



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice January 12, 2026

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, January 12, 2026, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, January 12, 2026, 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, January 12, 2026 at 7:00 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Organizational Meeting

7:00 pm Per the Rules and Regulations of the Redevelopment Board, the first Board meeting in January shall begin as an organizational meeting. At that time, the Board shall elect a Chairperson and a Vice Chairperson.

2. Review Meeting Minutes

7:10 pm The Board will review and vote to approve the meeting minutes from December 15, 2025.

3. Discussion of 1306-1308 Massachusetts Ave

7:15 pm Discussion of Farina Roofing's boarded-up windows

4. Public Hearing: Docket 3862, 126 Broadway

7:30 pm Site Plan Review hearing (continued from November 17)
The application will be withdrawn.

5. Public Hearing: Docket 3867, 9-11 Robbins Rd

7:35 pm Site Plan Review hearing (continued from December 1)

6. Public Hearing: Docket 3881, 259 Broadway

8:20 pm Site Plan Review hearing

7. Discussion of Potential Warrant Articles for 2026 Annual Town Meeting

9:05 pm

8. Open Forum

10:35 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.

9. New Business

10:50 pm

10 Adjourn

11:00 pm

11 Correspondence

126 Broadway:

- R. Peterson, 11/17/25
- M. Popova, 11/17/25
- C. Valentine, 11/20/25
- J. Cullinane, 1/9/26 A
- J. Cullinane, 1/9/26 B
- J. Cullinane, 1/12/26

259 Broadway:

- G. Leonard, 1/12/26

Affordable Housing Overlay District:

- M. Marx, 12/12/25
- L. Englisher, 12/22/25
- C. Wagner, 1/11/26

Multiple:

- D. Funkhauser, 1/11/26
- C. Wagner, 1/11/26
- E. Cahill, 1/12/26
- K. Fanale, 1/12/26
- M. Marx, 1/12/26



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:10 pm The Board will review and vote to approve the meeting minutes from December 15, 2025.

ATTACHMENTS:

Type	File Name	Description
▢ Meeting Minute (draft)	12152025_DRAFT_Minutes_Redevelopment_Board.pdf	12152025 DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, December 15, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

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

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

The Chair called the meeting of the Board to order.

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

November 17, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

December 1, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2** – Discussion of 1306-1308 Massachusetts Ave.

Ms. Ricker referred the Board to a memo from Economic Developer Coordinator Katie Luczai. It explained that work has commenced on the project approved by the Board in August 2023, but has since stopped. Ms. Luczai has been in contact with the property owner about the windows that were removed as part of the initial phase of construction, and which are currently covered in plywood. The owner is interested in solutions that do not involve re-installing the windows, instead potentially painting the plywood or using another material.

The property owner was not present. Ms. Ricker said that they were advised several times that they needed to attend.

Mr. Lau said that he would like to know the cause of the delay. He said that he would like them to install some sort of lighting, possibly temporary, because it is very dark at night with no light coming out of the windows, as with other businesses. He would like to see lights on timers that come on at dusk and go off later at night, once all the businesses have closed. He would like the plywood to be painted so that it does not give the appearance of a condemned building.

The Chair said that she does not think that the plywood is an acceptable solution, and she would like to see the windows reinstalled. She does not think that there is any good reason for the owner having taken out the windows and then left them boarded up for so long.

Ms. Korman-Houston said that she would like to know if they intend to restart work in the foreseeable future, as that would affect her approach to the windows. She would be willing to accept the plywood if they would be willing to beautify it in some way, perhaps engaging with a high school art class to paint a mural. She would want the Board to impose a time requirement for when the windows would have to be installed.

Mr. Benson asked which Town department has the authority to enforce the vacant storefront penalties. Ms. Ricker replied that Ms. Luczai collects those fees. Mr. Benson said that unless the Board reopens the special permit, they cannot require the property owner to do anything. He does not know if it would be better to have the windows reinstalled or have the plywood painted.

Mr. Revilak noted that Ms. Luczai's memo suggested involving the Public Art Curator for the Arlington Commission for Arts and Culture (ACAC) if the plywood is to be painted. He asked if ACAC has been contacted. Ms. Ricker said that they will be contacted if the Board decides to approve painting as a temporary solution. The Public Art Curator has been very

interested in work in Arlington Heights, and she would most likely be willing to take this project on at the owner's expense. Mr. Lau noted that it may be impossible to paint the plywood in cold weather. Ms. Korman-Houston noted that the owner could provide plywood to ACAC to be painted elsewhere and then installed.

Mr. Revilak said that he likes Mr. Lau's suggestion of installing lights. He also thinks that if the Board moves forward with the option of having the plywood painted, the owner should still be charged the vacant storefront fee, and they should be given a deadline to install the windows, at which point the Board would reopen the special permit if the windows were not installed.

The Chair asked if the building permit has expired, and Ms. Ricker confirmed that it has. She noted that the special permit will expire in August 2028. The Chair noted that the Board has already approved a special permit, and she does not think that it needs to be reopened in order to require that they not leave a partially demolished structure in place, having a negative impact on the Town.

Mr. Lau proposed a requirement that the plywood be covered with paint or a wrap in the next two weeks, and that the owner return to the Board at their next meeting, with a clear plan for installing the complete storefront. The Chair said that she does not think a wrap is appropriate, because in cold and windy weather, it can become torn.

Mr. Benson noted that if the Board requires them to install windows, but they do not continue work on the interior, they will paper over the windows, which he does not see as a better solution than painted plywood. If they are not prepared to move forward with the project, there may not be a good solution. He agreed that they should attend the meeting on January 12, 2026, with a plan for moving forward, with specific dates. He also thinks that they should be fined on a daily basis until this is resolved. The Chair suggested that the fines be retroactive.

Mr. Lau reiterated that the owner should be required to install lighting as well as deal with the windows. The Chair said she would not be in favor of that, because it is not typically required of businesses that do not have lighting incorporated into their storefront. Mr. Benson said that he would also not be in favor of requiring lighting, because it is not connected to the windows.

The Chair asked Ms. Ricker to ensure that the property owner is being fined. She also asked her to communicate with the owners that they must attend the January 12, 2026, meeting, before which they must paint the plywood; at the meeting, they must present a timeline for installing the storefront so that it is complete within the next 60-90 days. If they are not able to do so, the Board will reopen the special permit.

The Chair moved to **Agenda Item 3** – Public Hearing: Docket 3869, 1513-1515 and 1517-1519 Massachusetts Ave.

Ms. Ricker explained that this hearing is continued from November 10, 2025, and the applicant has submitted updated materials and has provided responses to Board comments and questions from that meeting.

The applicant was represented by attorney Matt Eckel and owners Ilya Zvenigorodskiy and Gene Bernshtein from IG Investments. Mr. Eckel said that the first floor was redesigned to create a larger commercial space, which is now over 800 square feet, with a 15-foot floor-to-ceiling height. They have also added signage to make the entrances to the different spaces clearer. They have also added a four-foot barrier at the rear of the parking area, both for safety and to minimize light pollution onto the bikeway. They have added design updates including horizontal bands and new ground floor material. They have redesigned the parking area to include three compact spaces, which the Board can grant via special permit. The updated drawings of the garage indicate the locations of columns.

Mr. Revilak noted that the applicant could request relief from the requirement for a 24-foot drive aisle in the garage; if the drive aisle were reduced to 20 feet, the rear wall of the commercial space could be moved, adding about 170 square feet to the commercial space.

Mr. Benson noted that full-size parking spaces are required to be 8.5 feet wide, but the proposed spaces are all 9 feet wide. If they reduced the width of those spaces, they could create a little more space in the garage.

Mr. Benson noted that the proposed driveway entering the garage is only 12 feet wide, but according to Section 6.1.11.C.(3), it is required to be 24 feet wide to accommodate two-way traffic. If one car is pulling in while another is pulling out, one car might be forced to back out onto Mass Ave, which would be unsafe.

Ms. Korman-Houston asked if the applicant has spoken with the Department of Public Works (DPW) about putting short-term bicycle parking in the public way, as they have proposed. Mr. Eckel replied that they have not. Ms. Korman-Houston said that she believes that DPW will have to approve the use of the public way.

Both Ms. Korman-Houston and Mr. Lau supported Mr. Revilak's idea of requesting relief to narrow the drive aisle in the garage in order to gain more square footage for the commercial space.

Mr. Lau noted that the drawings do not show the stairs going into the driveway, and he recommended showing the stairs beyond the landing with dashed lines, so that it is clearly a turning space, showing that the driveway is not quite as tight as would appear from the drawings. However, even if the driveway is wider than is clear from the drawings, he agreed with Mr. Benson that it is still quite narrow for two-way traffic.

Mr. Lau said that the rear elevation shows symmetrical massing, with the roof lines within the massing of building. On the front façade, however, the roof lines do not fall within the massing, and the windows are directly underneath the edge of the middle roof, which he thinks looks wrong. Mr. Bernshtein said that the location of the windows has to do with the interior layout. Moving the windows to align with the rooflines requires redoing the interior layout in ways that make the units oddly shaped. Mr. Lau said that he would like to see the roof lines either be moved so that they line up better, or the upper story moved back so that it's not as visible from the front.

Mr. Lau said that he is also concerned with the location of the transformer. A transformer inside the building is required to have ventilation, which is not shown on the design. Mr. Zvenigorodskiy said that they have followed the specifications that they received from their mechanical engineer. He noted that it is not located underground, but on the first floor of the building, which has 15-foot ceilings. It is possible that Eversource will be able to locate a transformer outside, but the mechanical engineer has advised them to create a space for it in the building because that is generally required for buildings this size. Once they have applied for building and utility permits, they can add venting if required to do so by Eversource, but information about exactly what will be required is not currently available. Mr. Lau expressed concern that meeting Eversource's requirements for the transformer room will significantly change the exterior appearance of the prominent first-floor corner of the building. If that happens, he would like the applicant to return to the Board with their new design. His suggestion would be to switch the bicycle room and the transformer room. Doing so would provide easy access to bicycles from the front or side of the building, and the transformer would then be in the back corner, next to the open parking area. The transformer room could be left open as well, and it would not be as visible from the street. He does not like the idea of adding significant venting or louvering to the front corner, if Eversource ultimately requires that. Mr. Zvenigorodskiy said that they are required to have it in the front of the building so that the utility will have access to it. Mr. Bernshtein said that they would prefer to have it in the back, but the civil engineer told them that it needed to be in the front. He said that he will call them again and share Mr. Lau's concerns. Mr. Lau said that he does not think that it will be more difficult to get it into the rear corner than the front corner. He is unwilling to approve the project with so much uncertainty about the appearance of the front.

The Chair asked what the first-floor front façade material is. Mr. Zvenigorodskiy said that it is the same material they presented at the last hearing, architectural Hardy panel boards in sand texture, to be painted dark gray.

The Chair said that she likes the rear elevation, but she agreed with Mr. Lau about the front roof line. She thinks it would be possible to break the building down vertically, as it is in the rear. That may also help with some of the heaviness at the base. She asked if the storefront windows are intended to be clear; Mr. Bernshtein confirmed that they are. She likes the changes they made to the storefront itself, which now looks more like a commercial space, but she suggested using some of the materials from the upper stories or a precast material in place of the large square panels to make the first floor less heavy.

The Chair said that on the front and rear, the windows and framing appear to protrude slightly from the façade, which gives the facade dimension and shadow. On the side renderings, it appears that are recessed rather than protruding. She would like confirmation of whether that is accurate, and if so, what the dimensions are.

The Chair opened the floor to public comment. Seeing no one who wished to speak, the Chair closed public comment.

The Chair asked the Board members to consider the issue Mr. Benson raised earlier, regarding the driveway width as required by Section 6.1.11.C.(3). Mr. Revilak noted that an 11-foot road is considered a highway, while residential roads

can have 9-foot lanes. The traffic going in and out of the garage will be extremely limited, so he thinks that allowing a reduction from the 24-foot requirement is reasonable. Ms. Korman-Houston agreed with Mr. Benson's earlier concern about a vehicle needing to back out onto Mass Ave. She suggested the installation of an Entry/Exit indicator. The Chair said that her reading of the bylaw is that a 24-foot-wide driveway is not required if the drive aisle is 24 feet, but she agreed with Ms. Korman-Houston that an indicator would be appropriate. Mr. Lau agreed. Mr. Benson said that Section 6.1.11.C.(3) has two parts, which differentiate between two-way and one-way traffic. The section regarding two-way traffic applies in this case, and it says that the driveway must be 24 feet wide. He agrees with Mr. Revilak that the Board can approve a reduction, but he would not go below 20 feet. He does not think that an Entry/Exit indicator on a 12-foot-wide driveway meets the requirements of the bylaw. The Chair noted that as four members of the Board are okay with a 12-foot-wide driveway with an Entry/Exit indicator, the applicant will not be required to change it, although they should note Mr. Benson's objection.

The Chair asked the Board to consider the suggestion Mr. Revilak made earlier, to reduce the width of the drive aisle in the garage to 20 feet, in order to move the rear wall of the commercial space back and provide additional commercial square footage. Mr. Eckel said that they would be willing to consider doing so, but they would need to consider whether spaces 6 and 7, which are at a 90-degree angle from each other, would both still allow appropriate access with the drive aisle reduced. Mr. Lau said that he would prefer a 22-foot drive aisle. He would also like a requirement that tenants cannot store things in front of the cars, which would push the car further out into the drive aisle. Ms. Korman-Houston said that narrowing the drive aisle between 2 and 4 feet makes sense. Mr. Benson expressed concern that some vehicles are very large, and it is impossible to know what types and sizes of vehicles will be parking in this garage and how much space they will need. He did, however, support a reduction of the drive aisle from 24 feet to 22 feet. He suggested bringing a warrant article to 2026 Town Meeting to reduce the Zoning Bylaw requirement to 22 feet.

The Chair asked the other Board members if they were willing to allow three compact spaces. All Board members agreed.

Mr. Lau suggested making the residential entrance shallower, so that that recess is not so dark. Mr. Eckel said that the entrance door was set so far back because the transformer room to the right needed exterior doors as well, so they also open into the recessed area. He said that they would look at whether it would be possible to move the residential doors forward slightly.

The Chair summarized issues for the applicant to address:

- Add exit/entry indicators at both ends of the driveway.
- Reduce the drive aisle within the garage to 22 feet and expand the commercial space.
- Address the massing and rooflines of the front façade, as well as the heavy first-floor material.
- Contact the civil engineer and determine if it is possible to move the transformer room to the back, or at least to get confirmation about what type of venting will be required.

The Chair asked for a motion to continue Docket 3869, 1513-1515 and 1517-1519 Massachusetts Ave, to January 26, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4** – Public Hearing: Docket 3866 18 Grafton St.

Ms. Ricker explained that this hearing is continued from November 10, 2025.

In response to comments from the Board at the previous hearing, the applicant has amended their initial proposal and now proposes to demolish the existing single-family residence to construct a new multi-family building with one 3-bedroom unit and four 1-bedroom units. The applicant also proposes a driveway with three vehicle parking spaces, which could be reduced to two spaces if needed to accommodate an ADA access aisle, and a storage shed with parking for ten bicycles.

The applicant was represented by architect Lucas Carbia, and developers Albert Azatyants and Stephan Bilharz. Mr. Carbia explained that the proposed number of units was reduced from six to five. The requirement for an accessible unit on the first floor made it impossible to have more than one unit on the first floor. They have also addressed the issues raised by the Board at the November 10 meeting, such as snow and trash removal, bicycle parking locations, and

window well locations. The building is now located entirely within the setbacks. They have changed the design from a mansard roof to having the third floor be the same layout as the second floor, leading to something closer to a triple-decker style. They intend to use the same materials and colors as they previously proposed – composite siding in red and cream. They have added bands of octagonal siding.

Mr. Lau said that he liked the previous design and was sorry that they could not approve it due to the setbacks. But thinks they have done a good job updating it, and it is still an attractive building that fits well in the neighborhood. He noted that parking spaces cannot be in the front-yard setback, but the space they have proposed is slightly within the setback. If they push the space back slightly into the snow storage area, it will be in compliance.

Mr. Lau asked if they intend to use Town trash and recycling service or hire a private contractor. Mr. Azatyants said that five units would require 10 Town trash and recycling barrels, which is probably too many to place on the street, so they will likely contract with a private trash service.

Mr. Lau said that he would like to see three parking spaces for the five units. Mr. Azatyants said that the current configuration allows for three parking spaces, with the potential to go down to two spaces if a resident needs an accessible space. Mr. Lau said that he would like to see that shown on the plan.

Mr. Lau said that he assumed that the ramp shown on the plans would be built only if necessary for a resident who needs it for access to the first-floor accessible unit. He would like the plans to indicate that there is space for the ramp, but it may not be built.

Ms. Korman-Houston noted that the landscape plan says that they will defer to the abutter on the eastern side of the property as to whether the screening between the properties will be trees or a fence. She said that the Board needs clarity about what will be used.

Mr. Benson said that he would also like to see a drawing showing all possible parking spaces with dimensions. The revised dimensional and parking information sheet only indicates one parking space, so that does not match what they say they are proposing.

Mr. Benson asked the size of the rear patio and its distance from the back fence. Mr. Carbia said that the patio is 10 feet deep and between 17 and 20 feet wide, and it is 10 feet from the back fence.

Mr. Benson said that Section 6.1.10.a.(1)e) requires a vegetated buffer, but the Board can alter that by Special Permit. The proposal is a grass strip and a fence.

Mr. Revilak agreed that the proposal is an attractive triple-decker. He noted that in order to provide fewer than one parking space per unit, the applicant is required to submit a Transportation Demand Management (TDM) plan. Mr. Azatyants said that they do have a TDM plan, which they intended to submit with the rest of their materials, but it was left out due to an oversight. Mr. Carbia said that they intend to provide bicycle parking and storage, with e-bike charging infrastructure, and the project is 0.1 miles from the 77 bus and 1 mile from Alewife T station. Mr. Revilak noted that excess long-term bicycle parking can count as a TDM measure. Eight long-term spaces are required, and the application proposes ten, so the Board would have to decide if two additional spaces is enough to count as a TDM measure.

Mr. Benson noted that they only need two TDM methods because they have fewer than 10 units, so EV charging and proximity to the 77 bus line are sufficient.

Mr. Azatyants asked if the overnight parking permit program will factor into the Board's decision to allow a parking reduction. The Chair replied that although that is available, it is not a TDM measure. Individual residents need to apply for it, and only two spaces are available per multi-family building.

Mr. Benson asked what the plans are for the existing shed. Mr. Azatyants replied that they intend to use the existing shed for bicycle parking, reducing it in size by demolishing the front wall and portions of the side walls. But the rear wall and most of the side walls will remain standing, and only one new wall will be built. Mr. Benson said that should be a condition of the decision.

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

The Chair summarized the issues for the applicant to address:

- Move the front parking space so that it is behind the front setback.
- Revise the plans to clearly show three parking spaces, with dimensions.
- Submit a written TDM plan.
- Indicate that the ramp will be added only if needed by a resident.
- Determine whether the eastern side of the property will have a fence or trees.
- The Board would need to provide relief for the vegetated buffer required by the bylaw.

The Board members agreed that the issues could be addressed administratively by DPCD staff.

The Chair asked for a motion to approve Docket 3866, 18 Grafton Street, with the following special conditions: that the parking plan be provided to DPCD for administrative approval to confirm that the three parking spaces meet the dimensional requirements of the zoning bylaw, including that the foremost parking space is entirely behind the front setback; that a written TDM plan be provided to DPCD, including e-bike charging within the bicycle parking structure and confirmation of the proximity to the 77 bus line; that the ramp as shown in the site plan will be added only if necessary based on the requirements of a resident; that three of the four walls of the existing structure of the garage be retained to be used as part of a bicycle parking structure; and that a 1-foot grass buffer and 6-foot fence be allowed between the parking area and the abutting property in lieu of a vegetated buffer. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 5** – Public Hearing: Docket 3879, 26 Dudley St.

Ms. Ricker explained that the applicant proposes to redevelop the property as an approximately 13,500-square-foot mixed-use building with office, light industrial, and storage, in the Industrial District. Mixed-use is allowed in the Industrial District by Special Permit. The Applicant is requesting to change, extend, or alter the pre-existing, non-conforming structure in use on the property per Section 8.1.1.A of the Zoning Bylaw. The Applicant proposes to demolish a deteriorated garage/storage shed in the rear yard and expand a three-story commercial and industrial building by adding new amenities such as an elevator, and a single-story warehouse addition to the right side and rear of the building. Both structures have pre-existing non-conformities, and the applicant proposes to construct the addition to the building using the pre-existing non-conforming rear and right-side yard setbacks of the shed. The applicant has requested that the hearing be continued to a later date, after they have had an opportunity to speak with Mike Ciampa, Director of the Inspectional Services Department (ISD). Ms. Ricker recommended continuing the hearing to February 9, 2026.

Mr. Revilak noted that the applicant submitted a thorough Impact Statement. Their position seems to be that they are not proposing an addition of over 50% of the existing footprint because they are counting the existing shed as part of the footprint. He is not sure if he agrees with that interpretation. He noted that the Board does have the ability to alter yard setbacks due to site-specific conditions, and this is an odd-shaped lot.

Mr. Benson said that he could not understand how the applicant intends to change the façade of the current building. The front and side currently have large garage-style doors, and it is not clear if those are to be changed. He also noted that the application does not indicate how the applicant calculated Gross Floor Area (GFA) or Floor Area Ratio (FAR). They are requesting a parking reduction from 20 to 13 spaces, but they did not provide a TDM plan. They also requested a reduction in solar but did not provide the required information about why the reduction is necessary. They provided very little information about the proposed addition. He thinks that the footprint of the addition is large enough for the project to be subject to the requirements in Section 5.6.2.D, Development Standards.

Ms. Korman-Houston noted that the applicant has also applied to the Conservation Commission because of the property's location abutting Mill Brook, and she would like to know the Commission's decision.

Mr. Lau said that if they completely demolish the rear shed, which appears to be the plan, he does not think that they can apply the pre-existing non-conforming setbacks of the shed to the primary building. A non-conformity can be extended if it is being renovated and expanded, but it cannot be reapplied from a demolished building to new construction on the site.

The Chair said that her reading is that the addition is over the 50% threshold, given that they are demolishing the shed. She is interested to hear Mr. Ciampa's interpretation of the applicant's intention to demolish the shed while applying its existing non-conformities to the rest of the project. Mr. Benson noted that the bylaw says that a project cannot create a greater non-conformity, but this proposal would create a much greater non-conformity than currently exists on the site.

The Chair asked for a motion to continue Docket 3879, 26 Dudley St, to February 9, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

Because the meeting was ahead of schedule and the representatives of 455 Mass Ave for Docket 3673 were not yet in attendance, the Chair moved to **Agenda Item 8 – New Business**.

Ms. Ricker said the Mirak Hyundai/Chevrolet site, a property of 7 acres between Mass Ave and Mill Brook, is being transferred to McGovern Auto. The majority of the site is currently zoned as Industrial, and the Board should consider whether it would like to rezone any of the property. Mr. Lau said that his understanding is that the license was transferred, meaning that the new owner is likely to want to continue to operate an automobile dealership. Mr. Benson noted that an email communication received by the Board said that in the near future, both dealerships would be vacating Arlington, so it is unclear what the new owner intends to do with the property. The Chair asked that DPCD staff try to contact the new owner and get more information about their intentions.

Mr. Revilak noted that Cambridge has produced a planning document re-envisioning Mass Ave from Harvard Square through Alewife Brook Parkway. It focuses on ground floor activation and ways to expand the public realm in areas with narrower sidewalks. The document includes an initial proposal for zoning amendments, which could be relevant to Arlington's ideas for rezoning the Heights and/or East Arlington.

The Chair moved to **Agenda Item 7 – Open Forum**.

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

The Chair asked for a motion to take a recess until the representatives of 455 Mass Ave arrive. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

After the recess, the Chair re-called the meeting to order and moved to **Agenda Item 6 – Public Hearing: Reopening of Docket 3673, 455 Massachusetts Ave**.

The special permit holder was represented by attorney Corinne Doherty, representing 2-14 Medford St LLC, project manager John Murphy, and architect Dave Barsky. A façade update was submitted last Monday, and they are seeking approval of the update. She has spoken with the Town Manager and Town Counsel, and they would both like the project to move forward.

The Chair shared a list of items that she would like to see addressed:

- The first-floor façade has an abrupt change from the cornice facing Mass Ave to the cornice facing Medford St. That was mitigated when Leader Bank was in the building, because a strong corner element broke up the façade. She would like the cornice along Mass Ave to turn the corner, with a precast or other material used to bookend the end of the dental practice along Medford St.
- The original rendering approved by the Board included a water table at the base of the building, which would prevent the brick from running all the way to the sidewalk and make the façade less flat.
- The opening where the teller window was removed should match the storefront windows in the west of the corner space. Mr. Murphy said that the tenant would have to approve a window being added to the space, so they are instead proposing to use that space to show a historical photo of the building, rather than an actual window. The Chair said that if the intention is to include a historical photo or plaque, she would prefer that the window be removed entirely with the addition of an inset, so that it is clearly something different.
- The Verizon storefront windows should have a stone or precast lintel and header above, to create more dimension.

- The Chair said that the Greek pediment structure should not be applied. It was never approved by the Board. The cornice treatment with a slight shed roof which the Board initially approved on the upper story worked to break down the height of the façade and add shadow and dimension. She would like that added to the current second story. She would also like a detail added above the windows to break down some of the large unarticulated façade above them.

Mr. Lau noted that the upper story windows as currently built are much smaller than what was approved by the Board, creating too much blank space above them. He agreed with the Chair that the upper story needs a horizontal element to give depth, as well as a head treatment above the windows, which will create better proportions.

Mr. Lau noted that the approved design of the corner entry was flanked with stone panels, which gave it some presence. The current entry is flanked with the same brick that is on either side, so it doesn't stand out. He would also like the cornice on the Mass Ave façade to continue around the corner. Mr. Murphy noted that the cornice along Mass Ave was in good enough shape to be restored, while the cornice on the corner and on Medford Street was in much worse shape and had to be covered up, which is why the cornice changes abruptly at that point.

Mr. Lau said that the lower story Mass Ave façade approved by the Board had a brick façade for the corner storefront, but to the left of that on Mass Ave the façade material changed, so that it was more connected to the upper story. It also had a horizontal awning that mirrored the horizontal element on the upper story, with three windows and a planter. The upper story and the portion of the first story with a white façade appeared to be a single building, so that even though it was connected to the corner unit on the end, there was a distinction. The current façade only has two windows and no plantings. He said that he is okay with two instead of three windows, but he wants the awning and planter put back. He would also like the façade material of that section to more closely match the material above. They don't necessarily have to redo the entire façade; they could simply paint that portion white to match the upper story façade.

Ms. Doherty noted the Board seems to be asking for the removal of many of the changes that the Historical Commission made, and she is concerned that if they make these changes, the Historical Commission will want them to change it again. The Chair said that the Redevelopment Board has final authority over the design. When the Historical Commission initially made changes, the applicant should have gone back to the Board for approval, which did not happen. The Historical Commission has no further say on this issue, and the special permit holder should not consult them again. She has spoken with Town Counsel, who agrees that the Historical Commission will not review the project any further.

Ms. Korman-Houston said that she is concerned about the loss of glazing on the lower level. She would prefer that the third window to the left of the dental office be returned to the design, but she is open to leaving it as is if the rest of the Board is okay with it. However, she does not want a picture or plaque instead of a window in the area that was a teller window when Leader Bank was in the corner unit. She thinks that area needs to have a window. She understands that there may be a dental chair on the other side of that wall, and the dental practice can have appropriate window treatments for their patients' privacy. But the building needs to be constructed such that it is appealing to the public and to a variety of possible future tenants; that location will probably not always have a dental practice.

Mr. Benson said that he does not think that the clapboard siding façade on the second floor works with anything on the first floor, and it is inconsistent with what the Board approved. He noted that the first-floor brick façade is not real brick and asked what it is made of. Mr. Barsky said that it was a veneer made out of cementitious material. Mr. Benson said that the building is on an important corner in town and is historic, and he does not think that the façade is acceptable. He would like the architect to return with a proposal that is much closer to what the Board approved.

Mr. Revilak said that he likes the way the plan the Board approved treats the corner storefront and the storefront to the left of that differently, so it looks more like a series of smaller storefronts that were built over time. The latest proposal has brick all the way across, so any distinction between the two storefronts is lost. The new proposal adds vertical details between each of the two windows and the area that previously had the teller window, so it looks like three windows that don't match, rather than two windows which are part of one storefront, and a third which is part of a different storefront. Ms. Doherty noted that the third opening is not actually a window, which is why it looks different; it is the location where they intend to put a historic plaque or photo.

The Chair said that she thought that the brick was a true thin brick veneer, and she does not think that a cementitious veneer is appropriate. Ms. Doherty said that the Historical Commission approved the material. The Chair said that the request to use that material never came to the Redevelopment Board, which would not have approved it.

Mr. Barsky said that he was not involved with the design phase of the project, but he was brought on with the objective of preserving the design he was given. He has a lot of experience with historical work, and he agrees with the Board about many of the decisions that have been made. He said that the reason the upper-story windows look smaller than what was approved is that they are significantly lower than they were initially proposed to be, due to the floor of the upper story being significantly lower than originally planned. He has seen the original drawings that the prior architect was using, and they seem to be incomplete, with little information in some areas, which likely led to changes to what was approved. He noted that the upper story has horizontal paneling along the top, which might help mitigate the large space between the tops of the windows and the cornice. The lap siding on the upper story was on the drawings used by the previous architect, as was the Greek pediment element. He asked if it would be acceptable to put planters in the public way, in order to match the drawings that the Board approved. The Chair said that the Board did initially approve the planters.

Mr. Bursky asked what material the originally approved corner storefront façade was made of. The Chair replied that the corner storefront, then occupied by Leader Bank, was a separate massing and volume which the designs approved by the Board intended to leave as it was.

Mr. Bursky said that adding articulation above the upper-story windows to mitigate the large expanse is doable, as is the railing along the upper story. He noted that if the brick veneer is replaced with real brick, it will extend into the public way by 4-6 inches, so that is not workable. He said that there are good cementitious materials that look like pre-casting, so that may work to replace the brick veneer.

Mr. Bursky said that it would be difficult to eliminate the projection of the corner cornice. Mr. Lau suggested removing the current cornice and seeing if the precast cornice underneath can be restored.

Ms. McCarthy said that the material on either side of the corner storefront entrance was tile that was inappropriate for this climate. It was continually popping off, and Leader Bank was gluing the tiles back on. The Historic Commission did not like the tile, and they preferred to have brick on either side of the entrance, so they approved the cementitious brick veneer and the design elements of the entryway. They wanted the brick to continue all the way down Medford Street and around the corner onto Mass Ave. Mr. Murphy said that only plywood was behind the tile.

Mr. Lau said that the Board would like a vertical element to transition from the right side of the old Leader Bank space to the rest of the Medford Street façade.

Mr. Murphy said that they would like to prep the Verizon façade, without a final finish, so that they can install glass and have the storefront look open for business. The Chair said that she would like them to provide articulation above and below the windows, so that the storefront is less flat. Mr. Lau said it should have a sill below the window and a header above that carries across the doorway. The other Board members agreed that the developer can install the Verizon storefront windows, and they will continue to work on the storefront material and the design of the façade.

The Chair asked for a motion to allow the developer of 455 Massachusetts Ave to approve the proposed storefront glazing at the Verizon tenant storefront. Ms. Korman-Houston so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair asked for a motion to continue Docket 3673, 455 Massachusetts Ave, to February 9, 2026. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

Mr. Lau asked Ms. McCarthy about outstanding issues regarding 882-892 Mass Ave. Ms. McCarthy replied that she submitted samples and provided answers to all the Board's comments and questions, and her understanding was that Ms. Ricker was going to write a memo to the Board sharing all the information. Ms. Ricker confirmed receipt of the materials and said that she would be preparing a memo for the Board for the next meeting.

Mr. Lau also asked Ms. McCarthy about the demolition of 192-900 Mass Ave. Mr. Bursky said that he is working on a samples board of materials and colors, which they will deliver to DPCD.

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 10:00 pm.**

Documents used:

- Agenda Item 1 Draft Minutes – November 17, 2025
Draft Minutes – December 1, 2025
- Agenda Item 2 1306-1308 Mass Ave ARB Memo
- Agenda Item 3 1513-1519 Mass Ave - Response Memo - 12-08-25
1513-1519 Mass Ave - Photos of Existing Conditions - UPDATED 12-08-25
1513-1519 Mass Ave - Plans and Elevations - UPDATED 12-11-25
1513-1519 Mass Ave - Renderings - NEW 12-08-25
1513-1519 Mass Ave - Landscape Plans - UPDATED 12-05-25
1513-1519 Mass Ave - Area Calc Table - NEW 12-08-25
1513-1519 Mass Ave - Lighting Plan - NEW 12-08-25
2025-12-15 updated EDR memo - 1513-1519 Mass Ave
- Agenda Item 4 18 Grafton St - Impact Statement - 12-8-25
18 Grafton St - LEED Checklist - 8-11-25 - updated letter
18 Grafton St - Dimensional & Parking Info - 12-8-25
18 Grafton St - Plans & Drawings - 12-3-25
18 Grafton St - Landscape Plan - 11-26-25
18 Grafton St - Civil Set - Revised - 11-21-25
SPR memo Docket 3866 18 Grafton St - Updated 12-11-2025
- Agenda Item 5 26 Dudley - EDR Application - rec'd 11-21-25
26 Dudley - Dimensional and Parking Information Form - rec'd 11-21-25
26 Dudley - Impact Statement - 11-7-25
26 Dudley - Site Images - 11-7-25
26 Dudley - Drawing Set - 11-7-25
26 Dudley - Native Landscape Plan - 11-14-25
26 Dudley - Color Elevations - 11-20-25
26 Dudley - LEED Checklist - 11-7-25
26 Dudley - Shadow Study - 11-7-25
26 Dudley - Stormwater Management Plan - 10-24-25
26 Dudley - Stormwater Management Report - 10-27-25
2025-12-15 Docket 3879 26 Dudley staff memo
Docket 3879 26 Dudley St - Legal Notice 11-27, 12-4
- Agenda Item 6 455 Mass Ave facade rendering
455 Mass Ave Verizon storefront rendering
Docket 3673 455 Mass Ave facade and storefront memo 2025-12-11
REOPEN Docket 3673 455-457 Mass Ave - Legal Notice 11-27, 12-4
- Correspondence 455 Mass Ave: 1080 Mass Ave:
 • W. Evans - 11/19/25 • W. Evans - 12/4/25
 • W. Evans - 12/11/25 Multiple Projects:
 • D. Seltzer - 12/6/25



Town of Arlington, Massachusetts

Discussion of 1306-1308 Massachusetts Ave

Summary:

7:15 pm Discussion of Farina Roofing's boarded-up windows

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	1306-1308_Mass_Ave_windows_photos_-_updated.pdf	1306-1308 Mass Ave windows photos - updated





Town of Arlington, Massachusetts

Public Hearing: Docket 3862, 126 Broadway

Summary:

7:30 pm Site Plan Review hearing (continued from November 17)
The application will be withdrawn.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	126_Broadway_-_WITHDRAWAL_LETTER_1-8-26.pdf	126 Broadway - Withdrawal Letter 1-8-26

GELERMAN AND CABRAL, LLC

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NORWOOD, MA 02062

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TESSA L. MANION
SUSAN M. BENHAM
STEPHEN T. ALLEN
RORY BYRNE
DAVID HERN, JR. (OF COUNSEL)

ADDITIONAL OFFICES

611 MAIN ST., #303, WINCHESTER, MA 01890
BOSTON (BY APPOINTMENT)
MEDFORD (BY APPOINTMENT)

MICHAEL B. CABRAL
MCABRAL@GELERMANCABRAL.COM

January 8, 2026

VIA EMAIL: cricker@town.arlington.ma.us

Town of Arlington
Redevelopment Board
730 Mass Ave., Town Hall Annex
Arlington, MA 02476

Re: 126 Broadway, Arlington, MA
Site Plan Review - Docket 3862

Dear Members of the Redevelopment Board:

This firm represents 126 Broadway LLC, owner of the property located at 126 Broadway, Arlington, MA in connection with its application for Site Plan Review (Docket 3862).

Kindly allow this letter to serve as Notice of Withdrawal of the application for relief under Docket 3862, without prejudice. Our client respectfully requests that this application not proceed further before the Board and be removed from consideration without a decision on the merits.

Thank you for attention to this matter. Please do not hesitate to reach out with any questions.

Very truly yours,

Michael B. Cabral

Michael B. Cabral

cc: Client



Town of Arlington, Massachusetts

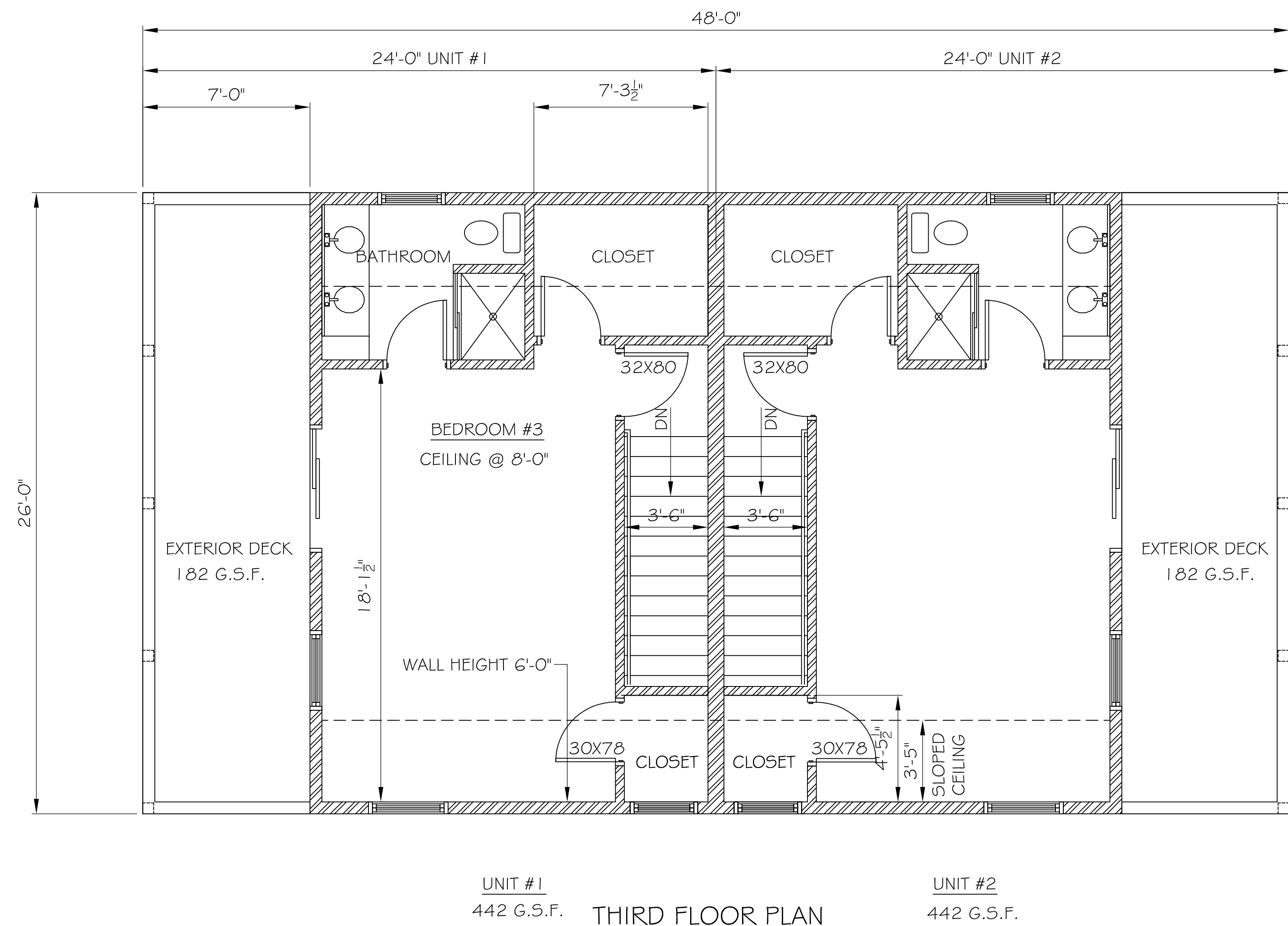
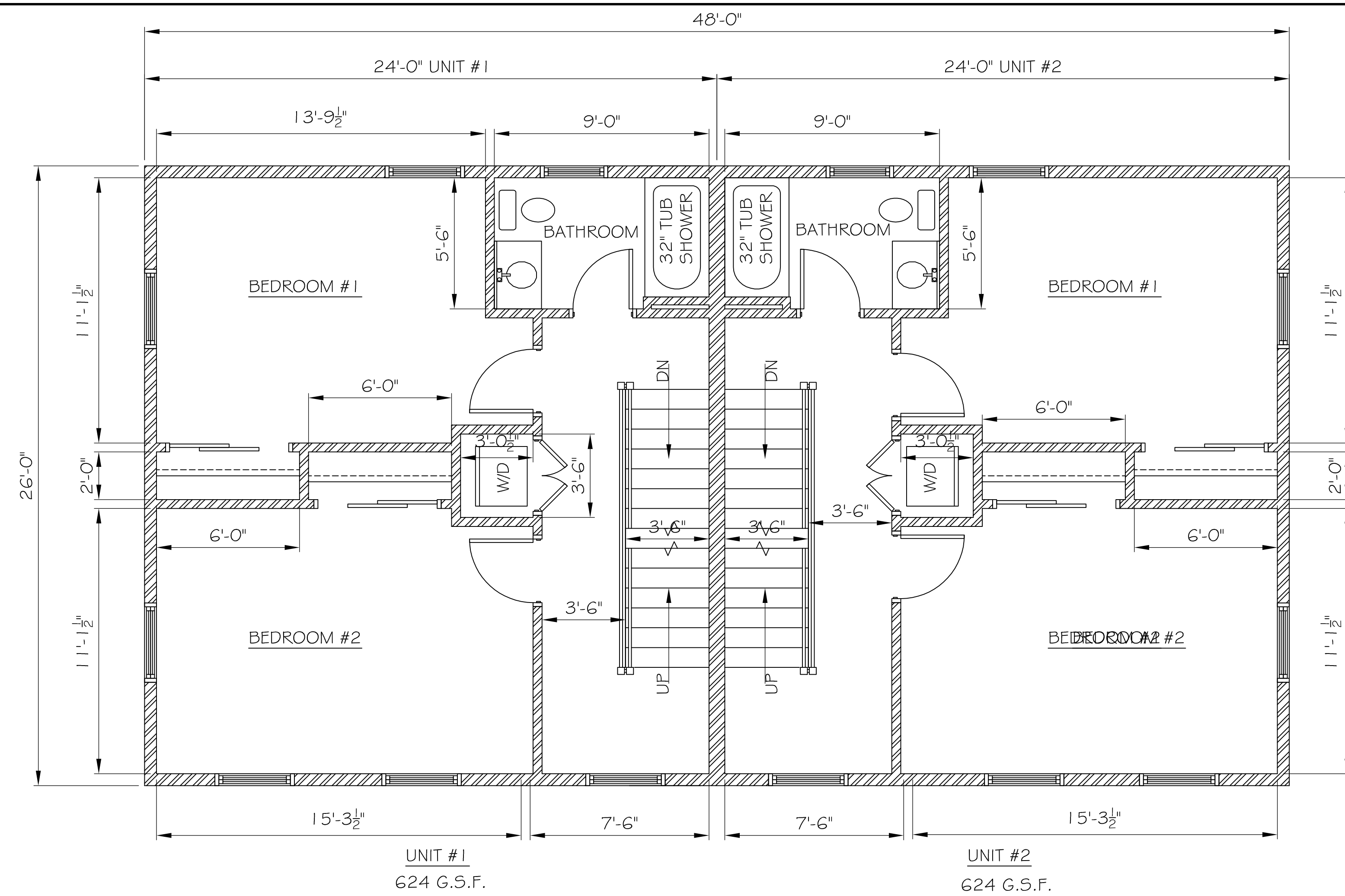
Public Hearing: Docket 3867, 9-11 Robbins Rd

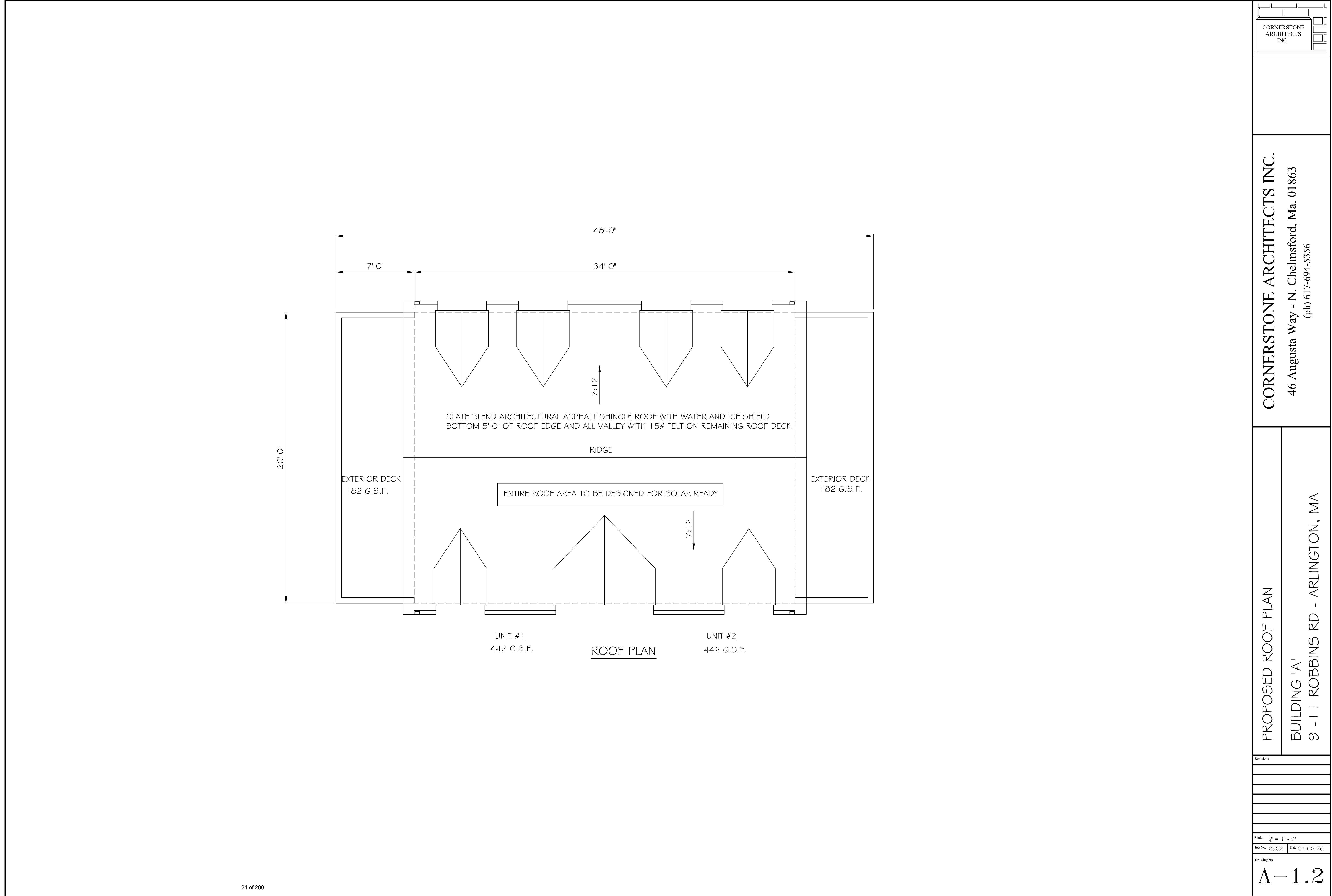
Summary:

7:35 pm Site Plan Review hearing (continued from December 1)

ATTACHMENTS:

Type	File Name	Description
▢ Application	05_9-11_Robbins_Rd_-_Architectural_Plans___Site_Plan_UPDATED_01-02-2026.pdf	9-11 Robbins Rd - Architectural Plans & Site Plan UPDATED 01-02-2026
▢ Application	06_9-11_Robbins_Rd_-_color_renderings_-_UPDATED_01-01-2026.pdf	06 9-11 Robbins Rd - color renderings - UPDATED 01-01-2026
▢ Application	07_9-11_Robbins_Rd_-_Landscape_Plan_UPDATED_12-30-2025.pdf	9-11 Robbins Rd - Landscape Plan UPDATED 12-30-2025
▢ Application	14_9-11_Robbins_Rd_-_Driveway_Memorandum_-_NEW_12-15-2025.pdf	9-11 Robbins Rd - Driveway Memorandum - NEW 12-15-2025
▢ Application	01082026_UPDATED_DRAFT_SPR_memo_Docket_3867_9-11_Robbins_Rd.pdf	01082026 UPDATED DRAFT SPR memo Docket 3867 9-11 Robbins Rd



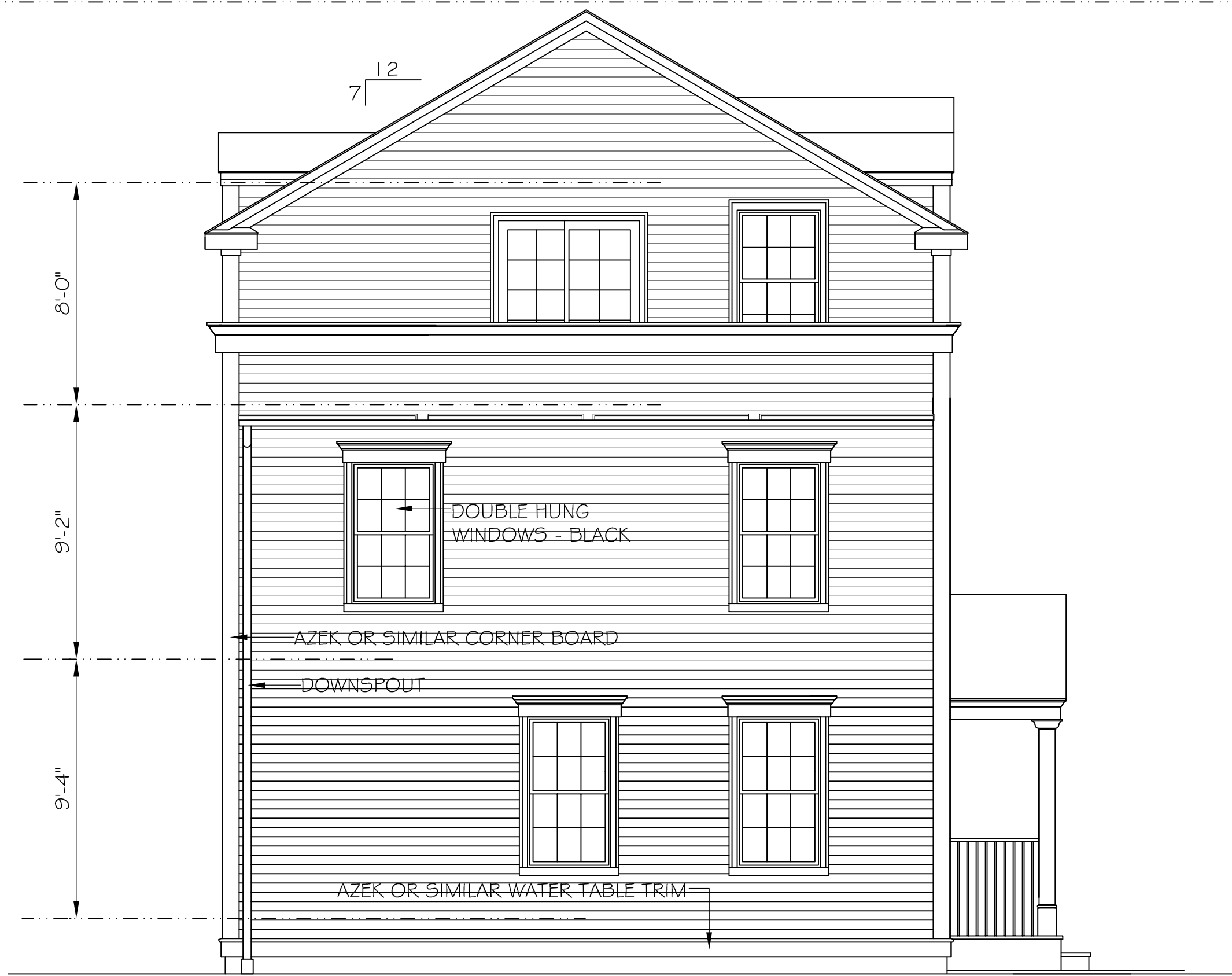




ROBBINS RD - FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

EXTERIOR ELEVATION OPTION # 1

BUILDING "A"
9 - 11 ROBBINS RD - ARLINGTON, MA

Revisions

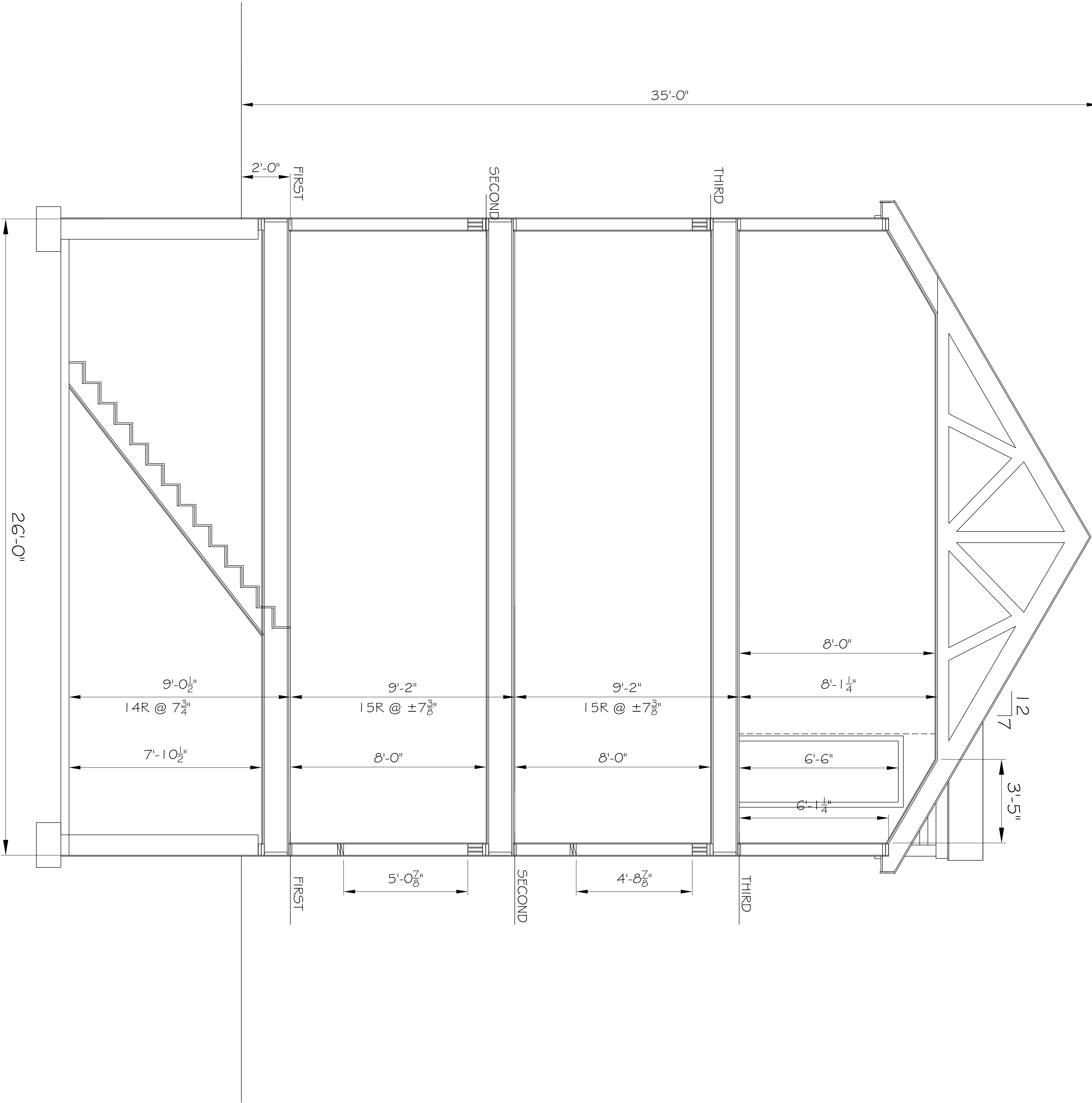
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Job No. 2502

Date 01-02-26

Drawing No.

A-1.3

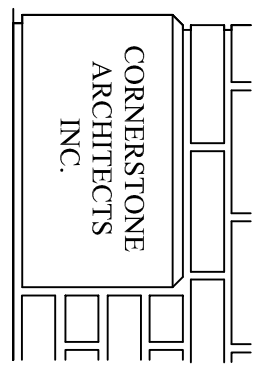


BUILDING CROSS SECTION

BUILDING UNIT 1 & 2
9 - 11 ROBBINS RD - ARLINGTON, MA

CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356





CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma. 01863
(ph) 617-694-5356

PROPOSED BASEMENT & 1ST FLOOR PLAN

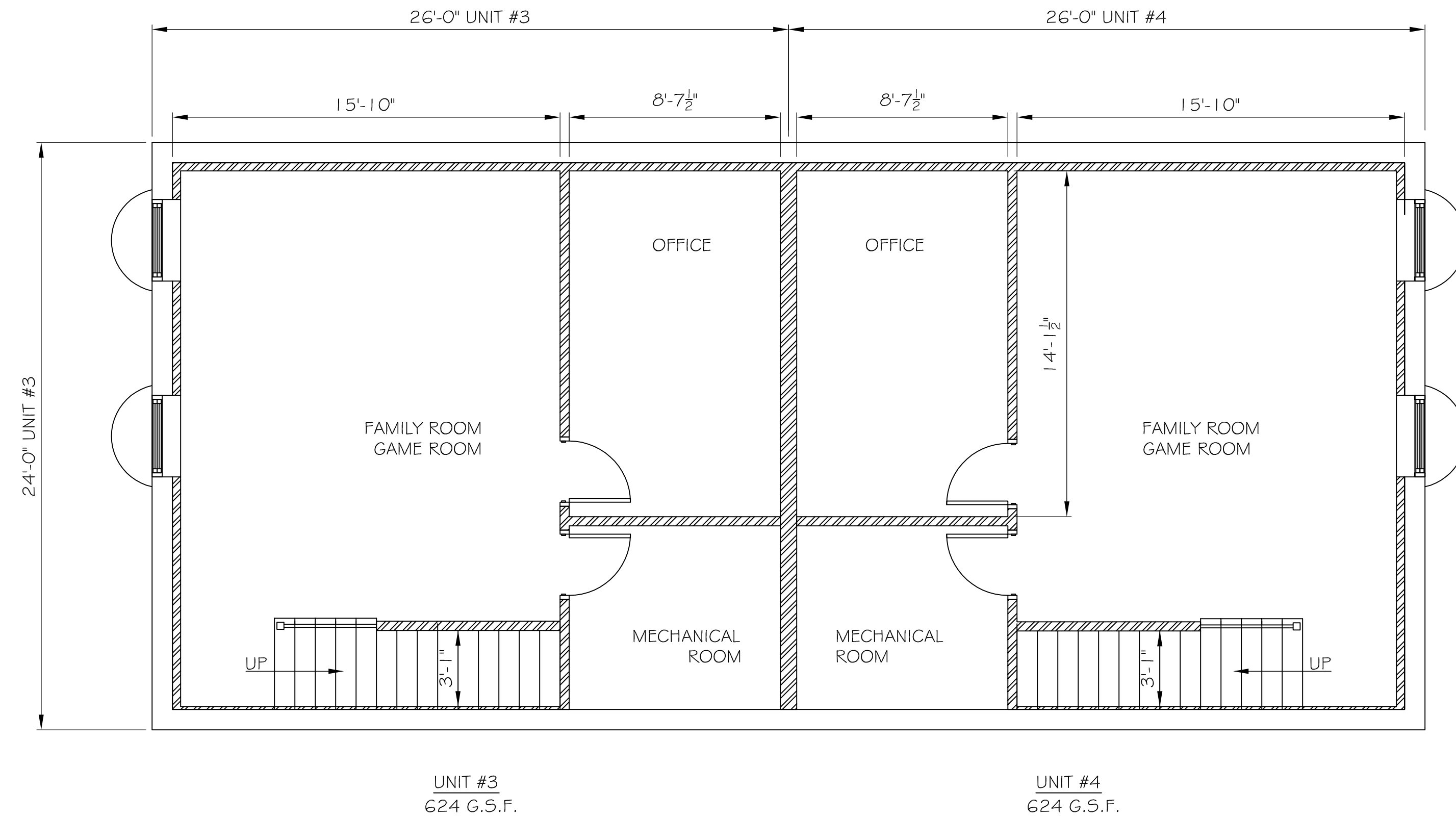
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9 - I ROBBINS RD - ARLINGTON, MA

180018

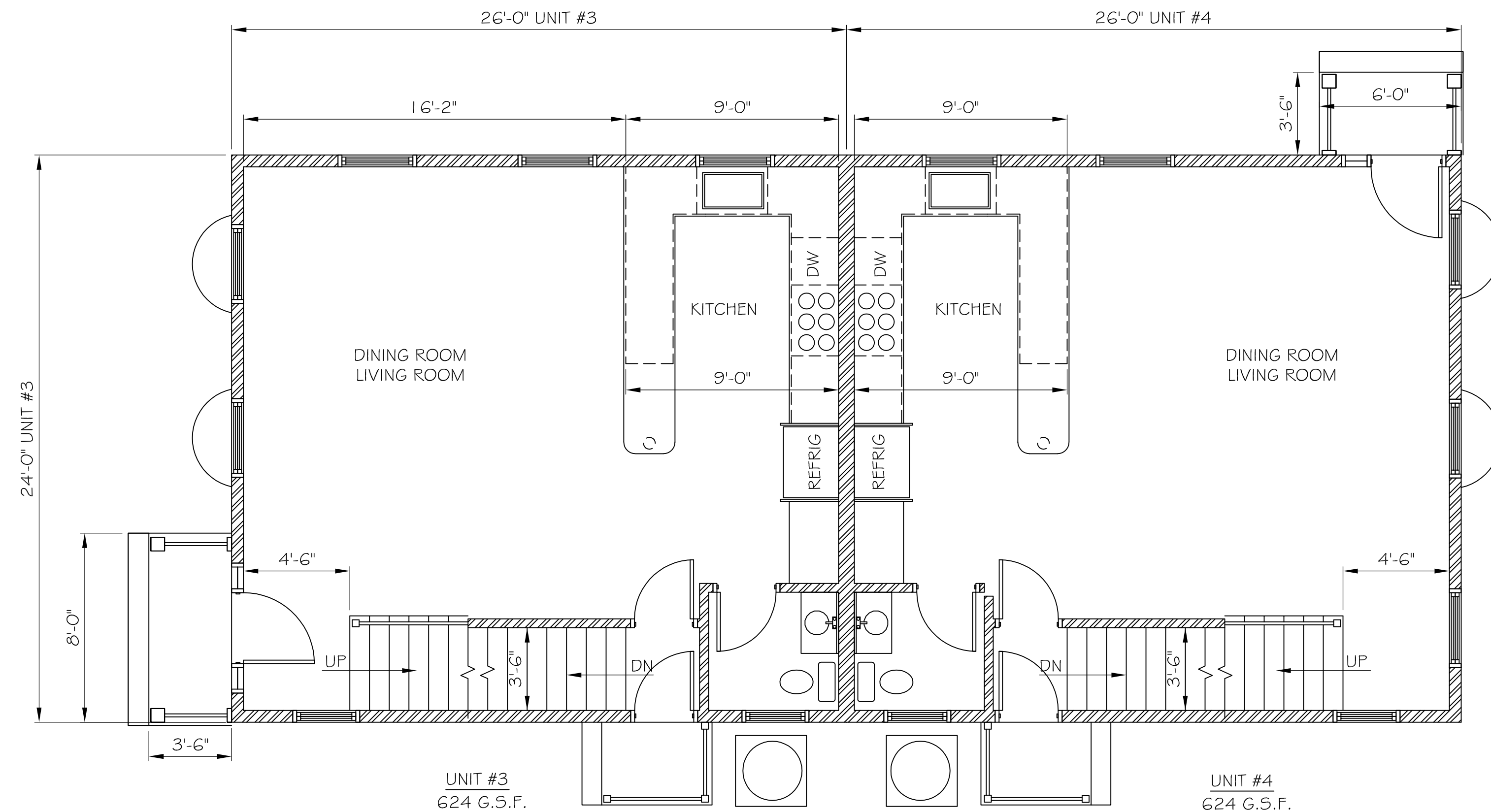
No. 2502	Date 01-02-26
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wing No.

B-1.0



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma. 01863

(ph) 617-694-5356

PROPOSED 2ND & 3RD FLOOR PLAN

BUILDING "B"
9 - I I ROBBINS RD - ARLINGTON, MA

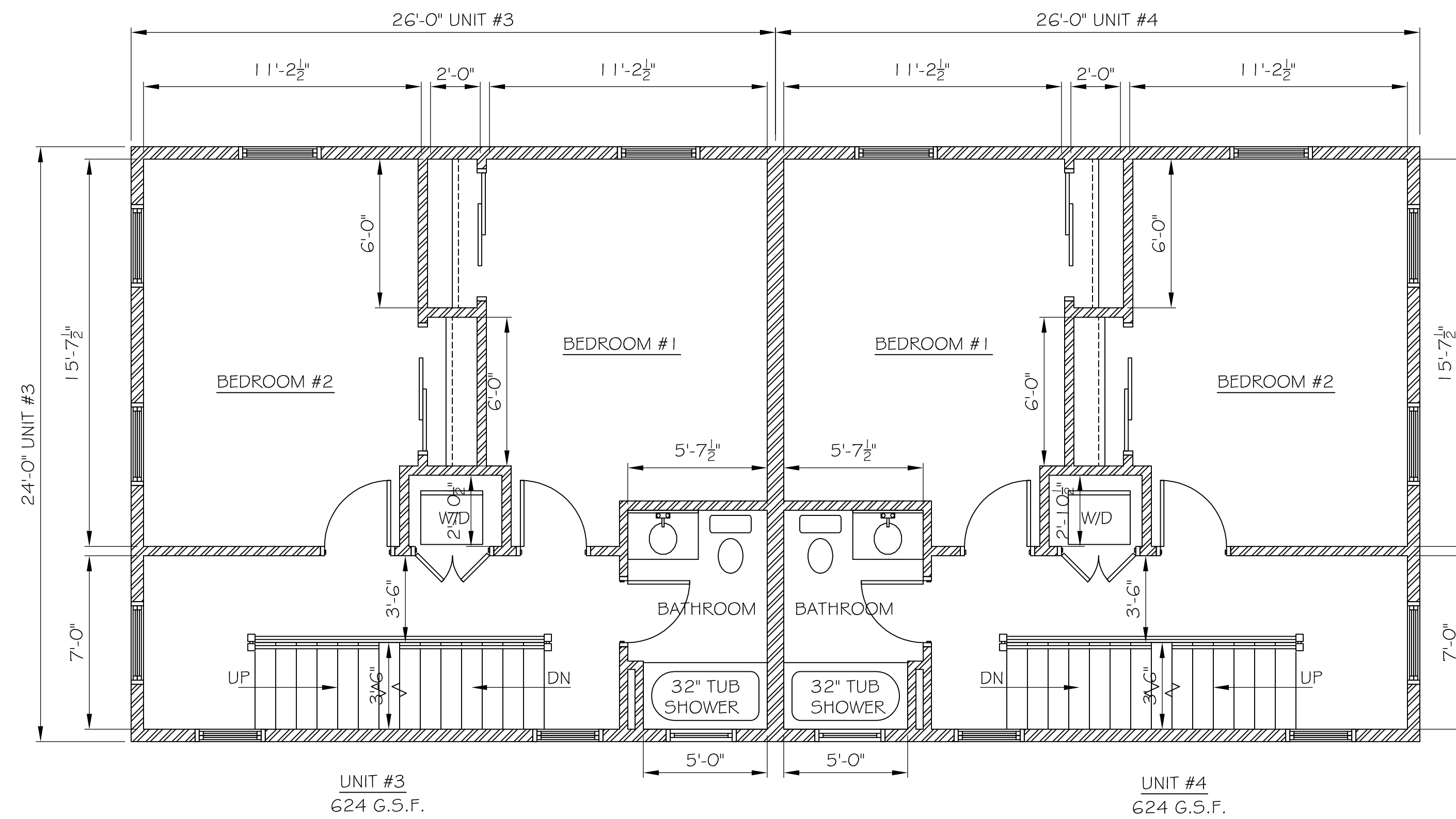
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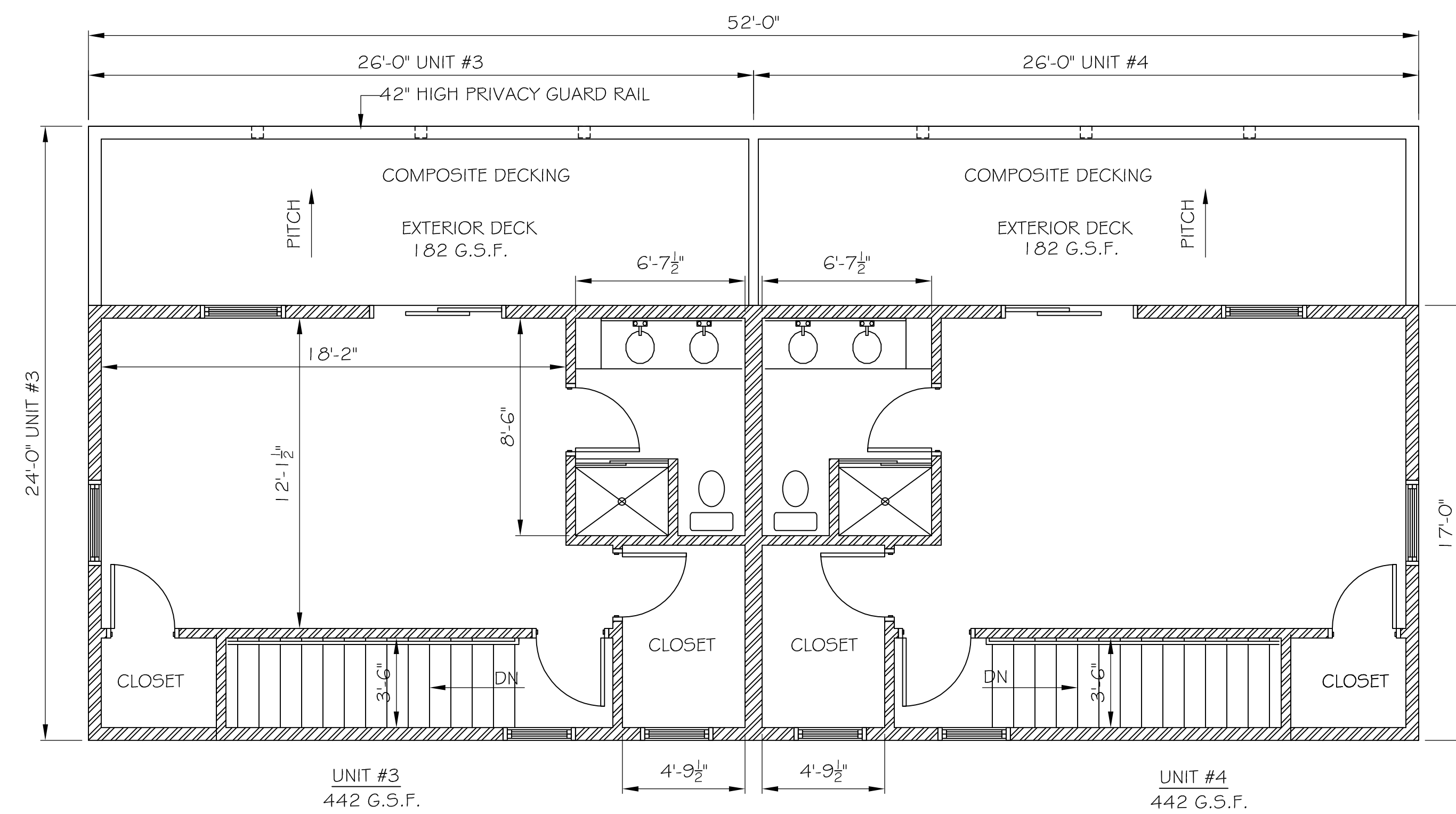
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Drawing No.

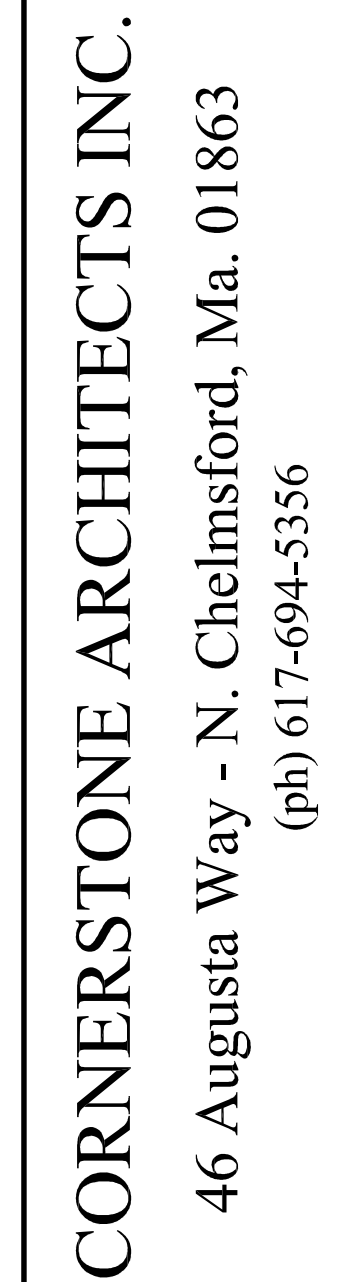
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SECOND FLOOR PLAN



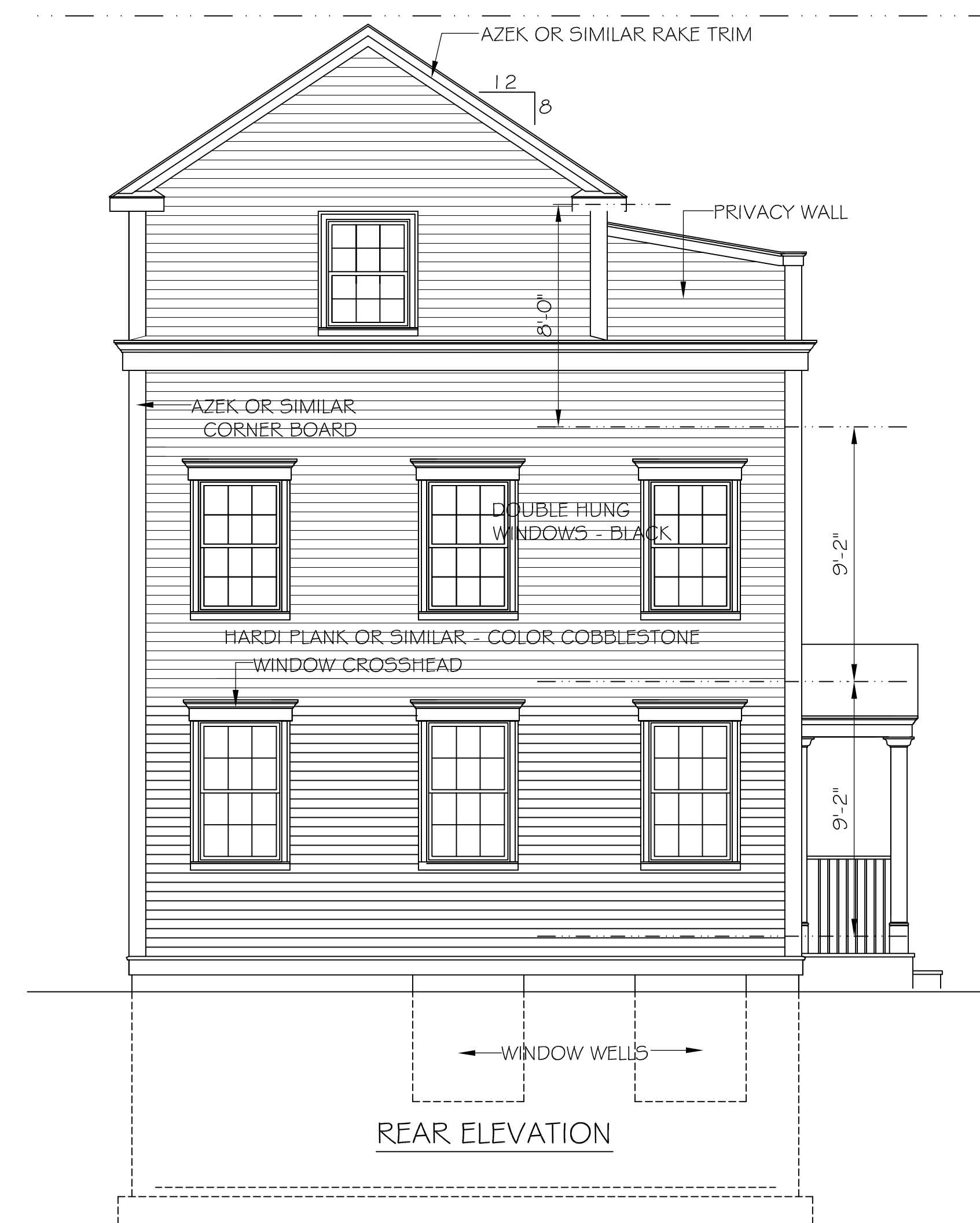
THIRD FLOOR PLAN

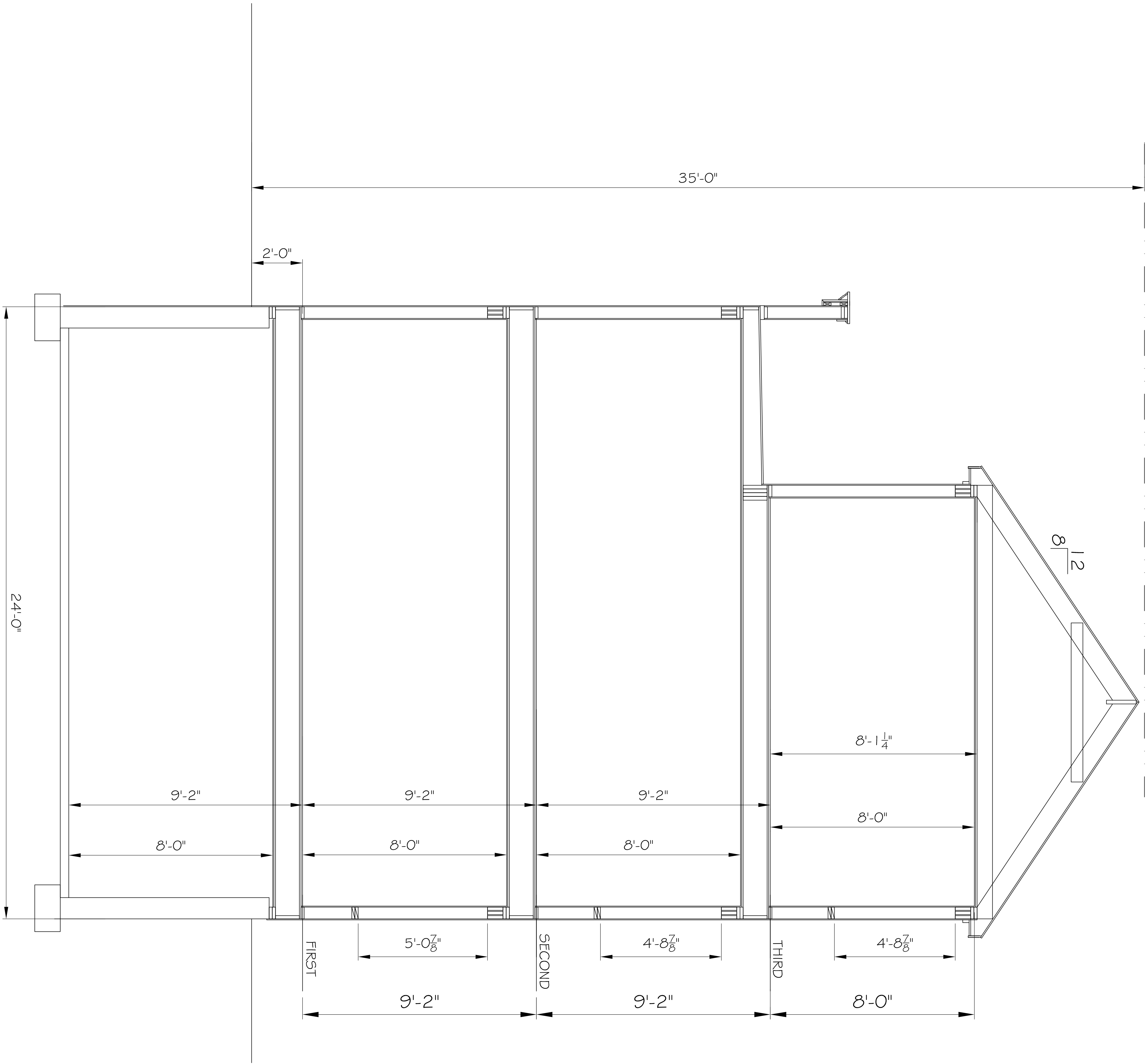


BUILDING "B"
9 - 11 ROBBINS RD - ARLINGTON, MA

Drawin

B-1.3





PROPOSED BUILDING CROSS SECTION

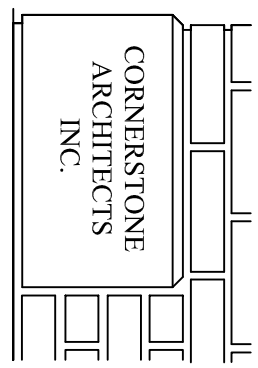
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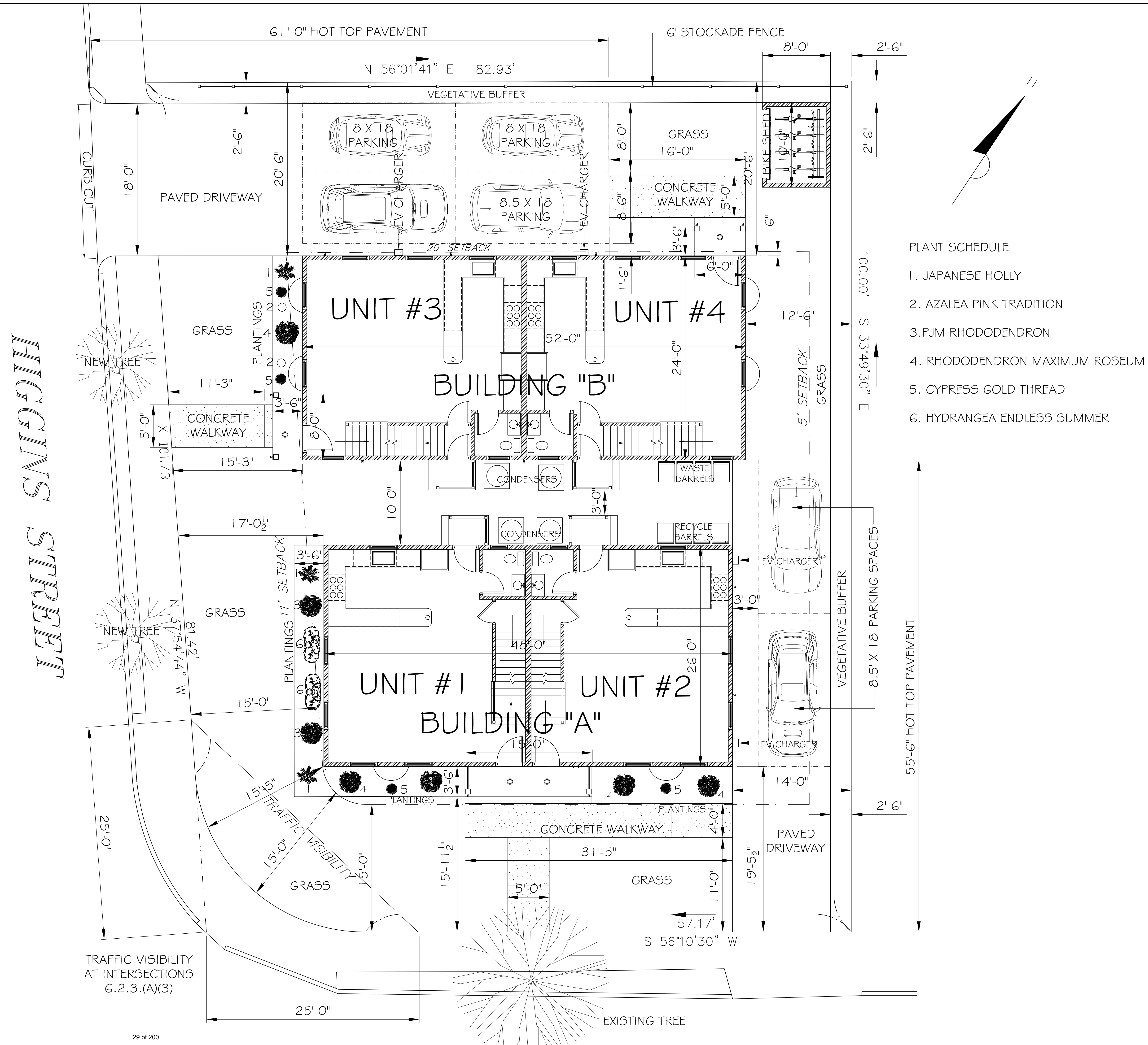
9 - I I ROBBINS RD - ARLINGTON, MA

CORNERSTONE ARCHITECTS INC.

46 Augusta Way - N. Chelmsford, Ma. 01863

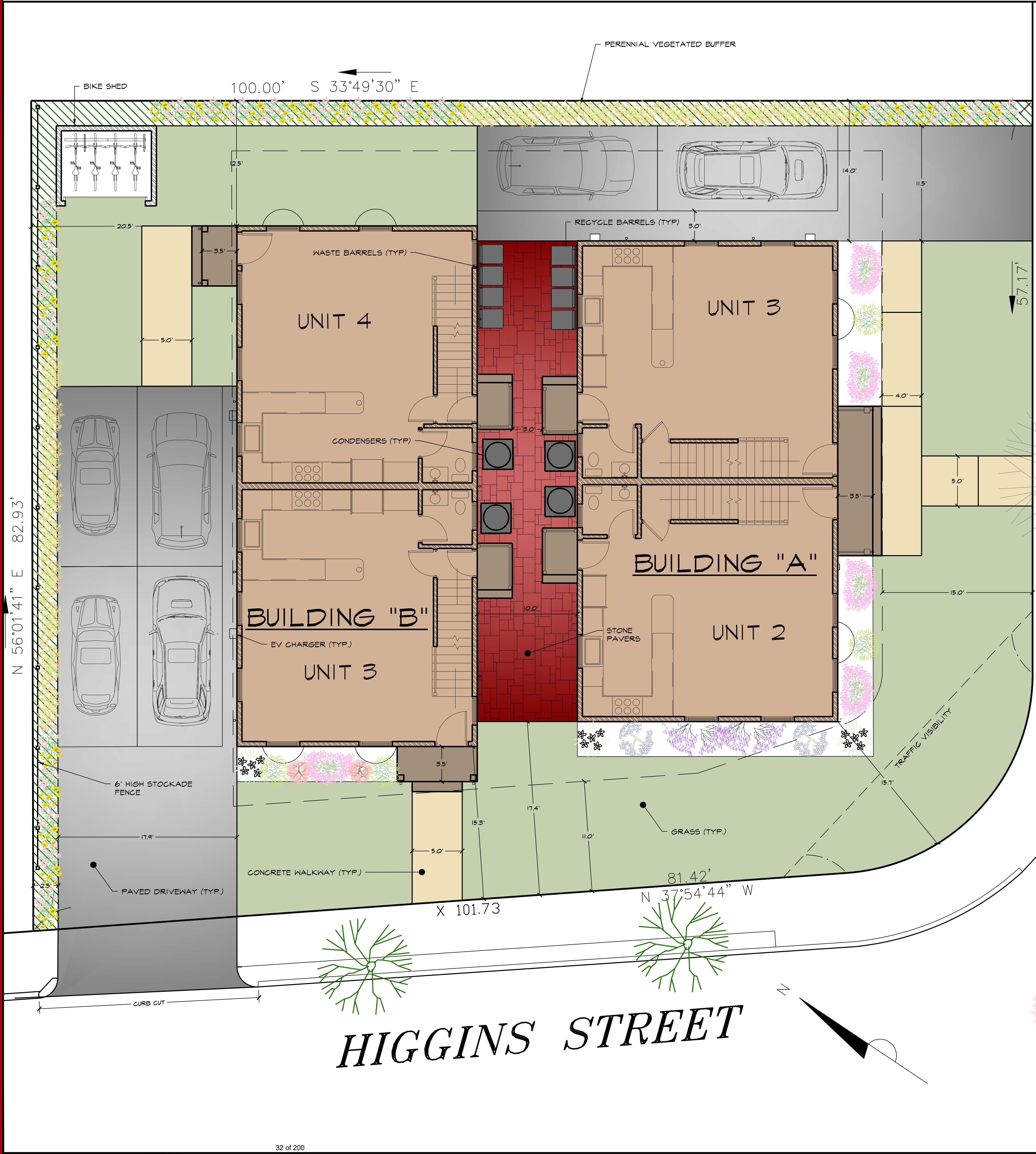
(ph) 617-694-5356











CONSULTANTS DESIGN TEAM:
CIVIL ENGINEER:
ASB DESIGN GROUP, LLC
363 BOSTON STREET
TOPSFIELD MA 01963
978.500.8419
ARCHITECT:
CORNERSTONE ARCHITECTS INC.
46 AUGUSTA WAY
N. CHELMSFORD MA 01863
617.694.5356



LOCATION PLAN
SCALE: 1"=200'
SOURCE: MASSMAPPER



PLANT SCHEDULE

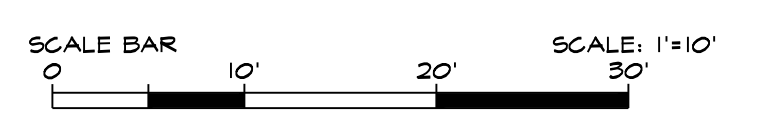
- JAPANESE HOLLY (3)
- AZALEA PINK TRADITION (2)
- PJM RHODODENDRON (2)
- RHODODENDRON MAXIMUM ROSEUM (5)
- CYPRESS GOLD THREAD (3)
- HYDRANGEA ENDLESS SUMMER (2)

**PERENNIAL VEGETATED BUFFER:
RECOMMENDED PLANTINGS**

NOTE: FINAL PERENNIAL LANDSCAPE BED AND RAIN GARDEN PLANTINGS WILL BE SELECTED AT THE TIME OF CONSTRUCTION AND WILL DEPEND ON NURSERY STOCK AVAILABILITY. ADDITIONAL PLANTING CAN BE SELECTED AS REPLACEMENTS FROM THE RECOMMENDATIONS LISTED ON THIS DRAWING.

INDEX OF SHEETS

- C1 SHEET 1 OF 2 LANDSCAPE PLAN
- C2 SHEET 2 OF 2 LANDSCAPE DETAILS



ASB

design group, LLC

civil engineering
traffic engineering
architecture
landscape design & construction

363 boston street, route 1
topsfeld, ma 01983

project title:

9-11 ROBBINS ROAD
ARLINGTON, MA

prepared for:

WILLIAM MAHONEY
9-11 ROBBINS ROAD
ARLINGTON, MA

parcel identification:

map: N.A.
block: N.A.
parcel: 148-0004-0006
lot: N.A.

revisions

no.	date	description
0	12/30/25	ISSUED FOR REVIEW

plan submission

LANDSCAPE PLAN

date: 12.30.2025
scale: 1"=10'
job no: 2025-46
DEP no: N.A.

Thad D. Berry
No. 41255
CIVIL
REGISTERED PROFESSIONAL ENGINEER

drawing name

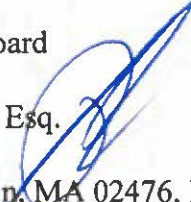
LANDSCAPE PLAN

drawing number

C1

sheet 1 of 2

MEMORANDUM

TO: Arlington Redevelopment Board
FROM: Mary Winstanley O'Connor, Esq. 
RE: 9-11 Robbins Road, Arlington, MA 02476, Docket No. 3867
DATE: December 15, 2025

The plans submitted in connection with the above-referenced application under Article 5.8 of the Arlington Zoning By-law for site plan review provide for two (2) driveways on opposite sides of the property at 9-11 Robbins Road, Arlington, Massachusetts (referred to as the "Application", "Site Plan" and "Property", respectively).

The Property is a 7,855 square foot lot that sits at the corners of Robbins Road and Higgins Street. The driveways proposed are on Robbins Road, which driveway provides two (2) parking spaces, and Higgins Street, which provides a driveway for four (4) parking spaces, two (2) of which are sized for compact automobiles. The parking, as proposed, sits on either side of two duplexes.

The parking was designed in this manner to: (a) avoid creating the appearance of a parking lot; (b) avoid an undue concentration of parking on Robbins Road; (c) provide a sense of balance; and (d) be comparable with other houses in the neighborhood.

As the ARB is aware, the applicant substantially reduced the size and scale of the project in response to abutter comments. Abutters wanted balance with respect to the parking on the site.

This is not a situation where there are two driveway curb cuts on the same street.

The applicant suggests that given the size of the lot, the location of the property on a

corner, the location of the two driveways, and the aesthetics, the ARB can find that the proposal:

1. Avoids an undue concentration of population;
2. Allows adequate provision for transportation;
3. Allows for the safety of those using the streets and sidewalks;
4. Conserves the value of the land and buildings in the vicinity;
5. Preserves Protected Trees as defined in Town Bylaws;
6. Having two driveways on two separate streets reduces potential conflicts with pedestrians using the respective streets and sidewalks;
7. Both streets are near intersections which have adequate sight lines;
8. Both streets are two-way. The traffic volume on Robbins Road is greater than Higgins Street; and
9. The proposed driveways do not violate any other driveway, parking, dimensional

or density requirements for the district in which the property is located.

The applicant suggests that the project with the driveways as proposed is precisely the type situation which satisfies Article 6, Subsection 6.1.10. A(2)(a) and (b).



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, 9-11 Robbins Rd Docket #3869
Date: January 8, 2026

I. Docket Summary

This is an application by 9 Robbins Road, LLC, 12 Dickson Ave, Arlington, MA 02474, to open Site Plan Review Docket #3867 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.8.3, Site Plan Review.

The applicant proposes to demolish an existing two-family dwelling with detached garage and construct two three-story residential buildings with two units each on the property located at 9-11 Robbins Rd, Arlington, MA, in the Residential Two-Family District (R2) District and Neighborhood Multi-Family (NMF) Housing Overlay District. Six (6) residential parking spaces are proposed.

The following items were provided by the Applicant since the last hearing, on December 1, 2025:

- Architectural Plans and Drawings, dated 1/2/26
- Color Renderings, dated 1/2/26
- Landscape Plan, dated 12/30/25
- Memorandum regarding second driveway, dated 12/15/25

At their meeting on December 1, 2025, the ARB identified the following issues for the applicant to address:

- **Reconsider bicycle parking; an accessory structure will need to either have a 6-foot setback on each side or be smaller than 7 feet tall and 80 square feet. Open bicycle parking is also a possibility.**

The applicant proposes an 80 square foot accessory structure within the 6' setback that provides storage for 4 bicycles. The applicant will need to confirm that the height of the structure will be less than 7 feet.

- **Ensure that the corner of the building does not extend into the corner visibility setback.**

The corner of the building has been adjusted so that it does not encroach within the traffic visibility setback in compliance with requirements of Section 5.3.12.A of the Zoning Bylaw.

- **Reconsider the porches, both for architectural scale and for their relationship to the setbacks and the foundation walls, including considering the average setbacks of other properties on the street.**

The gable roof pitch over each front porch has been increased to enhance the overall aesthetic of the buildings. The porch on Higgins Street has been dimensioned and has a floor area of 28 SF.

- **Ensure that the requirement for a 2.5-foot vegetated buffer along the driveways in the side and rear yards is met.**

The applicant proposes a 2.5 foot vegetated buffer along the length of both driveways,

- **Provide a memo explaining how the project meets the criteria for a second driveway.**

The applicant's attorney, Mary Winstanley O'Connor, has provided a letter outlining how the project meets the criteria for a allowing a second driveway.

- **Discuss with the Tree Warden the tree species of the two street trees to be planted.**

No additional information was provided.

- **Coordinate the civil plans with the architecture and landscaping plans.**

No updated civil plans were provided. A revised landscaping plan was submitted. The applicant should correct the 11'-front yard setback along Higgins Street to 15'. Also, staff recommend the applicant use all native species for ornamentals and replace proposed cultivars with the straight species plants.

- **Reconsider the current aesthetics of the buildings to bring the scale down and address the eave and overhang issues.**

The applicant has revised the plans to address aesthetic concerns raised by the ARB including adding eaves to the front of the building along Robbins Rd and increase the roof pitch over the front entry porches of each building. The applicant also added wider corner boards on both buildings.

- **Reconsider the material and articulation of the railings of the third-story balconies.**

The applicant has removed the railings on the third-story balconies and now proposed to extend the façade to provide privacy screenings.

- **Consider a belly band or traditional window headers on all of the facades to reduce the scale.**

The applicant has added a belly band between the 2nd and 3rd floors of each of the buildings to help reduce the scale of the building. In addition, the applicant proposes window headers above each of the windows as suggested by the ARB.

- **Provide a visualization of the project from other angles.**

The applicant has provided color renderings of the buildings from multiple angles.

- **Address snow removal.**

No additional information was provided.

- **Consider more articulation on the Higgins St side of Building A.**

The applicant proposes more articulation around the windows, porch and roof line along Higgins Street.

II. 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 5.8, Multi-Family Overlay Districts.
2. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.8 and 3.4 of the Zoning Bylaw.
3. The Board finds a second driveway is appropriate in compliance with Section 6.1.10.A(2)a), i through vi, of the Zoning Bylaw.
4. Up to 33% of on-site parking spaces, or 2 spaces, may be sized for compact cars per Section 5.8.4.F(1)(a) of the Zoning Bylaw.

III. 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 3881, 259 Broadway

Summary:

8:20 pm Site Plan Review hearing

ATTACHMENTS:

Type	File Name	Description
Application	01_259_Broadway_-_Site_Plan_Review_Application_-_rec_d_12-09-25.pdf	259 Broadway - Site Plan Review Application - rec'd 12-09-25
Application	02_259_Broadway_-_259_Impact_Statement_-_rec_d_12-09-25.pdf	259 Broadway - 259 Impact Statement - rec'd 12-09-25
Application	03_259_Broadway_-_Certified_Plot_Plan_06-03-24.pdf	259 Broadway - Certified Plot Plan 06-03-24
Application	04_259_Broadway_-_Plans___Drawings_-_12-05-25.pdf	259 Broadway - Plans & Drawings - 12-05-25
Application	05_259_Broadway_-_Landscape_Plan_-_11-25-25.pdf	259 Broadway - Landscape Plan - 11-25-25
Application	07_259_Broadway_-_Civil_Plan_-_11-07-25.pdf	259 Broadway - Civil Plan - 11-07-25
Application	08_259_Broadway_-_Existing_Conditions___Topography___Underground_Uilities_-_10-20-25.pdf	259 Broadway - Existing Conditions, Topography, Underground Utilities - 10-20-25
Application	09_259_Broadway_-_shadow_diagrams_-_12-05-25.pdf	259 Broadway - shadow diagrams - 12-05-25
Application	10_259_Broadway_-_Traffic_Demand_Managenent_Plan_-_12-04-25.pdf	259 Broadway - Traffic Demand Managenent Plan - 12-04-25
Application	11_259_Broadway_-_Solar_Assessment_-_11-21-25.pdf	259 Broadway - Solar Assessment - 11-21-25
Application	12_259_Broadway_-_Phometric_Plan_-_11-17-25.pdf	259 Broadway - Phometric Plan - 11-17-25
Application	SPR_memo_Docket_259_Broadway_01-08-2026.pdf	SPR memo Docket 259 Broadway 01-08-2026
Application	Docket_3881_259_Broadway_-_SPR_Legal_Notice_12-25__1-1.pdf	Docket 3881 259 Broadway - SPR Legal Notice 12-25, 1-1

PLANNING & COMMUNITY
DEVELOPMENT

2025 DEC -8 PM 3:25

259 Broadway

DOCKET 3881

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.

 TOWN CLERK
 ARLINGTON, MA. 02476
 2025 DEC 10 PM 1:10

- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6. 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 #: 3881

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

COVER SHEET

PLANNING & COMMUNITY
DEVELOPMENT

DOCKET
3881

2025 DEC 10 PM 1:10

Application for Site Plan Review

2025 DEC -8 PM 3:29

PROPERTY AND PROJECT INFORMATION

1. Property Address 259 Broadway Arlington MA 02474
Assessors Block Plan, Block, Lot No. _____ Zoning District _____
Deed recorded in the Registry of deeds, Book 82626, Page 37
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
3. Present Use of Property (include # of dwelling units, if any)
4
4. Proposed Use of Property (include # of dwelling units, if any)
14 residential 2 commercial Mixed Use Building

APPLICANT INFORMATION

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

Name of Applicant(s) Stefanos Bouboulis, Mike Bouboulis
Organization 259 Broadway Realty Trust
Address 131 Johnson Rd. Winchester, MA 01890
Street City, State, Zip
Phone 6174602229 Email mihalis.bouboulis@gmail.com

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

- ☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant

3. **Property Owner:** Identify the person or organization that owns the subject property

☒ ☒ Check here if applicant is also the property owner

Name 259 Broadway Realty Trust Title _____
Organization _____ Phone _____
Address 131 Johnson Rd Winchester MA 01890
Street City, State, Zip
Phone 6174602229 Email mihalis.bouboulis@gmail.com

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

Name Christopher Mulhern Title Principal
 Organization Harrison Mulhern Architects Phone 781.729.3700 x 1
 Address 611 Main Street, Suite 200 Winchester, MA
Street City, State, Zip
 Phone 781.729.3700 x 1 Email cmulhern@hmarchitects.com

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

5.8.3 Multi-family overlay district site plan review.

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

5.8.4.e(1) Mixed use bonus

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 259 Broadway Realty Trust is the owner ☒ or occupant ☐ or purchaser under agreement ☐
 of the property in Arlington located at 259 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)

131 Johnson Rd. Winchester MA 01890
Address

6174602229
Phone

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

Name Christopher Mulhern Title Principal
 Organization Harrison Mulhern Architects Phone 781.729.3700 x 1
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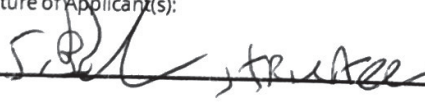

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 of the property in Arlington located at 259 Broadway

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):

131 Johnson Rd. Winchester MA 01890

Address

6174602229

Phone

DIMENSIONAL AND PARKING INFORMATIONProperty Location: 259 BroadwayZoning District: MBMF

Applicant: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units and sizes:
Residential 3 UnitsUses and their gross square feet:
3570 SF +/-Proposed Use/Occupancy: No. of Dwelling Units and sizes:
Retail & Residential-14 unitsUses and their gross square feet:
Retail 1220, Residential 16,377

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use	
Lot Size	5914	5914	min.	None
Frontage	146.66	146.66	min.	None
Floor Area Ratio	N/A	N/A	max.	None
Lot Coverage (%), where applicable	N/A	N/A	max.	N/A
Lot Area per Dwelling Unit (sf)			min.	N/A
Front Yard Depth (feet)	8.4	.5	min.	0 ft
Side Yard Width (feet) right side			min.	N/A
left side	7.5	5.0	min.	5.0
Rear Yard Depth (feet)	15.1	20	min.	20
Height stories	2.5	5	stories	5
feet	32 +/-	61.17	Feet	65
Open Space (% of G.F.A. or lot size)			min.	N/A
Landscaped (sf)			(sf)	N/A
Usable (sf)			(sf)	N/A
Parking Spaces (#)	3	5	min.	14* .25
Parking Area Setbacks (feet) (where applicable)			min.	N/A
Loading Spaces (#)	None	None	min.	None
Bicycle Parking short term	Unknown	2	min.	2
long term	Unknown	24	min.	21

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](#).

IMPACT STATEMENT REQUIREMENTS – 259 Broadway Arlington, MA (the “Property”)

Projects subject to Site Plan Review are subject to the following Environmental Design Review Criteria. See Section 3.4 of the Zoning Bylaw. Please submit an impact statement that describes your proposal and addresses each of the following criteria.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

A. 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 existing lot is flat, with very few trees or plantings. We will minimize grade changes and replace existing trees and plantings with new material supporting the proposed design

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

The proposed building follows the site organization of the existing building with the main entrance facing Broadway and secondary door/driveway facing Palmer St. The massing of the proposed building, as allowed by the Zoning By-Law Overlay District, is reduced via upper floor setbacks. Changes in material types and textures, along with a non-square form add architectural interest. We believe the color and material choices will allow this structure to properly blend into the new higher density corridor along Broadway.

C. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance. –

The building footprint, required parking, and other necessary site elements occupy most of the ground plane. The side and rear yards adjacent to existing residential uses will be planted with buffering shrubs and climbing vines. The fourth floor roof terrace will provide shaded outdoor space for the residents to share. The main grade level open space will be the enhanced streetscapes along Broadway and Palmer Streets, New street trees, decorative paving, retail storefronts, recessed lighting, and benches will enliven these spaces. Durable high quality materials will be used to create a robust and lasting pedestrian experience.

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

The main pedestrian access to the residential and commercial spaces will be via the Broadway sidewalk. The vehicular access will be via the existing curb cut on Palmer Street. A rear entry door will connect the parking to the lobby, laundry and residential units. A secondary side door, connecting to Broadway, will provide access to the indoor bicycle storage and the lobby. The indoor bicycle storage room will accommodate residents' bikes, with additional short term bike parking under cover on the rear sidewalk..

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

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

Per civil engineering drawings, all roof runoff will drain to a new subsurface infiltration system located under the driveway. Paved parking areas, both open and covered, will drain to a trench drain located at end of driveway, then into the underground infiltration system.

F. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground.

Per civil engineering drawings, all new utilities to proposed building to be underground.

G. Advertising Features.

Signage for residential and commercial uses will comply with the requirements of the Zoning By-Law, Section 6.2

H . 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.

Transformer, standby generator, and a fenced enclosure for rolling trash containers will be located at the rear corner of the site. The two property line abutting existing residential uses will be fenced to a height of six feet, shielding the site service area from view.

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

The building interior will be served by two enclosed fire stairs, one exiting through the residential lobby and the other exiting to a sidewalk at the rear parking area. Exterior fire exit doors will be lit by downward directed wall sconces Grade level pedestrian and covered parking areas will be served by motion activated light fixtures. Recessed commercial frontages will be illuminated by recessed downlights. The exterior lighting package will be designed to comply with the Dark Sky Initiative.

J. Heritage. =

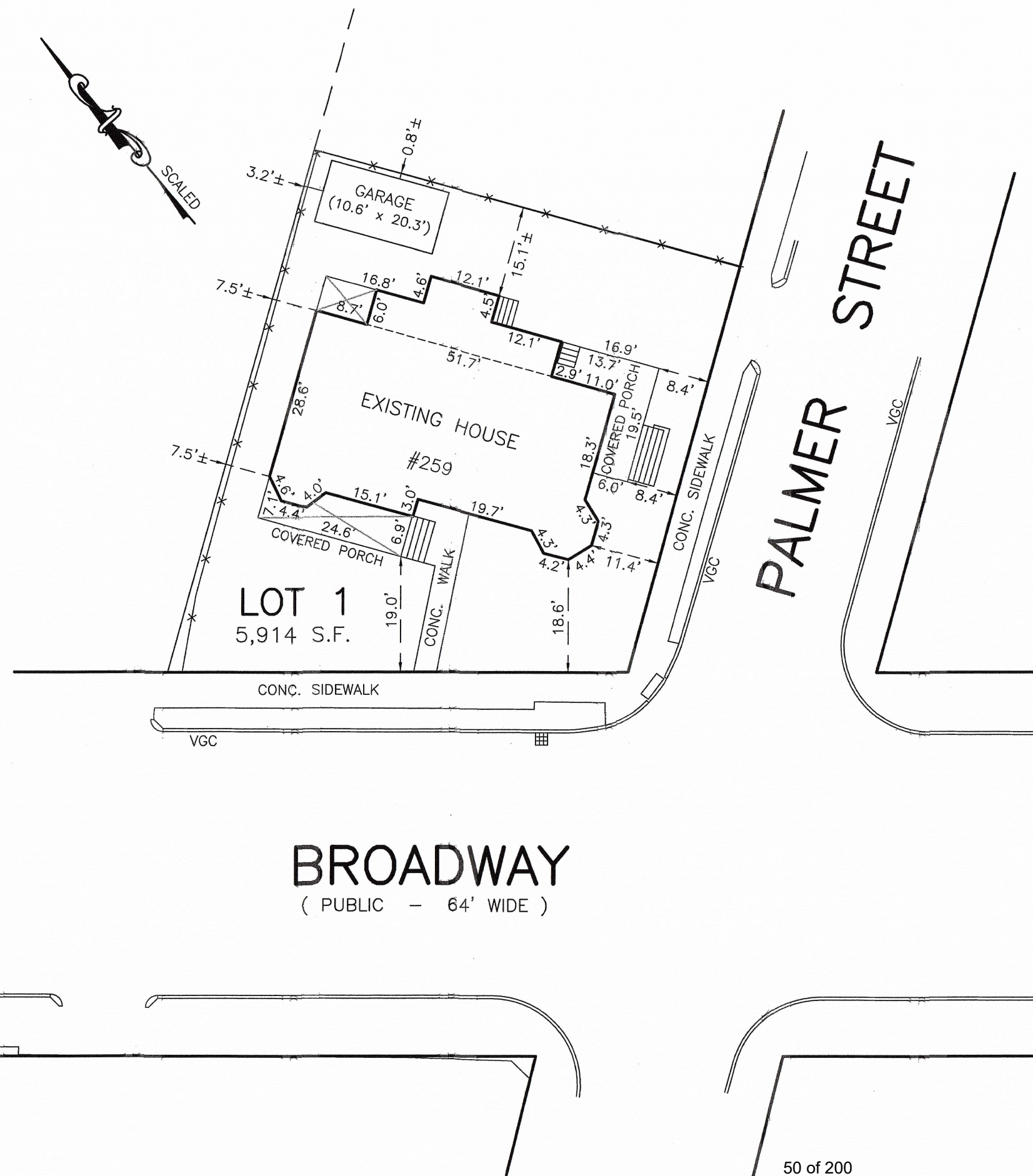
The existing structure located at the Property, which has been greatly altered since it was constructed, is included in the Arlington Historical Commission's Historic Structure Inventory. However, the Property is not located within a historic district and is not listed in the National Register of Historic Places. While the structure currently located at the Property is listed on the Massachusetts Cultural Resource Information System (MACRIS), the historical significance of the existing structure is attenuated at best, being listed as the "first two-family home in the northwest section" of a "turn-of-the-century residential development" and because it had a turret that was "preeminent". The Applicant believes that the aforementioned historical significance is not such that it would rise to a level that would dictate the structure's preservation being paramount to addressing the Town of Arlington's (and the Commonwealth's) housing needs. When the Town voted to comply with the requirements of MGL c. 40A, § 3A (the "MBTA Communities Act"), they identified this Property specifically for development in furtherance of the aforesaid promulgation. The Applicant has submitted the Property to the requirements of Title VI, Article 6, of the Town of Arlington Bylaws to respect the statutory scheme and adhere to the bylaw(s) the Property is currently required to adhere to relative to the structure's demolition and the Property's redevelopment.

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

Light colored siding materials and white roof membranes will be used to minimize the Urban Heat Island effect of this building. Energy recovery systems within the structure will minimize the heat transfer to the local microclimate. New street trees and evergreen hedges will soften the street level and shade the street.

L. 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.

In accordance with the current energy code requirements, this building is being designed to the Passive House standard. This stringent set of requirements includes very tight thermal envelope, energy recovery ventilation, all electric heating and cooling, energy star appliances, and heat pump hot water generation. These mandates exceed the voluntary requirements of the LEED program. By adopting this standard, Arlington is leading the way in energy conservation for new construction.



PLAN OF LAND IN ARLINGTON, MA.

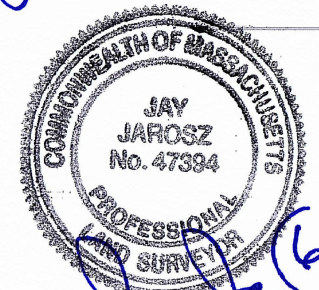
SCALE: 1"=20'
DATE: JUNE 3, 2024



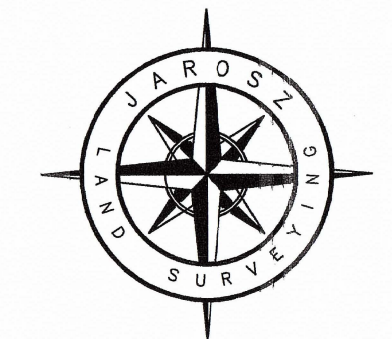
I CERTIFY THAT THIS BUILDING IS LOCATED ON THE GROUND AS SHOWN.

DATE: JUNE 3, 2024

Jay Jarosz
PROFESSIONAL LAND SURVEYOR



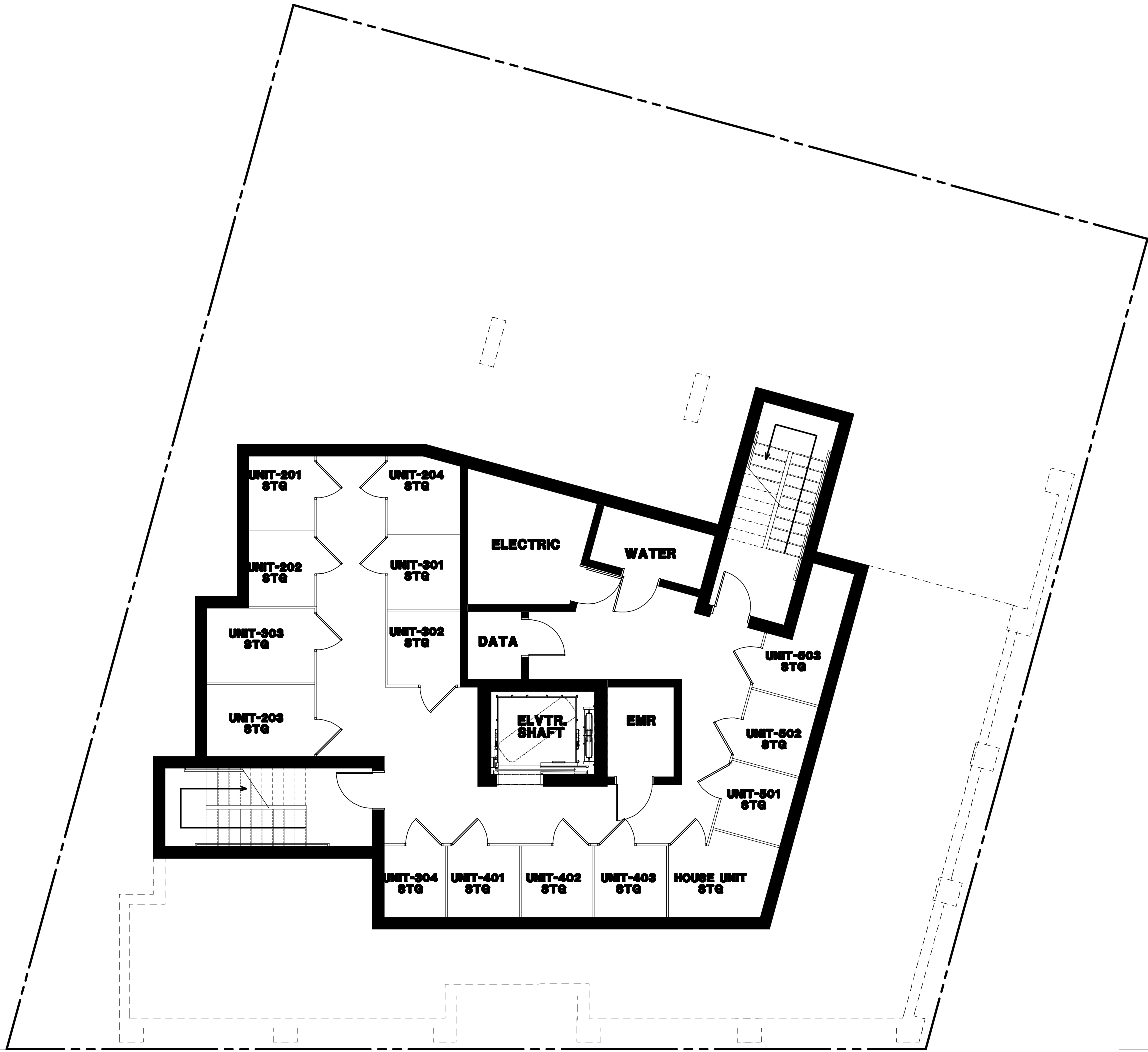
OWNER:
259 BROADWAY REALTY TRUST
Parcel I.D. 42.0 - 5 - 11.0
ZONE: R2



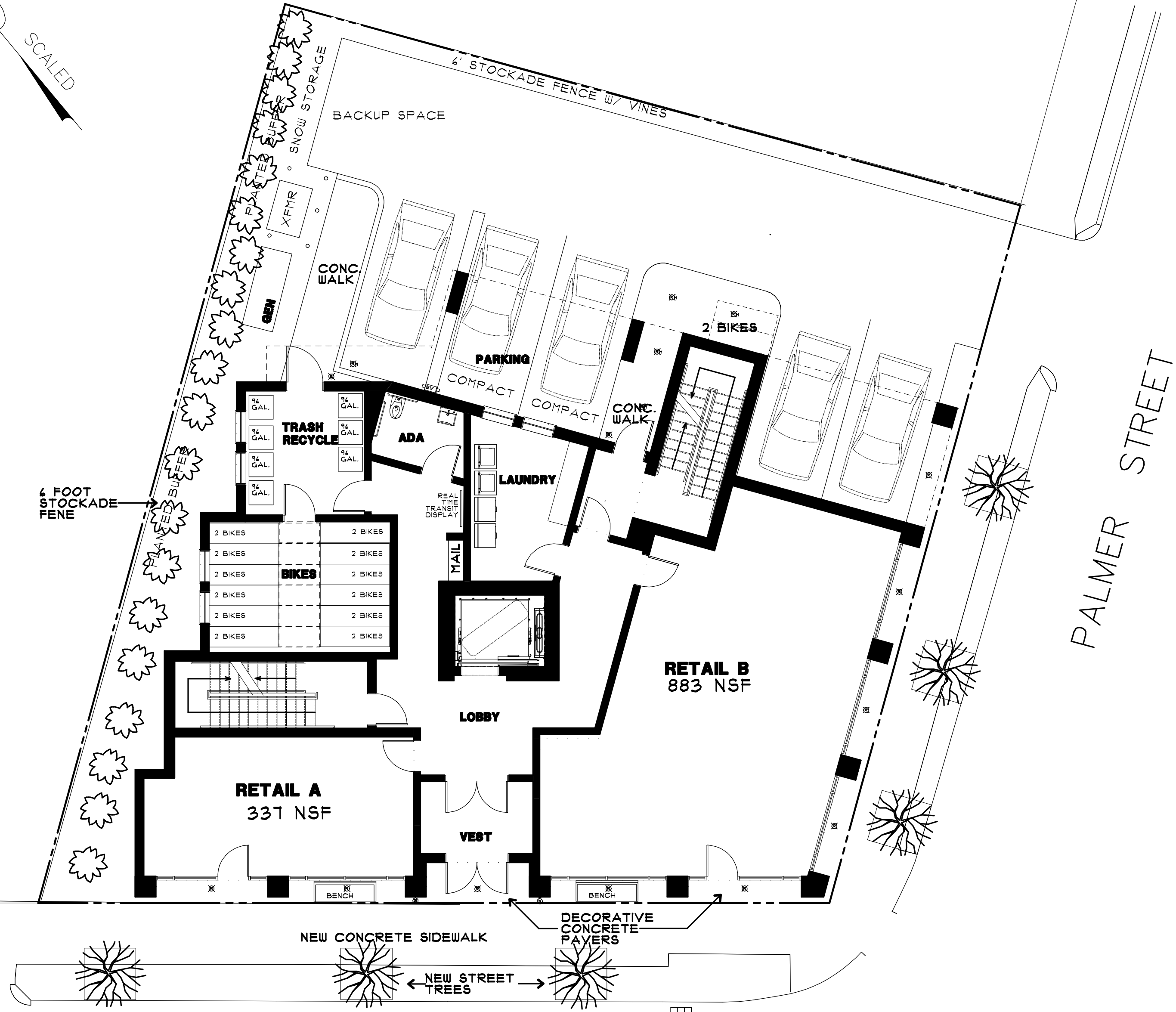
Deed Reference
Bk. 82626 Pg. 37
Middlesex South
Registry of Deeds

JAROSZ LAND SURVEYING
5 WILSON STREET
SAUGUS, MA. 01906
jj1717@comcast.net
Phone: (781)-710-8484

259 Broadway, Arlington, MA 02474							
Zoning Summary							
Lot size	Reference Section	R-2 Zone	Existing	MBMF	Bonus	Proposed	
Lot Frontage	Section 5.9.4 D(8)	6000	5914	None	None	5914	SQ. FT.
Yards	Section 5.9.4 D(8)	60	146.66	None	None	146.66	FT
	Front	15	11.4	15	0	0	FT
	Side	10	7.5	5		5	FT
	Rear	20	15.1	20		20	FT
		N/A		None	None		
FAR			1			14	Units
Dwelling Units							
Open Space Percent	Section 5.9.4 D(8)	30%		None	None		
Green Space Useable	Section 5.9.4 D(8)	10%		None	None		
Lot Coverage	Section 5.9.4 D(8)	35%		None	None		
Maximum Height (Stories)	Section 5.9.4 e(1)	2.50	2.50	4.00	5.00	5.00	Stories
Maximum Height (Feet)	Section 5.9.4 e(1)	35.00	37.00	52.00	65.00	61.17	Feet
Parking		1/du	3	14	25% w/ TDM	5	Spaces
Bicycle Parking	Section 6.1.12	1.5/du		21		24	
Bicycle Parking	Section 6.1.12	.10/du		1.4		2	
Ground Floor Use for Bonus	Section 5.9.4 e(1)			N/A	60%	67.44%	
Non-res frontage for bonus	Section 5.9.4 e(1)			N/A	80%	92%	
Affordable Housing	Section 5.9.4 G		0		10%	2	Units
Solar Area	Section 6.4		0	50 % roof	50 % roof	53.07%	Roof Edge Deducted
Shade Trees	Section 6.3		0	1/25 ft	1/25 ft	6	Trees



BASEMENT LEVEL



BROADWAY
GROUND FLOOR PLAN

TOTAL AREA = 2,932 S.F.
(PUBLIC - 64' WIDE)

- LIGHTING KEY
- RECESSED DOWNLIGHT
 - BALL MOUNTED SPOT LIGHT
 - RECESSED DOWNLIGHT
 - RECESSED DOWNLIGHT
 - RECESSED DOWNLIGHT

0 5 10 20
SCALE: 1/8" = 1'-0"

HARRISON MULHERN ARCHITECTS

611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarcarchitects.com

259 BROADWAY

RESIDENTIAL DEVELOPMENT
Arlington, MA 02474
Homer Contracting, Arlington, MA

BASEMENT
&
GROUND FLOOR
PLANS

LIC. NO. 8710

A1.0
12.05.2025



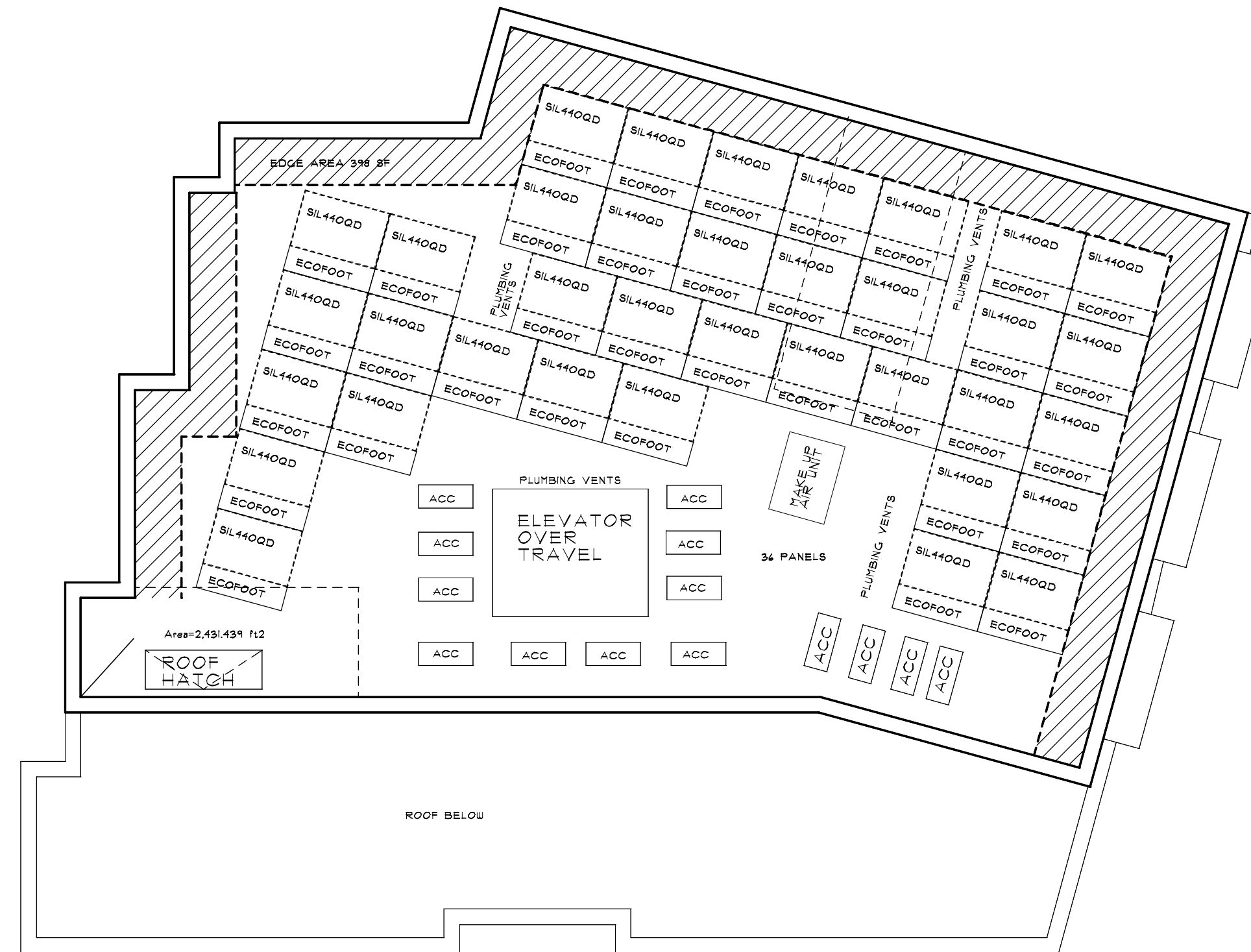
**259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA**

12.05.2025

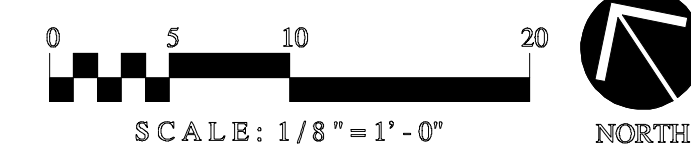




FIFTH LEVEL



ROOF LEVEL



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259 BROADWAY
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Arlington, MA 02474
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FIFTH FLOOR
&
ROOF PLANS

LIC. NO. 6710

A1.2
12.05.2025



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



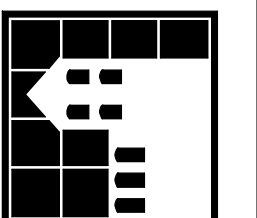
RIGHT ELEVATION



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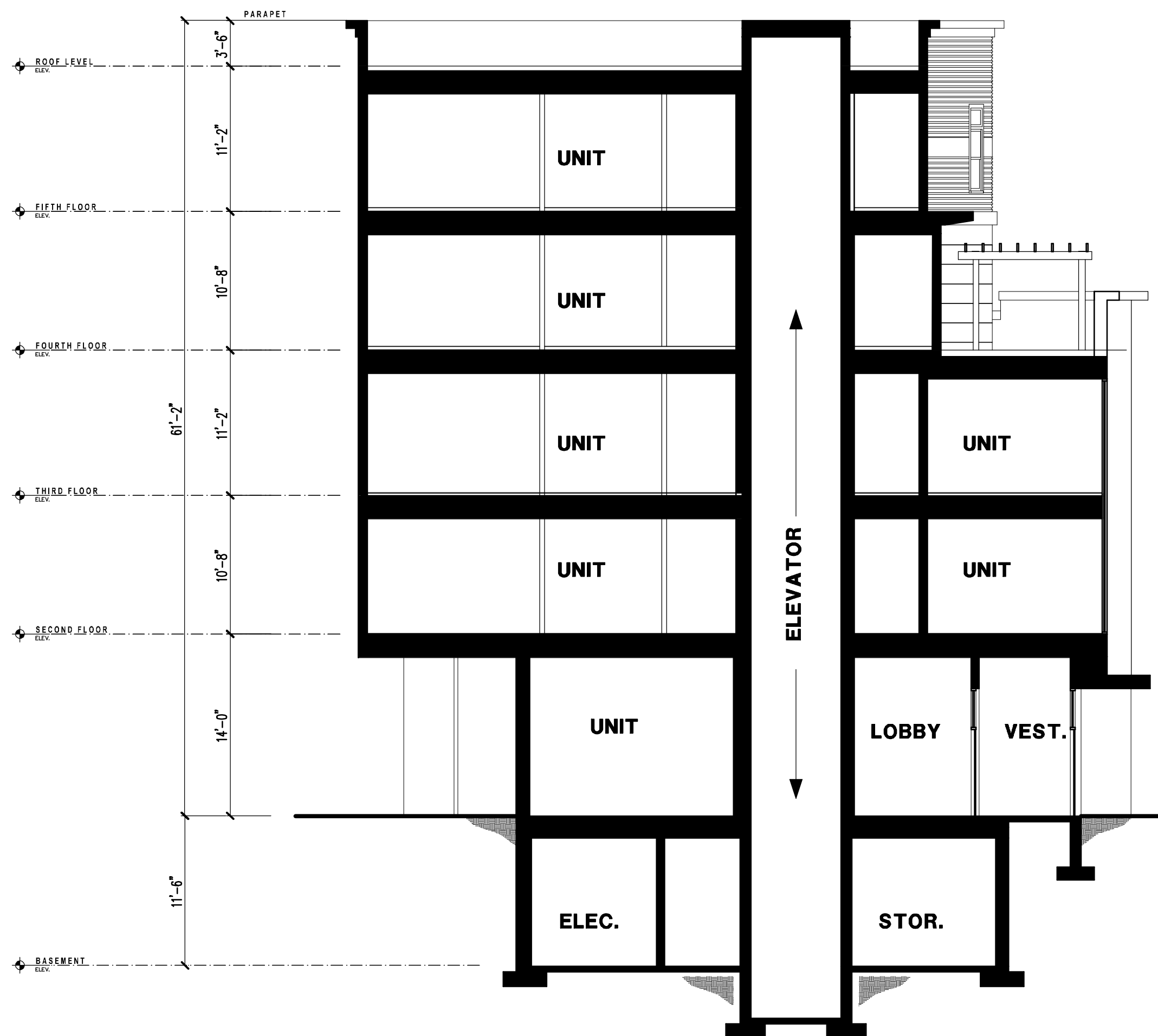
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EXTERIOR
ELEVATIONS

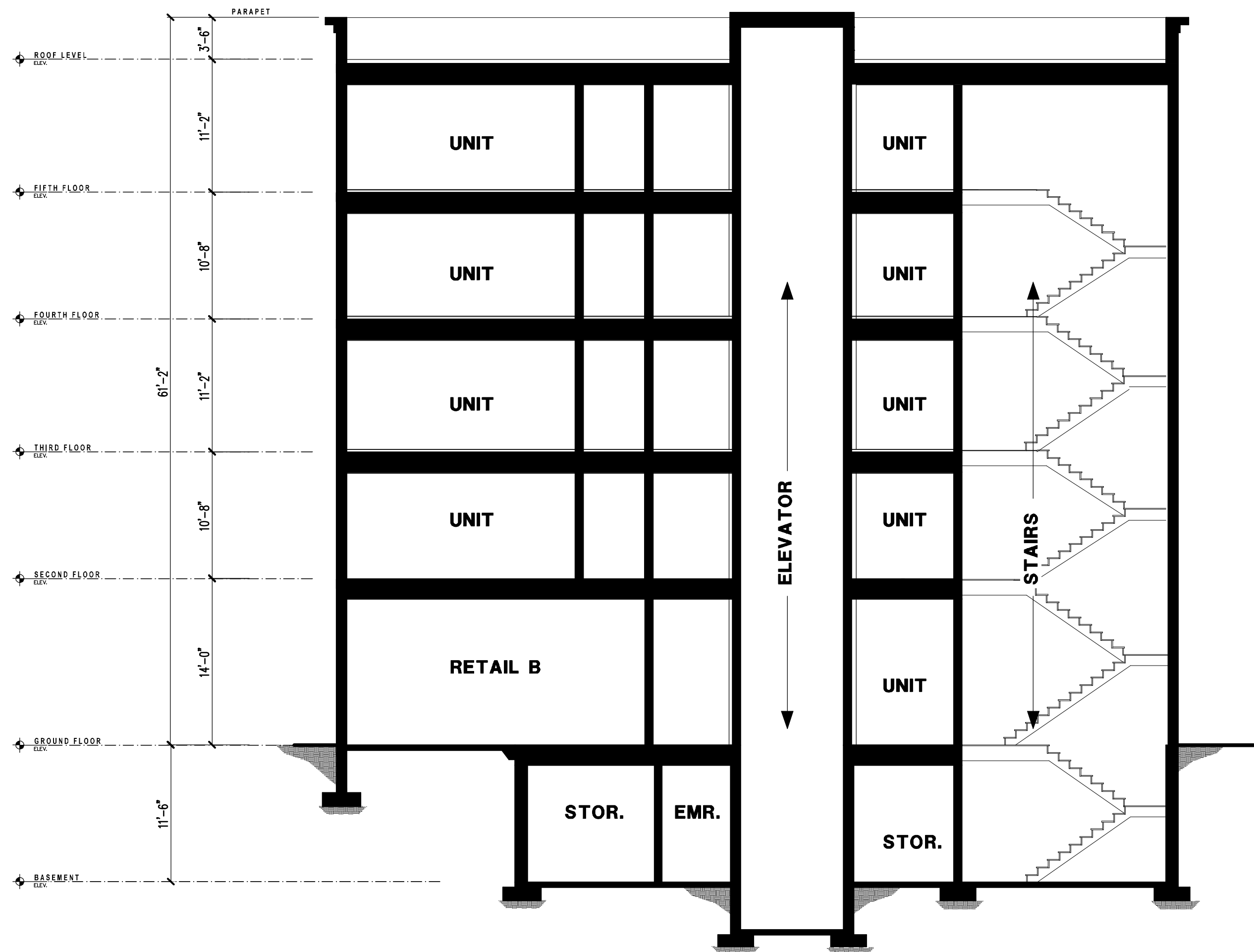
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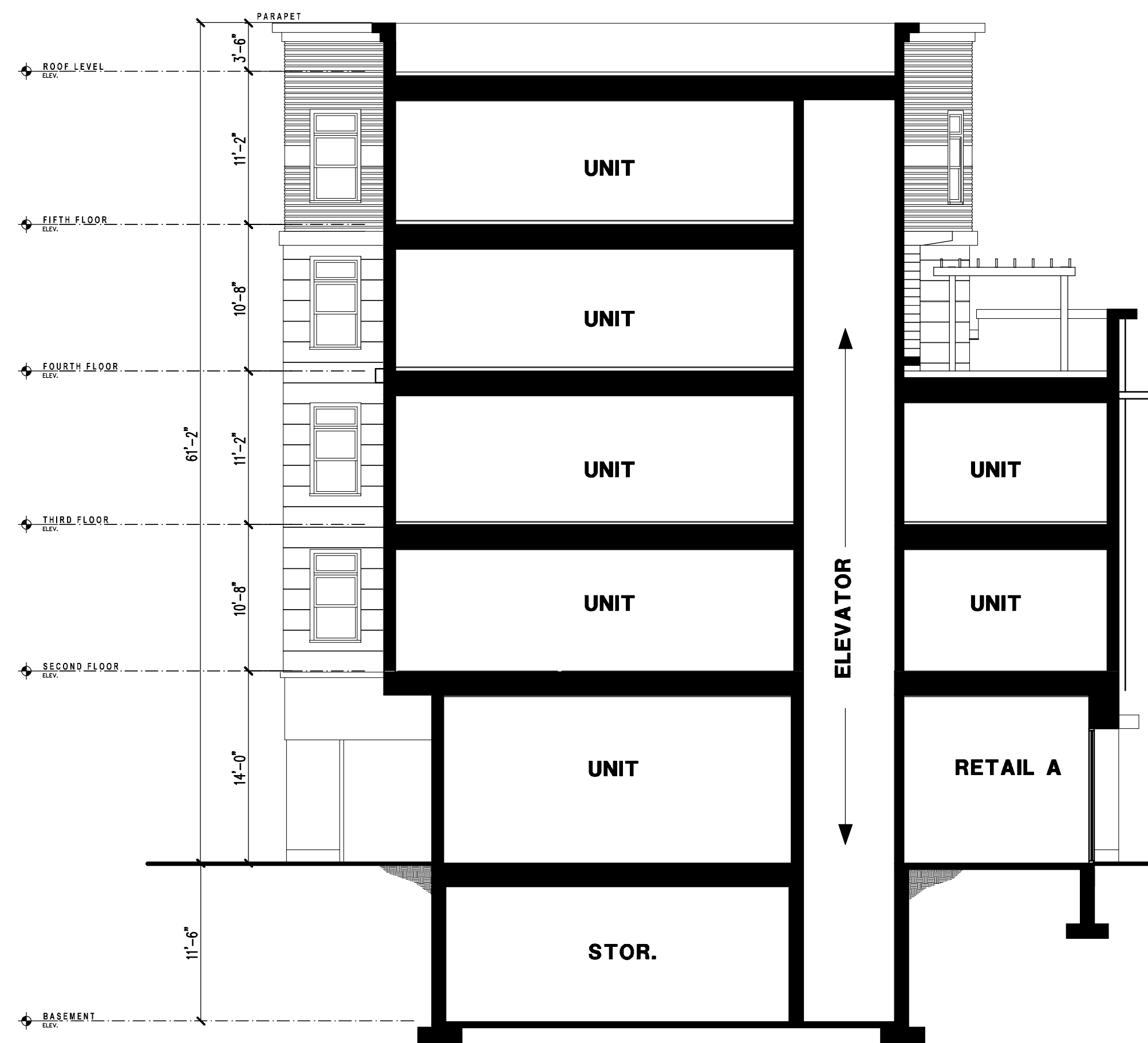
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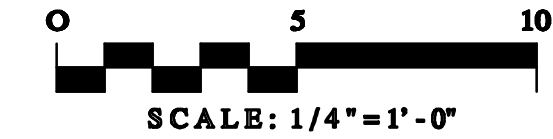
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SECTION - CC

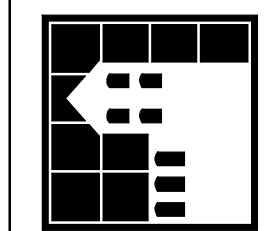


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SECTIONS

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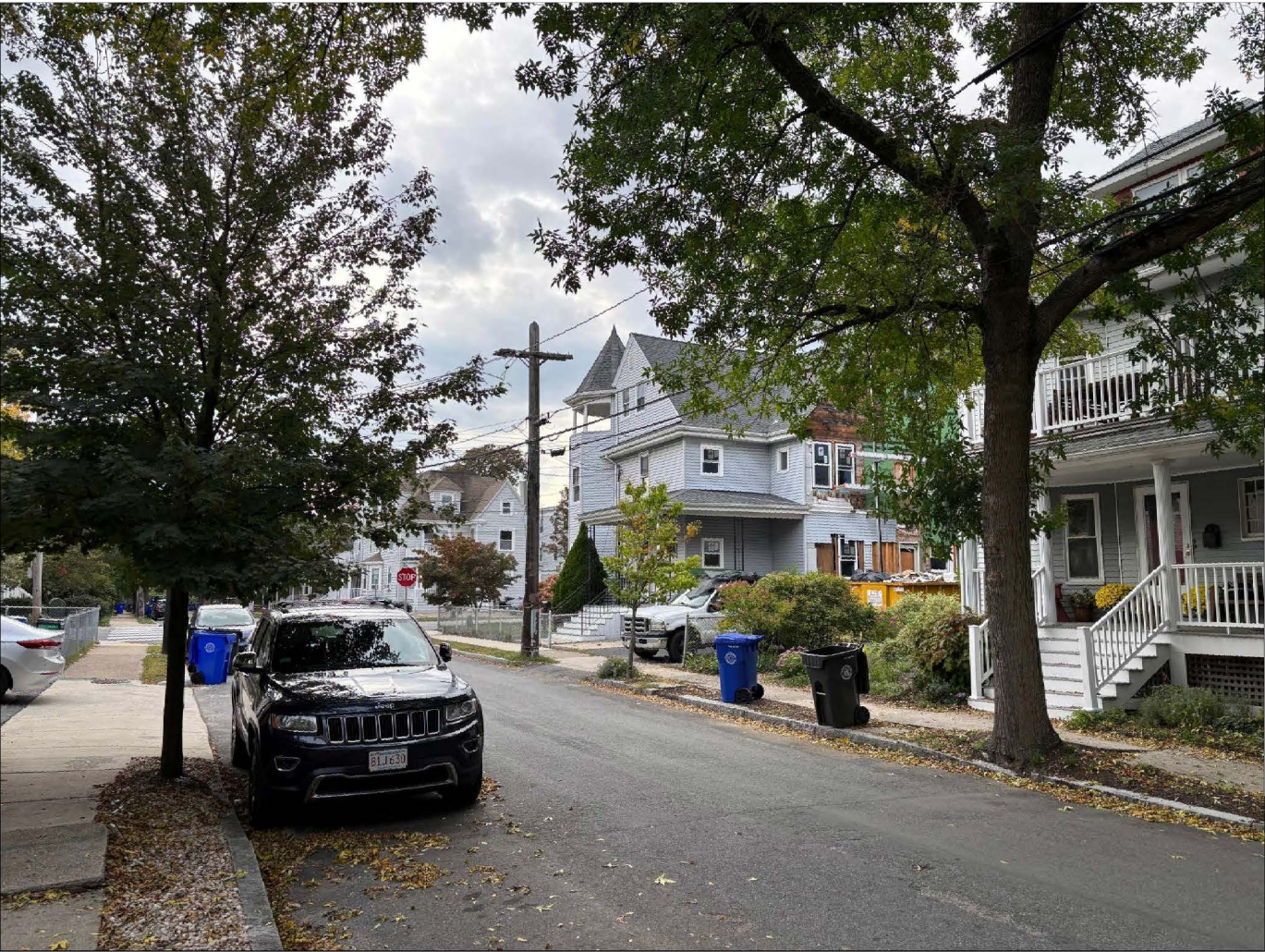
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VIEW 2
PALMER STREET
(LOOKING NORTH)



VIEW 3
PALMER STREET
(LOOKING SOUTH)



BROADWAY



56 of 200
BROADWAY



PALMER STREET

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PLM2 12.06.2025

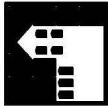
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EXISTING
SITE PHOTOS

LIC. NO. 6719

A5.1

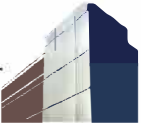
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**NICHIHA
SMOOTH PANELS
WHITE - 1'-6" X 6'-0" PANELS**



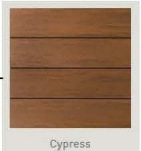
**NICHIHA
RIBBED PANELS
IVORY - 1'-6" X 10'-0" PANELS**



**ALUMINUM CLAD PANEL (ACM)
GRAY**



**NICHIHA
LATURA V-GROOVE PANELS
GRAY - 1'-6" X 10'-0" PANELS**



**AZEK
TIMBERTECK
CYPRESS**



**NICHIHA
SMOOTH PANELS
YELLOW - 1'-6" X 6'-0" PANELS**



**MORIN BRICK
ACADEMY SMOOTH NARROW FLASHED RANGE**



**CAST STONE
LIGHT GRAY**



**GLAZING (STOREFRONT & UNIT)
SOLARBAN 60
CLEAR**



**KAWNEER STOREFRONT FRAMING
BLACK ANODIZED ALUMINUM
UNIT WINDOW FRAMES SIMILAR**

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259 BROADWAY

RESIDENTIAL DEVELOPMENT

259 Broadway
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Homer Contracting, Arlington, MA

**MATERIALS &
BROADWAY VIEW**

LIC. NO. 6730

A5.2

12.05.2025

VIEW 1 - BROADWAY (LOOKING EAST)



VIEW 2 - PALMER STREET (LOOKING NORTH)

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VIEW
FROM CROSSWALK

LEG. NO. 6793

A5.3

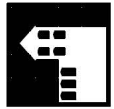
12.06.2025



VIEW 3 - PALMER STREET (LOOKING SOUTH)

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VIEW FROM
PALMER STREET

LIC. NO. 6730

A5.4

12.05.2025

1	CONCEPT LANDSCAPE PLAN	11-25-2025
No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Project Title:

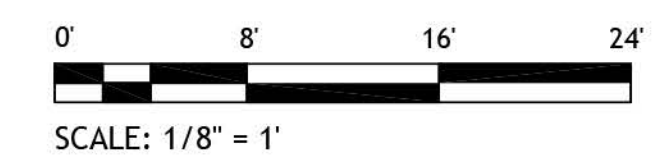
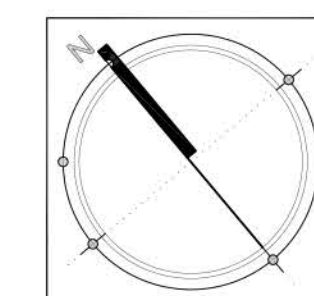
529 Broadway
Arlington, MA

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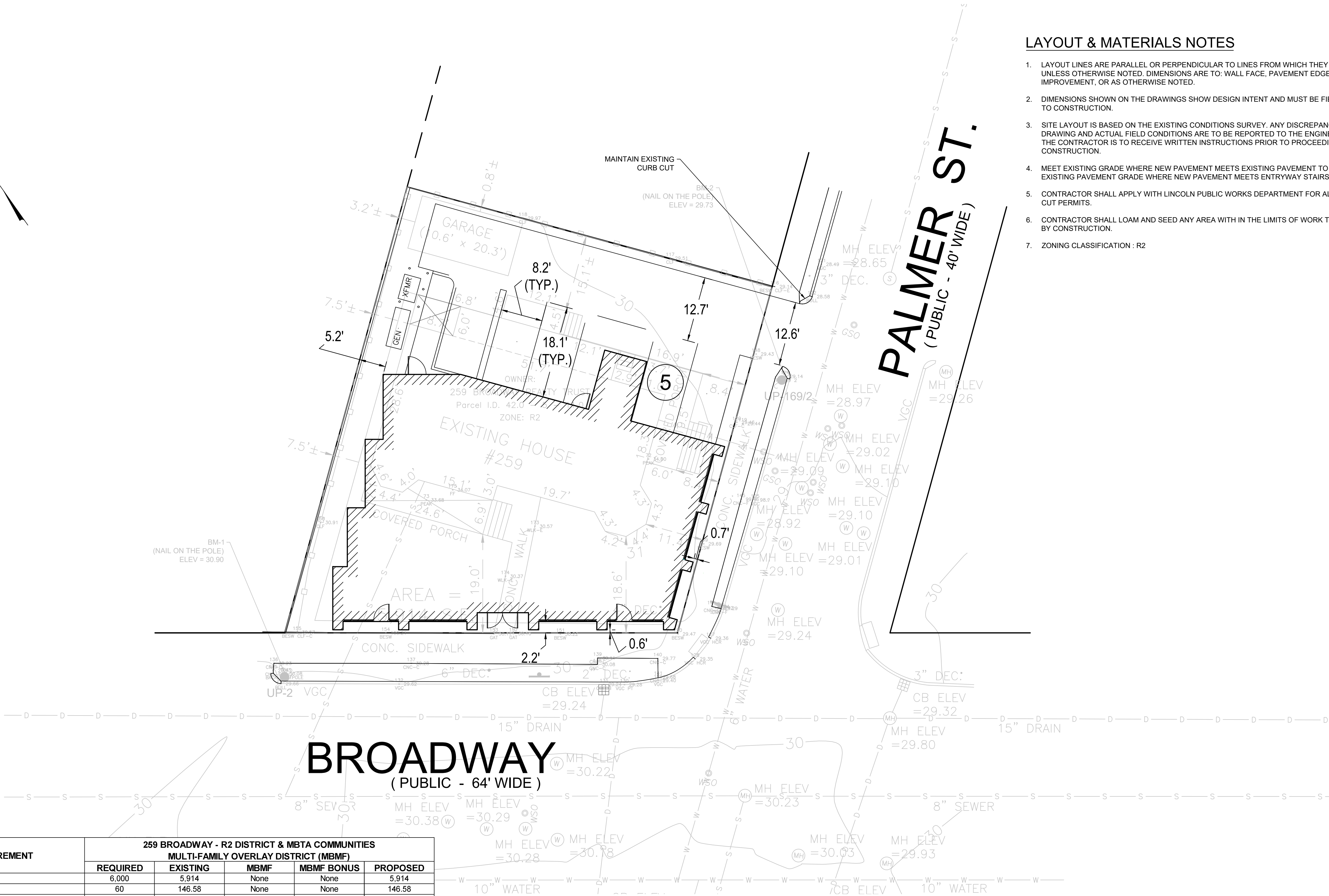
CONCEPT LANDSCAPE PLAN

Project No. 25-1106
Drawn By: PWH
Checked By: PWH
Scale: AS NOTED
Date: December 2, 2025

Drawing No. **L1**

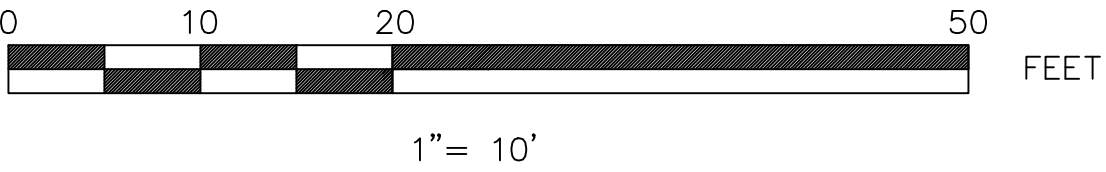


DIMENSIONAL REQUIREMENT	259 BROADWAY - R2 DISTRICT & MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MBMF)				
	REQUIRED	EXISTING	MBMF	MBMF BONUS	PROPOSED
MIN. LOT AREA (SF)	6,000	5,914	None	None	5,914
MIN. LOT FRONTAGE (FT)	60	146.58	None	None	146.58
MIN. LOT DEPTH (FT)	90	90	-	-	90
MIN. FRONT YARD (FT)	0	8.4	15	0	0.6
MIN. SIDE YARD (FT)	0	7.5	5	-	5.2
MIN. REAR YARD (FT)	18.1	7.5	20	-	5.2
MIN. FRONT YARD (FT) - ACCESSORY	20	50.2	-	-	-
MIN. SIDE YARD (FT) - ACCESSORY	6	0.8	-	-	-
MIN. REAR YARD (FT) - ACCESSORY	6.0	0.8	-	-	-
MIN. % LANDSCAPED OPEN SPACE	10	38.4	None	None	11.6
MIN. % USABLE OPEN SPACE	30	38.4	None	None	11.6
MAX. % LOT COVERAGE	35	32.6	None	None	49.6
MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	4.0	5.0	5.0
MAX. BUILDING HEIGHT (FT)	35	40	52.0	65.0	61.7
FLOOR AREA RATIO (FAR)	-	18.0	-	-	-
PARKING (SPACES)	1/DU	3	14	25% W/TDM	5
BICYCLE PARKING (SPACES)	1.5/DU	-	21	-	24
BICYCLE PARKING (SPACES)	0.10/DU	-	1.4	-	2
GROUND FLOOR USE FOR BONUS (%)	-	-	-	60%	67.44%
NON-RESL FRONTAGE FOR BONUS (%)	-	-	-	80%	92%
AFFORDABLE HOUSING (UNITS)	-	0	-	-	2
SOLAR AREA (S)	-	0	50% ROOF	50% ROOF	35.89% 53.07%
SHADE TREES (TREES)	-	0	1/25 FT	1/25 FT	6



LAYOUT & MATERIALS NOTES

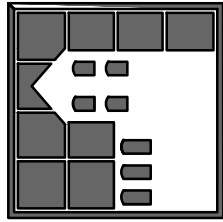
- 1. LAYOUT LINES ARE PARALLEL OR PERPENDICULAR TO LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO: WALL FACE, PAVEMENT EDGE, EDGE OF IMPROVEMENT, OR AS OTHERWISE NOTED.
- 2. DIMENSIONS SHOWN ON THE DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 3. SITE LAYOUT IS BASED ON THE EXISTING CONDITIONS SURVEY. ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS TO RECEIVE WRITTEN INSTRUCTIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 4. MEET EXISTING GRADE WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO REMAIN. MATCH EXISTING PAVEMENT GRADE WHERE NEW PAVEMENT MEETS ENTRYWAY STAIRS OR STOOP.
- 5. CONTRACTOR SHALL APPLY WITH LINCOLN PUBLIC WORKS DEPARTMENT FOR ALL NECESSARY CURB CUT PERMITS.
- 6. CONTRACTOR SHALL LOAM AND SEED ANY AREA WITH IN THE LIMITS OF WORK THAT IS DISTURBED BY CONSTRUCTION.
- 7. ZONING CLASSIFICATION : R2



REVISIONS.

WDG
Waterfield Design Group
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259 BROADWAY

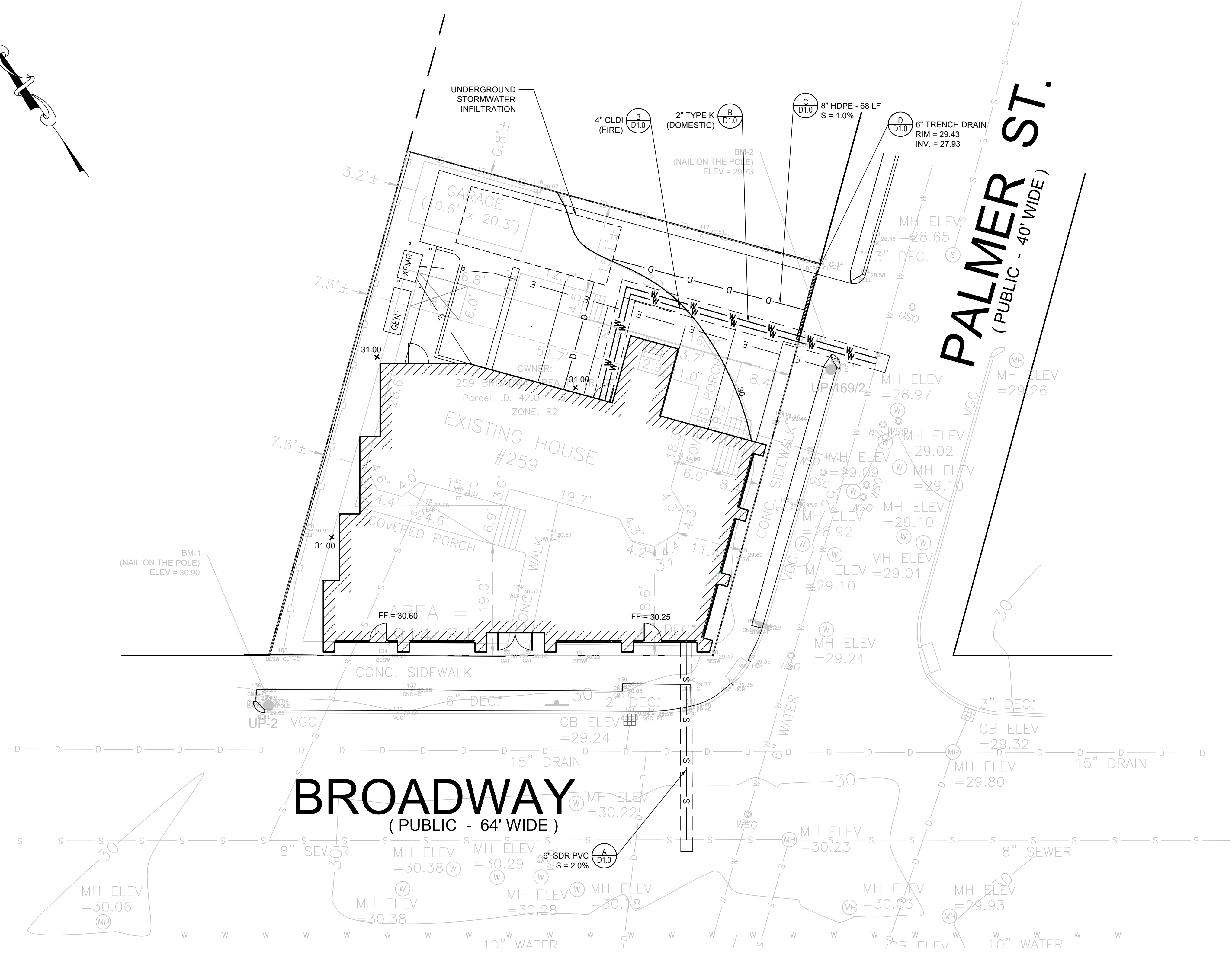
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LAYOUT MATERIALS

LIC. NO. 8710

C1.0

11.7.25



DRAINAGE & UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO ANY DISRUPTION OF EXISTING INDIVIDUAL UTILITY SERVICE CONNECTIONS, INCLUDING WATER, ELECTRICITY, TELEPHONE, GAS AND CABLE TELEVISION, RESULTING FROM THE CONTRACTOR'S WORK.
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION ACTIVITIES NEAR UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR MUST CALL "DIG-SAFE 888-344-7233" PRIOR TO ANY UNDERGROUND WORK.
3. ALL PROPOSED CATCH BASINS SHALL HAVE 4' DEEP SUMPS AND SHALL BE FITTED WITH CAST IRON HOODS.
4. CONTRACTOR TO CONFIRM THAT EXISTING ABANDONED UNDERGROUND UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE SHUT OFF AT THE PUBLIC RIGHT-OF-WAY.
5. IN THE EVENT THAT CATCH BASIN INVERTS ARE LESS THAN 4'-0" BELOW PROPOSED RIM ELEVATION THE CONTRACTOR SHALL USE A FLAT TOP SLAB AS OPPOSED TO A CONE RISER.
6. WHEN TAPPING EXISTING PRECAST MANHOLES DRILL HOLES AT 4 INCHES CENTER TO CENTER AROUND THE PERIPHERY OF THE OPENING TO CREATE A PLANE OF WEAKNESS PRIOR TO BREAKING THE SECTION OUT.
7. ALL NEW DRAINAGE PIPES SHALL BE CAPPED UNTIL ALL DRAINAGE ITEMS ASSOCIATED WITH THE NEW UNDERGROUND STORM WATER STORAGE UNITS ARE INSTALLED AND CONSTRUCTION IS COMPLETE WITH SITE BEING STABILIZED WITH A HEALTHY STAND OF GRASS. CONTRACTOR SHALL COORDINATE WITH ENGINEER REGARDING THE REMOVAL OF CAPS UPON COMPLETION OF CONSTRUCTION
8. UPON COMPLETION OF CONSTRUCTION CONTRACTOR SHALL PROVIDE VISUAL INSPECTION OF ALL DRAIN LINES WITHIN ON THE SITE PROPERTY. ENGINEER SHALL REVIEW AND APPROVE OF DRAIN LINE INSPECTIONS INCLUDING ANY VIDEO INSPECTIONS BEFORE FINAL PAYMENT IS APPROVED.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY PROTECTION OR DISMANTLING AND REPAIR REQUIRED TO MAINTAIN SITE FEATURES AND TO COMPLETE THE WORK DESCRIBE.
10. CONTRACTOR SHALL SAWCUT THE EDGES OF ALL PAVEMENT SURFACES AND REPLACE WITH MATCHING, IN-KIND MATERIALS WHEN COMPLETED. WHERE CONCRETE, A THERMAL EXPANSION JOINT SHALL BE INSTALLED ON ONE JOINT AND A COLD JOINT IS ALLOWED ON THE OTHER. WHERE BITUMINOUS CONCRETE, NEW JOINTS SHALL BE INFRARED HEAT TREATED AND SEALED BY A TACK COAT TO PROTECT AND CONCEAL THE JOINT BELOW. COLD PATCH BITUMINOUS CONCRETE IS NOT ALLOWED.
11. ALL BRICK, CONCRETE, BITUMINOUS CONCRETE, AND ANY OTHER SURFACE MATERIAL AND ASSOCIATED SUBBASE MATERIALS DISTURBED FOR PIPE TRENCHING SHALL BE REESTABLISHED AND RESURFACED TO MATCH EXISTING SURFACE AND SUBBASE.
12. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE TOWN SHALL BE LEGALLY DISPOSED OF OFFSITE BY THE CONTRACTOR.
13. UPON COMPLETION OF CONSTRUCTION ENTIRE SITE SHALL BE CLEANED OF ALL DUST AND DEBRIS.
14. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE BASED ON RECORD INFORMATION PROVIDED BY OTHERS. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED. NOR IT IS WARRANTED THAT ALL EXISTING UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
15. CONTRACTOR SHALL SUBMIT RED LINE DRAWINGS AND AN AS-BUILT PLAN IN CAD FORMAT UPON SUBSTANTIAL COMPLETION OF WORK.
16. WHERE CONNECTIONS TO EXISTING SYSTEMS ARE PROPOSED, LOCATIONS, SIZES, AND MATERIALS OF EXISTING SERVICES SHALL BE CONFIRMED WITH THE OWNER AN APPROPRIATE UTILITY PROVIDERS PRIOR TO ORDERING MATERIALS.
17. LIMITS OF CONSTRUCTION AND SITE DISTURBANCE SHALL BE REVIEWED BY THE OWNER PRIOR TO PERFORMING THE WORK.
18. WHERE EXISTING MANHOLES, CATCH BASINS, OR HANDHOLES ARE LOCATED NEAR PROPOSED WATER PIPES, THE WATER PIPES SHALL BE INSULATED IN ACCORDANCE WITH TOWN OF ARLINGTON REQUIREMENTS.
19. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.
20. CONTRACTOR SHALL REESTABLISH EXISTING STRUCTURES TO THE SAME OR BETTER STRUCTURAL CAPABILITIES UPON COMPLETION OF CAPPING AND CONNECTING PROPOSED PIPES.

LEGEND

- D — D — DRAIN LINE
- W — W — WATER LINE
- S — S — SEWER LINE
- E — ELECTRICAL LINE
- [Dashed Box] UNDERGROUND STORMWATER STORAGE
- [Hatched Box] TRENCH DRAIN

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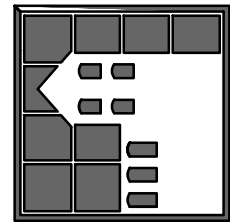
Civil Engineer:



Waterfield Design Group
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259 BROADWAY

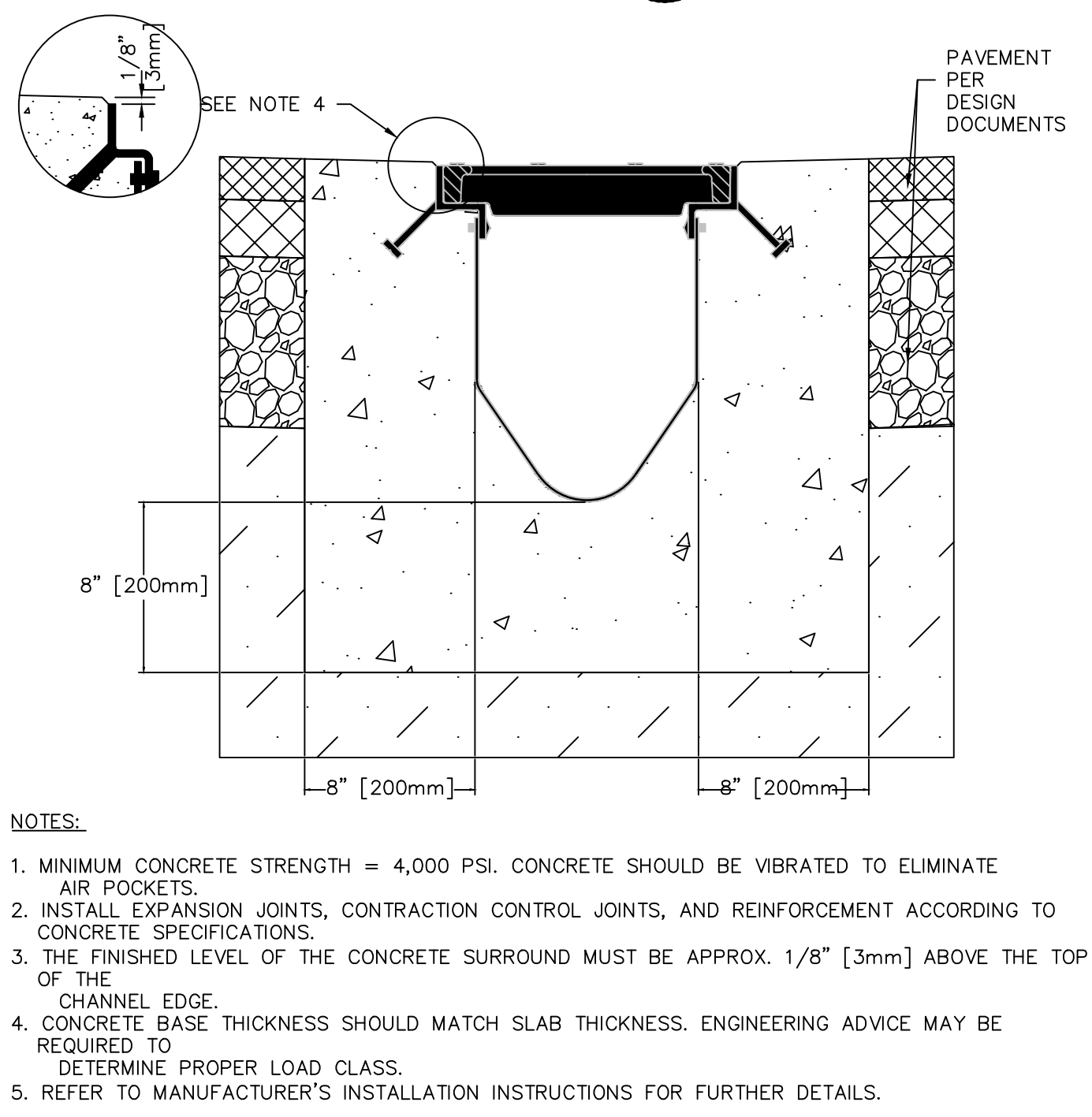
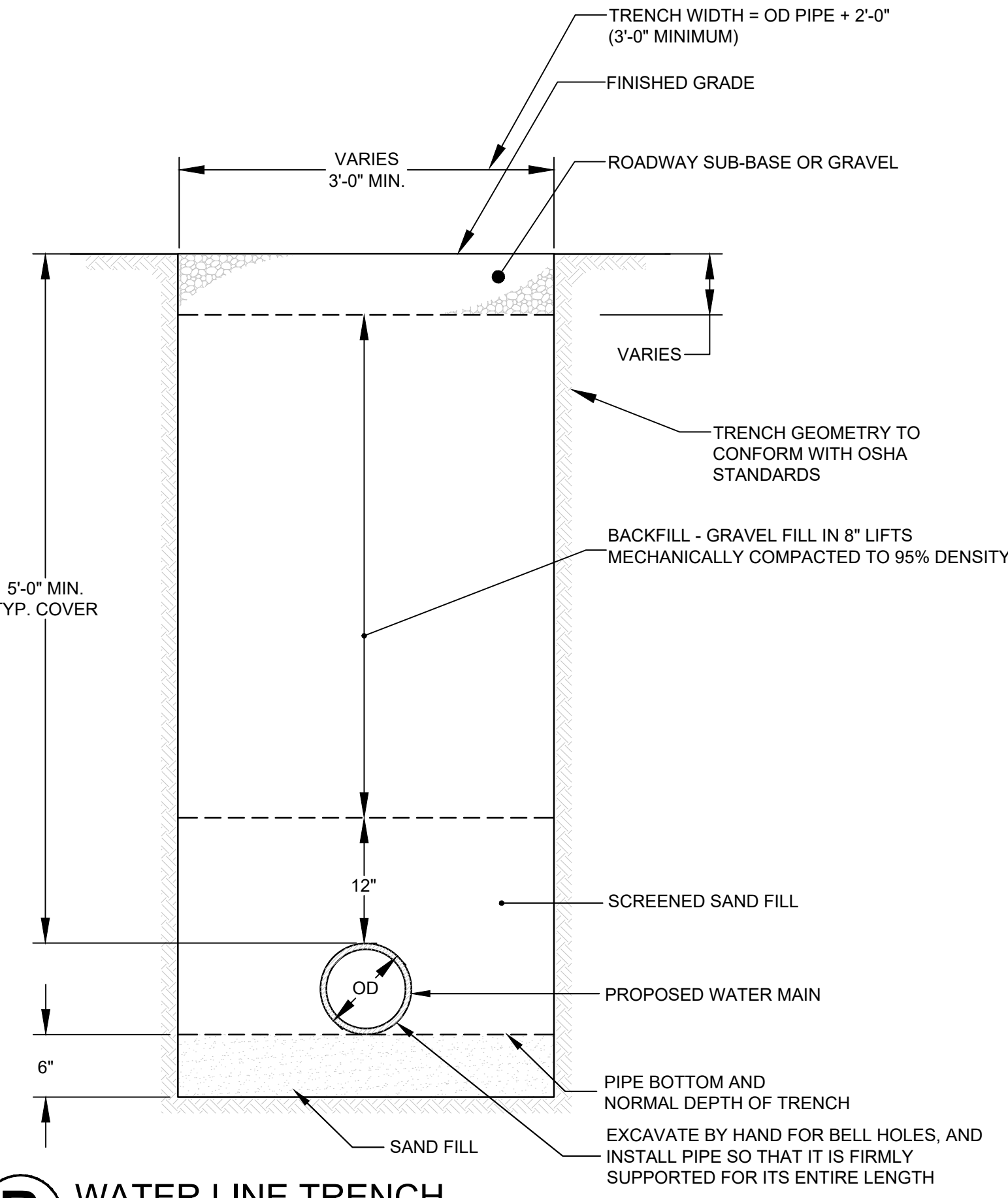
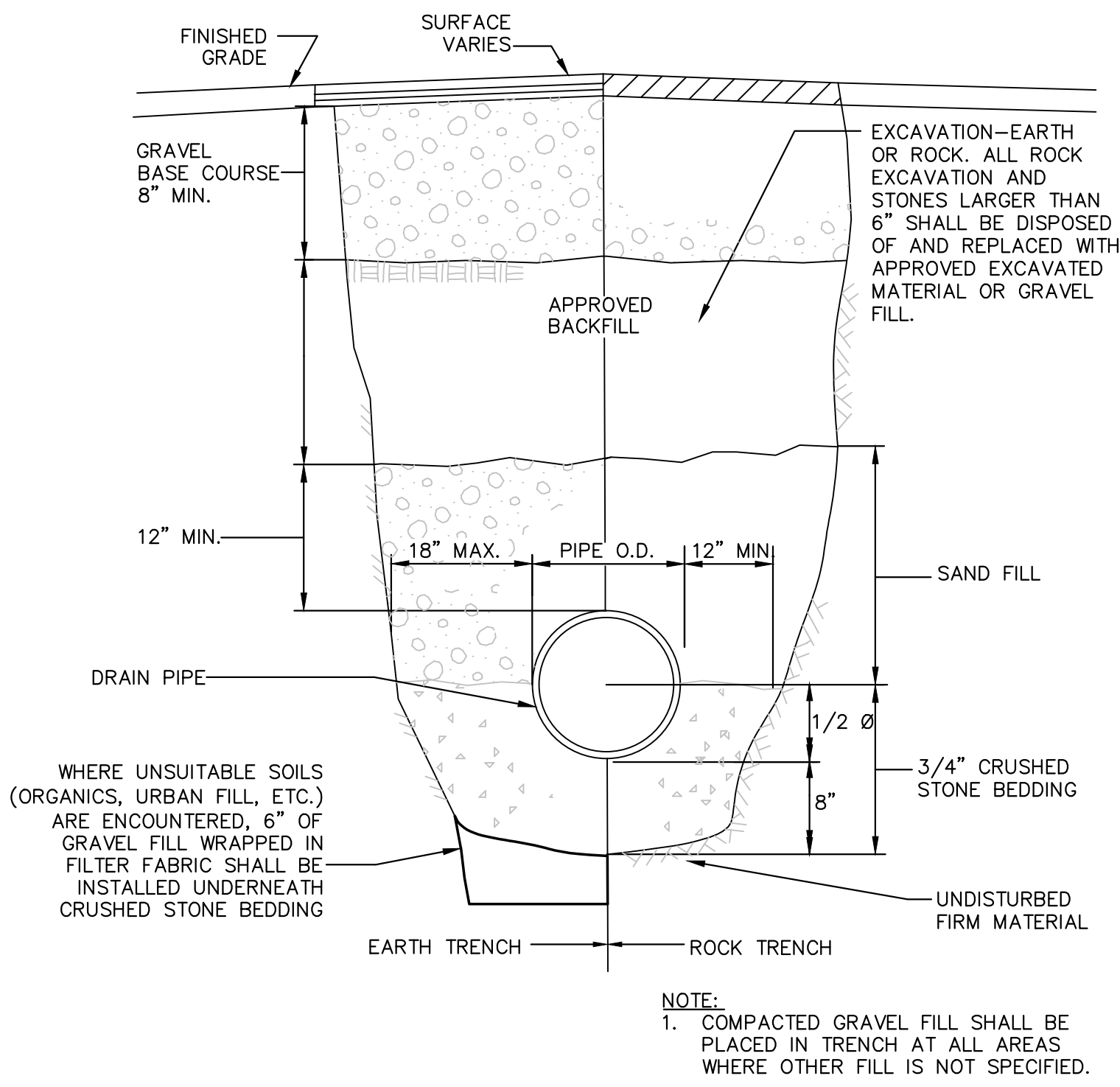
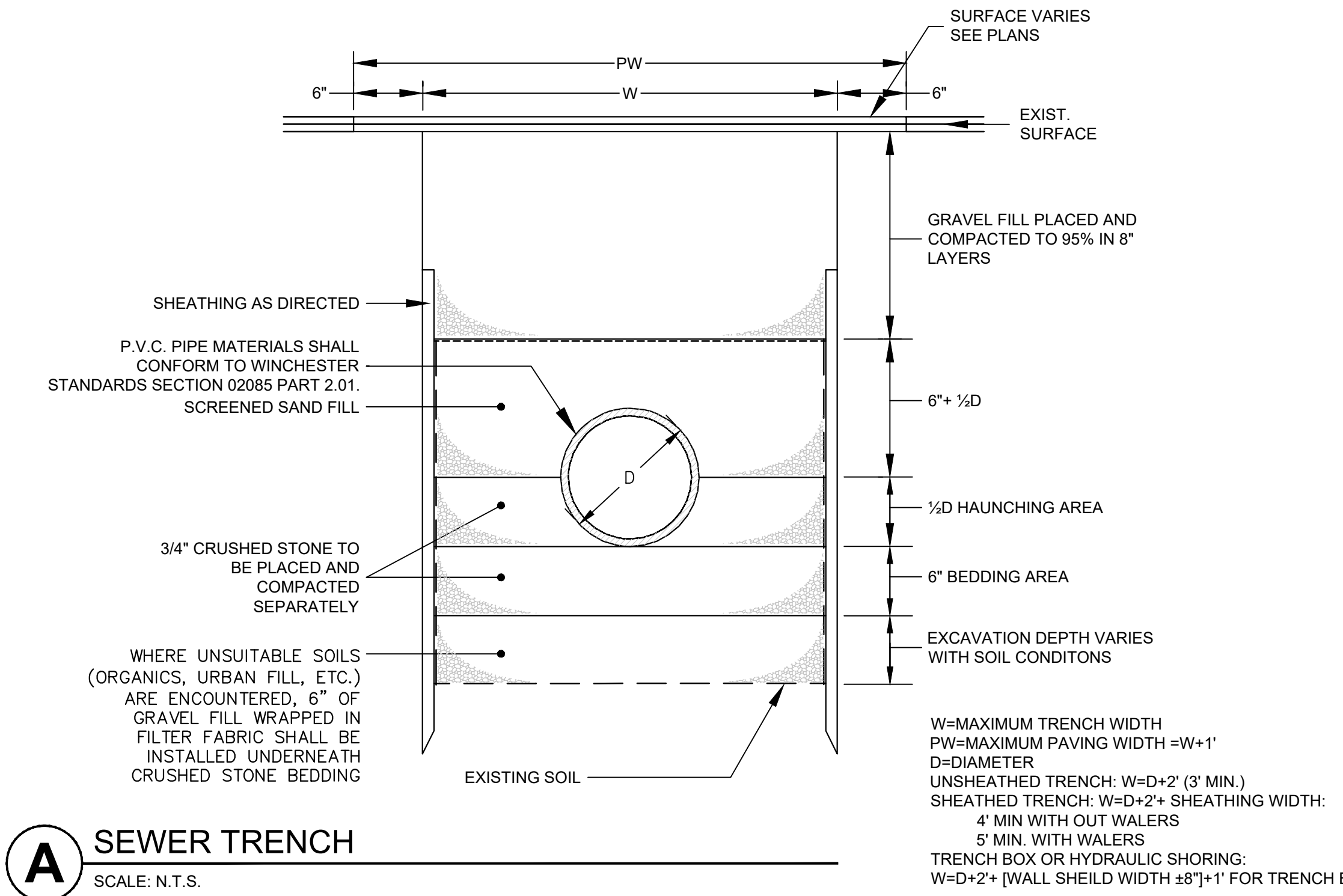
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**DRAINAGE
& UTILITIES
& GRADING**

LIC. NO. 6710

C1.1

11.7.25



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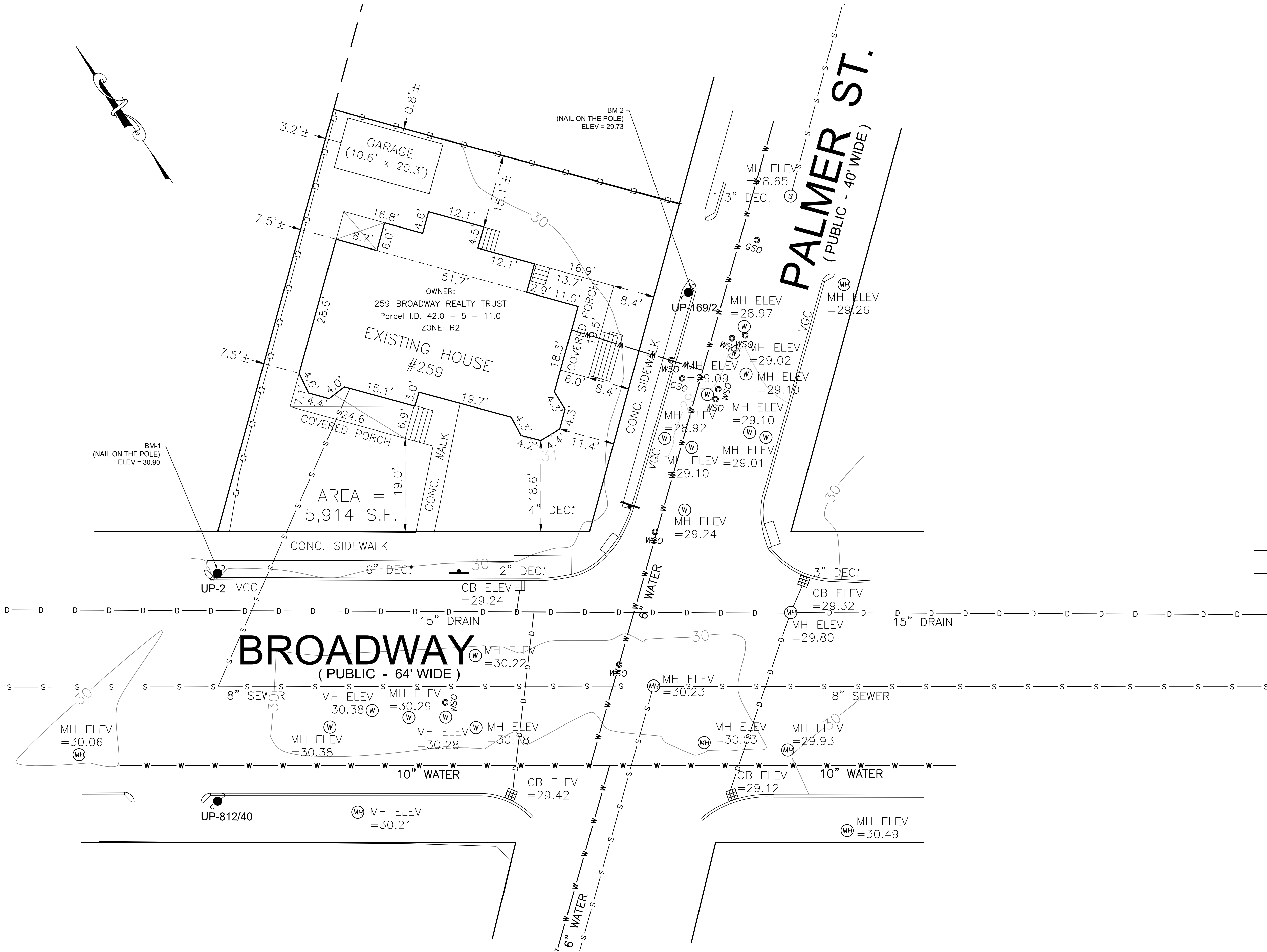
DETAILS

LIC. NO. 6710

D1.0

11.7.25

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- NOTES**
- THIS PLAN REPRESENTS THE SITE CONDITIONS FROM AN ON THE GROUND SURVEY CONDUCTED BY WATERFIELD DESIGN GROUP ON OCTOBER 7, 2025.
 - ELEVATION DATUM IS WAKEFIELD TOWN BASE. HORIZONTAL DATUM IS ASSUMED.
 - ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
 - THE PROPER UTILITY COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD BEFORE ANY WORK ON THIS PROJECT IS PERFORMED. CONTACT THE DIG SAFE CENTER AT 1-888-344-7233 OR (811), SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.
 - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF WATERFIELD DESIGN GROUP. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PART FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFORE BY WATERFIELD DESIGN GROUP.
 - THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS. SEE NOTE 1.
 - THE STATUS OF UTILITIES, (ACTIVE, ABANDONED, OR REMOVED) IS AN UNKNOWN CONDITION UNLESS OTHERWISE NOTED.
 - IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILED UTILITY INFORMATION IS NOT EXACT AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
 - UTILITY INFORMATION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ENGINEER SHALL BE CONTACTED IN THE EVENT THAT THE UTILITY PLAN IS NOT ACCURATE.

LEGEND

	MANHOLE		SIGN POST
	DRAIN MANHOLE		DECIDUOUS TREE WITH DIAMETER AT BREAST HEIGHT
	SEWER MANHOLE		UTILITY POLE
	CATCH BASIN		
	WATER SHUT OFF		
	GAS SHUT OFF		
	MAJOR ELEVATION CONTOUR		
	MINOR ELEVATION CONTOUR		
	VERTICAL GRANITE CURB (VGC)		
	DRAIN LINE		
	WATER LINE		
	SEWER LINE		

DEED & PLAN REFERENCE

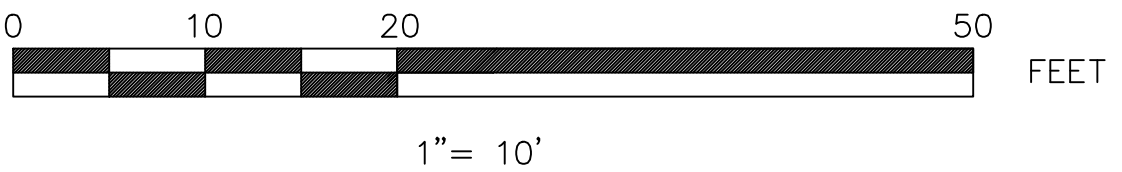
DEED REFERENCE


MIDDLESEX SOUTH REGISTRY OF DEEDS

BOOK 82626 PAGE 37

PLAN REFERENCE

PLAN OF LAND IN ARLINGTON, MA DATED JUNE 3, 2024 BY JAROSZ LAND SURVEYING 5 WILSON STREET, SAUGUS, MA 01906



	DESIGN BY:	DRAWING TITLE: EXISTING CONDITIONS				CLIENT: HOMER CONTRACTING, INC. 259 BROADWAY ARLINGTON, MA 02474	PROJECT TITLE: EXISTING CONDITIONS, TOPOGRAPHY AND UTILITIES SURVEY 259 BROADWAY ARLINGTON, MASSACHUSETTS	<div><div></div><div><div>Waterfield Design Group</div><div>50 Cross Street Winchester, Massachusetts 01890 T 781.756.0001 F 781.756.0007</div></div></div>	SCALE: 1' = 10'	<div><div>DRAWING NUMBER:</div><div>EC-1</div><div>SHEET 1 OF 1</div></div>
	DRAWN BY: AM	REV		DATE	BY				DATE: 10-20-25	
	CHECK BY: JRM								FILENAME: W-1801	



MARCH 21 - 9 AM



JUNE 21 - 9 AM



SEPTEMBER 21 - 9 AM



DECEMBER 21 - 9 AM



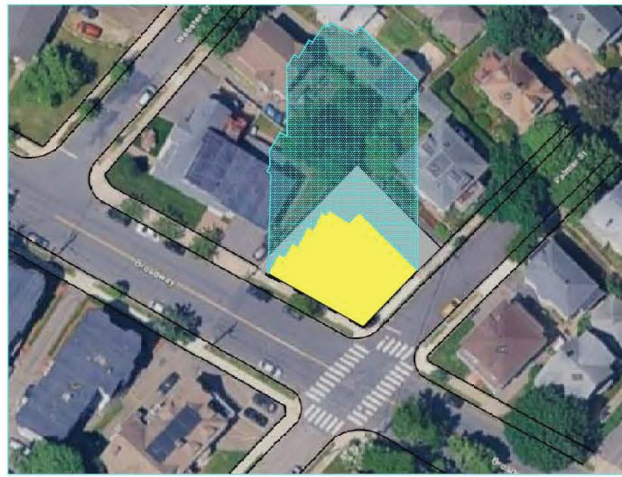
MARCH 21 - 12PM



JUNE 21 - 12 PM



SEPTEMBER 21 - 12 PM



DECEMBER 21 - 12 PM



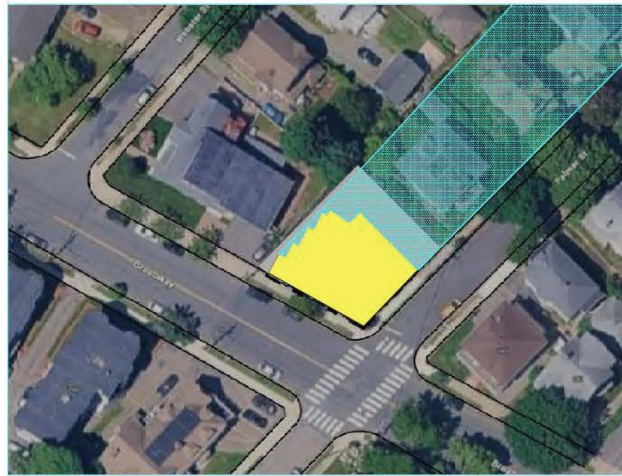
MARCH 21 - 3PM



JUNE 21 - 3 PM



SEPTEMBER 21 - 3 PM



DECEMBER 21 - 3 PM

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email: cmulhern@hmarchitects.com

259 BROADWAY

RESIDENTIAL DEVELOPMENT

259 Broadway
Arlington, MA 02474

Homer Contracting, Arlington, MA

SHADOW
DIAGRAMS

LIC. NO. 6710

A6.0

12.05.2025



TO:	Claire Ricker, DPCD Director	DATE:	December 4, 2025
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2025250.00
CC:	Mike Bouboulis, Homer Contracting		
SUBJECT:	259 Broadway, Arlington, MA Transportation Demand Management (TDM) Plan		

As requested by the Town of Arlington, 259 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. Per the Town of Arlington Zoning Bylaw Section 6.1.5 (C), all projects requesting a parking reduction must employ at least three TDM methods. The TDM methods per the Bylaws and those that will be provided by the Project are summarized in **Table 1**.

Table 1. TDM Methods Provided by the Project (Per Bylaw 6.1.5 (C))

TDM Method	Provided by Project?
C1. Charge for parking on-site	Yes (see below)
C2. Pay a stipend to workers or residents without cars	No
C3. Provide preferential parking for carpool vehicles	N/A
C4. Provide a guaranteed emergency ride home	N/A
C5. Provide transit pass subsidies	No
C6. Provide covered bicycle parking and storage	Yes (see below)
C7. Provide bicycle or car sharing on site	No
C8. Provide showers for business or industrial uses	No
C9. Provide charging stations for electric bicycles and scooters	Yes (see below)
C10. Provide parking for cargo bikes	No
C11. Be located within a quarter-mile walk of a subway station or of a bus stop with scheduled bus service at least every 30 minutes	Yes (see below)
C12. Other means acceptable to the Special Permit Granting Authority	See below
Total Number of TDM Methods provided by Project (3 required)	At least 4



Additional TDM strategies for the Project will include, but will not be limited to:

■ **General Strategies**

- Complimentary TDM brochures and resources (Bluebikes, Massachusetts Bay Transportation Authority (MBTA), etc.).

■ **Transit Strategies**

- Orientation packets outlining transit availability for residents/employees; and
- Real-time transit display in residential lobby (MBTA schedules and Bluebikes availability).

■ **Parking Strategies**

- Minimal parking will be available;
- Parking space fees of at least \$175/month per space are unbundled from residential fees associated with the lease of units; and
- Electric vehicle (EV) charging stations are provided.

■ **Bicycle Strategies**

- Secure, covered bicycle storage in a ground-floor bicycle room for residents;
- Charging stations for electric bicycles and scooters are provided;
- Outdoor bicycle racks for short-term visitors; and
- Posted 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.

Project Summary

The Project will consist of the construction of 14 residential units in a five-story building with approximately 1,220 square feet (sf) of ground-floor commercial use. Entrances to the ground floor commercial uses and to the residential lobby will be from Broadway. Access to the covered parking area will continue to be from the existing driveway curb cut on Palmer Street. Five vehicle parking spaces will be provided; at least two spaces will have access to Level 2 EV chargers. Secure bicycle rooms on the ground floor will accommodate storage for 24 bicycles, and one outdoor bicycle rack will provide two visitor bicycle parking spaces. **Table 2** summarizes the Project's mixed-use development program.



Table 2. Project Program

Land Use	Project
Residential	14 units
Commercial	1,220 sf

MODE SHARE

Mode shares for the Project were determined using the latest 2023 Census data for Tract 3563. The 2023 data indicate 51% commute via vehicle (car, truck, or van); 7% commute via public transportation; 8% bicycle or walk to work; and 34% of residents worked from home. **Table 3** summarizes the 2023 mode share for the site.

Table 3. Mode Share Summary

Land Use	2023 Census (Tract 3563)
Drove to Work	51%
Public Transportation	7%
Bicycle/Walk	8%
Work from Home	34%
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 reconstruct the ramp adjacent to the site at the corner of Broadway/Palmer Street as well as any existing sidewalks damaged during construction as necessary for the Americans with Disability Act (ADA) and Massachusetts Architectural Access Board (MAAB) compliance. Bicycle rooms accommodating 24 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. Infrastructure for electric mobility device charging will be provided in the bicycle room.



OFF-SITE TDM AMENITIES

PUBLIC TRANSPORTATION

The MBTA #87 bus route operates adjacent to the site along Broadway and MBTA #77 and #350 bus routes operate along Massachusetts Avenue less than two blocks of the site (less than ¼-mile or a 3-minute walk) The MBTA #77 is a MBTA Frequent Bus Route with buses arriving every 15 minutes or better between 5:00 a.m. and 1:00 a.m., seven days a week. A summary of existing transit services and their service destinations, service hours, and peak hour frequency is provided in **Table 4**.

Table 4. 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).*

BLUEBIKES

Bluebikes is the Boston area's largest bicycle sharing service, which was launched in 2011 and currently consists of more than 4,500 shared bicycles at more than 400 stations throughout Arlington, Boston, Brookline, Cambridge, Chelsea, Everett, Somerville, Newton, Revere, and Watertown. The following 11-bicycle Bluebikes stations are located within ½ mile (10 minute walk) from the site:

- Swan Place at Minuteman Bikeway;
- Medford Street at Warren Street;
- Railroad Lot and Minuteman Bikeway;
- Linwood Street at Minuteman Bikeway;
- Broadway at Grafton Street;
- Massachusetts Avenue at Grafton Street; and
- Mystic Valley Parkway at River Station.

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:

- Arlington Center (29 Mystic Street);
- Victoria Street/Broadway (8 Victoria Street);
- High Street/Harvard Avenue (481 High Street); and
- 203 Concord Turnpike.

Conclusion

The Project is committed to implementing TDM strategies to minimize automobile usage and Project-related traffic impacts. The Project will continue to work 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.

259 Broadway, Arlington MA Solar Assessment

15.4kW Solar Array Comprised of 35 Silfab 440W solar panels

1. The 35 panel ballasted solar array would generate an estimated 17,380kWh annually.
2. The ballasted racking manufacturer and NFPA requirements result in a 3' setback from all roof edges.
3. The array utilizes the available solar ready space on the roof excepting the area where the roof access hatch, elevator over-travel projection, make up air unit and plumbing vents are located.

Addendum A – Solar Layout and Roof Percentage Calculations

Addendum B – Shade Study of Proposed Array

Addendum C – Ballasted Racking Specification Sheet

Addendum D – Proposed Solar Panel Specification Sheet



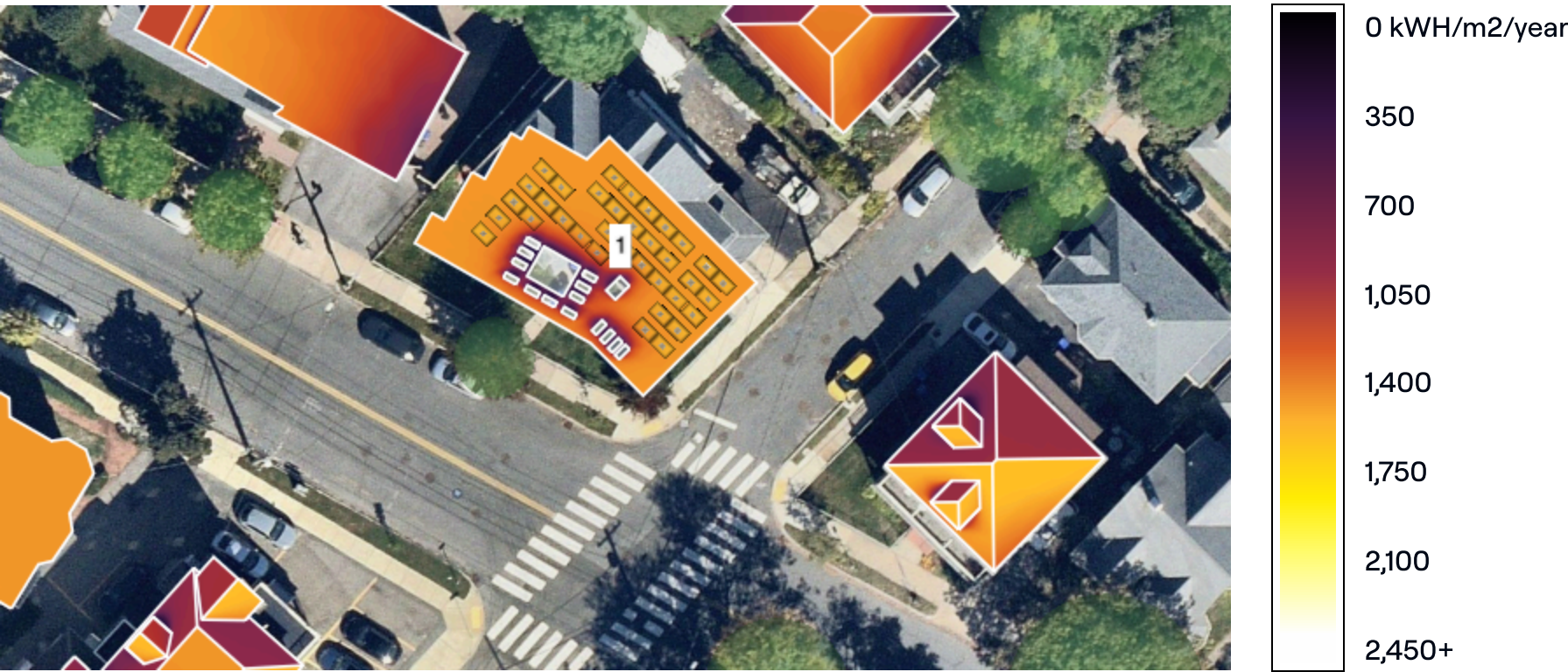
ROOF PLAN

259 BROADWAY, ARLINGTON HMA 11.26.25

Shade Report - Mike Bouboulis

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
259 Broadway, Arlington, MA 02474, USA	42.4132966, -71.1471818	Nov 21, 2025

Annual irradiance



Summary

Array ID	Panel count	Azimuth	Pitch	Annual TOF	Annual solar access	Annual TSRF
1	35	224°	10°	88%	97%	86%
Weighted average by panel count:					97%	86%

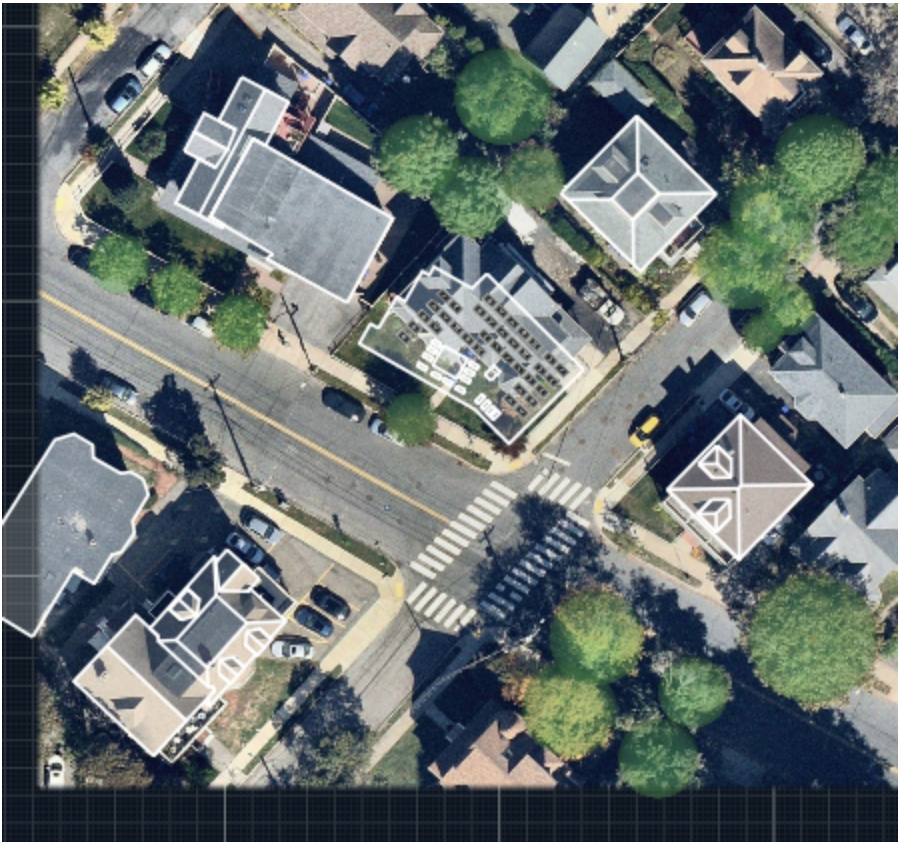
Monthly solar access % across arrays

Array ID	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	93	95	97	99	99	99	99	99	98	96	93	90

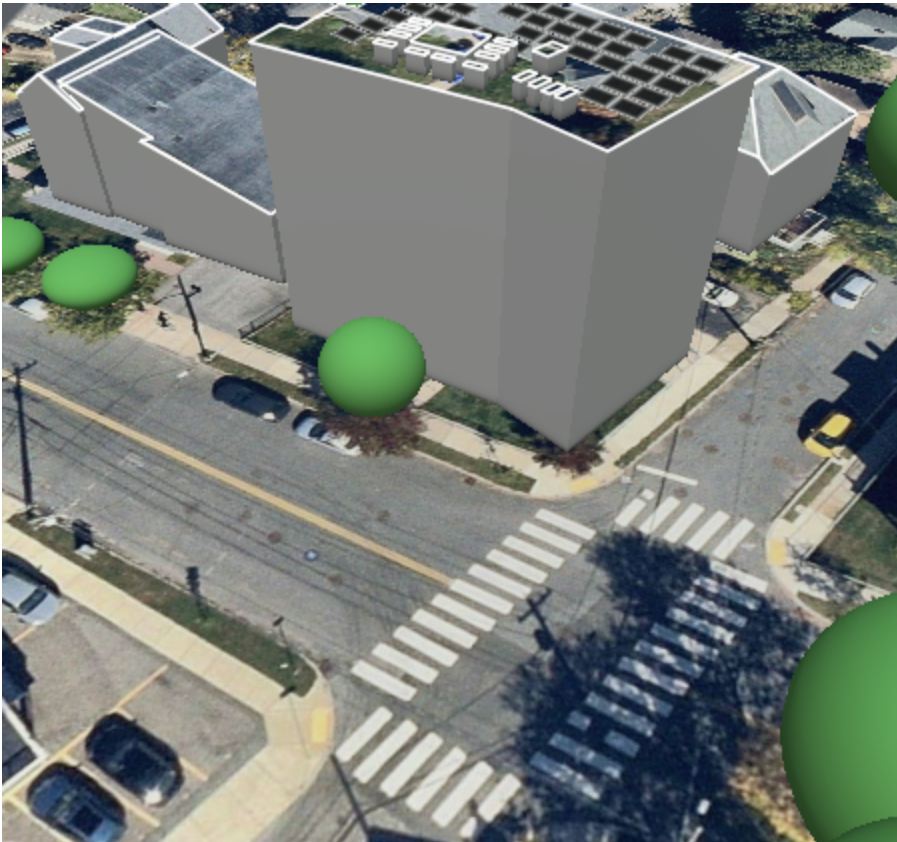
Shade Report - Mike Bouboulis

Customer	Designer	Organization
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Address	Coordinates	Date
259 Broadway, Arlington, MA 02474, USA	42.4132966, -71.1471818	Nov 21, 2025

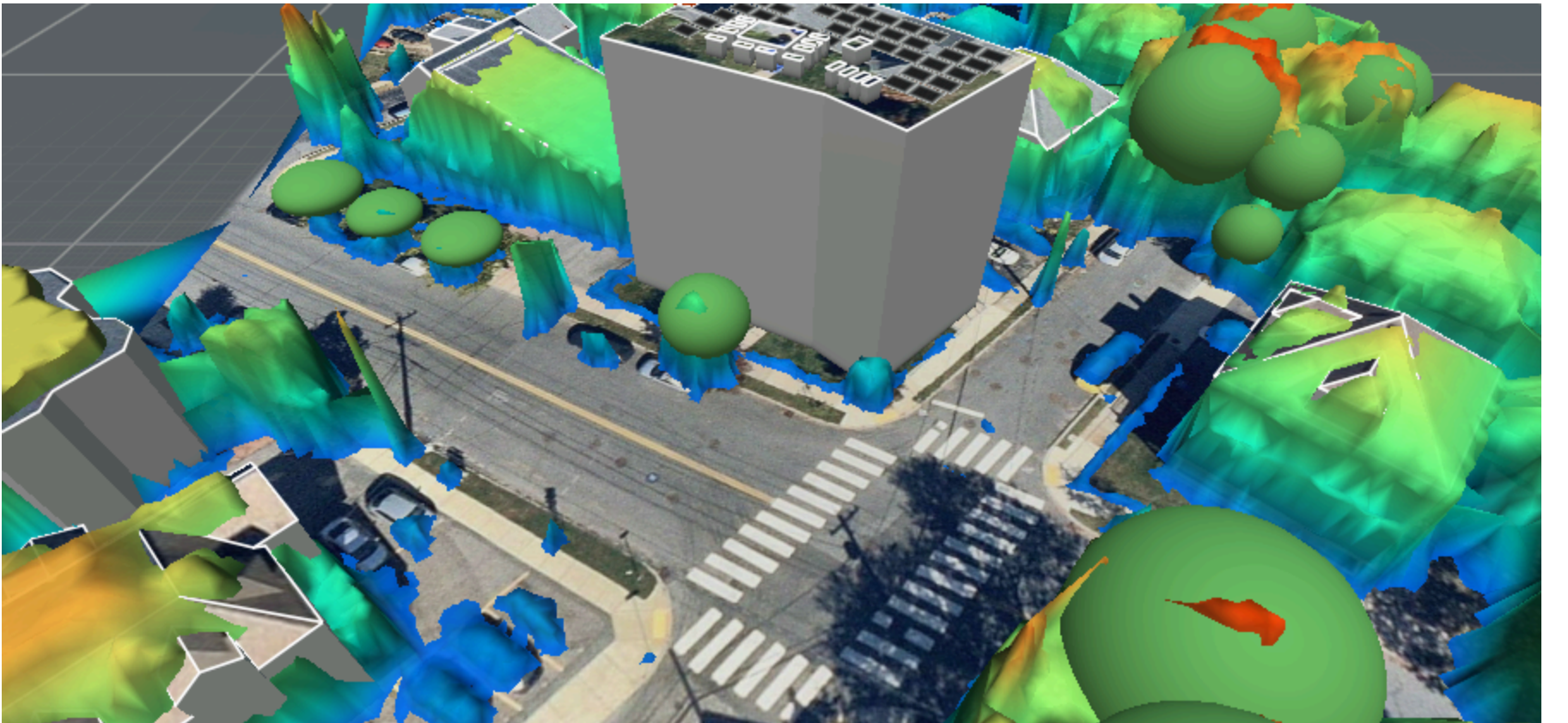
Zoomed out satellite view



3D model



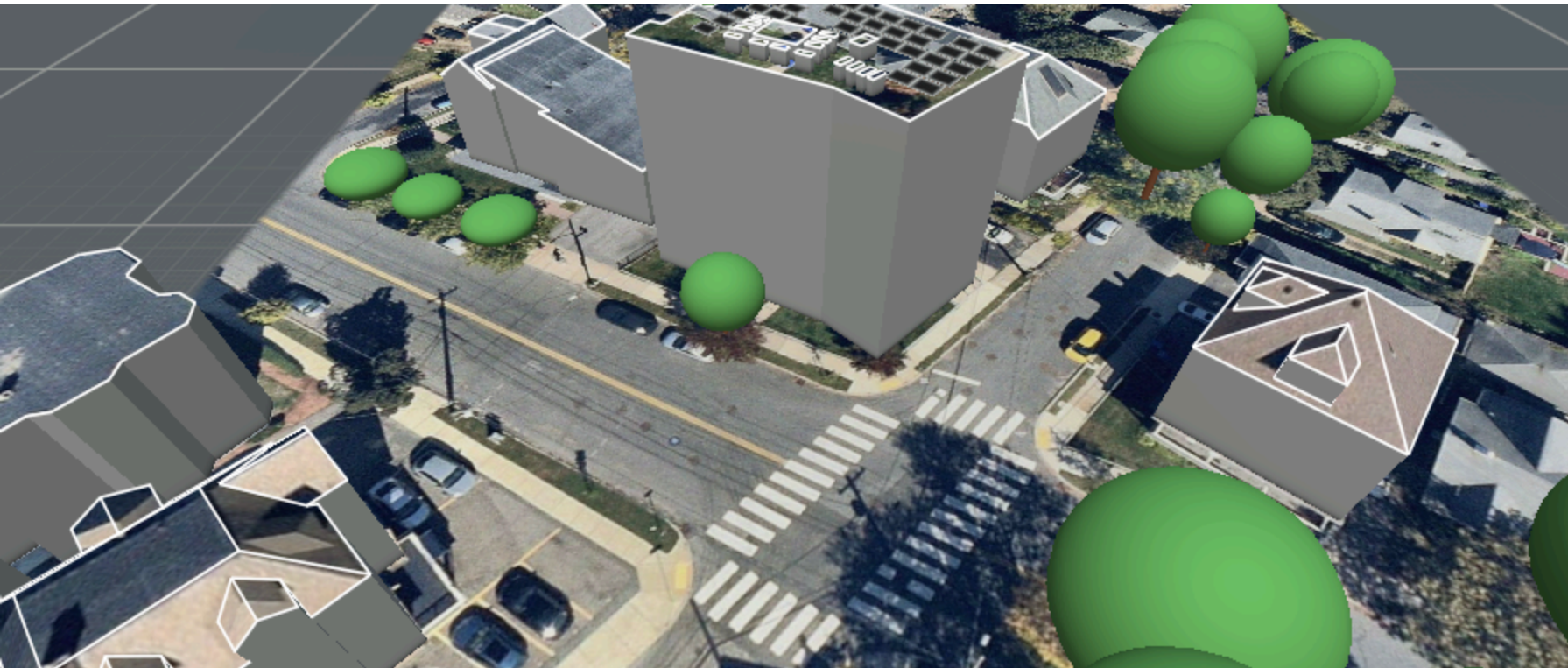
3D model with LIDAR overlay



Shade Report - Mike Bouboulis

Customer	Designer	Organization
—	Derek Brain	ReVision Energy
Address	Coordinates	Date
259 Broadway, Arlington, MA 02474, USA	42.4132966, -71.1471818	Nov 21, 2025

Street view with corresponding 3D model



I, **Derek Brain**, certify that I have generated this shading report to the best of my abilities, and I believe its contents to be accurate.

MASTER THE MOST CHALLENGING ROOFTOPS

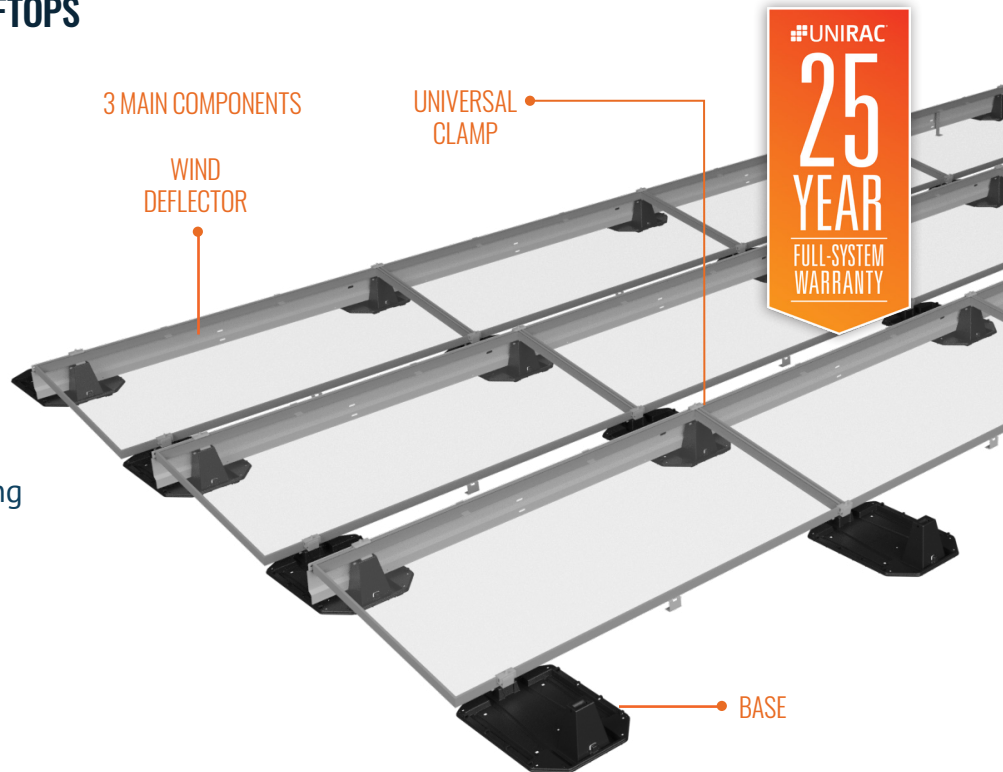
- Low part count
- Preassembled universal clamp
- Increased design flexibility
- More ballast capacity
- Simplified logistics
- Ship up to 50kW per pallet
- Rapid system deployment

TESTED, CERTIFIED AND VALIDATED

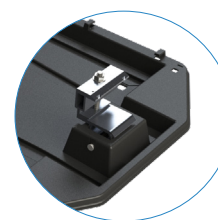
- Grounding and Bonding
- 3rd party verified wind tunnel testing
- SEAOC seismic compliant
- CFD and structurally tested
- DNV GL rated at 13.5 panels per installer-hour

THREE MAIN COMPONENTS

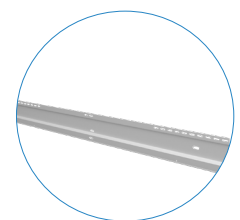
- UL-Listed ASA based resin is a durable material commonly used for automotive and construction products
- Preassembled universal clamp is ready to go right out of the box. Fits 30-50mm module frames with a single component
- Corrosion-resistant wind deflectors help to minimize uplift and reduce ballast requirements



BASE



UNIVERSAL CLAMP



WIND DEFLECTOR

WHY ECOFOOT 2+?

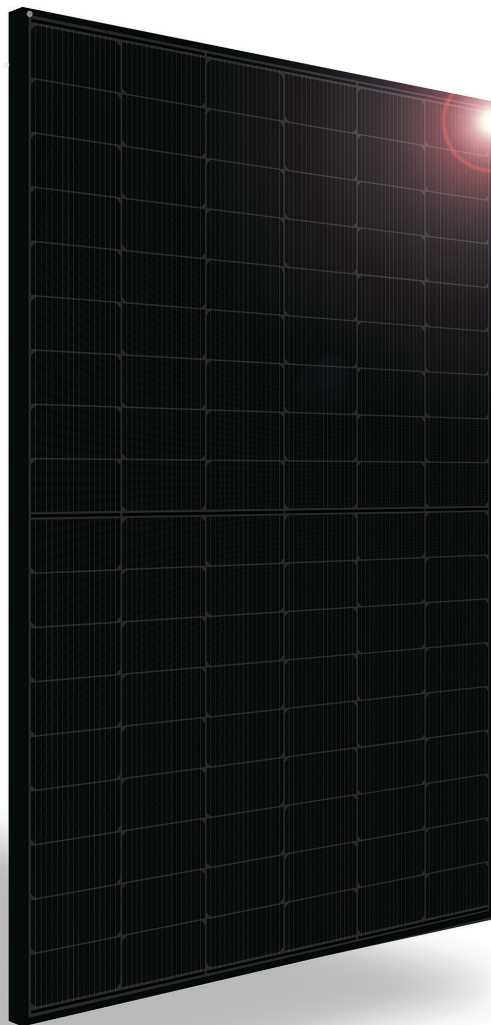
Installers prefer EcoFoot2+ because it's fast, simple, and durable. The line-up is unbeatable:

- Ready-to-go, preassembled components and simple installation
- No PV panel prep required: bases self-align
- Low-effort roof layout, just two chalk lines required
- No training required, 5-minute learning curve

SILFAB
PRIME NTC

SIL-440 QD

SILFAB
SOLAR®



NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/
30-Year Performance Warranty

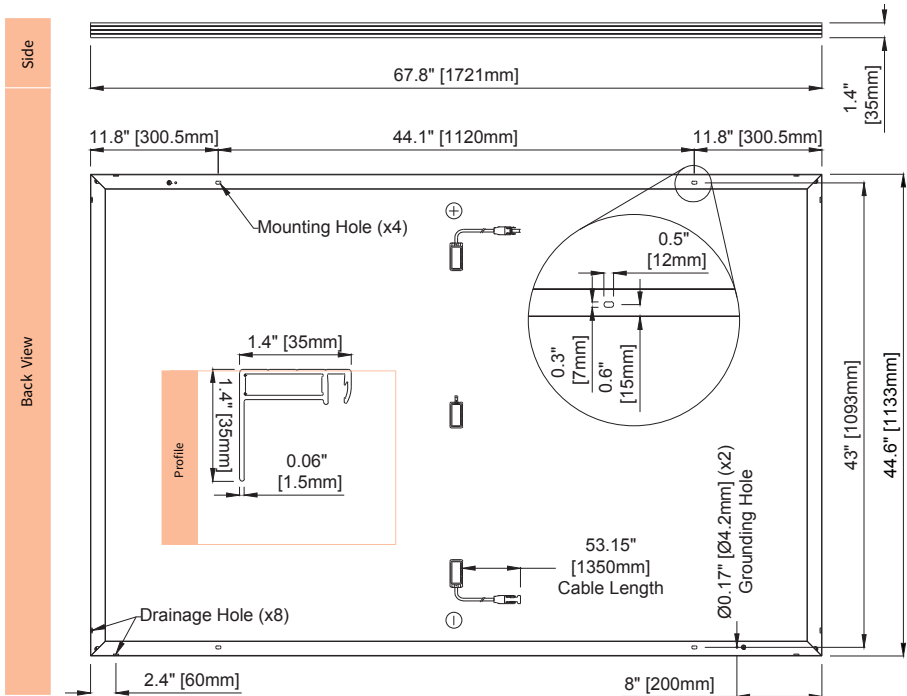


SILFABSOLAR.COM



ELECTRICAL SPECIFICATIONS		440	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	440	328.0
Maximum power voltage (Vpmax)	V	33.41	31.17
Maximum power current (Ipmax)	A	13.17	10.52
Open circuit voltage (Voc)	V	38.97	36.64
Short circuit current (Isc)	A	14.22	11.44
Module efficiency	%	22.6%	
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	25	
Power Tolerance	Wp	0 to +10	
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3% Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.			
MECHANICAL PROPERTIES / COMPONENTS		METRIC	IMPERIAL
Module weight		21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (H x L x D)		1721 mm x 1133 mm x 35 mm	67.8 in x 44.6 in x 1.37 in
Maximum surface load (wind/snow)*		4000 Pa rear load / 5400 Pa front load	83.5 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance		ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells		108 Half cells - N-Type Silicon solar cell 182 mm x 91 mm	108 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in
Glass		3.2 mm high transmittance, tempered, antireflective coating	0.126 in high transmittance, tempered, antireflective coating
Cables and connectors (refer to installation manual)		1350 mm, ø 5.7 mm, MC4 from Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli
Backsheet		High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame		Anodized aluminum (Black)	
Junction Box		UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	
TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	0.04 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.29 %/°C		≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr
NOCT (± 2 °C)	45 °C		
Operating temperature	-40/+85 °C		
CERTIFICATIONS		SHIPPING SPECS	
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
 ** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
 PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



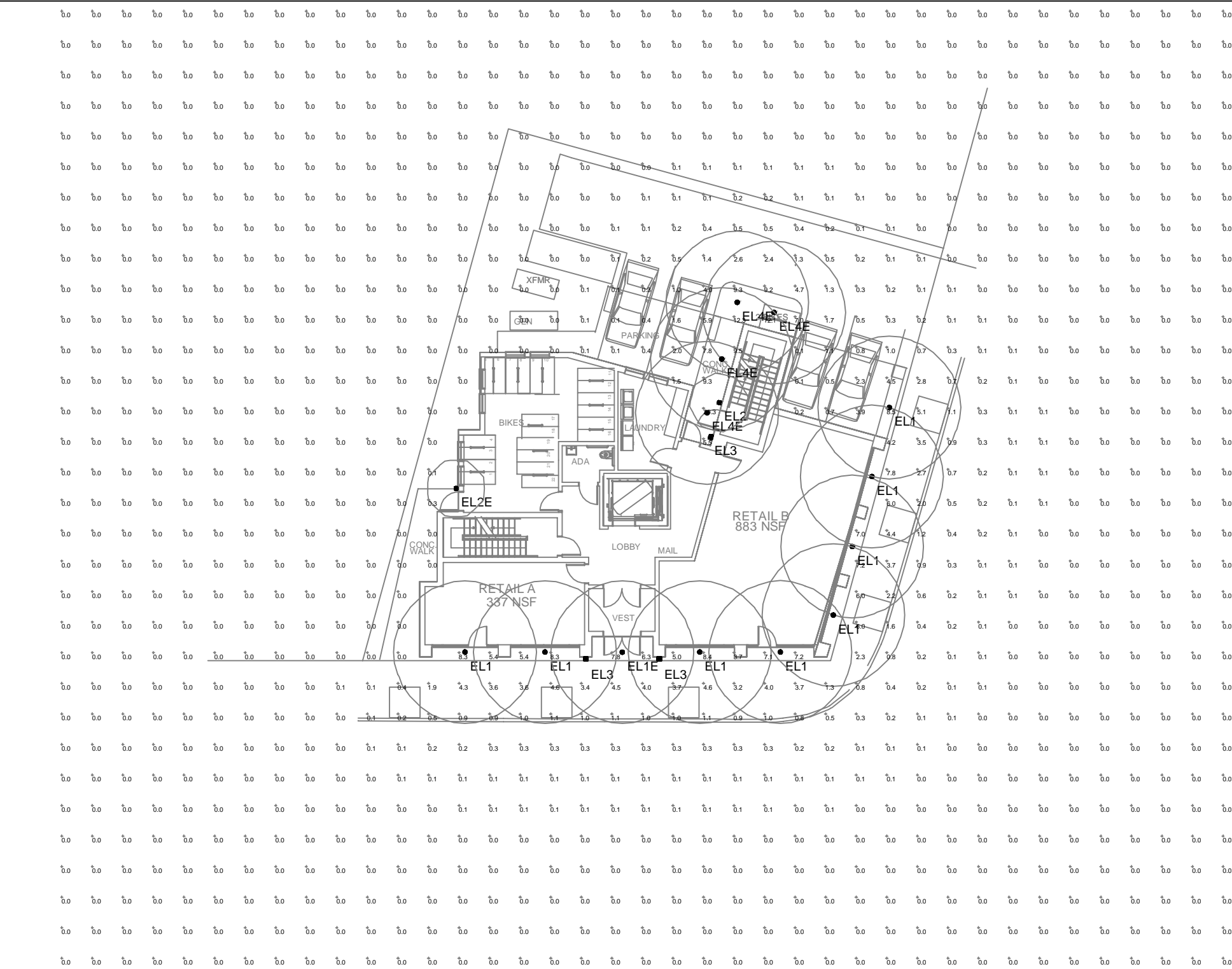
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JOB NAME: 259 BROADWAY ST - ARLINGTON, MA
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: DM
SALES: DT

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
8	EL1	Single	1388	13.9	0.900	B1-U0-G0	LIGHTOLIER 6RN / Z6RDL10935WOWH10U / RECESSED IN CANOPY
1	EL1E	Single	1388	13.9	0.900	B1-U0-G0	LIGHTOLIER 6RNEM / Z6RDL10935WOWH10U / RECESSED IN CANOPY
1	EL2	Single	1376	17.03	0.900	B2-U0-G0	FC LIGHTING FCCSQ400-10-WM-935-15L-XX-25-LD / WALL MOUNTED @ 5FT AFG TO BOF
1	EL2E	Single	1376	17.03	0.900	B2-U0-G0	FC LIGHTING FCCSQ400-10-WM-935-15L-XX-25-LD / WALL MOUNTED @ 5FT AFG TO BOF
3	EL3	Single	330	21.2	0.900	B0-U3-G1	ALVA BEAU-28-XX-3500 / WALL MOUNTED @ 5FT AFG TO BOF
4	EL4E	Single	1388	13.9	0.900	B1-U0-G0	LIGHTOLIER 6RNEM / Z6RDL10935WOWH10U / RECESSED IN CANOPY

Calculation Summary						
Label	Grid Height		Avg	Max	Min	Avg/Mn
SITE	0		0.35	26.3	0.0	N.A.

GENERAL DISCLAIMER:

CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

* LLF DETERMINED USING CURRENT PUBLISHED LAMP DATA

NOTE TO REVIEWER:

TOTAL LIGHT LOSS FACTOR (LLF) APPLIED AT TIME OF DESIGN IS DETERMINED BY APPLYING THE LAMP LUMEN DEPRECIATION (LLD) FROM CURRENT LAMP MANUFACTURER'S CATALOG, A LUMINAIRE DIRT DEPRECIATION FACTOR (LDD) BASED ON IES RECOMMENDED VALUES AND A BALLAST FACTOR (BF) FROM CURRENT BALLAST SPECIFICATION SHEETS. APPLICATION OF AN INCORRECT LIGHT LOSS FACTOR (LLF) WILL RESULT IN FORECASTS OF PERFORMANCE THAT WILL NOT ACCURATELY DEPICT ACTUAL RESULTS.

FOR PROPER COMPARISON OF PHOTOMETRIC LAYOUTS, IT IS ESSENTIAL THAT YOU INSIST ALL DESIGNERS USE CORRECT LIGHT LOSS FACTORS.



20-30 BEAVER ROAD, WETHERSFIELD, CT 06109
TELEPHONE 860.632.8766 / WWW.APEXLTG.COM

PROJECT TITLE:

259 BROADWAY ST
ARLINGTON, MA

DRAWING TITLE:

SITE LIGHTING
PHOTOMETRIC CALCULATION

79 of 200

FILE NAME: 2025-II-I7 SL-I 259 BROADWAY ST - ARLINGTON, MA - DM.DWG

SCALE : 1"=20'-0"

DATE: 11/17/25

DRAWN BY: DM

SHEET:

SL-I



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, 259 Broadway, Docket #3881
Date: January 8, 2026

I. Docket Summary

This is an application by Stefanos and Mike Bouboulis, 259 Broadway Realty Trust, 131 Johnson Road, Winchester, MA 01890, to open Site Plan Review Docket #3881 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.8.3, Site Plan Review.

The applicant proposes to demolish the existing four-unit residential building with detached garage and construct a mixed-use building, containing fourteen (14) residential units and two (2) commercial units. A total of five (5) parking spaces will be provided. The applicant has submitted a Transportation Demand Management plan to request a parking reduction. Two affordable housing units are proposed in accordance with Section 8.2, Affordable Housing Requirements of the Zoning Bylaw.

Materials submitted for consideration of this application include:

- Application for Site Plan Review, dated 12/09/25;
- Impact Statement, dated 12/09/25;
- Certified Plot Plan, dated 6/03/24;
- Architectural Plans and Drawings, dated 12/05/25;
- Landscape Plan, dated 11/25/25;
- LEED Checklist, dated 12/06/25;
- Civil Plans, dated 11/07/25;
- Existing Utilities Plan, dated 10/20/25;
- Shadow Diagrams, dated 12/05/25;
- Solar Array Assessment, dated 11/21/25;
- Photometric Plan, dated 11/17/25;
- Transportation Demand Management Plan, dated 12/04/25.

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

Section 5.8, 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 5.8.2)

All site plan reviews applicable to developments under Section 5.8 shall be consistent with the purposes of Section 5.8 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 5.8.3 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.

Under the proposal, building coverage will expand from approximately 1,925 SF to 3,678 SF, an increase of about 30%. The existing lot is very flat with few plantings. The project will enhance the site with vegetative buffers and fencing in the side and rear yards, and new street trees. The applicant should clarify on the landscape plan if the existing street trees on Broadway will be protected during construction and may want to consider replacing the proposed arborvitae and ivy with a diversity of native plantings. There is no landscape minimum under the MBMF Housing Overlay District and there will be minimal changes to the existing grade.

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 neighborhood consists of a mix of single, two-, four-, and eight- family properties. The proposed development is consistent with the scale and density of properties on Broadway. Color and material choices as well as a non-square building form were selected in consideration of the existing buildings along the corridor and proposed higher density.

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.

The project seeks to enliven the streetscape with two buffer yards, new street trees, decorative paving, large retail storefronts, recessed lighting and benches as the building footprint and parking occupy most of the site. Additionally, an approximately 315-square-foot roof terrace with shading and seasonal plantings is proposed on the fourth floor, which will be visible from the street level.

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 project will provide driveway access via the existing curb cut on Palmer Street and a parking area that can accommodate 5 vehicles. 2 spaces will have access to EV charging. Short walkways will lead from the parking area to the waste and recycling room and to the lobby. The applicant should label and dimension which spaces could be converted into an accessible parking space if needed, and clarify the accessible path from the parking area to the lobby on the plans.

The bicycle parking requirements are shown in the table below. A total of 24 long-term and 2 short-term bicycle spaces are proposed; however, one additional space is required for the 1,220 SF of non-residential development. The applicant should clarify on the plans whether the short-term parking at the rear of the building is covered, and whether a u-rack or other rack type will be installed. Similarly, the applicant should submit a detail of the two-tier bike racks proposed for the storage room. Lastly, the location of the charging stations for electric bikes and scooters must be added to the plan.

Vehicle Parking Requirements – Residential Only		
Required parking spaces	14	
Proposed parking spaces	5 *	
Bicycle Parking Requirements		
Use	Long-Term Parking	Short-Term Parking
Required Bicycle Parking	22	3
Proposed Bicycle Parking	24	2

*The applicant proposes 2 compact car spaces and 3 full-sized vehicle spaces.

The applicant has submitted a Transportation Demand Management plan and requests a parking reduction from 14 spaces to 5 spaces. The applicant proposes the following TDM methods:

- Charge for parking on-site;
- Be located within a quarter-mile walk of a bus stop with scheduled bus service at least every 30 minutes;
- Provide electric bicycle/scooter charging station; and
- Additional strategies.

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.

No stormwater report was submitted. The applicant has submitted a civil plan that shows all run-off from the roof and paved parking areas will drain to a subsurface infiltration system under the driveway. The applicant will apply best stormwater practices and comply with the Town's Stormwater Management bylaw, during and after construction, as approved by the Town Engineer.

6. SPR/EDR-6 Utilities Service

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

All utilities will be located underground. The water and sewer connections are indicated on the proposed civil plans. The applicant should note the Town does not provide individual water meters for each unit on projects of this size; a master meter is provided. The waste and recycling room as shown contains a total of 7 carts (96-gallon each). The applicant should demonstrate the number of carts will be adequate by providing additional information on the frequency of waste and recycling pick-up for the building.

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.

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.

A standby generator and a transformer will be located in the rear corner of the site. A six-foot fence with vegetative buffers along the rear and side property sides will screen this area from view of the street and neighboring properties. The larger buffer area will also be used for snow storage; the applicant should verify whether snow will be removed from the property as well.

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 have been 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 Palmer Street. Building egress exterior fire exit doors will be well lit. Motion-activated light fixtures will be installed in high-traffic areas. As recommended by the IES/IDA Model Lighting Ordinance, the commercial ground floor exterior lighting along Broadway and Palmer Street should result in no greater than 3 lumens per square foot of light trespass. Currently, the photometric plan indicates excessive spillover from the property onto adjacent sidewalks.

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 259 Broadway is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission.

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 project will utilize light colored siding materials and white roof membranes to reflect sunlight and reduce heat absorption, including for the lower roof area adjoining the roof terrace. Building energy recovery systems will minimize the transfer of heat to the immediate environment. New street trees and tall plantings will also help reduce the Urban Heat Island effect of this building. Condensers for HVAC, a makeup air unit, and plumbing vents will be located on the roof.

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

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

This building has been designed to the Passive House standard per energy code requirements. The applicant has completed a LEED checklist and an evaluation of rooftop solar capacity. The project will utilize sustainable building practices and include energy-efficient systems, as well as provide electric bike and EV charging. In addition, the applicant will comply with the Town's Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw, which will 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 5.8, Multi-Family Overlay Districts.
2. The project is consistent with the Development Standards of Section 5.8 of the Zoning Bylaw.
3. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.8 and 3.4 of the Zoning Bylaw.

4. Up to 40% of on-site parking spaces, or 2 spaces, may be sized for compact cars per Section 5.8.4.F(1)(a) of the Zoning Bylaw.
5. The project is consistent with the requirements for solar energy systems per Sections 5.8.4.H and 6.4 of the Zoning Bylaw.

V. Recommended Conditions

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



**Legal Notice of a Public Hearing, Arlington Redevelopment Board
Docket #3881, 259 Broadway**

Notice is herewith given that an application has been filed on December 8, 2025, by Stefanos and Mike Bouboulis, 259 Broadway Realty Trust, 131 Johnson Rd, Winchester, MA 01890, to open Docket #3881 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.8.3, Site Plan Review. The applicant proposes to demolish an existing four-unit residential building and construct a mixed-use building, containing fourteen (14) residential units and two (2) commercial units, on the property located at 259 Broadway, Arlington, MA, in the R2 Residential District and Mass Ave/Broadway Multi-Family Housing Overlay District.

A Public Hearing will be held on Monday, January 12, 2026, at 7:30 pm, Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA.

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

**Arlington Redevelopment Board
Rachel Zsembery
Chair**

12/25/2025, 1/1/2026



Town of Arlington, Massachusetts

Discussion of Potential Warrant Articles for 2026 Annual Town Meeting

Summary:

9:05 pm

ATTACHMENTS:

Type	File Name	Description
Reference Material	Potential_ATM26_Zoning_Warrant_Articles.pdf	Potential ATM26 Zoning Warrant Articles - UPDATED
Reference Material	AHOD_Package_for_ARB_Discussion_01122026.pdf	AHOD Package for ARB Discussion 01122026
Reference Material	Sign_Bylaw_Proposed_Amendments_Memo.pdf	Sign Bylaw Proposed Amendments Memo
Reference Material	Sign_Bylaw_Amendments_Visual_References.pdf	Sign Bylaw Amendments Visual References
Reference Material	Business_Uses_Proposed_Amendments_Memo.pdf	Business Uses Proposed Amendments Memo
Reference Material	ADU_Memo_and_AG_Comments.pdf	ADU Memo and AG Comments
Reference Material	Proposed_Zoning_Amendment_-_0Lot_Concord_Turnpike.pdf	Proposed Zoning Amendment - 0Lot Concord Turnpike
Reference Material	Proposed_Zoning_Amendment_-_Norcross___Gardner_Streets.pdf	Proposed Zoning Amendment - Norcross & Gardner Streets

Article #	Submitted By	Zoning Map change	Description
	ARB	No	ADUs
	ARB	No	Remove certified mail requirement 1.5 + change to first class; other changes
	DPCD/ARB	No	Multi-family Housing Overlay District 5.8: <ul style="list-style-type: none"> • add reference to 6.3-Street Trees • SP exemption for large additions • allow for reduced setbacks in corner lots on one of the front yards or possibly flexible setbacks on multi-parcel tracts, allow certain projections into setbacks • allow Board same flexibility for dimensional requirements for SPR as EDR-possibly as bonus? • clarify bike parking • remove language referring to EOHLC approval 5.8.4.G
	DPCD/ARB	No	Update bike parking table by adding multi-family housing
	AHOC/ARB	Yes	Affordable housing overlay <ul style="list-style-type: none"> • Most likely 2027 Warrant Article
	ARB	No	Location of parking space: add MF Overlay District to parking requirements for clarity; change 24' to 22' minimum aisle or driveway width in 6.1.11.C.3
	ARB	No	add provision about Board jurisdiction for industrial zones if a Special Permit is needed instead of ZBA (discuss with CK first) 3.4.2
	DPCD/ARB	No	Environmental articles: <ul style="list-style-type: none"> • update floodplain district section • hazard mitigation update • light pollution zoning change (maybe Town Bylaw)
	DPCD/ARB	No	Economic development: <ul style="list-style-type: none"> • changes to sign bylaw • adding uses to business districts • Increase fines for vacant storefront in bylaw
	DPCD	No	Add a compliance enforcement officer to the ISD/DPCD budget

Article #	Submitted By	Zoning Map change	Description
	DPCD	No	<p>Request for Arlington Heights Business district consultant funding</p> <ul style="list-style-type: none"> • Code • Commercial vs. residential analysis (what commercial can the residential and POTENTIAL residential support based on catchment area?) • Connectivity with MBTA through bus terminal & lumber yard • Fiscal analysis • Traffic consultant • Parking assessment
	ZBA	No	<p>Definition of ½ Story: How to change half story to get better results, not just full third story over half of second story. We often see really unattractive designs that technically meet the requirement for a half story as written today. We would like to see something more like what we traditionally think of as a half story, but we cannot require compliance with the residential design guidelines.</p>
	ZBA	No	<p>Create option for additional height or # stories relief for houses in FEMA AE zone. We had a new building on Thorndike that was pinched between the flood elevation and the building height relative to the curb. It should be considered whether we would want some leniency in those circumstances.</p>
	ZBA	No	<p>Fair Housing Law and Accessibility. We had our first case where an applicant sought a reasonable modification to accommodate a disability. They requested a second driveway, so we had a path to issuing a special permit, but we should figure out if a change is needed in the zoning bylaw to address how a reasonable modification request is to be handled.</p> <p>What is unclear about the current bylaw? They need to apply for a special permit. The AG has specifically stated that "Special permits and variances are not suitable substitutes for reasonable accommodations." Anyway, nowhere in the Zoning Bylaw is the section that authorizes either board to issue special permits for reasonable accommodation? The ZBA's powers as set forth in 3.2.2 do not authorize the Board to issue a special permit in these cases. We had our first, and so far only, case come before the ZBA this past year, and there was a lot of confusion over what the process should be, what kind of review was warranted, and who should be making decisions. Here is the revised bylaw amendment proposed in Brookline that is under review by the AG:</p> <p><https://www.brooklinema.gov/DocumentCenter/View/60333/Article-14-Vote></p>

Article #	Submitted By	Zoning Map change	Description
	ZBA	No	<p>Application of Tree Bylaw when requesting a second driveway. it seems that a request for a second driveway which is almost always for convenience rather than necessity, should trigger the tree protection bylaw. They almost always involve clearing several trees, but since it isn't a new building or major addition, there is no tree review.</p> <p>There are instances when it is necessary given site configuration for multi-unit properties (although they are required to prove necessity). Section 6.1.10.A(2)a)iv. Stipulates that a second driveway in the R0-R4 districts preserve protected trees as defined in the Town Bylaws. This would not apply to a first driveway, and it could be argued that it doesn't apply to the NMF district. The idea here is that the tree bylaw should be amended to include this requirement.</p>
	Petition	No	Home occupation clarification 5.10.1
	Petition	No	Fences and traffic visibility
	Petition	Yes	Norcross & Gardner Sts – Multi-Family Housing Overlay District Re-zoning
	Petition/ARB	No	Change use table for allowable uses in R6, for OLot Concord Turnpike (St. Camillus site)

MEMORANDUM

TO: Arlington Redevelopment Board

FROM: Laura Wiener, Carol Kowalski, Co-Chairs, Affordable Housing Overlay District Committee

DATE: January 8, 2026

RE: ARB feedback request Jan. 12 meeting, draft AHOD warrant article/zoning amendment

The Affordable Housing Overlay District (AHOD) Committee is disappointed that the Board declined to provide time on its January 12 agenda to provide feedback to the Committee on the Affordable Housing Overlay District zoning recommendation we were charged with developing by Town Meeting. The Committee was eager to hear the ARB's feedback since the Board could not accommodate time to meet with us in December, and the Town Meeting warrant closes January 30, leaving only one ARB meeting on January 26.

The specific decision points on which we would have sought the ARB's feedback are the Committee's recommendations on:

- The sites list for the map
- Mixed-use allowed/not required
- Height limits we propose
- Parking ratio we propose

Since forming in September, 2025, pursuant to Article 41 of 2025 Annual Town Meeting, the AHOD Committee has held 12 committee meetings to develop the zoning recommendation, including the sites to recommend for the overlay district. All meetings were open to the public, with public participation at the end of each meeting. In addition, the AHOD Committee held its first public outreach meeting November 19, 2025. It was attended by 49 members of the public, whose questions and comments were welcomed. The Committee has worked hard to fulfill its duty to Town Meeting and to responsibly prepare the work for the ARB's consideration.

With the Board's feedback on the four fundamentals above, we would carry out our community engagement plan as follows:

- A. A townwide survey, already in draft format, would be distributed via the Town website.
- B. Two public meetings would occur, explaining the article, the Select Board and Town Meeting steps leading to this initiative, the need for affordable housing, gathering feedback on the Article and educating the public. Special efforts would be made to reach residents in need of affordable housing, including current tenants of affordable housing, seniors, young people, renters, people of color, people with disabilities and with special needs,, Town Meeting Members, and residents of the Town.
- C. AHOD Committee members would attend precinct meetings to present the proposal and answer questions.

The AHOD has been a four-year policy initiative of the Affordable Housing Trust, the Select Board, and two votes of Town Meeting. We believe our endeavors are worthy of the ARB's feedback and consideration for advancing a warrant article in fulfillment of Article 41.

In addition to the attached materials, we have begun creating a Storymap that outlines information about the committee, our work to date, the draft bylaw language, and photos/ street views of each of the sites proposed to be included in the Affordable Housing Overlay District. This site is a work in progress and will be used more extensively for future community engagement activities but has not yet been widely dispersed to the community. It is available for you to view at <https://arcg.is/01HPGj0>

Thank you.

cc:

Claire Ricker, Director of Planning and Community Development
Greg Christiana, Town Moderator
AHOD Committee members

Outreach and Public Participation
Affordable Housing Overlay District (AHOD) Committee
January 7, 2026

1. The AHOD Committee held its first meeting on September 8, 2025, and has since held 12 committee meetings. All meetings were posted in accordance with state law, and open to the public, with public participation at the end of each meeting.
2. 11/19/25. The AHOD Committee held its first public outreach meeting. It was attended by 49 members of the public. This was an educational meeting, to let the public know about the Committee and its charge from Town Meeting, and the current status of the Committee’s direction. Questions and comments were welcomed.

AHOD Committee Meetings		Community Meetings	Update to the Arlington Redevelopment Board
Sept 8th	Nov 24th	Nov 19th	Nov 17th
Sept 25th	Dec 3rd		Jan 12th
Oct 14th	Dec 15th		
Oct 27th	Jan 5th		
Nov 12th			

3. Assuming the proposal goes on the Town Meeting Warrant, the following outreach meetings and activities will occur.
 - A. A media campaign will be designed with the assistance of the Public Information Officer to educate and solicit feedback from residents, business owners, and other community stakeholders. Outreach will include, but not be limited to, press releases and

Town notices, social media messaging, flyering around Town, and presentations to relevant Boards, Committees, and staff.

- B. A town wide survey is currently in draft format, and will be distributed via the Town website, social media channels, and to stakeholder partners.
- C. Two public meetings will be scheduled, to explain the Article and gather feedback. Efforts will be made to reach those potentially in need of affordable housing, including current residents of affordable housing, seniors, young people, renters, people of color, people with disabilities and with special needs, Town Meeting Members, and residents of the Town.
- D. Committee members will attend precinct meetings to present the proposal and answer questions.

DRAFT

ZONING BYLAW AMENDMENT / AFFORDABLE HOUSING OVERLAY DISTRICT

To see if the Town will vote to amend its Zoning Bylaw to create an Affordable Housing Overlay District so that housing meeting certain requirements with respect to affordability may be constructed as of right (including, without limitation, amendments to Sections 2 and 5 of the Zoning Bylaw to adopt such Affordable Housing Overlay District and amendments to Sections 4.1.2 and 4.2 of the Zoning Bylaw to add reference to such Affordable Housing Overlay District); or take any action related thereto.

ZONING BYLAW AMENDMENT / AMENDMENT OF ZONING MAP TO INCLUDE AFFORDABLE HOUSING OVERLAY DISTRICT

To see if the Town will vote to amend its Zoning Map to include and reflect an Affordable Housing Overlay District, if such a District is approved by the Town at its 2026 Annual Town Meeting; or take any action related thereto.

Draft Zoning Bylaw Amendment v0.4

Notes for the ARB:

- This proposal creates two overlay districts, the Neighborhood Affordable Housing (NAH) overlay district and the denser Corridor Affordable Housing (CAH) overlay district. The intention is for the NAH to apply to properties that are in residential areas but not on Mass Ave or Broadway, and for the CAH to apply to the remaining identified properties.
- We particularly seek your feedback on these policy issues:
 - The list of sites. Have we missed anything? Is there anything that should be removed?
 - In this proposal, mixed use is optional but not required in CAH districts, and not allowed in NAH.
 - We have proposed a parking requirement of .5/unit, in keeping with the parking utilization of HCA properties.
 - The proposed height is 4 stories in NAH and 6 stories in CAH districts.
- We have a lot of different thoughts about what height limits and setbacks might be appropriate, and would appreciate feedback on these.
 - Would it make sense to reduce setbacks but add some sort of open space requirement?
 - Would it make sense to reduce setbacks when the abutting zoning is business or industrial?
 - Would it make sense to have a 0 ft front setback in the CAH overlay district unconditionally, or only for mixed use properties?
- Do we want a mixed use bonus for this zoning, with the understanding that community service facilities may be more likely uses for the mixed use option than for-profit commercial spaces for LIHTC-funded developments? If so, should we incentivize mixed use with higher height limits or reduced setbacks?

The existing Section 5.9 of this Bylaw is hereby renumbered to be Section 5.10 (and each subsection of the existing Section 5.9 is hereby renumbered to reflect that it is a subsection of Section 5.10). Each reference in this Bylaw (or a subsection thereof) is hereby amended to refer to Section 5.10 of the Bylaw (or the applicable subsection thereof). The following is added as a new Section 5.9 to this Bylaw:

5.9 AFFORDABLE HOUSING OVERLAY DISTRICTS

5.9.1. Purpose

The purposes of this Section 5.9 are to:

- (1) Respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements.
- (2) Ensure predictable, fair and cost-effective development review and permitting of affordable housing projects.
- (3) Promote the Town of Arlington's stated housing goals as outlined in the Arlington Housing Plan by allowing AHO Projects as of right, subject to the provisions of this Section 5.9.

- (4) Promote the Town of Arlington's planning goals of achieving greater socioeconomic diversity and a more equitable distribution of affordable housing Town-wide.

5.9.2. Establishment and Relationship to Underlying Zoning

- A. The Affordable Housing Overlay Districts consist of two districts: the Corridor Affordable Housing (CAH) Overlay District and the Neighborhood Affordable Housing (NAH) Overlay District.
- B. The CAH and NAH Overlay Districts do not replace existing underlying zoning districts but are superimposed over them. The provisions of Section 5.9 of this Bylaw apply to developments on parcels located within the CAH and NAH Overlay Districts when the property owner has elected to comply with the requirements of the CAH Overlay District or the NAH Overlay District, rather than comply with those of the existing underlying zoning district. In other words, a development may comply with one of: (i) the existing underlying zoning; (ii) the zoning for another overlay district; or (iii) the zoning for the applicable Affordable Housing Overlay District, but not two or more, on the same parcel or parcels.
- C. If a proposed development is located on a parcel or parcels only partially within the CAH or NAH Overlay Districts, the provisions of the existing underlying zoning shall apply and not of the Overlay Districts.

5.9.3. Site Plan Review

Development under Section 5.9 of this Bylaw is allowed by right with Site Plan Review by the Arlington Redevelopment Board (ARB). The ARB shall provide site plan review for projects using the Environmental Design Review standards set forth in Section 3.4.4 of this Bylaw, the Residential Design Guidelines, and other Guidelines that may be adopted. Site plan review may include, but not be limited to, site layout, including lighting, landscaping and buffers, architectural style, outdoor amenities, and open spaces. All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and shall not unreasonably delay a project nor impose conditions that make it infeasible or impractical to proceed with a project that is allowed as of right and complies with applicable dimensional regulations.

5.9.4. Development Standards

- A. Development meeting the requirements of Section 5.9 of this Bylaw is As of Right Development, subject to Site Plan Review as set forth in Section 5.9.3 of this Bylaw.
- B. Development under Section 5.9 of this Bylaw shall be only Multi-family Housing, Single-Room Occupancy Building, Group Home, or Assisted Living Residence except for the mixed-use option in Section 5.9.4.E of this Bylaw.
- C. Accessory uses for residential uses are permitted to the same extent they would be allowed in the underlying district.
- D. Dimensional Requirements

The requirements of Section 5.3 of this Bylaw that are applicable in all districts are applicable in the Affordable Housing Overlay Districts except to the extent that they are specially modified by Section 5.9 of this Bylaw.

The dimensional requirements of Section 5.3 of this Bylaw and the tables of dimensional and density regulations of this Bylaw are modified as follows for developments under Section 5.9 of this Bylaw:

- (A) Section 5.3.1 Lot Area Per Dwelling Unit does not apply.
- (B) Section 5.3.3 Spacing of Residential and Other Buildings on One Lot does not apply.
- (C) Section 5.3.7. Screening and Buffers: Industrial and Business Districts and Parking Lots does not apply.
- (D) Section 5.3.8 Corner Lots and Through Lots does not apply.
- (E) Section 5.3.11 Dimensional Requirements for Courts does not apply.
- (F) Section 5.3.12(A) Traffic Visibility Across Street Corners applies only if the underlying zoning is R0, R1, R2, or R3.
- (G) Section 5.3.14 Townhouse Structures does not apply.
- (H) Section 5.3.19 Height Buffer Area does not apply.
- (I) Section 5.3.17 Upper-Story Building Step Backs does not apply.
- (J) There are no requirements for minimum lot size, lot area per dwelling unit, lot frontage, or landscaped or usable open space, or for maximum Floor Area Ratio or lot coverage.
- (K) Section 5.3.10 Average Setback Exception to Minimum Front Yard: All R Districts, shall be applied.
- (L) Except as noted in Section 5.9.4.E. of this bylaw, the dimensional requirements are as follows:

District	NAH Overlay District	CAH Overlay District
Max Height in Stories	4	6
Max Height in Feet	52'	78'
Minimum Front Yard Setback	15'	10'
Minimum Side Yard Setback	5' each side	5' each side
Minimum Rear Yard Setback	20'	20'

No parking spaces are allowed in the required minimum front yard setback.

E. Mixed-Use Bonus

Mixed use is permitted in the CAH Overlay District provided:

- (1) the ground floor at street level contains one or more commercial, non-profit, or educational use(s) (which may include, without limitation, a Community Service Facility); and
- (2) non-residential uses are accessory to a principal residential use.

For mixed-use developments in the CAH Overlay District meeting these requirements, the front yard setback requirement is reduced to 0 feet.

F. Off-Street Parking and Bicycle Parking

- (1) The off-street parking requirements and procedures of Sections 6.1 to 6.1.11 of this Bylaw shall apply in the CAH and NAH Overlay Districts except:
 - a. up to 50% of parking spaces may be sized for compact cars (as described in Section 6.1.11. Parking and Loading Space Standards),
 - b. the minimum number of parking spaces required shall be one parking space for every two dwelling units, and
 - c. no off-street parking shall be required for non-residential uses.
- (2) Section 6.1.5 of this Bylaw, Parking Reduction in Business, Industrial, and Multi-Family Residential Zones, shall apply in the CAH and NAH Overlay Districts.
- (3) The bicycle parking requirements and procedures set forth in Section 6.1.12 shall apply in the CAH and NAH Overlay Districts.

G. Affordable Housing

Any development under Section 5.9 of this Bylaw must comply with one of the following two options:

- (1) The development shall comply with Section 8.2 of this Bylaw, Affordable Housing Requirements, regardless of number of dwelling units, except that 100% of the dwelling units shall be permanently affordable units as defined in Section 2 of this Bylaw.
- (2) 100% of the dwelling units shall permanently be income-restricted rent-restricted rental units with an average income limitation not exceeding 60% of Area Median Income and each unit having an income limitation not exceeding 80% of Area Median Income, adjusted for household size, according to the “average income test” under Section 42(g)(1)(C) of the Internal Revenue Code and the regulations thereunder (in each case, as amended from time to time) or any replacement thereof. Such units shall be priced such that the rent (including utilities) of each unit shall not exceed 30% of the income limitation for that unit. If this option is chosen, Section 8.2 of this Bylaw, Affordable Housing Requirements, shall not apply to this development.

H. Solar Energy Systems

The requirements and procedures of Section 6.4 of this Bylaw, Solar Energy Systems, shall apply in the CAH Overlay District, with Site Plan Review in the place of Environmental Design Review.

Further, if a development under Section 5.9 of this Bylaw qualifies to receive state and/or federal tax credits for solar electricity or solar hot water systems or otherwise qualifies for funding under any state or federal programs, including without limitation, those administered by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities pursuant to the then-current Qualified Allocation Plan, in connection with which the development commits to provide on-site solar photovoltaics and/or on-site solar hot water generation, no minimum percentage of roof area or parking

structure area shall be required to be covered by such solar systems in order to satisfy the requirements of Section 6.4.1 of this Bylaw.

I. Signs

For Section 6.2 of this Bylaw, Signs, the Affordable Housing Overlay Districts are placed in these sign districts:

- (1) The NAH Overlay District is in the Residential Sign District.
 - (2) The CAH Overlay District is in the Residential/Business Sign District if the building is solely residential.
 - (3) The CAH Overlay District is in the Business Sign District if the building is mixed-use.
-

Other Amendments to Existing Bylaw:

Section 2 (Definitions) of this Bylaw is hereby amended as follows:

Community Service Facility: A building that provides public services and infrastructure to support a community's health, welfare, and safety designed to primarily serve individuals whose income is 60 percent or less of area median income.

Section 4.1.2 is hereby amended to add:

(3) Affordable Housing Overlay Districts

Section 6.3.2 (Public Shade Trees – Applicability) of this Bylaw is hereby amended as follows:

“In the Business, Residential, Affordable Housing Overlay and Multi-Family Housing Overlay Districts, new construction, additions over 50% of the existing footprint, or redevelopment shall provide one public shade tree every 25 linear feet of lot frontage along the public way where there is not already a public shade tree.



4 Winslow Street, Arlington, MA 02474 p: 781-646-3400 f: 781-646-0496

January 7, 2026

To Whom It May Concern,

As the Executive Director of the Arlington Housing Authority (AHA), I am writing to express my strong support for the Affordable Housing Overlay District (AHOD) plan to include AHA-owned properties within this initiative.

The Affordable Housing Overlay District represents a critical step toward addressing the growing need for affordable housing in Arlington. By creating a framework that encourages and facilitates the development and preservation of affordable units, this plan aligns with AHA's mission to provide safe, decent, and affordable housing opportunities for low- and moderate-income households.

Including AHA properties in the AHOD plan will allow us to maximize the potential of our existing portfolio and future development opportunities. This integration will help ensure that our properties remain viable and sustainable while contributing to the broader community goal of housing affordability. It will also enable us to leverage zoning flexibility and design standards that support efficient use of land and resources, ultimately benefiting residents and the town as a whole.

We believe that collaboration between the Town of Arlington and AHA is essential to achieving these objectives. Including AHA properties within the Affordable Housing Overlay District will strengthen our collective efforts to preserve and expand affordable housing in Arlington.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jack Nagle', is positioned above the printed name and title.

Jack Nagle
Executive Director

The following properties are being considered for placement in an Affordable Housing Overlay District (AHOD). An Affordable Housing Overlay District provides a predictable zoning path to encourage an increase in the creation of affordable homes.

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It is proposed that properties in the Affordable Housing Overlay District be 100% affordable and 100% residential with mixed use allowed, but not required.

The draft list of properties for the Affordable Housing Overlay District meet a number of the following objectives:

- Larger sites suited for the scale of development that could be funded by the Low Income Housing Tax Credit (LIHTC) program, which is the largest funder of affordable housing in the state; and/or adjacent parcels to create a large enough aggregate site.
- Limit demolition of existing homes or apartments (avoid replacing naturally occurring affordable with new, more expensive market rate housing, since we have zoning options that already allow that.)
- Located near transit/bus stops, and/or schools, services, stores
- By-right with review, as an alternative to 40Bs, which are not 100% affordable.

The intention is to allow additional sites to be added to this list over time, provided certain criteria are met.

DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

"Site" #	Address	Address	Zoning	Description	Area	Notes	Location	Owner
1	245	Mass Ave	B2	Arlington Convenience	0.25		East	Parth Enterprises LLC
2	29	Mass Ave	B2A	paved rear of parcel	0.61	Paved rear of lot	East	Brett Marley Trustee
3	0	Broadway	B2A	paved lot behind 33 Broadway	1.35	Paved rear of lot	East	Arlington Center Garage
4	324	Mass Ave	B2A	Walgreens	1.48	(Open up views of Spy Pond from Mass Ave.)	East	Arthur De Vincent Trustees, Deerfield IL
5	334	Mass Ave	B4	Arlington Service Station	0.27	Adjacent to Walgreen's	East	John & Silva Kozelian, Arlington
6	115	Mass Ave	R1	Trinity Baptist Church	0.747		East	Trinity Baptist Church, Arlington
7A	24-36	Mass Ave	B4	tires	0.33	Block of 1-story auto and martial arts, etc	East	Nai Nan Ko et al. Lincoln, MA
7B	20	Mass Ave	B4	Meineke	0.12		East	Nai Nan Ko et al. Lincoln, MA
7C	7	Boulevard	B4	half parking	0.09		East	Nan Realty, Lincoln MA
7D	11	Boulevard	B4	mostly parking	0.095		East	Nan Realty, Lincoln MA
7E	0	Boulevard	B4	parking	0.09		East	Nan Realty, Lincoln MA
8A	175	Mass Ave	B3	Fox Library	0.04 1,768sf	Fox/Housing Feasibility Study Done	East	Town of Arlington
8B	0-Lot	Cleveland	B3	Fox Library	0.117 5,103sf	Fox/Housing Feasibility Study Done	East	Town of Arlington
9	177-183	Mass Ave	B3	Shops	0.062 2,708sf	adjacent to fox library	East	ROGARIS JOHN P/ TRUSTEE
10	90	Summer	B2A	O'Donoghue, Scutra	0.35		Center	John & Kevin O'Donoghue
11	71	Summer	B4	Parking; Fresh Pond Seafood	0.63		Center	Arlington Center Garage
12	0	Medford	R1	Russell Common Parking lot	1.5	(Possible podium construction above parking)	Center	Town of Arlington
13A	67	Pleasant	R1	Verizon switching building	0.6		Center	Verizon New England, Inc., Addison TX
13B	0	Maple	R1	parking lot behind Verizon building	0.198		Center	Verizon New England, Inc., Addison TX
14A	16	Medford	R1	Arlington Catholic High School	0.9		Center	Roman Catholic Archdiocese of Boston

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DRAFT IN-PROGRESS, Affordable Housing Overlay District Sites

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14B	24	Medford	R1	St. Agnes Rectory	0.38		Center	Roman Catholic Archdiocese of Boston
14C	37	Medford	R2	St Agnes Parish Center, St. Agnes School	2.07		Center	Roman Catholic Archdiocese of Boston
15	58	Medford	B2A	offices	0.289 12,600		Center	58-60 Medford Street LLC
16	366	Mass Ave	B2	Office condos, vacant, depreciated building	0.29 12,438		Center	Ten condos owned by Mass-Arlington Realty, Somerville; One condo owned by Eye Associates Realty, Burlington
17	370	Mass Ave	B1	American Legion Post 93	0.201		Center	Arlington Post No. 39, Arlington
18	1980	Garden St	I	Garage; unpaved parking	0.496		Center	NCH Holdings, North Billerica, MA
19	874	Mass Ave	B4	TD Bank	0.49		Center	TD Bank NA, Mount Laurel, NJ
20A	864-870	Mass Ave	B4	Leader Plaza	0.17		Center	864 Mass Ave LLC, Arlington (Sushil K. Tuli, Arlington)
20B	856	Mass Ave	B4	Brookline Bank	0.23		Center	864 Mass Ave LLC, Arlington (Sushil K. Tuli, Arlington)
21A	11-17	Hillside	R1	Youth Villages	1.12		West	Youth Villages, Memphis, TN
21B	6	Claremont	R1	Youth Villages	0.51		West	Youth Villages, Memphis, TN
21C	14	Claremont	R1	Youth Villages	0.48		West	Youth Villages, Memphis, TN
21D	3	Claremont	R1	Youth Villages	0.31		West	Youth Villages, Memphis, TN
21E	0	Wollaston	R1	parking	0.14		West	Youth Villages, Memphis, TN
21F	181	Appleton	R1	Hillside Avenue Realty	0.14		West	Hillside Avenue Realty Trust, Order of St. Anne
22A	91	Park	R1	Park Ave Congregational Church	0.16		West	Park Ave Congregational Church
22B	54	Paul Revere	R1	Park Ave Congregational Church	0.107		West	Park Ave Congregational Church
22C	3	Wollaston	R1	Park Ave Congregational Church	0.156		West	Park Ave Congregational Church
23A	1100-1102	Mass Ave	B4	Greater Boston Motorsports block	0.225	Built 1964 and 1972	StopnShop/Ottoson	Pasquale Cerundolo, Trustee, Beverly, MA
23B	1098	Mass Ave	B4	R. Cerundolo Trustee, Greater Boston Motorsports	0.25		StopnShop/Ottoson	Ralph Cerundolo, Trustee, Beverly, MA
23C	1092-1094	Mass Ave	B4	R. Cerundolo Trustee, Greater Boston Motorsports	0.14		StopnShop/Ottoson	Ralph Cerundolo, Trustee, Beverly, MA

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24A	1165	Mass Ave	I	Mirak Hyundai			StopnShop/Ottoson	1165R Mass Ave MA Property LLC, Franklin St., Boston
24B	1125	Mass Ave	I	Mirak Chevrolet			StopnShop/Ottoson	Yukon Realty, LCC, Arlington, MA
24C	1125R	Mass Ave		Behind Mirak			StopnShop/Ottoson	Yukon Realty, LCC, Arlington, MA
24D	0	Ryder St	I	Behind Mirak			StopnShop/Ottoson	Yukon Realty, LCC, Arlington, MA
24E	0	Quinn Rd	I	Behind Mirak			StopnShop/Ottoson	Yukon Realty, LCC, Arlington, MA
25A	19	Prentiss	B4	Alosia Function Hall			StopnShop/Ottoson	Alosia Realty Trust, Sunshine Nursery School, Arlington
25B	0	Prentiss	B4	Parking leased to RCN	0.1	Parking lot for 40+ years	StopnShop/Ottoson	Arlington Center Garage
25C	961	Mass Ave	B4	Parking leased to RCN	0.11		StopnShop/Ottoson	Arlington Center Garage
25D	951	Mass Ave	B4	Parking leased to RCN	0.1		StopnShop/Ottoson	Arlington Center Garage
25E	963	Mass Ave	B4	Parking leased to RCN	0.19		StopnShop/Ottoson	Arlington Center Garage
25F	0	Mass Ave	B4	Parking	0.13	Parcel 54-1-13	StopnShop/Ottoson	Arlington Center Garage
25G	0	Mass Ave	B4	Parking	0.3	Parcel 54-1-10	StopnShop/Ottoson	Arlington Center Garage
25H	956	Mass Ave	B4	RCN Building	0.48		StopnShop/Ottoson	Arlington Center Garage
25I	960	Mass Ave	B4	Grey Patti Automotive	0.23		StopnShop/Ottoson	Arlington Center Garage
26A	52	Dudley St	I	Three Family	0.14 6,097		StopnShop/Ottoson	Farrell Dudley LLC, Woburn, MA

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26B	54-56	Dudley St	I	Two Family	0.14 6,098		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA
26C	9	Dudley St Pl	I	BBQ Barn, et al.	0.769 33,498		StopnShop/ Ottoson	Farrell Dudley LLC, Woburn, MA
27A	468	Mystic	R0	Winchester Country Club	45	MBTA Bus stop for 350	North	Winchester Country Club
27B	0	Old Mystic	R0	Winchester Country Club	2.94		North	Winchester Country Club
28	307	Washington	R1	Boston Gas	1.87	MBTA Bus stop for 67 Turkey Hill. Almost entirely undeveloped	North	Boston Gas Co.DBA National Grid, Waltham MA
29	188	Medford	R2	Winchester Savings Bank	0.39		North	The 1871 Co. LLC, Winchester, MA
30A	0 Lot	Edmund Rd	R1	Vacant	0.25 10,890	Near	North	David and Samantha Jasnos
30B	69	Edmund Rd	R1	Single family home	0.85 37,026	MBTA Bus stop for 67 Turkey Hill.	North	David and Samantha Jasnos
31A	291	Hillside	R1	St Paul's Lutheran Church	0.89		South	St Paul's Lutheran Church
32B	929	Concord Tpke	R1	St Paul's Lutheran Church	0.88		South	St Paul's Lutheran Church
33	0	Kent Lane	R1	Belmont Country Club	11.19	MBTA Bus stop for 76, 78 Pilgrim Rd/ Golden Ave	South	Belmont County Club
34A	0	Concord Tpke	R1	St Camillus	6.76		South	Roman Catholic Archdiocese of Boston
34B	1175	Dow Ave	R1	St Camillus	0.22957		South	Roman Catholic Archdiocese of Boston
35A	54	Medford St	R7	Chestnut Manor	1.4 60,879		Center	Arlington Housing Authority
35B	8	Summer St	R7	Cusak Terrace	1.77 77,304		Center	Arlington Housing Authority
35C	37	Drake Rd	R6	Drake Village Complex	4.29		West	Arlington Housing Authority
35E	108-122	Decatur St	R5	Mystic Gardens	1.15 50,296sf	Only 6 AHA Units in Complex	East	Arlington Housing Authority

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35F	4	Winslow St	R7	Winslow Towers	1.01 43,900sf		Center	Arlington Housing Authority
35G		Gardner/ Fremont/ Memorial/ Sunnyside	R5	Menotomy Manor	11.69		East	Arlington Housing Authority
36	105	Broadway	B4 (Vehic)	Bank + parking	0.193 8,395sf	nr. HCA prop.	East	E.Cambridge Savings Bank
37	101	Broadway	B4 (Vehic)	Dunks	0.205 8,917sf	nr. HCA prop.	East	Bolanus/Liberty
38	111	Broadway	B4 (Vehic)	vacant	0.25 10,890sf	nr. HCA prop.	East	Lyons Fuel
39	125	Broadway	B4 (Vehic)	Gas station	0.23 10,018sf	nr. HCA prop.	East	Eli's Gas Station
40A	26	Westminster	R1	aff. Hsg. 9 units	0.173 7,536sf	Aff. Housing	Hts.	HCA
41B	0	Lowell	R1	vacant land abuts aff. Hsg.	.26 11,325 sf	part of West-minster project	Hts.	HCA
42	0	Bow St	R2	parking	0.12 5,227sf		Hts.	Richard Johnson
43	9	Westminster	R2	Covenant Church	0.244 10,628sf	church	Hts.	Christian Life Fellowship Church
44	19	Park Ave.	I	Gas station	0.12 5,227sf		Hts.	19 Park Ave. LLC
45	2-12	Park Ave.	B2	Convenience store, karate	0.1 4,356sf		Hts.	Stepanian, Krikor, Armine
46	90	Lowell	B2	hair, chiropractor	0.34 24,810sf		Hts.	Richard Blake, Winslow Mgmt.
47	127-133	Broadway	R5	apartment building	5.29	18 apartment units	East	CONSERVATION FOOD & HEALTH



TOWN OF ARLINGTON

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

Department of Planning and Community Development

Town Meeting 2026 Proposed Warrant Articles: Amendments to the Sign Bylaw

To: Arlington Redevelopment Board
CC: Claire Ricker, Director of Planning and Community Development
From: Katie Luczai, Economic Development Coordinator
Date: January 8, 2026
RE: Amendments to the Sign Bylaw

Since joining the Town of Arlington, I have reviewed 65 sign permit applications to date. After working with the Bylaw for the last two years, I would like to propose several changes based on my experience working with both incoming and established Arlington businesses and sign fabricators.

Attached to this memo is a red-lined version of the Town of Arlington Zoning Bylaw with the proposed changes as well as recent examples. Thank you for your consideration.

Proposed Warrant Article:

To see if the Town will vote to amend Section 6.2 Signs, of the Zoning Bylaw, to make amendments to various sections of the Sign; or take any action related thereto.

1. Traffic Visibility at Intersections

- a. Under the current Bylaw, no signage is allowed to be installed within the triangular area formed between the property lines and a diagonal line joining points on the property lines 25 feet from the point of their intersection (refer to Reference Image 1). Under the Bylaw, under Prohibited Signs, the Town already forbids "signs that could be confused with any authorized traffic signal or device or that interfere with, obstruct, confuse, or mislead traffic." The triangular area to determine traffic visibility can be reduced as its duplicative and has limited the ability of Arlington's businesses to install signage that would have otherwise not interfered with traffic visibility.
- b. *Recommended change:* **Reduce from 25 ft. to 10 ft.**
 - i. Alternative change: **Do not allow projecting signs in the traffic visibility area but allow non-illuminated wall signs.**
- c. Recent Example: Marathon Sports (673 Mass Ave) originally proposed a wall sign above their entry door; however, this would have technically been within the Traffic Visibility Intersection. Within the Intersection, this sign would not have interfered with traffic safety.

2. Allow Cabinet Signs

- a. Under the current Bylaw, cabinet signs are prohibited. Existing non-conforming cabinet signs in Town have not detracted from the vibrancy of the Town's business districts (refer to Reference Image 2). It should be allowed as an option as it is commonly allowed in most towns.
- b. *Recommended change:* **Remove Cabinet Signs from list of Prohibited Signs.**

3. Allow exception for electronic Massachusetts Lottery signs
 - a. Under the current Bylaw, Town staff consider Mass Lottery signs to be electronic displays. To ensure equitable applicability of Bylaw while promoting local commerce, allow one Massachusetts Lottery sign to be used per business (refer to Reference Image 3).
 - b. *Recommended change:* **Add an exception under Prohibited electronic message boards and electronic displays for Mass Lottery signs.**
4. Allow future Marquees for Arlington's theatres to go digital
 - a. Under the current Bylaw, Electronic Message Centers or electronic displays are prohibited. As the signage of the Capitol and Regent Theatres comes to the end of their useful lives, the Town would like to give the option for the Marquee signs to become fully or partially electronic. This is largely for the safety of their employees who are required to change out the letters by hand (refer to Reference Image 4). Technology for digital marquees has advanced significantly since the Town Bylaw regarding signage was last revised in 2015.
 - b. *Recommended change:* **Add an exception under Prohibited electronic message boards and electronic displays for Marquee Signs with administrative approval of DPCD.**
5. Amend all mentions of Neighborhood Business District (B1)
 - a. *Recommended change:* **Where mentioned, revise all references to Neighborhood Office District (B1).**
6. Allow Canopy and Projecting Sign Types in Residential/Business District
 - a. As we see more MBTA Communities projects include ground floor commercial space in areas zoned R7 we should allow Canopy and Projecting signs. There are great recent examples such as Juno Space at 1025 Mass Ave which have proposed beautiful signs for their ground floor commercial spaces (refer to Reference Image 5).
 - b. *Recommended change:* **Add "Y" for Canopy Sign and Projecting Sign under Allowed Sign Types by Sign District for Residential/Business (R4, R5, R6, R7, B2).**
7. Allow Freestanding Projecting Sign Type in Residential/Business District
 - a. As we have expanded B2 properties, new businesses are seeking new signage for lawn space. Allowing Freestanding Projecting Signs will give more options for businesses. Currently, for businesses looking to install a sign in a lawn area, the only option would be to install a Directory Sign or Post Sign, which may not convey the sense of place a business historically located in B1 would want (refer to Reference Image 6). Freestanding Projecting Signs are traditionally more decorative than other sign types allowed.
 - b. *Recommended change:* **Add "Y" for Freestanding Projecting Sign under Allowed Sign Types by Sign District for Residential/Business (R4, R5, R6, R7, B2).**
 - c. Recent example: A new business located at 1011 Mass Ave was looking to install a new sign and was hoping to install a freestanding projecting sign, however, this type of sign is not allowed for their parcel under current zoning.
8. Limit allowable portable A-Frame signs to one per business
 - a. Under the current Bylaw there are no limitations to the number of A-Frames per business. To maintain ample sidewalk space and public placemaking we ask that A-frames are limited to one per business (refer to Reference Image 7).
 - b. *Recommended change:* **Add Max. One (1) A-Frame per business under Other Requirements for Standards for Specific Portable and Temporary Signs for A-Frames.**

Town of Arlington Zoning Bylaws

Sign Regulations

6-14 / STANDARDS

- (3) Bicycles that must be lifted off of the ground or floor without any physical assistance.
- G. The location of bicycle parking spaces shall comply with the following requirements:
 - (1) Short-term bicycle parking shall be located within 50 feet of the main entrance of a building or no further away than the nearest off-street parking space, whichever is closer, with appropriate signage leading to the bicycle parking if not visible from the main entrance;
 - (2) Long-term bicycle parking shall be provided within the building containing the use that it is intended to serve, or within a structure that is no more than 200 feet from the main entrance of a building. Bicycle parking serving multiple uses or buildings may be pooled into a single secure area, enclosure, or facility;
 - (3) Bicycle parking must not require lifting bicycles off the floor or carrying bicycles up or down any steps or stairs; and
 - (4) While requirements in this Section shall not be satisfied within individual residential dwelling units, residents may bring bicycles into their individual dwelling unit for storage.
- H. The requirements of this Section may be reduced as follows after a finding of the Special Permit Granting Authority that the characteristics of the use, structure, or facility makes the use of bicycles unlikely or would substantially reduce the use of bicycles:
 - (1) For non-residential uses, up to twenty percent of the required long-term bicycle parking spaces or four spaces, whichever is greater, may be converted to short-term bicycle parking spaces; and
 - (2) For residential uses requiring six long-term bicycle parking spaces or fewer, the long-term bicycle parking spaces may be designed to meet the requirements for short-term bicycle parking spaces, so long as the bicycle parking spaces are covered to be protected from precipitation, are in a secure area, and are located on the same lot as the residential uses they serve.

6.2 SIGNS

6.2.1. General Provisions

- A. Purpose. The purpose of this Section is to promote the public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and non-discriminatory sign standards and requirements, including the following specific purposes:
 - (1) Ensure that all signs are compatible with the unique character and environment of the Town of Arlington, and that they support the desired ambience and development patterns of the various districts, overlay districts, and historic areas within the Town;

- (2) Balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages;
 - (3) Improve pedestrian and traffic safety by promoting the free flow of traffic and the protection of pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;
 - (4) Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or poorly maintained;
 - (5) Protect property values, the local economy, and quality of life by preserving and enhancing the appearance of the streetscape; and
 - (6) Provide consistent sign design standards that enable the fair and consistent enforcement of these sign regulations.
- B. Authority. This Section is the primary tool for implementing the sign policies of the Town of Arlington and other state and local requirements. Whenever any provision of this Section refers to or cites a section of state law, and that section is later amended or superseded, the Section shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.
- C. Applicability. This Section applies to all signs within the Town of Arlington regardless of their nature or location, unless specifically exempted in Section 6.2.1(E).
- (1) Standards for Permanent Signs are found in Section 6.2.5.
 - (2) Standards for Portable Signs and Temporary Signs are found in Section 6.2.6.
 - (3) Standards for signs located in any historic district are regulated pursuant to the Bylaws of the [Town of Arlington Title VII, Historic Districts, Article 4](#), and the Arlington Historic Districts Commission Design Guidelines for Local Historic Districts.
 - (4) Standards for signs for home occupations are regulated pursuant to Section 5.9.1.
 - (5) Nothing in this Section shall be construed to prohibit a person from holding a sign while picketing or protesting on public property that has been determined to be a traditional or designated public forum, so long as the person holding the sign does not block ingress and egress from buildings, create a safety hazard by impeding travel on sidewalks, in bike or vehicle lanes, or on trails, or violate any other reasonable time, place, and manner restrictions adopted by the Town of Arlington.
- D. Substitutions and Interpretations. This Section is not intended to, and does not, restrict speech on the basis of its content, viewpoint, or message. No part of this Section shall be construed to favor commercial speech over non-commercial speech. A non-commercial message may be substituted for any commercial or non-commercial message displayed on a sign without the need for any approval or sign

permit, provided that the sign is otherwise permissible under this Section. If a commercial message is substituted for any other commercial message, a sign permit is required pursuant to Section 6.2.2(A)(1). To the extent any provision of this Section is ambiguous, the term will be interpreted not to regulate on the basis of the content of the message.

E. Exemptions. The following signs are not regulated under this Section:

- (1) Any sign, posting, notice or similar signs placed, installed, or required by law by a town, county, or a federal or state governmental agency in carrying out its responsibility to protect the public health, safety, and welfare, including the following:
 - a) Emergency and warning signs necessary to warn of dangerous and hazardous conditions and that serve to aid public safety or civil defense;
 - b) Traffic signs erected and maintained by an authorized public agency;
 - c) Signs required to be displayed by law, regulation, or ordinance;
 - d) Signs directing the public to points of interest;
 - e) Signs showing the location of public facilities; and
 - f) Numerals and letters identifying an address from the street to facilitate emergency response and compliant with Town requirements.
- (2) Non-illuminated non-commercial signs on single-family, two-family, and three-family residences and duplexes in residential zoning districts;
- (3) Non-illuminated signs which provide incidental information including, but not limited to credit card acceptance, business hours, open/closed, no soliciting, directions to services and facilities, or menus, provided these signs do not exceed an aggregate of six square feet in sign area;
- (4) Building identification signs not exceeding two square feet in area for residential buildings and four square feet in area for nonresidential and mixed-use buildings;

Building Identification Sign

(See Section 6.2.1(E)(2))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (5) Signs not exceeding 11 x 17 inches posted on a community bulletin board;
 - (6) Landmark signs;
 - (7) Historical plaques and commemorative signs erected and maintained by non-profit organizations, building cornerstones, and date-constructed stones not exceeding four square feet in area;
 - (8) Signs not readable from the public right-of-way, including:
 - a) Signs or displays located entirely inside of a building and not visible from the building's exterior, such as those for home occupations described in Section 5.9.1;
 - b) Signs intended to be readable from within a parking area or Town park but not readable beyond the boundaries of the lot or parcel upon which they are located or from any public right-of-way; and
 - c) Signs located within Town of Arlington recreation facilities; and
 - (9) Any notice as defined in [Title V, Article 1](#) of the Town Bylaws.
- F. Severability. If any section, sentence, clause, phrase, word, portion, or provision of this Section is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this Section which can be given effect without the invalid provision. The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this Section to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such section, sentence, clause, phrase, word, portion or provision to any other property or structure not specifically included in said invalidation.

6.2.2. Procedures

A. Permanent Sign Permits.

- (1) Sign Permit Required. A sign permit is required to erect, install, construct, move, alter, replace, suspend, display, or maintain (i.e., removal of the sign so that structural elements supporting the sign may be maintained) any permanent sign, unless otherwise specified in this Section. Each sign and change of copy (i.e., changing of the face or letters on a sign) requires a separate Sign Permit except as allowed in Section 6.2.1(D).
 - a) All permanent signs must comply with all applicable requirements and standards established in this Section.
 - b) Any sign not authorized pursuant to this Section is not allowed.
- (2) Review and Approval.
 - a) Application Required. An application for a sign permit shall be filed with the Department of Inspectional Services, together with required fees and supporting documentation.
 - b) Review. The Building Inspector shall review all sign permit applications and supporting documentation for compliance with the standards of this Section. The Building Inspector will refer the sign permit application to the Department of Planning and Community Development for review before issuing the sign permit. The Department of Planning and Community Development shall complete a design review and, based on the Arlington Redevelopment Board's Rules and Regulations, determine whether the application should be referred to the Arlington Redevelopment Board.
 - c) Determination. Following review by the Department of Planning and Community Development and the Arlington Redevelopment Board, as applicable, the Building Inspector shall determine whether the sign permit may be issued or if additional information is required from the applicant to complete the permit application. If the sign permit application is denied, the reason shall be stated in writing.
 - d) Building Permit Required. If the Building Inspector determines that a separate electrical or structural permit is required, the applicant shall be notified. The sign permit shall not be issued until all other required permits have been obtained.

B. Temporary Sign Permits.

- (1) Sign Permit Required. A temporary sign permit is required to display a temporary wall banner sign, an A-frame sign, or an upright sign placed in the public right-of-way. All temporary wall banner signs, A-frame signs, and upright signs must comply with all applicable requirements and standards established in this Section.
- (2) Duration of Temporary Sign Permit. A temporary sign permit for a wall banner is valid for 60 days beginning with the date of issuance. There are no time limitations for A-frame or upright signs installed in public right-of-way for which a temporary sign permit is required pursuant to Section 6.2.6(C).
- (3) Review and Approval.

- Application Required. An application for a temporary sign permit and any supporting documentation shall be filed with the Department of Inspectional Services by a business owner or a property owner on behalf of the business.
- Each tenant in a multi-tenant building is entitled to a temporary wall banner sign in accordance with this Section.
- Review. The Building Inspector shall review the temporary sign permit application for compliance with the standards in Section 6.2.6. The Building Inspector may refer the temporary sign permit application to the Department of Planning and Community Development for review before issuing the sign permit.
- Determination. The Building Inspector shall determine whether the temporary sign permit may be issued or if additional information is required from the applicant to complete the permit application. If the temporary sign permit application is denied, the reason shall be stated in writing.

C. Sign Special Permits.

- (1) A sign special permit may be granted by the Arlington Redevelopment Board to allow more than the number of signs allowed under this Section 6.2, or signs of a greater size or in a location other than that specified in this Section 6.2 provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest. In no case shall any sign allowed exceed a maximum sign area of four feet times the length of the building frontage.
- (2) An application for a sign special permit shall comply with the submission requirements and procedures in Section 3.3 and Section 3.4 and the rules and regulations of the Arlington Redevelopment Board, as applicable.

D. Appeals. A decision of the Building Inspector may be appealed by any aggrieved person pursuant to Section 3.1.3.

6.2.3. General Restrictions for All Signs

A. Location Restriction. Except where specifically authorized in this Section, signs may not be placed in the following locations:

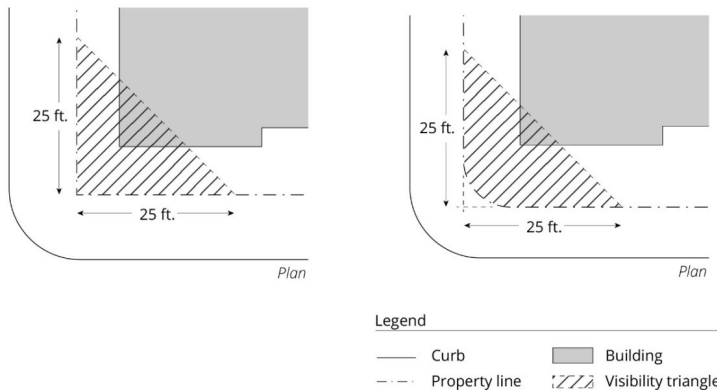
- (1) Within, on, or projecting over public property, Town rights-of-way, and the Minuteman Bikeway, or waterways, except signs specifically authorized by this Section 6.2, including Shared Mobility Docking Stations;
- (2) Any location that obstructs the view of any authorized traffic sign, signal, or other traffic control device;
- (3) On property at any corner formed by intersecting streets, within the triangular area formed between the property lines and a diagonal line joining points on the property lines 10-25 feet from the point of their intersection, or in the case of rounded property line corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on the tangents 10-25 feet from the point of their intersection;

STANDARDS

Commented [KL1]: This location restriction has unduly prevented a business from locating signage in an otherwise appropriate location. While well-meaning, wall signage installed on a building within the Traffic Visibility window would not interfere with traffic. Should proposed signage interfere with traffic and pedestrian safety the Board may deny based on Prohibited Signage section (Town prohibits "Signs that could be confused with any authorized traffic signal or device or that interfere with, obstruct, confuse or mislead traffic").

Traffic Visibility at Intersections

(See Section 6.2.3(A)(3))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (4) Areas allowing for ingress to or egress from any door, window, vent, exit way or fire lane required by the Building Code or Fire Department regulations currently in effect;
 - (5) Off the premises of the business to which the commercial advertising sign refers, except as provided in Section 6.2.6;
 - (6) On fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for a manufacturer's or installer's identification, appropriate warning signs and placards, and information required by law;
 - (7) Where they cover the architectural features of a building, such as dormers, insignias, pilasters, soffits, transoms, trims, or another architectural feature;
 - (8) Tacked, painted, burned, cut, pasted, or otherwise affixed to trees, rocks, light and utility poles, posts, fences, ladders, benches, or similar supports that are visible from a public way except for notices as defined in Title V, Article 1, of the Town Bylaws; and
 - (9) On the roof of a building or structure.
- B. Prohibited Signs. Except as otherwise provided in this Section, the following signs are prohibited and considered illegal:
- (1) Signs that could be confused with any authorized traffic signal or device or that interfere with, obstruct, confuse or mislead traffic;
 - (2) Bandit Signs;
 - ~~(3) Cabinet Signs;~~
 - (3) Electronic Message Centers or electronic displays;

Commented [KL2]: Existing non-conforming cabinet signs in Town have not detracted from the vibrancy of the Town's business districts. It should be allowed as an option as it is commonly allowed in most towns.

a) Exception to be made for businesses to display, one (1) state-provided signage for the Massachusetts Lottery;

(4)b) Exception for Marquee signs with administrative approval of Department of Planning and Community Development staff.

Commented [KL3]: Under the current Bylaw, the Mass Lottery signs are considered electronic displays. To ensure equitable applicability of Bylaw, allow one Massachusetts Lottery sign to be used per business.

(5)(4) Inflatable balloons, spinners, strings of flags and pennants, feather banners, fixed aerial displays, streamers, tubes, or other devices affected by the movement of the air or other atmospheric or mechanical means either attached to a sign or to vehicles, structures, poles, trees and other vegetation, or similar support structures, except as allowed in Section 6.2.6;

Commented [KL4]: As the signage of the Capitol and Regent Theatres comes to the end of their useful lives, the Town would like to give the option for the Marquee signs to become fully or partially electronic. This is largely for the safety of their employees who are required to change out the letters by hand.

(6)(5) Signs affixed to trucks, automobiles, trailers, or any other vehicle that advertise, identify or provide direction to a use or activity not related to its lawful use for making deliveries, the sale of merchandise, or rendering services from such vehicles;

(7)(6) The parking of delivery, sales, or service vehicles in an off-site location, or on-site within a parking lot adjacent to a public street, for the purpose of advertising;

(8)(7) Any sign which advertises a business no longer in existence or a product or service no longer being sold, except landmark signs;

(9)(8) Any portable or temporary sign, other than those signs allowed pursuant to Section 6.2.6; and

(10)(9) Any other signs not specifically allowed by the provisions of this Section.

C. Display Restrictions. The purpose of this Section is to regulate the manner in which signs convey their messages by specifying prohibited display features that create distractions to the traveling public and create visual clutter that mar the natural and architectural aesthetics of the Town of Arlington. Signs with the following display features are prohibited:

- (1) Animated features which rotate, move, or give the appearance of moving by mechanical, wind, or other means. Barber poles no more than three feet in height and 10 inches in diameter, flags, and clocks are excepted from this restriction;
- (2) Sound, odor, or any particulate matter including, bubbles, smoke, fog, confetti, or ashes;
- (3) Lighting devices with intermittent, flashing, rotating, blinking or strobe light illumination, animation, motion picture, or laser or motion picture projection, or any lighting effect creating the illusion of motion, as well as laser or hologram lights;
- (4) Internally illuminated signs with a directly exposed light source, except for neon incorporated into the design of a permanent window sign. See Section 6.2.4(C);

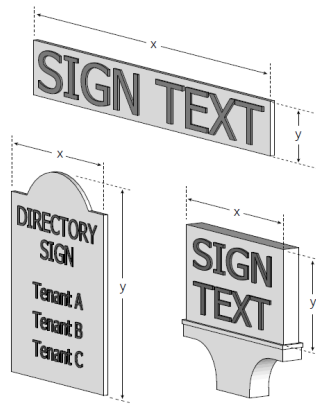
- (5) Surfaces that reflect light by means of a glossy, polished, or mirrored surface; and
- (6) Strings of lights used in connection with commercial premises, except when used for temporary lighting for decoration, and lights arranged in the shape of a product, arrow, or any commercial message.

6.2.4. General Requirements for All Signs

- A. Sign Message. Any sign may contain, in lieu of any other message or copy, any lawful non-commercial message, so long as the sign complies with the size, height, area, location, and other requirements of this Section.
- B. Sign Measurement.
 - (1) Sign Area Measurement. Sign area for all sign types is measured as follows:
 - Signs on Background Panel. Sign copy mounted, affixed, or painted on a background panel or surface distinctively painted, textured, or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangle(s) that will enclose both the sign copy and the background.

Sign Area for Signs on Background Panel

(See Section 6.2.4(B)(1))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- Signs with Individual Letters. Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured or otherwise altered to provide a distinctive background for the sign copy, is measured as a sum of the smallest rectangle(s) that will enclose each word and each graphic in the total sign.

Sign Area for Signs with Individual Letters
(See Section 6.2.4(B)(1))

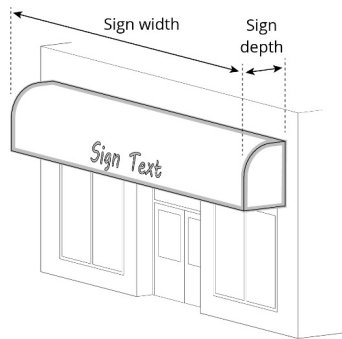


This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- Signs on Illuminated Surfaces. Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include lit canopy fascia signs, and/or interior lit awnings.

Sign Area for Signs on Illuminated Surfaces

(See Section 6.2.4(B)(1))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- **Irregular Shaped Signs.** Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles, arcs, or other shapes the area of which is easily calculated.

Sign Area for Irregular Shaped Signs

(See Section 6.2.4(B)(1))



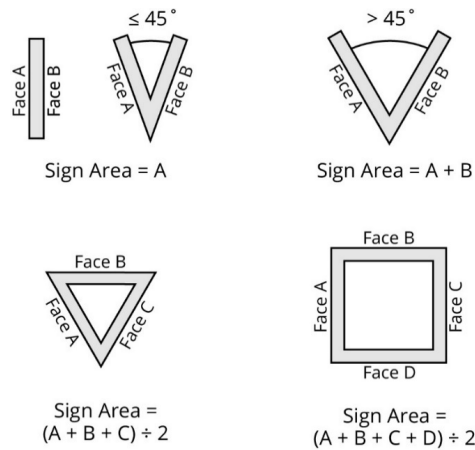
This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- **Multi-Face Signs.** Multi-face signs are measured as follows:
 - Two face signs: If the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is determined by the measurement of one sign face only. If the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.

- Three or four face signs: The sign area is 50 percent of the sum of the areas of all sign faces.

Sign Area for Multi-Face Signs

(See Section 6.2.4(B)(1))

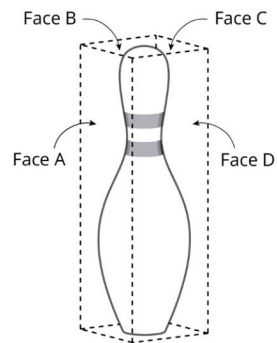


This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- Spherical, free-form, or sculptural sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure. Signs with greater than four polyhedron faces are prohibited.

Sign Area for Spherical and Free-form Signs

(See Section 6.2.4(B)(1))

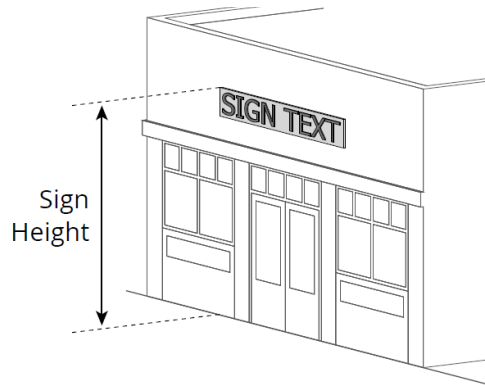


$$\text{Sign Area} = \frac{(A + B + C + D)}{2}$$

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- Numerals and letters up to 2 square feet in area used to identify an address are not included in the determination of sign area.
- (2) Sign Height Measurement. Sign height is measured as follows:
 - a) Building Mounted Sign Height. The height of signs mounted on the wall, fascia, mansard, or parapet is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or sign structure.

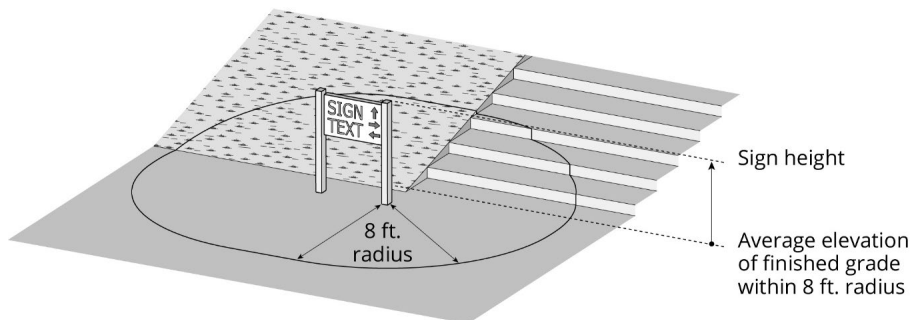
Building Mounted Sign Height
(See Section 6.2.4(B)(2))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- b) **Freestanding Sign Height.** Sign height is measured as the vertical distance from the average elevation of the finished grade within an eight-foot radius from all sides of the sign at the base of a sign to the top of the sign, exclusive of any filling, berming, mounding or landscaping solely for the purpose of locating the sign, including decorative embellishments.

Freestanding Sign Height
(See Section 6.2.4(B)(2))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- C. Sign Illumination. All allowed permanent signs may be non-illuminated, illuminated by internal light fixtures, halo illuminated, or illuminated by external indirect illumination, unless otherwise specified. All permanent signs for single-family, two-family, and three-family residences or duplexes and all temporary signs must be non-illuminated.
- (1) No sign shall be illuminated between 12:00 AM and 6:00 AM, except signs identifying emergency services such as police and ambulance stations or hospitals and signs on premises open for business during that time.
 - (2) Internally Illuminated Signs.
 - a) Internally illuminated signs include signs constructed with pan channel letters, preferably without raceways, or internal/indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall.
 - b) Single-color LED signs are considered internally illuminated signs.
 - (3) Externally Illuminated Signs. Externally illuminated signs must be illuminated only with steady, stationary, fully-shielded light sources directed solely onto the sign without causing glare. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays to the sign face and away from streets and adjacent properties.
 - (4) Direct illumination is limited to marquee signs; see Section 6.2.5(C)(6) and is limited to the illumination of letters, numbers, symbols and accents on the marquee sign. Exposed lamps may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of the illuminated elements occurs on a cycle that exceeds two seconds.
- D. Neon and Single-Color LED Signs. Neon or single-color LED signs placed in a window count toward the aggregate area for all window signs and must not exceed 25 percent of the area of the window. Any individual neon or single-color LED sign must not exceed four square feet in area. Other uses of neon are prohibited; see Section 6.2.3(C)(4).
- E. Structure and Installation. The construction of signs shall be enforced and administered by the Building Inspector. All signs and advertising structures must be designed to comply with the provisions of this Section 6.2 and applicable provisions of the Building and Electrical Codes and constructed to withstand wind loads, dead loads, and lateral forces.
- (1) Any angle iron, bracing, guy wires, or similar features used to support a sign must not be visible to the extent technically feasible.
 - (2) Where electrical service is provided to freestanding signs or building mounted signs, the service must be placed underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, must be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A building permit shall be issued prior to installation of any new signs requiring electrical service.

- (3) Raceway cabinets shall only be used in building mounted signs when access to the wall behind the sign is not feasible, shall not extend in width and height beyond the area of the sign, and shall match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business. A raceway cabinet is not a cabinet sign.

Raceway Cabinets

(See Section 6.2.4(E)(3))



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (4) All permanent signs allowed by this Section must be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of a built-up environment and must be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.
- F. **Sign Maintenance.** Unless otherwise specified in this Section, all signs must be maintained by any property owner, lessor, lessee, manager, agent, or other person having lawful possession or control over a building, structure, or parcel of land. Signs must be maintained in a condition or state of equivalent quality to that which was approved or required by the Town of Arlington.
- (1) All signs together with their supports and appurtenances must be maintained in good structural condition, in compliance with applicable Building and Electrical Codes, and in conformance with this Section. Maintenance of a sign includes periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to comply with the requirements and contents of the sign permit issued for its installation and provisions of this Section.
- (2) Required landscaped areas contained by a fixed border, curbed area, wall, or other perimeter structure must receive regular repair and maintenance. Plant materials that do not survive after installation in required landscape areas are required to be replaced within three months.

- (3) The Building Inspector has the authority to order the repair, maintenance, or removal of any sign or sign structure that has not been maintained and is dangerous or in disrepair, or which is erected or maintained contrary to the requirements of this Section.
- (4) Failure to maintain a sign constitutes a violation of this Section and shall be subject to enforcement action, in which case the Building Inspector may order the removal of any sign that is determined to be in disrepair or dangerous pursuant to the provisions of Section 3.1.

6.2.5. Standards for Permanent Signs

- A. Purpose and Applicability. This Section establishes the standards for permanent building mounted and freestanding signs that are applicable in all districts. Standards for each allowed sign type are provided in tables in Sections 6.2.5(D) and 6.2.5(E). These tables are organized as permanent building mounted and freestanding signs for each sign type. All permanent signs must comply with the standards for sign area, height, number, type, and other requirements provided in these tables.
- B. Sign Districts. The table below summarizes how the Town of Arlington's districts established in Section 4.1 have been combined into sign districts based on similarity of use, building form, and character.

Sign Districts		
Sign District Name	Districts	Description
Residential Sign District	Large Lot Single-Family District (R0) Single-Family District (R1) Two-Family District (R2) Three-Family District (R3)	These districts comprise the vast majority of residential land in Arlington. Signage is limited in these districts, as a variety of allowed signage types could detract from the desired residential character.
Residential/Business Sign District	Townhouse District (R4) Apartment District/Low Density (R5) Apartment District/Medium Density (R6) Apartment District/High Density (R7) Neighborhood Office District (B1) Neighborhood Business District (B2)	These districts generally are located along Massachusetts Avenue, and require a variety of sign types to achieve a diverse, mixed-use character appropriate for neighborhood residential, office, service, and retail uses.
Business Sign District	Major Business District (B2A) Village Business District (B3) Vehicular Oriented Business District (B4) Central Business District (B5)	These districts comprise the major commercial centers in Arlington and require a variety of sign types to achieve a diverse character appropriate for major office, service, and retail uses.
Industrial Sign District	Industrial District (I) Transportation District (T)	These districts allow a number of sign types to achieve a character appropriate for industrial manufacturing, warehousing, and transportation uses.
Multi-Use Sign District	Multi-Use District (MU) Planned Unit Development (PUD)	These districts allow a variety of signage types for larger-scale, multi-use or planned unit developments.
Open Space Sign District	Open Space District (OS)	This district prohibits most sign types, allowing only those necessary to provide information for the primary open space and recreation uses.

Commented [KL5]: Amend mentions of B1


- C. Allowed Sign Types by Sign District. The table below establishes which sign types are allowed in each Sign District.

Allowed Sign Types by Sign District						
Sign Type	Residential ¹ (R0, R1, R2, R3)	Residential/ Business ¹ (R4, R5, R6, R7, B1 , B2)	Business ¹ (B2A, B3, B4, B5)	Industrial ¹ (I, T)	Multi-Use ¹ (MU, PUD)	Open Space ¹ (OS)
Building Mounted Signs²						
Awning Sign		Y	Y	Y	Y	
Bracket Sign		Y	Y		Y	
Canopy Sign		Y	Y		Y	
Directional Sign		Y	Y	Y	Y	
Directory Sign		Y	Y	Y	Y	
Marquee Sign			Y			
Porch Sign	Y	Y				
Projecting Sign		Y	Y	Y	Y	
Service Island Canopy Sign			Y	Y		
Wall Sign	Y	Y	Y	Y	Y	
Window Sign	Y	Y	Y	Y	Y	
Freestanding Signs						
Directory Sign	Y			Y	Y	
Directional Sign		Y	Y	Y	Y	
Freestanding Projecting Sign		Y		Y	Y	Y
Monument Sign			Y	Y		
Post Sign		Y	Y	Y	Y	Y
Mobility Station	Y	Y	Y	Y	Y	Y
End Note: ¹ For Religious and Educational Uses in all Districts, all permanent sign types are allowed except for the following: <ul style="list-style-type: none"> • Awning Sign • Marquee Sign • Projecting Sign • Service Island Canopy Sign ² In all districts, a building may have no more than two of either an awning sign, wall sign, or a window sign.						


Commented [KL6]: Allow for Canopy and Projecting in Residential/Business District - as we see more MBTA Communities projects we should allow Canopy and Projecting signs. There are great recent examples such as Juno Space at 1025 Mass Ave which have tasteful, subtle signs.

D. Standards for All Permanent Building-Mounted Sign Types. The following sign types are allowed, subject to the criteria listed under each sign type.

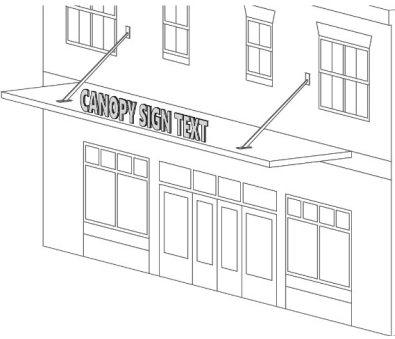
- (1) Awning Sign. Awning signs must comply with the standards provided in the table below.

Awning Sign Standards		 <p>This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.</p>
Standard	Requirements	
Sign Area ¹	1 sq. ft. of sign area per linear foot of awning width.	
Mounting Height	Min. of 8 ft. from the bottom of the awning to the sidewalk.	
Sign Placement	Only above the doors and windows of the ground or second floor of a building. Must not project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located. Sign width shall not be greater than 60% of the width of the awning face or valance on which it is displayed.	
Setback from back of curb	Min. 2 ft.	
Illumination	Non-illuminated or illumination under the awning.	
Permitting	Sign permit required. See Section 6.2.2(A).	
End Notes: ¹ If an awning is placed on multiple store fronts, each business is allowed signage no greater than 60% of the width of the store front.		

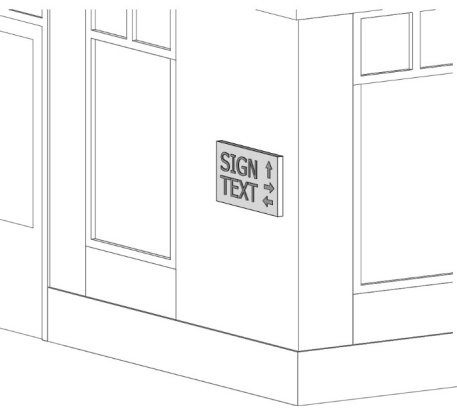
- (2) Bracket Sign. Bracket signs must comply with the standards provided in the table below.

Bracket Sign Standards		 <p>This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.</p>
Standard	Requirements	
Number of Signs	Max. 1 per business.	
Sign Area	Max. 12 sq. ft.	
Mounting Height	Min. of 8 ft. from the bottom of the sign to the sidewalk. Must be mounted perpendicular to the building face or corner of the building.	
Sign Placement	If mounted below the underside of a walkway or overhead structure, must not extend beyond the edge of the structure on which it is located.	
Sign Projection	Max. 5 feet from the building façade.	
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4(C).	
Permitting	Sign permit required. See Section 6.2.2(A).	

- (3) Canopy Sign. Canopy signs must comply with the standards provided in the table below.

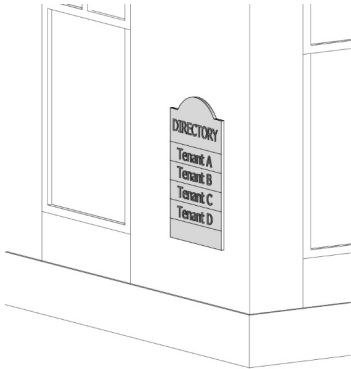
Canopy Sign Standards		 <p>This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.</p>
Standard	Requirements	
Number of Signs	Max 1 per business.	
Sign Area	1 sq. ft. of sign area per linear foot of canopy width.	
Mounting Height	Max. 20 ft. on ground floor canopies. Min. of 8 ft. from the bottom of the sign to the sidewalk.	
Illumination	Non-illuminated or internal illumination only. See Section 6.2.4(C).	
Permitting	Sign permit required. See Section 6.2.2(A).	

- (4) Directional/Driveway Sign. Directional signs must comply with the standards provided in the table below.

Directional/Driveway Sign Standards		 <p>This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.</p>
Standard	Requirements	
Number of Signs	Max. 3 per lot. Max. 1 at each driveway or drive-through lane.	
Sign Area	Max. 3 sq. ft. per sign face.	
Mounting Height	Max. 6 ft. from nearest grade; except, max. 3 ft. at each driveway or drive-through lane.	
Illumination	Non-illuminated or internal illumination only. See Section 6.2.4(C).	
Permitting	Sign permit required. See Section 6.2.2(A).	

- (5) Directory Sign. Directory signs must comply with the standards provided in the table below.

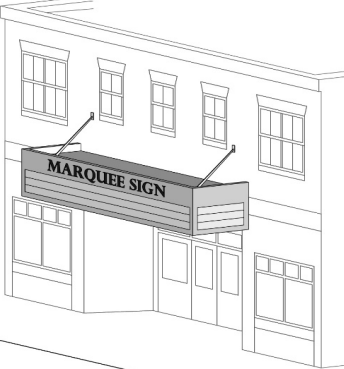
Directory Sign Standards	
Standard	Requirements
Number of Signs	Max. 1 per building.
Sign Area	1 sq. ft. per occupant or tenant space. Max. 16 sq. ft.
Mounting Height	Max. 6 ft. from nearest grade.
Illumination	Non-illuminated, internally illuminated, or externally illuminated only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (6) Marquee Sign. Marquee signs must comply with the standards provided in the table below.

Marquee Sign Standards	
Standard	Requirements
Number of Signs	1 sq. ft. of sign area per linear foot of marquee width.
Sign Area	Min. of 8 ft. from the bottom of the marquee to the sidewalk.
Mounting Height	Only above the doors and windows of the ground or second floor of a building. Must not project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located. Sign width shall not be greater than 60% of the width of the face of the marquee.
Sign Placement	Min. 2 ft. from back of curb
Illumination	Non-illuminated, internally illuminated, or direct illumination only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).
Special Provisions	
Changeable Copy Signs	Equivalent to the total allowable wall sign area. Allowed only as an integral part of a marquee sign. Non-illuminated or internally illuminated. See Section 6.2.4(C). Sign permit required. See Section 6.2.2(A).
Electronic	More to be added as details received from Regent/Capitol



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.


Commented [KL7]: Currently working with Theatres on this matter

Marquee Sign Standards

display


- (7) Porch Sign. Porch signs must comply with the standards provided in the table below.

Porch Sign Standards

Standard	Requirements	 <p>This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.</p>
Number of Signs	Max. 1 per building.	
Sign Area and Dimensions	Max. 6 sq. ft.; Max. dimension of any side 3 ft.	
Mounting Height	Min. 6 ft. 8 inches from the porch floor.	
Sign Placement	Mounted on a beam or other structure parallel to the face of the building.	
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4(C).	
Permitting	Sign permit required. See Section 6.2.2(A).	

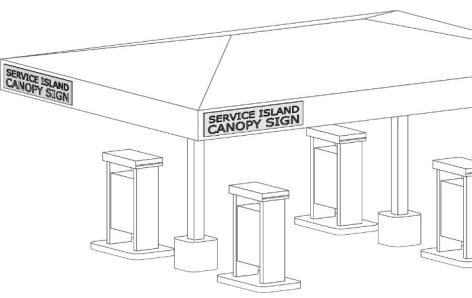
- (8) Projecting Sign. Projecting signs must comply with the standards provided in the table below.

Projecting Sign Standards

Standard	Requirements	 <p>This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.</p>
Number of Signs	Max. 1 per business.	
Sign Area	Max. 16 sq. ft.	
Sign Width	Max. 2 ft.	
Mounting Height	Min. of 8 ft. from the bottom of the sign to the sidewalk.	
Sign Placement	Only on the wall of a building and must not project above the plate line.	
Projection	Max. 12 inches from the wall.	
Illumination	Non-illuminated, internally illuminated, or externally illuminated. See Section 6.2.4(C).	
Permitting	Sign permit required. See Section 6.2.2(A).	

- (9) Service Island Canopy Sign. Service island canopy signs must comply with the standards provided in the table below.

Service Island Canopy Sign Standards	
Standard	Requirements
Number of Signs	Max. 2; 1 per canopy façade.
Sign Area	Max. 20 sq. ft.
Illumination	Non-illuminated or internally illuminated. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



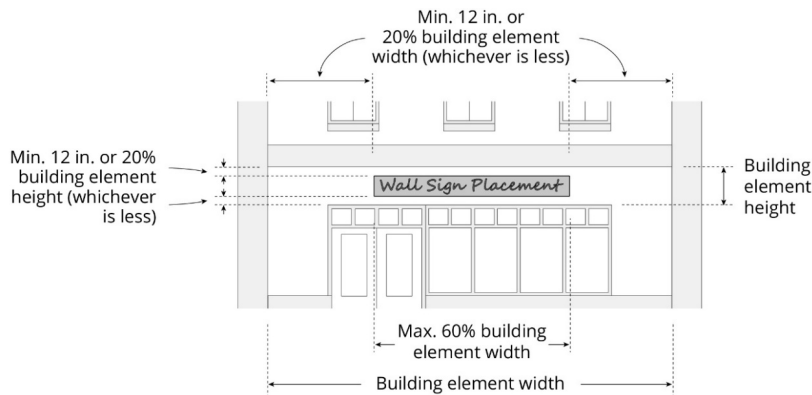
This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (10) Wall Sign. Wall signs must comply with the standards provided in the table below.

Wall Sign Standards		
Standard	Requirements	
	Sign Area and Number of Signs ¹	Sign Height
Residential Sign District:	Max. 1; Max. 4 sq. ft. per residence	Max. 6 ft. to the nearest grade
Residential/Business Sign District:	Max. 1 per residence; Max. 4 sq. ft. Max. 1 per frontage for businesses; Max. 20 sq. ft.	Max. 6 ft. to the nearest grade
Business Sign District:	Max. 1 per frontage; Max. 40 sq. ft. per business	Max. 25 ft.
Multi-Use Sign District:	Max. 1 per frontage; Max. 40 sq. ft. per business	Max. 25 ft.
Industrial Sign District:	Max. 1 per frontage; Max. 40 sq. ft. per business	Max. 25 ft.
Open Space Sign District:	Max. 1; Max. 12 sq. ft.	Max. 10 ft. to the nearest grade
Institutional Use in All Districts:	2 signs per frontage; 1 sign max. 20 sq. ft. and 1 sign max 10 sq. ft. (1 sign may be a freestanding sign max. 10 sq. ft.).	Max. 10 ft. to the nearest grade

Wall Sign Standards

Sign Placement	<p>The total sign area for signs on single-tenant or multi-tenant buildings may be placed on any building elevation, subject to the following standards:</p> <ol style="list-style-type: none"> (1) At least 1 sign must be placed above or associated with the building entry; (2) The width of the sign shall be no greater than 60% of the width of the building element on which it is displayed; (3) Signs shall be placed at least 12 inches or 20% of the width of the building element on which they are mounted, whichever is less, from the sides of the building element; (4) Signs shall be placed at least 12 inches or 20% of the height of the building element on which they are mounted, whichever is less, from the top and bottom edge of the building element; and (5) Signs shall be placed no higher than the lowest of the following: <ul style="list-style-type: none"> • 25 ft. above grade; • The bottom of the sill of the first level of windows above the first story; or • The cornice line of the building at the building line.
Illumination	Non-illuminated, internally illuminated, or externally illuminated. See Section 6.2.4(C).
Permitting	Sign permit is required, except for single-family, two-family, and three-family residences and duplexes. See Section 6.2.2(A).

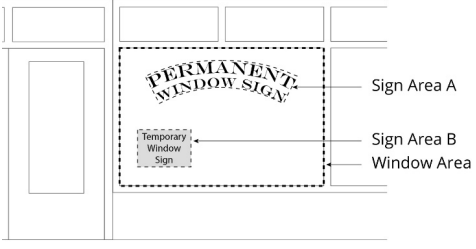


This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

Special Provisions	Requirements
Painted Wall Signs	<p>Painted wall signs are allowed on any exterior building wall of an individual tenant space or building.</p> <p>Painted wall signs are included in the total allowable area for wall signs. The allowable area for a painted wall sign shall be increased by 10%.</p> <p>Must be professionally painted.</p> <p>Non-illuminated or externally illuminated. See Section 6.2.4(C).</p>
<p>End Note:</p> <p>¹ In any B, I or PUD district, one wall sign is permitted for each street or parking lot frontage for each establishment.</p>	

- (11) Window Sign. Window signs must comply with the standards provided in the table below.

Window Sign Standards	
Standard	Requirements
Sign Area	Combined area of permanent and temporary window signs must not exceed 25% of the area of the window where they are displayed.
Sign Placement	No higher than 2 nd story windows. Inside mounting required.
Illumination	Non-illuminated or externally illuminated only. Neon and single-color LED in some applications. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



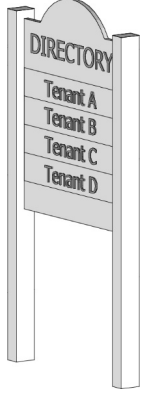
Sign Area A + Sign Area B ≤ 25% Window Area

This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- E. Standards for All Permanent Freestanding Sign Types. The following sign types are allowed, subject to the criteria listed under each sign type.

- (1) Directory Sign. Directory signs must comply with the standards provided in the table below.


Directory Sign Standards	
Standard	Requirements
Number of Signs	Max. 1 per building.
Sign Area	1 sq. ft. per occupant or tenant space. Max 12 sq. ft.
Height	Max. 6 ft. from nearest grade.
Illumination	Non-illuminated, internally illuminated, or externally illuminated only. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (2) Freestanding Projecting Sign. Freestanding projecting signs must comply with the standards provided in the table below.

Freestanding Projecting Sign Standards	
Standard	Requirements
Number of Signs	1 per lot.
Sign Area	Max. 4 sq. ft.; Max. dimension of the longest side 2 ft.
Height	Max. 6 ft.
Sign Placement	Min. 5 ft. setback from property line. See also Section 6.2.3(A)(3).
Illumination	Non-illuminated or externally illuminated with down directed, fully shielded fixtures only. See Section 6.2.4(C).
Permitting	Sign permit is required. See Section 6.2.2(A).



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (3) Monument Sign. Monument signs must comply with the standards provided in the table below.

Monument Signs Standards		
Standard	Requirements	
	Sign Area and Number of Signs	Sign Height
Residential/Business Sign District:	Max. 1 per residence and 1 per frontage for businesses; Max. 8 sq. ft.	Max. 4 ft. to the nearest grade
Business Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 8 ft. to the nearest grade
Multi-Use Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 12 ft. to the nearest grade
Open Space Sign District:	Max. 1 per frontage; Max. 12 sq. ft.	Max. 6 ft. to the nearest grade
Industrial Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 6 ft. to the nearest grade
Institutional Use in All Districts:	Max. 1 per frontage; Max. 10 sq. ft.	Max. 6 ft. to the nearest grade
Sign Placement	Business, Industrial, Multi-Use and Open Space Sign District: Min. 5 ft. setback from property line. Residential and Residential/Business Sign District: Min. 10 ft. from property line. See also Section 6.2.3(A)(3).	
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4(C).	
Permitting	Sign permit is required. See Section 6.2.2(A).	

Monument Signs Standards



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

Special Provisions	Requirements
Name of Property	The name of a property is included in the area and height limits for freestanding signs.
Landscaping	A landscaped area consisting of shrubs, and/or perennial ground cover plants with a max. spacing of 3 ft. on center is required around the base of the signs. The landscape area must be a min. of 2 sq. ft. for each 1 sq. ft. of sign area.

- (4) Post Sign. Post signs must comply with the standards provided in the table below.

Post Signs Standards

Standard	Requirements	
	Sign Area and Number of Signs	Sign Height
Residential/Business Sign District:	Max. 1 per residence and 1 per frontage for businesses; Max. 8 sq. ft.	Max. 4 ft. to the nearest grade
Business Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 8 ft. to the nearest grade
Multi-Use Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 8 ft. to the nearest grade
Open Space Sign District:	Max. 1 per frontage; Max. 12 sq. ft.	Max. 6 ft. to the nearest grade
Industrial Sign District:	Max. 1 per frontage; Max. 24 sq. ft.	Max. 6 ft. to the nearest grade
Institutional Use in All Districts:	Max. 1 per frontage; Max. 10 sq. ft.	Max. 6 ft. to the nearest grade
Sign Placement	Business, Industrial, Multi-Use and Open Space Sign District: Min. 5 ft. setback from property line. Residential and Residential/Business Sign District: Min. 10 ft. from property line. See also Section 6.2.3(A)(3).	
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4C).	
Permitting	Sign Permit is required. See Section 6.2.2(A).	

Post Signs Standards

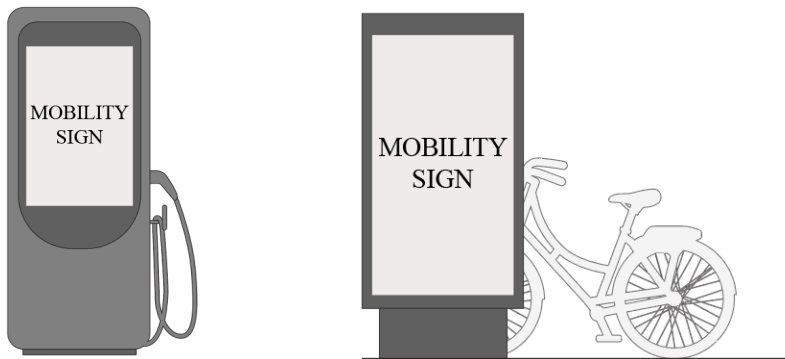


This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

- (5) Mobility Station Sign. Mobility Station signs must comply with the standards provided in the table below.

Mobility Station Sign Standards

Standard	Requirements
Number of Signs	Max. 1 per shared mobility docking station or electric vehicle charging station
Sign Area	21 sq. ft. display area per shared mobility docking station; 12 sq. ft. display area per electric vehicle charging station.
Station Height	Max. 8 ft. from nearest grade.
Illumination	Non-illuminated, internally illuminated, or externally illuminated only. See Section 6.2.4(C).
Permitting	Sign permit not required if above criteria are met.



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

End Note:

In all districts, Mobility Station signs are not counted toward a building's maximum allowable signs. Solar panels used to provide power to a Mobility Station do not contribute to the overall sign area calculation or station height.

F. Billboards.

- (1) No person, firm, association, or corporation shall erect, display or maintain a billboard, except those exempted by [G.L. c. 93, § 30](#) and [32](#).
- (2) No billboard shall be erected, displayed, or maintained in any block in which one-half of the buildings on both sides of the street are used exclusively for residential purposes; except that this provision shall not apply if the written consent of the owners of the majority of the frontages on both sides of the street in such block is first obtained and is filed with the Select Board or the Massachusetts Department of Transportation (MassDOT) Office of Outdoor Advertising, together with the application for a Permit for the billboard.
- (3) Requirements for Billboards. Billboards are subject to the permit requirements established by the MassDOT Office of Outdoor Advertising. In addition, the following standards apply.
 - a) A maximum of one billboard is allowed per lot.
 - b) A billboard may not be located within 50 feet of any public right-of-way.
 - c) A billboard may not be located within 50 feet of another billboard, unless they are placed back-to-back billboards on the same structure.
 - d) A billboard may not be located in any Residential District or Planned Unit Development District unless specifically exempt by the applicable regulations of the MassDOT Office of Outdoor Advertising.
 - e) A billboard may not be located in any B or I District when:
 - o On any block in which one-half or more of the buildings on both sides of the street are used partially or wholly for residential purposes;
 - o On the premises of or within 300 feet of a district, site, building, structure or object which is listed in the National Register of Historic Places in accordance with P. L. 89 665, 805.915 (1966) as amended;
 - o On the premises of or within 300 feet of any church, chapel, synagogue, school, public playground, hospital, municipal building (including without limitation town hall, fire and police stations and public library buildings, MBTA station), museum, public park or reservation, a permanently erected memorial to veterans or monument;
 - o Within 200 feet of the 100-year flood line of the Alewife Brook, Mystic Lake, Mystic River, Mill Brook, Spy Pond or any wetlands shown on the floodplain and wetland overlay of the Zoning Map of the Town of Arlington;
 - o Within a radius of 150 feet from the point where the centerlines of two or more public ways intersect;
 - o Exceeding a height of 30 feet measured from the ground surface;
 - o Upon the roof of any building;
 - o Exceeding an area of 300 square feet or one-half square foot per foot of lot frontage or, in the case of wall signs, of one-sixth of the area of said wall, whichever is smaller;

- Containing a sign face with a vertical dimension more than 12 feet;
 - Nearer than 100 feet to any public way, if within view of any portion of the same, if such billboard shall exceed a length of eight feet or a height of four feet;
 - Nearer than 300 feet to any public way, if within view of any portion of the same, if such billboard shall exceed a length of 25 feet of a height of 12 feet; or
 - In any event if such billboard shall exceed a length of 50 feet or a height of 12 feet; except that the Select Board may permit the erection of billboards which do not exceed 40 feet in length and 15 feet in height if not nearer than 300 feet to the boundary line of any public way.
- (4) No billboard shall be erected, displayed or maintained without a license from the Select Board pursuant to the following provisions:
 - a) Upon receipt of an application for a permit to erect, display or maintain a billboard within the limits of the Town of Arlington has been received by it, the Select Board shall hold a public hearing on the said application in the Town, notice of which shall be given by posting the same in three or more public places in the Town at least one week before the date of the such hearing.
 - b) A written statement as to the decision of the Board results shall be forwarded to the applicant within 30 days from the date of notice of the Town that an application for a permit had been made. In the event of a disapproval of the such application, the Board shall provide reasons for the disapproval within 30 days from the date of notice of the Town that an application for such a permit had been made
- (5) This Subsection shall not apply to billboards erected and maintained in conformity with law, which advertise or indicate either the person occupying the premises in question or the business transacted thereon, or advertising the property itself or any part thereof as for sale or to let and which contain no other advertising matter and provided further that this Bylaw shall not apply to billboards legally maintained, at the time of its approval by the Attorney-General, until one year from the first day of July following such approval.

6.2.6. Standards for Portable Signs and Temporary Signs

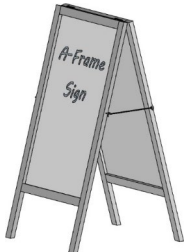




- A. General to All. Portable and temporary signs are allowed only in compliance with the provisions of this Section.
 - (1) A temporary sign permit is required for the display of temporary wall banner signs. All portable signs may be installed without a temporary sign permit, except that A-frame and upright signs placed in the public right-of-way require a temporary sign permit.
 - (2) There is no limitation on the length of time that a portable sign may be displayed except as provided in Section 6.2.6(C).

- (3) Portable signs must be placed in a manner allowing traffic visibility for street corners and driveways, in accordance with Section 6.2.3(A).
- (4) Portable and temporary signs are not counted toward the total allowable sign area or number of permanent signs.


B. Standards for All Portable Signs and Temporary Signs. Portable and temporary signs are allowed in all zoning districts in compliance with the time, place, and manner restrictions provided in this Section.

Standards for All Portable Signs and Temporary Signs	
Applicable to All Districts	
Placement	Sign placement must not create a hazard for pedestrian or vehicular traffic and must allow for a 4-foot wide sidewalk to comply with the Americans with Disabilities Act.
Prohibited Elements	Illumination, including flashing, blinking, or rotating lights; animation; reflective materials; and attachments, including balloons, ribbons, loudspeakers, etc.
Design and Construction	Signs must be of sufficient weight and durability to withstand wind gusts, storms, etc., for the safety of pedestrians, bicyclists, and vehicles.
Permitting	See Section 6.2.2(B).
All Residential Sign Districts	
Allowed Sign Types	Yard Sign Types I and II; and Window Signs.
Total Sign Area	Max. 16 sq. ft. per lot; excludes the area of temporary window signs.
Number of Signs	Unlimited, except that the total sign area must not exceed 16 sq. ft.
All Non-Residential Sign Districts	
Allowed Sign Types	A-Frame or Upright Signs; Yard Sign Type I, II, and III; Wall Banners; and Window Signs.
Total Sign Area	Max. 24 sq. ft. per business; excludes the area of temporary wall banner signs and window signs.
Number of Signs	Unlimited, except that the total sign area must not exceed 24 sq. ft. per business.

- C. Standards for Specific Portable and Temporary Sign Types. All portable and temporary sign types must comply with the standards provided in this Section. Portable and temporary sign types not included in this table are not allowed.

Standards for Specific Portable and Temporary Signs				
Sign Type	Standard			Other Requirements
	Max. Height	Max. Width	Max. Area	
Portable Signs ¹				
A-Frame or Upright Sign	4 ft.	3 ft.	12 sq. ft.	Max. One (1) A-Frame per business
<div><div></div><div></div></div>				
This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.				
Yard Sign Type I	4 ft.	2 ft.	3 sq. ft.	Sign must be installed securely in the ground.
Yard Sign Type II	6 ft.	2 ft.	4 sq. ft.	Sign must be installed securely in the ground.
Yard Sign Type III	6 ft.	8 ft.	32 sq. ft.	Sign must be installed securely in the ground.
<div><div></div><div></div><div></div><div>Not to scale</div></div>				
This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.				

Commented [KL8]: Limit businesses to use one A-frame at a time, to maintain clear sidewalks.

Standards for Specific Portable and Temporary Signs				
Temporary Signs				
Wall Banner	-	-	32 sq. ft.	Signs must be mounted on a building wall or on T-posts or stakes installed 6 inches or less from the wall. Signs may only be displayed for a maximum of 60 calendar days per calendar year.
 <p>This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.</p>				
Window Sign	-	-	Max. 25% ²	Signs may not be placed higher than 2 nd story windows. Inside mounting required.
End Notes: ¹ Other portable sign types may be allowed (e.g. fuel pump topper signs wraps around waste receptacles) provided the max. area limitation for all portable signs is not exceeded. ² The total area of temporary and permanent window signs must not exceed 25% of the area of the window on which they are displayed.				

6.2.7. Nonconforming Signs

- A. If at the effective date of February 14, 2019 any sign which is being used in a manner or for a purpose which is otherwise lawful but does not comply with the provisions of this Section 6.2, shall be deemed legal but nonconforming.
- B. Nonconforming signs are required to be maintained in good condition in compliance with Section 6.2.4. Nothing in this Section affects an existing sign or the right to its continued use for the purpose used at the time this Section takes effect, nor to make any reasonable repairs or alterations.
- C. A legal nonconforming sign that has been damaged or has deteriorated to such an extent that the cost of restoration would exceed 35percent of the replacement cost of the sign at the time of restoration, must be removed or repaired, rebuilt or replaced only in compliance with the provisions of this Section 6.2.
- D. Removal of a nonconforming sign, or replacement of a nonconforming sign with a conforming sign, is required when the use of the sign and/or the property on which the sign is located has been abandoned, ceased operations, become vacant, or been unoccupied for a period of 180 consecutive days or more as long as the period of non-



AMENDMENTS TO THE SIGN BYLAW

KATIE LUCZAI
ECONOMIC DEVELOPMENT COORDINATOR

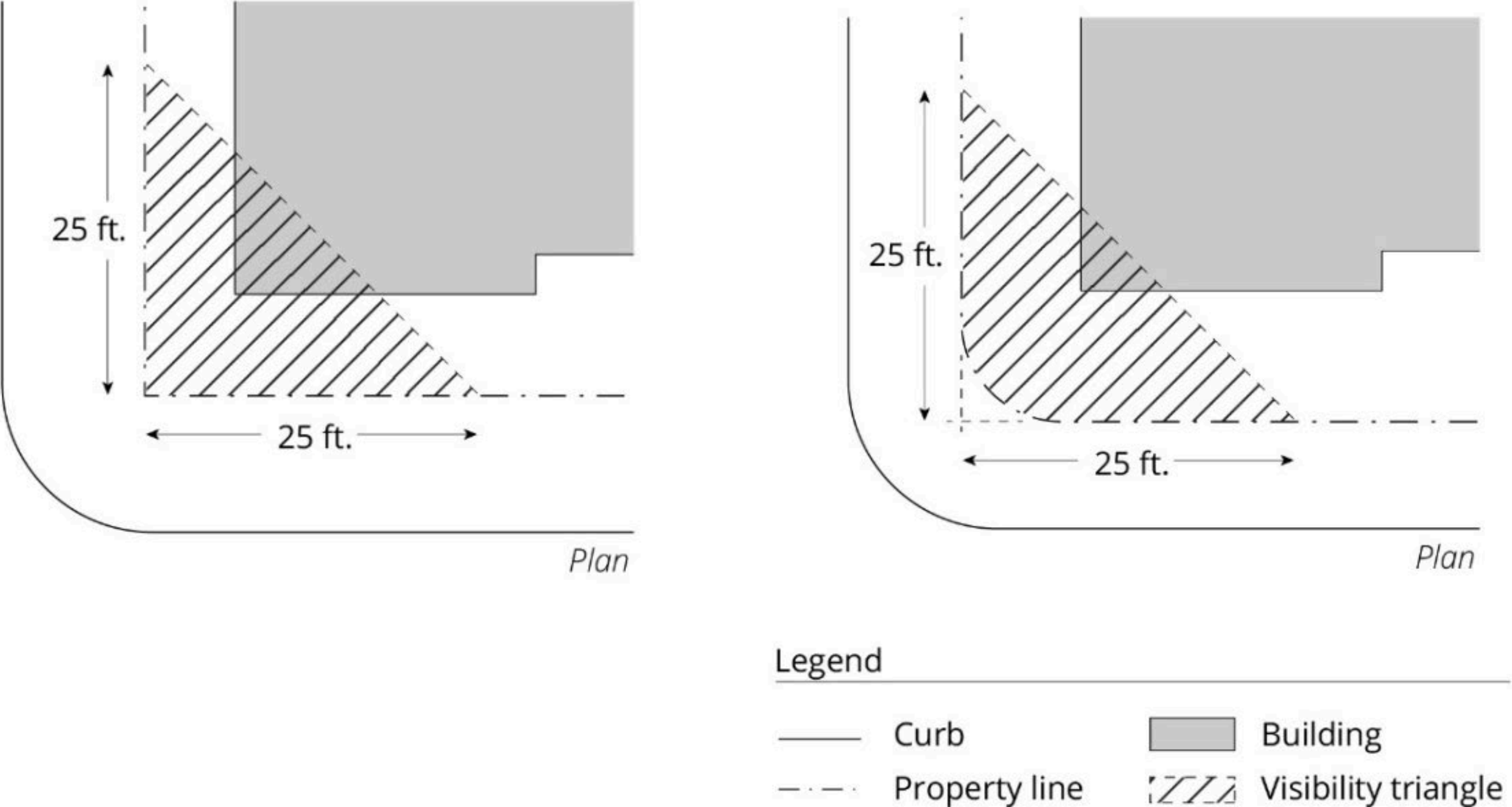
PROPOSED WARRANT ARTICLE

Zoning Bylaw Amendment / Sign Bylaw Amendments

To see if the Town will vote to amend Section 6.2 Signs, of the Zoning Bylaw, to make amendments to various sections of the Sign ; or take any action related thereto.

REFERENCE IMAGE 1: TRAFFIC VISIBILITY AT INTERSECTIONS

Image: illustrative image from Town of Arlington Zoning Bylaw regarding traffic visibility



REFERENCE IMAGE 2: ALLOW CABINET SIGNS

Images: example of existing cabinet sign in Arlington



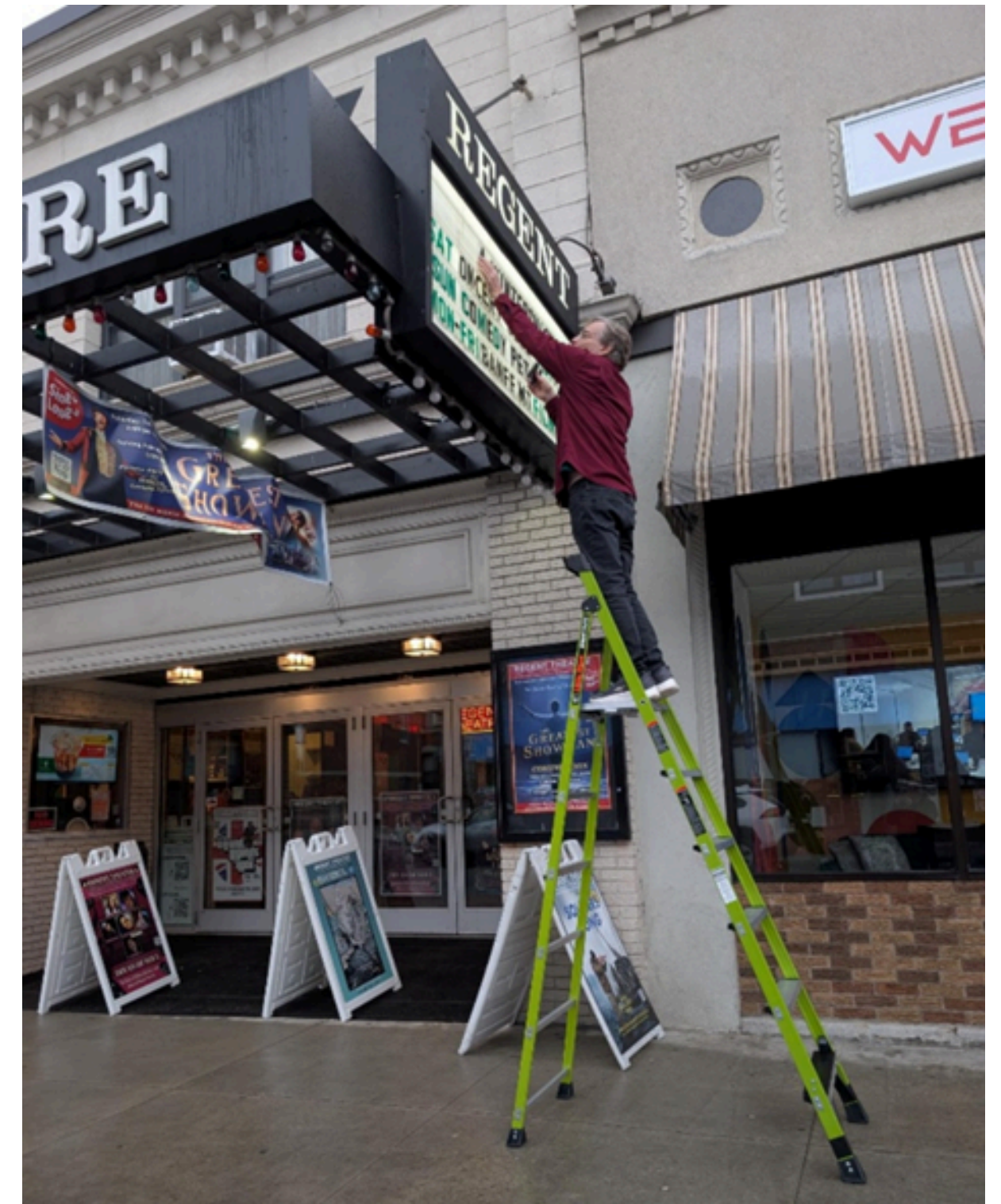
REFERENCE IMAGE 3: ALLOW EXCEPTION FOR ELECTRONIC MASSACHUSETTS LOTTERY SIGNS

*Images: Left, Mass Lottery sign hanging in an Arlington business,
Right, close up of Massachusetts Lottery sign (Scott Souza/Patch)*



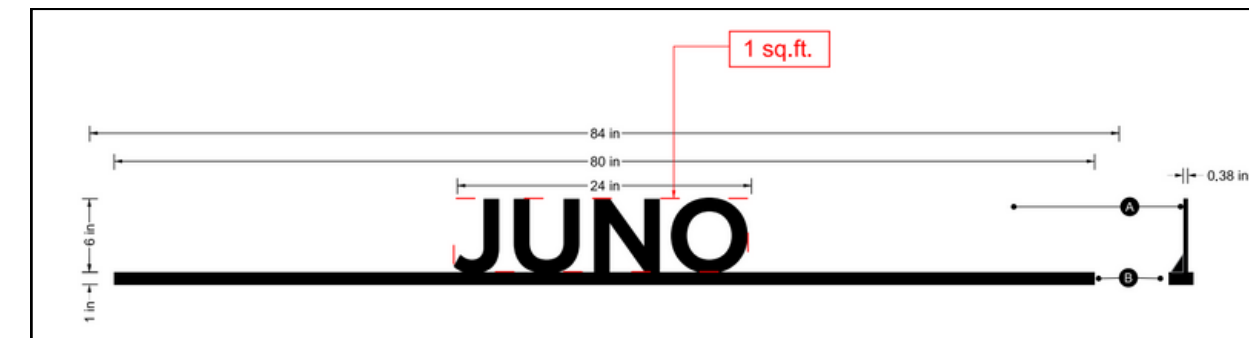
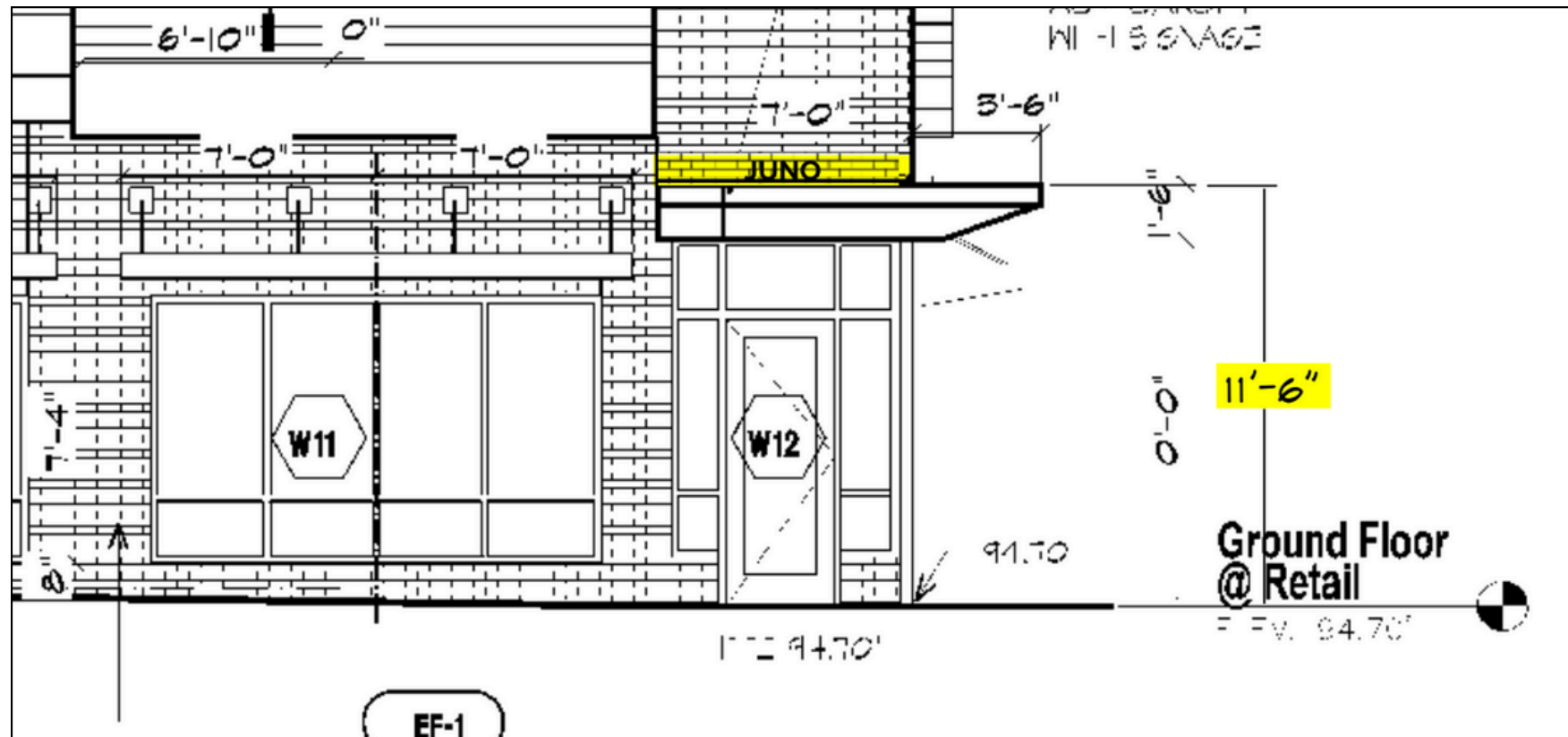
REFERENCE IMAGE 4: ALLOW FUTURE MARQUEES FOR ARLINGTON'S THEATRES TO GO DIGITAL

*Images: To right, Regent Theatre employee changes letters by hand
Below, Historic Miller Theater in Philadelphia, PA*



REFERENCE IMAGE 5: ALLOW CANOPY AND PROJECTING SIGN TYPES IN RESIDENTIAL/BUSINESS DISTRICT

Images: example of recently approved canopy sign and close-up image (Expose Signs & Graphics Inc)



REFERENCE IMAGE 6: ALLOW FREESTANDING PROJECTING SIGN TYPE IN RESIDENTIAL/BUSINESS DISTRICTS

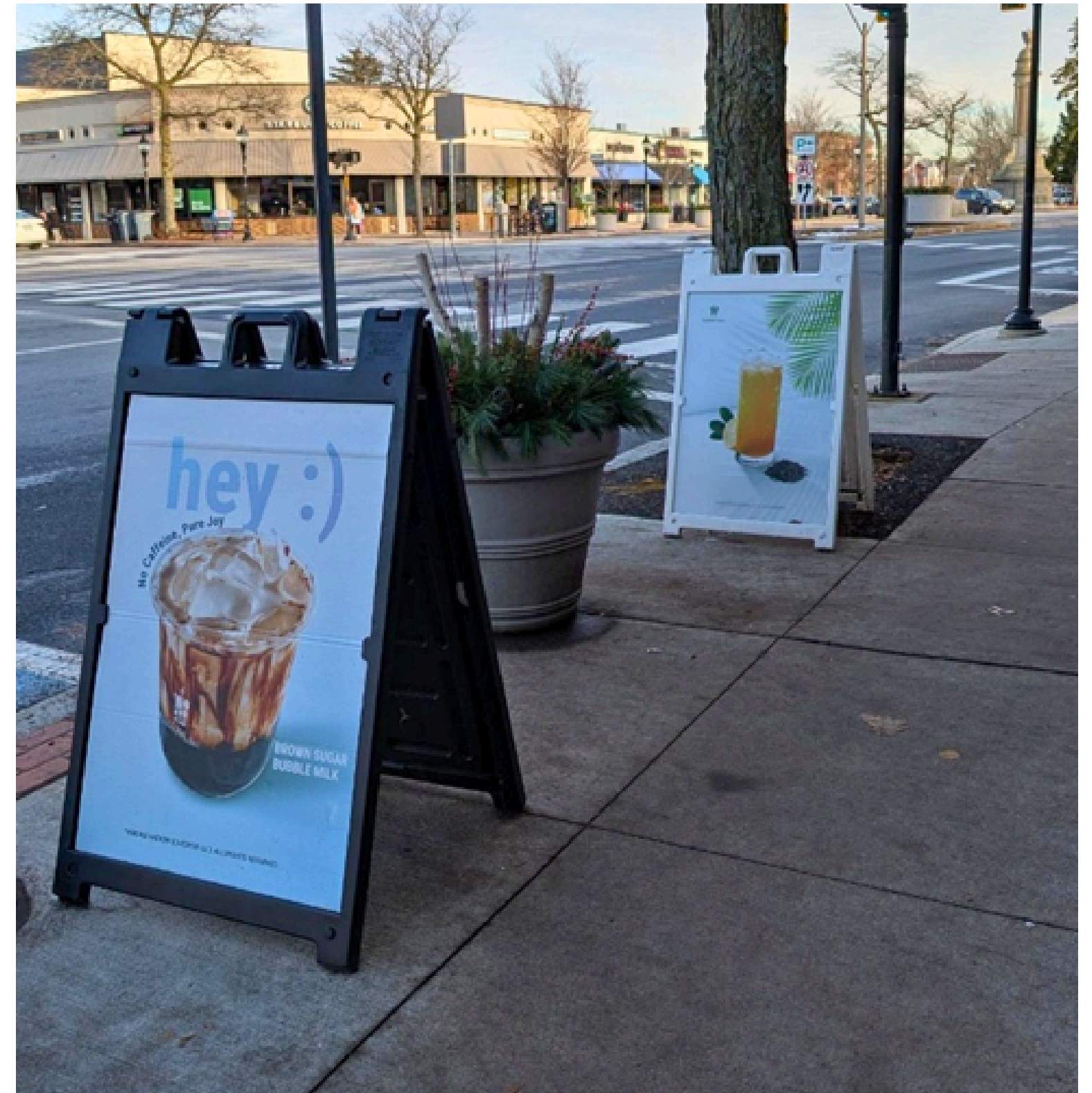
Images: Left, 1011 Mass Ave (Zillow), a new B2 property

Right, example of freestanding projecting sign (Living Concord)



REFERENCE IMAGE 7: LIMIT ALLOWABLE PORTABLE A-FRAME SIGNS TO ONE PER BUSINESS

Images: example of single establishment with multiple signs





TOWN OF ARLINGTON

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

Department of Planning and Community Development

Town Meeting 2026 Proposed Warrant Articles: Additional Uses in Business Districts

To: Arlington Redevelopment Board
CC: Claire Ricker, Director of Planning and Community Development
From: Katie Luczai, Economic Development Coordinator
Date: January 8, 2026
RE: Additional Uses in Business Districts

After working with the Bylaw for the last two years, I would like to propose several changes based on my experience working with prospective businesses looking to establish their businesses in Arlington.

Proposed Warrant Article:

To see if the Town will vote to amend the Zoning Bylaw Section 2 Definitions and Section 5 District Regulations to allow additional business uses in business districts; or take any action related thereto.

1. Expand opportunities for entertainment and recreation (experience driven) businesses.

Over the last several years, various businesses have expressed interest in opening for-profit, community-focused entertainment spaces in Arlington. Examples include indoor children's play areas and indoor golf simulators. Under current Town Bylaw definitions, these fall under "Enclosed entertainment and recreation facilities not conducted as a private for-profit business." Beyond the challenge of Arlington's limited commercial real estate market, these businesses face a regulatory hurdle: the requirement for a Special Permit. The relevant excerpt from the Town Bylaws is provided below.

Class of Use	B1	B2	B2A	B3	B4	B5
Commercial Entertainment, Amusement, Assembly Uses						
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP	SP	SP	SP

The time and financial commitment required to obtain this approval has proven to be a barrier that has prevented Arlington's comparatively small vacant storefronts (on average under 2,000 sf) from being filled. To remove the barrier to entry and expand economic opportunity I propose amending the Section 5 District Regulations to the following for "Enclosed entertainment and recreation facilities not conducted as a private for-profit business".

Class of Use	B1	B2	B2A	B3	B4	B5
Commercial Entertainment, Amusement, Assembly Uses						
Enclosed entertainment and recreation facilities not conducted as a private for-profit business						
< 3,000 sq. ft. gross floor area		Y	Y	Y	Y	Y
=> 3,000 sq. ft. gross floor area		SP	SP	SP	SP	SP

2. Lower the barriers to entry for fitness and wellness focused businesses.

Over the last several years an increasing number of fitness-driven businesses have sought to move to Arlington. Many of these establishments, with diverse business models, do not fit neatly into the definition of Health Club. The following is the definition under the Town Bylaw:

Health Club : An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.

Under the Town Bylaw, Health Club is only allowed as allowed as an accessory use in Business Districts. To generate commerce and support small businesses, we have broadly applied the Zoning Bylaw to welcome a variety of fitness-based businesses into Town. To resolve this outstanding issue, I propose both amending the definition of Health Club and adding it as an approved use for Business Districts.

Proposed amended definition:

Health or Fitness Establishment: An establishment, providing space or facilities for physical exercise or **similar activities promoting physical wellness**

To remove the barrier to entry and expand economic opportunity I propose adding to Section 5 District Regulations the following:

Class of Use	B1	B2	B2A	B3	B4	B5
Commercial Entertainment, Amusement, Assembly Uses						
Health or Fitness Establishment						
< 3,000 sq. ft. gross floor area		Y	Y	Y	Y	Y
=> 3,000 sq. ft.,		SP	SP	SP	SP	SP

3. Expand opportunities for day animal care.

Over the last several years an increasing number of dog daycare centers have continued to seek commercial space in Arlington. Under the Bylaw, animal day care is only allowed in Industrial zoned areas. While businesses who seek to provide this service will still be required to comply with all other local and state regulations, I seek to remove the barrier to entry and expand the opportunity to provide this service by adding animal day care in Business Districts by Special Permit in most Business Districts and by right in B4 Vehicle Oriented Business Districts.

Class of Use	B1	B2	B2A	B3	B4	B5
Personal, Consumer, and Business Services						
Animal day care		SP	SP	SP	Y	SP



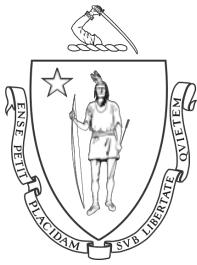
TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Arlington Redevelopment Board
From: Claire Ricker, AICP, Director, Planning and Community Development
Date: January 8, 2026
RE: Attorney General Comments on Accessory Dwelling Units (Article 25 from Town Meeting 2025)

On December 16, 2025, the Attorney General provided comments on the Accessory Dwelling Unit zoning bylaw amendments approved at Town Meeting 2025. While the AG's office did approve the amendments, there were extensive comments provided that may require further action. Staff intends to fully review these comments with Town Counsel prior to the next Redevelopment Board meeting on January 26. Please see attached comments.



THE COMMONWEALTH OF MASSACHUSETTS OFFICE OF THE ATTORNEY GENERAL

CENTRAL MASSACHUSETTS DIVISION
10 MECHANIC STREET, SUITE 301
WORCESTER, MA 01608

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

(508) 792-7600
(508) 795-1991 fax
www.mass.gov/ago

December 16, 2025

Juliana H. Brazile, Town Clerk
Town of Arlington
730 Mass Avenue
Arlington, MA 02476

RE: Arlington Annual Town Meeting of April 28, 2025 - Case # 11958
Warrant Articles # 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, and 43 (Zoning)
Warrant Articles # 6, 7, 8, 9, 10, 11, and 12 (General)

Dear Ms. Brazile:

Article 25 – Under Article 25, the Town amended its existing definitions of “Accessory Dwelling Unit (ADU)” and “Gross Floor Area” (“GFA”) and its existing Section 5.10.2, “Accessory Dwelling Units,” by deleting existing text and inserting new text to allow Protected Use ADUs as of right in compliance with G.L. c. 40A, § 3 and the implementing Regulations promulgated by the Executive Office of Housing and Livable Communities (“EOHLC”), 760 CMR 71.00, “Protected Use Accessory Dwelling Units” (“Regulations”).¹

We approve the changes to the definitions and to Section 5.10.2 because these amendments do not conflict with state law. See Amherst v. Attorney General, 398 Mass. 793, 795-96 (1986) (requiring inconsistency with state law or the Constitution for the Attorney General to disapprove a by-law). However, we offer comments for the Town’s consideration regarding existing text in Section 5.10.2 that was not amended under Article 25 and is therefore not subject to our review and approval to ensure this existing text is applied consistent with G.L. c. 40A, § 3 and the Regulations.

I. Summary of Article 25

Under Article 25, the Town made specific changes to the definitions of ADU and GFA shown in strikethrough for deleted text and underline for new text. In addition, the Town made

¹ In a decision issued on September 23, 2025, we approved Articles 6, 7, 8, 9, 10, 11, and 12 and by agreement with Town Counsel pursuant G.L. c. 40, § 32 we extended our deadline for Articles 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, and 43 for thirty days until October 23, 2025. On October 2, 2025, we approved Articles 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 43. On October 23, 2025, we approved Article 39 and extended our deadline for Article 25 for an additional and final 60-days until December 22, 2025.

specific changes to Section 5.10.2, “Accessory Dwelling Units,” show in strikethrough for deleted text and underline for new text. As amended, Section 5.10.2 allows ADU accessory to a principal dwelling in residential districts and as an accessory to single-family, two-family, and duplexes in any business district. Section 5.10.2 allows a second ADU on a lot by special permit. Section 5.10.2 also imposes additional use and design requirements on ADUs.

II. Attorney General’s Standard of Review of Zoning By-laws

Our review of Article 25 is governed by G.L. c. 40, § 32. Under G.L. c. 40, § 32, the Attorney General has a “limited power of disapproval,” and “[i]t is fundamental that every presumption is to be made in favor of the validity of municipal by-laws.” Amherst, 398 Mass. at 795-96. The Attorney General does not review the policy arguments for or against the enactment. Id. at 798-99 (“Neither we nor the Attorney General may comment on the wisdom of the town’s by-law.”) “As a general proposition the cases dealing with the repugnancy or inconsistency of local regulations with State statutes have given considerable latitude to municipalities, requiring a sharp conflict between the local and State provisions before the local regulation has been held invalid.” Bloom v. Worcester, 363 Mass. 136, 154 (1973).

Article 25, as an amendment to the Town’s zoning by-laws, must be given deference. W.R. Grace & Co. v. Cambridge City Council, 56 Mass. App. Ct. 559, 566 (2002) (“With respect to the exercise of their powers under the Zoning Act, we accord municipalities deference as to their legislative choices and their exercise of discretion regarding zoning orders.”). When reviewing zoning by-laws for consistency with the Constitution or laws of the Commonwealth, the Attorney General’s standard of review is equivalent to that of a court. “[T]he proper focus of review of a zoning enactment is whether it violates State law or constitutional provisions, is arbitrary or unreasonable, or is substantially unrelated to the public health, safety or general welfare.” Durand v. IDC Bellingham, LLC, 440 Mass. 45, 57 (2003). “If the reasonableness of a zoning bylaw is even ‘fairly debatable, the judgment of the local legislative body responsible for the enactment must be sustained.’” Id. at 51 (quoting Crall v. City of Leominster, 362 Mass. 95, 101 (1972)). However, a municipality has no power to adopt a zoning by-law that is “inconsistent with the constitution or laws enacted by the [Legislature].” Home Rule Amendment, Mass. Const. amend. art. 2, § 6.

III. Summary of Recent Legislative Changes Regarding ADUs

On August 6, 2024, Governor Healey signed into law the “Affordable Homes Act,” Chapter 150 of the Acts of 2024 (the “Act”). The Act includes amendments to the State’s Zoning Act, G.L. c. 40A, to establish ADUs as a protected use subject to limited local regulation including amending G.L. c. 40A, § 1A to add a new definition for the term “Accessory dwelling unit” and amending G.L. c. 40A, § 3 (regarding subjects that enjoy protections from local zoning requirements, referred to as the “Dover Amendment”), to add a new paragraph that restricts a zoning by-law from prohibiting, unreasonably regulating or requiring a special permit or other discretionary zoning approval for the use of land or structures for a single ADU. The amendment to G.L. c. 40A, § 3, to include ADUs means that ADUs are now entitled to statutory protections from local zoning requirements.

On January 31, 2025, the EOHLC promulgated regulations for the implementation of the legislative changes regarding ADUs. See 760 CMR 71.00, “Protected Use Accessory Dwelling Units.”² The Regulations define key terms and prohibit certain “Use and Occupancy Restrictions” defined in Section 71.02 as follows:

Use and Occupancy Restrictions. A Zoning restriction, Municipal regulation, covenant, agreement, or a condition in a deed, zoning approval or other requirement imposed by the Municipality that limits the current, or future, use or occupancy of a Protected Use ADU to individuals or households based upon the characteristics of, or relations between, the occupant, such as but not limited to, income, age, familial relationship, enrollment in an educational institution, or that limits the number of occupants beyond what is required by applicable state code.

While a municipality may reasonably regulate a Protected Use ADU in the manner authorized by 760 CMR 71.00, such regulation cannot prohibit, require a special permit or other discretionary zoning approval for, or impose a “Prohibited Regulation”³ or an “Unreasonable Regulation” on, a Protected Use ADU. See 760 CMR 71.03, “Regulation of Protected Use ADUs in Single-Family Residential Zoning Districts.”⁴ Moreover, Section 71.03 (3)(a) provides that while a town may reasonably regulate and restrict Protected Use ADUs, certain restrictions or regulations “shall be unreasonable” in certain circumstances.⁵ In addition, while municipalities

² See the following resources for additional guidance on regulating ADUs: (1) EOHLC’s ADU FAQ section (<https://www.mass.gov/info-details/accessory-dwelling-unit-adu-faqs>) (2) Massachusetts Department of Environmental Protection’s Guidance on Title 5 requirements for ADUs (<https://www.mass.gov/doc/guidance-on-title-5-310-cmr-15000-compliance-for-accessory-dwelling-units/download>); and <https://www.mass.gov/doc/frequently-asked-questions-faq-related-to-guidance-on-title-5-310-cmr-15000-compliance-for-accessory-dwelling-units/download>; and (3) MassGIS Addressing Guidance regarding address assignments for ADUs (<https://www.mass.gov/info-details/massgis-addressing-guidance-for-accessory-dwelling-units-adus>).

³ 760 CMR 71.03 prohibits a municipality from subjecting the use of land or structures on a lot for a Protected Use ADU to any of the following: (1) owner-occupancy requirements; (2) minimum parking requirements as provided in Section 71.03; (3) use and occupancy restrictions; (4) unit caps and density limitations; or (5) a requirement that the Protected Use ADU be attached or detached to the Principal Dwelling.

⁴ For example, a design standard that is not applied to a Single-Family Residential Dwelling in the Single-Family Residential Zoning District in which the Protected Use ADU is located or is so “restrictive, excessively, burdensome, or arbitrary that it prohibits, renders infeasible, or unreasonably increases the costs of the use or construction of a Protected Use ADU” would be deemed an unreasonable regulation. See 760 CMR 71.03 (3)(b).

⁵ Section 71.03 (3)(a) provides that while a town may reasonably regulate and restrict Protected Use ADUs, a restriction or regulation imposed “shall be unreasonable” if the regulation or restriction, when applicable to a Protected Use ADU: (1) does not serve a legitimate Municipal interest sought to be achieved by local Zoning; (2) serves a legitimate Municipal interest sought to be achieved by local Zoning but its application to a Protected Use ADU does not rationally relate to the legitimate Municipal interest; or (3) serves a legitimate Municipal interest sought to be achieved by local Zoning and its application to a Protected Use ADU rationally relates to the interest, but compliance with the regulation or restriction will: (a) result in complete nullification of the use or development of a Protected Use ADU; (b) impose excessive costs on

may impose dimensional requirements related to setbacks, lot coverage, open space, bulk and height and number of stories (but not minimum lot size), such requirements may not be “more restrictive than is required for the Principal Dwelling, or a Single-Family Residential Dwelling or accessory structure in the Zoning District in which the Protected Use ADU is located, whichever results in more permissive regulation...” 760 CMR 71.03 (3)(b)(2). Towns may also impose site plan review of a Protected Use ADU, but the Regulations requires the site plan review to be clear and objective and prohibits the site plan review authority from imposing terms or conditions that “are unreasonable or inconsistent with an as-of-right process as defined in M.G.L. c. 40A, § 1A.” 760 CMR 71.03 (3)(b)(5).

We incorporate by reference our more extensive comments regarding these recent statutory and regulatory changes related to ADUs in our decision to the Town of East Bridgewater, issued on April 14, 2025 in Case # 11579.⁶ Against the backdrop of these statutory and regulatory parameters regarding Protected Use ADUs, we review the zoning amendments adopted under Article 25.

IV. The Approved and Existing ADU Requirements Must be Applied Consistent with G.L. c. 40A, § 3 and 760 CMR 71.00

A. Section 2’s Definition of “Gross Floor Area”

Section 2 defines “Gross Floor Area” as follows (deleted text in strikethrough and new text in underline):

Gross Floor Area The sum of the horizontal areas of all stories of a building or buildings on a lot, measured from the ~~exterior~~ interior face or exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall as regulated under Section 5.3.22.

We approve the changes to the definition of GFA because as applied to the entire zoning by-law, the changes do not conflict with state law. However, to the extent that this definition of GFA is applicable to an ADU allowed as of right, the Town must ensure that the definition is applied in a manner consistent with G.L. c. 40A, § 3 and the Regulations, as explained below.

General Laws Chapter 40A, Section 3 and the Regulations require municipalities to allow ADUs as of right up to half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller. See 760 CMR § 71.02’s definitions of “Accessory Dwelling Unit (ADU)” (defining the size of an ADU as no “larger in gross floor area than one-half the gross floor area of the principal dwelling or 900 square feet, whichever is smaller.”) and “Protected Use ADU”

the use or development of a Protected Use ADU without significantly advancing the Municipality’s legitimate interest; or (c) substantially diminish or interfere with the use or development of a Protected Use ADU without appreciably advancing the Municipality’s legitimate interest.

⁶ This decision, as well as other recent ADU decisions, can be found on the Municipal Law Unit’s website at www.mass.gov/ago/munilaw (decision look up link) and then search by the topic pull down menu for the topic “ADUS.”

(defining a “Protected Use ADU” as “[a]n attached or detached ADU that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District.”). The Regulations define “Gross Floor Area” as follows:

The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

The Town’s zoning by-law’s definition of GFA applies to all of its zoning by-laws and not just to ADU. However, as applied to an ADU, the definition of GFA does not match the definition provided in the Regulations. By defining “Gross Floor Area” differently than the Regulations, the by-law limits the size of an ADU than otherwise allowed as of right under G.L. c. 40A, §§ 1A and 3. We suggest that the Town discuss the definition of GFA with Town Counsel and apply it consistent with the protections given to ADU under G.L. c. 40A, § 3 and the Regulations.

B. Section 5.10.2 (B) (1) (e)’s Dimensional Requirements

As amended, Section 5.10.2 (B) (1) (e) allows ADUs in pertinent part as follows (with new text in underline and deleted text in strikethrough):

An accessory dwelling may be located in . . . (iii) an accessory building that conforms to the setback requirements of this Bylaw for accessory structures in the district in which it is located. . . . If an accessory building is located within ~~6 feet of a lot line the setback~~, then such accessory dwelling unit shall be allowed only if the ~~Board of Appeals~~ applicable Special Permit Granting Authority, acting pursuant to Section 3.3, grants a ~~s~~Special ~~p~~Permit upon its finding that the ~~creation~~ location of such accessory dwelling unit is not substantially more detrimental to the neighborhood or the town than the use of such accessory building as a private garage or other allowed use.

As amended Section 5.10.2 (B) (1) (e) allows ADUs located in accessory buildings that conform to the setback requirements for accessory structures in the districts where it is located. The existing text also allows ADUs in accessory buildings within the setback by special permit. We approve the specific amendments to Section 5.10.2 (B) (1) (e) because they do not conflict with state law. However, the Town must ensure these provisions are applied consistent with the statutory protections for ADUs and the Regulations.

First, the Regulations, 760 CMR 71.03 (3)(b)(2), “Regulation of Protected Use ADUs in Single-family Residential Zoning Districts;” “Dimensional Standards,” that requires the Town to apply the most permissive dimensional standard, in relevant part as follows, with emphasis added:

(b) Municipality shall apply the analysis articulated in 760 CMR 71.03 (3)(a) to establish and apply reasonable Zoning or general...by-laws, or Municipal regulations for Protected Use ADUs, but in no case shall a restriction or regulation be found reasonable where it

exceeds the limitations, or is inconsistent with provisions, described below, as applicable:...(2) Dimensional Standards. Any requirement concerning dimensional standards, such as dimensional setbacks, lot coverage, open space, bulk and height, and number of stories, that are more restrictive than is required for the Principal Dwelling, or a Single-family Residential Dwelling or accessory structure in the Zoning District in which the Protected Use ADU is located, whichever results in more permissive regulation, provided that a Municipality may not require a minimum Lot size for a Protected Use ADU.

The Town should be mindful that 760 CMR 71.03 (b)(2)(a) prohibits towns from imposing dimensional requirements, such as setbacks, lot coverage, open space, bulk and height, and number of stories that are more restrictive than required for the Principal Dwelling, Single-Family Dwelling (as defined in 760 CMR 71.02) or other accessory structure in the zoning district where the Protected Use ADU is located, whichever is most permissive. The Town must ensure that it applies dimensional requirements that are no more restrictive than those required for a Principal Dwelling, Single Family Dwelling or other accessory structure (as defined in 760 CMR 71.02) in the zoning district where the ADU is located, whichever is more permissive.

Second, the existing text of Section 5.10.2 (B) (1) (e) requires a special permit for an ADU in an accessory building located within the setback. If this text was before us, we would disapprove it because it conflicts with G.L. c. 40A, § 3 and the Regulations, 760 CMR 71.00 that prohibit the imposition of a special permit requirement (except in limited situations not relevant here)⁷ for an ADU, as explained in more detail below in relevant part as follows:

No zoning...by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district; provided, that the use of land or structures for such accessory dwelling unit under this paragraph may be subject to reasonable regulations...

In addition, 760 CMR 71.03 (1) prohibits a special permit requirement for the use of land or structures for a Protected Use ADU as follows:

Municipalities shall not prohibit, impose a Prohibited Regulation, or Unreasonable Regulation, or except as provided under 760 CMR 71.03 (5) and 760 CMR 71.03 (c), require a special permit, wavier, variance or other zoning relief or discretionary zoning approval for the use of land or structures for a Protected use ADU, including the rental thereof, in a Single-family Residential Zoning District; provided that Municipalities may reasonably regulate a Protected Use ADU, subject to the limitations under 760 CMR 71.00.

⁷ The Regulations include only two instances when the Town may require a special permit for an ADU. First, notwithstanding 760 CMR 71.03 (1)'s prohibition on special permits for ADUs, 760 CMR 71.03 (5) requires a municipality that "chooses to allow additional ADUs on the same [l]ot as a Protected use ADU in a Single-family Residential Zoning District," to allow the additional ADUs by special permit. Second, 760 CMR 71.03 (6) allows a Town to require a special permit "for development of a Protected Use ADU in a floodplain or aquifer protection overlay if required for the Principal Dwelling, provided that the Special Permit is based on clear, objective, and non-discretionary criteria." Neither of these exceptions authorize the last paragraph of Section 4.2.2.2's special permit requirement.

It appears that the existing text in Section 5.10.2 (B) (1) (e) would require a special permit for an ADU in a pre-existing non-conforming accessory building located within the setback. It appears this text intends to address G.L. c. 40A, § 6's requirements for nonconforming structures and lots, that provides in pertinent part as follows:

Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority or by the special permit granting authority designated by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

Although the existing text in Section 5.10.2 (B) (1) (e) requires a special permit, we remind the Town that G.L. c. 40A, § 3 prohibits the imposition of a special permit requirement in this situation. Moreover, G.L. c. 40A, § 6's requirements for pre-existing nonconforming structures and lots does not *require* a special permit and instead allows a "finding." Consistent with G.L. c. 40A, § 3 and the Regulations, the Attorney General has consistently disapproved by-law provisions that impose a special permit requirement in relation to an ADU on or in a pre-existing nonconforming lot or structure but have approved provisions that require a finding under G.L. c. 40A, § 6. See, e.g., decision to the Towns of Monson (issued May 12, 2025 in Case #11600) and Rockport (issued October 23, 2025 in Case # 11744) disapproving a special permit requirement; and decisions to the Towns of Medfield (issued August 26, 2025 in Case # 11853) and Duxbury (issued November 12, 2025 in Case # 11967) approving a finding requirement. Therefore, we strongly suggest that the Town discuss the existing text in Section 5.10.2 (B) (1) (e) requiring a special permit to allow ADUs on pre-existing nonconforming lots with Town Counsel and apply it consistent with G.L. c. 40A, § 3 and 760 CMR 71.03 (1).⁸

⁸ We note that G.L. c. 40A, § 6 does not *require* a special permit process and instead authorizes the Town to make a "finding." In limited circumstances, it may be appropriate for the Town to require a Section 6 finding for an ADU associated with a nonconforming structure or lot. See Petrucci v. Bd. of Appeals of Westwood, 45 Mass. App. Ct. 818 (1998) (no Section 6 "finding" required where applicant successfully demonstrated the unreasonableness of the application of the dimensional requirements to the structure . . .). In circumstances where the regulations creating the increased nonconformity can lawfully be applied to the ADU, the Town may require that the applicant demonstrate that the altered structure use will not be substantially more detrimental to the neighborhood than the existing structure so long as the town applies objective, nondiscretionary criteria and no special permit is required. However, changing the use of a nonconforming structure to an ADU use, a statutorily protected use, cannot trigger scrutiny of the impact on a neighborhood because the ADU is a protected use and cannot be denied. Moreover, a Protected Use ADU is not "nonconforming" to any zoning rule that cannot lawfully be applied to it under the ADU statute and regulations. See Watros v. Greater Lynn Mental Health and Retardation Ass'n, Inc., 421 Mass. 106, 115 (1995); see also Ellsworth vs. Mansfield, Case No. 08 MISC 382311, 2011 WL 3198174, at *4 (Mass. Land Ct. July 25, 2011) (no Section 6 finding required for Dover-protected educational use because "effectively, G.L. c. 40A, § 3 removes the non-conformity (the lack of frontage) because it would not be a 'reasonable regulation' of the proposed school in these circumstances"). As a result, construction or alteration of a structure for an ADU will not increase a nonconformity unless the nonconformity is created by regulations that can reasonably be applied to the ADU. We strongly suggest that the Town discuss this issue with Town Counsel.

C. Section 5.10.2 (B) (4)'s Ownership Requirement

Section 5.10.2 (B) (4) provides that the ADU shall not be owned separately from the principal dwelling. Although the Regulations prohibit a municipality from imposing “owner-occupancy” requirements on either the ADU or the principal dwelling, the Regulations are silent on the issue of whether the ADU and the principal dwelling must remain in single ownership. In addition, both the statute and 760 CMR 71.02’s definition of ADU authorize a municipality to impose “additional restrictions” on an ADU. Based upon our standard of review, we cannot conclude that Section 5.10.2 (B) (4) is in conflict with state law.

In reviewing this provision, we have considered the question whether the by-law’s requirement that the ADU not be separated or conveyed from the principal dwelling amounts to an unlawful exercise of the Town’s zoning power because it is based on ownership and not use. “A fundamental principle of zoning [is that] it deals basically with the use, without regard to the ownership, of the property involved or who may be the operator of the use.” CHR Gen., Inc. v. City of Newton, 387 Mass. 351, 356, (1982) (internal quotations and citations omitted). In some instances, therefore, municipal condominium bans have been deemed unlawful. Id. at 356-58 (ordinance regulating conversion of residential units to condominiums was invalid regulation based on ownership because “a building composed [of] condominium units does not ‘use’ the land it sits upon any differently than an identical building containing rental units.”); see also Bannerman v. City of Fall River, 391 Mass. 328 (1984) (city not authorized to adopt condominium ban pursuant to municipal powers to operate water/sewer, regulate traffic, or supervise public health).

It appears that Section 5.10.2 (B) (4)’s provisions are not intended to restrict who can own the ADU but is instead targeted at ensuring that the ADU remains an accessory use to the principal dwelling. Use, but not ownership, may be regulated through zoning. Goldman v. Town of Dennis, 375 Mass. 197, 199 (1978); Gamsey v. Bldg. Inspector of Chatham, 28 Mass. App. Ct. 614 (1990). Thus, “[a]lthough the limitation is phrased in terms of the type of ownership,” we cannot conclude that this provision conflicts with the Town’s zoning power. Goldman, 375 Mass. at 199.

For these reasons, and based upon our standard of review, we cannot determine that Section 5.10.2 (B) (4)’s ownership provisions are in conflict with the Regulations or are an unreasonable regulation under 760 CMR 71.03 (3). However, the Town should be prepared to satisfy the requirements of 760 CMR 71.03 (3) if this provision, as applied to a particular person, is challenged in the Court as unreasonable. The Town should consult closer with Town Counsel on this issue.

V. **Conclusion**

We approve the specific by-law changes adopted under Article 25 because the changes do not conflict with state law. However, the Town should consult closely with Town Counsel when applying the approved text as well as the existing provisions to ensure they are applied consistent with G.L. c. 40A, § 3 and 760 CMR 71.00. If the provisions adopted under Article 25 or the existing text are used to deny a Protected Use ADU, or otherwise applied in ways that constitute an unreasonable regulation in conflict with 760 CMR 71.03 (3), such application would violate

G.L. c. 40A, § 3 and the Regulations. The Town should consult with Town Counsel and EOHLC to ensure that the approved by-law provisions are applied consistent with G.L. c. 40A, § 3 and the Regulations, as discussed herein.

Finally, we remind the Town of the requirements of 760 CMR 71.04, “Data Collection,” that requires municipalities to maintain certain records, as follows:

Municipalities shall keep a record of each ADU permit applied for, approved, denied, and issued a certificate of occupancy, with information about the address, square footage, type (attached, detached, or internal), estimated value of construction, and whether the unit required any variances or a Special Permit. Municipalities shall make this record available to EOHLC upon request.

The Town should consult with Town Counsel or EOHLC with any questions about complying with Section 71.04.

Note: Pursuant to G.L. c. 40, § 32, neither general nor zoning by-laws take effect unless the Town has first satisfied the posting/publishing requirements of that statute.

Very truly yours,

ANDREA JOY CAMPBELL
ATTORNEY GENERAL

Kelli E. Gunagan

By: Kelli E. Gunagan
Assistant Attorney General
Director, Municipal Law Unit
10 Mechanic Street, Suite 301
Worcester, MA 01608
(774) 214-4406

cc: Town Counsel Michael Cunningham

KRATTENMAKER O'CONNOR & INGBER P.C.

ATTORNEYS AT LAW

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CHARLES G. KRATTENMAKER, JR. (RETIRED)
MARY WINSTANLEY O'CONNOR
KENNETH INGBER

OF COUNSEL: RAYMOND SAYEG

January 8, 2026

VIA EMAIL

Claire V. Ricker, Director
Department of Planning and
Community Development
730 Massachusetts Avenue
Town Hall Annex
Arlington, MA 02476

VIA EMAIL

Michael Cunnhingham, Esq.
Town Counsel
50 Pleasant Street
Arlington, MA 02476

Re: O Lot Concord Turnpike – Proposed Warrant Articles

Dear Director Ricker and Attorney Cunningham:

I am enclosing four (4) draft warrant articles for the above-referenced property for the assisted living facility proposed by my client, The HYM Investment Group, LLC.

I have drafted these warrant articles in the alternative, and I am looking for guidance from you and the Arlington Redevelopment Board as to the preferred zoning approach, whether to seek a rezoning of the parcel to R-6 or to R-7.

Please do not hesitate to contact me concerning the proposed articles at 617-523-1010 x 223 with any revisions you believe are necessary.

We are planning on being at the ARB meeting on January 12, 2026 to present the proposed warrant articles. In advance, I thank you.

Very truly yours,

Mary Winstanley O'Connor

MWO/lm
Enclosures

cc: Seamus Joyce, Senior Development Manager (via email)

Proposed Warrant Article

To see if the Town will vote to adopt changes to the Arlington Zoning Map that would rezone a certain parcel in the R-1 District, specifically, a portion of 0 Lot Concord Turnpike, Arlington, Massachusetts, assessor's parcel identification number 185.0-0001-0005.0, to R-6, or take any action related thereto. The parcel is bounded and described as follows:

A CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF ARLINGTON, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF DOW AVENUE, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE;

RUNNING S18°37'53"E, BY LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN, A DISTANCE OF 0.96 FEET TO A POINT;

THENCE TURNING AND RUNNING S24°32'03"E, BY SAID LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN, A DISTANCE OF 71.17 FEET TO A POINT;

THENCE TURNING AND RUNNING S22°43'23"E, PARTLY BY SAID LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN AND PARTLY BY LAND NOW OR FORMERLY OF BRIAN R. DONAHUE, A DISTANCE OF 135.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S55°47'36"E, BY SAID LAND NOW OR FORMERLY OF BRIAN R. DONAHUE, A DISTANCE OF 27.46 FEET TO A POINT;

THENCE TURNING AND RUNNING S30°02'06"W, BY LAND NOW OR FORMERLY OF MEHMET FATIH BOLUKBASI & AZGE VARGEL BOLUKBASI, A DISTANCE OF 139.11 FEET TO A POINT;

THENCE TURNING AND RUNNING S29°45'31"W, PARTLY BY SAID LAND NOW OR FORMERLY OF MEHMET FATIH BOLUKBASI & AZGE VARGEL BOLUKBASI AND PARTLY BY LAND NOW OR FORMERLY OF LUAN MINH NGUYEN & THUY THI-THANH VU, A DISTANCE OF 182.31 FEET TO A POINT;

THENCE TURNING AND RUNNING S30°02'59"W, PARTLY BY SAID LAND NOW OR FORMERLY OF LUAN MINH NGUYEN & THUY

THI-THANH VU, PARTLY BY LAND NOW OR FORMERLY OF ROHIT BHARADWAJ GERNAPUDI & PHANI DEEPTI GHADIYARAM AND PARTLY BY LAND NOW OR FORMERLY OF MICHAEL A. & MARGARET J. KANE, A DISTANCE OF 194.52 FEET TO A POINT OF NON-TANGENCY ON THE NORTHERLY SIDELINE OF CONCORD TURNPIKE;

THENCE TURNING AND RUNNING BY SAID CONCORD TURNPIKE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 826.00 FEET, AN ARC LENGTH OF 180.24 FEET, A DELTA ANGLE OF $12^{\circ}30'09''$, A CHORD BEARING OF $N58^{\circ}25'29''W$ AND A CHORD DISTANCE OF 179.88 FEET, TO A POINT OF TANGENCY;

THENCE RUNNING $N64^{\circ}40'33''W$, BY SAID CONCORD TURNPIKE, A DISTANCE OF 148.53 FEET TO A POINT;

THENCE RUNNING $N24^{\circ}46'22''E$, A DISTANCE OF 229.45 FEET TO A POINT;

THENCE RUNNING $N24^{\circ}47'11''W$, A DISTANCE OF 119.11 FEET TO A POINT ON SAID DOW AVENUE;

THENCE RUNNING $N65^{\circ}47'27''E$, BY SAID DOW AVENUE, A DISTANCE OF 368.07 FEET TO A POINT;

THENCE RUNNING $N64^{\circ}17'45''E$, BY SAID DOW AVENUE, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 200,000 SQUARE FEET, OR 4.591 ACRES.

Proposed Warrant Article

To see if the Town will vote to amend Section 5.4.2 (A) Dimensional and Density Requirements of the Arlington Zoning Bylaw to add the following under R6: "Assisted living residence on more than 20,000 square feet - 45 feet; 3 stories; 1.2 FAR".

Proposed Warrant Article

To see if the Town will vote to adopt changes to the Arlington Zoning Map that would rezone a certain parcel in the R-1 District, specifically, a portion of 0 Lot Concord Turnpike, Arlington, Massachusetts, assessor's parcel identification number 185.0-0001-0005.0, to R-7, or take any action related thereto. This parcel is bounded and described as follows:

A CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF ARLINGTON, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF DOW AVENUE, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE;

RUNNING S18°37'53"E, BY LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN, A DISTANCE OF 0.96 FEET TO A POINT;

THENCE TURNING AND RUNNING S24°32'03"E, BY SAID LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN, A DISTANCE OF 71.17 FEET TO A POINT;

THENCE TURNING AND RUNNING S22°43'23"E, PARTLY BY SAID LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN AND PARTLY BY LAND NOW OR FORMERLY OF BRIAN R. DONAHUE, A DISTANCE OF 135.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S55°47'36"E, BY SAID LAND NOW OR FORMERLY OF BRIAN R. DONAHUE, A DISTANCE OF 27.46 FEET TO A POINT;

THENCE TURNING AND RUNNING S30°02'06"W, BY LAND NOW OR FORMERLY OF MEHMET FATIH BOLUKBASI & AZGE VARGEL BOLUKBASI, A DISTANCE OF 139.11 FEET TO A POINT;

THENCE TURNING AND RUNNING S29°45'31"W, PARTLY BY SAID LAND NOW OR FORMERLY OF MEHMET FATIH BOLUKBASI & AZGE VARGEL BOLUKBASI AND PARTLY BY LAND NOW OR FORMERLY OF LUAN MINH NGUYEN & THUY THI-THANH VU, A DISTANCE OF 182.31 FEET TO A POINT;

THENCE TURNING AND RUNNING S30°02'59"W, PARTLY BY SAID LAND NOW OR FORMERLY OF LUAN MINH NGUYEN & THUY

THI-THANH VU, PARTLY BY LAND NOW OR FORMERLY OF ROHIT BHARADWAJ GERNAPUDI & PHANI DEEPTI GHADIYARAM AND PARTLY BY LAND NOW OR FORMERLY OF MICHAEL A. & MARGARET J. KANE, A DISTANCE OF 194.52 FEET TO A POINT OF NON-TANGENCY ON THE NORTHERLY SIDELINE OF CONCORD TURNPIKE;

THENCE TURNING AND RUNNING BY SAID CONCORD TURNPIKE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 826.00 FEET, AN ARC LENGTH OF 180.24 FEET, A DELTA ANGLE OF 12°30'09", A CHORD BEARING OF N58°25'29"W AND A CHORD DISTANCE OF 179.88 FEET, TO A POINT OF TANGENCY;

THENCE RUNNING N64°40'33"W, BY SAID CONCORD TURNPIKE, A DISTANCE OF 148.53 FEET TO A POINT;

THENCE RUNNING N24°46'22"E, A DISTANCE OF 229.45 FEET TO A POINT;

THENCE RUNNING N24°47'11"W, A DISTANCE OF 119.11 FEET TO A POINT ON SAID DOW AVENUE;

THENCE RUNNING N65°47'27"E, BY SAID DOW AVENUE, A DISTANCE OF 368.07 FEET TO A POINT;

THENCE RUNNING N64°17'45"E, BY SAID DOW AVENUE, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 200,000 SQUARE FEET, OR 4.591 ACRES.

Proposed Warrant Article

To see if the Town will vote to amend Section 5.4.3 Use Regulations for Residential Districts, Class of Use of the Town of Arlington Zoning Bylaw to include “assisted living residence” by special permit “SP” in the R-7 District or take any action related thereto.

ZONING BYLAW AMENDMENT – REZONING OF CERTAIN PARCELS FROM R-1 TO R-2

To see if the Town will vote to amend the Zoning Map of the Town of Arlington by rezoning certain parcels presently located in the R-1 One-Family Dwelling District to the R-2 Two-Family Dwelling District, specifically parcels located on Norcross Street, North Union Street, Gardner Street, and Granton Park, as more particularly described below; or take any action related thereto.

Proposed Change

That the Zoning Map of the Town of Arlington be amended as follows:

- **All parcels located on Norcross Street**
- **35, 39, and 45 North Union Street**
- **2 Granton Court**
- **28 and 32 Gardner Street**

shall be rezoned from the **R-1 One-Family Dwelling District** to the **R-2 Two-Family Dwelling District**.

Statement of Purpose and Rationale *(for Planning Board / Town Meeting explanation)*

This zoning amendment is proposed by ten (10) registered voters to address longstanding zoning inconsistencies within the Norcross Street neighborhood and its abutting streets. Numerous properties on Norcross Street and adjacent streets are currently zoned R-2, while others remain zoned R-1 despite containing existing two-family or multi-family structures, including some R-3 buildings located on R-1 lots.

As a result, similarly situated properties within the same neighborhood are subject to different zoning regulations, creating inconsistency and inequity in land use controls. Rezoning the identified parcels to R-2 will bring zoning into alignment with existing development patterns, promote consistency across the neighborhood, and reflect the current residential character of the area.



Town of Arlington, Massachusetts

Correspondence

Summary:

126 Broadway:

- R. Peterson, 11/17/25
- M. Popova, 11/17/25
- C. Valentine, 11/20/25
- J. Cullinane, 1/9/26 A
- J. Cullinane, 1/9/26 B
- J. Cullinane, 1/12/26

259 Broadway:

- G. Leonard, 1/12/26

Affordable Housing Overlay District:

- M. Marx, 12/12/25
- L. Englisher, 12/22/25
- C. Wagner, 1/11/26

Multiple:

- D. Funkhauser, 1/11/26
- C. Wagner, 1/11/26
- E. Cahill, 1/12/26
- K. Fanale, 1/12/26
- M. Marx, 1/12/26

ATTACHMENTS:

Type	File Name	Description
Correspondence	126_Broadway_-_11172025_-_Peterson__R.pdf	126 Broadway - Peterson, R - 11/17/25
Correspondence	126_Broadway_-_11172025_-_Popova__M.pdf	126 Broadway - Popova, M - 11/17/25
Correspondence	126_Broadway_-_11202025_-_Valentine__C.pdf	126 Broadway - Valentine, C - 11/20/25
Correspondence	126_Broadway_-_20260109_-_Cullinane__J.pdf	126 Broadway - Cullinane, J - 1/9/26 A
Correspondence	126_Broadway_-_20260109b_-_Cullinane__J.pdf	126 Broadway - Cullinane, J - 1/9/26 B
Correspondence	126_Broadway_-_20260112_-_Cullinane__J.pdf	126 Broadway - Cullinane, J - 1/12/26
Correspondence	259_Broadway_-_2026-01-12_-_Leonard__G.pdf	259 Broadway - Leonard, G - 1/12/26
Correspondence	AHOD_-_12122025_-_Marx__M.pdf	AHOD - Marx, M - 12/12/25
Correspondence	AHOD_-_12222025_-_Englisher__L.pdf	AHOD - Englisher, L - 12/22/25
Correspondence	AHOD_-_20260111_-_Wagner__C.pdf	AHOD - Wagner, C - 1/11/26
Correspondence	Multiple_-_20260111_-_Funkhauser__D.pdf	Multiple - Funkhauser, D - 1/11/26

- | | |
|--|--------------------------------|
| ▣ Correspondence Multiple_-_20260111_-_Wagner__C.pdf | Multiple - Wagner, C - 1/11/26 |
| ▣ Correspondence Multiple_-_20260112_-_Cahill__E.pdf | Multiple - Cahill, E - 1/12/26 |
| ▣ Correspondence Multiple_-_20260112_-_Fanale__K.pdf | Multiple - Fanale, K - 1/12/26 |
| ▣ Correspondence Multiple_-_20260112_-_Marx__M.pdf | Multiple - Marx, M - 1/12/26 |

From: Rebecca Peterson

Sent: Monday, November 17, 2025 7:04 PM

To: Eugene Benson; Kin Lau; Rachel Zsembery; Shaina Korman-Houston; Stephen Revilak ; Claire Ricker

Subject: Re: 126 Broadway project

Dear ARB:

I would like to reiterate my stance as being against the current state of this proposal.

1. The requirement is that at least 60% of the ground floor be commercial, and a parking garage decidedly does not meet those requirements.
2. Zero-setback buildings of 5 stories do not create inviting, walkable streets for pedestrians and they are a negative for streetscapes in general. If this is not evident, please see the buildings next to and across from the high school as examples of how the “commercial space” loophole is failing Arlington.
3. It’s not reasonable under any interpretation of our bylaws to allow exemptions and variances of this magnitude.

Thank you,
Rebecca Peterson

From: Marina Popova

Sent: Monday, November 17, 2025 3:29 PM

To: Rachel Zsembery

Cc: Jennifer Joslyn-Siemiatkoski

Subject: Re: please do not grant a zero-setback bonus for the 126 Broadway

Hi, Rachel,

Thank you!

Please also add these Arlington Residents that requested to have their names added as under-signed to my letter too:

- Carol Luddecke, Precinct 16
- Luchy Roa, Precinct 12
- Michele Nathan, Precinct 11
- Jennifer Cutraro, Precinct 11

Thank you!

Marina Popova

From: Carla Paynter Valentine
Sent: Thursday, November 20, 2025 2:57 PM
To: Claire Ricker
Subject: Hi- Wanting to learn more about Bylaws please

Dear Arlington Redevelopment Board,

I hope this message finds you well.

I have been an Arlington resident for 15 years now, my young child goes to school in town, and we would like to remain living here for as long as possible.

I learned recently that the Arlington Redevelopment Board is trying to put through a five story building (where a two story is currently) on 126 Broadway street. Bylaws state that "at least 22.5%" of all units must be affordable. That would mean 4 out of 14 units in this building would need to be affordable. Currently the board is trying to squeeze this project through with only 3 units of affordable housing?

I have some questions about this please:

What definition of "affordable" is the board using?

Why do the bylaws **only** require 22.5% affordable housing?

Why would the board try to cut crucial corners in the % of already limited affordable housing?

Why is the board considering a 5 story building where a 2 story is? (taking into account green space, quality of life, drastically altering the landscape)

Let's use a building that was just put up as a case in point exercise:

80 Broadway

According to apartments.com- the price is \$5,500 for a 2 bedroom (what???)

Who can afford this?

And this drives costs up for the rest of us struggling to be able to afford to live here.

And the first floor is used as a gym for the renters??? (what???)

How are we allowing these luxuries when so many in Massachusetts are homeless or struggling to pay their rent and mortgage?

Big picture:

What kind of town do we want Arlington to become?

I want Arlington to be a town that is thoughtful and responsible with their redevelopment projects, considering affordability, green space, aesthetics, and quality of life (once a building goes up, it stays there).

I want Arlington to be a town that is affordable for low to moderate income earners and the middle class.

Conclusion: the 126 Broadway development idea will **gentrify** the area not revitalize the area. The area is already very vital.

And who is benefiting long-term?

Thanks for reading and for your service to our community,
Carla

From: Joanne Cullinane
Sent: Friday, January 9, 2026 10:04 AM
To: Rachel Zsembery; Jennifer Joslyn-Siemiatkoski
Subject: Public Comments for 1/12 meeting

Hello to all,

Please post these additional comments received from those who signed the letter regarding 126 Broadway and the board's proposed reinterpretation of our bonus rule laws.

I believe these should be posted this week as the project is on the agenda and the applicant's request for a postponement is on the table that night.

Thank you,

Joanne Cullinane TMM 21

Many issues with this location. If moving forward, no compromise on affordable units please.

I was also distressed to learn that a zero-setback has been requested, even though the "commercial area" that qualifies for this bonus appears to be mostly parking and trash space. This is not what Arlington should look like.

Dear friends on the ARB, I am deeply opposed to the kind of zero-setback, five-story tower-type development that this proposal represents, which runs contrary to what we had clearly agreed as a community. Please enforce the limits already in place for affordability, setbacks, and stories that we have set. To do otherwise sets the stage for developers to override our zoning again and again. Granting "bonuses" benefits developers, not the town. Once we lose green space, we cannot get it back. Once we give up LEED standards for a building, or height restrictions, or other criteria, we cannot enforce them after the fact. I respectfully request that you deny any exceptions or bonuses for this project, or others. Let Arlington be seen as a community of integrity, not one that turns a blind eye to exploitation by developers. Yours, Jessie

When a new precedent is being established, as is being done with this project at 126 Broadway, it is especially important to abide by our existing Town Zoning Bylaws.

Please also deny the Zero Setback Bonus for the current plan. Excluding the portion of the floor plan that will house parking and dumpsters is not okay. New large buildings on Broadway should include green space and keep our neighborhood beautiful.

Math is not that hard....and you can always go higher than the threshold if in doubt :-)

This is a slippery slope that leads to overbuilding in the town without the desired effect of affordable housing.

Please meet our existing laws as written. Do not allow the system to be gamed.

I am against interpretation of granting a "bonus floor"

I agree 100%!!!

Bonuses are rewarded to those developers who go above and beyond minimum thresholds that benefit the community, not for the purposes of personal financial gain. Once a loophole or lower threshold is accepted, the precedent is set by the ARB and more project developers will apply the same logic to gain an unwarranted bonus.

The bonus should be a reward for extra effort. Building extra high on one of Broadway's smaller lots is part of the project, but not grounds for a bonus. Rounding up for affordable housing is on the right track, as is relief for abutters who will be affected by the unusual aspect ratio, as would setting the stage for an entire block of adjoining town houses. The bonus is not well used under the existing plan.

Uphold all bonus rules. Otherwise they are not rules.

The bonuses asked for should follow the letter of the law - 22.5% or more affordable housing units plus at least 60% of the ground level should be commercial space.

Please respect and uphold the established bonus rules for affordability and commercial space.

The rules and bylaws for both affordability and commercial space need to be respected and upheld. The rules and bylaws are in place for a reason. Not following them will result in ugly empty buildings that do not fill the needs of the town.

From: Joanne Cullinane
Sent: Friday, January 9, 2026 10:22 AM
To: Rachel Zsemlery; Jennifer Joslyn-Siemiatkoski
Subject: Correspondence for inclusion on the 1/12 arb agenda

Hello,

Please accept these 195 names in advance of the Board's meeting on January 12, as per our discussion of when to submit them. These are the names of people who signed the letter on file asking the Board to respect the clear thresholds set in our MBTA act overlay bonus rule laws with regard to 126 Broadway, and carrying forward to any proposal on Mass Ave or Broadway seeking to use the Town's carefully crafted bonus rule laws.

I know you had previously said to send just a list of new additions to the letter, but it is impossible for me to disentangle the new names from the old at this point. Also, they are automatically alphabetized by first, rather than by last, names. I trust that is okay.

I understand that the applicant's request for a withdrawal of the plan is on the agenda for Monday evening. I also see that another project seeking to use the same bonus rules is on the agenda.

Thank you,
Joanne Cullinane, TMM 21

A. Michael Ruderman	9 Alton St, TMM 9
Abigail Rice	90 Harlow Street
Adam Lane	77 Grafton St, TMM 3
Ahmed Bajwa	89 Oxford St #2
Alexandra Lee	99 Harlow Street
Alexandra Lee	99 Harlow Street, Arlington
Alice Jardine	21 spring valley st Arlington ma 02476
Alisa Pascale	109 Westminster Ave, Arlington
Amy Duke	33 Newman Way #1, TMM
Ana Ubada	20 silk street, TMM
Andrew Fischer	25 Lombard Rd, TMM 6
Andrew Sherburne	42 pondview road
Angela Alton	91 Harlow St, Arlington
Angela Galanopoulos	48 Everett Street, Arlington MA 02474
Anne Ehlert	156 Westminster Ave, TMM 21
Annie Grear	103 Grafton St
Aram Hollman	12 Whittemore St, TMM 6

Asia Kepka	15-17 Silk St, Former TMM 1
Barbara Lieurance	22 university Road
Becky Edmondson	31 morton road
Belinda Chu	88 Broadway
Beth Melofchik	20 Russell St, TMM 9
Beth Quigley	78 Menotomy Rd
BethAnn Friedman	10 Hazel Terr, TMM
Betty Stone	99 Harlow Street, # 1, TMM 7
Bob Lowe	22 Harlow Street, Former TMM
Bonnie Hourican	179 Hillside Ave.
Cameron Desmond	31 Radcliffe Road, Arlington, MA 02474
Carl Wagner	30 Edgehill Rd, TMM 15
Carla Valentine	18 ernest road
Carol Luddecke	125 Park Avenue, Former TMM
Carole Springer	29 Hawthorne ave
Carolyn A White	276 Mass Ave #405, Arlington, MA
Charles Chamallas	41 Candia Street
Cheryl Vossmer	25 Peck Ave, TMM 20
Christian Webb	100 Everett st Unit 1
Christina Chalapatras	172 Overlook Road, TMM
Claire Hodgkinson	19 Silk St
Claire Odom	19 River Street, Apt 2, TMM 7
Colleen Kirby	16 Pamela Dr, TMM
Courtney Hadly Zwirn	65 Oak Hill Dr
Cutler Cleveland	68 Oxford St
Daniel Barella	68 Everett St. Arlington MA 02474
David Brecht	55 Norfolk Rd, TMM 10
David Hoglund	106 Grafton St #1
David McCall	30 Peck Avenue
David Von Schack	10 Cheviot Rd
Dina Cote	9 River St, Arlington, MA
Eileen Cahill	48 Dickson Avenue
Elaine Greene	23 Lanark Rd
Elizabeth Pyle	66 Gloucester Street, TMM

Elizabeth Rocco	94 Grafton St
Eric Peterson	31 Florence Ave
Erin Butts	14 Wheaton Rd
Evangelina Eliopoulos	103 Everett St
Evren Sirin	235 Ridge St
Fusun Yaman Sirin	235 Ridge St, TMM 11
Geoffrey Rockwell	35 everett st. arlington, ma.
George Banis	9 Park St
Georges Petitpas	106 Grafton St
Gina Duddy	20 Fountain Rd
Gina Sonder	Precinct 11
Gregory Wong	22 university rd
Hal Miller	32 Pine Ridge Road
Harold Becker	46 Harlow St
Harold Greene	23 Lanark rd
Heather DeGregorio	1 Adamian Park
Heather Meunier	105 Irving St, Arlington, MA
Helene George	11 Farmer Rd. Arlington, MA
Jacqueline Sherry	10 Inverness Rd
James Brooks	98 Oxford St, Arlington MA 02474
James Chalapatras	172 Overlook Road Arlington Ma
Jamie Kirsch	24 Everett Street Unit 2, Arlington MA 02474
Jan Udem	264 Mass Avenue, Arlington
Jane Biondi	50 Wyman St, TMM
Janet Mahoney	9 Paul Revere Road, TMM 20
Janice MacMillan	46 Lantern Lane, Arlington, MA
Jason Haas	105 Everett St, TMM 7 ?
Jean Mazzola	90 Everett St. Arlington Ma 02149
Jean Mazzola	90 Everett Street Arlington
Jeanne Thomas	65 Harlow street
Jennifer Lauchlan	206 Broadway
Jennifer Roderick	6 Pioneer Rd, TMM
Jennifer Tortelli	84 Broadway Arlington MA 02474
Jenny Cutraro	15 Stowecroft Road, TMM

Jenny Petitpas	106 Grafton St Apt 2
Jessica Fallon	98 Oxford St.
Jessica Nargiso	105 Everett St
Jessie Brown	46 Jason St
Jo Anne Preston	42 Mystic Lake Dr, TMM 5
Joan L Connors	78 Bates RD
Joanne Booth	10 orchard terrace
Joanne Cullinane	69 Newland Rd, TMM 21
John McCarthy	79 Everett St Arlington, MA
John Tortelli	101 Sunnyside Ave
John Worden	27 Jason St, TMM 8
Jon Gersh	24 Kipling Rd TMM 18
Jonah Silberg	62 Everett St #2
Joseph Pinciario	74 Oxford St, Arlington
Judith Miller	32 Pine Ridge Road
Junko Nagano	100 Falmouth Rd W, TMM
Kathleen Mosciello	20 Teresa Circle
Katie Bradley	217 Broadway
Katie Carroll	99 Oxford St
Kelly Mulligan	90 Everett St #1 Arlington 02474
Kenneth MacKenzie	33 Bowdoin St
Kristan Schoen	93 Madison Ave, TMM 21
Kristin Clark	79 Everett Street
Larry Slotnick	94 Grafton St #2, TMM 7
Laura Bickmeier	18 Peck Ave
Laura Borgia	6 Raleigh St Arlington MA 02474
Laura Jarbeau	55 Jason St
Laura Vivenzio	35 Oak Hill Drive
Laurel Case	85 Everett St
Laurel Kayne	79 Westmoreland Ave.
Lauren Scott	130 Broadway
Laurie Abrams-Hall	54 Winter Street
Lawrence Tennis	10 Inverness Road
Leon Lombard, Jr.	62 Dickson Ave., Arlington, MA

Lida Junghans	10 Newton Road, Arlington, MA 02474
Linda Cundiff	29 Summer St, TMM 15
Linda Grosser	31 Everett St
Lori Leahey	53 Westmoreland Ave, TMM 21
Lori Meltzer	9 Surry Rd Arlington 02476
Lygia Grigoris	370 Park Avenue
Lynn Dowling	17 Silk St.
Mack Carroll	99 Oxford st
Malik James	84 Broadway Arlington ma
Marella Averill	22 Devereaux Street, Arlington
Margaret Tuttle	8 Melanie Lane
Margaret Mitropoulos	15 Jean bird.
Maria Dubyaga	32 Carl Rd, TMM
Marie Burack	131 Broadway
Marilyn Poole	17 Lanark Rd
Marina Popova	255 Ridge St, TMM 13
Mark Rawizza	3 Yale Rd
Mark Rosenthal	TMM 14
Martin Heermance	14 Selkirk Rd, TMM 20
Mary McCabe	61 Harlow St
Matt Guyton	22 Irving St
Matthew Potok	35 Princeton Rd Arlington MA
Max Antinori	79 Westmoreland Ave.
Maxim Chernobayev	32 Carl Rd, Arlington, MA, 02474
Md Munan Shaik	118 Broadway
Mellela Marx	13 Pine Ridge Road
Meredythe J. Schober	49 Churchill Avenue, apartment 1
Michael Brennan	85 Everett St, Arlington MA 02474
Michele Desmond	31 Radcliffe Road, TMM
Michele Lee DeFilippo	30 Lansdowne Rd.
Nadine Lombard	62 Dickson Avenue, Arlington, MS
Nance Vossmer	25 Sunset Rd
Nancy Bloom	169 Sylvia Street, Arlington
Nancy Butts	14 Wheaton Rd

Nicholas Dokos	278 Park Ave
Pamela Rosenthal	346 Gray Street
Patricia Worden	27 Jason St, Former TMM 8
Paul Desmond	31 Radcliffe rd
Paul Parise	106 Hemlock St.
Peter Degen-Portnoy	28 Everett St #2
Peter Eliopoulos	103 Everett St
Ralph Antonelli	65 Ridge Street
Rebecca Peterson	31 Florence Ave, TMM 16
Regina Capasso	264 Mass Ave Unit 101
Renata Cardoso	100 Everett St Arlington MA
Robert Tosi	14 Inverness Rd, TMM 20
Robin Bergman	320 Park Ave, TMM 12
Robin Lemp	61 Richfield Road, Arlington, MA 02474
Roderick Holland	88 Grafton St, TMM 7
Rong Tilney	81 Marathon street
Rose Sun	62 Everett street, Arlington, MA
Russell Keim	69 Newland Road
Ruth Johnson	20 Wilbur Ave 02476
Sally Demopoulos	38 school street
Samantha Doucet	70 Everett St
Sara Alfaro-Franco	14 Wachusett Ave, #2
Sayaka Rawizza	3 Yale Rd
Scott Mullen	68 Henderson St, TMM 3
Sean Alton	91 Harlow st
Sheelah Ward	83 Harlow Street, Arlington, MA 02474
Sheila Harrington	9 Raleigh Street, Arlington, MA 02474
Shevawn Hardesty	32 Everett St
Steve Crowley	174 Brattle Street
Stylianios Karaminas	48 Everett Street, Arlington MA
Sudhir Verma	49 Dickson Ave
Sue Sheffler	26 Kensington Park
Susan Pace	91 Marathon Street, Arlington
Susanna Hoglund	106 Grafton Street Unit 1

Suzanne Chiarito	41 Kilsythe Road, TMM 20
Tom Robertson	83 Harlow Street
Tracy Gresser	6 Revere St. Arlington MA
Wendy Rundle	35 Grafton St
William Gresser	6 revere st Arlington
Wynelle Evans	20 Orchard Pl, TMM 14
Zenub Kakli	72 Everett St.
Heather Leet	235 Mountain Ave

From: Joanne Cullinane
Sent: Monday, January 12, 2026 12:33 PM
To: Jennifer Joslyn-Siemiatkoski; Claire Ricker; Rachel Zsembery
Subject: Public Comments for 1/12 meeting

Dear Jennifer,

This (below) includes only comments received re the two Broadway St projects but not posted to date. Thanks!

Joanne Cullinane, TMM 21

This should also include 259 BROADWAY: The bonus rules for *both* boosted Affordability (“at least 22.5% of all units” must be designated Affordable in exchange for an extra floor) *and* for commercial space (the space must comprise a true “60% of ground floor at street level” to get the mega-bonus) be respected and upheld.

Don’t allow less commercial space than required, respect the rules.

Uphold the bylaw!

I was also distressed to learn that a zero-setback has been requested, even though the

“commercial area” that qualifies for this bonus appears to be mostly parking and trash space.
This

is not what Arlington should look like.

Follow the MBTA overlay law as voted.

It is very important to hold the bylaws, they are not optional.

Please do not vote for a bonus fifth floor.

Many issues with this location. If moving forward, no compromise on affordable units plea

Follow the MBTA overlay law as voted.

It is very important to hold the bylaws, they are not optional.

Please do not vote for a bonus fifth floor.

To: The Arlington Redevelopment Board
Re: 259 Broadway
Date: January 12, 2026

We are a group of neighbors on Palmer St. and Broadway in Arlington, abutters and neighbors of 259 Broadway. We write to the Board as supporters of housing growth who nevertheless think that the 259 Broadway proposal needs significant revision to bring it within the letter and spirit of the Arlington Zoning Bylaw and the MBTA Communities Act.

We note first that notice of the character of this proposal was not available until about a week before the ARB hearing date. For those of us with no experience in the local development process, the proposal came as a surprise, which has meant a real scramble to understand it and respond adequately. We are still scrambling and look forward to more opportunities for input to help improve the proposal after we have learned more.

We have a number of questions and areas of concern, but most of them center on the fit of the building for this neighborhood in terms of size (and aesthetic fit), including importantly the near-certainty that the building would add a large number of cars to the neighborhood. According to the state's Executive Office of Housing (EOHLC), a core principle of development under the MBTA Communities Act is that "The Multi-family zoning districts required by M.G.L. c. 40A, § 3A should encourage the development of Multi-family housing projects of a scale, density and aesthetic that are compatible with existing surrounding uses . . ." And, according to Arlington's own Environmental Review standard, "Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings." We take these to be familiar and uncontroversial principles, even when pursuing the worthwhile goal of increasing the number of housing units in the neighborhood.

Here, the proposal asks for a "bonus" fifth story and the elimination of the normal setback requirement. The fifth floor would raise the height of the building to 61 feet, approaching twice the height of any other building in the immediate vicinity, and without any setback to moderate the effect of the height. Within this somewhat daunting building (for its surroundings), there would be 14 apartments, 12 of them one-bedroom apartments. We would welcome more neighbors, and this building would not at all be the first apartment building in the area. But it would stand out for its height, its jarring aesthetics, and the number of cars it would put on our small, local streets.

A somewhat smaller building can be built that will better meet the foundational principles and written rules of zoning and development in Arlington, as well as those of the MBTA Communities Act. We ask the Board to consider seriously the following specific ways in which we believe the current proposal not only violates general principles of fit with existing uses but also, in at least one respect, violates specific zoning rules.

1. The proposal seeks a bonus floor and elimination of setback requirements on the basis of its inclusion of **commercial space on the ground floor**. But we believe that the commercial space does not reach the required threshold of 60% of the area of the ground floor. The proposal excludes from the ground-floor denominator that part of the building's footprint that the developer allocates to non-enclosed, accessory parking. But the point of the bonus is to incentivize provision of useful commercial space, space that evidently developers prefer not to provide in a

residential development. Necessarily, the rules use a somewhat arbitrary calculation to determine how much space is enough in exchange for getting a fifth floor. We should not allow developers to game that calculation by excluding any open-air facilities that they include in the ground floor. That would incentivize more parking, for example, rather than the commercial space that the bonus rules seek to encourage.

Not only that, but if developers can easily game the commercial space rule, they will have no incentive to seek a bonus floor through the alternative of increasing the proportion of affordable units in the building. For example, this developer proposes only two affordable units, the minimum, while seeking the commercial space bonus with two very small storefronts that will greatly limit the types of businesses that might move in. If they are rightly prevented from satisfying the commercial space requirement in this compromised way, then they would have to meaningfully increase the proportion of affordable units if they wanted to qualify for the bonus fifth story.

(Note that there is a wholly separate section of the Zoning Bylaw that excludes open-air space when calculating the Gross Floor Area of an entire project. But that rule serves an entirely different policy in an entirely different context. It has nothing to do with effectively incentivizing provision of commercial space in residential buildings. Nor does the bonus floor rule in the MBMH district borrow the term of art “gross floor area” but only uses its own language of “ground floor at street level.”)

2. The building presumptively requires 14 off-street parking spaces, but it only provides five, and plans to charge at least \$175 per month for those spaces. This prohibitive cost may inadvertently result in more daytime and overnight on-street parking. Despite the efforts to incentivize the use of bikes and public transportation, which we enthusiastically support, the reality is that most residents will need (or at least insist on) at least one car, adding a substantial number of cars to an already barely tenable situation.

A request for fewer spaces goes to the discretion of the ARB, which can and should assess the particular parking situation of the project’s locale. On the Broadway side of 259 Broadway, the building pushes up hard against the zone where parking meters begin, as a response to the growing parking congestion as you approach the center of town. Around the corner, Palmer St. is a narrow street of houses on very tight lots, many of them two-family houses, generally with single-width driveways. The stretch of curb between 259 Broadway’s driveway on Palmer and the stop sign at the corner is already a no-parking zone. Several Palmer St. residents have purchased annual overnight parking permits because their buildings lack off-street parking, so the few available on-street parking spots at the Broadway end of Palmer St. are already allocated.

During the day, it is often impossible to have two-way traffic for the length of the street, forcing passing cars to pull over and squeeze past each other. Although residents try to make space for Tuesday garbage trucks, for example, the street remains a tight-fit obstacle course for garbage trucks, delivery vehicles, and especially firetrucks. In fact, we just recently had an experience with firetrucks struggling to respond to a serious fire in the middle of the block. All of this has been exacerbated by construction vehicles’ almost constant presence on the street for years, associated with a slow-moving mid-block construction project, the two years (or so) of work on the water main that travels under Palmer St, the usual round of renovations and servicing, and now the year of construction that was started-then-stopped, and must be completed, at 259 Broadway.

Also on the subject of cars, **the Broadway at Palmer St. intersection sees several accidents per year** due to poor sight lines from Palmer onto Broadway, and if 259 Broadway is

constructed with zero setback, visibility west on Broadway will further decrease, potentially leading to a further increase in accidents.

3. The sheer height of the proposed building will deprive some neighbors of substantial sunlight. Certainly, the most immediate abutters and neighbors will see gardens and yards thrown into the shade for most of the day, potentially requiring substantial reconfiguration and substantial lessening of enjoyment of their properties. Moreover, at least one abutter on Broadway had already been researching and shopping for solar panels but would suddenly lack the necessary sun exposure to make that work. The same is likely true for a number of houses on Palmer St. and on Broadway, though the precise extent of the effect is unclear to us at this point. A four-story or three-story building would seem to be vastly better on these counts.

4. Finally, we note that the proposal is wholly inconsistent with **the explicit, statutory principle of the MBTA Communities Act that the multi-family housing it promotes be suitable for families with children.** We recognize that, under an interpretation by the EOHLC, that language serves as a restriction only on municipalities' zoning rules, not on developers' plans. But the spirit of the law would caution municipal authorities like the ARB to exercise their limited power to discourage projects, like this one, that are dominated by one-bedroom apartments, which are manifestly unsuitable for families with children (notwithstanding that there are many families in this world that are compelled to make the best of such housing). Were Arlington to find itself approving one project after another that was not reasonably suitable for families with children, we would be violating the spirit of the law.

For all these reasons, we hope that the proposal for 259 Broadway will not be approved as is or at its current size. We hope to be helpful collaborators in moving towards a proposal that increases the number of units that have existed on that lot for many years but creatively calibrates that increase and shapes the new building in a way that honors the legitimate needs of the neighborhood, the important policies of the Zoning Bylaw, and the legitimate desire of the developer to earn a profit that will make the project attractive to them.

Sincerely,

Gerry Leonard 44 Palmer St.
Keziah Dutchak-Leonard 44 Palmer St
Jeffrey Yee 261 Broadway
Amanda Mei of 261 Broadway
Elizabeth Billings 59 Palmer Street
Jonathan Davey 59 Palmer Street
William Davey 59 Palmer St
Catherine Davey 59 Palmer St
Scott McKenzie 41 Palmer Street
Laura Quinn 41 Palmer Street
Evan Bulman 47 Palmer Street
Amina Bulman 47 Palmer Street

From: Mellela Marx
Sent: Friday, December 12, 2025 2:14 PM
To: Claire Ricker; Rachel Zsemlery
Subject: AHOD Committee Proposal

Hi Rachel & Claire,

I am a long time Arlington resident and home owner for over 20 years. Some of the most recent proposals the AHOD Committee will be presenting on Monday are deeply concerning to me and many others in Arlington.

It seems, despite the fact Article 40, which aimed to get rid of single family zoning all together in Arlington, was voted down in the last town meeting, they continue to plan overlays that would essentially have the same effect. Changing the zoning in Arlington without going through the proper procedure of having a town-wide vote.

Although I realize there is a desire to create more affordable housing in Arlington, allowing such developments in the entire town will completely change the character of the town and will not necessarily address the issue of affordable housing. And it will only add to the challenges the town is already having with parking, services and schools in a community where we are already having overrides every year just to keep up with the current population needs.

Specifically:

- Relaxed spacing / setback requirements - Having 4 story buildings in residential neighborhoods and 7 story buildings in CAH overlay districts with little or no setbacks will completely change the character of our town from a town to a city. Also, it is unclear how building these large structures with a small percentage of affordable units is helping with affordability as other units in these buildings are being sold at premium and driving prices up in Arlington generally.
- Parking - Parking requirements with just 1 space per 2 units (how does that even work?) is not realistic. Most families will have 1-2 cars and, with already extremely limited street parking in Arlington, this will become a nightmare for parking in Arlington discouraging people from patronizing our businesses or being able to park near their homes.
- No requirement for minimum open or green space limits will further deforest Arlington and create an ugly, concrete landscape.
- 100% Affordable - It is a nice idea to have the units 100% affordable, however, this seems unrealistic at best. It is unlikely any developer would want to invest in such a property so does it then just become public housing? How is this funded? How will large new affordable housing projects impact our schools and public services? We already pay extremely high taxes in Arlington and this will just further burden the town without compensating tax revenues.

Please do not approve these proposals. If passed, they will irreversibly impact Arlington's landscape and economy in a direction that is unsustainable.

Thank you for your consideration.

Sincerely,
Mellela Marx

From: Larry Englisher
Sent: Monday, December 22, 2025 4:19 PM
To: Sarah Suarez; Claire Ricker
Subject: AHOD Draft Map

Dear Ms. Ricker and Ms. Suarez:

I am writing to oppose the inclusion of two parcels in the draft proposed Affordable Housing Overlay District which would allow multifamily housing as-of-right (with no required public hearing process).

The first parcel is the Winchester Country Club parcel bounded by Hutchinson Road, the Winchester Town Line, Route 3, and Winchester Road (identified as #468 on your draft parcel map). This is a very large parcel of land which is currently mostly green open space. The town has few such large green spaces. Clearly any development of this space should it be converted from its current use would have a huge impact. For this reason, any development should be subject to close scrutiny by the Town and enable comments from the public through a hearing process. (I believe the area is currently zoned R-0 and legally it may not be possible to restrict it further.) Furthermore, much of this parcel seems inappropriate for multifamily affordable housing, because except for the portion immediately adjacent to Mystic Street (Route 3), the parcel is not accessible to public transportation of any kind. This section of Mystic Street 3 is served relatively infrequently (20 minutes in rush hour, hourly non rush hour) by MBTA Bus route 350 which connects with Alewife Station via a long circuitous route.

The second parcel is the lot on Washington Street at Mountain Avenue (#307 on the map) adjacent to or including the National Grid gas facility. This rather small lot seems inappropriate for development of multifamily housing of any kind particularly due to its proximity to the gas facility. Furthermore the parcel is located at the remote end of a very infrequent MBTA bus route (#67). The bus runs 6am to 8pm weekdays every 30-50 minutes. Note also that the MBTA stop at this location shown on your map has been removed. This bus route meanders on a slow route to Alewife Station and due to its low frequency is virtually unusable. During snow days, the route doesn't operate on Washington Street at all leaving this area unserved. There are no services of any kind within walking distance of this location which is at the top of a steep hill. Currently this parcel consists of a green space.

I understand the need for more affordable housing and I believe there are locations that make sense to encourage such development, but I do not think these parcels are appropriate. I urge you to delete these parcels from the draft proposal.

Yours truly,

Larry Englisher
6 Lantern Ln
Arlington MA 02474

From: C Wagner

Sent: Sunday, January 11, 2026 9:05 PM

To: Rachel Zsembery; Rachel Zsembery; Stephen Revilak; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker; Claire Ricker; Jennifer Joslyn-Siemiatkoski

Subject: From Carl Wagner to ARB regarding Jan 12 meeting agenda item: AHOD Committee proposals for AHO

To ARB and Staff:

Rachel Zsembery, chair <rzsembery@town.arlington.ma.us>

Stephen Revilak <srevilak@town.arlington.ma.us>

Kin Lau <klau@town.arlington.ma.us>

Shaina Korman-Houston <skorman-houston@town.arlington.ma.us>

Eugene Benson <EBenson@town.arlington.ma.us>

Claire Ricker, Director of Planning and Community Development <cricker@town.arlington.ma.us>

Jennifer Joslyn-Siemiatkoski admin. asst. <jenniferjs@town.arlington.ma.us>

RE: Concerns regarding AHOD Committee presentation and proposed Warrant Article for an Affordable Housing Overlay District

Dear Chair Zsembery and respected members of the Redevelopment Board,

I am writing regarding the Affordable Housing Overlay District (AHO) proposals now being advanced by the Affordable Housing Overlay District (AHOD) Committee, including the draft warrant article and materials recently presented to the Board.

Please recognize that the AHOD Committee's work to date does not reflect the full charge given to it by Town Meeting. The committee was created not to implement an overlay, but to study prior proposals and conduct broad community outreach before returning with recommendations. Instead, a small group of active members has developed a zoning framework and draft warrant article without first engaging major stakeholder groups or conducting meaningful town-wide consultation. Public meetings have had limited notice and minimal attendance, and important constituencies — including abutters, business owners, municipal service representatives, schools, infrastructure specialists, open-space advocates, and low-income residents themselves — have not been adequately included in the process.

What is occurring is effectively a recreation of the limited stakeholder group whose prior overlay proposal the ARB did not support in 2025. Changes of this magnitude should be reviewed through a longer, more transparent, and better-informed process, visible to residents and businesses, and structured so that broad stakeholder participation can meaningfully influence the terms of any proposed overlay before rules are determined.

The proposed overlay framework would permit very large-scale buildings throughout Arlington, including in established single-family, two-family, and small-business districts. Story heights have been redefined at 13 feet rather than the customary 10 feet, compounding building mass when applied across six or more stories. Maximum heights approaching 78 feet, minimal side-yard setbacks, and potential zero-lot-line construction would dramatically alter neighborhood character and impose real impacts on abutters, tree canopy, open space, and streetscapes. Parking ratios as low as one-half space per unit are unrealistic for Arlington's current transportation conditions and unfair to future residents.

The overlay would also override existing unit caps, encouraging multi-lot assemblages and very large apartment blocks. While large multifamily buildings may be appropriate in selected locations, applying such permissions broadly across town risks undermining the stability of existing neighborhoods and small business areas.

I am further concerned that the affordability outcomes and long-term impacts of this proposal have not been sufficiently studied. Any new overlay should be evaluated carefully in light of Arlington's existing affordability tools, infrastructure capacity, impacts on neighbors and businesses, and the expectations of current residents and taxpayers.

Creating affordable housing is an important goal. However, it must be pursued through a transparent process, broad participation, and zoning rules that respect Arlington's diverse neighborhoods. I urge the Board to request that the AHOD Committee return to its original outreach mandate, broaden participation in determining proposals, and reconsider the scale and structure of the overlay before advancing any warrant article to Town Meeting.

Thank you for your consideration.

Sincerely,

Carl Wagner
Town Meeting Member – Precinct 15
30 Edgehill Road
Arlington, MA

From: Douglas Funkhouser

Sent: Sunday, January 11, 2026 9:42 AM

To: Rachel Zsembery; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker; Stephen Revilak; Jennifer Joslyn-Siemiatkoski

Subject: Comments on the Broadway Project and Possible AHO

I will miss your meeting on the 12th. I wanted to register my concern about the proposed projects at 126 and 259 Broadway. The projects lack adequate parking, setbacks, and open space; make a perfunctory nod toward providing commercial space; are too tall and too dense; and don't provide the correct number of affordable units. Bonus rules are being proposed for approval when they should not be allowed. Neither project represents an improvement for the Town, and they don't respect the interests nor the needs of the abutters and other neighbors.

The draft "affordable housing overlap" plan proposes residential development at a large number of Town sites. Many of these sites are now occupied by businesses, Town parking, and other viable, worthwhile, and diverse existing uses. We need to support current and potential new businesses in order to keep the Town vital and interesting. I grant that some of the proposed sites are developable, but they should be proposed and reviewed on a case-by-case basis, with careful attention to building heights, site density and unit maximums, commercial space potential, parking (especially), setbacks and open space. An overlay may simplify approvals, but in fact each individual project needs thoughtful review. And, perhaps most importantly, the proposal has come to you without adequate input from various Town constituents.

I don't believe it is the role of the ARB or any other Town group to make projects "economically feasible" by waiving important project requirements and planning principles. Developer interests and Town interests are very different, and developers naturally test resolve. We should not privilege developers at the expense of the long-term interests of the Town.

Thanks for listening.

Doug Funkhouser

From: C Wagner

Sent: Sunday, January 11, 2026 9:16 PM

To: Rachel Zsemlery; Stephen Revilak; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker; Jennifer Joslyn-Siemiatkoski

Subject: From Carl Wagner to ARB regarding Jan 12 meeting agenda items: 259 Broadway and 126 Broadway

To ARB and Staff:

Rachel Zsemlery, chair <rzsemlery@town.arlington.ma.us>

Stephen Revilak <srevilak@town.arlington.ma.us>

Kin Lau <klau@town.arlington.ma.us>

Shaina Korman-Houston <skorman-houston@town.arlington.ma.us>

Eugene Benson <EBenson@town.arlington.ma.us>

Claire Ricker, Director of Planning and Community Development <cricker@town.arlington.ma.us>

Jennifer Joslyn-Siemiatkoski admin. asst. <jenniferjs@town.arlington.ma.us>

RE: Opposing 259 Broadway MBTA-CA development/precedents

Opposing 126 Broadway MBTA-CA development/precedents

Dear Chair Zsemlery and respected members of the Redevelopment Board:

Please recognize that these two projects, on former two-family lots, are substantially oversized for their sites. As proposed, they are **harmful to future residents and abutters** and risk **undermining Arlington's goal of genuinely increasing affordability**.

There is a danger of setting two damaging precedents:

- (1) allowing less than Arlington's required affordable housing through selective "mixing and matching" of zoning bylaws, and
- (2) granting multiple developer bonuses without requiring fulfillment of the specific public benefits that justify each bonus (affordability or majority first-floor commercial use).

On all projects, the ARB should require standard story heights of 10 feet, not the 13-foot (33% taller) story height proposed by the developers. When multiplied over five or six floors, this unusual height produces towering buildings that do not fit their neighborhood context.

On MBTA-CA Affordable Unit Bonuses — No "Mix and Match" Between Regular and MBTA-CA Law

The developer is attempting to use MBTA-CA provisions to obtain additional floors based on that law's affordability requirements, while simultaneously invoking non-MBTA-CA inclusionary bylaws to reduce the number of affordable units required. Once MBTA-CA zoning is selected, regular inclusionary bylaws should not be used to grant further relief.

Specifically, the developer cites non-MBTA-CA rounding provisions to avoid building the next required affordable unit. In this case, four affordable units are required, not three. Allowing rounding down here would set a precedent that weakens Arlington's affordable housing commitments. Are we serious about producing affordable housing, or about providing developer relief from producing it?

As a related matter, if Arlington wishes to remain committed to affordability, Town Meeting should remove the “rounding down” provision from the regular inclusionary bylaw. But regardless, it should not apply to MBTA-CA projects.

Zero-Setback Developer Bonus Must Require Genuine First-Floor Commercial Use

Zero setbacks on Broadway would hinder snow removal, reduce green and open space, and create a harsh streetscape. Such urban conditions may belong in dense city centers, but not in Arlington — and certainly not without meaningful ground-floor commercial activity.

Please do not allow developers to receive the zero-setback bonus by defining “first floor” to exclude parking and trash areas. The first floor should mean all space beneath the second floor. Token office rooms alongside parking and dumpsters do not fulfill the intent of the mixed-use requirement.

Consistent with the MBTA-CA bylaw, the zero-setback bonus should be granted only if at least 60% of the true first-floor space is genuine commercial or business use.

Do Not Reduce the One-Parking-Space-per-Unit MBTA-CA Requirement

The ARB supported the MBTA-CA framework in 2023 with the understanding that one parking space per unit would be required. Transportation demand management plans that reduce this requirement substitute speculative promises for enforceable infrastructure. Reducing parking in this manner is unfair to future residents and inconsistent with the agreement made with the public when MBTA-CA zoning was adopted.

Do Not Allow Multiple Developer Bonuses Without Full Performance

MBTA-CA density bonuses were approved as specific exchanges: additional height in return for defined affordability levels, and zero setbacks in return for majority commercial first-floor use. These bonuses are not cumulative gifts. Allowing a project to receive both while only partially fulfilling each requirement sets a dangerous precedent and undermines the integrity of Arlington’s zoning framework.

Taken together, these projects present inadequate affordability delivery, insufficient parking, improper application of multiple bonuses, and selective interpretation of bylaws. I respectfully ask the ARB to apply the bylaws as written, avoid harmful precedents, and require full performance in exchange for any developer incentives.

Thank you for your consideration.

Sincerely,

Carl Wagner
Town Meeting Member – Precinct 15
30 Edgehill Road
Arlington, MA

From: Eileen Cahill

Sent: Monday, January 12, 2026 11:55 AM

To: Rachel Zsemlery; Stephen Revilak; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker; Jennifer Joslyn-Siemiatkoski

Subject: Public Comment for January 12th ARB Meeting

Dear Rachel Zsemlery, ARB Chair, Stephen, Kin, Shaina, Eugene, Claire and Jennifer,

We offer the following comments regarding 126 Broadway, 259 Broadway and the Proposed Affordable Housing Overlay included in your meeting agenda for tonight. Please include these comments in the ARB Agenda for tonight's meeting under Correspondences Received. Thank you!

1. 126 Broadway – Please do not allow a fifth floor and zero setback at this property. Please do not disregard the Town's Bylaw regarding bonus rules. It is our understanding that the plans do not meet the commercial bonus requirement of at least 60% of the ground floor at street level be commercial space and does not meet the bonus affordability that at least 22.5% of total of all units be Affordable. Thank you.
2. 259 Broadway – Please do not approve the 14-unit, 5-story plan for 259 Broadway. It is our understanding that the plans do not meet the commercial bonus requirement of “at least 60% of the ground floor at street level be commercial” threshold set by our town laws to get a zero setback and a fifth floor bonus. Thank you.
3. Proposed Affordable Housing Overlay –
 1. What benefit is there to town residents to constructing housing “as of right”? It is our understanding that “as of right” will bypass any town review at the property site. In-depth town review is needed before a building is approved for construction. It would put town residents at risk to permit significant change to the land use of a property without in-depth engineering review. Developers would be the only people to benefit from a housing overlay allowing buildings to be constructed without town review “as of right.”
 2. Section Db of The Article 41 Motion to Commit (that established the “Affordable Housing Overlay Committee” states, “The Committee shall conduct outreach to the community, share draft proposals of their proposed Zoning Bylaw and Zoning Map amendments with the community, solicit community feedback on their draft amendments, and analyze the feedback received for ways to improve their final recommendations.”
 1. It is unclear how the Affordable Housing Overlay Committee has engaged the public in their discussions. It is our understanding that none of the property owners of the identified site have been notified of the Committee's analysis. Also, have property abutters of the potential sites be notified of these discussions?

1. How is the Affordable Housing Overlay Committee analyzing feedback received for ways to improved final recommendations? At the January 5th Committee meeting, public comments were solicited at the end of the zoom meeting (2 minutes per person). There was no opportunity for answering questions or dialogue. Will the Committee respond to the comments?
1. How are town residents being notified of Committee meetings?
1. How are draft proposals of Committee proposed Zoning Bylaw and Zoning Map amendments being shared with the community?
1. How is the Committee soliciting community feedback on draft amendments?
1. The January 5th Committee meeting seemed like committee members talking detailed changes to the Affordable Housing Overlay District developed to date, identifying changes that will set well with ARB and/or Town Meeting. The discussion did not seem to attempt to engage the community. Having attended out of general interest, it was disappointing as to the lack of community engagement. If there have been efforts by the Committee to engage the community since the Committee formed in the spring, there was no discussion of ways to improve community engagement to let people know about the Proposed Affordable Housing Overlay future discussions. It was decided to have additional public hearings, but no discussion on how to engage the community and let people know about the locations throughout town the overlay will affect.
3. Engineering review of subsurface utilities (water, sewer, drain) needs to be studied before an Affordable Housing Overlay is approved that will allow multi-unit buildings be constructed by right.

Thank you for your time and consideration.

Eileen and Joe Cahill
48 Dickson Avenue

From: K. Fanale

Sent: Monday, January 12, 2026 12:19 PM

To: Rachel Zsembery; Stephen Revilak; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker

Subject: ARB Meeting Tonight

Good morning:

I am an Arlington resident and plan to attend tonight's meeting.

I have some concerns on the agenda items and proposed developments, some under the MBTA overlay.

The main concern is the height of new developments, along with no parking, and non-conformance with the neighborhood (i.e. tearing down a single or 2-story family home for a 5 story building). Especially concerning is the Affordable Housing Overlay District Committee's major proposed 60 parcel recommendations. My concern is that bylaws are ignored and developers given all sorts of waivers and plans with no unit maximums, no open space, inadequate parking and minimal building setback requirements.

I live next to a large development which has infringed upon my life for almost 2 years now, and the building isn't even occupied yet. I have lost my green space (their newly planted garden is behind an fence) and many trees were cut down for this development. I had to stop working from home as often due to the noise and shaking of my building. This development actually has ample parking, so I'm not looking forward to the extra cars and traffic at the corner on Mass Ave.

I am not pleased with the emphasis on overdevelopment of the Town in the name of "affordable housing". Housing isn't affordable here (and won't provide enough of it even with overdevelopment) and the MBTA service is not all that reliable, and has gotten worse over the last 5 years due to traffic, etc. Arlington is not the cities of Somerville or Cambridge, but it seems like the desire is to look and be like Central Square - which isn't affordable, by the way.

I hope the AHOD works harder to engage the town residents and get their feedback, since they will be affected by a their proposed plans.

Sincerely,
Karen Fanale

From: Mellela Marx
Sent: Monday, January 12, 2026 12:27 PM
To: Claire Ricker; Rachel Zsembery
Subject: Comment for Jan 12 ARB Meeting

Hi Claire & Rachel,

Could you include my comments in the meeting materials for tonight?

Thank you!

Some of the most recent proposals the AHOD Committee will be presenting on Monday are deeply concerning to me and many others in Arlington. Also on the agenda, it seems that the 126 Broadway proposal has been withdrawn and replaced with another development at 259 Broadway which has similar issues not meeting the requirements for the proposed bonus floor and inadequate parking.

Although I realize there is a desire to create more affordable housing in Arlington, allowing such developments without abiding by current zoning restrictions, setbacks, heights, parking and green space requirements will erode the quality of life in Arlington, overburden our already stretched school system and town services and cause parking and congestion problems.

It is questionable how much this is helping with affordability in Arlington. For each of the affordable units offered in these new buildings, which according to developers, are not worth doing with less than a 40 unit building, they must offset the cost by selling other units in the building for a higher price point, ultimately driving up prices in Arlington overall. The affordability issue appears to simply be a bargaining chip developers use to build bigger developments with special zoning exceptions made. Our zoning requirements were put in place for a reason: To respect our neighbors rights and to maintain the scale of our neighborhoods. I ask that you uphold our zoning laws and not make exceptions.

Please do not approve these proposals. If passed, they will irreversibly impact Arlington's landscape and economy in a direction that is unsustainable.

Thank you for your consideration.

Sincerely,
Mellela Marx

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