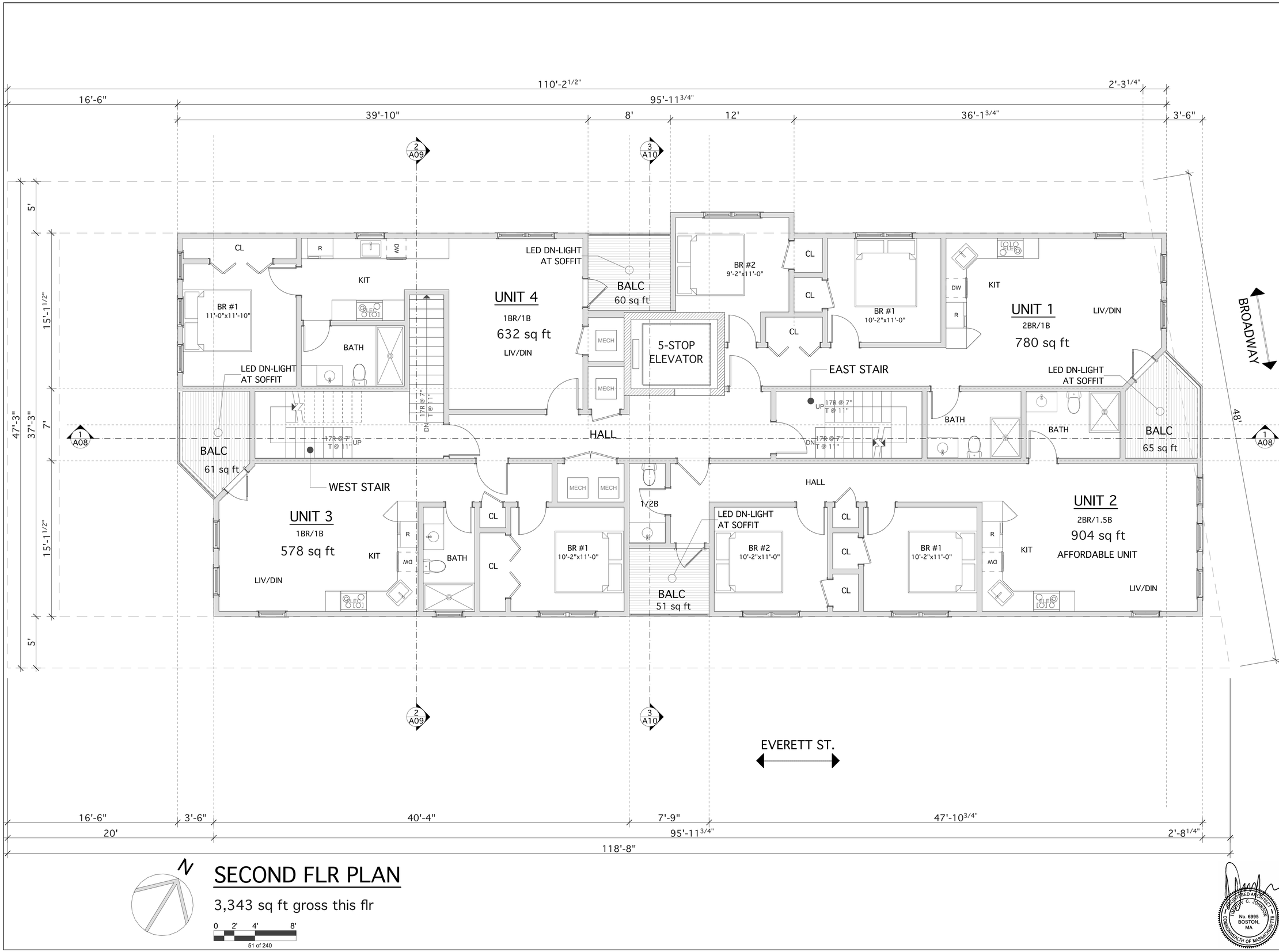
DRAWING TITLE

GROUND FLOOR PLAN

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A02

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



SECOND FLR PLAN

3,343 sq ft gross this flr

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

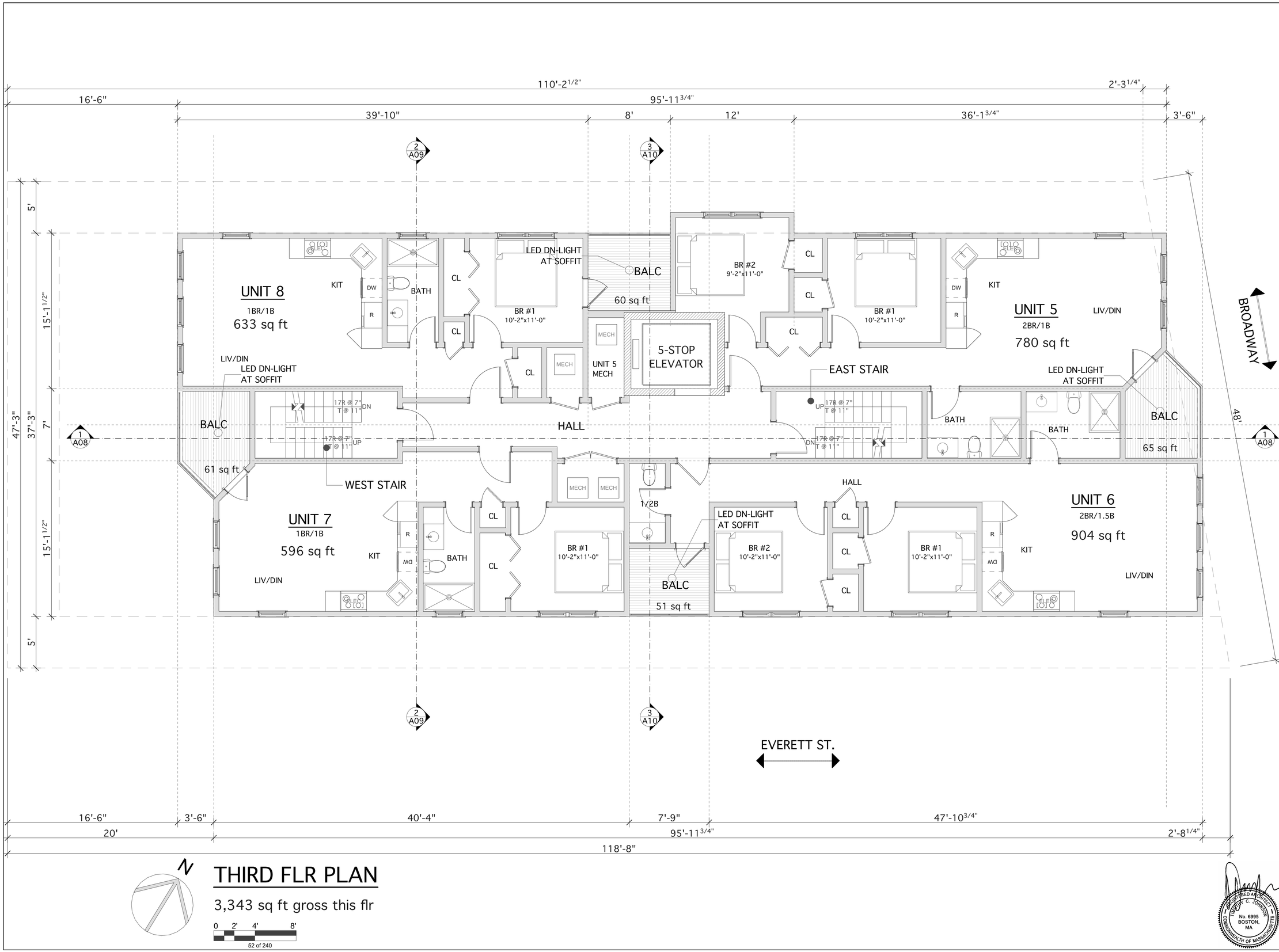
DRAWING TITLE

SECOND FLOOR PLAN

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A03

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



THIRD FLR PLAN

3,343 sq ft gross this flr

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

△	△
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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

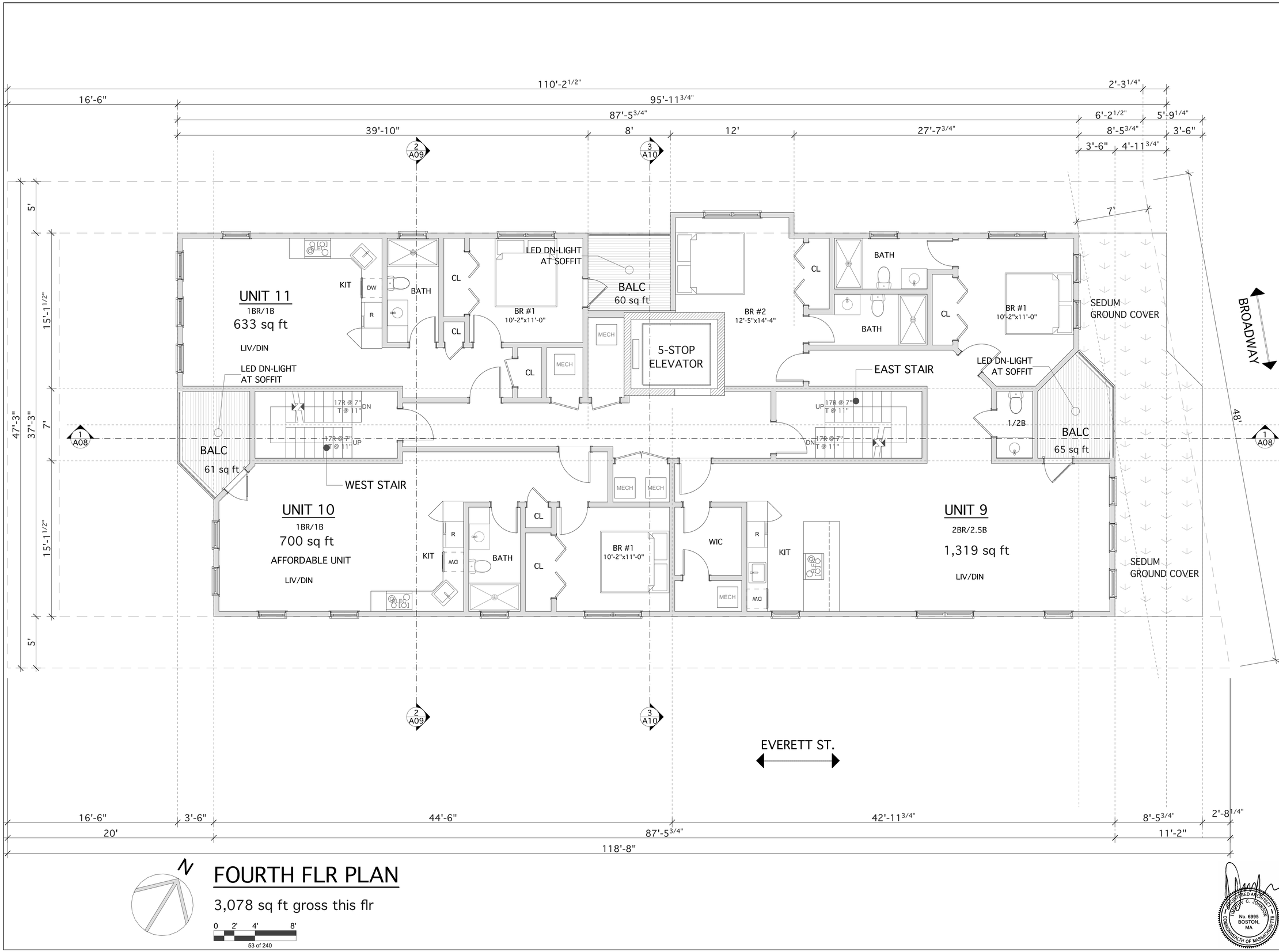
DRAWING TITLE

THIRD FLOOR PLAN

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A04

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



FOURTH FLR PLAN

3,078 sq ft gross this flr

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

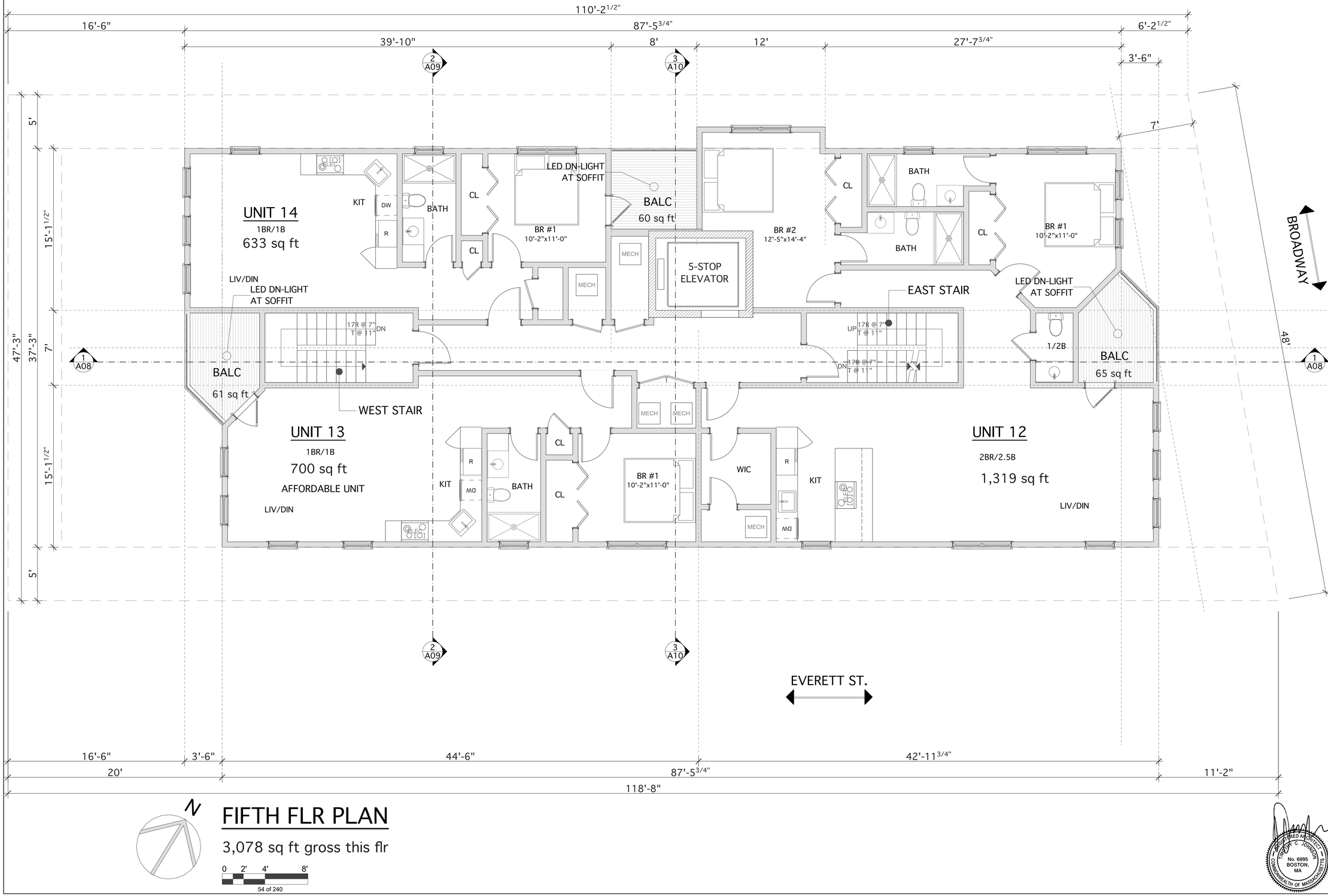
DRAWING TITLE

FOURTH FLOOR PLAN

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A05

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



FIFTH FLR PLAN

3,078 sq ft gross this flr

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

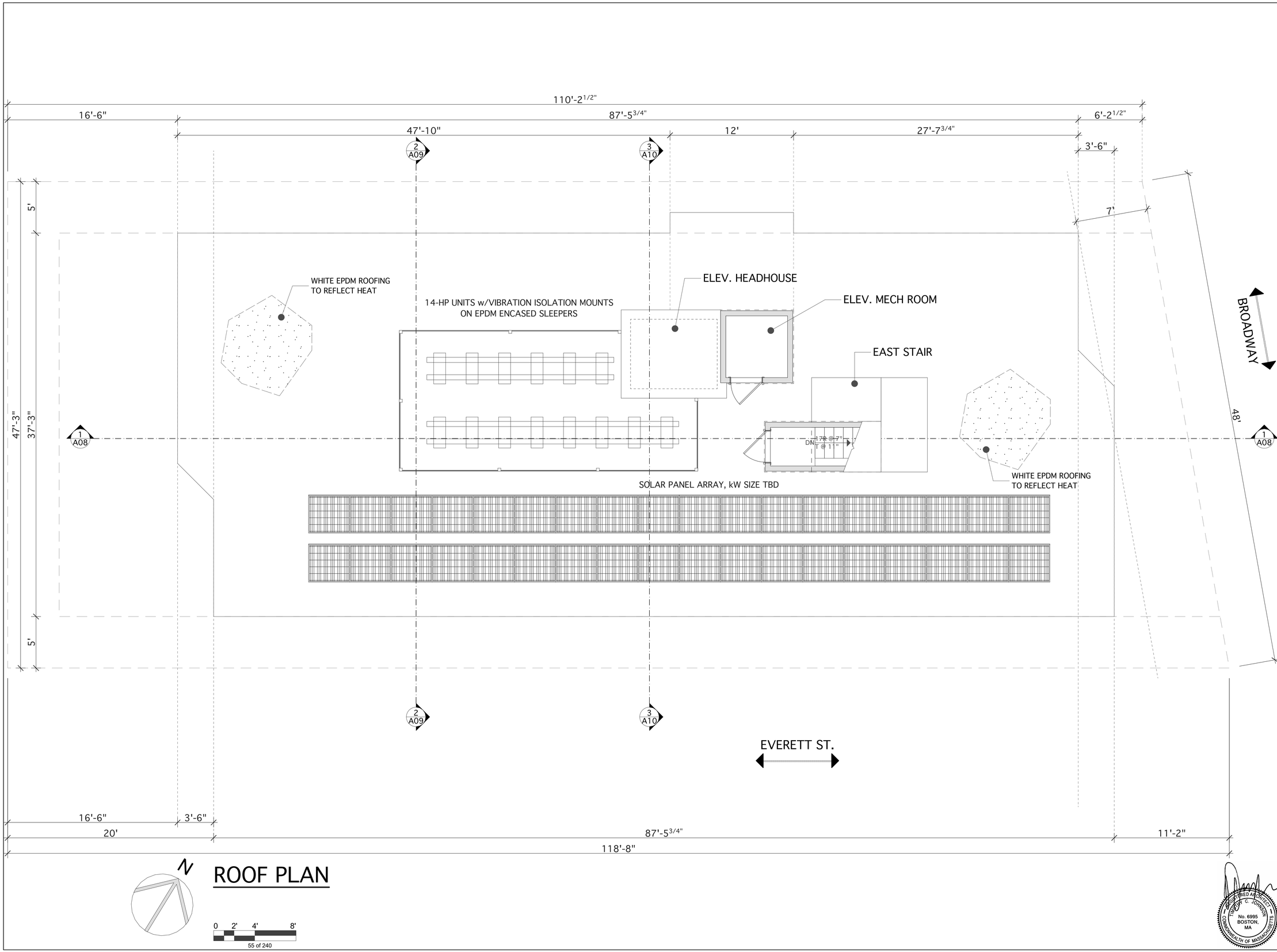
DRAWING TITLE

FIFTH FLOOR PLAN

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A06

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



ROOF PLAN

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

ROOF PLAN

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A07

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

1-1 BUILDING SECTION

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

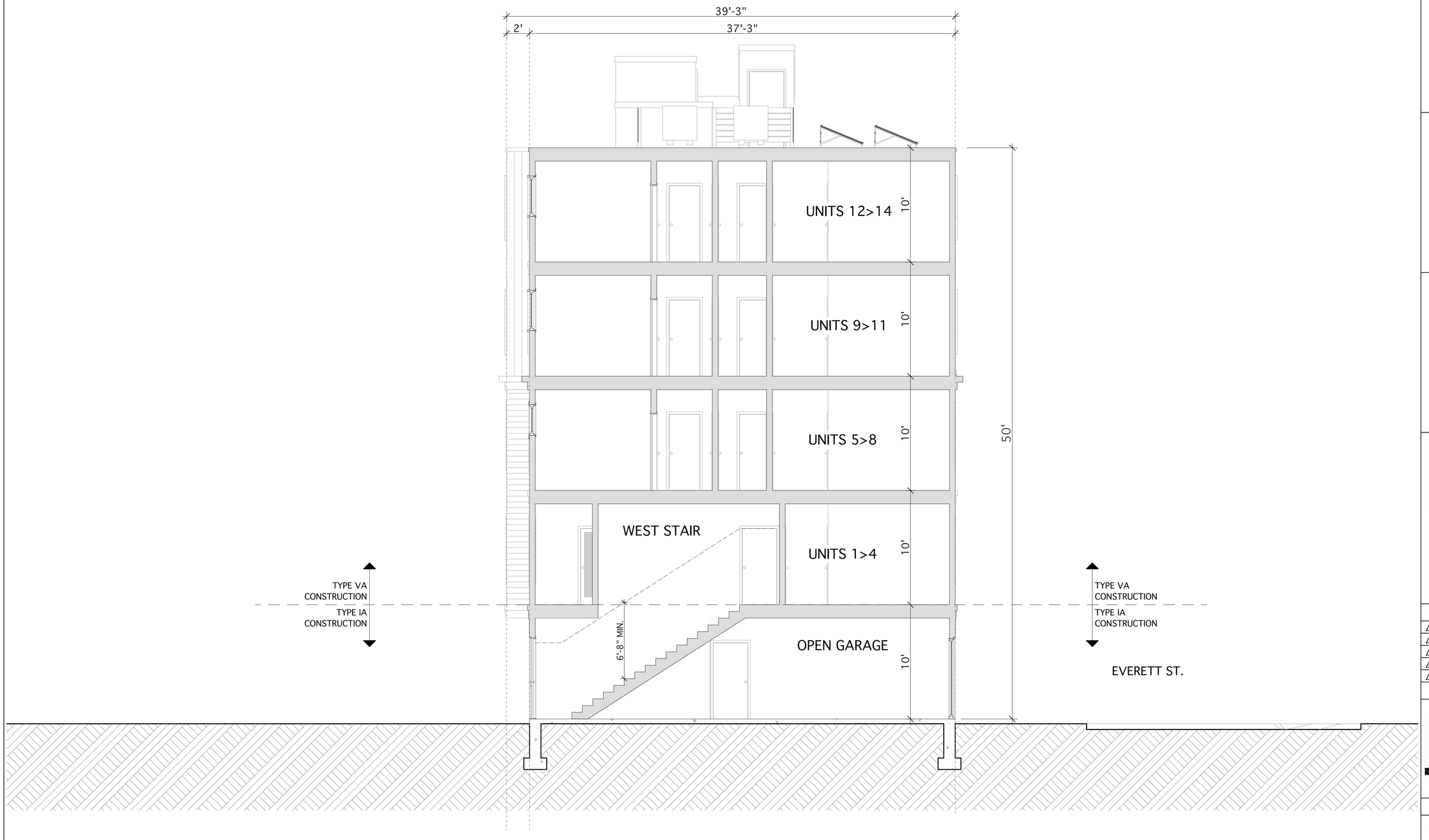
DRAWING TITLE

1-1 BUILDING SECTION

DATE: 07/08/25	SC: 1/4" = 1'-0"

A08

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



2-2 BUILDING SECTION

0 2' 4' 8'

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

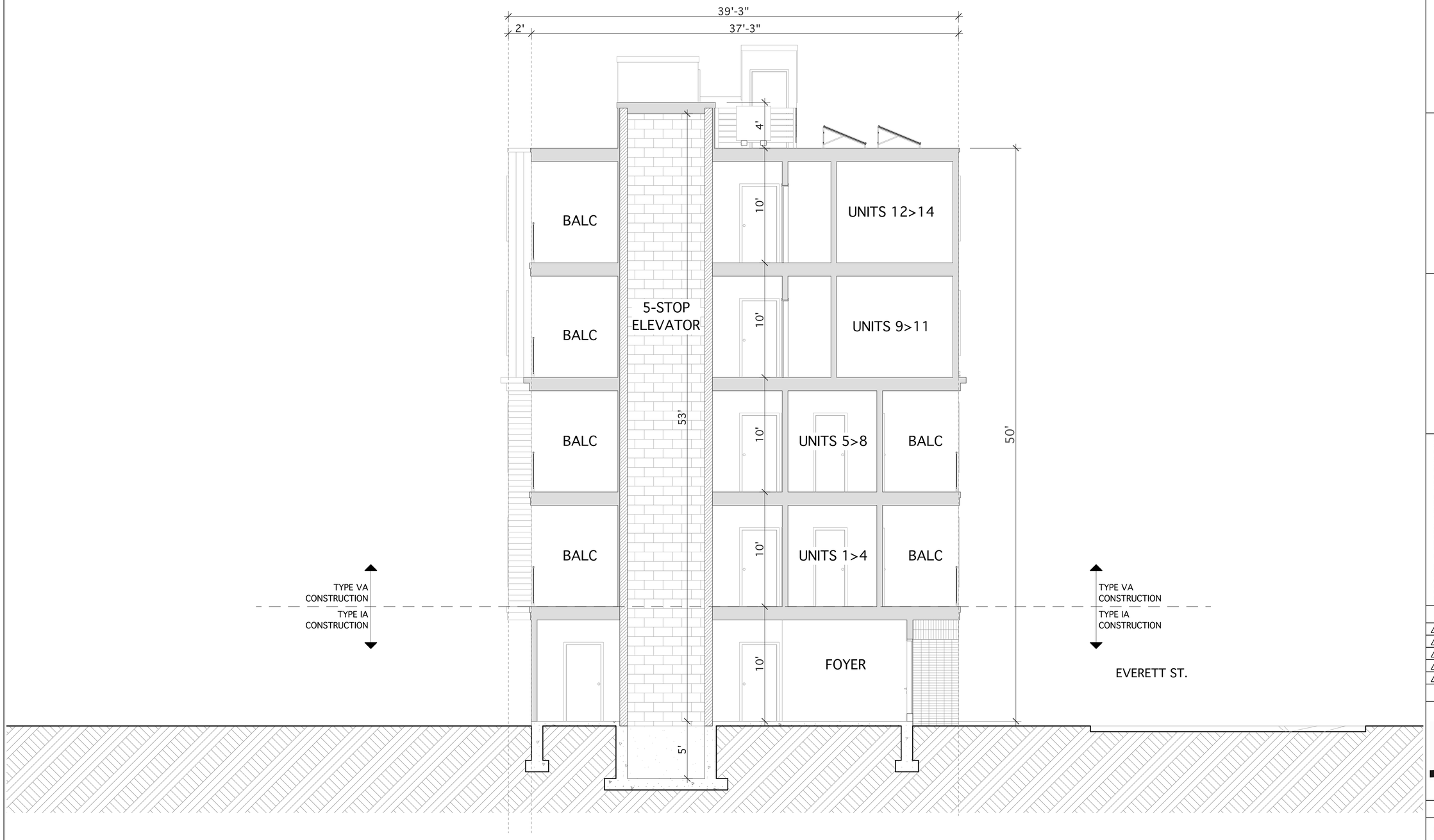
DRAWING TITLE

2-2 BUILDING SECTION

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A09

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



3-3 BUILDING SECTION

0 2' 4' 8'

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

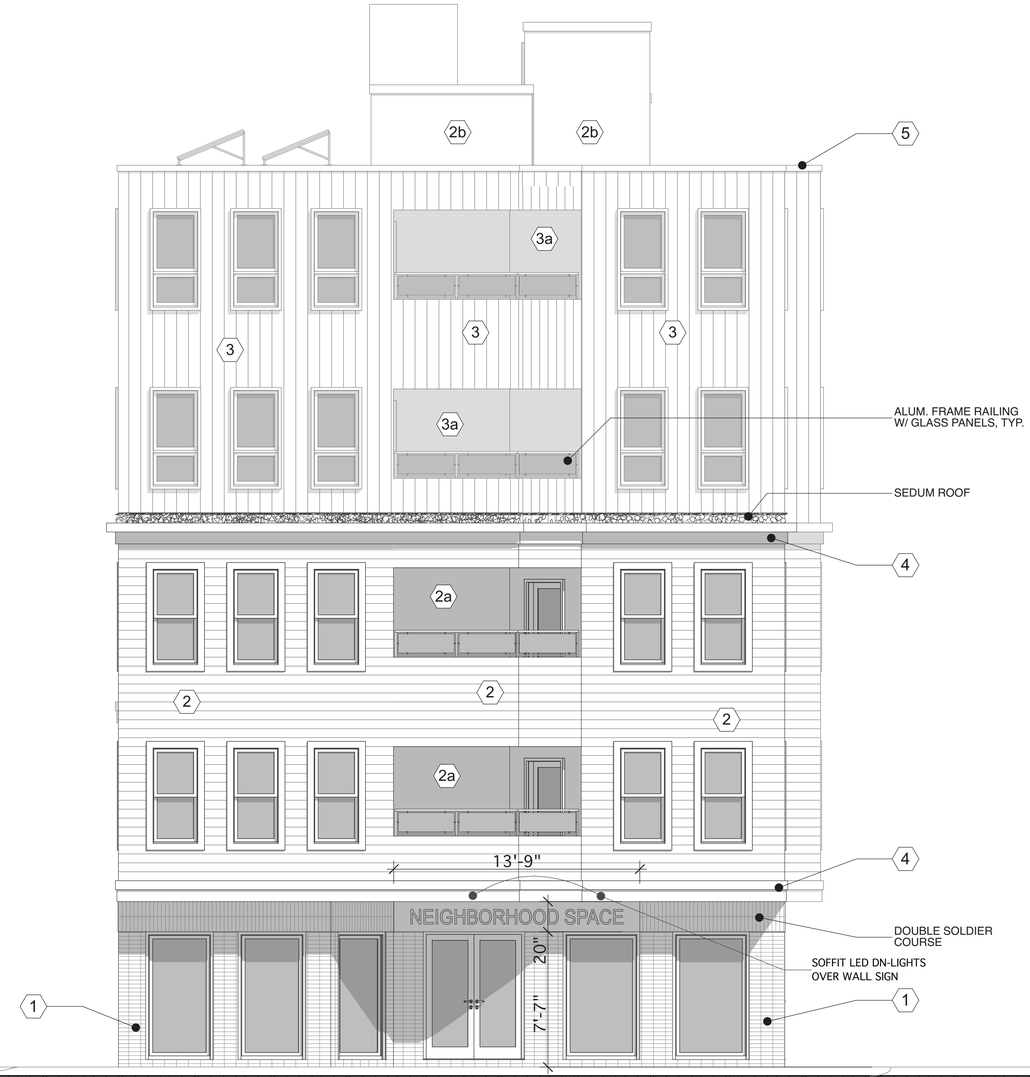
DRAWING TITLE

3-3 BUILDING SECTION

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A10

REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS



EAST (BROADWAY) ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
3. VERTICAL SIDING, 8" EXPOSURE, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
3a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
4. COMPOSITE TRIM, COLOR: BENJAMIN MOORE SPARROW AF-720
5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

TIMOTHY C. JOHNSON REGISTERED ARCHITECT No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

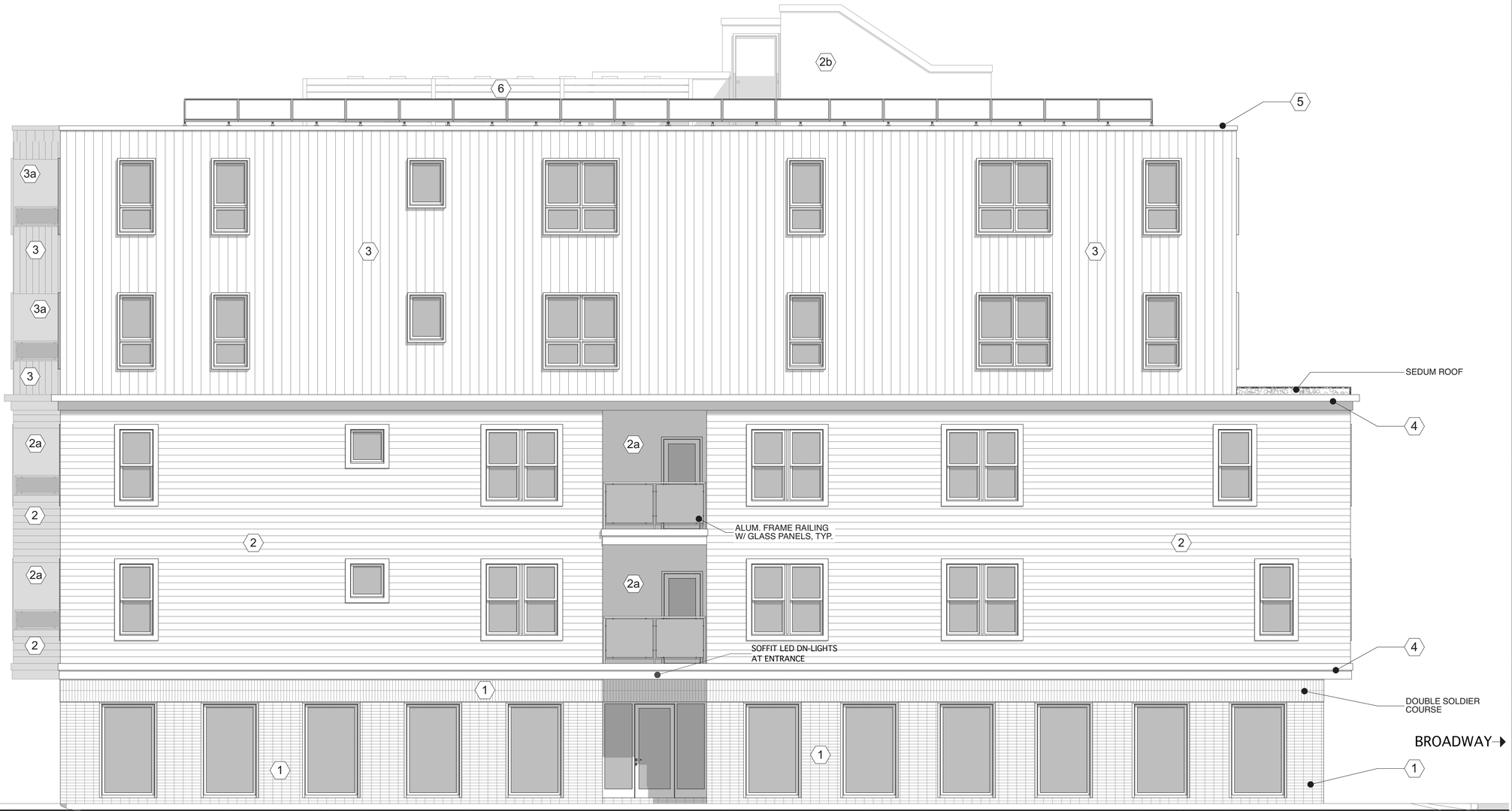
TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE
EAST (BROADWAY) ELEVATION

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A11



SOUTH (EVERETT ST.) ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
3. VERTICAL SIDING, 8" EXPOSURE, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
3a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
4. COMPOSITE TRIM, COLOR: BENJAMIN MOORE SPARROW AF-720
5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

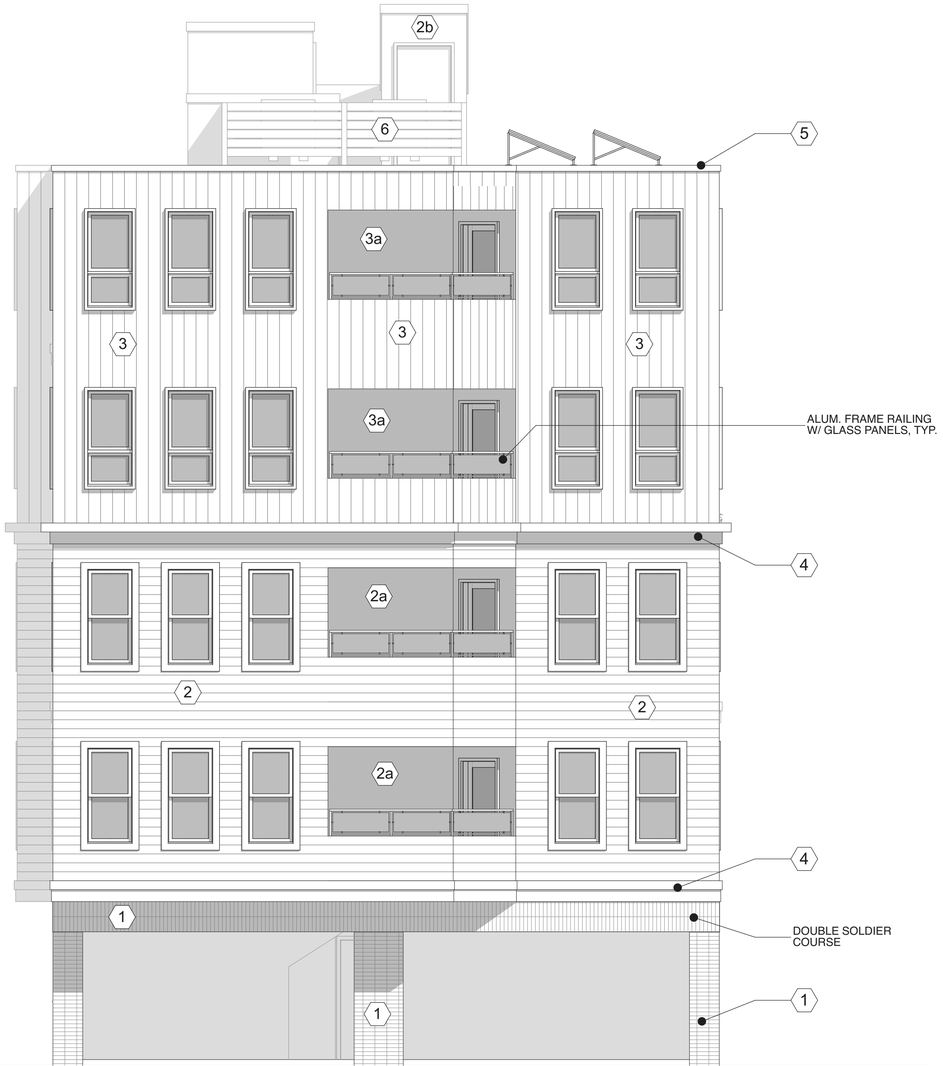
PRELIMINARY DWG SET

DRAWING TITLE

SOUTH (EVERETT ST) ELEVATION

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A12



WEST (REAR) ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
3. VERTICAL SIDING, 8" EXPOSURE, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
3a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
4. COMPOSITE TRIM, COLOR: BENJAMIN MOORE SPARROW AF-720
5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

WEST (REAR) ELEVATION

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A13

NORTH ELEVATION

0 2' 4' 8'

EXTERIOR FINISH MATERIALS LEGEND

1. BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
2. FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
2b. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK
3. VERTICAL SIDING, 8" EXPOSURE, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
3a. FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
4. COMPOSITE TRIM, COLOR: BENJAMIN MOORE SPARROW AF-720
5. COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
6. COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK

REGISTERED ARCHITECT TIMOTHY C. JOHNSON No. 6995 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

PROJECT ARCHITECT:
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BOSTON, MA 02127
TEL: 617-464-4363

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

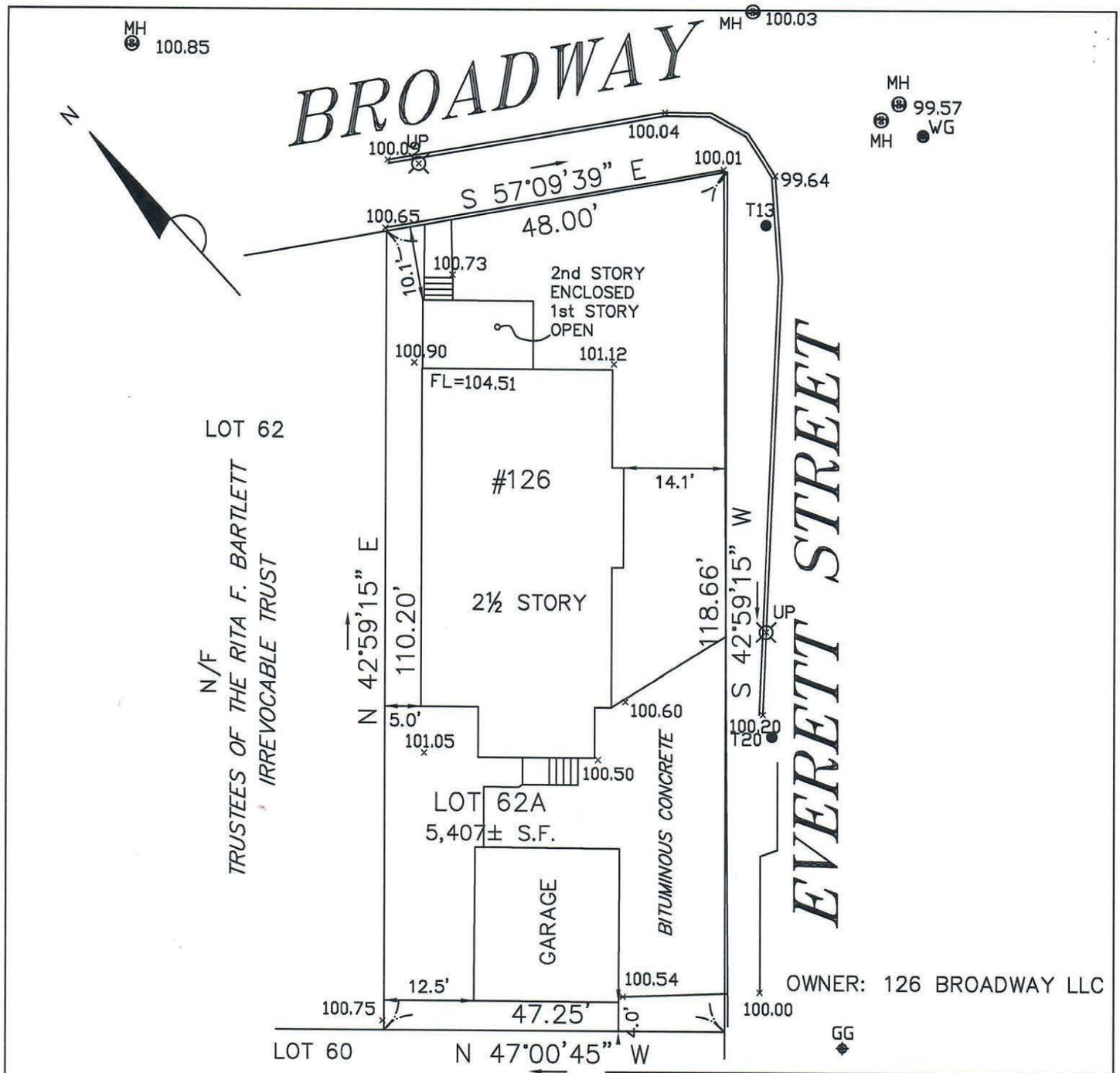
PRELIMINARY DWG SET

DRAWING TITLE

NORTH ELEVATION

DATE: 07/08/25 | SC: 1/4" = 1'-0"

A14



N/F

98–100 EVERETT STREET CONDOMINIUM

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#126 BROADWAY
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 2/7/2025

0 20 40 60 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648–5533

7650PP1.DWG

CURB GRADE = 100.0
PROPOSED FIRST FLOOR = 101
PROPOSED PEAK = 151.0'
PROPOSED HEIGHT – 51.0'

OWNER: 126 BROADWAY LLC

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
NO. 51635
REGISTERED LAND SURVEYOR
2/7/2025

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#126 BROADWAY
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 2/7/2025

0 20 40 60 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533

7650PP1.DWG

PICTURE 1

PICTURE 2

PICTURE 3

PICTURE 1: VIEW OF EXISTING CORNER LOT
PICTURE 2: VIEW OF EXISTING CORNER LOT
PICTURE 3: VIEW LOOKING SOUTH ON BROADWAY
PICTURE 4: VIEW LOOKING NORTH ON BROADWAY
PICTURE 5: VIEW LOOKING DOWN EVERETT STREET
PICTURE 6: VIEW LOOKING DOWN EVERETT STREET

PICTURE 4

PICTURE 5

PICTURE 6

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

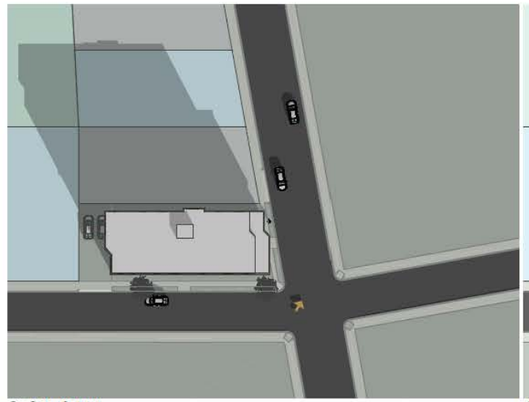
DRAWING TITLE

SITE PHOTOS

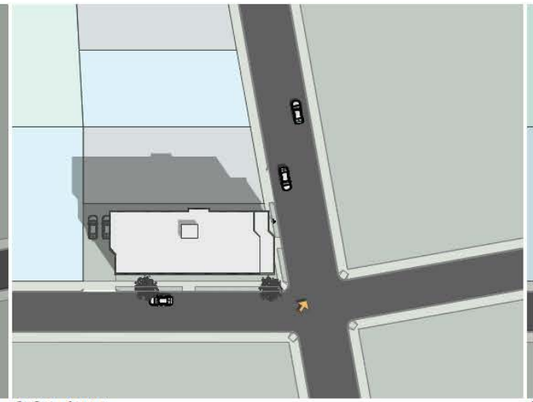
DATE: 07/08/25 | SC: N. T. S.

C03

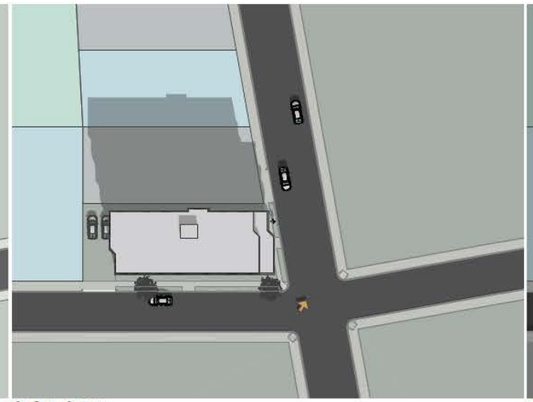
REGISTERED ARCHITECT
TIMOTHY C. JOHNSON
No. 6995
BOSTON, MA.
COMMONWEALTH OF MASSACHUSETTS



3.21-9AM

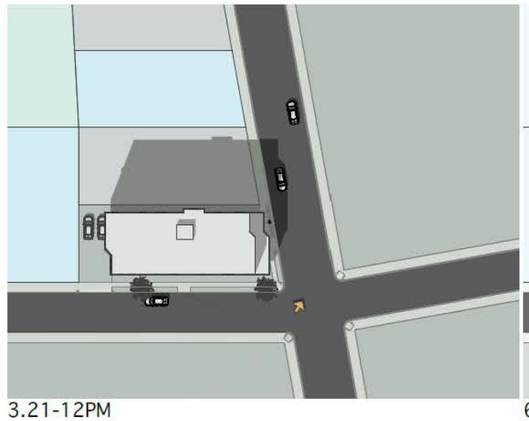


6.21-9AM

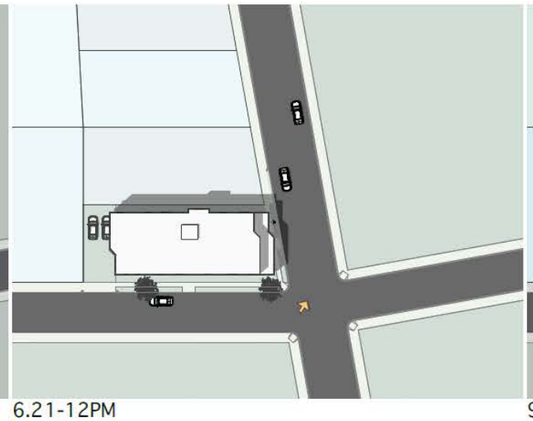


9.21-9AM

12.21-9AM



3.21-12PM



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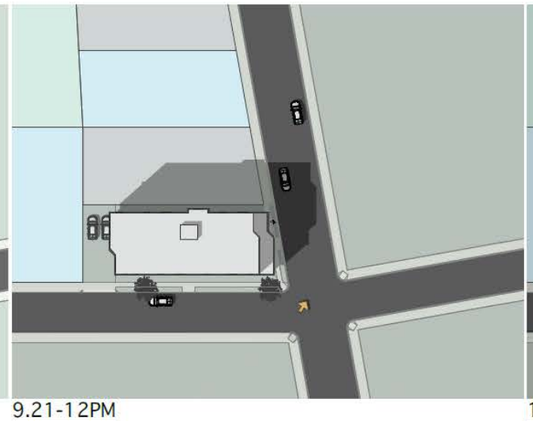

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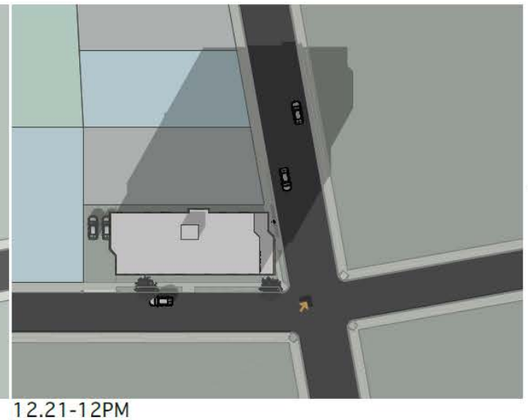

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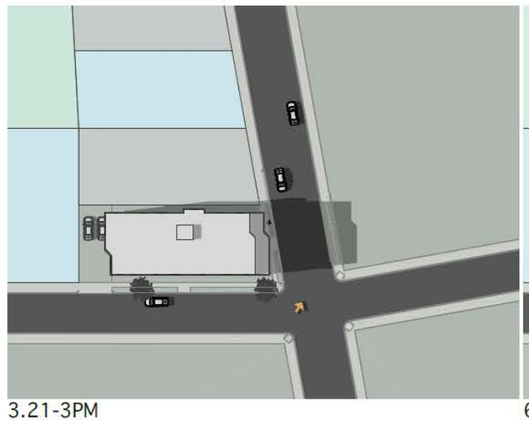

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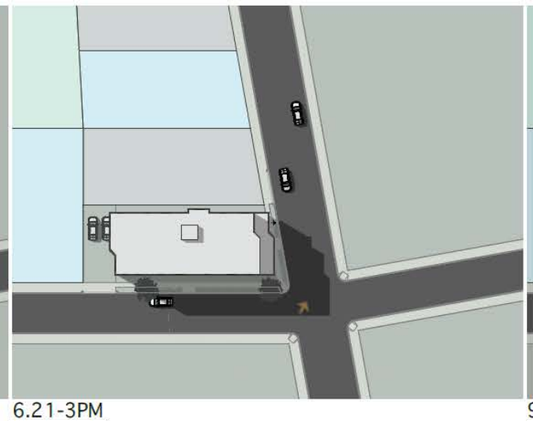
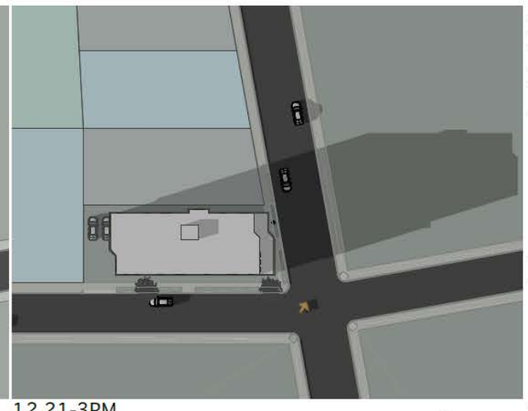


6.21-3PM

9.21-3PM



12.21-3PM

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

△	△
△	△
△	△
△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

SHADOW STUDIES

DATE: 07/08/25 SC: N. T. S.

C02

GENERAL NOTES

1. NO WORK SHALL COMMENCE UNTIL PERMITS ARE OBTAINED FROM THE LOCAL MUNICIPALITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, COORDINATION WITH THE OWNER AND ALL SUBCONTRACTORS, AND THE MEANS AND METHODS OF CONSTRUCTING THE PROPOSED WORK.
3. COMPLY WITH THE LATEST OSHA STANDARDS FOR EXCAVATING WORK. FOLLOW ALL REQUIREMENTS OF OSHA EXCAVATION STANDARDS INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE AND ANY REQUIRED DOCUMENTATION REQUIRING CERTIFICATION BY A PROFESSIONAL ENGINEER.
4. PER MASSACHUSETTS LAW, CALL 1-888-DIG-SAFE (1-888-344-7233), THE MUNICIPALITY, AND OTHER UTILITY OWNERS IN THE AREA NOT ON THE DIGSAFE LIST AT LEAST 72 HOURS PRIOR TO ANY UNDERGROUND EXCAVATION ON SITE. SUBMIT DIGSAFE VERIFICATION NUMBER TO THE APPROPRIATE MUNICIPALITY PRIOR TO ANY DIGGING, TRENCHING, ROCK REMOVAL, DEMOLITION, BORING, BACKFILLING, GRADING, LANDSCAPING, OR ANY OTHER EARTH MOVING OPERATIONS.
5. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND SOME UTILITIES MAY NOT BE SHOWN.
6. IF SUBSURFACE CONDITIONS OR ELEVATION TO GROUNDWATER APPEAR TO BE DIFFERENT THAN WHAT IS DEPICTED ON THIS PLAN, THE ENGINEER OF RECORD MUST BE CONTACTED IMMEDIATELY.
7. NOTIFY THE ENGINEER OF ANY UTILITIES IDENTIFIED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE DRAWINGS OR THAT DIFFER IN SIZE OR MATERIAL.
8. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS ARE OBSERVED THAT VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE PLANS, IMMEDIATELY NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION OF THE CONFLICTING INFORMATION.
9. THE CONTRACTOR IS RESPONSIBLE TO INSTALL UTILITIES ACCORDINGLY WITH THE LOCAL MUNICIPALITY STANDARDS AND TO REQUEST AND SCHEDULE INSPECTIONS.
10. PROPOSED AND EXISTING UTILITY ELEVATIONS MUST BE CONFIRMED PRIOR TO INSTALLATION AND BACKFILLING AND APPROVED BY THE ENGINEER OF RECORD.
11. AS OF JANUARY 1, 2019, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED, THIS APPLIES TO ALL TRENCHES, BOTH ON PUBLIC AND/OR PRIVATE PROPERTY.
12. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS REGARDING INSTALLATION, SHIPPING, AND HANDLING.
13. ALL FILL AND CRUSHED STONE MUST BE CLEAN AND FREE OF DEBRIS, ORGANIC MATERIALS AND RECYCLED MATERIALS.
14. ALL WORK MUST BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS AND BY LAWS. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ENGINEERING DEPARTMENT.

BASE PLAN NOTES:

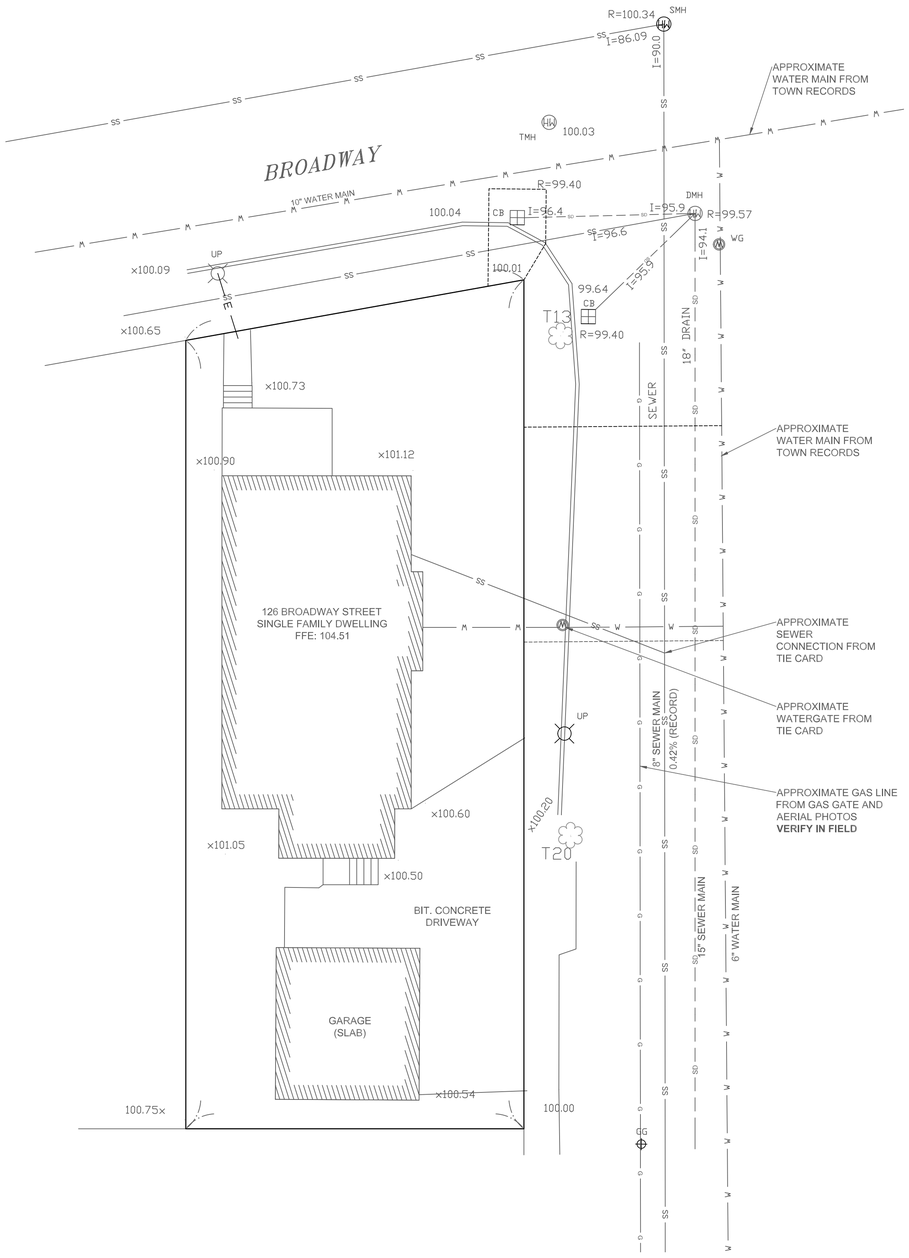
1. THIS PLAN IS NOT REPRESENTATIVE OF A PROPERTY LINE SURVEY.
2. THE EXISTING CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "EXISTING CONDITIONS PLAN #126 BROADWAY"
3. THE PROPOSED CONDITIONS REFERENCE AN EXISTING PLOT PLAN PREPARED BY ROBER SURVEY, DATED 02/07/25, TITLED "PROPOSED PLOT PLAN #126 BROADWAY"
4. INFORMATION REGARDING THE STRUCTURE REFERENCES AN ARCHITECTURAL PLAN SET PREPARED BY TIM JOHNSON ARCHITECT, LLC, DATED 04/23/25, TITLED PROPOSED 5 STORY, MIXED-USED BUILDING"
5. THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE PLAN DETAILED IN NOTE #2 AND EXISTING RECORDS FORWARDED BY THE CITY OF ARLINGTON ENGINEERING DEPT.
6. TEST PITS WERE PERFORMED BY CHONGRIS ENGINEERING IN JUNE 2025.
7. THE DATUM SHOWN HEREON REFERENCES THE DATUM IN THE PLAN REFERENCED IN NOTE 3.

SOIL EVALUATION:

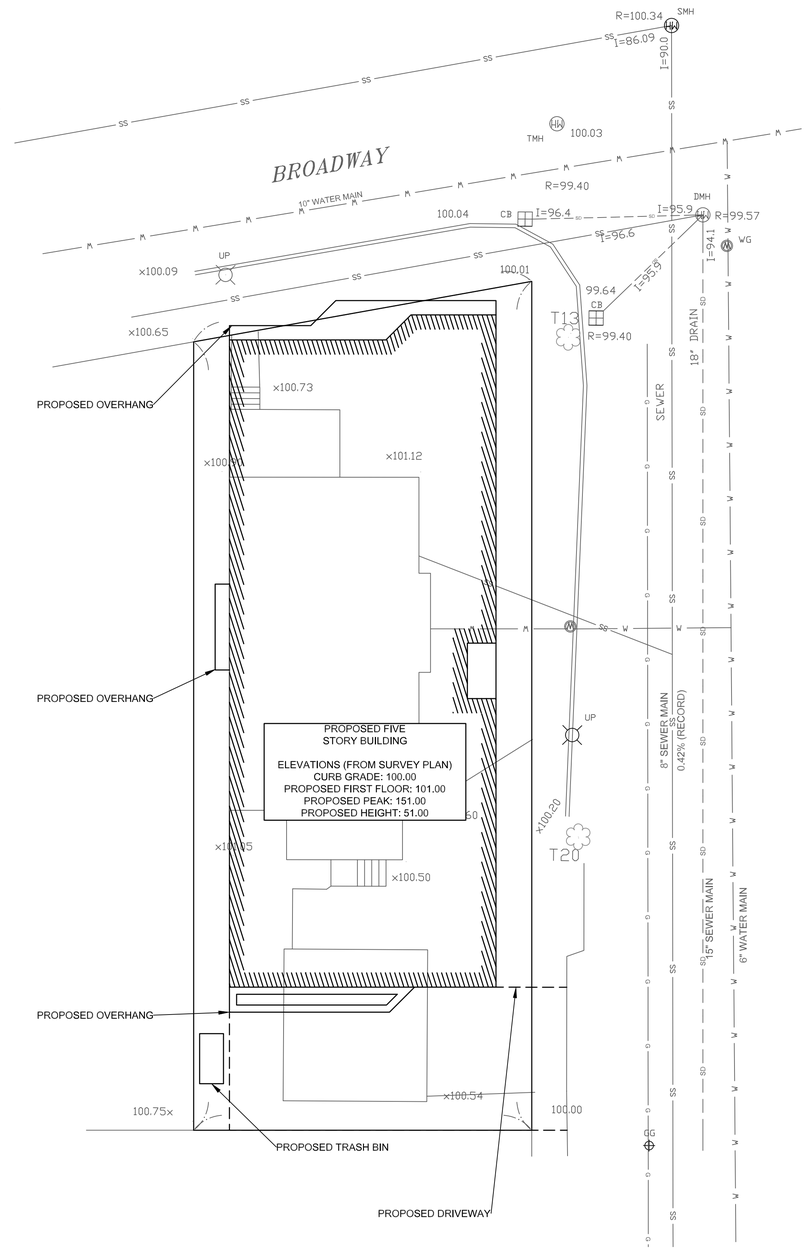
TP-1 (101.00±)	FILL			0-36"	NO REDOX
	Ab	S.L.	10YR3/3	36-69"	NO SEEPAGE
	Bw	L.S.	10YR4/4	69-105"	NO STANDING
	C	SAND	2.5Y5/4	105-120"	**ESHGW: 91.00'**
	Cr			120"	
TP-2 (101.00±)	FILL			0-36"	NO REDOX
	Ab	S.L.	10YR3/3	36-72"	NO SEEPAGE
	Bw	L.S.	10YR4/4	72-90"	NO STANDING
	C	SAND	2.5Y5/4	90-120"	**ESHGW: 91.00'**
	Cr			120"	

TEST DATE: 06/18/2025
EVALUATOR: ISRAEL BERL

AREA TYPE SUMMARY TABLE		
DESCRIPTION	*EXISTING (SF)*	*PROPOSED (SF)*
HOUSE	*1,367*	*3,583*
GARAGE	*427*	*-*
PORCH	*146*	*-*
WALKWAY	*71*	*-*
DRIVEWAY	*867*	*761*
GRASS	*2,529*	*1,063*
TOTAL IMPERVIOUS	*2,878*	*4,344*
INCREASE IN IMPERVIOUS	*-*	*1,466*
TOTAL AREA	*5,407*	*5,407*
NOTES:		
**WOODED AREA COMBINED WITH LAWN AREA FOR SIMPLICITY. LAWN CN > WOODS CN (CONSERVATIVE)*		

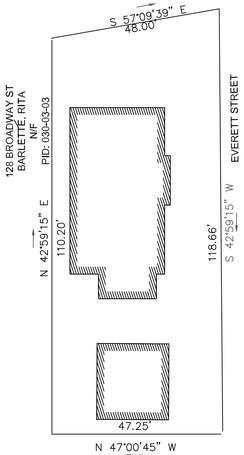


EXISTING CONDITIONS PLAN
1" = 10'



PROPOSED CONDITIONS PLAN
1" = 10'

0 2.5 5 10
1"=10'



LOT VIEW
NTS

LOCUS
NTS

Prepared By:

CHONGRIS ENGINEERING

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alek@chongrisengineering.com
978-655-0885

COMMONWEALTH OF MASSACHUSETTS
ALEKSANDR J CHONGRIS
CIVIL
No. 56795
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
PERMIT REVIEW ONLY

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

Approved by:

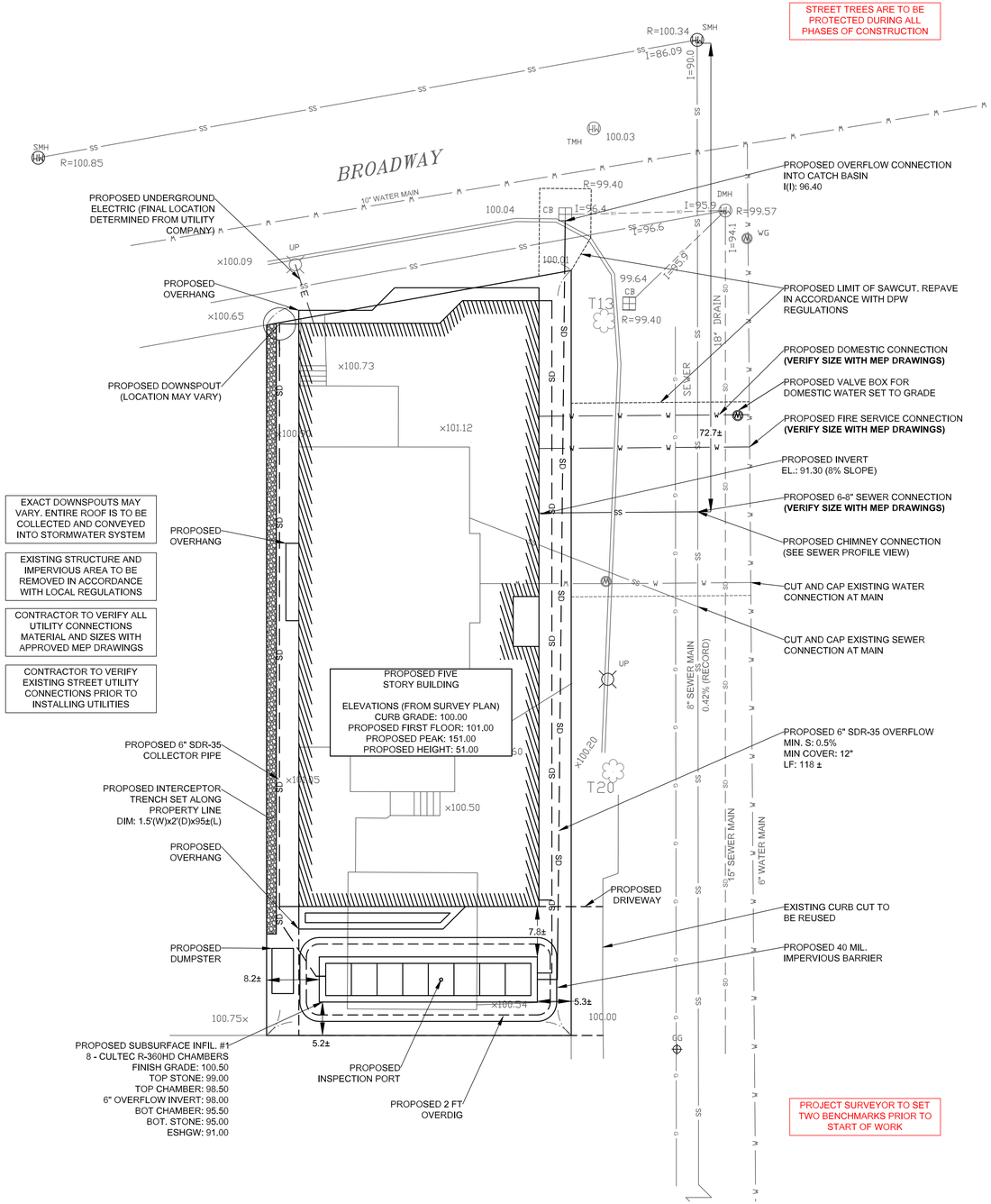
Job Number: 25.166

EXISTING AND PROPOSED CONDITIONS AND NOTES

SCALE: AS NOTED

SHEET 1 OF 5

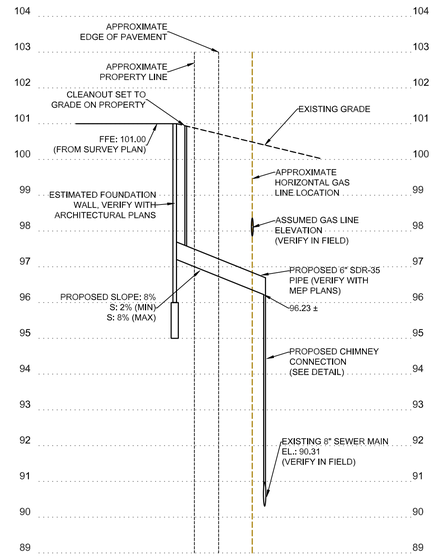
STREET TREES ARE TO BE PROTECTED DURING ALL PHASES OF CONSTRUCTION



PROJECT SURVEYOR TO SET TWO BENCHMARKS PRIOR TO START OF WORK

PROPOSED UTILITY PLAN
1" = 10'

0 2.5 5 10
1"=10'



SYSTEM PROFILE
H: 1" = 20'
V: 1" = 2'

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alek@chongrisengineering.com
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978-815-1486

Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

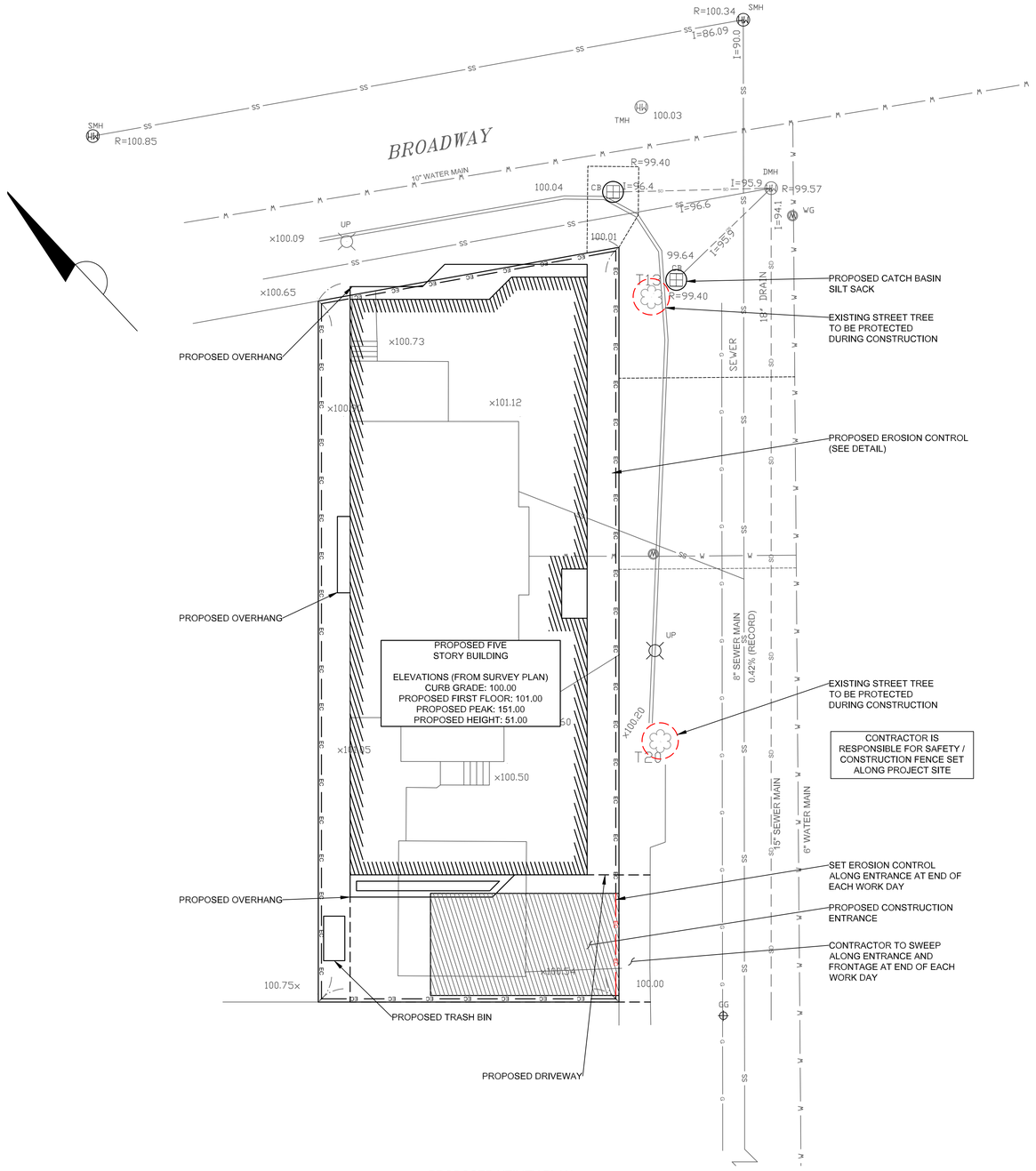
Approved by:

Job Number: 25.166

PROPOSED UTILITY PLAN

SCALE: AS NOTED

SHEET 2 OF 5



PROPOSED UTILITY PLAN
1" = 10'

0 2.5 5 10
1"=10'

Prepared By:

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COMMONWEALTH OF MASSACHUSETTS
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ARLINGTON, MA

CIVIL PLAN SET

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ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

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77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

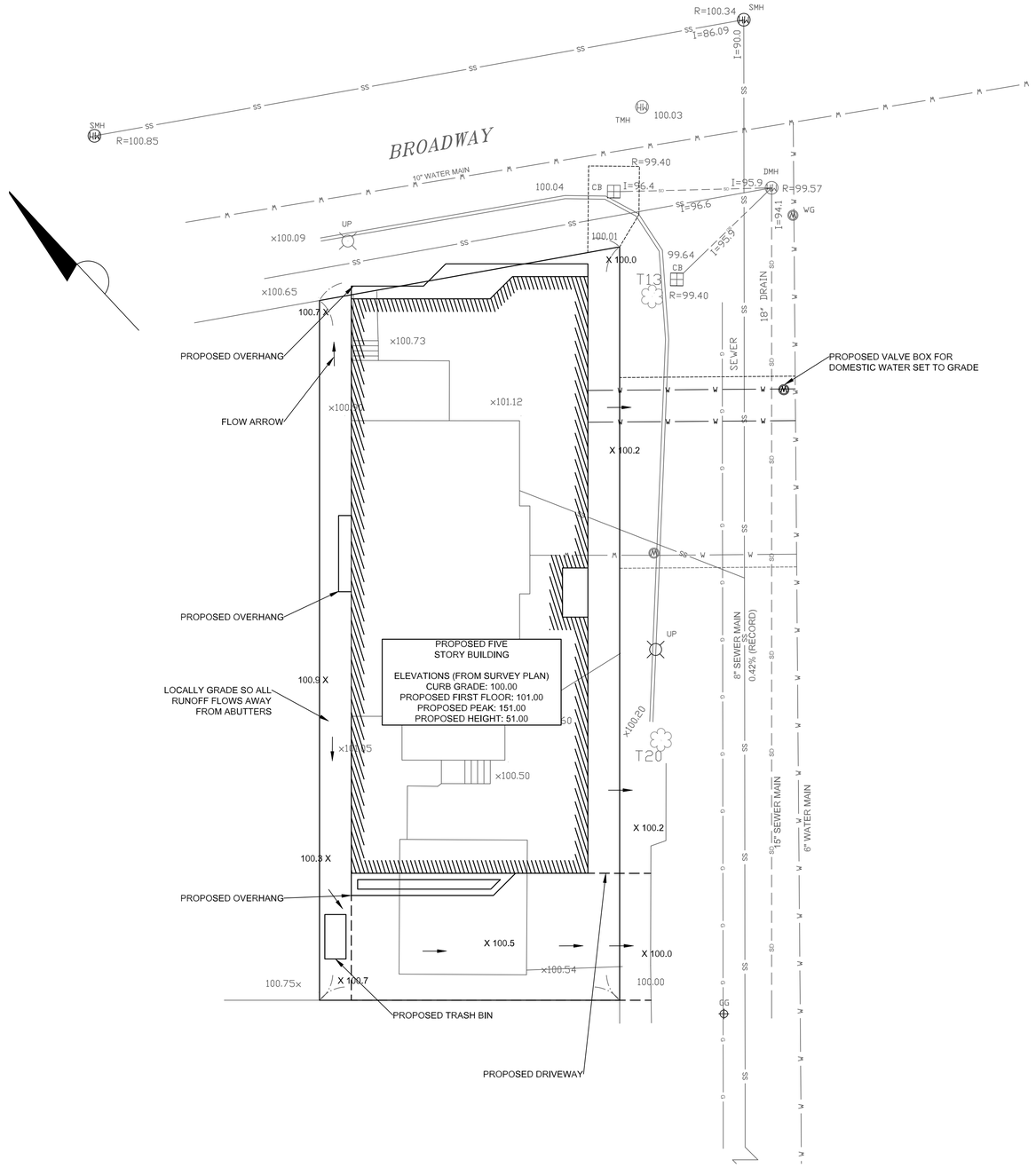
Approved by:

Job Number: 25.166

PROPOSED EROSION CONTROL PLAN

SCALE: AS NOTED

SHEET 3 OF 5



PROPOSED GRADING PLAN
1" = 10'

0 2.5 5 10
1"=10'

Prepared By:

CHONGRIS ENGINEERING

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alek@chongrisengineering.com
978-655-0885

COMMONWEALTH OF MASSACHUSETTS
ALEKSANDR J CHONGRIS
CIVIL
No. 56795
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
PERMIT REVIEW ONLY

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

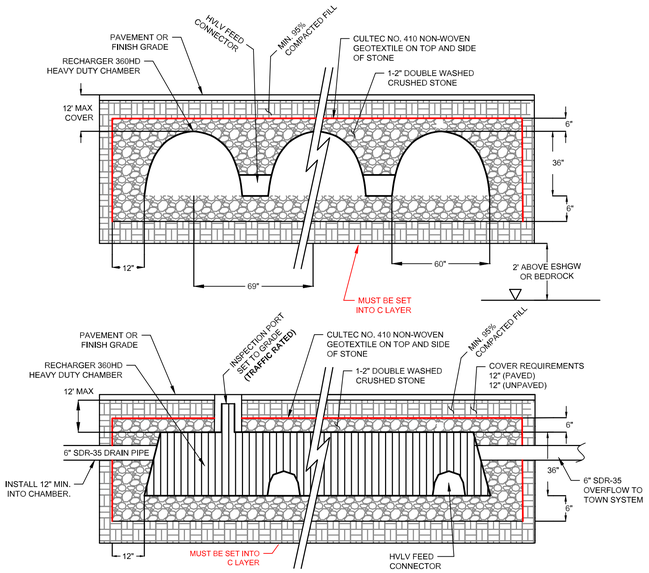
Approved by:

Job Number: 25.166

PROPOSED GRADING PLAN

SCALE: AS NOTED

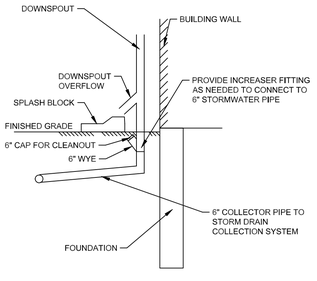
SHEET 4 OF 5



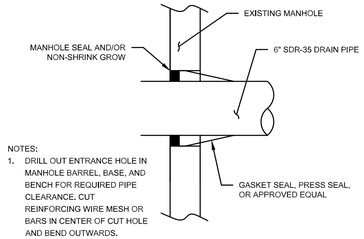
INFILTRATION SYSTEM NOTES:

1. THE BOTTOM OF THE SYSTEM IS TO BE AT LEAST 2 FT ABOVE THE ESTIMATED SEASONAL HIGH GROUNDWATER AND LEDGE.
2. THE EDGE OF SYSTEM STONE IS TO BE AT LEAST 4 FT (HORIZONTAL) FROM ANY LEDGE.
3. THE STONE IS TO BE DOUBLE WASHED.
4. FILTER FABRIC IS NOT TO BE PLACED ON BOTTOM OF SYSTEM.
5. A 2-FT OVERDIG OF REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL MEASURED FROM THE EDGE OF THE SYSTEM STONE IN ALL DIRECTIONS IS REQUIRED AND A MINIMUM OF 6" INTO THE C-LAYER.
6. INSPECTION PORTS SHALL BE BROUGHT TO GRADE.

CULTEC 360HD CHAMBERS DETAIL
NTS

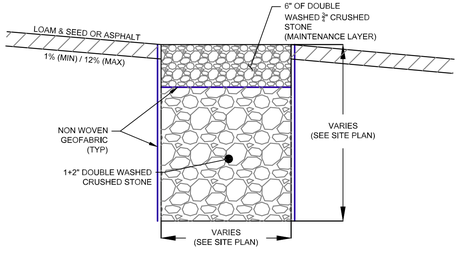


DOWNSPOUT DETAIL
NOT TO SCALE

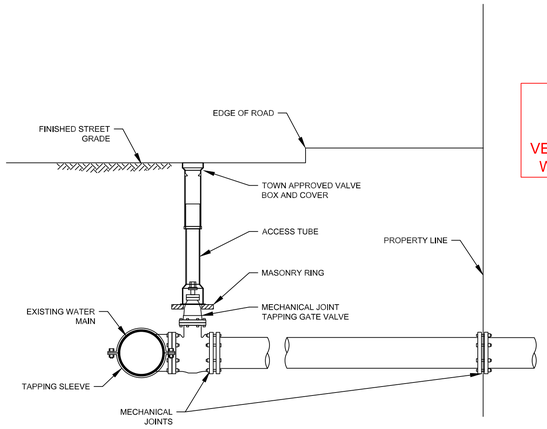


NOTES:
1. DRILL OUT ENTRANCE HOLE IN MANHOLE BARREL, BASE, AND BENCH FOR REQUIRED PIPE CLEARANCE. CUT REINFORCING WIRE MESH OR BARS IN CENTER OF CUT HOLE AND BEND OUTWARDS.

CATCH BASIN CONNECTION DETAIL
NTS



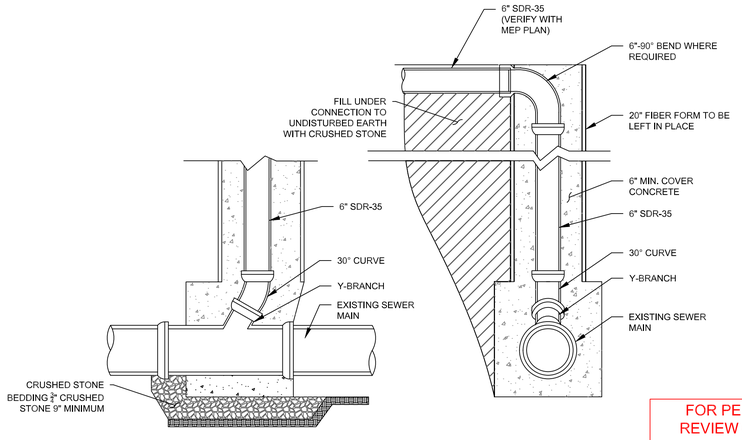
INTERCEPTOR DRAIN
NTS



FOR PERMIT REVIEW ONLY

VERIFY PIPE SIZING WITH MEP PLANS

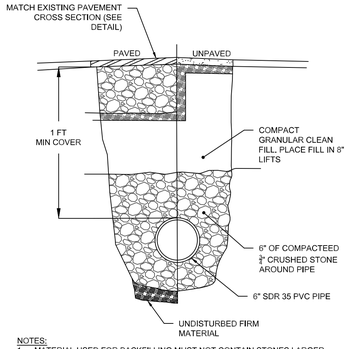
TYPICAL WATER PIPE CONNECTION WITH TAPPING SLEEVE AND GATE VALVE
NTS



FOR PERMIT REVIEW ONLY

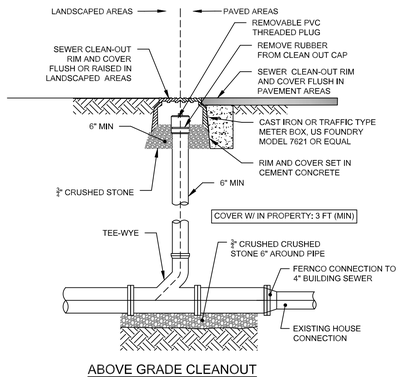
VERIFY PIPE SIZING WITH MEP PLANS

CHIMNEY CONNECTION
NOT TO SCALE



NOTES:
1. MATERIAL USED FOR BACKFILLING MUST NOT CONTAIN STONES LARGER THAN 3 INCHES IN GREATEST DIMENSION. BACKFILL SHALL CONFORM TO SECTION 6.3.1.
2. ANY EXCAVATION BELOW 8" BELOW THE PIPE INVERT ELEVATION DUE TO UNSUITABLE SOILS MUST BE REPLACED WITH 3/4" CRUSHED STONE.

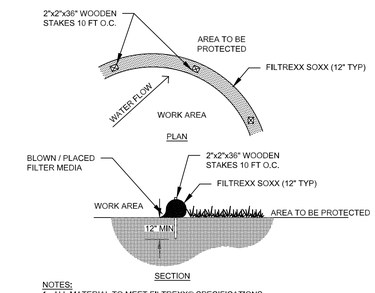
SEWER GRAVITY TRENCH DETAIL
NTS



ABOVE GRADE CLEANOUT
NTS

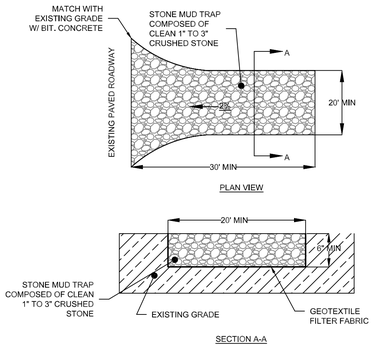
EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
3. ALL DISTURBANCES TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND AFTER EACH RAINFALL EVENT, ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
5. THE CONTRACTOR SHALL MAINTAIN A SURPLUS SUPPLY OF NECESSARY EROSION CONTROL DEVICES ON-SITE FOR EMERGENCY USE (STRAW BALES, WATTLES, FILTER BERM, SILT FENCE, STAKES, CRUSHED STONE).
6. ALL DISTURBED AREAS WILL BE STABILIZED WITH LOAM AND SEED, LANDSCAPING, OTHER VEGETATION, OR OTHER STABILIZATION METHODS AT THE COMPLETION OF CONSTRUCTION.
7. THE STREET WILL BE KEPT CLEAN OF ANY DIRT AND SEDIMENT THAT IS WASHED INTO THE STREET OR TRACKED FROM CONSTRUCTION VEHICLES, AND THE STREET WILL BE SWEPT AS NEEDED AT THE END OF EACH DAY OF CONSTRUCTION.
8. ANY DISTURBED AREAS THAT ARE BARE OR DISTURBED FOR 30-DAYS OR LONGER ARE TO BE TEMPORALLY OR PERMANENTLY STABILIZED WITH ADEQUATE COVER.

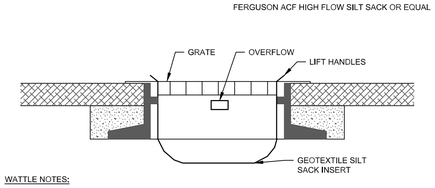


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SEDIMENT CONTROL
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NTS



WATTLE NOTES:

1. HIGH FLOW SILT SHACK SHALL BE A FERGUSON ACF HIGH FLOW SILT SACK OR EQAUL.
2. CLEAN AND INSPECT SILT SACK REGULARLY AND AFTER EVERY MAJOR WEATHER EVENT.
3. SILT SACK SHALL BE SECURED AS DIRECTED BY THE MANUFACTURER TO PREVENT UNIT FROM FALLING INTO CATCH BASIN WHEN GRATE IS REMOVED.
4. INSTALL ALL CATCH BASIN PROTECTION WITH PROJECT LIMITS PRIOR TO COMMENCEMENT OF WORK.

HIGH FLOW SILT SACK DETAIL

Prepared By:

CHONGRIS ENGINEERING

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chongrisengineering.com
alek@chongrisengineering.com
978-655-0885

COMMONWEALTH OF MASSACHUSETTS
ALEKSANDR J CHONGRIS
CIVIL
No. 56795
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
PERMIT REVIEW ONLY

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

CIVIL PLAN SET

FOR PERMIT REVIEW ONLY

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

Approved by:

Job Number: 25.166

DETAILS

SCALE: AS NOTED

SHEET 5 OF 5

Chongris Engineering LLC
256 Beacon Street, Andover, MA 01810
Alek@ChongrisEngineering.com
978-655-0885

July 11, 2025 Project 25.166

Town of Arlington
Engineering Department
51 Grove Street
Arlington, MA 02476
781-316-3320

Re: **Stormwater Narrative**
126 Broadway Street
Arlington, MA

Project Description:

The proposed development includes the removal of the existing dwelling and the construction of a multi-unit dwelling. The project site will have a small driveway with some outdoor parking. Refer to Appendix A for the MA Stormwater Checklist.

Existing Conditions:

Infrastructure: The project has a single-family home with a large single curb cut driveway. The property also has a detached garage. The property has a large bit. Concrete driveway and a small porch and walkway that heads towards Broadway. The project does not have any known on-site drainage systems. Refer to Appendix B for a orthophotograph plan, priority resource plan and site location plan provided from MassMapper.

Topography: The property is generally flat with the existing ground elevation ranging from 100 – 101 ft. Most of the runoff flows towards Broadway and Everett Street, which eventually makes it into the Towns MS4 system.

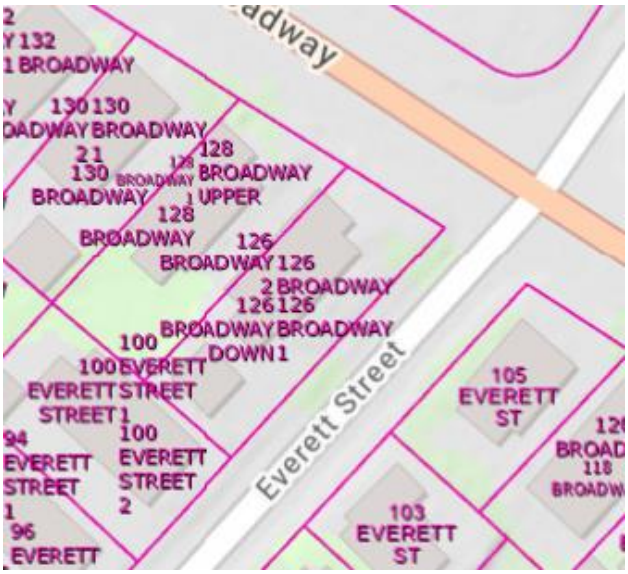
Ground cover: The existing vegetation is grass lawn in fair/good condition. The site currently has two City trees located on the frontage along Everett Street.

Soils: The likely soil types for the property reference from the Natural Resource Conservation Services (NRCS) soil mapping database can be seen in the table below. For additional NRCS soils data, refer to Appendix C.

Map Unit Symbol	Map Unit Name	Rating
626B	Merrimac-Urban Land Complex (0-8%)	HSG A

Soil testing was performed by Chongris Engineering to determine groundwater and soil texture. No redox features, seepage or standing water was observed during testing. The ESHGW is assumed to be 120” below ground surface (bottom of excavation). Refer to the Site Plan for more information regarding the field test pits.

Resource Areas: Based on MassMapper from 07/11/2025, there are no on-site resource areas on the property within the limit of work that require additional permitting.



Areas of Critical Environmental Concern
ACECs
IWPAs
Zone IIs
Zone Is
Zone C
Zone B
Zone A
NHESP Certified Vernal Pools
NHESP Estimated Habitats of Rare Wildlife
FEMA National Flood Hazard Layer
Property Tax Parcels

Hydrology: The hydrological analysis for estimating stormwater runoff for the existing conditions of the property was performed using HydroCAD which employs Technical Release 20 (TR-20) for computations and the Natural Resource Conservation Service (NRCS) guidelines for analytical procedures. All the measured and calculated input values to compute runoff rates and volumes, such as impervious area, time of concentration, weighted curve numbers are provided herein.

Rainfall depths used in the analysis were obtained from NOAA Atlas 14, vol. 10, ver 3 for the project locus. Refer to Appendix D for more information regarding NOAA rainfall depths.

Table 1 – Design Rainfall Depths

Storm Frequency	Rainfall Depth (inches)
2 - yr	3.28
10 - yr	5.17
25 – yr	6.35
100 - yr	8.17

Proposed Conditions:

Infrastructure: The existing dwelling is proposed to be removed. The new structure is much larger and will take up most of the lot. The proposed structure will be a five-story mixed-use building. The property will have commercial units on the first floor. The remaining floors will be residential. The first floor will also have a open parking garage. A small driveway and parking is also proposed. The remaining area that is not building or driveway is to be grass and/or plantings. The proposed structure will be serviced by City sewer and water. The property will be serviced by an underground electric service.

Topography: Minimum adjustments to the on-site topography will be performed to accommodate development. The finish grade will mimic the existing grade, with any runoff not collected in the infiltration system flowing towards Broadway and Everett street, eventually making it into the towns MS4 system.

Ground cover: There will be modifications to existing ground cover to accommodate the proposed structure. All areas of the property that are not building and/or driveway will either be grass or planting beds.

Soils: Any fill brought onto the site for the proposed project shall be clean and well draining.

Prior to any stormwater installation, the design engineer shall inspect and document the soil conditions at all location where infiltration structures are to be considered.

Resource Areas: No development is proposed within a wetland resource or protectable wetland area.

Hydrology: The design points for the hydrological analysis was placed in a manner to analysis runoff entering the surround properties. The proposed conditions hydrological analysis was performed using Hydrocad which utilizes NRCS guidelines for analytical processes and technical resale 20 (TR-20) for calculations. Refer to Appendix E for the existing and proposed Drainage Maps. Refer to Appendix F and G for the existing and proposed Hydrocad Outputs, respectively.

Stormwater Tables

Table 1 – Peak Rates of Runoff

Design Point	Condition	2 – Year (cfs)	10 – Year (cfs)	25 – Year (cfs)	100 – Year (cfs)
Design Point #1 (1R)	Existing	0.10	0.28	0.41	0.61
	Proposed	0.03	0.28	0.57	0.80

Table 2 – Peak Runoff Volume

Desing Point	Condition	2 – Year (cf)	10 – Year (cf)	25 – Year (cf)	100 – Year (cf)
Design Point #1 (1R)	Existing	394	975	1,390	2,078
	Proposed	125	646	1,054	1,722

Table 3 - Infiltration System #1 Summary Table (rates)

Flow (cfs)	2 – Year (cfs)	10 – Year (cfs)	25 – Year (cfs)	100 – Year (cfs)
In	0.26	0.41	0.50	0.64
Out (1) (exfiltration)	0.01	0.01	0.01	0.01
Out (2) (culvert)	0.00	0.20	0.44	0.60

Table 4 - Infiltration System #1 Summary Table (volume)

Flow (cfs)	2 – Year (cf)	10 – Year (cf)	25 – Year (cf)	100 – Year (cf)
In	910	1,473	1,826	2,369
Out (1) (exfiltration)	910	1,143	1,126	1,330
Out (2) (culvert)	0.00	330	600	1,039

Table 5 – Exfiltration Rates & Groundwater for Infil. Sys #1

		Permeability of Soil				
Structure	**Bottom Area (sf)**	**(In/hr)**	**Ft/sec**	**Exfiltration Rate (cfs)**	**System Bottom El.**	**Ground Water El.**
Infil. Sys. #1	236.81	2.41	0.0000557	0.01	95.00	91.00

COMPLIANCE WITH STORMWATER MANAGEMENT STANDARDS

The following are the ten (10) MassDEP Stormwater Standards followed by a brief description of how each standard is satisfied under the stormwater management system proposed for this project.

Standard 1: *No new stormwater conveyances may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

There is no new untreated stormwater discharges proposed with the completion of the project. There are no new stormwater conveyances that discharge directly to wetlands or waters of the commonwealth.

Standard 2: *Peak Rate Attenuations – Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04*

Under proposed conditions, peak rate of runoff is managed by the proposed infiltration systems. The remaining runoff will continue to flow off site.

A chart summarizing the peak discharge rates for 2-, 10-, 25-, 50- and 100-year storm events is shown below.

Table 1 – Peak Rates of Runoff

Design Point	Condition	2 – Year (cfs)	10 – Year (cfs)	25 – Year (cfs)	100 – Year (cfs)
Design Point #1 (1R)	Existing	0.10	0.28	0.41	0.61
	Proposed	0.03	0.28	0.57	0.80

The above table indicates that the existing peak discharge rates do not exceed the proposed peak discharge rates for the 2 and 10 year rain events.

Table 2 – Peak Runoff Volume

Desing Point	Condition	2 – Year (cf)	10 – Year (cf)	25 – Year (cf)	100 – Year (cf)
Design Point #1 (1R)	Existing	394	975	1,390	2,078
	Proposed	125	646	1,054	1,722

The above table indicates that the existing peak volumes do not exceed the proposed peak discharge rates for the 2, 10, 25 and 100-year rain events.

Standard 3: *Recharge – Loss of annual recharge to groundwater shall be eliminated or minimized…at a minimum, the annual recharge from the post-development site shall approximate the annual recharge form predevelopment conditions based on soil type. This standard is met when the stormwater management system is designed to infiltrate the required recharge volume in accordance with the Massachusetts Stormwater Handbook.*

The proposed project will allow stormwater runoff to infiltrate groundwater using subsurface infiltration systems. Please note the Interceptor drain was not considered in this calculation.

Infiltration System #1

*Required Recharge Volume (R_v) = (F) * (A_{IMP})*
A_{IMP} = Total Impervious Area= 4,344 s.f.
Target Depth Factor for Hydrologic Soil Group A (F) = 0.60-inch
*Require Recharge Volume (R_v) = 0.60-inch/12 * 4,344 s.f. =218 c.f.*
Volume Provided: 563 c.f. (from Hydrocad)

Volume Provided = 563 c.f. > 218 c.f.

BMP Drawdown Calculations Infiltration System:

Infil. System #1:
Drawdown Time (D_w) = Volume (c.f.) / [Hydraulic Cond. (ft./hr.)x bottom area (s.f.)]
Bottom Area of BMP = 236.81 s.f.
Total Storage Volume of Reservoir = 563 c.f.
Hydraulic Conductivity = 2.41 in./hr = 0.20 ft./hr. (Rawls rate from T2.3.3 of Stormwater Handbook)
Dw = 563 c.f. / [0.20 ft./hr. x 236.81 s.f.] = 12 hrs > 72 hrs

Since the drawdown time for the proposed BMP is less than 72 hours, the standard is met for this project.

Standard 4: *Water Quality – Stormwater management systems shall be designed to remove 90% of the average postconstruction load of Total Suspended Solids (TSS). The standard is met with pollution prevention plans, stormwater BMPs sized to capture required water volume, and pretreatment measures.* ***Local regulations require 60% of the average annual load of Total Phosphorus to be removed.***

TSS REMOVAL:

The proposed conditions provide no new increase in untreated stormwater discharge relative to the existing conditions. The proposed stormwater management systems has been designed to remove a minimum of 90% of the average annual post-construction load of Total Suspended Solids (TSS). This is being done by collecting and storing more than 1-inch rain volume over the impervious area of the site. Details on the treatment trains that have been incorporated into the design are shown below.

Slide deck for Meeting #4 from Mass DEP, titled "Design Standards for Post Construction Stormwater Management" slide #24 states that a 90% removal of TSS can be met with by recharging 1" rain depth of the impervious area of the site.

Total Impervious Area on Site: 4,344 SF
1" Rain Volume over Total Site: 362 CF

Treatment Train 1 (Infil System 1): *This treatment train consist of a subsurface infiltration systems. No pretreatment is proposed prior to discharge into the system. A portion of the driveway is proposed to be collected and conveyed into a separate stormwater infiltration system. The overall TSS removal for this train is 90%. The MassDEP TSS Removal Spreadsheet is shown below.*

Infiltration System #1
Total Area of Impervious Area: 4,344 SF
1" Rain Volume over Impervious Area: 362 CF
Volume Provided from Infil. Sys 563 CF > 362 CF

Total Volume Provided = 563 CF > 362 CF, therefore this standard is met.

See Mass DEP Removal Chart Below.

TSS Removal Chart

TSS Removal Calculation Worksheet

Location: 50 Laurel Road Weston

B BMP[1]	C TSS Removal Rate[1]	D Starting TSS Load*	E Amount Removed (C*D)	F Remaining Load (D-E)
Subsurface Infil. Sys. w/ 1" rain storage vol.	0.90	1.00	0.90	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
Total TSS Removal =			90%	

Separate Form Needs to be Completed for Each Outlet or BMP Train

Project:
Prepared By: AJC
Date: 11/21/2024

*Equals remaining load from previous BMP (E) which enters the BMP

Phosphorus Removal:

Appendix F, Attachment 3, Figure 3-11 of the MA MS4 General Permit states that phosphorus removal of 60% is met when a minimum of 1" depth of runoff from impervious area is collected and stored on site for a infiltration rate of 2.41 in/hr.

Total Impervious Area on Site: 4,344 SF

1" Rain Volume over Total Site: 362 CF

Storage Provided: 563 CF (from hydrocad), therefore this standard is met.

Standard 5: *Recharge – Land Uses with higher potential Pollutant Loads (LUHPPLs) – Source control and pollution prevention shall be implemented in accordance with the Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.*

The proposed project is not considered a LUHPPL. Therefore, compliance with the additional requirements of Standard 5 is not required.

Standard 6: *Critical Areas – Stormwater discharges to critical areas require the use of specific source control and pollution prevention measures and specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas.*

Standard 6 is not applicable to this project given that stormwater will not be discharge to a critical area.

Standard 7: *Redevelopments – A redevelopment project is required to meet Standards 1 – 6 only to the maximum extent practicable. Remaining standards shall be met as well as the project shall improve existing conditions.*

This project is considered a New Development and all standards have been met to the maximum extent practicable.

Standard 8: *Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan shall be implemented.*

A construction period Stormwater Management and Erosion Control Plan is included in Appendix H of this report. The plan presents the minimum soil erosion and sediment control practices to be used during construction.

A SWPPP is not required for this project.

Standard 9: *A Long-Term Operation and Maintenance Plan shall be implemented.*

A long term pollution prevention plan and Operation and maintenance Plan are included in Appendix I.

Standard 10: *Prohibition of Illicit Discharges – Illicit discharges to the stormwater management system are prohibited.*

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Illicit discharge does not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning, condensation, footing drains, individual resident car washing, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents. The Owner is not aware of any existing illicit discharges to the Site and is not proposing any illicit discharges as part of the project. An Illicit Discharge Statement is provided on the O&M plan and a signed copy will be provided upon completion of the project.

PROPOSED EROSION CONTROLS

Erosion control measures listed below will be utilized to help reduce any impacts to the surrounding areas during construction.

- 12" Filtrex Soxx
- Construction Entrance

CONCLUSION

Chongris Engineering believes that the proposed project has been designed in accordance with Local Regulations. Chongris Engineering respectfully requests a approval from the Planning Board granting permission for the work described above and shown on the submitted plan.

We look forward to working with you on this project. If you have any questions regarding this proposal, do not hesitate to contact us.

Sincerely,
Chongris Engineering LLC

Aleksandr Chongris, P.E.

INDEX:

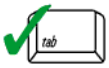
APPENDIX A

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☐ Redevelopment

☒ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

☒ No disturbance to any Wetland Resource Areas

☒ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
(high density residential building)

☐ Reduced Impervious Area (Redevelopment Only)

☐ Minimizing disturbance to existing trees and shrubs

☐ LID Site Design Credit Requested:

- ☐ Credit 1
- ☐ Credit 2
- ☐ Credit 3

☐ Use of "country drainage" versus curb and gutter conveyance and pipe

☐ Bioretention Cells (includes Rain Gardens)

☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)

☐ Treebox Filter

☐ Water Quality Swale

☐ Grass Channel

☐ Green Roof

☐ Other (describe): LID were considered but due to site constraints subsurface infiltration system are pripsoed.

Standard 1: No New Untreated Discharges

☒ No new untreated discharges

☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth

☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☐ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm. The overall volume for the 100 year storm is less than existing conditions.

Standard 3: Recharge

☒ Soil Analysis provided. (field soil testing performed in june 2025)

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☒ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided. (ESHGW separation is greater than or equal to 4 ft)

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

☒ The ½" or 1" Water Quality Volume or (> 1 provided)

☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

Not needed

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Not discharging to critical areas.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☐ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

Treated as new development

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☐ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☒ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

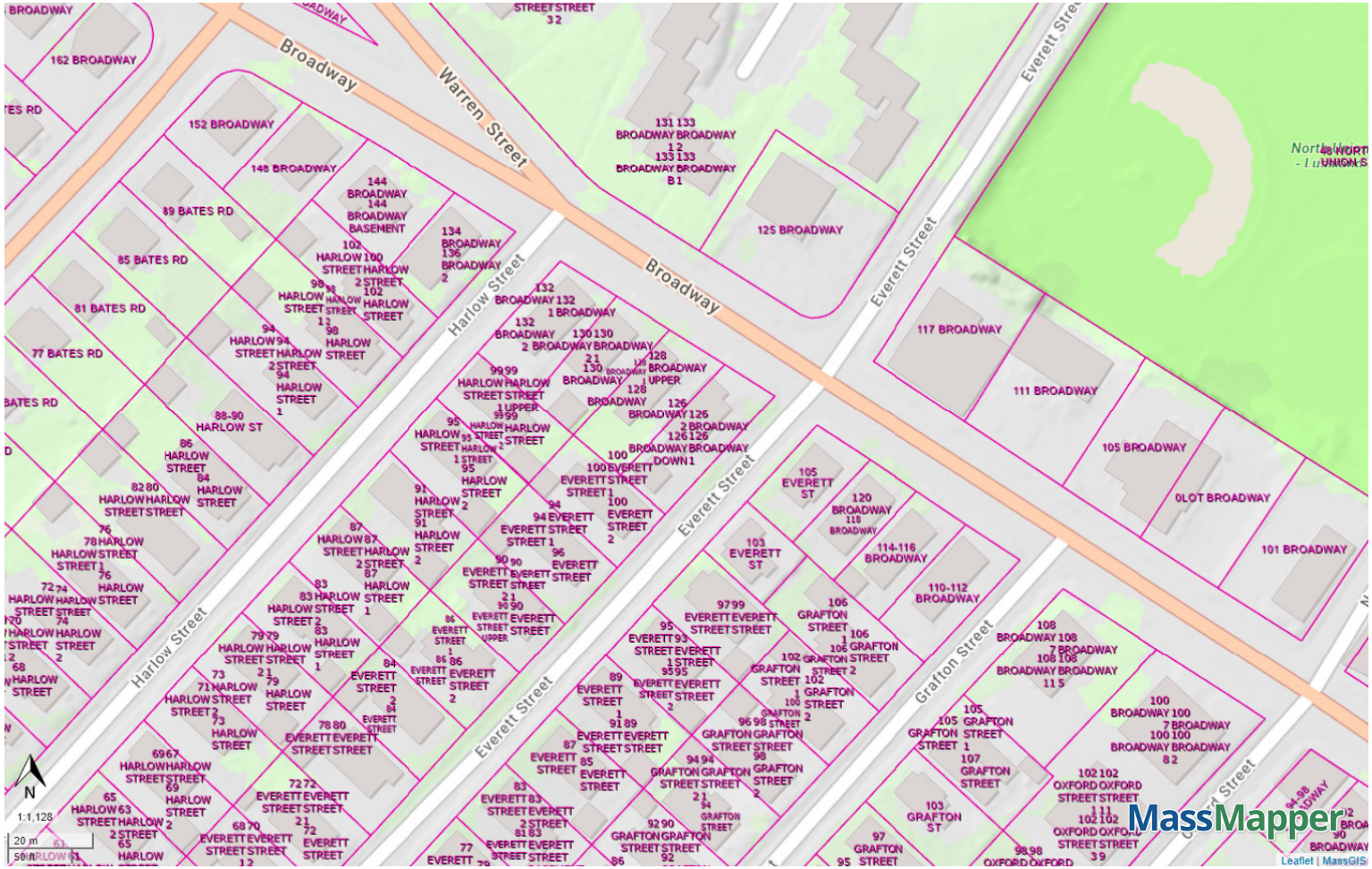
Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

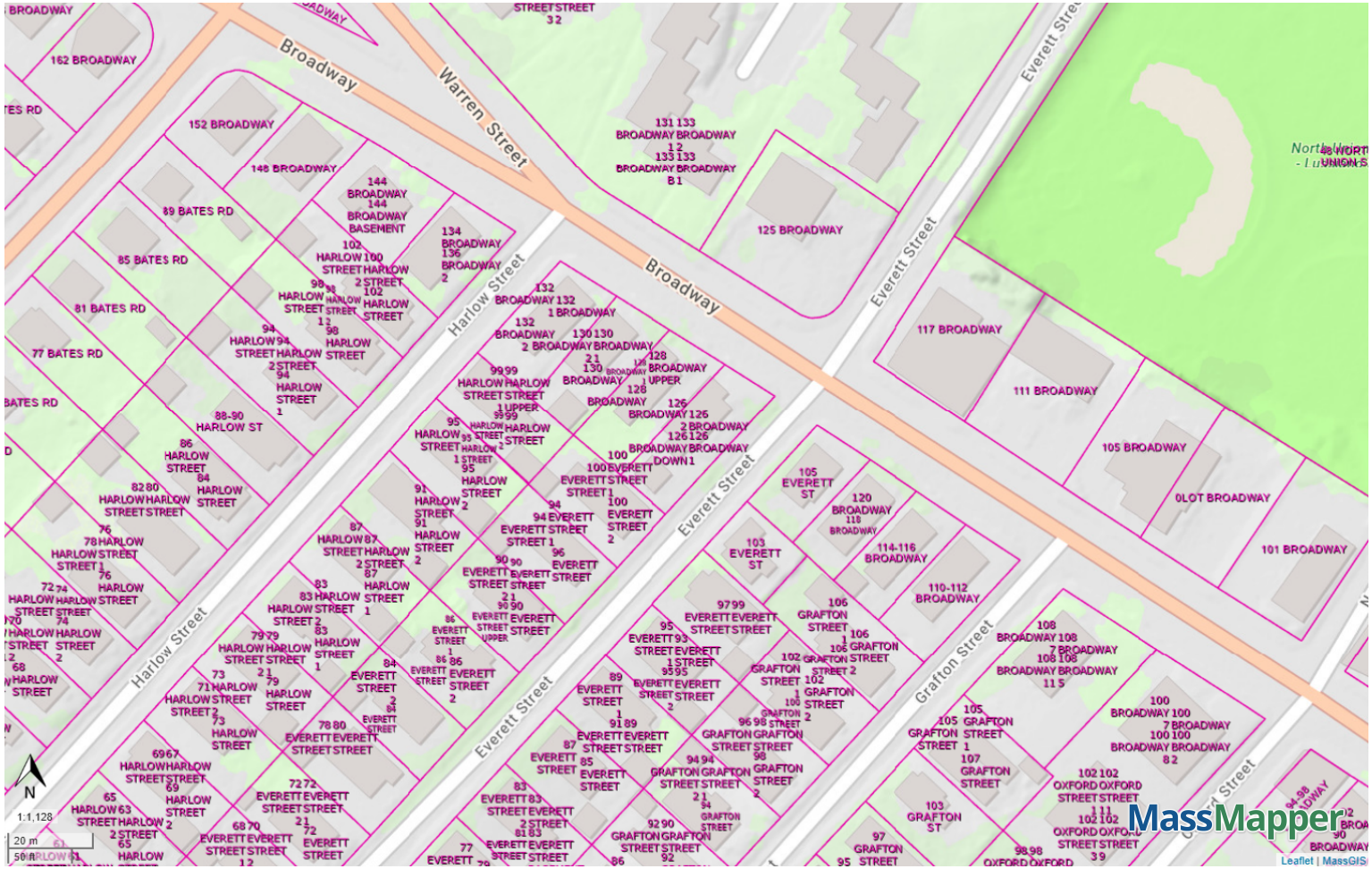
☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

APPENDIX B



Property Tax Parcels



Areas of Critical Environmental Concern ACECs

IWPAs

Zone IIs

Zone Is

Zone C

Zone B

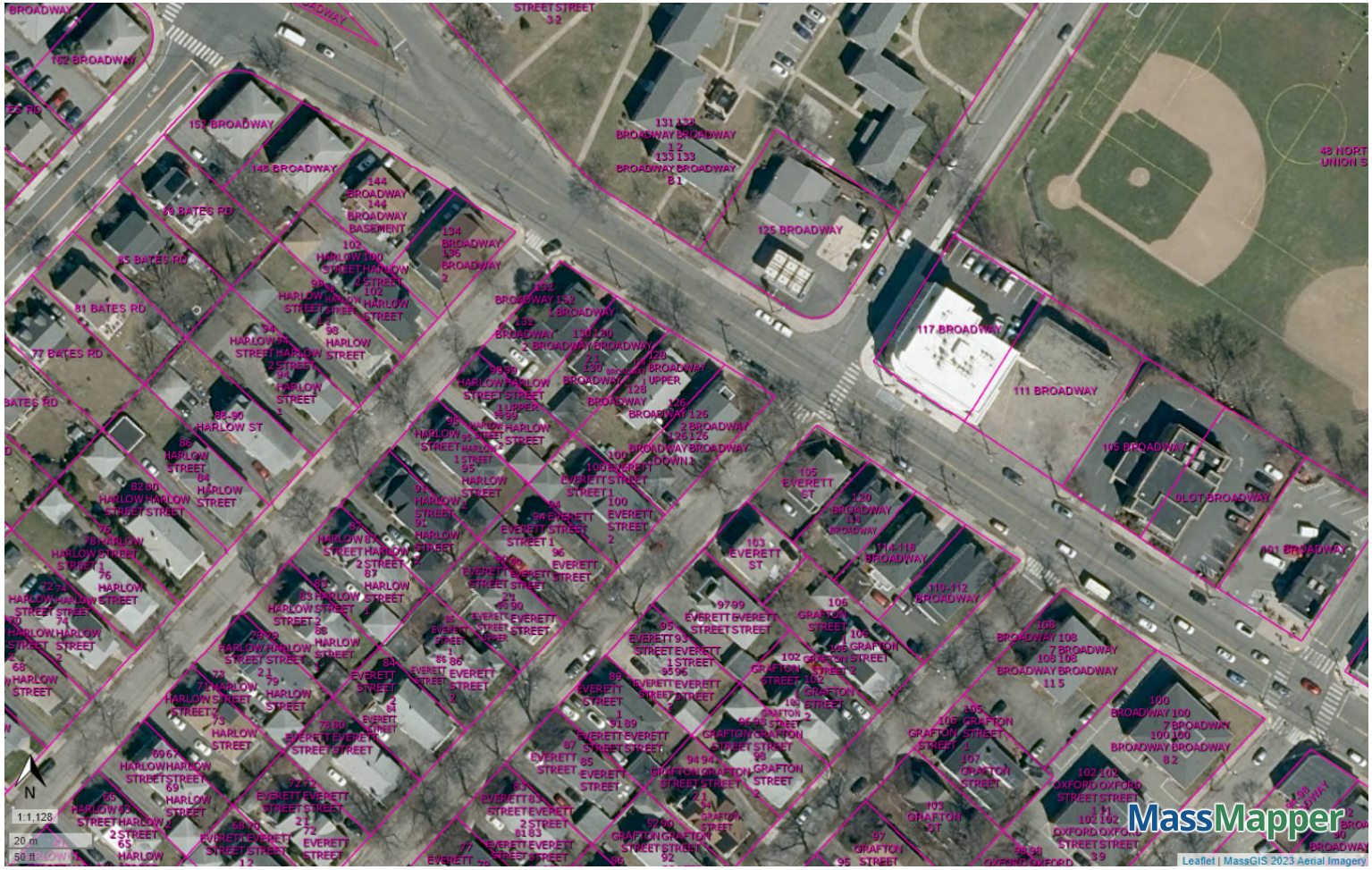
Zone A

NHESP Certified Vernal Pools

NHESP Estimated Habitats of Rare Wildlife

FEMA National Flood Hazard Layer

Property Tax Parcels



Property Tax Parcels

APPENDIX C

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Middlesex County, Massachusetts

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

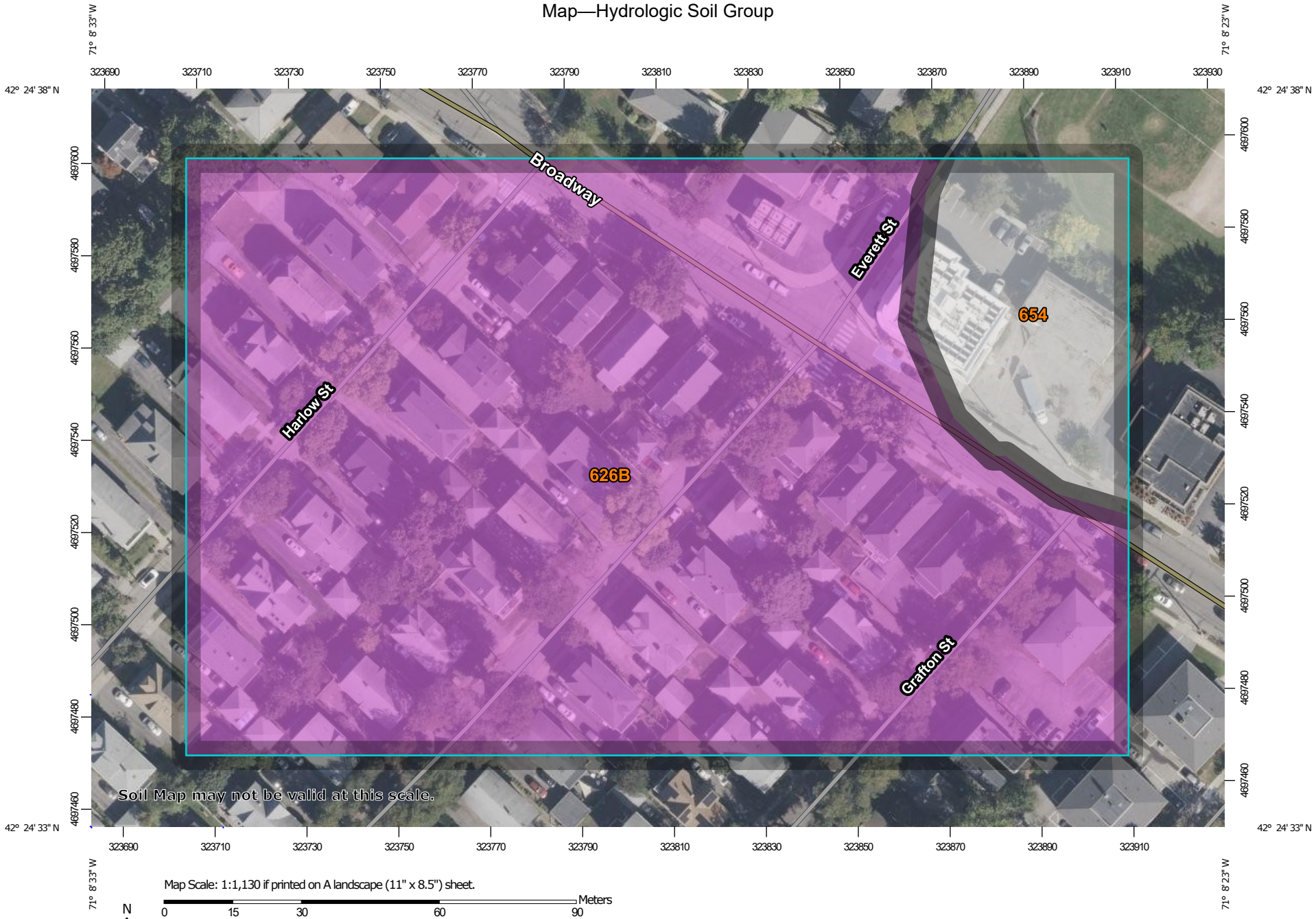
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Map—Hydrologic Soil Group



Map Scale: 1:1,130 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	A	5.9	88.8%
654	Udorthents, loamy		0.7	11.2%
Totals for Area of Interest			**6.6**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX D

NOAA Atlas 14, Volume 10, Version 3
Location name: Arlington, Massachusetts, USA*
Latitude: 42.4102°, Longitude: -71.1412°
Elevation: 31 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.304** (0.237-0.384)	**0.372** (0.290-0.471)	**0.484** (0.376-0.615)	**0.576** (0.444-0.737)	**0.704** (0.528-0.951)	**0.799** (0.587-1.11)	**0.901** (0.646-1.31)	**1.02** (0.688-1.51)	**1.21** (0.781-1.85)	**1.36** (0.861-2.13)
10-min	**0.430** (0.335-0.544)	**0.527** (0.411-0.668)	**0.686** (0.532-0.873)	**0.817** (0.631-1.05)	**0.998** (0.748-1.35)	**1.13** (0.833-1.57)	**1.28** (0.915-1.85)	**1.45** (0.975-2.14)	**1.71** (1.11-2.62)	**1.93** (1.22-3.02)
15-min	**0.506** (0.395-0.640)	**0.620** (0.483-0.786)	**0.806** (0.626-1.03)	**0.961** (0.742-1.23)	**1.17** (0.880-1.59)	**1.33** (0.980-1.85)	**1.50** (1.08-2.18)	**1.70** (1.15-2.51)	**2.01** (1.30-3.08)	**2.27** (1.44-3.55)
30-min	**0.693** (0.540-0.877)	**0.850** (0.662-1.08)	**1.11** (0.859-1.41)	**1.32** (1.02-1.69)	**1.62** (1.21-2.18)	**1.83** (1.35-2.54)	**2.07** (1.49-3.01)	**2.35** (1.58-3.47)	**2.79** (1.80-4.27)	**3.16** (2.00-4.95)
60-min	**0.879** (0.686-1.11)	**1.08** (0.842-1.37)	**1.41** (1.09-1.79)	**1.68** (1.30-2.15)	**2.06** (1.54-2.78)	**2.33** (1.72-3.24)	**2.64** (1.90-3.83)	**3.00** (2.02-4.43)	**3.56** (2.31-5.46)	**4.05** (2.56-6.34)
2-hr	**1.14** (0.896-1.43)	**1.41** (1.10-1.77)	**1.84** (1.44-2.32)	**2.20** (1.71-2.79)	**2.69** (2.03-3.62)	**3.05** (2.27-4.22)	**3.45** (2.51-5.01)	**3.95** (2.67-5.78)	**4.74** (3.08-7.20)	**5.42** (3.44-8.41)
3-hr	**1.33** (1.05-1.66)	**1.64** (1.29-2.05)	**2.14** (1.68-2.69)	**2.56** (2.00-3.24)	**3.13** (2.38-4.20)	**3.56** (2.65-4.89)	**4.02** (2.93-5.81)	**4.61** (3.12-6.70)	**5.54** (3.60-8.36)	**6.35** (4.04-9.78)
6-hr	**1.72** (1.37-2.14)	**2.12** (1.68-2.63)	**2.76** (2.18-3.45)	**3.29** (2.59-4.14)	**4.03** (3.07-5.35)	**4.57** (3.42-6.23)	**5.16** (3.77-7.38)	**5.90** (4.01-8.51)	**7.07** (4.62-10.6)	**8.09** (5.16-12.3)
12-hr	**2.20** (1.76-2.72)	**2.70** (2.15-3.33)	**3.51** (2.79-4.35)	**4.18** (3.31-5.22)	**5.10** (3.92-6.72)	**5.79** (4.36-7.81)	**6.53** (4.79-9.22)	**7.45** (5.09-10.6)	**8.87** (5.81-13.1)	**10.1** (6.46-15.2)
24-hr	**2.65** (2.13-3.24)	**3.28** (2.64-4.02)	**4.31** (3.46-5.31)	**5.17** (4.12-6.41)	**6.35** (4.91-8.30)	**7.22** (5.47-9.68)	**8.17** (6.03-11.5	**9.36** (6.41-13.2)	**11.2** (7.37-16.4)	**12.8** (8.22-19.1)
2-day	**3.01** (2.45-3.67)	**3.80** (3.09-4.64)	**5.10** (4.12-6.24)	**6.18** (4.96-7.60)	**7.66** (5.96-9.97)	**8.74** (6.68-11.7)	**9.94** (7.42-13.9)	**11.5** (7.90-16.1)	**14.0** (9.22-20.3)	**16.2** (10.4-23.9)
3-day	**3.30** (2.69-4.00)	**4.16** (3.39-5.05)	**5.55** (4.51-6.77)	**6.71** (5.41-8.23)	**8.31** (6.50-10.8)	**9.47** (7.27-12.6)	**10.8** (8.08-15.0)	**12.5** (8.59-17.4)	**15.2** (10.0-21.9)	**17.6** (11.4-25.9)
4-day	**3.58** (2.93-4.32)	**4.46** (3.64-5.40)	**5.90** (4.80-7.17)	**7.10** (5.74-8.67)	**8.75** (6.86-11.3)	**9.95** (7.66-13.2)	**11.3** (8.48-15.7)	**13.0** (9.01-18.1)	**15.9** (10.5-22.8)	**18.4** (11.9-26.9)
7-day	**4.34** (3.57-5.22)	**5.26** (4.32-6.33)	**6.76** (5.54-8.17)	**8.01** (6.52-9.73)	**9.73** (7.66-12.4)	**11.0** (8.48-14.4)	**12.4** (9.31-17.0)	**14.2** (9.83-19.5)	**17.1** (11.3-24.3)	**19.6** (12.7-28.4)
10-day	**5.04** (4.16-6.04)	**5.98** (4.94-7.18)	**7.53** (6.19-9.06)	**8.81** (7.20-10.7)	**10.6** (8.35-13.4)	**11.9** (9.18-15.5)	**13.3** (9.99-18.1)	**15.1** (10.5-20.6)	**17.9** (11.9-25.3)	**20.4** (13.2-29.4)
20-day	**7.04** (5.86-8.38)	**8.07** (6.71-9.61)	**9.76** (8.08-11.7)	**11.2** (9.17-13.4)	**13.1** (10.4-16.3)	**14.5** (11.2-18.5)	**16.0** (12.0-21.2)	**17.8** (12.5-24.0)	**20.3** (13.6-28.4)	**22.4** (14.6-31.9)
30-day	**8.70** (7.28-10.3)	**9.80** (8.18-11.6)	**11.6** (9.64-13.8)	**13.1** (10.8-15.6)	**15.1** (12.0-18.7)	**16.7** (12.9-21.1)	**18.3** (13.6-23.8)	**19.9** (14.0-26.8)	**22.2** (14.9-30.8)	**24.1** (15.7-34.0)
45-day	**10.8** (9.06-12.7)	**12.0** (10.0-14.1)	**13.9** (11.6-16.4)	**15.4** (12.8-18.4)	**17.6** (14.0-21.6)	**19.3** (14.9-24.1)	**21.0** (15.5-26.9)	**22.6** (15.9-30.1)	**24.7** (16.6-34.0)	**26.2** (17.1-36.8)
60-day	**12.6** (10.6-14.8)	**13.8** (11.6-16.2)	**15.8** (13.2-18.6)	**17.4** (14.5-20.7)	**19.7** (15.7-24.1)	**21.5** (16.6-26.7)	**23.2** (17.2-29.5)	**24.8** (17.5-32.8)	**26.7** (18.0-36.6)	**28.1** (18.4-39.3)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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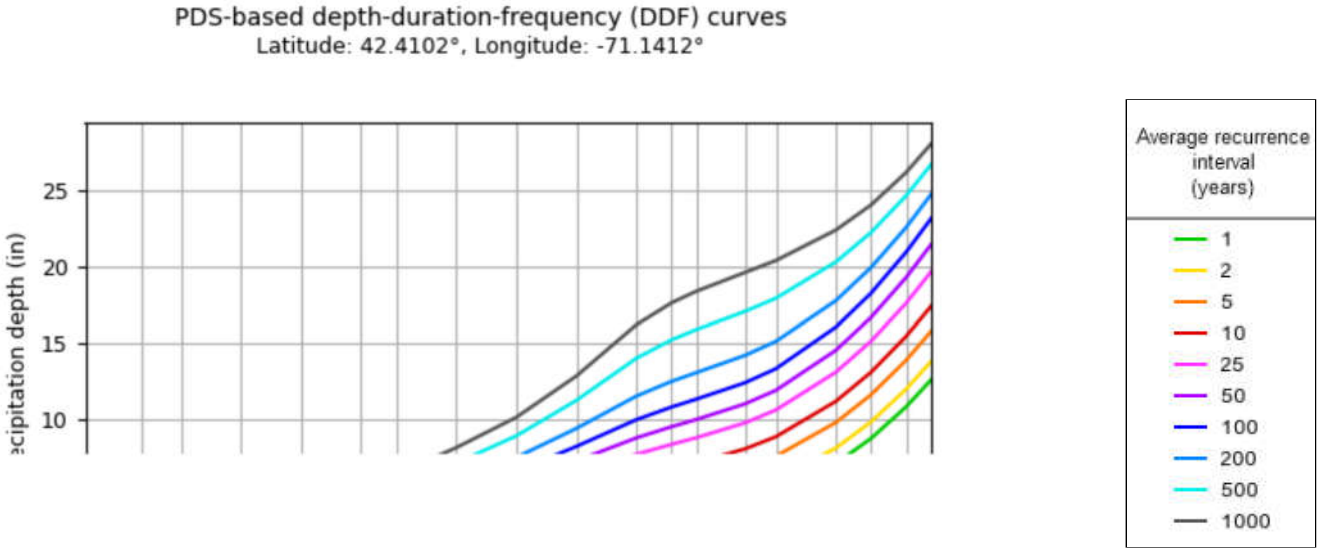
PF graphical



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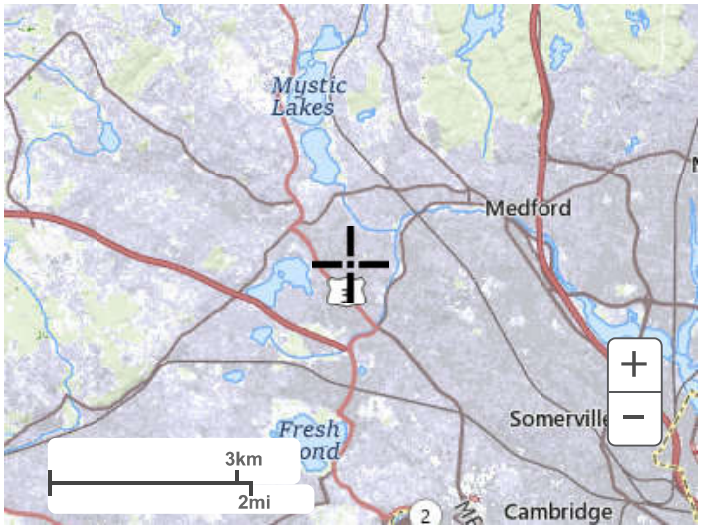
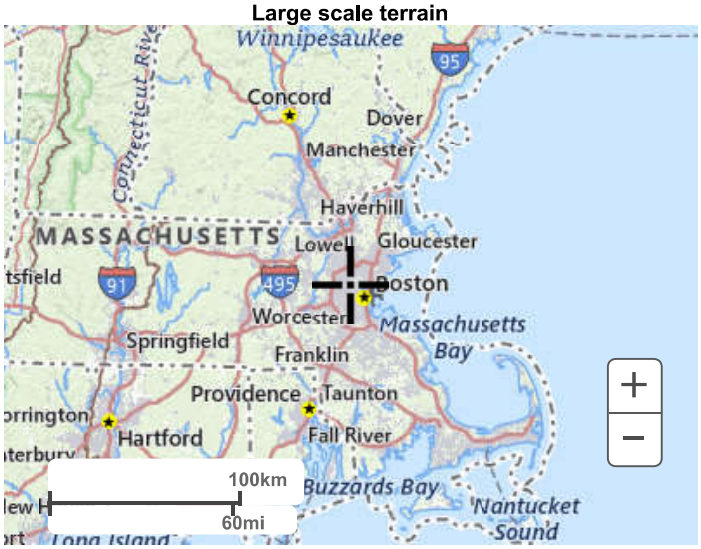
Maps & aerials

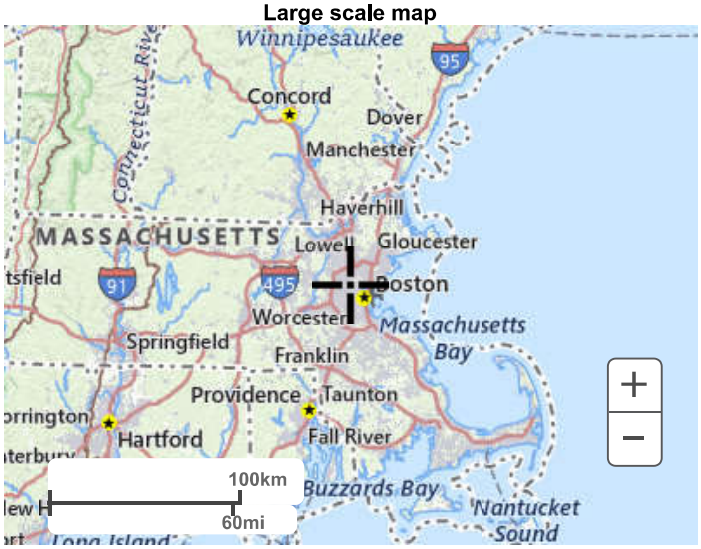
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

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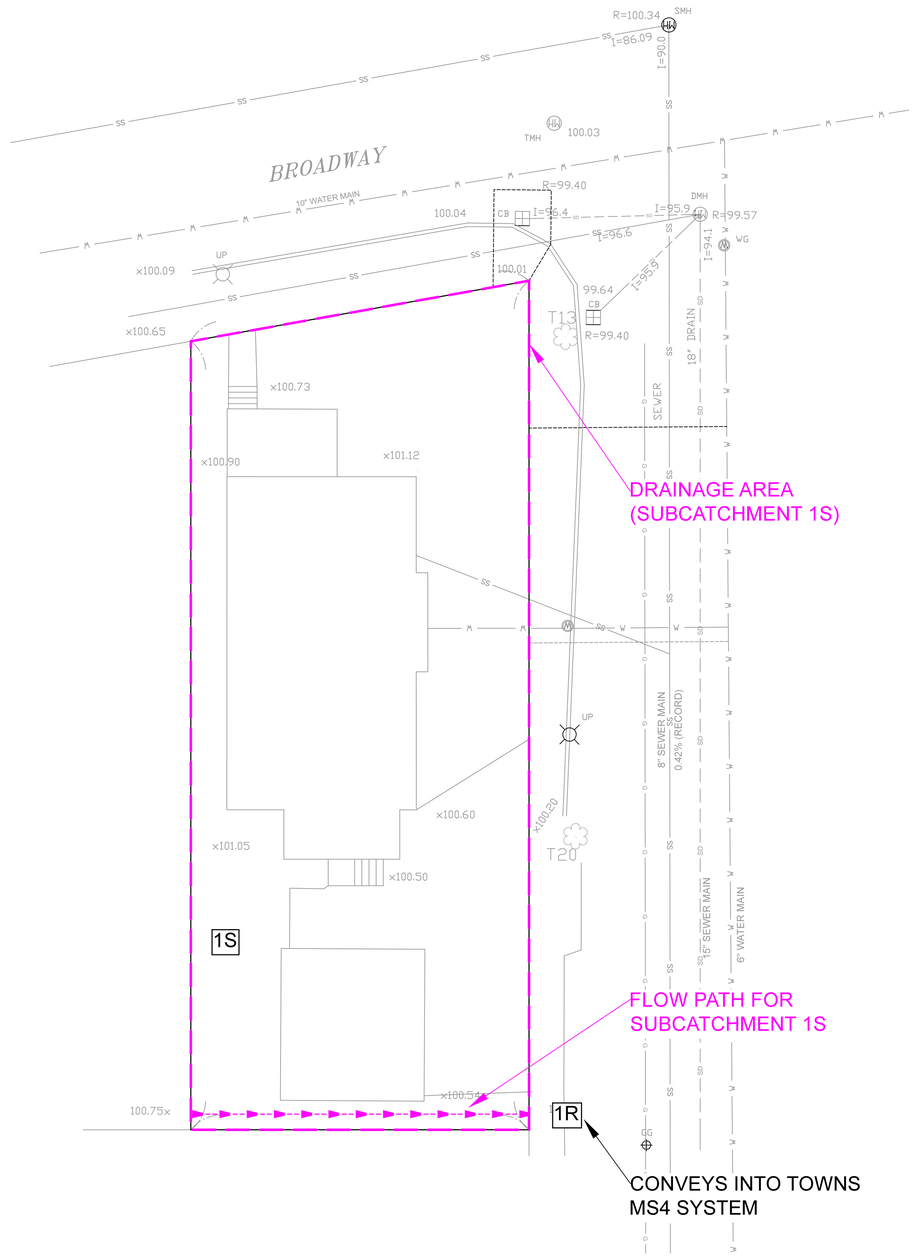
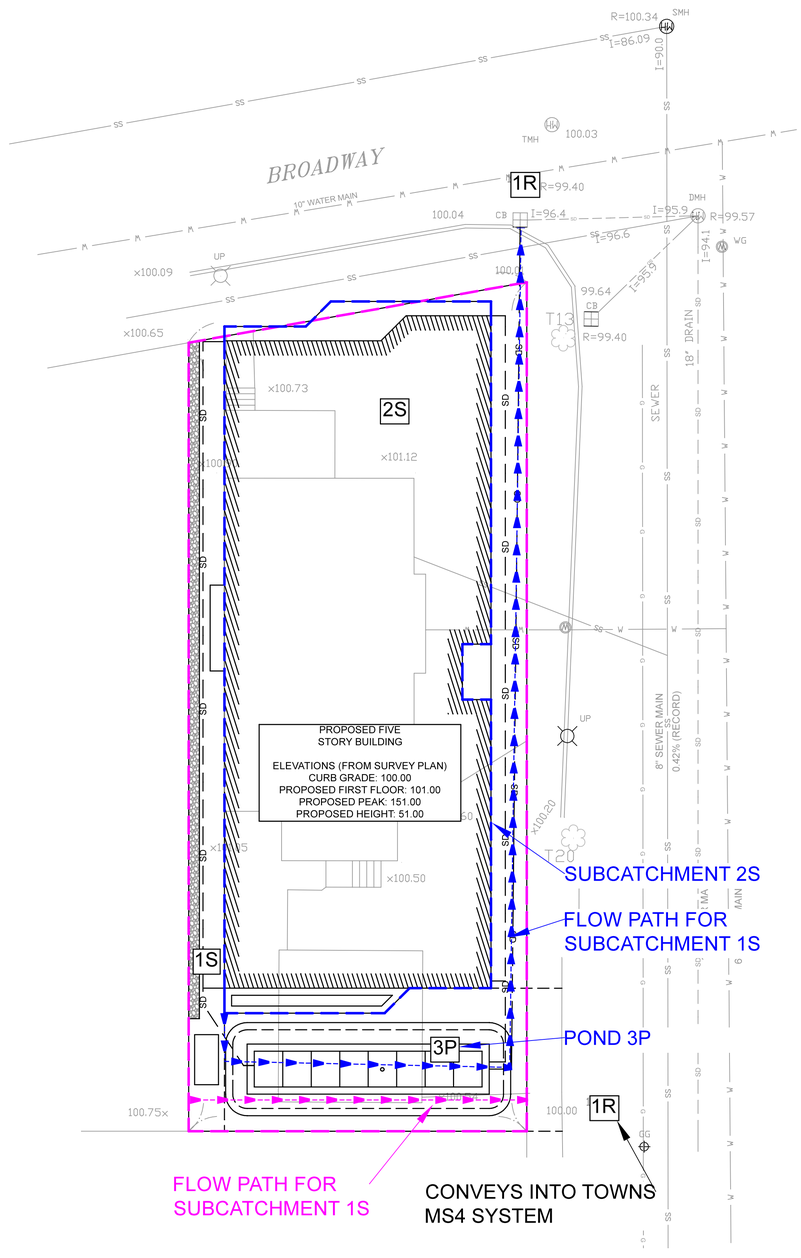
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX E



EXISTING DRAIN MAP
1" = 10'



PROPOSED DRAIN MAP
1" = 10'

0 2.5 5 10
1"=10'

Prepared By:

256 Beacon Street
Andover, MA 01810
chongrisengineering.com
alek@chongrisengineering.com
978-655-0885

I CERTIFY THAT I AM CURRENTLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PURSUANT TO 310 CMR 15.017 TO CONDUCT SOIL EVALUATIONS AND THAT THE ABOVE ANALYSIS HAS BEEN PERFORMED BY ME CONSISTENT WITH THE REQUIRED TRAINING, EXPERTISE, AND EXPERIENCE DESCRIBED IN310 CMR 15.017. I FURTHER CERTIFY THAT THE RESULTS OF MY SOIL EVALUATION, AS INDICATED ON THE ATTACHED SOIL EVALUATION FORM ARE ACCURATE AND IN ACCORDANCE WITH 310 CMR 15.100 THROUGH 15.107.

Plan Title:

126 BROADWAY STREET
ARLINGTON, MA

DRAINAGE MAP

Address Info:

126 BROADWAY STREET
ARLINGTON, MA

PID: 030-03-04

LOT SIZE: 0.12 ACRES

Owner Info:

126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA
978-815-1486

Rev. No.	Rev. Date	Description

Date: 07/09/2025

Drawn by:

Approved by:

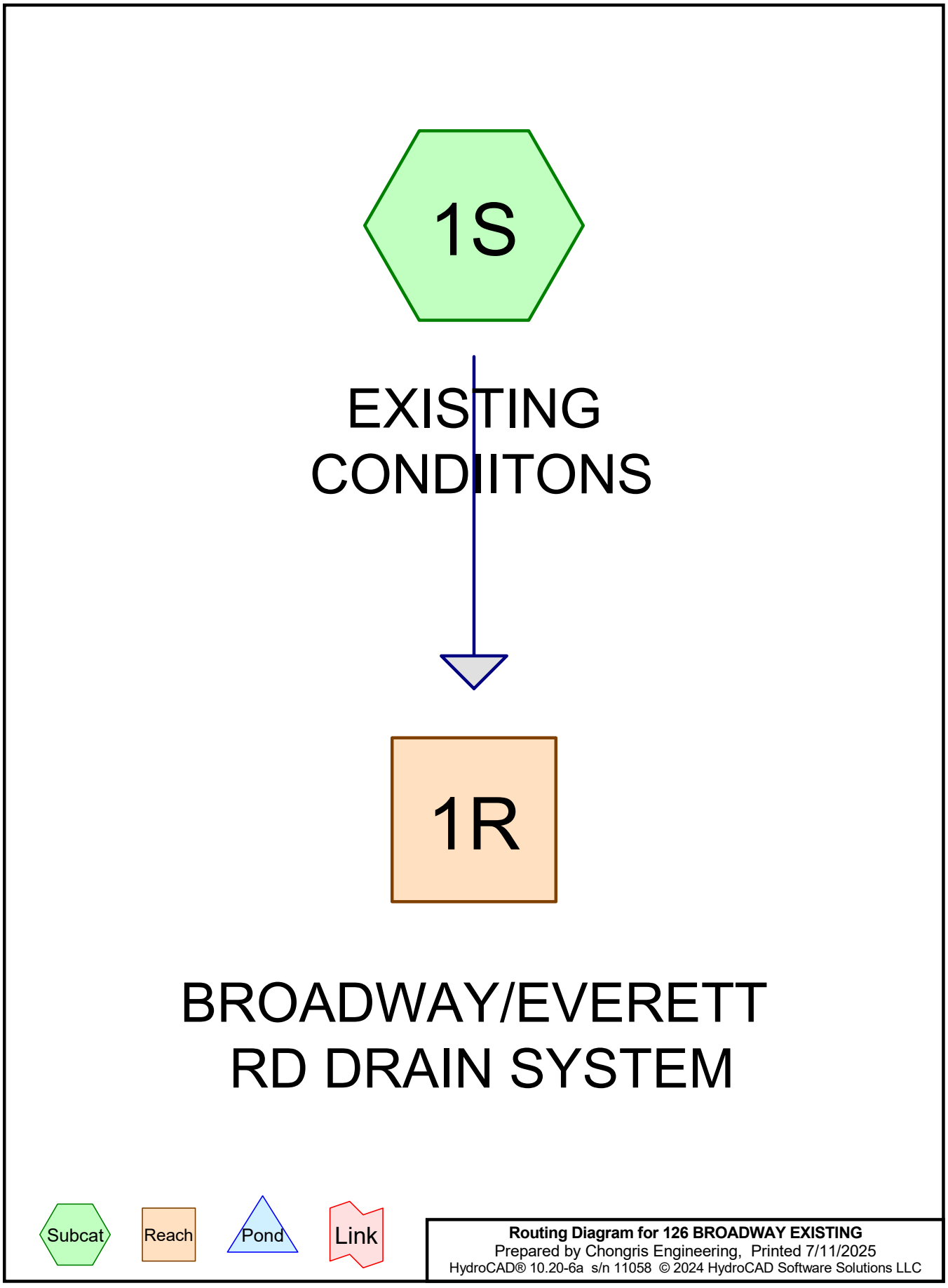
Job Number: 25.166

DRAINAGE MAP

SCALE: AS NOTED

SHEET 1 OF 1

APPENDIX F


1S
EXISTING
CONDIITONS
1R
BROADWAY/EVERETT
RD DRAIN SYSTEM
Subcat
Reach
Pond
Link
Routing Diagram for 126 BROADWAY EXISTING
Prepared by Chongris Engineering, Printed 7/11/2025
HydroCAD® 10.20-6a s/n 11058 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr-24	Type III 24-hr		Default	24.00	1	3.28	2
2	10-yr-24	Type III 24-hr		Default	24.00	1	5.17	2
3	25-yr-24	Type III 24-hr		Default	24.00	1	6.35	2
4	100-yr-24	Type III 24-hr		Default	24.00	1	8.17	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
2,529	39	>75% Grass cover, Good, HSG A (1S)
867	98	Driveway, HSG A (1S)
427	98	Garage, HSG A (1S)
1,367	98	House, HSG A (1S)
146	98	Porch, HSG A (1S)
71	98	Walkway, HSG A (1S)
5,407	**70**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
5,407	HSG A	1S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
5,407		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
2,529	0	0	0	0	2,529	>75% Grass cover, Good	
867	0	0	0	0	867	Driveway	
427	0	0	0	0	427	Garage	
1,367	0	0	0	0	1,367	House	
146	0	0	0	0	146	Porch	
71	0	0	0	0	71	Walkway	
5,407	**0**	**0**	**0**	**0**	**5,407**	**TOTAL AREA**	

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=0.88"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.10 cfs 394 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.10 cfs 394 cf
Outflow=0.10 cfs 394 cf

Total Runoff Area = 5,407 sf Runoff Volume = 394 cf Average Runoff Depth = 0.88"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

Summary for Subcatchment 1S: EXISTING CONDIITONS

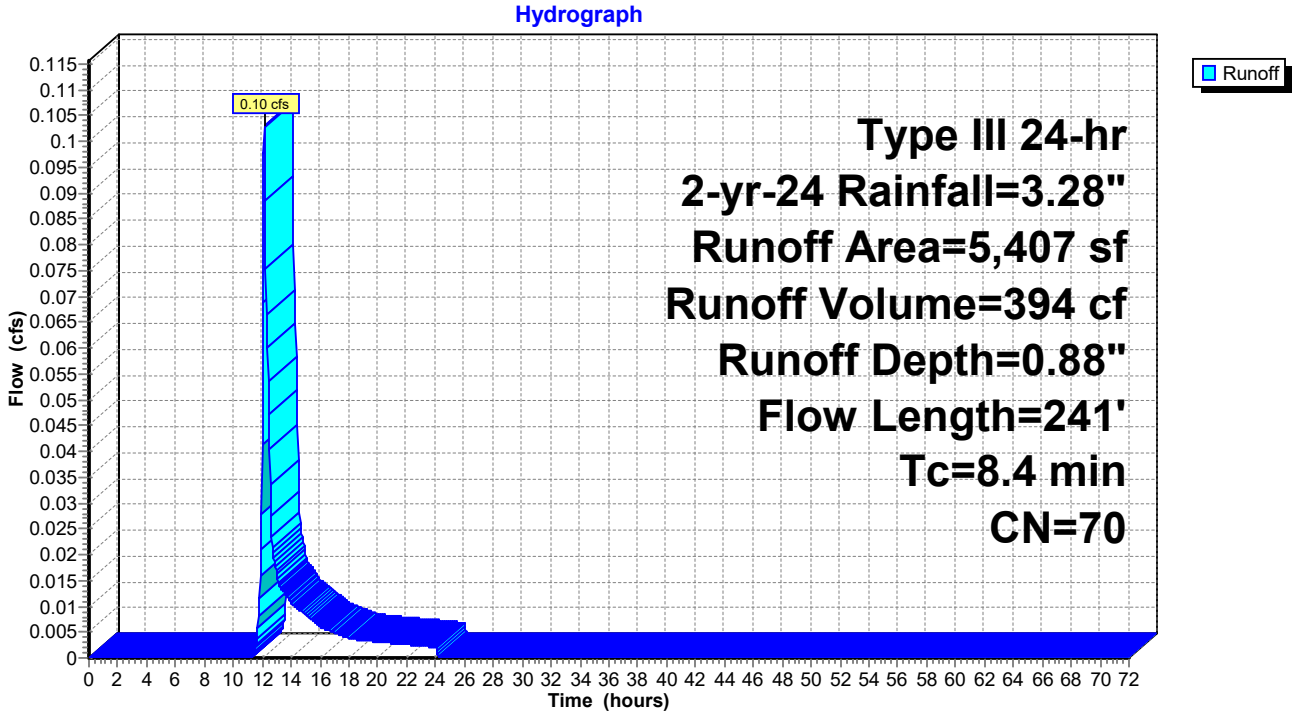
Runoff = 0.10 cfs @ 12.14 hrs, Volume= 394 cf, Depth= 0.88"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: EXISTING CONDIITONS



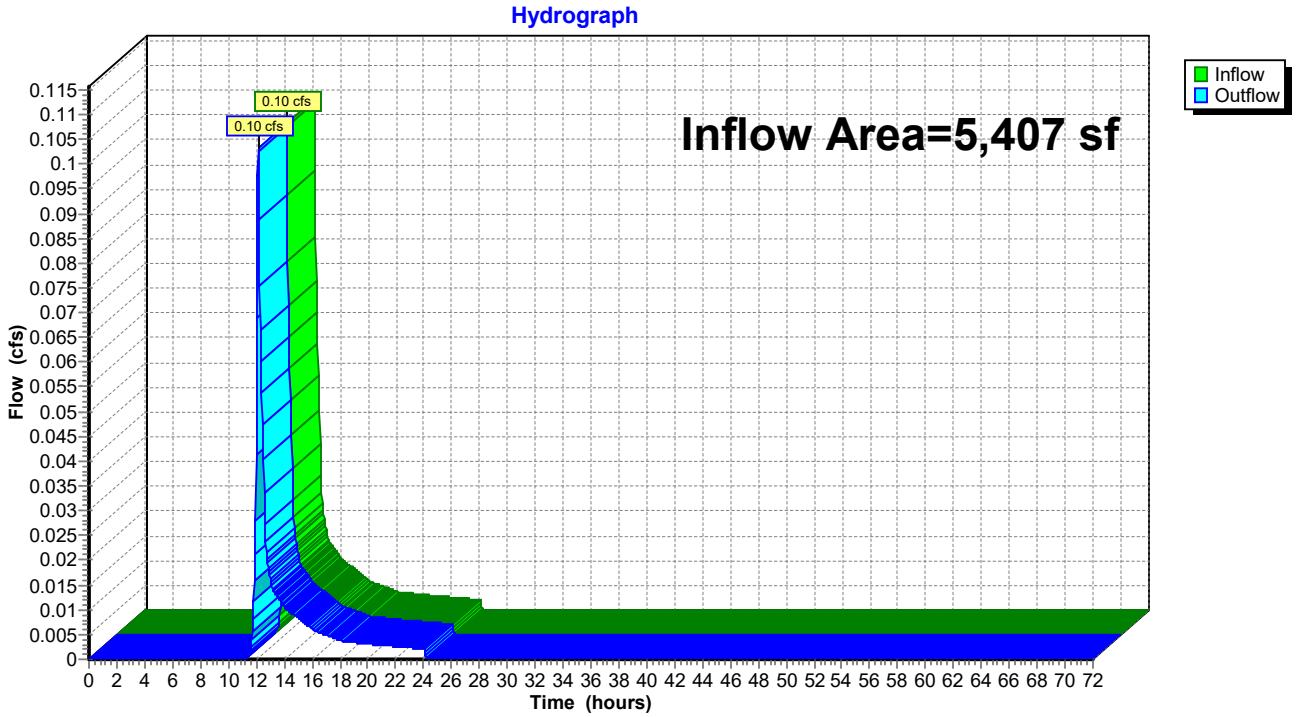
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 0.88" for 2-yr-24 event
Inflow = 0.10 cfs @ 12.14 hrs, Volume= 394 cf
Outflow = 0.10 cfs @ 12.14 hrs, Volume= 394 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=2.16"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.28 cfs 975 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.28 cfs 975 cf
Outflow=0.28 cfs 975 cf

Total Runoff Area = 5,407 sf Runoff Volume = 975 cf Average Runoff Depth = 2.16"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

Summary for Subcatchment 1S: EXISTING CONDIITONS

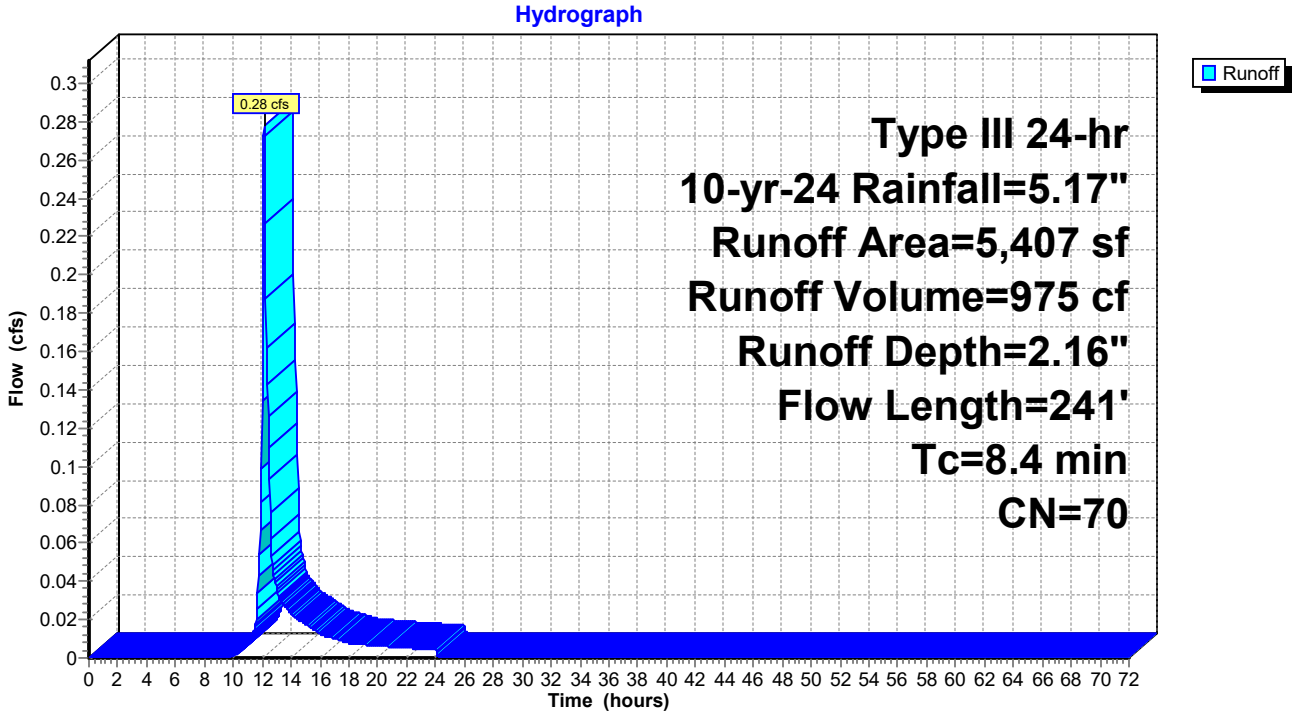
Runoff = 0.28 cfs @ 12.13 hrs, Volume= 975 cf, Depth= 2.16"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: EXISTING CONDIITONS



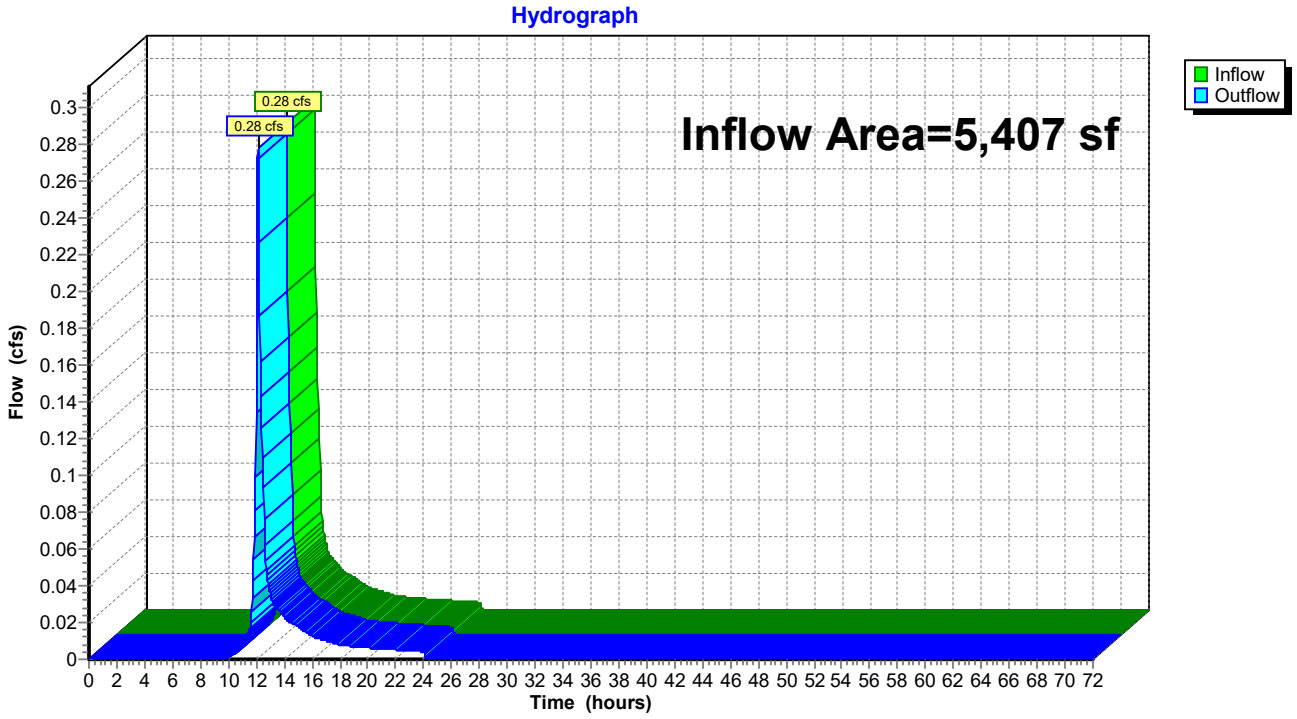
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 2.16" for 10-yr-24 event
Inflow = 0.28 cfs @ 12.13 hrs, Volume= 975 cf
Outflow = 0.28 cfs @ 12.13 hrs, Volume= 975 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=3.09"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.41 cfs 1,390 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.41 cfs 1,390 cf
Outflow=0.41 cfs 1,390 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,390 cf Average Runoff Depth = 3.09"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

Summary for Subcatchment 1S: EXISTING CONDIITONS

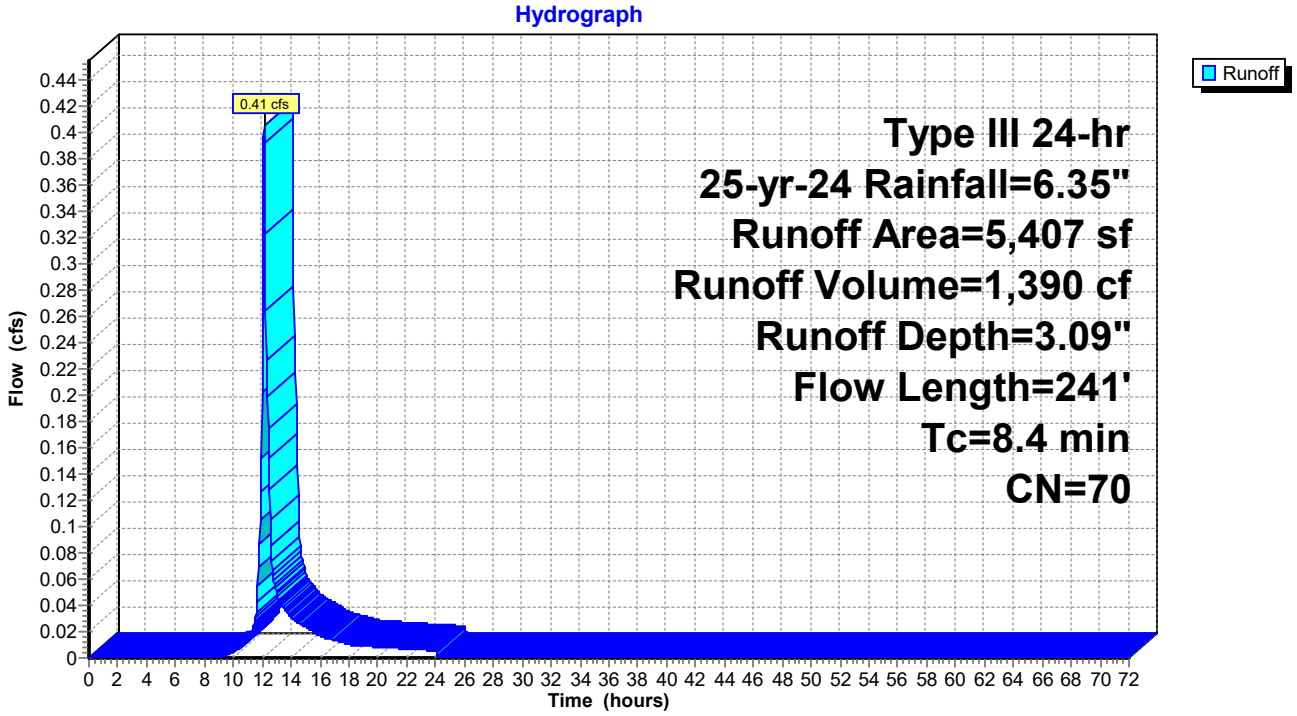
Runoff = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf, Depth= 3.09"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: EXISTING CONDIITONS



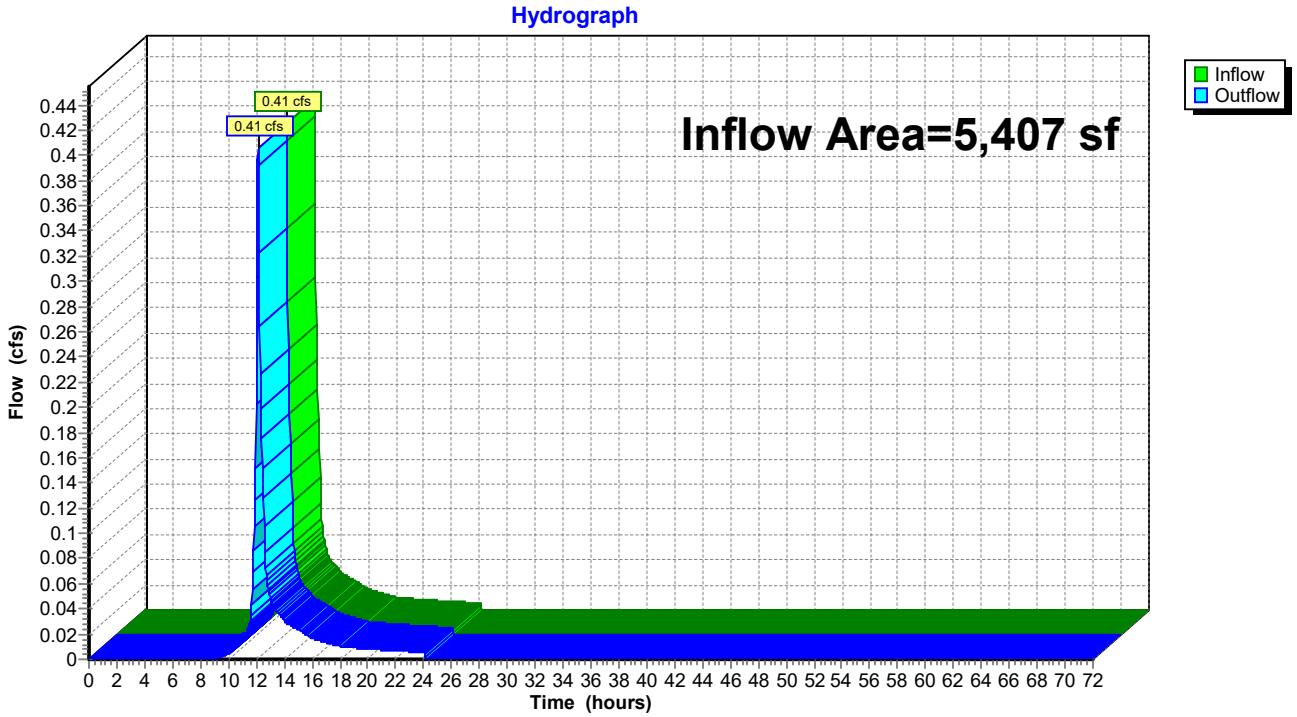
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 3.09" for 25-yr-24 event
Inflow = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf
Outflow = 0.41 cfs @ 12.12 hrs, Volume= 1,390 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: EXISTING CONDIITONS Runoff Area=5,407 sf 53.23% Impervious Runoff Depth=4.61"
Flow Length=241' Tc=8.4 min CN=70 Runoff=0.61 cfs 2,078 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.61 cfs 2,078 cf
Outflow=0.61 cfs 2,078 cf

Total Runoff Area = 5,407 sf Runoff Volume = 2,078 cf Average Runoff Depth = 4.61"
46.77% Pervious = 2,529 sf 53.23% Impervious = 2,878 sf

Summary for Subcatchment 1S: EXISTING CONDIITONS

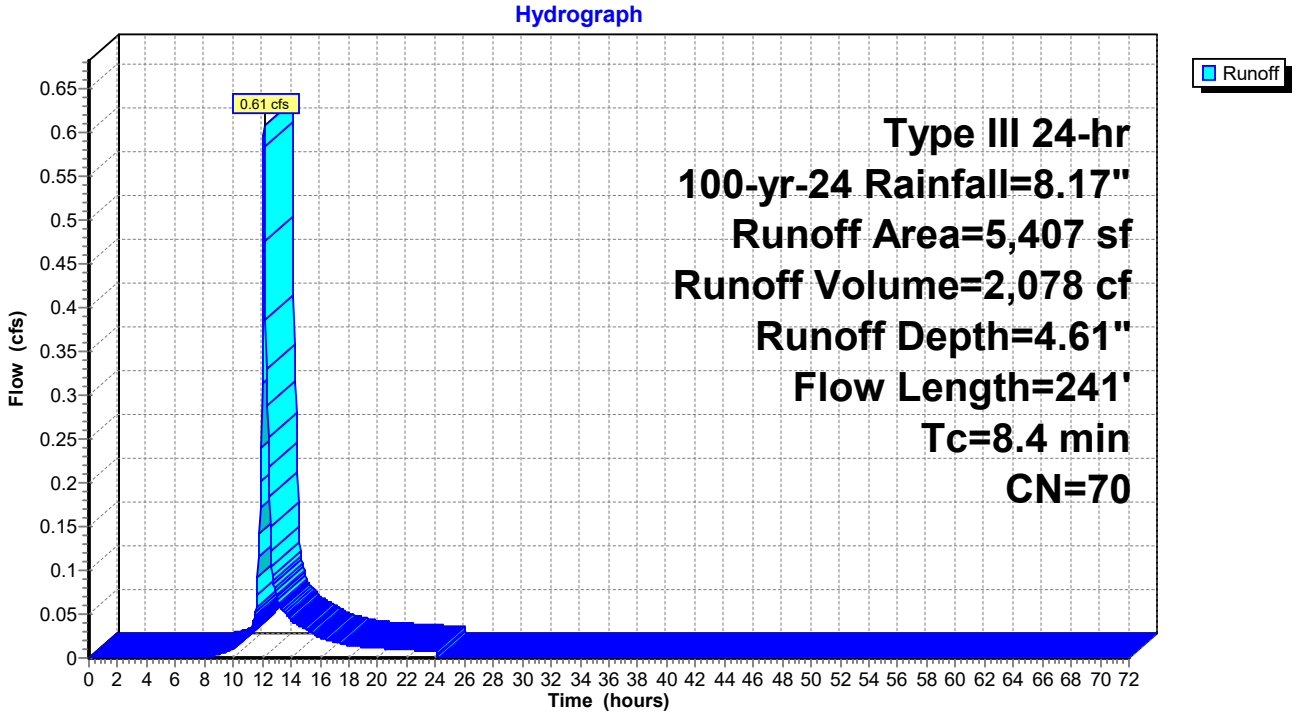
Runoff = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf, Depth= 4.61"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

	Area (sf)	CN	Description
*	1,367	98	House, HSG A
*	427	98	Garage, HSG A
*	146	98	Porch, HSG A
*	71	98	Walkway, HSG A
*	867	98	Driveway, HSG A
	2,529	39	>75% Grass cover, Good, HSG A
	5,407	70	Weighted Average
	2,529		46.77% Pervious Area
	2,878		53.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: EXISTING CONDIITONS



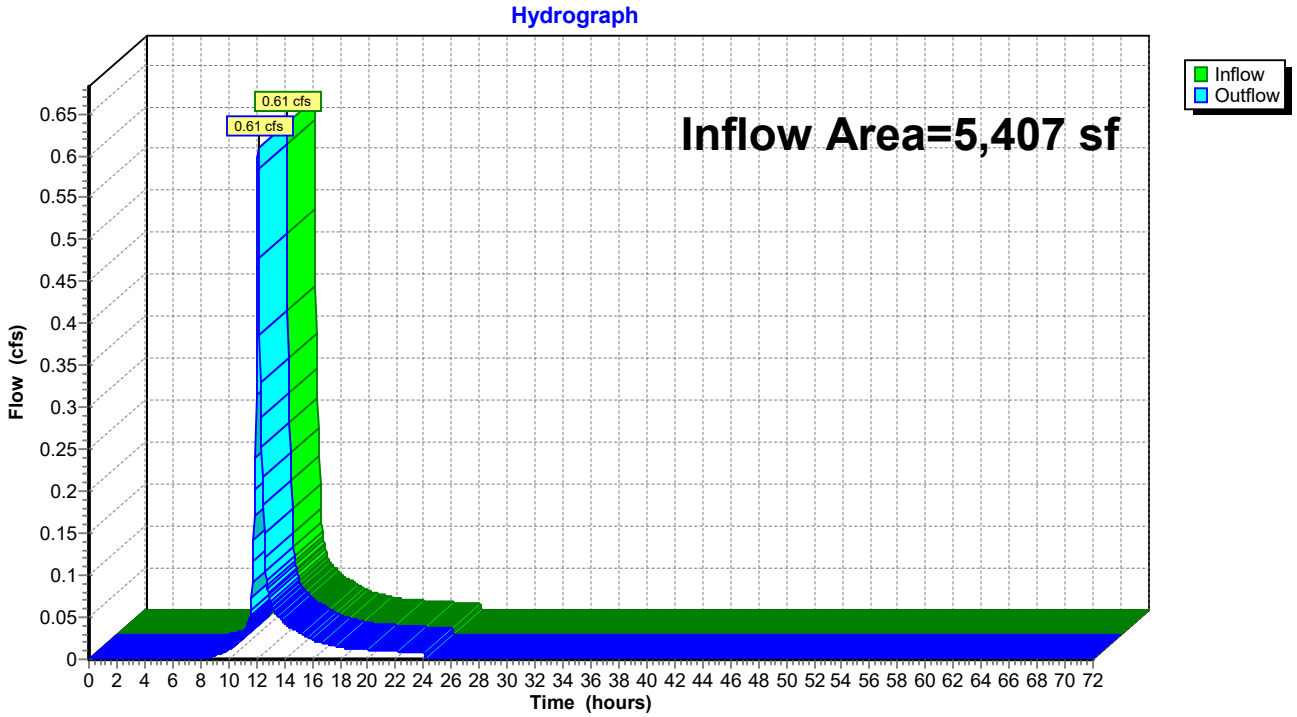
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 53.23% Impervious, Inflow Depth = 4.61" for 100-yr-24 event
Inflow = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf
Outflow = 0.61 cfs @ 12.12 hrs, Volume= 2,078 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



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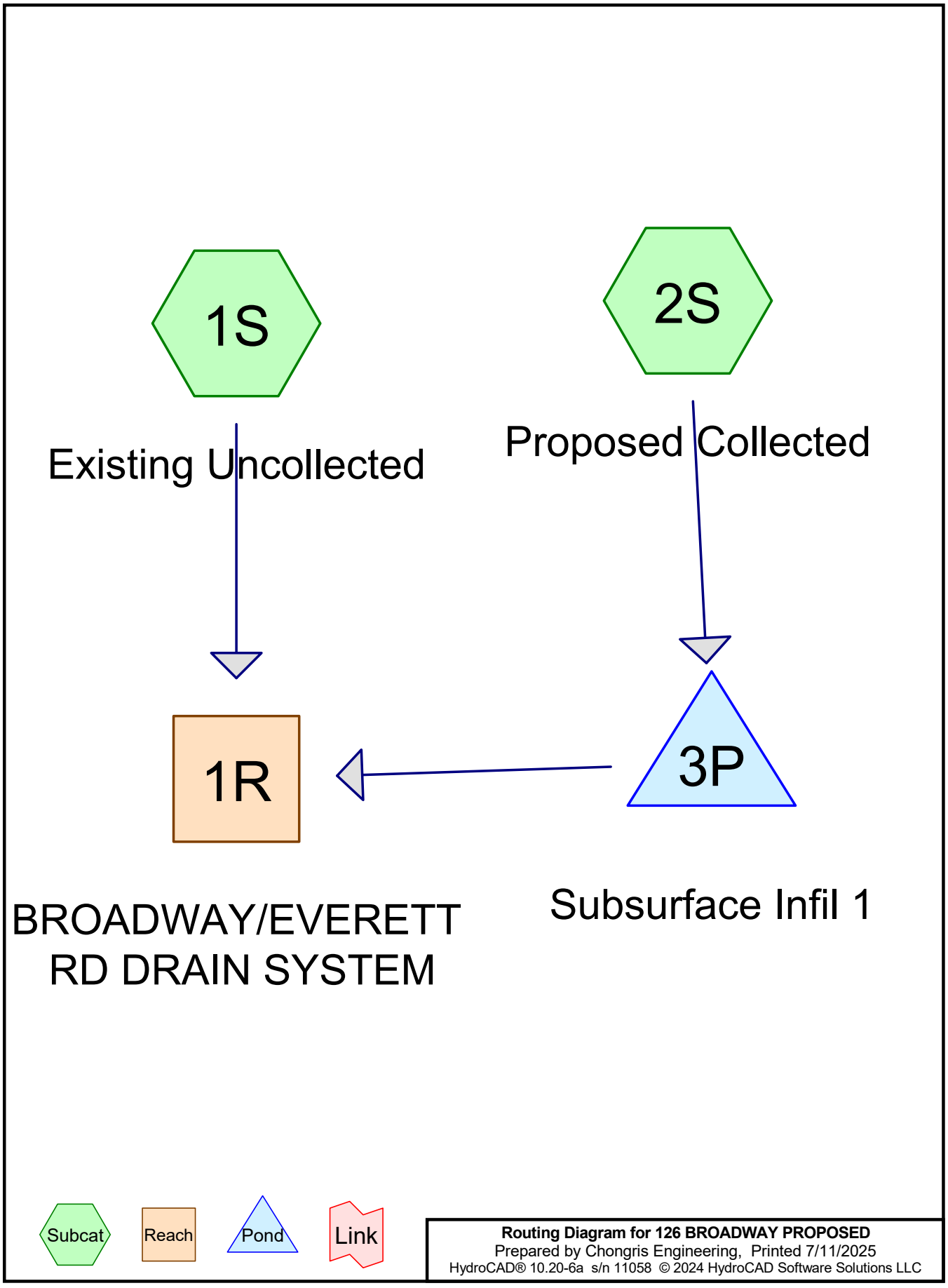
APPENDIX G



Routing Diagram for 126 BROADWAY PROPOSED
Prepared by Chongris Engineering, Printed 7/11/2025
HydroCAD® 10.20-6a s/n 11058 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr-24	Type III 24-hr		Default	24.00	1	3.28	2
2	10-yr-24	Type III 24-hr		Default	24.00	1	5.17	2
3	25-yr-24	Type III 24-hr		Default	24.00	1	6.35	2
4	100-yr-24	Type III 24-hr		Default	24.00	1	8.17	2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
1,063	49	50-75% Grass cover, Fair, HSG A (1S)
761	98	Driveway, HSG A (1S)
3,583	98	Structure, HSG A (2S)
5,407	**88**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
5,407	HSG A	1S, 2S
0	HSG B	
0	HSG C	
0	HSG D	
0	Other	
5,407		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Su Nu
1,063	0	0	0	0	1,063	50-75% Grass cover, Fair	
761	0	0	0	0	761	Driveway	
3,583	0	0	0	0	3,583	Structure	
5,407	**0**	**0**	**0**	**0**	**5,407**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	3P	98.10	96.40	118.0	0.0144	0.010	0.0	6.0	0.0	

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=0.83"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.03 cfs 125 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=3.05"
Tc=6.0 min CN=98 Runoff=0.26 cfs 910 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.03 cfs 125 cf
Outflow=0.03 cfs 125 cf

Pond 3P: Subsurface Infil 1 Peak Elev=97.65' Storage=408 cf Inflow=0.26 cfs 910 cf
Discarded=0.01 cfs 910 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 910 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,035 cf Average Runoff Depth = 2.30"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

Summary for Subcatchment 1S: Existing Uncollected

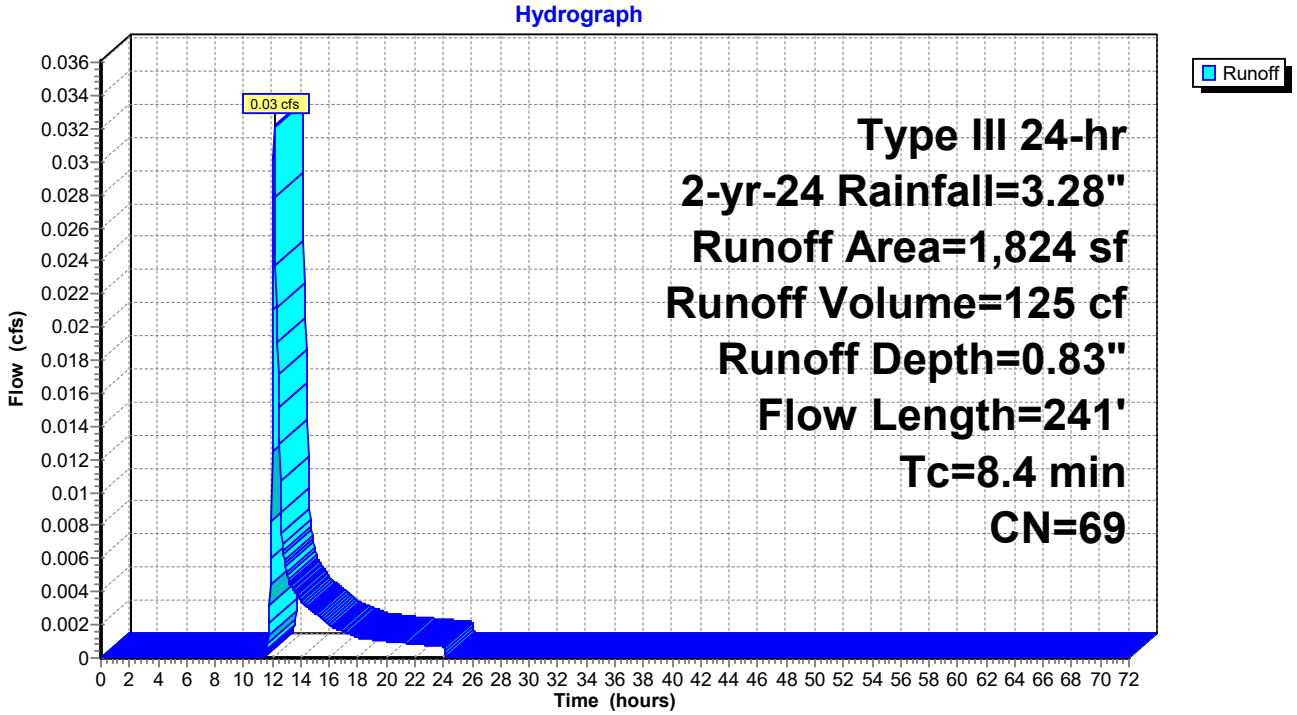
Runoff = 0.03 cfs @ 12.14 hrs, Volume= 125 cf, Depth= 0.83"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

	Area (sf)	CN	Description
*	761	98	Driveway, HSG A
	1,063	49	50-75% Grass cover, Fair, HSG A
	1,824	69	Weighted Average
	1,063		58.28% Pervious Area
	761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



Summary for Subcatchment 2S: Proposed Collected

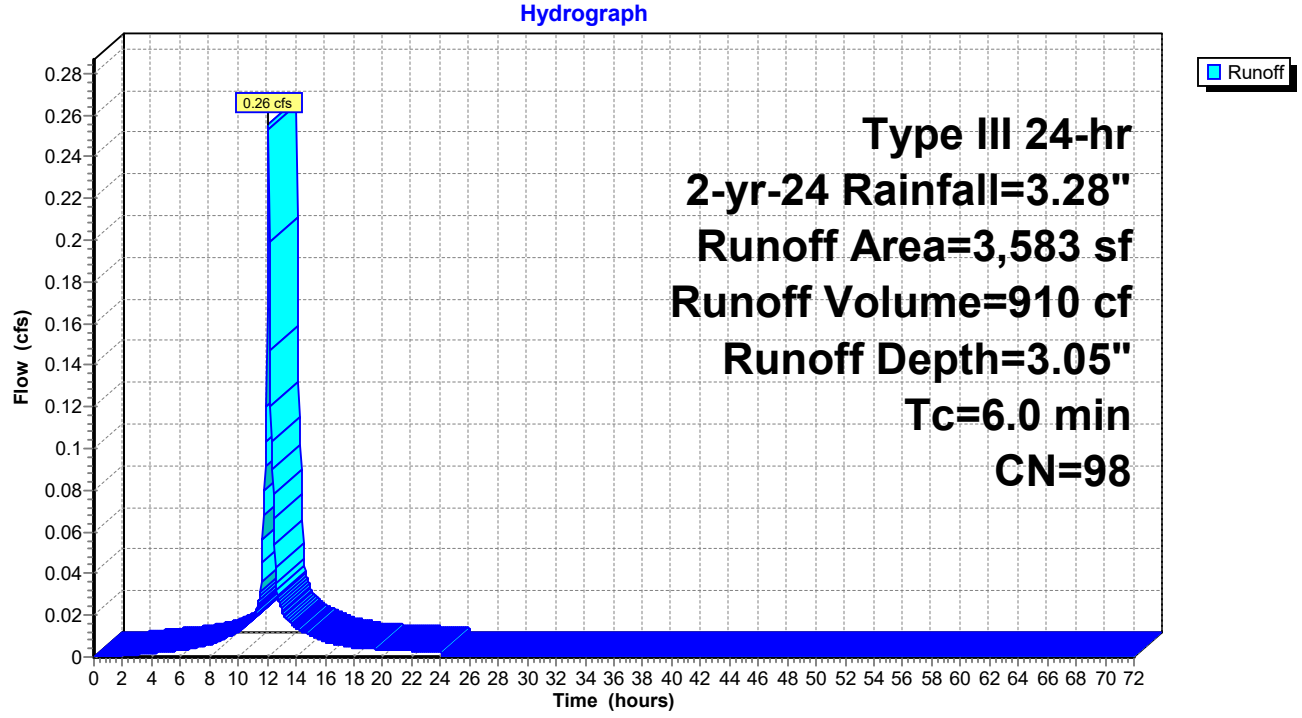
Runoff = 0.26 cfs @ 12.09 hrs, Volume= 910 cf, Depth= 3.05"
Routed to Pond 3P : Subsurface Infil 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr-24 Rainfall=3.28"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					**Direct Entry, Direct Entry**
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: Proposed Collected



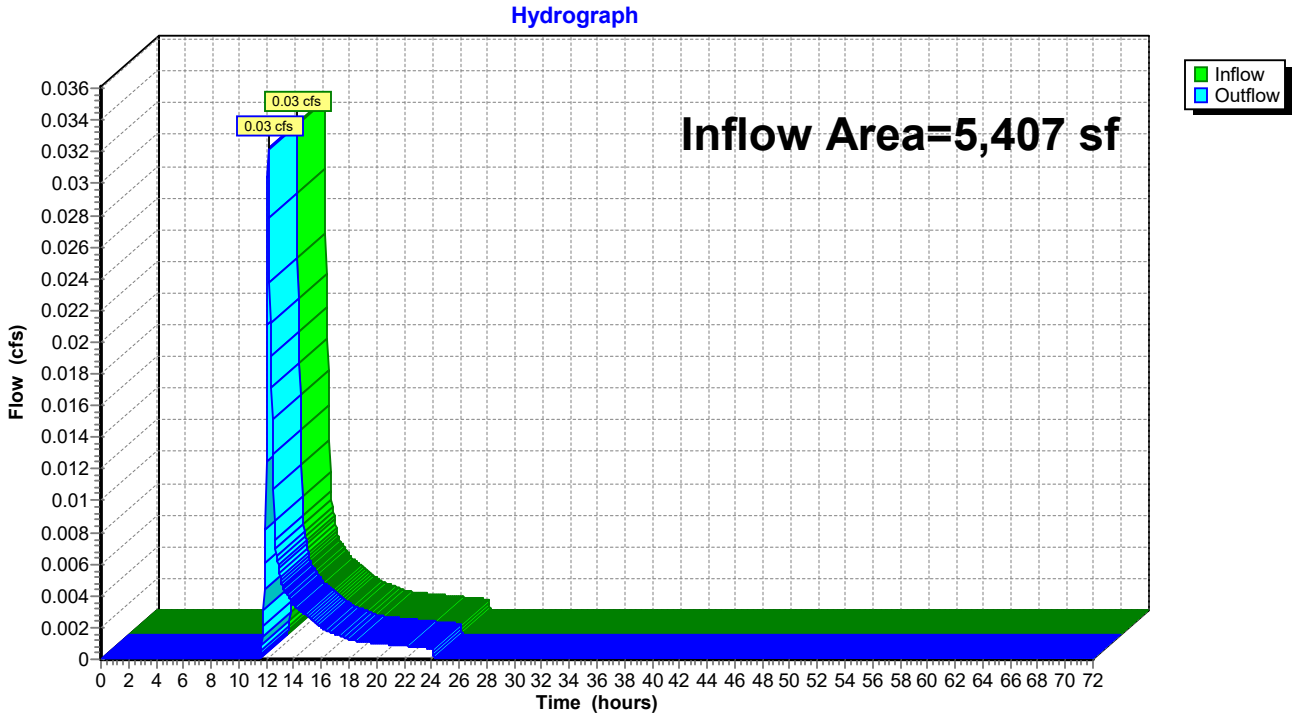
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 0.28" for 2-yr-24 event
Inflow = 0.03 cfs @ 12.14 hrs, Volume= 125 cf
Outflow = 0.03 cfs @ 12.14 hrs, Volume= 125 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf,100.00% Impervious, Inflow Depth = 3.05" for 2-yr-24 event
Inflow = 0.26 cfs @ 12.09 hrs, Volume= 910 cf
Outflow = 0.01 cfs @ 10.80 hrs, Volume= 910 cf, Atten= 95%, Lag= 0.0 min
Discarded = 0.01 cfs @ 10.80 hrs, Volume= 910 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 97.65' @ 14.12 hrs Surf.Area= 237 sf Storage= 408 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 253.5 min (1,009.4 - 755.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	**7.00'W x 33.83'L x 4.00'H Field A** 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	**Cultec R-360HD** x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	98.10'	**6.0" Round Culvert** L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 10.80 hrs HW=95.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=95.00' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Controls 0.00 cfs)

Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)
Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf
Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap
Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

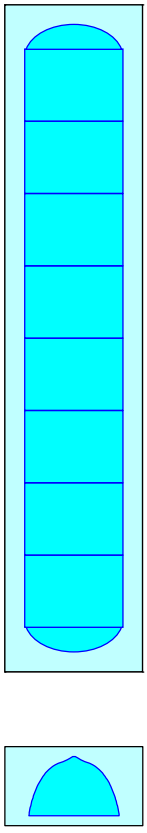
8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length
1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width
6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

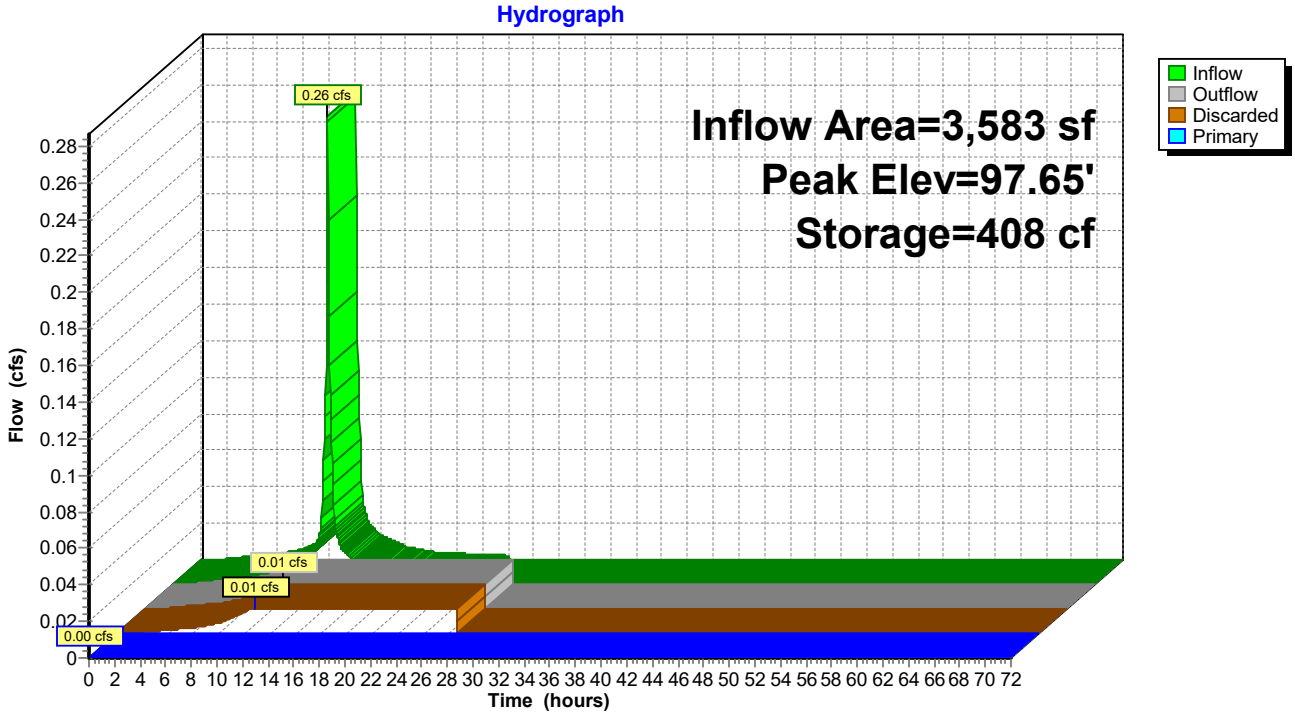
947.3 cf Field - 306.1 cf Chambers = 641.3 cf Stone x 40.0% Voids = 256.5 cf Stone Storage

Chamber Storage + Stone Storage = 562.6 cf = 0.013 af
Overall Storage Efficiency = 59.4%
Overall System Size = 33.83' x 7.00' x 4.00'

8 Chambers
35.1 cy Field
23.8 cy Stone



Pond 3P: Subsurface Infil 1



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=2.08"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.09 cfs 316 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=4.93"
Tc=6.0 min CN=98 Runoff=0.41 cfs 1,473 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.28 cfs 646 cf
Outflow=0.28 cfs 646 cf

Pond 3P: Subsurface Infil 1 Peak Elev=98.38' Storage=503 cf Inflow=0.41 cfs 1,473 cf
Discarded=0.01 cfs 1,143 cf Primary=0.20 cfs 330 cf Outflow=0.21 cfs 1,473 cf

Total Runoff Area = 5,407 sf Runoff Volume = 1,789 cf Average Runoff Depth = 3.97"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

Summary for Subcatchment 1S: Existing Uncollected

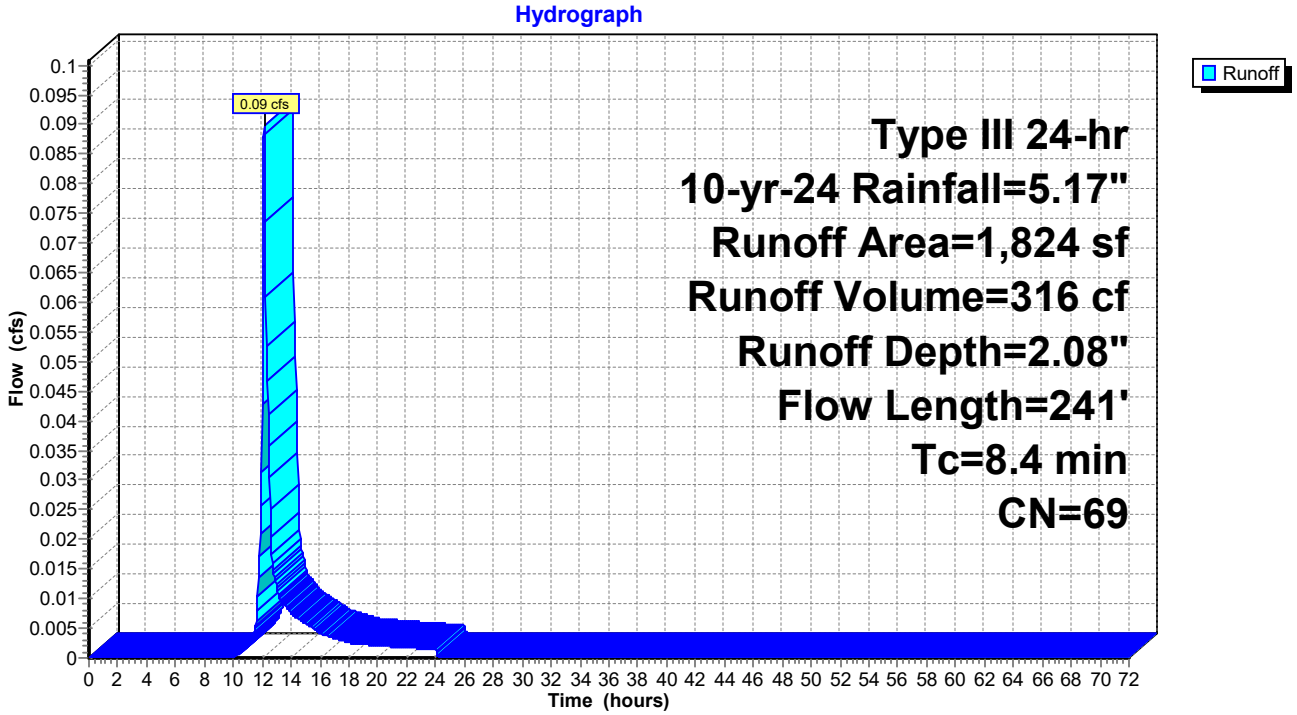
Runoff = 0.09 cfs @ 12.13 hrs, Volume= 316 cf, Depth= 2.08"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

	Area (sf)	CN	Description
*	761	98	Driveway, HSG A
	1,063	49	50-75% Grass cover, Fair, HSG A
	1,824	69	Weighted Average
	1,063		58.28% Pervious Area
	761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



Summary for Subcatchment 2S: Proposed Collected

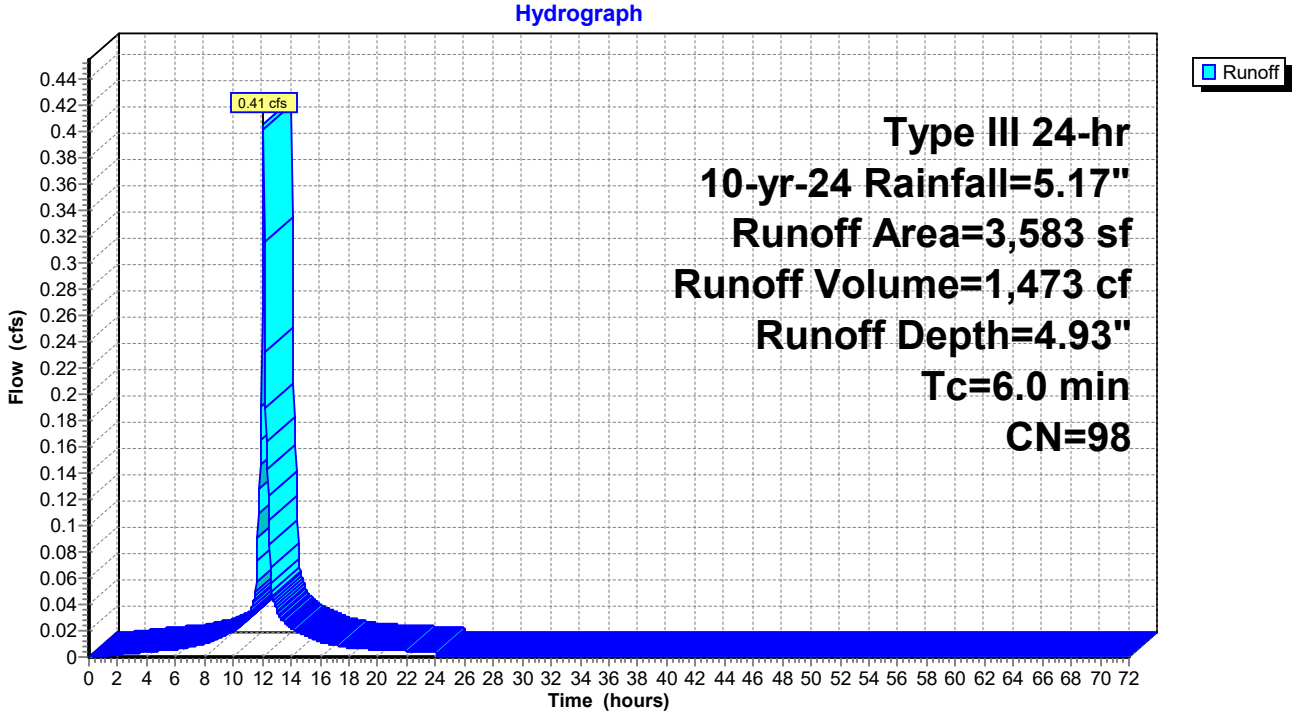
Runoff = 0.41 cfs @ 12.09 hrs, Volume= 1,473 cf, Depth= 4.93"
Routed to Pond 3P : Subsurface Infil 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr-24 Rainfall=5.17"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					**Direct Entry, Direct Entry**
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: Proposed Collected



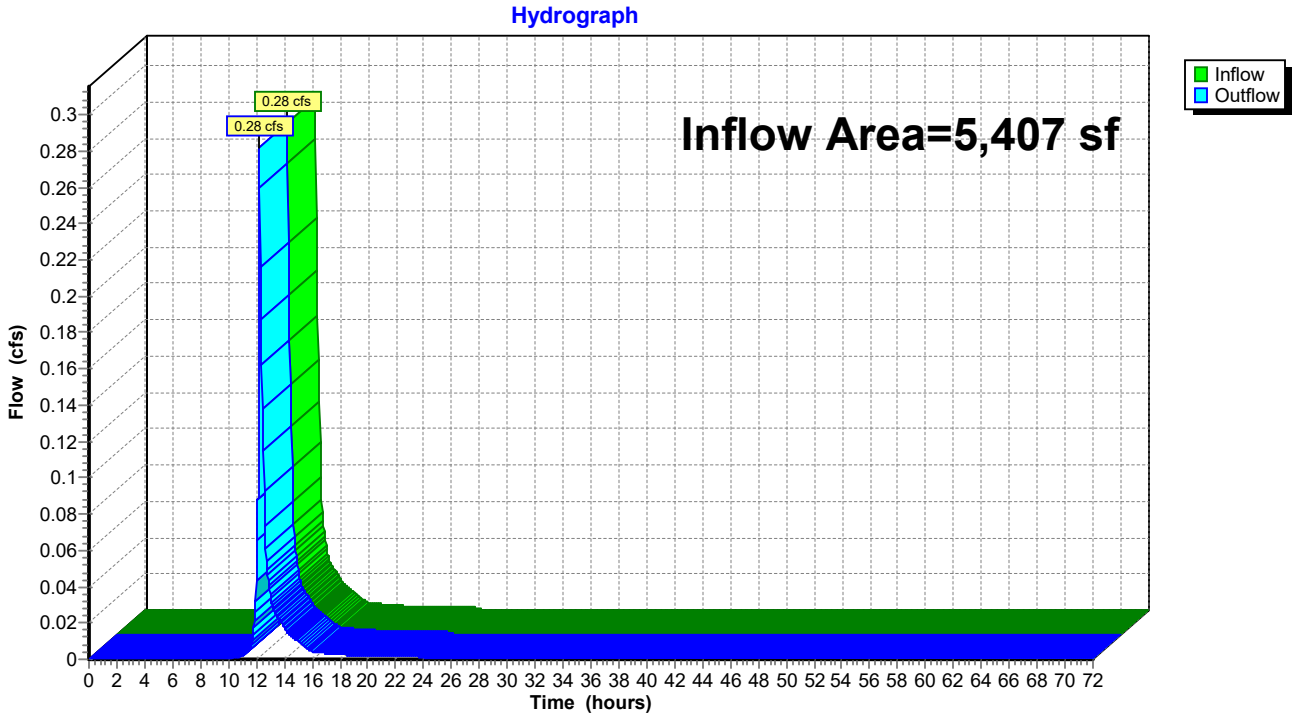
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 1.43" for 10-yr-24 event
Inflow = 0.28 cfs @ 12.22 hrs, Volume= 646 cf
Outflow = 0.28 cfs @ 12.22 hrs, Volume= 646 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf,100.00% Impervious, Inflow Depth = 4.93" for 10-yr-24 event
Inflow = 0.41 cfs @ 12.09 hrs, Volume= 1,473 cf
Outflow = 0.21 cfs @ 12.24 hrs, Volume= 1,473 cf, Atten= 48%, Lag= 9.0 min
Discarded = 0.01 cfs @ 9.35 hrs, Volume= 1,143 cf
Primary = 0.20 cfs @ 12.24 hrs, Volume= 330 cf
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 98.38' @ 12.24 hrs Surf.Area= 237 sf Storage= 503 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 241.2 min (988.7 - 747.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	**7.00'W x 33.83'L x 4.00'H Field A** 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	**Cultec R-360HD** x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	98.10'	**6.0" Round Culvert** L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 9.35 hrs HW=95.04' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.20 cfs @ 12.24 hrs HW=98.37' TW=0.00' (Dynamic Tailwater)
2=Culvert (Inlet Controls 0.20 cfs @ 1.78 fps)

Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)
Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf
Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap
Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

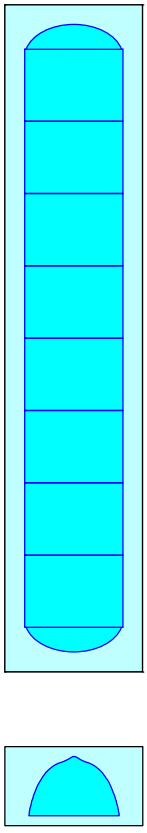
8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length
1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width
6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

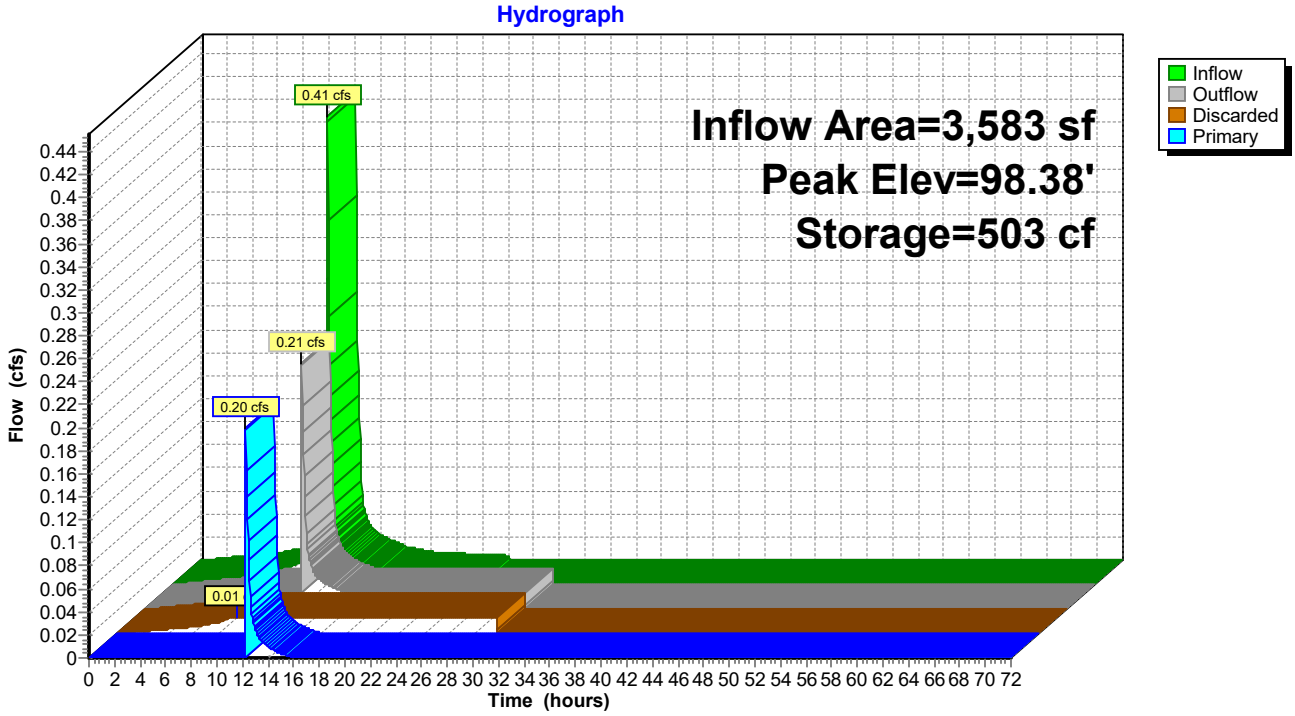
947.3 cf Field - 306.1 cf Chambers = 641.3 cf Stone x 40.0% Voids = 256.5 cf Stone Storage

Chamber Storage + Stone Storage = 562.6 cf = 0.013 af
Overall Storage Efficiency = 59.4%
Overall System Size = 33.83' x 7.00' x 4.00'

8 Chambers
35.1 cy Field
23.8 cy Stone



Pond 3P: Subsurface Infil 1



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=2.99"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.13 cfs 454 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=6.11"
Tc=6.0 min CN=98 Runoff=0.50 cfs 1,825 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.57 cfs 1,054 cf
Outflow=0.57 cfs 1,054 cf

Pond 3P: Subsurface Infil 1 Peak Elev=98.56' Storage=521 cf Inflow=0.50 cfs 1,825 cf
Discarded=0.01 cfs 1,226 cf Primary=0.44 cfs 600 cf Outflow=0.45 cfs 1,826 cf

Total Runoff Area = 5,407 sf Runoff Volume = 2,279 cf Average Runoff Depth = 5.06"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

Summary for Subcatchment 1S: Existing Uncollected

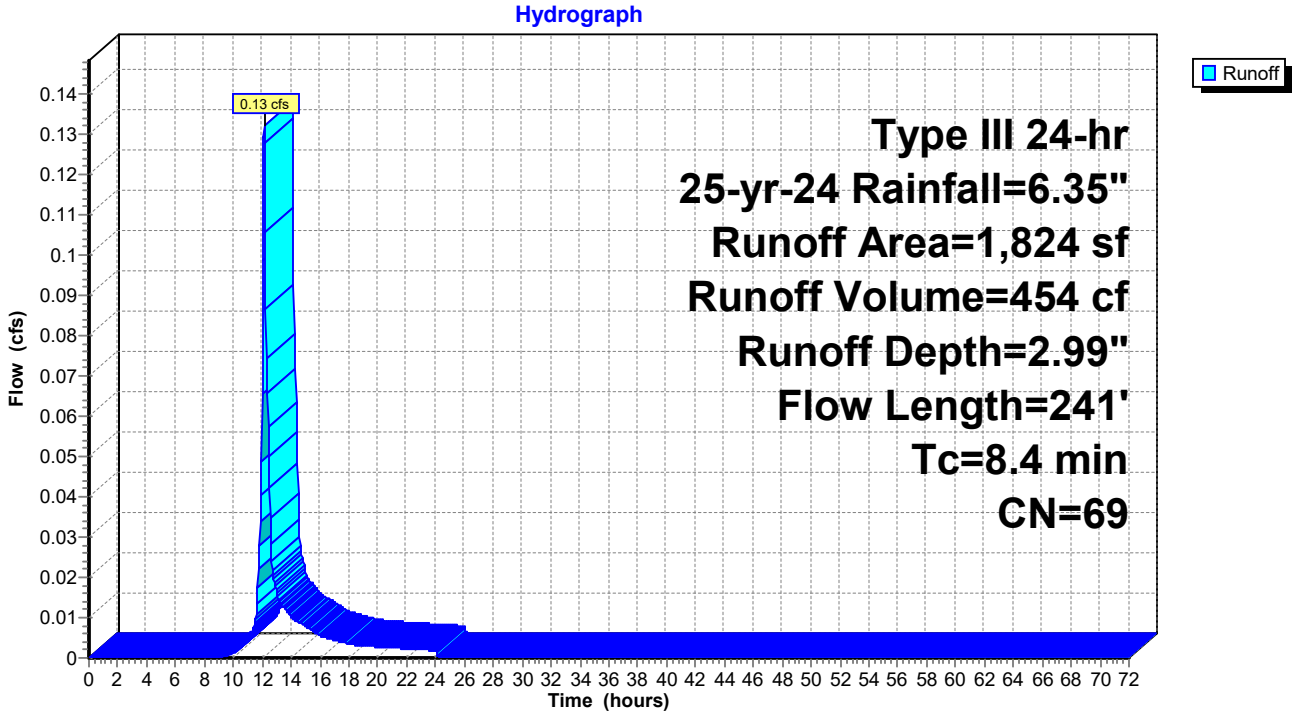
Runoff = 0.13 cfs @ 12.12 hrs, Volume= 454 cf, Depth= 2.99"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	761	98	Driveway, HSG A
	1,063	49	50-75% Grass cover, Fair, HSG A
	1,824	69	Weighted Average
	1,063		58.28% Pervious Area
	761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



Summary for Subcatchment 2S: Proposed Collected

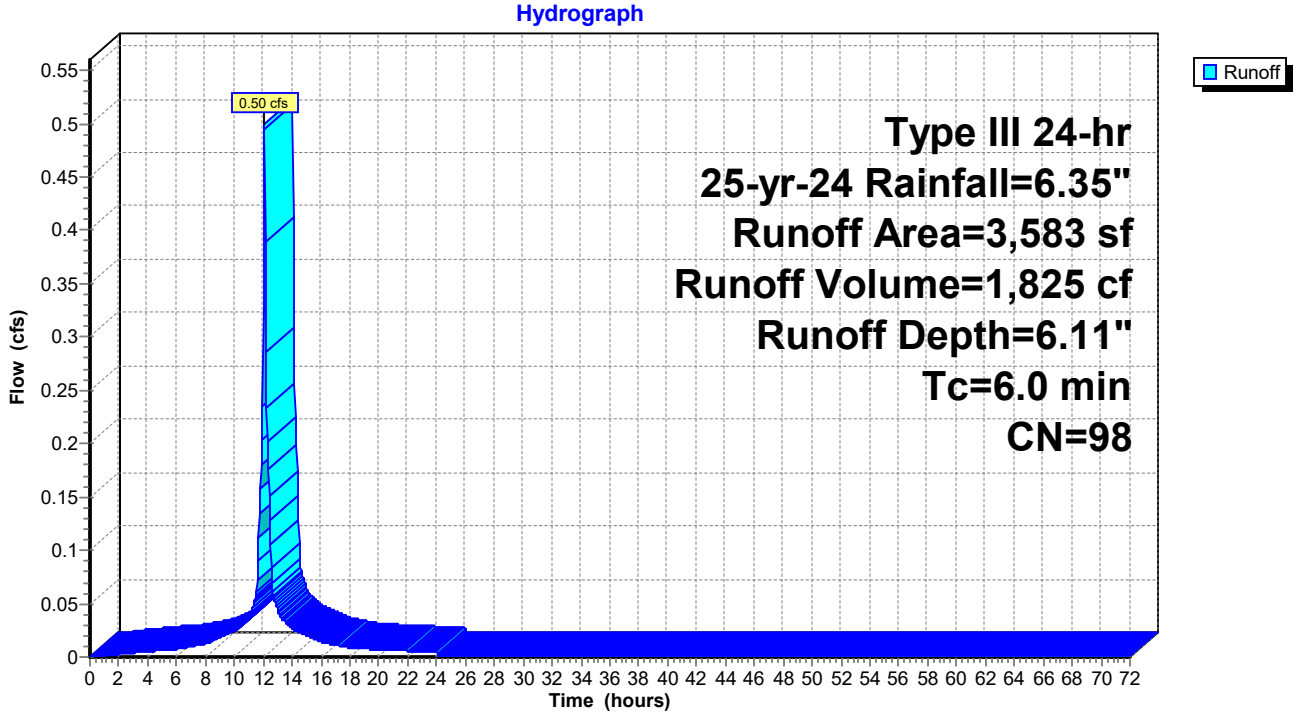
Runoff = 0.50 cfs @ 12.09 hrs, Volume= 1,825 cf, Depth= 6.11"
Routed to Pond 3P : Subsurface Infil 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr-24 Rainfall=6.35"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					**Direct Entry, Direct Entry**
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: Proposed Collected



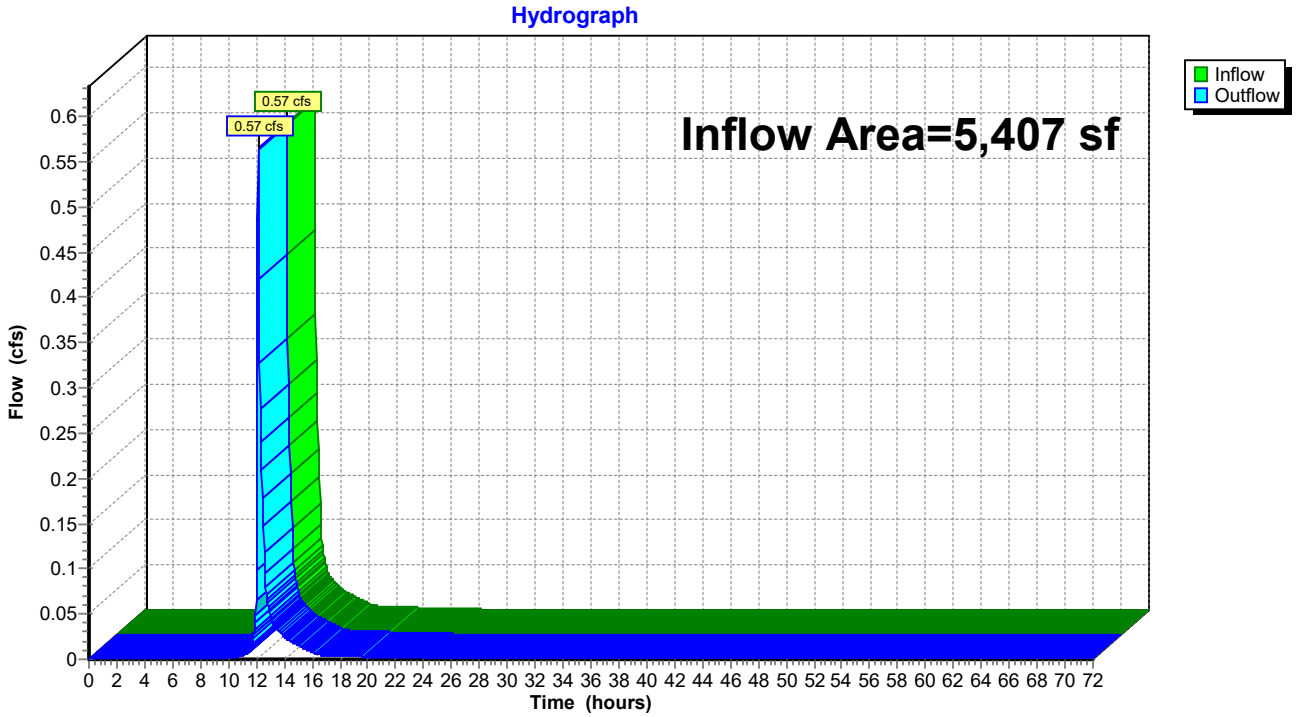
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 2.34" for 25-yr-24 event
Inflow = 0.57 cfs @ 12.14 hrs, Volume= 1,054 cf
Outflow = 0.57 cfs @ 12.14 hrs, Volume= 1,054 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf,100.00% Impervious, Inflow Depth = 6.11" for 25-yr-24 event
Inflow = 0.50 cfs @ 12.09 hrs, Volume= 1,825 cf
Outflow = 0.45 cfs @ 12.14 hrs, Volume= 1,826 cf, Atten= 10%, Lag= 3.5 min
Discarded = 0.01 cfs @ 8.75 hrs, Volume= 1,226 cf
Primary = 0.44 cfs @ 12.14 hrs, Volume= 600 cf
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 98.56' @ 12.15 hrs Surf.Area= 237 sf Storage= 521 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 214.3 min (958.6 - 744.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	**7.00'W x 33.83'L x 4.00'H Field A** 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	**Cultec R-360HD** x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	98.10'	**6.0" Round Culvert** L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 8.75 hrs HW=95.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.43 cfs @ 12.14 hrs HW=98.55' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Inlet Controls 0.43 cfs @ 2.29 fps)

Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)
Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf
Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap
Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

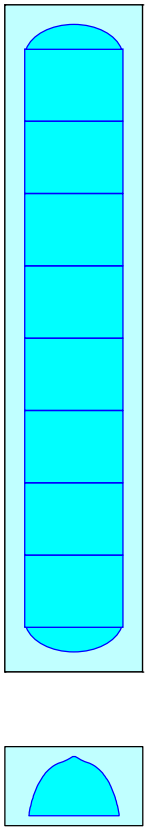
8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length
1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width
6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

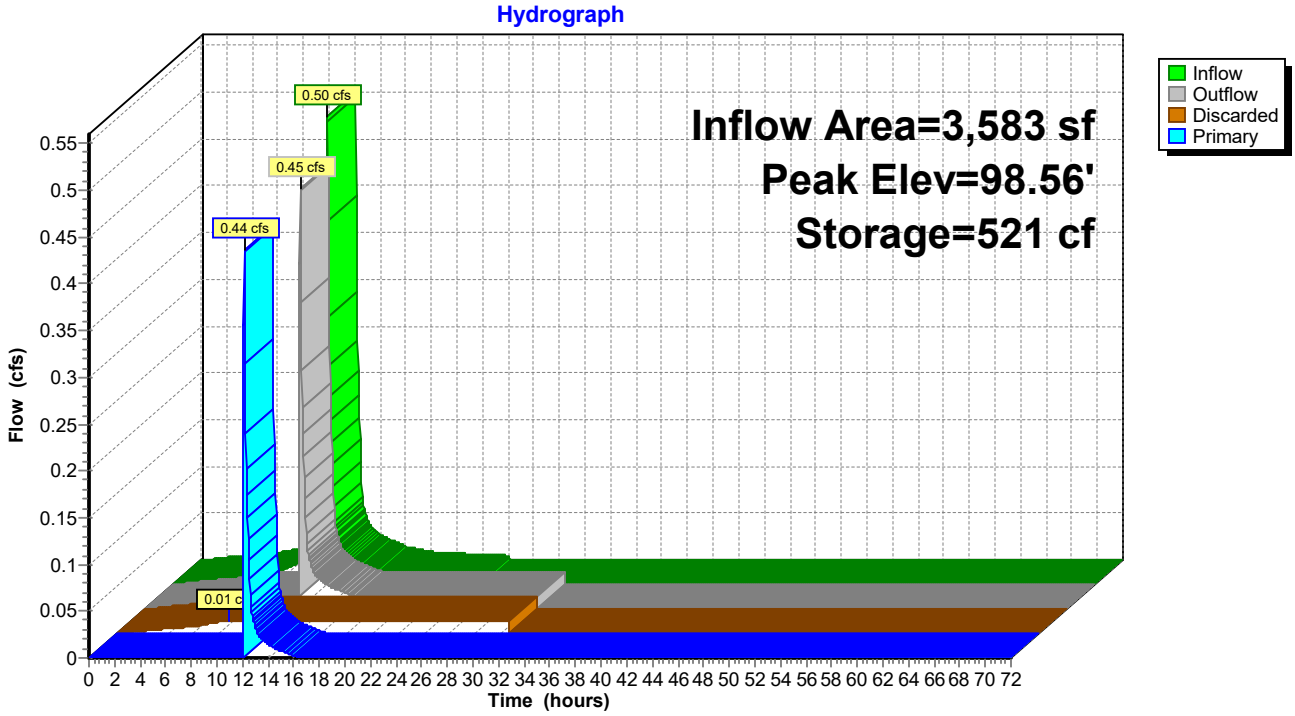
947.3 cf Field - 306.1 cf Chambers = 641.3 cf Stone x 40.0% Voids = 256.5 cf Stone Storage

Chamber Storage + Stone Storage = 562.6 cf = 0.013 af
Overall Storage Efficiency = 59.4%
Overall System Size = 33.83' x 7.00' x 4.00'

8 Chambers
35.1 cy Field
23.8 cy Stone



Pond 3P: Subsurface Infil 1



Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Existing Uncollected Runoff Area=1,824 sf 41.72% Impervious Runoff Depth=4.49"
Flow Length=241' Tc=8.4 min CN=69 Runoff=0.20 cfs 683 cf

Subcatchment 2S: Proposed Collected Runoff Area=3,583 sf 100.00% Impervious Runoff Depth=7.93"
Tc=6.0 min CN=98 Runoff=0.64 cfs 2,368 cf

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM Inflow=0.80 cfs 1,722 cf
Outflow=0.80 cfs 1,722 cf

Pond 3P: Subsurface Infil 1 Peak Elev=98.75' Storage=539 cf Inflow=0.64 cfs 2,368 cf
Discarded=0.01 cfs 1,330 cf Primary=0.60 cfs 1,039 cf Outflow=0.61 cfs 2,369 cf

Total Runoff Area = 5,407 sf Runoff Volume = 3,051 cf Average Runoff Depth = 6.77"
19.66% Pervious = 1,063 sf 80.34% Impervious = 4,344 sf

Summary for Subcatchment 1S: Existing Uncollected

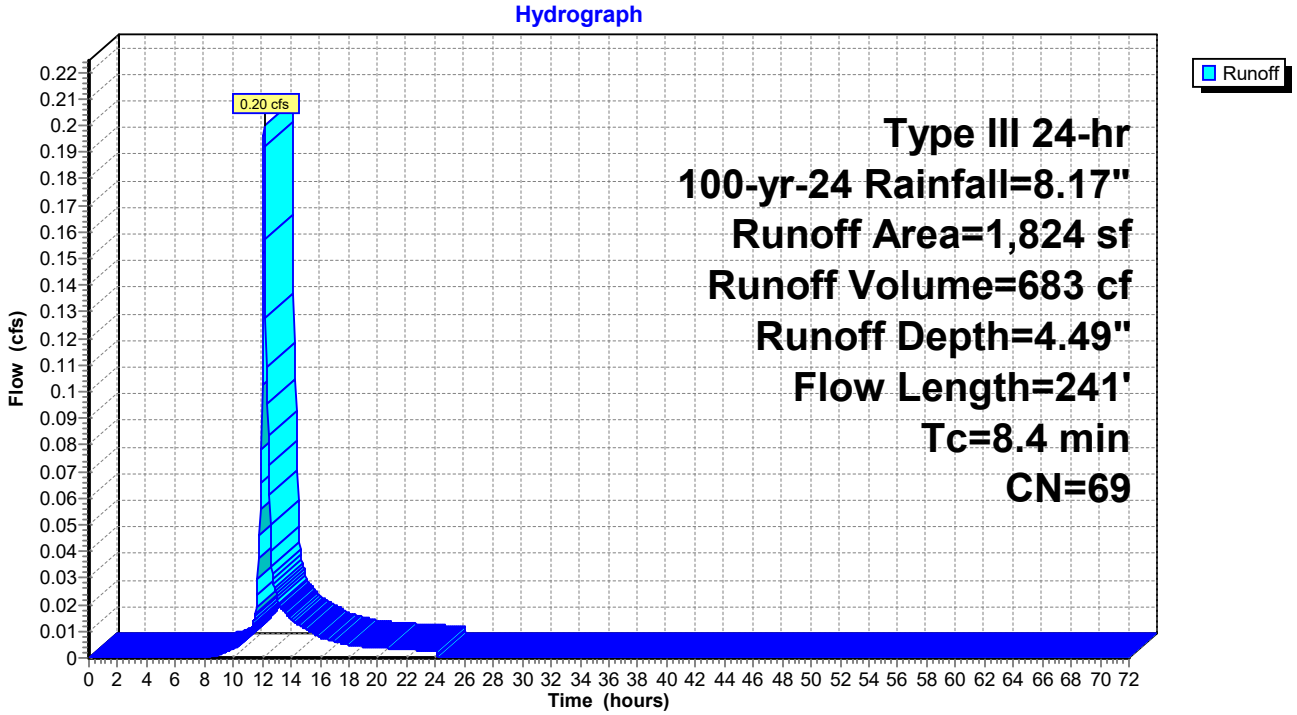
Runoff = 0.20 cfs @ 12.12 hrs, Volume= 683 cf, Depth= 4.49"
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

	Area (sf)	CN	Description
*	761	98	Driveway, HSG A
	1,063	49	50-75% Grass cover, Fair, HSG A
	1,824	69	Weighted Average
	1,063		58.28% Pervious Area
	761		41.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.6	50	0.0200	0.15		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 3.20"
2.8	191	0.0260	1.13		**Shallow Concentrated Flow, SCF** Short Grass Pasture Kv= 7.0 fps
8.4	241	Total			

Subcatchment 1S: Existing Uncollected



Summary for Subcatchment 2S: Proposed Collected

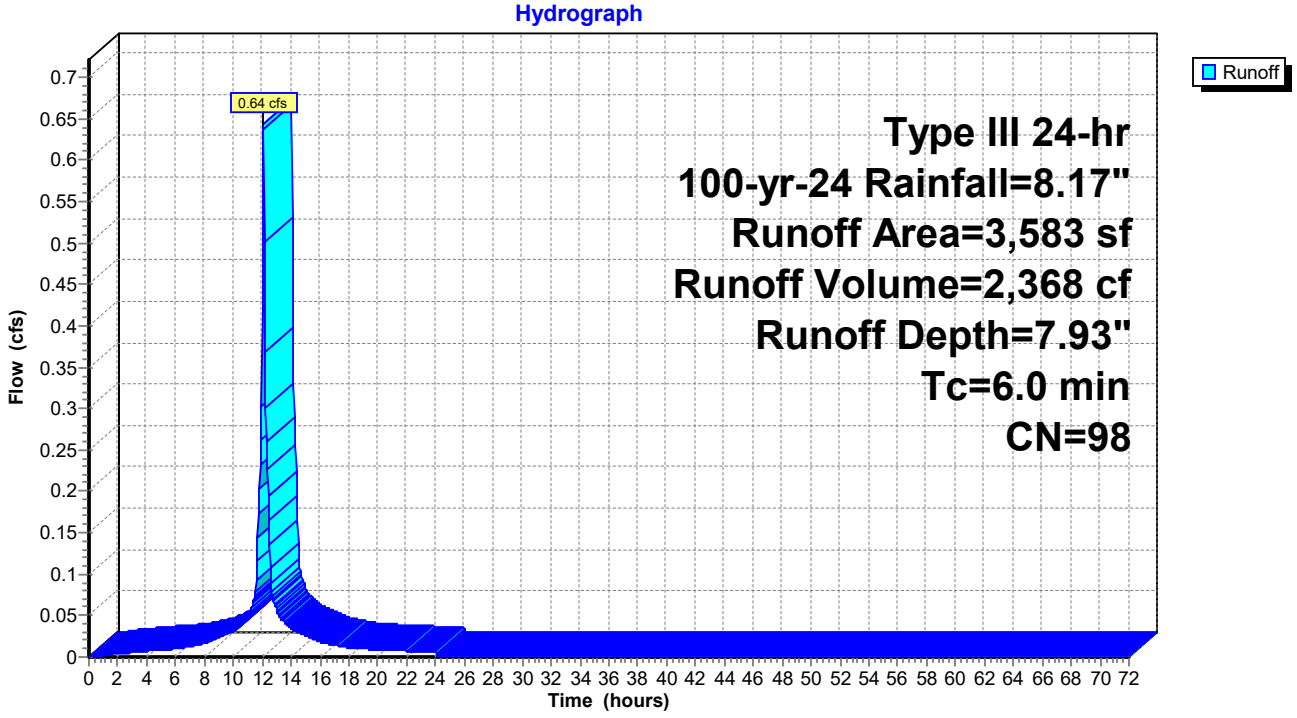
Runoff = 0.64 cfs @ 12.09 hrs, Volume= 2,368 cf, Depth= 7.93"
Routed to Pond 3P : Subsurface Infil 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr-24 Rainfall=8.17"

	Area (sf)	CN	Description
*	3,583	98	Structure, HSG A
	3,583		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1					**Direct Entry, Direct Entry**
0.1	0	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 2S: Proposed Collected



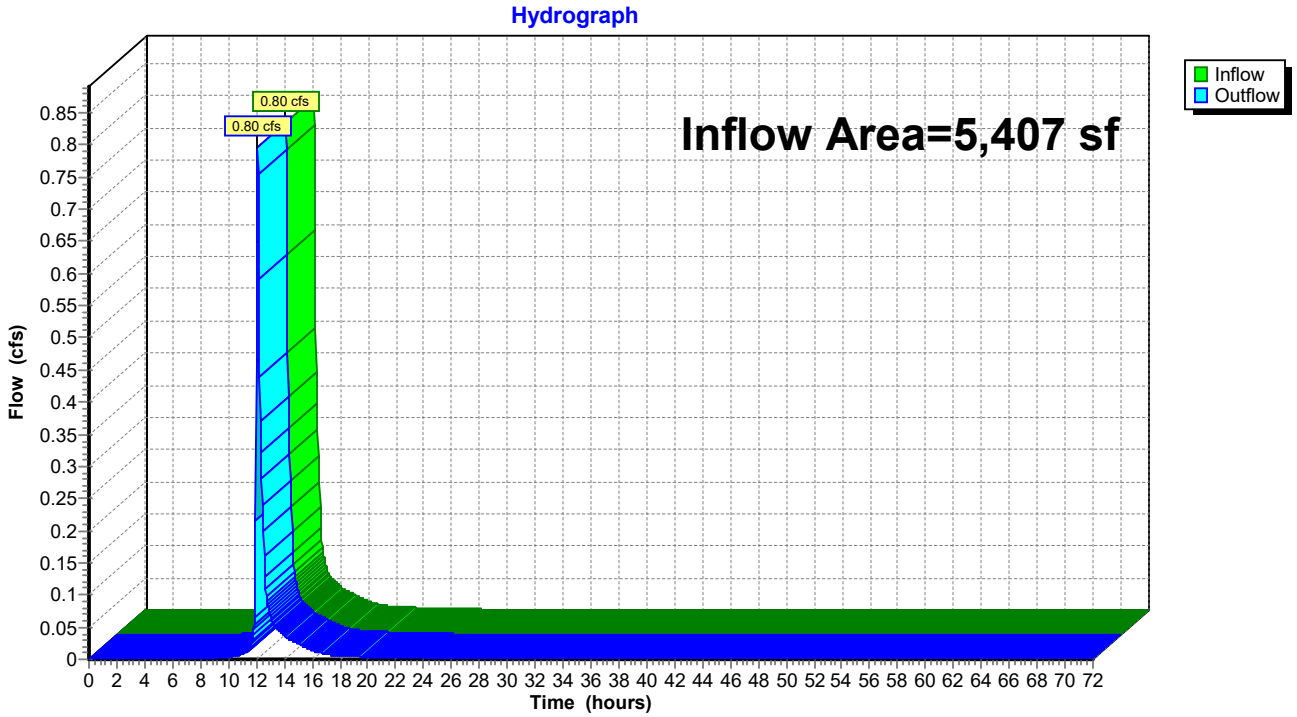
Summary for Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5,407 sf, 80.34% Impervious, Inflow Depth = 3.82" for 100-yr-24 event
Inflow = 0.80 cfs @ 12.12 hrs, Volume= 1,722 cf
Outflow = 0.80 cfs @ 12.12 hrs, Volume= 1,722 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 5R

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Reach 1R: BROADWAY/EVERETT RD DRAIN SYSTEM



Summary for Pond 3P: Subsurface Infil 1

Inflow Area = 3,583 sf,100.00% Impervious, Inflow Depth = 7.93" for 100-yr-24 event
Inflow = 0.64 cfs @ 12.09 hrs, Volume= 2,368 cf
Outflow = 0.61 cfs @ 12.11 hrs, Volume= 2,369 cf, Atten= 6%, Lag= 1.6 min
Discarded = 0.01 cfs @ 7.80 hrs, Volume= 1,330 cf
Primary = 0.60 cfs @ 12.11 hrs, Volume= 1,039 cf
Routed to Reach 1R : BROADWAY/EVERETT RD DRAIN SYSTEM

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 98.75' @ 12.11 hrs Surf.Area= 237 sf Storage= 539 cf

Plug-Flow detention time= 185.5 min calculated for 2,367 cf (100% of inflow)
Center-of-Mass det. time= 185.9 min (926.9 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.00'	257 cf	**7.00'W x 33.83'L x 4.00'H Field A** 947 cf Overall - 306 cf Embedded = 641 cf x 40.0% Voids
#2A	95.50'	306 cf	**Cultec R-360HD** x 8 Inside #1 Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf
		563 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.00'	**2.410 in/hr Exfiltration over Surface area**
#2	Primary	98.10'	**6.0" Round Culvert** L= 118.0' Ke= 0.500 Inlet / Outlet Invert= 98.10' / 96.40' S= 0.0144 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.01 cfs @ 7.80 hrs HW=95.04' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.58 cfs @ 12.11 hrs HW=98.73' TW=0.00' (Dynamic Tailwater)
↑**2=Culvert** (Inlet Controls 0.58 cfs @ 2.97 fps)

Pond 3P: Subsurface Infil 1 - Chamber Wizard Field A

Chamber Model = Cultec R-360HD (Cultec Recharger® 360HD)
Effective Size= 54.9"W x 36.0"H => 9.99 sf x 3.67'L = 36.6 cf
Overall Size= 60.0"W x 36.0"H x 4.17'L with 0.50' Overlap
Cap Storage= 6.5 cf x 2 x 1 rows = 12.9 cf

8 Chambers/Row x 3.67' Long +1.25' Cap Length x 2 = 31.83' Row Length +12.0" End Stone x 2 = 33.83' Base Length
1 Rows x 60.0" Wide + 12.0" Side Stone x 2 = 7.00' Base Width
6.0" Stone Base + 36.0" Chamber Height + 6.0" Stone Cover = 4.00' Field Height

8 Chambers x 36.6 cf + 6.5 cf Cap Volume x 2 x 1 Rows = 306.1 cf Chamber Storage

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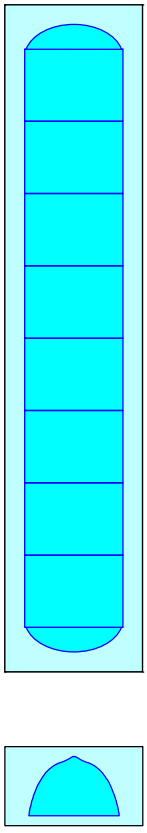
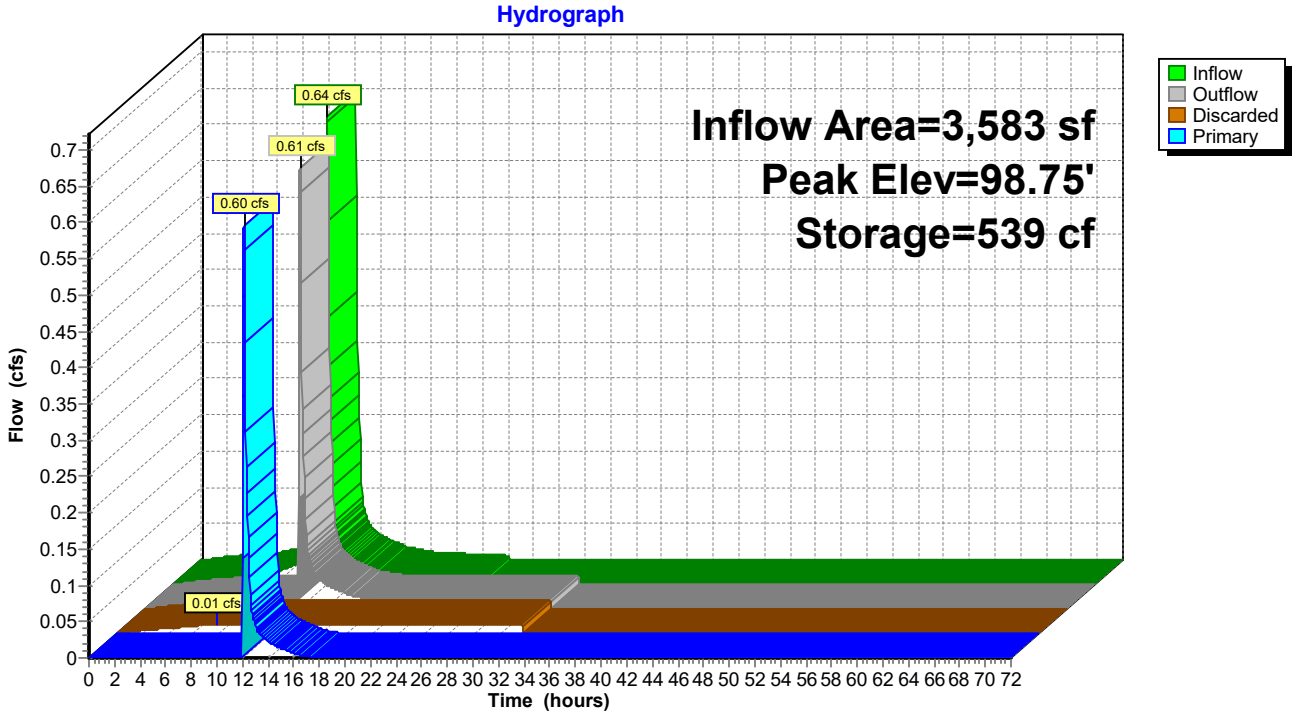


Pond 3P: Subsurface Infil 1



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APPENDIX H

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDMENTATION CONTROL PLAN

Project Location: 126 Broadway Arlington, MA

Owner Name:

Party Responsible for Maintenance:

The Contractor will be responsible for pollution prevention and erosion and sediment controls as follows below.

Stormwater Management and Erosion Control Plan:

Refer to the approved site plans for details regarding the stormwater management system and erosion control plans. The plans provide the minimum requirements for the prevention of erosion and sedimentation due to construction impacts.

General Construction Sequence:

1. After all permits are issued, the general construction sequence is as follows:
2. Set erosion control along the site as shown in the approved plans.
3. Mobilize construction equipment to site.
4. Remove existing structure
5. Remove topsoil (remove off site as needed)
6. Perform construction of dwelling
7. Install utilities (order to be determined by contractor).
8. Prepare final grading prior to paving/final landscaping.
9. Stabilize the site as shown in the approved plans.

Erosion and Sedimentation Control During Construction Activities

The Contractor shall comply with the following temporary erosion and sediment control to minimize the discharge of pollutants in the stormwater from construction activities.

Construction Entrance:

A construction entrance is to be installed as shown on the approved plans. All sediment tracked, spilled, dropped, or washed onto the public right-of-way will be swept up immediately and properly disposed off-site. Sediment will be swept from the driveway at least weekly, or more often if necessary.

Haybales & Silt Fence

Filtrexx Soxx are proposed to be installed as shown on the plan as an erosion control barrier. The perimeter controls are to be installed prior to the commencement of any work on-site in accordance with the design plans. The Contractor shall keep additional haybales and silt fencing weather protected on site in case the original perimeter controls need to be replaced.

Erosion control barriers will be inspected weekly and immediately after storm events to ensure it is intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or replaced immediately. Accumulated sediment will be removed from the base if it reaches one-third the height of the wattle and properly disposed off-site. If accumulated sediment is creating noticeable strain on the fabric and might fail from a sudden storm event, the sediment will be removed more frequently. Before the hay bales and silt fence are removed from the project area,

the sediment will be removed. The erosion control barriers will be removed and properly disposed of off-site following the stabilization of disturbed areas **and approval from Town Permitting Authority**. The hay bales will likely need to be replaced if the construction extends over 6 months.

Surface Stabilization:

The surface of all disturbed areas shall be stabilized during and after construction as soon as practical but no more than fourteen days after construction activity has temporarily or permanently ceased on that portion of the site. Temporary measures shall be taken during construction to prevent erosion and siltation. No construction sediment shall be allowed to enter any infiltration systems. All disturbed slopes will be stabilized with a permanent vegetative cover. Stabilization netting or tackifier applied with hydroseeding shall be used on all slopes greater than 3:1. Some or all of the following measures will be utilized on this project as conditions may warrant.

1. Temporary Seeding
2. Temporary Mulching
3. Permanent Seeding
4. Hydroseeding
5. Placement of Hay
6. Placement of Jute Netting

Water shall be applied as required to control dust on site.

Stockpile Area:

Locate the stockpile area so it does not interfere with work on the site. A-Horizon soils shall be separate from B and C horizon soils. Existing soils and imported soils should not exceed a 2:1 slope. Surround all stockpiles with silt fence or erosion control socks if piles are to be untouched for more than 5 days. If the piles are to be unused for 14 days or more, the piles are to be seeded or covered with plastic or mulch.

Street Sweeping:

Any sediment tracked onto public right-of-way or parking areas shall be swept at the end of each working day.

Pollution Prevention

A typical construction site generates pollutants through construction activities. The following identifies preventative measures to reduce the opportunity for pollutants to the enter the stormwater runoff stream.

Waste Management

All waste materials will be collected and disposed of into one metal trash dumpster in the materials storage area. Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site. All personnel will be instructed, during tailgate training sessions, regarding the correct disposal of trash and construction debris. Notices that state these practices will be posted on site and the individual who manages day-today site operations will be responsible for seeing that these practices are followed.

Trash dumpsters will be installed once the materials storage area has been established. The dumpsters will be inspected weekly and immediately after storm events. The dumpster will be emptied weekly and taken to a landfill. If trash and construction debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.

Hazardous or Toxic Waste

Hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids shall not be placed in the dumpster and disposed of daily accordingly with local, state, and federal regulations.

Construction Vehicles & Equipment

Construction vehicles and equipment shall be parked outside the 100 ft buffer at the end of each working day. Refueling should be performed off site. If refueling is to occur onsite it must be performed beyond the 100 ft buffer.

Spill Prevention & Response Plans

Spill Control Practices shall be in conformance with the guidelines set forth in the NPDES CGP 2017. Spills must be cleaned up immediately, using dry cleanup methods where possible and dispose of used materials property. Spill areas may not be cleaned up by hosing the area down. The source of the spill must be eliminated to prevent a discharge or a continuation of an ongoing discharge. Spill kits shall be readily available onsite during construction.

Maintenance:

- The site contractor will be responsible for implementing each control identified as part of this Construction Period Pollution Prevention and Erosion and Sedimentiaon Control Plan.
- The site contractor will be responsible for inspecting all sediment and erosion controls periodically and after each rainfall event. Records of the inspections shall be prepared and maintained on-site by the contractor.
- Damaged or deteriorated items will be repaired immediately after identification or at the direction of the Commission.
- The Site Contractor shall comply with the General Notes regarding Erosion Control as shown on the Site Plans.
- Sediment shall be removed from barriers when it reaches one-half the height of the barrier or as determined by periodic field inspection or manufacturer recommendations.
- The stabilized construction exits shall be inspected weekly. The exits shall be maintained by adding additional clean, angular, durable stone to remove sediment from the tires of construction vehicles when exiting the site. Adjacent roadways shall be kept clean and swept as needed to avoid deposition of sediment as a result of construction traffic exiting the Site.
- Dust pollution shall be controlled using an on-site water source and/or an approved soil stabilization product.
- Erosion control structures shall remain in place until all disturbed earth has been securely stabilized. After removal of structures, disturbed areas shall be regraded and stabilized as necessary.

APPENDIX I

Longterm Pollution Prevention Plan

Project Location: 126 Broadway Arlington, MA

Owner Name:

Owner Number:

Owner Email:

Owner Address:

As-built Plan Reference:

Plan Title:

Date:

Prepared by:

Party Responsible for Maintenance:

The property owners are responsible for maintaining and servicing the proposed stormwater management design post construction. During construction, the contractor will be responsible for stormwater management maintenance.

_____(signature) Date: _____

Maintenance of Pavement Systems:

Regular maintenance of pavement surface will prevent pollutants such as oil and grease, trash and sediments from entering the stormwater system and/or resource areas. The following practices should be performed.

- Utilize vacuum sweepers to clean asphalt surfaces seasonally or as needed. Dispose of collected materials off site.
- Check loading and dumpster areas (if applicable)
- Routinely pick up and remove litter from parking areas and surrounding landscape areas.

Maintenance of Stormwater Structures:

All stormwater structures should be maintenance in accordance with the O&M submitted with this report.

Maintenance of Vegetated Areas:

Regular maintenance of vegetated areas can prevent the pollution of stormwater runoff by controlling the source of the pollutants such as suspended sediments, excess nutrients, and chemicals from landscape care products. The following practices should be implemented.

- Inspect vegetated areas on semi-annual basis, remove any litter.
- Maintain planted areas adjacent to pavement to prevent soil washout.
- Clean any soil deposited on pavement.
- Reseed bare areas of lawn.
- Avoid cutting crash shorter than 4” in height.

OPERATIONS AND MAINTENANCE PLAN

Project Location: 126 Broadway Arlington, MA

Owner Name:

Owner Number:

Owner Email:

Owner Address:

Plan Reference:

Plan Title:

Date:

Prepared by:

As-built Plan Reference:

Plan Title:

Date:

Prepared by:

Party Responsible for Maintenance:

The property owners are responsible for maintaining and servicing the proposed stormwater management design post construction. During construction, the contractor will be responsible for stormwater management maintenance.

_____(signature) Date: _____

Inspections will be performed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Handbook. The Site Plans identify the location of each BMP to be inspected and maintained as described in this Section.

The following stormwater management system features will be evaluated during each inspection:

Vegetated Surfaces:

Inspection Frequency: Bi-annually in Summer and Winter

Special Inspection Event(s): Spring Snow Melt

All vegetative surfaces will be observed to identify locations of settlement, erosion, and other impacts from the proposed redevelopment.

Driveway Sweeping

Inspection Frequency: Bi-annually in Summer and Winter

Special Inspection Event(s): Spring Snow Melt

The driveway shall be inspected at least every six months for sweeping. Sweeping shall be performed immediately following final snowmelt and completion of winter sanding. Sweeping shall be performed after every major storm event in the non-freezing months. Disposal of the sweepings must be in accordance with applicable local, state and federal guidelines and regulations.

Stormwater Infiltration Chambers:

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

Subsurface infiltration management systems should be inspected quarterly for sediment accumulation, blockages, structural deficiencies, and any other defects that may impair the intended functions of the chambers. The system should be inspected via the inspection ports provided and should include the inlet to the system. A log of the sediment depth should be maintained. Measure the sediment depth visually by opening the inspection port and the use of a flashlight and measuring rod. If sediment reaches a three-inch depth, the sediment is to be removed by vacuum or jet spray.

Downspouts

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

The downspouts shall be inspected quarterly for sediment / leaf accumulation, blockages, structural deficiencies, and any other defects that may impair the intended functions of the downspouts. The system shall be inspected via the cleanout as shown in the details in the approved site plan.

Discharge Trench/Interceptor Drain:

Inspection Frequency: Every 3 months

Special Inspection Event(s): After every major storm event

The discharge trench should be inspected quarterly for sediment accumulation, blockages, and structural deficiencies. Discharge trench should be vacuumed as needed. The discharge trench must be inspected 48-hours after every major storm for signs of blockage and excess sedimentation.

Reporting and Record Keeping:

The responsible party shall be responsible for maintaining accurate logs for all maintenance and inspections. The maintenance logs shall be kept on site for a minimum of five (5) years and be available for inspection by the City of Arlington. An example of a site maintenance log is attached at the end of the O&M Plan.

Changes to O&M Plan:

The owner of the stormwater management system shall notify the City of Arlington or its designated reviewing agent of changes in ownership or assignment of financial responsibility.

By signing below the responsible party agrees that they have read and understood the O&M plan required by the City of Arlington.

_____(signature)

Illicit Discharge Statement

At no time will the owner or any: other individual utilizes the stormwater management system for any purpose other than its intended use. The stormwater management system as shown on the attached site plan at no time shall receive discharges other than stormwater, this includes "wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, raw materials, toxic pollutants, hazardous substances, oil or grease."

_____(signature)

Stormwater Operations and Maintenance BMP Inspection Form

Project Address:

Owner:

Inspection By: _____

Date of Inspection: _____

Date of Recent Rainfall/Storm: _____

Reason for Inspection: _____

	Condition	Action Required
Vegetation:		

	Condition	Action Required
Driveway Sweeping:		

Infiltration System Components:

	Sediment Depth	Water Depth	Action Required
Chamber System			
Downspouts			
Interceptor Drain			

Notes/Diagram:

Storage and Use Requirements for Fertilizers, pesticides and herbicides:

Limit fertilizer and pesticide/herbicide use. Use only as directed by licensed/train landscape professionals. No fertilizes, pesticides ore herbicides to be used within the 100 ft buffer without approval from Conservation. Store all chemicals off site.

Management of Snow & Ice:

Snow removal is to be performed by a private contractor. Snow is to be stockpiled in the designated snow storage area shown on the approved plans. The amount of deicing chemicals shall be reduced to the minimum amount needed to provide safe pedestrian and vehicle travel. The following practices should be performed.

- No oil or sodium chloride shall be used during or after construction for the control of dust or ice and snow.
- Devices used for spreading deicing materials should be capable of varying the rate of application based on the site-specific condition.
- Salt and Sand should be stockpiled off site.

Spill Prevention and Response

Sources of potential spill hazards include vehicle fluids, liquid fuels, pesticides, paints, solvents, and liquid cleaning products. The majority of the spill hazards would likely occur within the building and would not enter the stormwater drainage system. However, there are spill hazards from vehicle fluids or liquid fuels located outside of the buildings. These exterior spill hazards have the potential to enter the stormwater drainage system and are to be addressed as follows:

- Spill Hazards of pesticides, paints, and solvents shall be remediated using the Manufacturers' recommended spill cleanup protocol.
- Vehicle fluids and liquid fuel spill shall be remediated according to the local and state regulations governing fuel spills.
- The owner shall have the following equipment and materials on hand to address a spill cleanup: brooms, dust pans, mops, rags, gloves, absorptive material, sand, sawdust, plastic and metal trash containers.
- All spills shall be cleaned up immediately after discovery.
- Spills of toxic or hazardous material shall be reported, regardless of size, to the Massachusetts Department of Environmental Protection at 888-304-1133.
- Should a spill occur, the pollution prevention plan will be adjusted to include measures to prevent another spill of a similar nature. A description of the spill, along with the causes and cleanup measures will be included in the updated pollution prevention plan

Vehicle Washing:

Outdoor vehicle washing has the potential to result in high loads of nutrients, metals, and hydrocarbons during dry weather conditions, as the detergent-rich water used to wash the grime off the vehicle enters the stormwater drainage system. The proposed project does not include any designated vehicle washing areas, nor is it expected that any vehicle washing will take place onsite at such frequency to cause concern.

Illicit Discharges:

Illicit discharges to the stormwater management system are discharges that are not entirely comprised of stormwater. Illicit discharge does not include discharges from the following activities or facilities: firefighting, water line flushing, landscape irrigation, uncontaminated groundwater, potable water sources, foundation drains, air conditioning, condensation, footing drains, flows from riparian habitats and wetlands, dechlorinated water from swimming pools, water used for street washing, and water used to clean residential buildings without detergents. The Owner is not aware of any existing illicit discharges to the Site and is not proposing any illicit discharges as part of the project. An Illicit Discharge Statement is provided on the O&M plan and a signed copy will be provided upon completion of the project.

Septic System Maintenance:

Not applicable.

Ruben Valenzuela, Architect, LEED AP BD+C
51 Skyline Drive
West Yarmouth, MA 02673
(508) 394-2931

Date: August 7, 2025

To: Department of Planning and Community Development
Town of Arlington, MA

Re: LEED Checklist Summary – 126 Broadway Mixed-Use Development

Dear Members of the Planning Board,

On behalf of Steve Maimone and Tim Johnson Architect, LLC, we are pleased to submit the enclosed LEED Checklist Summary for the proposed mixed-use development located at **126 Broadway** in Arlington, MA. This submission is part of our ongoing efforts to align the project with the Town's sustainability goals and responsible development practices.

While this project is not currently pursuing formal LEED certification, we have prepared a preliminary LEED checklist to serve as a guiding framework for integrating sustainable practices throughout the design and construction process. This approach supports informed decision-making and a thoughtful application of green building principles.

Key areas of focus include:

- The use of sustainable materials and resource-efficient construction practices,
- Strategies to enhance energy and water efficiency,
- Improvements in indoor air quality and overall indoor environmental conditions.

We believe this development will be a valuable addition to the Town's built environment and demonstrates a thoughtful approach to sustainable urban growth while addressing the need for affordable housing.

Thank you for your time and consideration. Please feel free to contact us should you have any questions. We look forward to supporting the Planning Board throughout the review process.

Sincerely,
Ruben Valenzuela, Architect, LEED AP BD+C
LEED Project Coordinator
Tim Johnson Architect, LLC

cc: Steve Maimone, Owner/Agent

LEED v4.1 BD+C New Construction

Project Checklist

Project Name: 126 Broadway, Arlington, MA.
Date:8-7-2025

Y	?	N			
			Credit	Integrative Process	1

15	0	0	**Location and Transportation**		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
2			Credit	High Priority Site and Equitable Development	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
			Credit	Electric Vehicles	1

4	0	0	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Protect or Restore Habitat	2
			Credit	Open Space	1
2			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1

5	0	0	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1			Credit	Outdoor Water Use Reduction	2
4			Credit	Indoor Water Use Reduction	6
			Credit	Optimize Process Water Use	2
			Credit	Water Metering	1

4	0	0	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Grid Harmonization	2
3			Credit	Renewable Energy	5
1			Credit	Enhanced Refrigerant Management	1

0	0	0	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Environmental Product Declarations	2
			Credit	Sourcing of Raw Materials	2
			Credit	Material Ingredients	2
			Credit	Construction and Demolition Waste Management	2

14	0	0	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	0	0	**Innovation**		6
			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0	0	0	**Regional Priority**		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

43	0	0	**TOTALS**	Possible Points:	110

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

Note: Total score and all subcategory scores in this document of LEED checklist demonstrates the project's commitment to sustainability. As the project evolves, the scores and categories are subect to change.

TO:	Claire Ricker, DPCD Director	DATE:	August 8, 2025
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2025156.00
CC:	Steve Maimone, 126 Broadway LLC		
SUBJECT:	126 Broadway, Arlington, MA Transportation Demand Management (TDM) Plan		

As requested by the Town, 126 Broadway (the Project) has developed a Transportation Demand Management (TDM) Plan. The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts.

Project Summary

The Project will consist of the construction of 14 residential units in a five-story building with approximately 1,400 square feet (sf) of ground-floor commercial use. The entrance to the commercial use will be from Broadway, and the entrance to the building lobby will be provided on Everett Street. Access to the covered parking area will continue to be from the existing driveway curb cut on Everett Street. Five vehicle parking spaces will be provided; two spaces will have access to a Level 2 Electric Vehicle (EV) charger. A secure bicycle room on the ground floor will accommodate storage for 22 bicycles, and two outdoor bicycle racks will provide four visitor bicycle parking spaces. **Table 1** summarizes the Project's mixed-use development program.

Table 1. Project Program

Land Use	Project
Residential	14 units
Commercial	1,400 sf

MODE SHARE

Mode shares for the Project were determined using the latest 2023 Census data for Tract 3567.01. The 2023 data indicate 40% commute via vehicle (car, truck, or van); 13% commute via public transportation; 9% bicycle or walk to work; and 38% of residents worked from home. **Table 2** summarizes the 2023 mode share for the Site.

Table 2. Mode Share Summary

Land Use	2023 Census (Tract 3567.01)
Drove to Work	40%
Public Transportation	13%
Bicycle/Walk	9%
Work from Home	38%
Total	**100%**

Transportation Demand Management Plan

The Project will improve the pedestrian environment and encourage bicycle and transit use at the Project Site.

ON-SITE TDM AMENITIES

The Project will improve pedestrian access by constructing an Americans with Disability Act- (ADA-) compliant ramp adjacent to the site at the corner of Broadway/Everett Street. The Project will reconstruct any existing sidewalks damaged during construction as necessary. A bicycle room with 22 bicycle spaces on the ground floor and four outdoor visitor spaces on bicycle racks near the building entrance will be provided to encourage bicycle use. A charging station will be provided in the bicycle room.

OFF-SITE TDM AMENITIES

PUBLIC TRANSPORTATION

The Massachusetts Bay Transportation Authority (MBTA) #87 bus route operates adjacent to the Site along Broadway and MBTA #77 and #350 bus routes operate along Massachusetts Avenue within two blocks of the Site. A summary of existing transit services and their service destinations, service hours, and peak hour frequency is provided in **Table 3**.

BLUEBIKES

Bluebikes is the Boston area's largest bicycle sharing service, which was launched in 2011 and currently consists of more than 4,000 shared bicycles at more than 400 stations throughout Arlington, Boston, Brookline, Cambridge, Chelsea, Everett, Somerville, Newton, Revere, and Watertown. A Bluebikes station is located on Nichols Avenue near Arlington Street, down the street from the Project. It is within a five-minute walk from the Site.

Table 3. Transit Service Summary

Transit Route	Route Description	Weekday Service	Peak Hour/ Headway (min.)	
			a.m.	p.m.
77	Arlington Heights – Harvard Station	4:49 a.m. – 1:29 a.m.	11	12
87	Arlington Center/Clarendon Hill – Lechmere Station	5:05 a.m. – 1:40 a.m.	18	25
350	North Burlington – Alewife Station	5:44 a.m. – 11:08 p.m.	25	30

** Source: MBTA 2025 System Map (June 15, 2025) and MBTA schedules (effective April 6, 2025).*

CARSHARE

Car sharing services enable easy access to short-term vehicular transportation. Vehicles are rented on an hourly or daily basis, and all vehicle costs (gas, maintenance, insurance, and parking) are included in the rental fee. Vehicles are checked out for a specific time period and returned to their designated location. Pick-up/drop-off locations are typically in existing parking lots or other parking areas throughout neighborhoods as a convenience to users of the services. Nearby car sharing services provide an important transportation option and reduce the need for private vehicle ownership. Zipcar is the primary car share company in the Metro Boston area. The following Zipcar locations are less than one mile from the Site:

- Victoria Street/Massachusetts Avenue and
- Arlington Center (29 Mystic Street).

ADDITIONAL TDM STRATEGIES

Additional TDM strategies for the Project will include, but will not be limited to:

- **General Strategies**
  - An on-site transportation coordinator;
  - Orientation packets outlining transit availability for residents/employees;
  - Complimentary TDM brochures and resources (Bluebikes, MBTA, etc.); and
  - Real-time transit display in residential lobby (MBTA schedules and Bluebikes availability).
- **Parking Strategies**
  - Minimal parking will be available;
  - Parking spaces are unbundled from residential units; and
  - EV charging stations are provided.

- **Bicycle Strategies**
  - Secure, covered bicycle storage in a ground floor bicycle room for residents;
  - Outdoor bicycle racks for short-term visitors; and
  - Post information about Bluebikes in the lobby.

The Project will continue working with the Town of Arlington to create a Project that provides safe access for vehicles, improves the pedestrian environment, and encourages transit and bicycle use at the Project Site.

Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3862, 126 Broadway

Notice is herewith given that an application has been filed on June 26, 2025, by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464, to open Docket #3862 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 mixed-use building with one (1) commercial unit and fourteen (14) residential units on the property located at 126 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 21, 2025, at 7:30 pm, Town Hall Annex, Second Floor Conference Room, 730 Massachusetts Ave, 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

7/3/2025, 7/10/2025

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, 126 Broadway, Docket #3862
Date: August 7, 2025

I. Docket Summary

This is an application by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464, to open Site Plan Review Docket #3862 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 detached garage and construct a five-story mixed-use building with an approximately 1,400 square-foot commercial unit and residential parking on the ground floor, and fourteen (14) residential units above on the property located at 126 Broadway, Arlington, MA, in the Residential Two-Family District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District. Six (6) residential parking spaces are proposed.

Materials submitted for consideration of this application include:

- Architectural Plans and Drawings, dated 07/08/25;
- Application for Site Plan Review, dated 06/26/25;
- Dimensional and Parking Information;
- Impact Statement, dated 06/23/25;
- Plot plans
- Existing Conditions Photographs, dated 07/08/25;
- Shadow Study, dated 07/08/25;
- Civil engineering plans, dated 07/09/25; and
- Stormwater Management Plan and Checklist, dated 07/11/25.

The subject property is located within 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 building footprint on this corner lot from approximately 1,300 square feet to 3,330 square feet, an increase of over 150%. There is no landscape minimum under the MBMF Overlay District and there will be minimal changes to the existing grade. The Board can find this condition met.

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 Residential Two-Family (R2) and is within the Mass Ave/Broadway Multi-Family Housing (MBMF) Overlay District. The project is located across the street from a four-story mixed-use building and a gas station on Broadway. The neighborhood is primarily residential with a mix of single-family, two-family, duplex, and multi-family low density buildings. The Board can find this condition met.

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.

Three existing street trees on Broadway and Everett Street will be protected during construction. A 5-foot wide strip of new lawn area will be installed along both sides of the building; no plantings are proposed. A green roof with sedum cover is proposed for the fourth floor, and a stockade fence is proposed in the rear and side yards. Each dwelling unit will have access to a balcony at least 50 square feet in size. The Board can find this condition met.

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 proposed project is highly accessible by transit, bike, and walking. The existing curb cut on Everett Street will be reduced to a width of 20 feet. Two uncovered residential parking spaces are proposed, as well as an open garage on the building's ground floor with four additional spaces for residents. No off-street parking for the commercial unit is proposed.

Vehicle Parking Requirements – Residential Use Only		
Required parking spaces	14	
Proposed parking spaces	6	
Bicycle Parking Requirements – Residential Use Only		
Use	**Long-Term Parking**	**Short-Term Parking**
Required bicycle parking	21	2
Proposed bicycle parking	22	4

Additional short-term and long-term bicycle parking will be required based on the proposed use for the commercial unit. The applicant should clarify the number and proposed location of EV chargers.

A bike storage room accessible by elevator is proposed for long-term parking. The applicant should clarify whether the two-tier racks shown on the plan meet the requirements in Section 6.1.12 of the Zoning Bylaw. Two racks for short-term parking are proposed in the grass strip between the street and sidewalk on Broadway and Everett Street.

The applicant has not submitted a Transportation Demand Management plan to request a parking reduction from the Board. Additionally, staff notes that the proposed parking garage does not provide a 24-foot drive aisle as required for two-way traffic by Section 6.1.11.C(3).

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 has performed soil testing on site and submitted a stormwater checklist and stormwater management plan. The project will utilize best practices including a subsurface infiltration system under the driveway and will comply with the Town's Stormwater Management Bylaw, during and after construction, as approved by the Town Engineer. The Board can find this condition met.

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 underground. The Board can find this condition met.

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.

Any signage and advertising will be in accordance with the provisions of Section 6.2 of the Zoning Bylaw, compliant with the Business Sign District requirements. Final signage will need to be submitted, reviewed, and approved administratively by the Department of Planning and Community Development or reviewed by the Board for a sign permit. The Board can find that this condition met.

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 site plan should be revised to show the proposed location of the transformer and any screening. The applicant should also clarify how trucks will access the trash and recycling dumpsters located behind the uncovered parking spaces for pick-up, and label any snow storage areas or verify that snow will be removed from the property. The Board can find this condition met.

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 property provides access to the building for fire, police and other emergency personnel and equipment from both Broadway and Everett Street. The applicant has proposed exterior downlighting including at the main entrances for the commercial unit and the residences. The Board can find this condition met.

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 126 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties* in the Town of Arlington. The Board can find this condition met.

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.

The applicant proses white EPDM roofing on the upper roof to reflect sunlight and reduce heat absorption. Sedum cover on the lower roof will promote cooling for the building and its surroundings, and contribute to a green streetscape. The Board can find this condition met.

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.

The applicant has not completed a LEED checklist or demonstrated the proposed rooftop solar energy system complies with the requirements of Sections 5.9.4.H and 6.4 of the Zoning Bylaw. The project will utilize sustainable building practices and include energy-efficient systems, as well as provide electric bike charging in the storage room and EV charging. In addition, the project 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 Housing 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.

3. The vehicle and bicycle parking improvements and proximity of the project to non-automotive transit resources justify the parking reduction per Section 6.1.5 of the Zoning Bylaw, subject to approval of a Transportation Demand Management Plan.

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 #3849, 259 Broadway

Summary:

8:40 pm The applicant has requested to withdraw the application without prejudice.

ATTACHMENTS:

	Type	File Name	Description
🗋	Application	259_Broadway_withdrawal_-_2025-08-04.pdf	259 Broadway withdrawal - 2025-08-04

From: Zeke Brown <zeke@brownfenollosa.com>
Sent: Monday, August 4, 2025 5:20 PM
To: Claire Ricker <cricker@town.arlington.ma.us>
Subject: 259 Broadway

Hello Claire,

I am requesting that the application for 259 Broadway be withdrawn and that the hearing be closed without prejudice.

Many thanks,
Zeke Brown

Town of Arlington, Massachusetts

Update on Special Permits for 1306-1308 Mass Ave and 190-200 Mass Ave

Summary:

8:45 pm The Board will discuss following up with projects previously approved by the Board.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Project_Update_memo_to_ARB_-_08-07-2025.pdf	Project Update memo to ARB - 08-07-2025

TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Arlington Redevelopment Board
From: Claire V. Ricker, Director
Katie Luczai, Economic Development Coordinator
Date: 8/7/2025
RE: Project updates requested

1306-1308 Massachusetts Avenue

Regarding Docket #3760, on 8/28/2023, RB Farina Roofing Co. was granted a Special Permit for a change of use from retail to a commercial office of greater than 3,000 square feet in the B3 Village Business, and signage. Per section 3.3.5.(B.) of the Arlington Zoning Bylaw, the special permit is valid for three years; however, the special permit issued by the Arlington Redevelopment Board (ARB) is also subject to the state-wide "Mass Leads Act" of 2024 that includes provisions to extend the life of land use permits. The act automatically extends many real estate development permits by two years for "approvals in effect or existence" during the "tolling period" between 1/1/2023, and 1/1/2025. Thus, the Special Permit granted by the ARB has been automatically extended by two years and is now due to expire on 8/28/2028.

A building permit for the property fit out was issued on 10/2/2023 and the applicant commenced construction. The last permit pulled for this project was in August 2024 when a plumbing permit was issued. No inspections have been completed on site since the permits were pulled. Per Massachusetts State Building Code, the building permit for this project (B-23-240) has expired. Building permits expire if the work authorized on site by such permit is suspended or abandoned for a period of 180 days after commencement of construction.

After reaching out to the applicant for a project status update, the applicant informed the Department of Planning and Community Development (DPCD) that the project is on hold and may commence either later this year or early next year. DPCD staff requested the temporary sign installed by the applicant be removed and informed the applicant that the current plywood boarding of the windows was not compliant under the Vacant Storefront Bylaw. The sign was removed shortly after. The applicant has informed DPCD that there are no windows installed on

the property that could be papered should the plywood used to board the property be removed. DPCD staff are working with the applicant to find a solution. The applicant has also been informed that their current storefront signage at 1319 Mass Ave is noncompliant regarding window transparency, and they have agreed to remedy it.

190 & 192-200 Massachusetts Avenue

Regarding Docket #3650, 190 & 192-200 Massachusetts Ave, on 2/27/2023 the Board issued a Special Permit related to the redevelopment of the site to a four-story, mixed-use building with 30 residential units and two ground-floor commercial units. Per section 3.3.5.(B.) of the Arlington Zoning Bylaw, the special permit is valid for three years; however, the special permit issued by the Board is also subject to the state-wide “Mass Leads Act” of 2024. Thus, the Special Permit for Docket #3650 has been automatically extended by two years and is now due to expire on 2/27/2028.

Hazardous material remediation has commenced on the project site with State oversight. Utility services to the existing buildings are due to be cut and capped. The Inspectional Services Department (ISD) has not yet issued a demolition permit for the project as the required remediation work and utility discontinuance have not been completed; however, ISD anticipates that a demolition permit will likely be issued in the coming weeks. DPCD staff have been in contact with the developer and with ISD to ensure that final construction design documents and material selections meet the conditions of the Special Permit issued by the ARB.

Town of Arlington, Massachusetts

Correspondence

Summary:
126 Broadway:

- J. Fleming - 7/11/25
- R. Gruber - 7/16/25
- C. Webb - 7/19/25
- A. Lee - 7/30/25
- G. Eliopoulos - 7/31/25
- J. Haas - 8/3/25
- C. Webb - 8/4/25
- A. Rapetov - 8/5/25
- C. Webb - 8/6/25
- N. Abaskharoun - 8/7/25
- K. Bartlett - 8/9/25
- X. Pretzer - 8/9/25
- D. Seltzer - 8/9/25
- M. Shaik - 8/9/25
- G. Buckley - 8/10/25
- A. Greenspon - 8/10/25
- D. Vecchione - 8/10/25
- L. Wiener - 8/10/25
- C. Farrell - 8/11/25
- J. O'Donnell - 8/11/25
- E. Schwarz - 8/11/25
- M. Marx - 8/11/25
- S. Sheffler - 8/11/25

455 Mass Ave:

- R. Sessa - 7/30/25

1500 Mass Ave:

- D. Seltzer - 7/25/25

Multiple projects:

- W. Evans - 7/28/25

ATTACHMENTS:

	Type	File Name	Description
🗋	Correspondence	126_Broadway_-_07112025_-_Fleming__J.pdf	126 Broadway - 07112025 - Fleming, J
🗋	Correspondence	126_Broadway_-_07162025_-_Gruber__R.pdf	126 Broadway - 07162025 - Gruber, R
🗋	Correspondence	126_Broadway_-_07192025_-_Webb__C.pdf	126 Broadway - 07192025 - Webb, C
🗋	Correspondence	126_Broadway_-_07302025_-_Lee__A.pdf	126 Broadway - 07302025 - Lee, A
🗋	Correspondence	126_Broadway_-_07312025_-	126 Broadway - 07312025 - Eliopoulos, G

		_Eliopoulos__G.pdf	
	Correspondence	126_Broadway_-_08032025_-_Haas__J.pdf	126 Broadway - 08032025 - Haas, J
	Correspondence	126_Broadway_-_08042025_-_Webb__C.pdf	126 Broadway - 08042025 - Webb, C
	Correspondence	126_Broadway_-_08052025_-_Rapetov__A.pdf	126 Broadway - 08052025 - Rapetov, A
	Correspondence	126_Broadway_-_08062025_-_Webb__C.pdf	126 Broadway - 08062025 - Webb, C
	Correspondence	126_Broadway_-_08072025_-_Abaskharoun__N.pdf	126 Broadway - 08072025 - Abaskharoun, N
	Correspondence	126_Broadway_-_08092025_-_Bartlett__K.pdf	126 Broadway - 08092025 - Bartlett, K
	Correspondence	126_Broadway_-_08092025_-_Pretzer__X.pdf	126 Broadway - 08092025 - Pretzer, X
	Correspondence	126_Broadway_-_08092025_-_Seltzer__D.pdf	126 Broadway - 08092025 - Seltzer, D
	Correspondence	126_Broadway_-_08092025_-_Shaik__M.pdf	126 Broadway - 08092025 - Shaik, M
	Correspondence	126_Broadway_-_08102025_-_Buckley__G.pdf	126 Broadway - 08102025 - Buckley, G
	Correspondence	126_Broadway_-_08102025_-_Greenspon__A.pdf	126 Broadway - 08102025 - Greenspon, A
	Correspondence	126_Broadway_-_08102025_-_Vecchione__D.pdf	126 Broadway - 08102025 - Vecchione, D
	Correspondence	126_Broadway_-_08102025_-_Wiener__L.pdf	126 Broadway - 08102025 - Wiener, L
	Correspondence	126_Broadway_-_08112025_-_Farrell__C.pdf	126 Broadway - 08112025 - Farrell, C
	Correspondence	126_Broadway_-_08112025_-_O_Donnell__J.pdf	126 Broadway - 08112025 - O'Donnell, J
	Correspondence	126_Broadway_-_08112025_-_Schwarz__E.pdf	126 Broadway - 08112025 - Schwarz, E
	Correspondence	126_Broadway_-_08112025_-_Marx__M.pdf	126 Broadway - 08112025 - Marx, M
	Correspondence	126_Broadway_-_08112025_-_Sheffler__S.pdf	126 Broadway - 08112025 - Sheffler, S
	Correspondence	455_Mass_Ave_-_07302025_-_Sessa__R.pdf	455 Mass Ave - 07302025 - Sessa, R
	Correspondence	1500_Mass_Ave_-_07272025_-_Seltzer__D.pdf	1500 Mass Ave - 07272025 - Seltzer, D
	Correspondence	Multiple_projects_-_07282025_-_Evans__W.pdf	Multiple projects - 07282025 - Evans, W

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

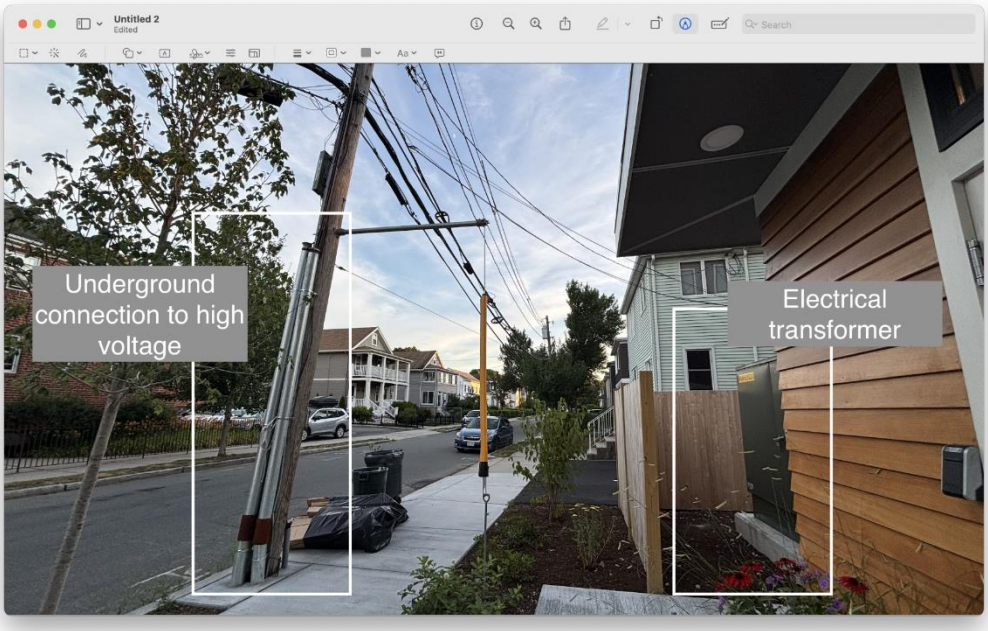
Hello! Please consider this as public comment for the yet-to-be-scheduled public hearing for 126 Broadway.

- 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.

From: Rebecca Gruber
Sent: Wednesday, July 16, 2025 3:47 PM
To: Eugene Benson; Shaina Korman-Houston; Kin Lau; Steve Revilak; Rachel Zsembery
Cc: Claire Ricker; Jennifer Joslyn-Siemiatkoski
Subject: Support for development of 126 Broadway

Dear Honorable Members of the Redevelopment Board,

Thank you for allowing me to indicate my support for the development of 126 Broadway as a multi-family building in the MBTA-C Broadway Multi-Family Housing Overlay District.

126 Broadway is particularly exciting as, I think, the first substantial multi-family development in our MBTA-C Overlay District. If I correctly understand the submitted materials, this development will result in the creation of fourteen new units, including three that will be deeply affordable under our inclusionary zoning requirements.

I am particularly hopeful that even the market-rate units will be more affordable than much of Arlington's currently available housing stock since almost all of the units are relatively small--smaller than the potential size of an accessory dwelling unit.

I understand that the applicants may be asking the ARB for some relief in the minimum parking requirements. If that is correct, I hope the ARB will be supportive of that request. 126 Broadway is well located for easy access to public transit. (My quick look at the MBTA trip planner from 126 Broadway to Alewife or Harvard Square indicates several bus to T options within a one to six minute walk from 126 Broadway.) To my mind, easy access to public transit was one of the central tenets for the location of the MBTA Overlay District.

The development of 126 Broadway into the proposed multi-family building is in both scale and location what I hoped we would see in Arlington when I voted at Town Meeting in support of the MBTA-C Overlay District.

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: Webb, Christian A.,PHD
Sent: Saturday, July 19, 2025 7:17:12 PM
To: Claire Ricker
Cc: Renata Cardoso
Subject: RE: Docket #3862 - 126 Broadway Site Plan Review

Dear Chair Zsembery and Members of the Arlington Redevelopment Board,

I am writing to express my concerns regarding the proposed mixed-use development at 126 Broadway (Docket #3862). As a longtime Arlington resident who values our community's character and livability, I respectfully request that the Board carefully consider the following issues.

The proposed 5-story, 50-foot building represents a dramatic departure from the established residential character of this neighborhood. The current two-family home fits harmoniously within the existing streetscape of primarily 1-3 story residential buildings. This massive structure would tower over neighboring homes, fundamentally altering the intimate, family-friendly atmosphere that defines this area.

The building's bulk and massing, despite architectural attempts at modulation, remains incompatible with the human scale that makes our neighborhood walkable and welcoming to families with children.

Broadway already experiences significant traffic congestion, particularly during peak commuting hours. Adding 14 residential units plus a commercial space will substantially increase vehicle trips, pedestrian activity, and delivery traffic at this corner location. This is compounded by the fact that a multi-story building was recently constructed directly across the street at the same Broadway/Everett intersection, already increasing traffic in this area.

Of particular concern:

- **Child Safety**: This intersection is heavily used by children walking to and from Thompson School on Everett St. Our neighborhood has many families with young children who walk, bike, and play in the area. The Broadway/Everett corner is a key crossing point for school children, and increased traffic density from this large development poses significant safety risks that have not been adequately addressed in the application materials.
- **Parking Pressure**: While 18 garage spaces are proposed, realistic parking demand will likely exceed this supply, pushing additional vehicles onto already crowded neighborhood streets.
- **Corner Location**: The Broadway/Everett Street intersection will see increased turning movements and potential sight line issues with a building of this scale, particularly dangerous given the school foot traffic.
- The commercial space at the bottom could exacerbate the above issues regarding traffic and parking spots.
- **Shadow and Light**: The shadow studies show significant impacts on neighboring properties (including our house at 100 Everett st, which is immediately next door).

I want to bring to the Board's attention that many residents in this immediate area have only recently become aware of this significant proposal. Since learning of the project, several neighbors have spontaneously approached me expressing serious concerns about this large construction that would dramatically change our neighborhood character.

There also appears to be confusion among residents about the hearing schedule - whether the primary hearing is July 21st or the continued hearing on August 11th. As more neighbors become aware of this proposal, I expect you will receive additional correspondence expressing similar concerns. The scale of this project and its potential impacts warrant ensuring that the affected community has adequate opportunity to provide input.

Given the significant scale of this proposal and its potential impacts, I respectfully request:

1. Extended community input sessions to ensure all affected residents have opportunity to comment
2. Stronger conditions addressing parking, delivery schedules, and construction impacts
3. Consideration of reduced scale alternatives that better respect neighborhood character
4. Clear communication about hearing dates and continuation procedures to ensure proper community notification

While I support thoughtful development that meets housing needs, this proposal goes too far in prioritizing density over community character and quality of life. Arlington's strength lies in its diverse, livable neighborhoods, and we must be careful not to sacrifice what makes our community special in the pursuit of maximum development.

I trust the Board will carefully weigh these concerns and work with the applicant to develop a more appropriate proposal that respects both housing goals and neighborhood livability.

Thank you for your consideration and service to our community.

Could you kindly confirm receipt?

Respectfully submitted,

Christian
100 Everett St. Unit 1

Christian A. Webb, PhD
Associate Professor, Harvard Medical School
Director, Treatment & Etiology of Depression in Youth Laboratory
Co-Director, Center for Depression, Anxiety & Stress Research

McLean Hospital
115 Mill St, Belmont, MA 02478
T: 617-855-4429, F: 617-855-4231
e-mail: cwebb@mclean.harvard.edu

To: Arlington Redevelopment Board
CC: Claire Ricker, DPCD Director
From: Alexandra Lee, Harlow Street resident and 32-year Arlington taxpayer
Date: July 30, 2025
RE: Proposal for Building at 126 Broadway

The purpose of this memo is to **request the postponement of the August 11 hearing of** the Arlington Redevelopment Board concerning the proposed building at 126 Broadway in East Arlington. Scheduling such an important meeting in the middle of August when many residents are out of town prevents many concerned community members from attending the hearing.

In addition to requesting that the meeting be postponed, I am sharing some comments and questions about the application filed on June 26, 2025, by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464.

The multifamily zoning changes recently adopted and allowed on Broadway open the door for a much more robust community process about what is being proposed along the entire corridor. Responding to the plans of one developer at a time does not allow for cohesive planning along Broadway.

This proposal seems overly aggressive for this site on the corner of a residential street that consists of smaller scale two-family houses. The plans appear to indicate a building that would cover almost the entire site with very little setback.

Adding a large commercial space on the first floor begs the question of unoccupied commercial space on other lots. The development at 80 Broadway, while much more aesthetically pleasing than this proposal, has sat empty since its construction. What indications are there that commercial spaces will be filled at the proposed 126 Broadway lot?

In addition, a proposal of 14 residential units with allowances for only six parking spaces on site seems woefully inadequate. There is no overnight parking allowed in this area and the typical ratio for units to parking is much closer to one space to one unit, isn't it?

The plans indicate that several large existing trees will remain on site. However, if the building is so close to the lot line, it isn't clear that this would be possible without significantly compromising the health of the trees.

The size and scale of the building show shade studies that substantially impact the properties of the neighbors.

Finally, consideration must be made for pedestrian safety in this area as many, many neighborhood children cross the street at that corner to get to Thompson School. A commercial space would likely bring more traffic, increasing danger to children.

Please postpone the August 11th public hearing. It is imperative that our community closely examine the impact of this project's oversized scale before any approvals are granted. Ensuring that the hearing is held when residents have returned from vacation would be an excellent step toward engaging the community in this critical issue. Housing growth and density are important for Arlington but must be considered in context of existing conditions.

Thank you for your consideration. My neighbors and I look forward to your response.

Cc:
Clarissa Rowe
Betty Stone
Lauren and Sarah Scott
Dexter and Yael Beals
Angela and Sean Alton
Anna Precht
Adam Fischer
Tom Robertson
Sheelah Ward
Abigail and Scott Rice
Andi Doane
Susan Dorson
Natasha Strom
Johanna Niles
Shalini Sreedhar
Carolyn Schneyer

From: George Eliopoulos
Sent: Thursday, July 31, 2025 2:03 PM
To: Claire Ricker
Subject: Re: 103 Everett Steet

I am writing on behalf of my parents Christos and Evangelina Eliopoulos regarding 126 Broadway on corner of Everett st. My parents are 75 years old and have lived at 103 Everett st for over 50 years. They are deeply concerned about current project. They feel that adding 14 units to residential side of neighborhood will drastically change neighborhood. The street already faces many challenges for this that have driveways near Broadway. People come whipping around corner. There has been so many near misses. Another concern is parking. If anyone parks at end of my parents driveway, they can't get out. People already Everett st to park. Leaving cars there all morning while at work. Current bus stop takes away parking spaces. Proposing 14 units with commercial space with limited parking will make Everett st dangerous to pull out of parking space. A five story building will also completely shade my parents house. That will lead to much higher heating bills in winter. They are both strongly against such a big building to be put on a little lot. Please consider changes to current project. Parking and height have to be huge priority. The strong key don't agree with scale of project. They cannot make meeting because the will be overseas.

Thank you
Christos and Evangelina Eliopoulos

To: Arlington Redevelopment Board

CC: Claire Ricker, DPCD Director

From: Jason Haas, Co-owner of 105 Everett St.

Date: August 3rd, 2025

RE: Proposed Building at 126 Broadway

The purpose of this message is to bring forward some concerns with the development at 126 Broadway. I do this in good faith and in a spirit of inquiry, because I am new at understanding these proposals and this process.

To begin, several of my neighbors have expressed a concern about the timing of the Arlington Redevelopment Board meeting on August 11th. While I can be at the meeting, I am sympathetic to my neighbors' concerns, so I will lend my support to their request to move the meeting if possible.

My concerns and questions on the application filed June 26, 2025 by Stephen Maimone and Thomas McDonagh (126 Broadway LLC, 77 Oak St., Suite B3, Newton, MA 02464) are as follows:

- Traffic, Sightlines, and Safety at the intersection of Broadway and Everett St.
- Drainage at the intersection
- Addressing the Affordable Housing Goals of the MBTA Communities Act
- Other Sundry Concerns

Traffic, Sightlines, and Safety at the intersection of Broadway and Everett St.
My primary concern as a parent and homeowner at this intersection is the way that traffic, sightlines, and other safety concerns will be impacted at this intersection. If I understand the application, the plan calls for only 6 off street parking spaces for residential fourteen units and one commercial unit. This is untenable in this corner as there are already two commercial entities on the other corners of this street (Eli's Garage and Arlington EATS, with my home as the other corner). Eli's parks cars on Broadway throughout the day as it finishes with them. When Arlington EATS has open shop hours, the parked cars often accumulate off street in front of the adjoining, abandoned Transmission Repair Garage. Should this land ever enter into proper use, the parking problem will already be at catastrophic levels. When Broadway is lined with cars, it can be very challenging to see traffic coming up and down Broadway. As this is a route that children take, in either direction, to the Thompson School and the Gibbs School, as well as, for now, the bus to Ottoson School during busy times of day, this parking issue is very serious, particularly as the crossing guard for this intersection is only there perhaps 50% of the required times. The

traffic is chaotic and insistent, with cars sometimes trying to speed around a car stopped for a child, as caused injury to the boy on Summer St. this spring. Additional commercial traffic and cars for the residents of fourteen units does not, to me, seem supportable.

Additionally, the parked cars on Broadway make it hard for cars driving on Everett to see to cross Broadway, and to be seen by cars headed south on Broadway. This past June, I heard a crash, and when I ran down to see if I could be of help, I was surprised to find that there was a minivan on my lawn. (See figures below).

A minivan on the lawn of 105 Everett St. following an accident on 6/19/2025

As best I can determine, the minivan had been trying to cross Broadway and was hit by a sedan heading South. This sort of even happens with some regularity at the intersection, as cars trying to cross Broadway headed west must often try to shoot blind across the intersection, "peeling out" and revving their engines to take their best shot. While there are police reports and insurance filings for the accidents, there is not documentation of the near misses.

Possible resolution: I know that the town is in the process of receiving a grant to study and reimagine the Broadway corridor. I suggest that the building on this project or any project in this vicinity be forestalled until this study can be properly done. While it would be inappropriate for them to have any part in the process of hiring and conducting the study, they may be allowed to pay into hastening this work along. Once a proper infrastructural plan is developed, then bigger projects may be considered.

Drainage at the intersection

I'm not an expert on drainage, but I have serious concerns with abandoning the absorptive capacities of the lawn for the paved parking lot space. The southwest corner of the Broadway/Everett St. intersection is reliably clotted with wet leaves in fall, ice & snow & water in winter, and giant puddles in spring. The rise and crown of Broadway especially deposits water in the curbcut and not the drain slightly to the south or the manhole to the

west in the crosswalk. I do my best to dig this curb out and keep it dry, but it is a fool's errand. A very young girl slid on her bike on the wet leaves this past fall on her way to the school. The loss of further absorption, worsening the drainage problem, is not acceptable.

Possible solution: As above with the traffic study, the developers should be subject to and possibly included in the forthcoming planning study.

Addressing the Affordable Housing Goals of the MBTA Communities Act

Seeing that in the plans, the MBTA Communities Overlay rules for Affordable Units means that a 14 unit building yields only three affordable units, it brings these requirements under scrutiny. I know that when I and the community members I spoke to voted for the MBTA Communities implementation, we thought we were providing more opportunities for housing people who are struggling to find housing, not to create easy opportunities for developers.

Possible solution: I would like to advocate that when developers of large projects in the MBTA Communities Overlay areas seek variances on their projects, that the approval of those variances be subject to increasing the required number of affordable units. (I also think the town should consider requiring a higher percentage of affordable units over and above the MBTA Communities Act requirements).

Other Sundry Concerns

Absent expertise, I will just add that I think that the town could do better than this development in many ways. I find the exterior unappealing, I am concerned that the old trees on the property will be removed, and I am concerned that a fourteen unit building for this space borders on exploitative. I know that the town had to place a Stop Work Order on their construction when a crew was removing the siding from the existing structure this past spring. The Dept. of Inspections informed me that they had the crew was approved for asbestos removal by the state, but attempts to follow up through the town's Department of Health have not resulted in a response.

To be concise, I voted for the MBTA Communities Act, and I approve of rebuilding for density and expanding housing options in town, especially affordable options. But I do not think that we need to roll over for exploitative developers to rent seek in our town. We should be working to make sure that, while we can be open for business to build the new housing, we can build thoughtfully and constructively with the community in mind.

Thank you for your time,

Jason Haas

From: Webb, Christian A.,PHD
Sent: Monday, August 4, 2025 8:29 PM
To: Jennifer Joslyn-Siemiatkoski; Claire Ricker
Cc: Renata Cardoso
Subject: Re: Docket #3862 - 126 Broadway Site Plan Review

Hi Claire and Jennifer,

I'm following up on my below email to respectfully request that the board consider postponing the August 11th hearing. As I mentioned in my previous email, my wife and I are unavailable that date. More importantly, I have continued to speak with neighbors (several of whom will be traveling on 8/11 given that it is summer break) who have only recently become aware of this significant 5-story development proposal and many have expressed similar concerns as I expressed in my original email. Given the confusion about hearing dates that seems to have limited neighborhood awareness until recently, and the scale of this project's potential impacts on our residential area, I believe a brief additional continuance would better serve the community's interests by ensuring all affected residents have adequate opportunity to review materials, prepare correspondence, and participate meaningfully in this important process.

Thanks for considering,

Christian Webb & Renata Cardoso
100 Everett St. Unit 1
Arlington, MA

From: Anton Rapetov
Sent: Tuesday, August 05, 2025 9:56 PM
To: Rachel Zsembery; Kin Lau; Eugene Benson; Shaina Korman-Houston; Stephen Revilak
Cc: Claire Ricker
Subject: Support for 126 Broadway Development Proposal

Dear Honorable Members of the Arlington Redevelopment Board,

I am writing in strong support of the proposed development at 126 Broadway in the MBTA-C Broadway Multi-Family Housing Overlay District.

This project is exactly what Arlington residents hoped for when they supported the MBTA-C Overlay District:

- **Good addition of houses** – The project has 14 proposed units, which is a good increase in housing for this lot size. The units are smaller than most existing units in Arlington, which means they will likely be more affordable even at the market rate. The project also has three deeply affordable units.
- **New commercial unit** - Arlington, at the moment, badly needs more commercial spaces.
- **Sustainable transportation options** – The plan includes 22 bike parking spaces, supporting environmentally friendly transportation and reducing reliance on cars.

My understanding is:

- The developers are seeking relief from the minimum car parking requirement, which makes sense given the building's proximity to public transportation and its emphasis on bike parking. This is the kind of transit-oriented development that aligns with our community's goals.
- The proposal may also require relief for the commercial unit size. While the commercial unit might not meet the minimum size under current rules, it would still activate the street frontage and bring new vibrancy to the area. Requiring a bigger commercial unit might kill the project, since there isn't much space available.

Overall, this project embodies the vision behind the MBTA-C Overlay District—more housing options, affordable units, and sustainable transportation choices—and I urge you to approve it.

Thank you for your consideration.

Sincerely,
Anton Rapetov
438 Massachusetts Ave. Apt 220

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

From: Webb, Christian A.,PHD
Sent: Wednesday, August 6, 2025 8:57 AM
To: Claire Ricker; Jennifer Joslyn-Siemiatkoski
Cc: Renata Cardoso; Rachel Zsembery
Subject: Re: Docket #3862 - 126 Broadway Site Plan Review

Hi Claire,

Thank you for your response, though I'm surprised and disappointed by the decision to proceed with the August 11 hearing despite written requests from abutters and neighbors for a brief postponement. This is a significant development with long-term implications for our neighborhood, and many residents only recently became aware of the project due to confusion around hearing dates. Holding the hearing in the middle of summer, when many are away or with family, severely limits meaningful community participation. I urge the Board to take seriously the growing number of concerned voices and to consider whether this timeline truly reflects the Town's commitment to transparency and public engagement.

Sincerely,
Christian

_____

Christian A. Webb, PhD
Associate Professor, Harvard Medical School
Director, Treatment & Etiology of Depression in Youth Laboratory
Co-Director, Center for Depression, Anxiety & Stress Research

McLean Hospital
115 Mill St, Belmont, MA 02478
T: 617-855-4429, F: 617-855-4231
e-mail: cwebb@mclean.harvard.edu

From: Claire Ricker
Date: Tuesday, August 5, 2025 at 12:32 PM
To: Webb, Christian A.,PHD, Jennifer Joslyn-Siemiatkoski
Cc: Renata Cardoso, Rachel Zsembery
Subject: RE: Docket #3862 - 126 Broadway Site Plan Review

Hi there –

I received a written request to postpone the hearing for 126 Broadway scheduled for Monday, August 11 signed by several neighbors and abutters. I forwarded the request to Town Counsel and the Chair of the Arlington Redevelopment Board (ARB) for their review and consideration. After reviewing the request, the Chair has indicated that she would prefer to hold the hearing as scheduled to not delay the business of the Board. We will include your correspondence in support of postponement with the meeting materials for the 11th.

All the best,
Claire Ricker

_____

Claire V. Ricker, AICP
Director, Department of Planning and Community Development
Town of Arlington
cell: 978.656.1325
desk: 781.316.3092

To: Arlington Redevelopment Board
Cc: Claire Ricker, DPCD Director
From: Owners of 100 Everett Street #2
Date: August 7th, 2025.
Re: 126 Broadway Site Plan Review

Greetings,

We are Sarah Coleman and Nazmy Abaskharoun, owners of 100 Everett Street, #2, Arlington, MA 02474. We purchased our home in October of 2018.

We are sharing our comments and questions regarding the application filed on June 26, 2025 by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak Street, Suite B3, Newton, MA 02464.

As supporters of the MBTA communities act, we welcome the developer's and the town's efforts to build more housing in Arlington to address our region's housing crisis and contribute to our town's vibrancy. As neighborhood residents and direct abutters to the proposed development, we have some comments and concerns we would like to highlight:

Project scale:
The project seems very aggressive for the lot. It will tower over our home which includes the second and third floors of 100 Everett Street. We have sky lights on our third floor into the ceilings of our master bedroom and bathroom. A 5-floor building covering almost the entire site with very little setback will have clear visibility through our sky lights, and could potentially block sunlight. The four story structures of the Arlington Eats building (117 Broadway) and the new development at 80 Broadway are more harmonious with the existing streetscape. Increasing the setback at the rear of the proposed structure (as was done for the front) for the upper levels may also dampen the effect of the scale of the building versus abutting structures.

Parking:
The project includes 14 residential units and only six parking spaces. Arlington also prohibits overnight parking. There was a significant increase in parked cars on Everett Street after Arlington EATS moved into its new building at 117 Broadway. When Arlington EATS hosts public hours, the volume of cars parked near the corner of Broadway and Everett is high. Sometimes it is difficult getting into and out of our driveway at 100 Everett Street because cars can park on both sides of the street and the street is tight. Nearby streets such as Harlow Street permit street parking only on one side, not both sides. This facilitates traffic flow and provides extra space for cars to enter and exit driveways. So already Everett is quite tight many hours of the day. Adding a building with 14 units and a large commercial space on the first floor will have an adverse affect on the parking space available on Everett Street. The town should

consider how to mitigate parking issues on neighboring streets due to the presence of an additional business.

The present state of the site:
The owners of 126 Broadway have made little effort toward avoiding the current structure becoming an eye sore. Firstly, they commenced work before having the required permits - as evidenced by a STOP WORK ORDER posted on 126 Broadway on April 3rd after the owners tore off the exterior siding. Additionally, the yard has not been cared for and the grass is several feet high. The developer should consider measures to provide regular maintenance to the site, even in the absence of on-going development.

Broadway/Everett St. Intersection safety:
The corner of Everett St. and Broadway is dangerous and heavily trafficked by pedestrians, cyclists, and vehicles. Safety concerns at this intersection have been neglected for years.
Countless elementary school children and their families cross it daily on a year round basis to access the Thompson school, Lussiano Field, North Union Park, and the North Union Spray park. The town has been unable to maintain a reliable crossing guard presence, with Arlington Police often having to fill in when they can, which only occasionally happens.
The dangers at this intersection are caused by:

1) High speed vehicular traffic on Broadway, accelerating from the nearby North Union/ Broadway intersection lights, and the Warren St./Broadway intersection stop sign. The proximity of these other intersections ensures that cars are generally accelerating, and not in a disposition to decelerate when they reach the Everett St. / Broadway intersection.
2) The intersection is wide with no median or speed mitigation measures, allowing vehicles to traverse it at high speed.
3) Increased traffic induced by the presence of businesses at the intersection such as Arlington Eats and Eli's Gas Station.
4) The building setback to the sidewalk for the Arlington Eats building (117 Broadway) was reduced when the building was re-developed, and parking spots were added closer to the intersection. The reduced setback from the sidewalk hampered pedestrian visibility to vehicles heading south on Everett St. while crossing Broadway. The additional parking spots closer to the intersection also hampered the visibility of cars trying to cross the intersection to other vehicular traffic.

The proposed reduced setbacks from the sidewalk and additional parking for 126 Broadway will exacerbate safety concerns at the intersection, especially at the southern corner of the Everett St./Broadway intersection. The town should consider improving the safety of all users of the intersection in conjunction with the 126 Broadway development. Measures such as a raised intersection to slow down vehicular traffic, and pedestrian triggered flashing crosswalk lights for improved awareness could help mitigate these safety concerns.

Timing of the hearing:
One of us will be out of town on Monday, August 11, 2025 so will not able to attend the rescheduled hearing. In addition, many direct abutters will be traveling during the last weeks of August. Because of this inopportune late summer scheduling when many residents are out of town, we encourage the town committee to continue the August 11th hearing to a date in September. Given that the developer was afforded more time to work on their application and the opportunity to delay the hearing, the same courtesy should be afforded to town residents, and particularly direct abutters, to voice their opinions in person.

In addition to the above concerns, we have some questions:

- How will demolition be handled so as to not allow hidden hazardous materials to impact abutting residences including our home?
- How will lighting be designed to minimize glare and any negative impact on the abutting residences?
- I understand the need for the upper stories along Broadway to step and attempt to create variation in the façade, as well as break up the height of the building, but the design is not very successful if that is the intent.
    - There is a lot happening between setbacks, overhangs, and balconies along Broadway, all within a few stories. Can this be simplified in a more elegant way, and how does the proposed design address the current and future context of our neighborhood's culture?
    - The 126 Broadway corner lot has 2 primary facades which should be treated equally. It may be more contextually appropriate and respectful to the abutting residences for the upper stories along the rear lot to also step back allowing for a better transition in scale between the building proposed for 5 story and the abutting 3 story buildings as well as to address any considerations for privacy.
- What steps will developer take to mitigate possible rodent issues that may arise from the loading dumpster?

We look forward to learning about the developer's next steps to responding to town residents' concerns and questions.

Sincerely,
Sarah Coleman & Nazmy Abaskharoun.
100 Everett St. Apt. 2, Arlington MA, 02474

From: karen bartlett
Sent: Saturday, August 9, 2025 9:00:53 AM
To: Claire Ricker
Subject: 126 Broadway

To whom it may concern,
I have read all of the emails that have been sent to the board concerning the development of 126 Broadway. I have to agree with the neighbors that a project of this size is not a good fit for this area.
A 14 unit building would be out of place in such a neighborhood. The size of this building would over shadow the surrounding houses. A retail area on the bottom of that property would just cause more havoc in an area where parking is already a problem.
My 92 year old mother in law lives at 128 Broadway and as it is when we or her caregiver are at the house the parking situation is all tough between the gas station across the street and the large building that is next to it.
My other concerns are that you have changed the dates of this meeting from July to August at the request of the builders , but when neighbors have requested a delay of this meeting because they feel that the timing is not right for the neighbors you are not accommodating the people this project will effect the most.
I do believe a work stoppage was already placed on this property once and if you look at it now the owners have not tried to keep it in good repair. It is overgrown and looks like a health hazard.
I wish we could be there at the meeting, but sadly we will not be there because of other commitments. We did show up for the July meeting and only found out of the delay in the meeting when we arrived.
I sincerely hope this board will realize the negative impact this project will have on this area and do the right thing for the neighborhood.
Respectfully
Karen Bartlett
A long time resident of Arlington
Sent from my iPhone

From: Xavid
Sent: Saturday, August 9, 2025 8:49:44 PM
To: Claire Ricker
Subject: Writing in Support of 126 Broadway

Hello,

I'd like to write in support of the proposed development at 126 Broadway. I think this is exactly what we were looking for with the MBTA-C zoning: a mixed use project with both Affordable and market-rate units, providing much-needed housing of a type rare in Town near transit.

I want to especially ask the ARB to allow this project to proceed with the requested reduced parking requirement. Arlington has very few units that don't effectively require residents to pay for parking whether they need it or not, and reducing our dependency on cars is important for Arlington's climate goals and to increase the amount of housing we can provide. This is an excellent location for those seeking a car-free unit.

Thank you,
~Xavid Pretzer
TMM Precinct 17

From: **Don Seltzer**
Date: Sat, Aug 9, 2025 at 10:16 AM
Subject: Correspondence - 126 Broadway Affordability and Accessibility
To: Rachel Zsembery, Kin Lau, Eugene Benson, Stephen Revilak, Shaina Korman-Houston
Cc: Disability Commission, Claire Ricker

To: Arlington Redevelopment Board

Comments regarding 126 Broadway

Affordability -The applicant is to be commended for complying with the Inclusionary Affordable bylaw in both letter and spirit.

The 3 proposed affordable units meet the state requirement for minimum size.

The two 1B and one 2B units are a fair representation of the type of units in the building. Unlike other recent ARB reviewed projects, the affordable units are not the smallest in the building, nor limited to the least desirable floors/locations. They are in fact *"dispersed throughout the development and shall be comparable to market rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms and external appearance."*

Accessibility - The entire building is accessible, with an elevator providing access to every floor. The entrance from the street is good, and all apartments appear to meet dimensional requirements of state law 521 CMR. There are accessible routes to all public and common areas, with the possible exception of the proposed location of the dumpster.

However, there is a problem with the location of the accessible parking space. State law (23) is clear that this space "*shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance*." In the proposed plans, this space is shown as the furthest from the entrance to the building. It is furthermore unconscionable to make this handicap accessible space the only one located outside, completely exposed to the elements. Is it fair that the only resident expected to shovel out their space in winter is the one with mobility disabilities?

The applicant should be aware that State law (10.3) requires that the number of HP spaces not be limited, *but shall be provided in sufficient numbers to meet the needs of the dwelling unit occupants.*

It should be anticipated that there could be two residents of the apartments that require an accessible parking space, and the owner must comply with those requests. With the limited number of spaces proposed, it seems that each HP space will require the reduction of total number of spaces. The Transportation Demand Management Plan for this project should specify how this situation will be handled.

Thank you for your consideration,

Don Seltzer

From: Munan Shaik
Sent: Saturday, August 09, 2025 9:18 PM
To: Eugene Benson; Kin Lau; Rachel Zsembery; Shaina Korman-Houston; Ashley Maher; Stephen Revilak
Subject: Discussion of 126 Broadway, Public Hearing: Docket #3862, 126 Broadway

Please add my comments to the August 11 Meeting materials" Public Hearing: Docket #3862, 126 Broadway

Hello,

I am a resident of Arlington and have been living on Broadway with my family. I am very much concerned about the proposed building plan at 126 Broadway and against the proposed plan.

Sorry that I will not be able to attend the meeting in person. Please add my comments to the public hearing.

I am deeply concerned about the proposed high density, high-rise, and low parking proposal; it will reduce sightline visibility at the corner. I fear for children's safety on what is a walking route to and from Thompson Elementary School, parking issues with Arlington Eats' visitors (already at a concerning level to the residents), Eli's garage taking up many street spots already, shadows cast upon neighbors, drainage issues, tree loss, vehicular crashes at the location, and many more.

Looking forward to a more sustainable and safe housing development in the area.

Thanks,
Munan

= = = = = = = = = = = = =
Munan Shaik, Ph.D, MBA
Arlington, MA 02474
Phone: 1 617 858 9605,
E-mail: shaikmunan@gmail.com

From: Buckley, George D.
Sent: Sunday, August 10, 2025 11:48:27 AM
To: Claire Ricker
Subject: 126 Broadway proposal is WAY too massive

To the Arlington Redevelopment Board.

Regarding the proposed apartment building at 126 Broadway.

I write as a concerned citizen, former resident of East Arlington and environmental consultant and film maker who taught Environmental Management for some 40 years.

This proposal is WAY too large for an already small lot of land.

It should be rejected.

The proposed massive covering of the property with built structure on an undersized lot is unacceptable .

The loss of open space for green carbon dioxide removing and oxygen producing plants is unacceptable.

The loss of green space and the size of the structure will severely impact water dispersal from the property with threats of flooding of adjacent properties as well as overwhelming both streetscape and town sewerage.

Despite the water retention designs, the possibilities of water drainage issues loom large and the probability of the system being overwhelmed is great given this decades' very major upheaval of what once were long given norms with regards weather. While we cannot exactly predict future weather and climate events, we do know that they are getting more severe. We can plan and design for weather and climate related events. This project does neither to any degree of confidence, given the proposed loss of open space and water retention scheme.

Given the proposed design, there seems to be nowhere for snow to be put. Nor for ice melt contaminated water to go other than adjacent properties, potentially killing plants there. We will continue to have snow and ice storms, more unpredictable for sure, but impactful nonetheless.

Trash and recycling issues and impacts loom large, as the proposal would add a dozen residences worth of it to a property that now has but two.

The new shadows created by the mass of the proposed structure are unacceptable and will negatively impact adjacent residences, residents and local greenery, severely so for six months of the year.

The impacts on the fabric and safety of the neighborhood of this proposed project are severe. Being proposed for an already heavily used intersection, proposing far less than usual vehicle parking and a commercial unit that will only add to the problems created by such a large development make this a highly questionable and high risk impact on the neighborhood.

The failure of the developers to follow Town regulations resulting in a STOP WORK order and failure to even bother to mow the grass are but harbingers of what could come .

Please reject the proposal as too massive for the site .

Sincerely,
George Buckley
164 Renfrew St.
Arlington, Mass 02476
gbuckley@fas.harvard.edu

From: Andy Greenspon
Sent: Sunday, August 10, 2025 10:42:44 PM
To: Stephen Revilak; Eugene Benson; Rachel Zsembery; Kin Lau; Shaina Korman-Houston
Cc: Claire Ricker; Jennifer Joslyn-Siemiatkoski
Subject: Public Comment in Support of 126 Broadway Proposal

Dear Honorable Members of the Redevelopment Board,

I write in support of the proposed development at 126 Broadway. This is what the MBTA Communities (MBTA-C) overlay zoning the town enacted was designed to do - build multi-family housing along major public transit corridors. This housing will be directly on the 87 bus, which goes from Arlington Center through Davis and Union Squares in Somerville and down to Lechmere in Cambridge. It is also within walking distance to the 77 bus, which is a high frequency bus route from Arlington Heights to Harvard Square along Mass Ave.

This is a by-right development and will be an important contribution to the mixture of housing stock in Arlington. The mixture of smaller 1 and 2 bedroom units I hope will lead to the market rate units being at similar cost or potentially less than existing market rate rentals in town. Because the MBTA-C zoning allows for more height and therefore more units along major transit corridors, the proposal also will lead to at least 2 inclusionary affordable units.

Additionally, this proposal includes new commercial space along a major transit corridor. Town residents have asked for and comprehensive planning in Arlington has stated as a goal to gain new and support existing small businesses.

The only part of this proposal that would not be by-right is the request for reduction in parking to 6 spots.

I refer ARB members to this part of the Zoning Bylaw:

Section 5.9.4 Development Standards,

F. Off-Street Parking and Bicycle Parking

(2) Developments in the MBMF and NMF Overlay Districts are encouraged to consider providing fewer parking spaces under the provisions of Section 6.1.5 of this Bylaw, Parking Reduction in Business, Industrial, and Multi-Family Residential Zones, which shall apply in the MBMF and NMF Overlay Districts.

This proposal is doing exactly what the zoning code is asking - to consider fewer parking spots and use a Transportation Demand Management (TDM) Plan. As such, I ask the ARB to grant the request for fewer parking spaces. If the ARB were to force the developer to include the baseline required number of spots, they 1) likely would be unable to include any new commercial space, something town residents have asked for regularly, and 2) would build fewer housing units, thereby likely decreasing the number of inclusionary affordable units.

I will note that there should be zero front setback for buildings where commercial is the first floor, as 1) this is the case for almost every other building in town with first floor commercial in a business zone, and 2) this creates an engaging streetfront on these corridors for pedestrians to walk and partake of the many different businesses in town and support local economic activity.

I walk past this parcel several times a week to bring my child to daycare. It is a fine location for multi-family housing.

I understand some other neighbors' concerns about traffic safety at the intersection of Everett St and Broadway, and street parking on Everett St. I am always looking to make our streets safer. However, it is not the responsibility of a developer to change the streetscape infrastructure (beyond perhaps upkeeping the sidewalks that front their property if needed). It is the responsibility of town staff, the Transportation Advisory Committee, and the Select Board to enact changes to the streetscape. I would definitely support ideas to make this intersection safer for pedestrians and cyclists. I would also support only allowing parking on one side of Everett St near this intersection (or no parking at all within 20 feet of the intersection, which is technically an unenforced state traffic law anyway, but "no parking here to corner" signs could be added) to improve site lines for cars and pedestrians, regardless of this proposal. Nonetheless, I do not believe this should play a factor in deciding on approval of this project.

In summary, this proposal is exactly what the MBTA-C zoning intended, including decreased parking with a TDM, and therefore should be approved in a timely manner.

Thank you,
Andrew (Andy) Greenspon
TMM, Pct. 5
89 Palmer St

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

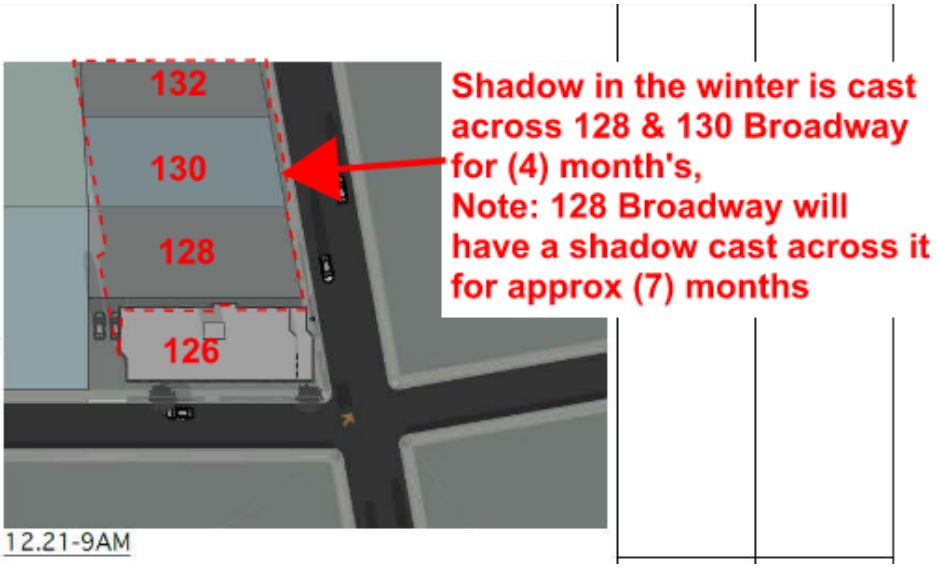
I am providing comments to the plans submitted for the property at 126 Broadway, Arlington MA.

There are several areas where the proposed plan does not comply with the Zoning Bylaws.

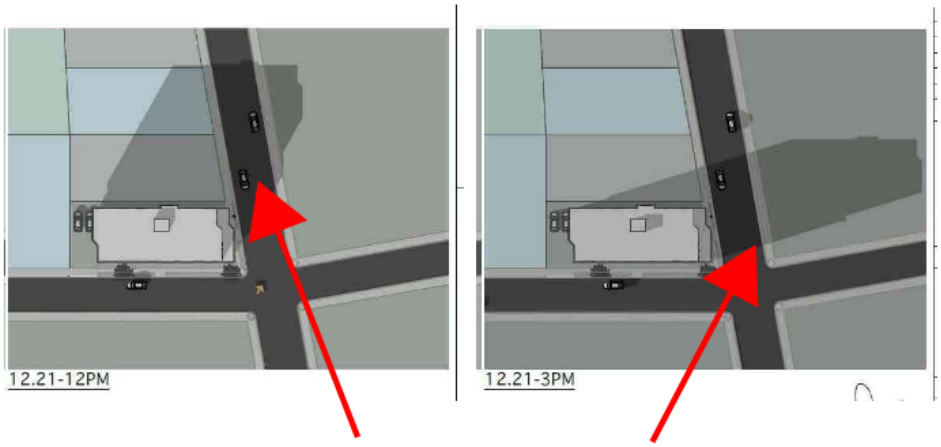
1. Arlington Zoning Bylaws Req. for Open space is 30% of lot size.
   A. **Proposed open space is 18% open space which is a reduction by 40%**
2. Arlington Zoning Bylaws Req. front set back is 20'-0".
   A. **Proposed Front set back is 0'-0" which is a reduction by 100%**
3. Arlington Zoning Bylaws Req. Side yard setback is 10'-0".
   A. **Proposed Side yare setback is 5'-0" which is a reduction of 50%.**
4. Arlington Zoning Bylaws Req. Height is 2 ½ stories or 35'-0"
   A. **Proposed Height is 5 stories or 50'-0" which is an increase of 48%**
5. Arlington Zoning Bylaws Req. off street parking is 14 spaces
   A. **Proposed off street parking is 6 spaces which is a reduction of 56%.**

The Shadow study (below) does not properly show that there is an impact to the property at 128, 130 & 132 during the winter for (4) months +/- and that the property at 128 Broadway will have a shadow cast on it for approx. (7) months a year. A project should not have such a

Large impact on its adjacent neighbors.



The Shadow study(below) and the perspective (above) do not meet the Town of Arlington Design guidelines for commercial Corridor, this will create a Canyon effect and is not inviting at the street



Arlington Design standards for Commercial Corridor

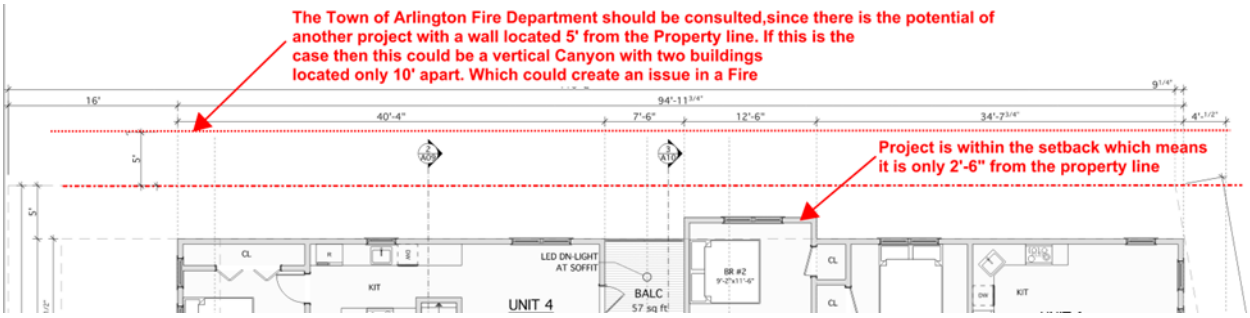
1 BUILDING SETBACKS

ENCOURAGE

- An appropriate relationship to the street based on the street size and sidewalk width
- Plazas and open spaces with landscaping and street furniture
- Upper-level step-backs to diminish effect of tall building height

DISCOURAGE

- The "canyon effect" with large buildings in close proximity to the street
- Surface parking in setback zones
- Large setbacks that disconnect the building from the sidewalk and public realm



The Town of Arlington Fire Department should be consulted,since there is the potential of another project with a wall located 5' from the Property line. If this is the case then this could be a vertical Canyon between two buildings located only 10' apart. Which could create an issue in a Fire. The question is should this wall and windows be protected with a 1hr fire rating for safety?

Scale of project on the right will overpower the existing homes.

The above is a comparison of a well-known building in town to demonstrate what the height will be

CONCLUSIONS:

The project at 126 Broadway Arlington Ma, not only will change the fabric and character of the neighborhood but will set the stage for all future development.

It appears that the size and scale of the project will increase density by over 100% on an existing (2) family lot. To maximize profit it appears that most of the Zoning Bylaws are being ignored

Based on the height and scale of the project it will dominate the existing homes and will create a Canyon effect on homes and Broadway; this will be more noticeable during the winter months when the lack of sunshine is more noticeable

While development is essential the project needs to be sensitive to its surroundings and not at the expense of the neighborhood.

I hope that the board considers all of these factors and rejects the proposal in its current form.

Thank you

Dominic Vecchione
3 Country Club Dr.
Arlington MA. 02474
email: dgvarch@gmail.com
cell: 781-385-9110

August 10, 2025

From: Laura Wiener
Sent: Sunday, August 10, 2025 7:35:22 AM
To: Claire Ricker; Sarah Suarez
Subject: 126 Broadway, letter of support

Dear ARB members:
I am writing in support of the proposed project at 126 Broadway. This project will benefit the Town by providing much needed housing, and particularly 3 units of affordable housing, as well as new commercial space on Broadway. The region is in desperate need of more housing. The denser MBTA Communities zoning was mandated by the State, and adopted by Town Meeting, to address the housing shortage. I like that this project proposes a meaningful number of units, in keeping with the goals of the new zoning, and that the proponent is proposing more than the required number of affordable units. I also think that Broadway will benefit from new construction, a new retail use, and more residents to support the local businesses. Lastly, I'm impressed by the proponent's meaningful TDM Plan, with lots of bike parking. The location of the project supports the use of transit as well.

I hope you will give this project your support.

Sincerely,
Laura Wiener
Jason Street

From: Catherine Farrell
Sent: Monday, August 11, 2025 7:57 AM
To: Rachel Zsembery; Kin Lau; Eugene Benson; Shaina Korman-Houston; Stephen Revilak
Cc: Claire Ricker
Subject: 126 Broadway

Dear Arlington Redevelopment Board members,

I hope you will vote in favor the mixed-use project at 126 Broadway. We need more housing

In Arlington. And this development will add 3 affordable units pursuant to the MBTA Communities Act.

I live about seven blocks away and frequently walk by the location. I think there is ample room to accommodate 6 parking spaces.

Sincerely,

Catherine Farrell
76 Park St
Arlington, MA 02474

From: James O'Donnell
Sent: Monday, August 11, 2025 10:59 AM
To: Jennifer Joslyn-Siemiatkoski
Subject: Public comment for 126 Broadway

Redevelopment Board
Town of Arlington
Arlington, MA

Dear Members of the Redevelopment Board,

I am writing to express strong support for the proposed housing development project—transforming a two-unit house into a 14-unit residential complex. This initiative aligns with Arlington's and the Commonwealth's broader goals of increasing housing supply, expanding affordability, and adhering to MBTA Communities zoning requirements.

1. Addressing an urgent need for affordable housing in Arlington
Arlington continues to grapple with a regional housing crisis marked by high costs. Particularly for rentals, there is a lack of 1 bedroom and 2 bedroom options. Restricting Arlington's development to prioritize only the same 1 and 2-unit homes that dot the town already will do nothing to alleviate the affordability problem, and this new development will add units to Arlington's housing stock.

2. Compliance with MBTA Communities law and local approvals
Arlington is bound by state law and its own town votes to create more affordable housing under the MBTA Communities initiative. The proposed 14-unit project fits squarely into the town's approved framework.

3. Addressing common concerns: parking, street safety, congestion
I understand that some neighbors have raised concerns about parking availability, street safety, and congestion. I live nearby and walk in this area regularly, and there is nothing about this proposed project that would uniquely increase risks in these areas compared to other developments allowed under our zoning. Importantly, the inclusion of bike parking is a positive feature that will encourage car-free transportation. The developer alone cannot change Arlington's overnight parking restrictions or crosswalk safety infrastructure, but I agree that the nearby intersections would benefit from more clearly marked crosswalks—a change the town should consider regardless of this project's approval.

4. Strategic and thoughtful policy implementation
Arlington's MBTA Communities Overlay Districts were crafted with care to align increased density with community character and existing infrastructure. Provisions like overlay zones support smart growth while preserving neighborhood scale and walkable corridors.

This development proposal not only contributes much-needed housing in a tight market but also furthers Arlington's commitment to state law compliance and inclusive growth. The project embodies sustainable, equitable development.

I wholeheartedly support this 14-unit development and strongly urge the Redevelopment Board to provide a favorable recommendation. It represents a responsible, forward-thinking response to Arlington's housing and planning priorities.

Sincerely,
James O'Donnell

From: Erica Schwarz
Sent: Monday, August 11, 2025 11:03 AM
To: Sarah Suarez; Claire Ricker
Cc: NEAL MONGOLD
Subject: Support for Development at 126 Broadway

Dear Sarah and Claire,

As the housing crisis rages on, HCA is getting more and more calls from local residents facing possible eviction because they can't afford the rent. HCA applauds the development team of the 126 Broadway project for including slightly more affordable units than would otherwise be required. Every additional unit adds up and provides a home for a neighbor who needs it. We would welcome another multi-family building right across the street from our 117 Broadway mixed-use building. This project aligns very well with the Town's MBTA Communities zoning plans, which recognized that adding density and life to our Broadway thoroughfare will benefit the community as a whole.

Thank you,

Erica

--

Erica Schwarz
Executive Director
Housing Corporation of Arlington
252 Massachusetts Ave., Arlington, MA 02474
781-859-5294 ext. 1
www.HousingCorpArlington.org

From: Melleta Marx
Sent: Monday, August 11, 2025 11:46 AM
To: Rachel Zsembery
Subject: Public Comment for meeting tonight: Public Hearing: Docket #3862, 126 Broadway

Hi Rachel,

If you could include this letter in the materials tonight it would be much appreciated:

I am a long time Arlington resident and home owner and have concerns about the proposed project at 126 Broadway.

1. Although this development may be allowed under the MBTA act, it will completely change the character of the neighborhood. Currently Broadway is a semi-residential street with 2 family homes and green space. This building is taking a residential lot and completely filling it with building with no setbacks and 2 stories higher than the surrounding homes.

2. It is right on a busy corner with a lot of pedestrian traffic and such a tall building will block visibility and make the corner even more dangerous.

3. It will block light and views of all of the surrounding homes and be the single slab building towering amongst small 2 family homes.

4. It is not allowing adequate parking, not even to the MBTA act standards, which will lead to more congestion and parking problems on Broadway that already doesn't have enough street parking for residents and to visit small businesses in that area.

Even if this building can legally be built (which is questionable) it doesn't mean we should. This type of development will pave the way for more buildings like it turning Arlington into corridor of huge apartment buildings instead of a suburban town with lower buildings and green space.

Please reconsider allowing this development to move forward as currently planned.

Thank you!

Melleta Marx
Precinct 12

From: sue sheffler
Sent: Monday, August 11, 2025 12:36 PM
To: Eugene Benson; Stephen DeCourcey; Len Diggins; Eric Helmuth; John Hurd; Diane Mahon; MBTA Communities; Eugene Benson; Kin Lau; Stephen Revilak; Rachel Zsembery; Shaina Korman-Houston
Subject: Discussion of 126 Broadway by ARB on Monday eve

I am deeply concerned about this type of "development" in (already dense!!). Arlington. This building will overshadow its neighbors, inevitably add to parking and pedestrian issues, increase traffic on our congested streets, and certainly not qualify as "affordable". It

It is also my understanding that abutters have not been adequately informed, and the fact that ARB allowed this meeting to occur, with little/no notice, when August vacations are in full swing, causes me further concern.

Please consider those of us who want to age in place with some semblance of a walkable, bikeable community.

Thank you for your consideration,

Sue Sheffler

26 Kensington Park (since 1986- I've been fine absorbing many changes in town since then, but this is several steps too far and appears to set a bad precedent)

From: robin sessa
Sent: Wednesday, July 30, 2025 1:21 PM
To: Claire Ricker
Subject: Medford street

I love on 19 Lewis ave in arlington. I often walk up medford street past the regents theater- I want o comment on the development on the corner of the old leader bank to la Victoria. It looks lovely!! I love the feel of the street- it has little community vibe and it is a compliment to the Main Street. I love it!! I wish other developers would take notice and use as an example of how each business in there is thoughtfully placed and the lovely esthetic to the street now.

Robin Sessa
Robinsessa@gmail.com

From: Don Seltzer
Sent: Sunday, July 27, 2025 13:10
To: Rachel Zsembery; Kin Lau; Shaina Korman-Houston; Stephen Revilak; Eugene Benson
Cc: Claire Ricker; Michael Ciampa; Disability Comm; Jim Feeney
Subject: Re: Why isn't Granny Smiling?

Correspondence

To: Arlington Redevelopment Board

I appreciate the quick action that was taken to replace the crushed stone walking surface on the exterior of the accessible apartment at 1500 Mass Ave.

'Granny' has asked me to pass along the attached letter of thanks.

Thank you to everyone who worked so quickly to fix the walking surface outside of my apartment. I am so grateful that the horrible crushed rock was removed and replaced with walkable pavers. I feel so much safer now.

I hate to be a nag, but I wonder if the builder will comply with two promises that were made to the Redevelopment Board. The Special Permit spells this out clearly:

The applicant must add two openings to the masonry wall into the first-floor residential unit and install operable windows.

The applicant must add vertical vegetation along the wall of the adjacent property, directly across from those windows

It would be so nice to have a little bit of a view from my apartment. And that brings up a related point. The entire frontage of my apartment is lined with trash barrels. How can I get these stored somewhere else? I really don't want them in my special little place in the side alley either. Isn't there supposed to a trash room for storing these?

I am so sorry to bother you with these problems, but it would make a big difference to my quality of life. And these are also things that were promised.

Thank you,

Granny

From: Wynelle Evans
Sent: Monday, July 28, 2025 11:25
To: Rachel Zsembery; Eugene Benson; Shaina Korman-Houston; Kin Lau; Stephen Revilak
Cc: Claire Ricker; Sarah Suarez
Subject: how to ensure complaince with EDRs?

Dear all:

I haven't been able to make the past several ARB meetings, but want to say thank you for the follow-ups of special permit conditions that have been on recent agendas.

Several more to note:

— The current plans shown for 455 Mass. Ave. indicate that the 1BR Affordable unit is still undersized, at 687SF. These plans may be out of date, however? See page A1-02:
https://www.arlingtonma.gov/home/showpublisheddocument/58414/637703151734700000

— The useable open space for residents as required at 882 Mass Ave is not in evidence, and may no longer be possible given the location of the trash and power enclosures. See pg 6, item 8:
https://www.arlingtonma.gov/home/showpublisheddocument/52351/637314544263930000

— There's a complete lack of landscaping at 1500 Mass Ave, and no place to replace any of the 15+ trees that were removed. Its hard to see where any landscaping might go, as the entire parcel now appears to be covered with the building or asphalt parking areas. This project may also owe the Town another street tree? See last 3 pgs for Tree Plan:
https://www.arlingtonma.gov/home/showpublisheddocument/52835/637364816954870000

— Near and dear to my heart: I suggested a printed screen for the rear facade at 34 Dudley St, to soften the looming blank facade as seen from Wellington Park, especially in the winter when the trees are bare. This idea was approved, and the EDR specifies 3 screens on the rear. The screens were installed, but they don't face the park, and are not visible from it. The conditions were followed, but the intent was missed! See pg. 3, item 2: https://www.arlingtonma.gov/home/showpublisheddocument/61504/637902089307770000

All of which point to the need for regular site visits as projects proceed. And this is simply beyond the abilities of a volunteer Board, where members have jobs, families, and already spend great amounts of time on the ARB's duties. EDR conditions seem to fall through a crack between their issuance by the Board, and the kinds of regular inspections that are conducted by IS. How to address this might be worth pursuing along with Mr. Ciampa, to figure out how to make corrections before projects are completed, when they cause expense and aggravation to developers?

Thank you for your consideration of this issue, and the individual instances listed here.

Best,
Wynelle

———————

Wynelle Evans
TMM, Pct. 14
781.859.9291 cell
evco7@rcn.com