



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice March 5, 2018

The Arlington Redevelopment Board will meet Monday, March 5, 2018 at 7:30 PM in the **Town Hall Annex, Second Floor Conference Room, 730 Massachusetts Avenue Arlington, MA. 02474**

1. Continued Public Hearing EDR Special Permit for Docket #3552 to allow Joseph March and David Spinney, for Food For Thought, LLC, to construct new and replace existing signage at 478 Massachusetts Avenue under Article 7 Signs.

- 7:30-8:00p.m.
- *Applicant will be provided 10 minutes for an introductory presentation.*
 - *DPCD staff will be provided 5 minutes for an overview of their feedback and comments as provided in the Public Hearing Memorandum.*
 - *Members of the public will be provided time to comment.*
 - *Board member will ask additional questions and vote.*

2. Discussion - 821 Massachusetts Avenue vacant property

8:00-8:30p.m.

3. Discussion: Marijuana Study Group

8:30-8:45p.m.



Town of Arlington, Massachusetts

Continued Public Hearing EDR Special Permit for Docket #3552 to allow Joseph March and David Spinney, for Food For Thought, LLC, to construct new and replace existing signage at 478 Massachusetts Avenue under Article 7 Signs.

Summary:

7:30-8:00p.m.

- *Applicant will be provided 10 minutes for an introductory presentation.*
- *DPCD staff will be provided 5 minutes for an overview of their feedback and comments as provided in the Public Hearing Memorandum.*
- *Members of the public will be provided time to comment.*
- *Board member will ask additional questions and vote.*

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Application_478_Massachusetts_Ave.pdf	Application- 478 Massachusetts Avenue
▢ Reference Material	Proposal-1_478_Massachusetts_Ave.pdf	Proposal 1-478 Massachusetts Avenue
▢ Reference Material	Revised-478-Proposal.pdf	Revised Proposal - 478 Massachusetts Avenue
▢ Reference Material	Legal_Notice_478_Massachusetts_Ave.pdf	Legal Notice- 478 Massachusetts Avenue
▢ Reference Material	Abutter_Notification-478_Massachusetts_Ave.pdf	Abutter Notification- 476 Massachusetts Avenue
▢ Reference Material	EDR_Public_Hearing_Memo_478_Mass_Ave_-_Final_12.12.17.pdf	EDR Memo



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)

Docket No. 3552

1. Property Address 478 Mass. Ave.
Name of Record Owner(s) Food For Thought Phone 904 303 5811
Address of Owner 89 Eastern Ave Woburn MA 01801
Street City, State, Zip
Joseph Marcus
2. Name of Applicant(s) (if different than above) Food For Thought David Spiner
Address 89 Eastern Ave Woburn MA 01801 Phone 904 303 5811
Status Relative to Property (occupant, purchaser, etc.) Occupant Tenant
3. Location of Property _____
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Currently vacant.
Previously a restaurant.
6. Proposed Use of Property (include # of dwelling units, if any) Steak and Lobster
Restaurant.
7. Permit applied for in accordance with _____
the following Zoning Bylaw section(s) _____
_____ section(s) title(s)

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

Food For Thought LLC.

The applicant states that 478 Mass Ave (In the statement below, strike out the words that do not apply) is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 478 Mass Ave 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 permit be granted.

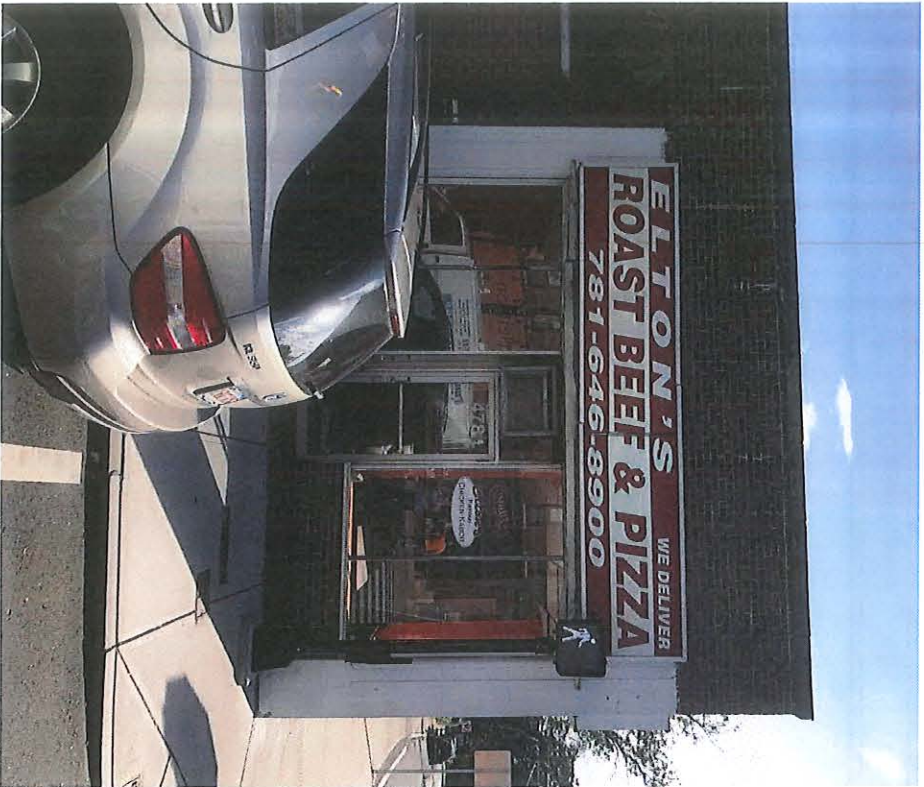
Signature of Applicant(s)

478 Mass Ave Arlington MA
Address

904 303 5811
Phone

7/08

17 NOV 22 PM 10:43
PLANNING & COMMUNITY
DEVELOPMENT



EXISTING



LA FUENTE
SIGN & AWNING

www.thelafontegroup.com

Client Name: 478

Job Description: Awning design

Date: November 22, 2017

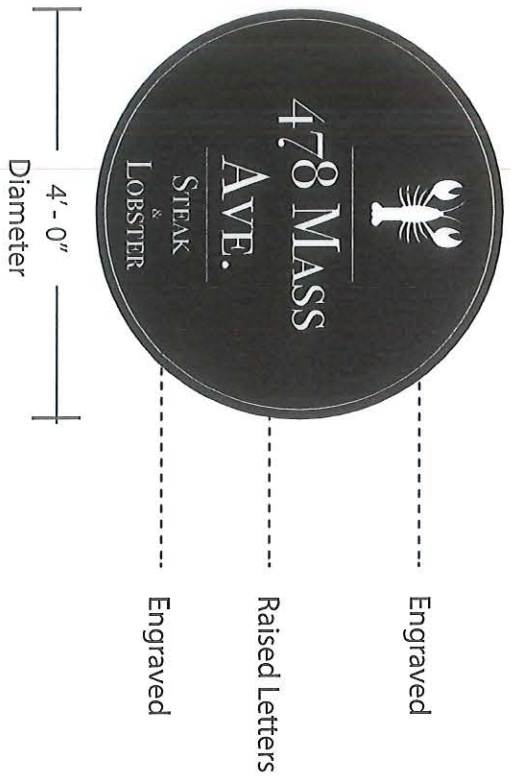
Designer: Charlyn

File Name: 478-Proposal.pdf

Client's Approval

SIGN SPECIFICATIONS

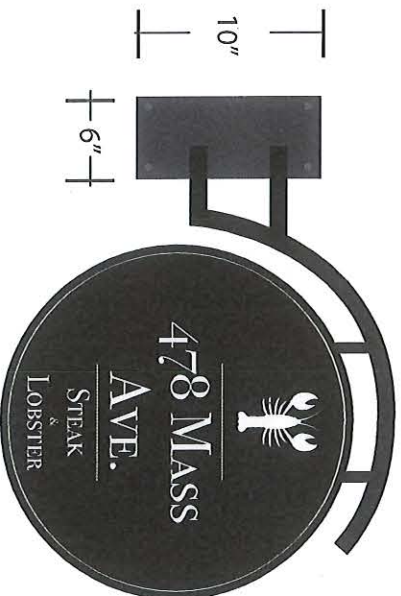
Front View



Side View



Bracket View



LA FUENTE

SIGN & AWNING

www.thela Fuentegroup.com

Client Name: 478

Job Description: Awning design

Date: November 22, 2017

Designer: Charlyn

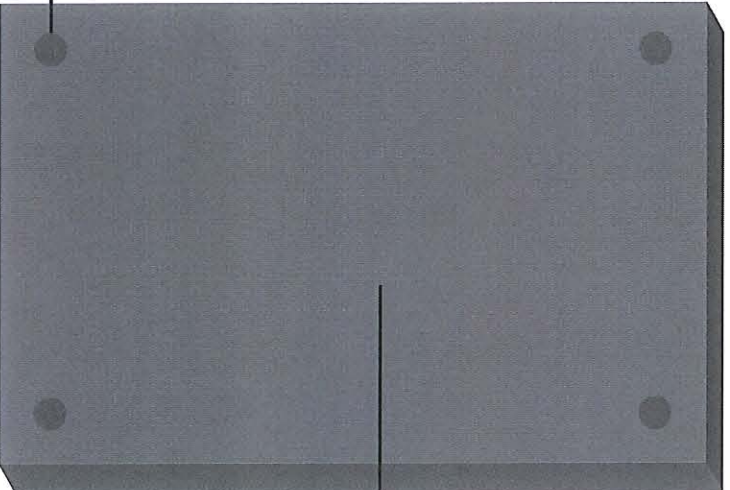
File Name: 478-Proposal.pdf

Client's Approval

INSTALLATION DETAILS

- Circular Sign to be mounted to custom steel bracket using two threaded rods and stainless steel hardware.
- On the steel plate of the metal bracket which will lay flat against the brick wall, we will pre-drill four 1/2" holes - two on top and two on bottom and we will use four 1/2" x 4 1/2" stainless steel sleeve anchors to secure sign to building facade.

1/2" pre-drilled hole to support 1/2" x 4 1/2" stainless steel sleeve anchor (Qty: 4)



1/4" thick custom steel bracket plate

LA FUENTE
SIGN & AWNING

www.thela FuenteGroup.com

Client Name: 478

Job Description: Awning design

Date: November 22, 2017

Designer: Charlyn

File Name: 478-Proposal.pdf

Client's Approval



EXISTING





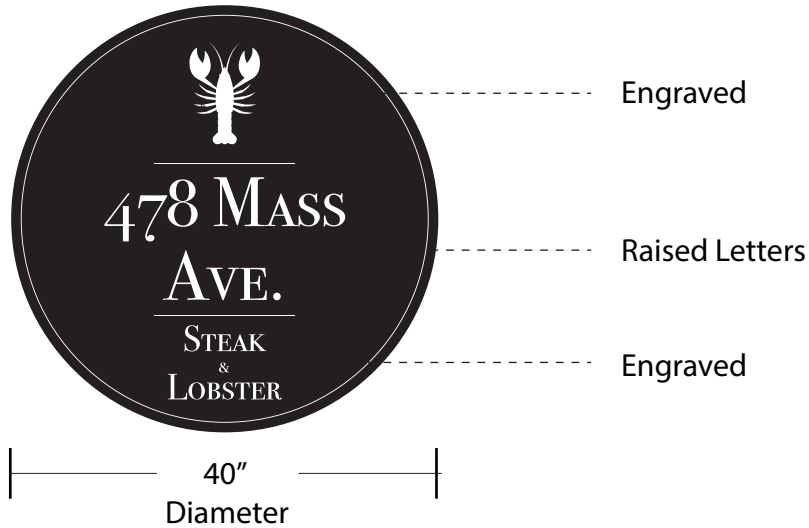
PROPOSED





SIGN SPECIFICATIONS

Front View



Side View



Bracket View



SIGN SPECIFICATIONS

Measurements:

Diameter: 40"

Double-Sided

Projection: 4' - 0"

Thickness: 5"

Material:

PVC

Graphics:

*478 Mass. Ave. - Raised Acrylic Letters

*Lobster Logo - Engraved

*Steak & Lobster - Engraved

Color:

Background: Matte Black

Returns: Matte Black

Logo/Letters: White

Building Measurements:

Width of front of building: 17' - 0"

Width of ride side of building: 51' - 0"

Height of Building: 19' - 0"

Projection from building to sidewalk curb: 11' - 0"

Building Measurements Relative to sign:

Front left-side of building to sign: 99.5"

Front right-side of building to sign: 99.5"

Ground elevation to bottom of sign: 9' - 0"

Ground elevation to top of sign: 12' - 10"



www.thelafuentegroup.com

Client Name: 478

Job Description: Awning design

Date: November 22, 2017

Designer: Charlyn

File Name: 478-Proposal.pdf

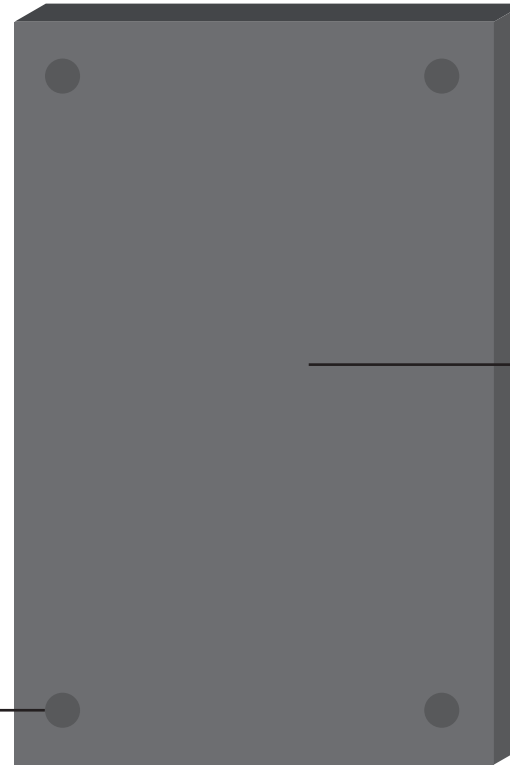
11 of 26

Client's Approval

INSTALLATION DETAILS

- Circular Sign to be mounted to custom steel bracket using two threaded rods and stainless steel hardware.
- On the steel plate of the metal bracket which will lay flat against the brick wall, we will pre-drill four $\frac{1}{2}$ holes - two on top and two on bottom and we will use four $\frac{1}{2}$ " x 4 $\frac{1}{2}$ " stainless steel sleeve anchors to secure sign to building facade.

$\frac{1}{2}$ " pre-drilled hole to support $\frac{1}{2}$ " x 4 $\frac{1}{2}$ " stainless steel sleeve anchor (Qty: 4)



$\frac{1}{4}$ " thick custom steel bracket plate



**Town of Arlington
Redevelopment Board
730 Massachusetts Avenue
Arlington, MA 02476**

Public Hearing

Legal Notice

Notice is herewith given that an application has been filed on November 22, 2017, by Joseph Marcus and David Spinney, for Food For Thought, LLC to open a Special Permit Docket #3552 for 478 Massachusetts Ave. This is in accordance with the provisions of MGL Chapter 40A Section 11, and the Town of Arlington Zoning Bylaw Section 11.06 Environmental Design Review. The request is to allow the applicant to construct new and replace the existing signage. The opening of the Special Permit is to allow the Board to review and approve signage, under Article 7 SIGNS.

A Public Hearing will be held on Monday, December 18, 2017 at 8:00p.m., Town Hall Annex, Second Floor Conference Room, 730 Massachusetts Ave. Arlington, Massachusetts.

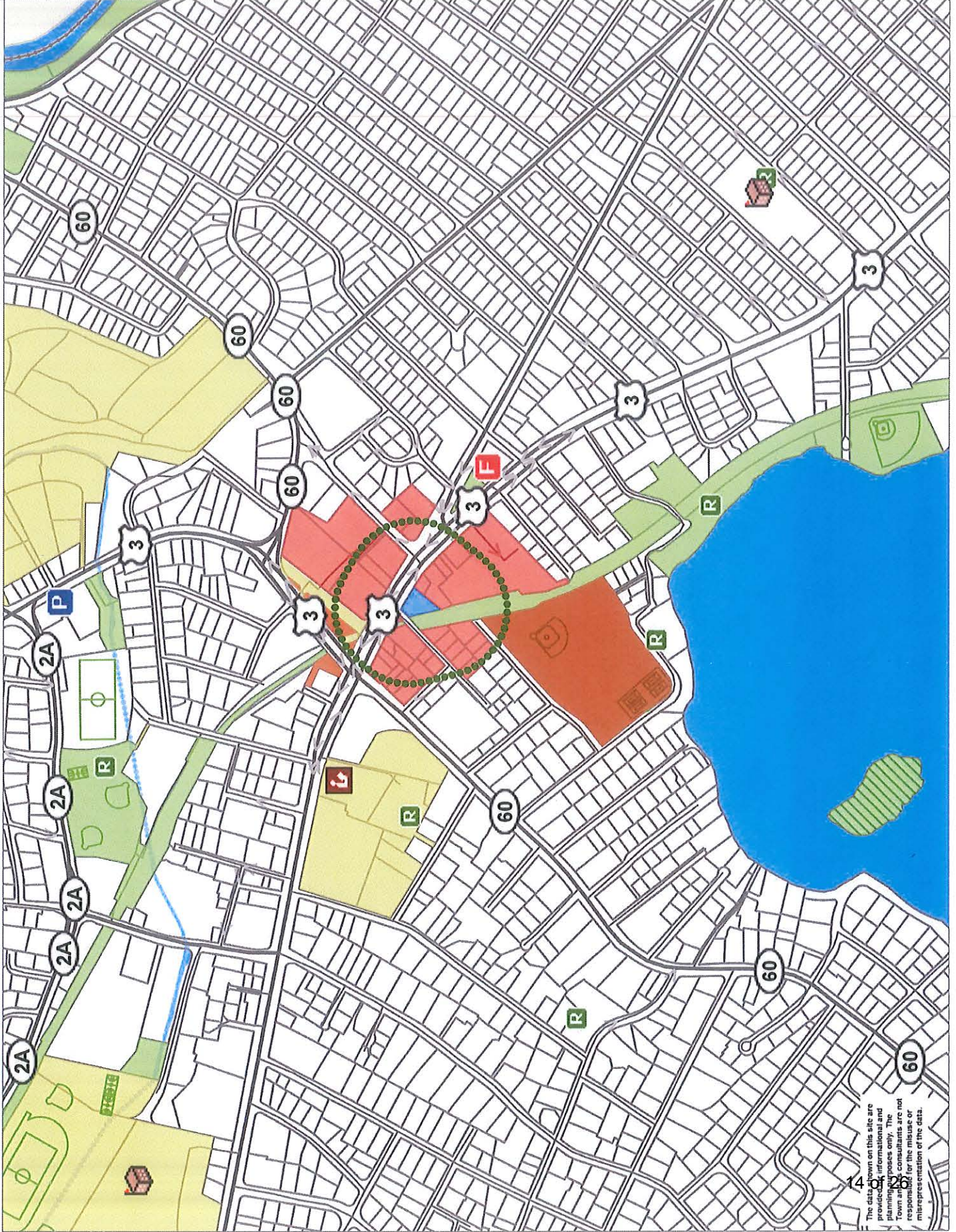
Plans may be viewed at the Department of Planning and Community Development, Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA during office hours, Monday-Wednesday 8:00AM to 4:00PM, Thursday 8:00AM to 7:00PM and Friday, 8:00AM to 12:00PM.

**Arlington Redevelopment Board
Andrew Bunnell, Chairman**

Arlington Advocate 11/30/17, 12/7/17



- Places by Category
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Tree - Inventory (public)
- Parcel Map - Misc (traffic island)
- Recreation - Facilities
- Recreation - Fields Courts Lin
- Recreation - Fields Courts Poi
- Open Space: Conservation Rt
- Open Space: Minuteman Bk
- Open Space - Labels
- Open Space - A.Z.
- Town, State, or Private
- Other Town Owned
- Parcels
- Buildings
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Roads - OneWay (for Base M
- Roads - For Small Scale (for 1
- Major Road
- Local Road
- Roads - For Large Scale (for *
- Cemetery - Roads
- Road1
- Road2
- Road3
- Road4
- Water Line
- Water Body



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



11/22/2017

11:32:57AM

ARLINGTON

Abutters List

Filter Used:

DataProperty.UserAccount = '8930' OR DataProperty.UserAccount = '194045' OR DataProperty.UserAccount = '194054' OR DataProperty.UserAccount = '8967' OR DataProperty.UserAccount = '8976' OR D..

I hereby certify that this list been prepared in accordance with Chapter 40A, Sec. 11 of M.G.L.

David L. Feeley
Robert E. Kennedy
[Signature]

11:32:57AM

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0001-0001.0	444-446 MASS AVE	LCW ARLINGTON GROUP LLC		39 POND ST	WINCHESTER	MA	01890
010.0-0001-0004.0	432-436 MASS AVE	GECHILIAN ARA K		432 MASSACHUSETTS AVE	ARLINGTON	MA	02474
010.0-0001-0006.0	420-440 MASS AVE	MIRAK-BENDETSON DEV LLC		438 MASS AVENUE SUITE 1	ARLINGTON	MA	02476
010.0-0005-0011.A	0 LOT LOMBARD TERR	TOWN OF ARLINGTON PARK		730 MASS AVE	ARLINGTON	MA	02476
011.0-0002-0001.A	616-626 MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0003.0	0 LOT MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0004.0	602 MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0005.0	600 MASS AVE	ARLINGTON POST #1775	V F W OF U S	600 MASS AVE	ARLINGTON	MA	02476
011.0-0002-0006.A	590 MASS AVE	JOHNS SON LLC		31 WATERSIDE DR UNIT 201	VENICE	FL	34285
011.0-0002-0008.A	0 LOT MASS AVE	JOHNS SON LLC		831 WATERSIDE DR UNIT 20	VENICE	FL	34285
011.0-0002-0010.A	16 SWAN ST	STATHAKIS NICHOLAS -ETAL	STATHAKIS KOSTANTINA	16 SWAN STREET	ARLINGTON	MA	02476
011.0-0002-0010.B	0 LOT SWAN ST	JOHNS SON LLC		831 WATERSIDE DR UNIT 20	VENICE	FL	34285
011.0-0002-0013.0	0 LOT PLEASANT ST	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0014.0	0 LOT PLEASANT ST	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0003-0001.0	464-478 MASS AVE	COHEN MAX R TRUSTEE	MARCO REALTY TRUST	89 WINCHESTER ST	BROOKLINE	MA	02446
011.0-0003-0002.0	454-460 MASS AVE	POULOS CHARLES L TR		PO BOX 283	ARLINGTON	MA	02474
011.0-0003-0003.A	448-452 MASS AVE	POULOS CHARLES L TR		PO BOX 283	ARLINGTON	MA	02474
011.0-0004-0017.0	50-52 LOMBARD TERR	KEARN LEWIS F & ONA A	TRS/LEWIS KEARN TRUST	79 RICHFIELD ROAD	ARLINGTON	MA	02474
011.0-0004-0018.A	58 LOMBARD TERR 1	CANDILORE MARGARET & PAUL		58 LOMBARD TERRACE #1	ARLINGTON	MA	02476
011.0-0004-0018.B	58 LOMBARD TERR 2	BLANDY CHARLES E	MCKELVEY JANET L	58 LOMBARD TERRACE #2	ARLINGTON	MA	02476
011.0-0004-0021.0	8-8A SWAN PL	ARLINGTON CENTER CROSSING I		59 UNION SQUARE	SOMERVILLE	MA	02143
011.0-0004-0022.0	10 SWAN PL	SWEET PETERKATHLEEN		167 WOODSIDE LANE	ARLINGTON	MA	02474
011.0-0004-0023.0	12-14 SWAN PL	LANGONE RICHARD C & EILEEN		12 SWAN PLACE	ARLINGTON	MA	02476
011.0-0004-0024.0	16-18 SWAN PL	POTTER CHARLES BENAJAH MITC	POTTER RALPH BENAJAH J	16 SWAN PL	ARLINGTON	MA	02476
011.0-0004-0025.0	20-22 SWAN PL	SENNER MONICA		22 SWAN PLACE	ARLINGTON	MA	02476
011.A-0002-0001.0	22 PLEASANT ST 1	DAVIS MICHAEL J JR &	BOOTH LESLIE ANN	22 PLEASANT STREET UNIT	ARLINGTON	MA	02476
011.A-0002-0002.0	2 SWAN ST 2	ARELLANO JERONIMO & ANUSHK		2 SWAN ST UNIT 2	ARLINGTON	MA	02476
011.A-0002-0003.0	4 SWAN ST 3	LOGOZZO DAVID J & JANE A		4 SWAN ST UNIT 3	ARLINGTON	MA	02476
011.A-0002-0010.1	10 SWAN ST 1	WYLLIE JAMES & AMY		10 SWAN ST UNIT 1	ARLINGTON	MA	02476
011.A-0002-0010.2	10 SWAN ST 2	WYLLIE JAMES & AMY		10 SWAN STREET #1	ARLINGTON	MA	02474
011.B-0001-0001.0	60 LOMBARD TERR 1	CLARK BENJAMIN S &	KLEIN ERICA	60 LOMBARD TERRACE	ARLINGTON	MA	02476
011.B-0001-0002.0	60 LOMBARD TERR 2	SHARFF PHILLIP A		62 LOMBARD TERR	ARLINGTON	MA	02476
045.0-0004-0003.0	16 MEDFORD ST	ROMAN CATHOLIC ARCH OF BOS		24 MEDFORD ST	ARLINGTON	MA	02474
045.0-0004-0004.B	0 LOT MEDFORD ST	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
045.0-0004-0005.A	4-14 MEDFORD ST	PASCIUTO FRANK/FERMINA	TRS/GIO REALTY TRUST	455 MASS AVE	ARLINGTON	MA	02474
045.0-0004-0006.A	465-471 MASS AVE	MASS AVENUE 465 LLC		7 SEMINOLE AVENUE	ARLINGTON	MA	02474
045.0-0004-0007.A	473-503 MASS AVE	AKBARIAN MOHAMMED MD	ARLINGTON FINANCE TRUS	P.O. BOX 724	WINCHESTER	MA	01890
045.0-0004-0010.0	0 LOT MEDFORD ST	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
045.0-0005-0008.0	311-321 BROADWAY	TRITON-ARLINGTON LLC		397 MAIN ST SUITE 1	WOBURN	MA	01801
045.0-0005-0009.0	323-329 BROADWAY	MAZMANIAN GEORGE TRS-ETAL	MAZMANIAN CHARLOTTE	4 MIANI AVE	FALMOUTH	MA	02540
045.0-0005-0010.0	7-13 MEDFORD ST	BRANTWOOD HOLDINGS LLC		5008 PINETREE CRES	WEST VANCOUVERBC	MA	V7W3
050.0-0007-0001.0	0 LOT MASS AVE	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
050.0-0008-0001.B	611 MASS AVE	ARLINGTON REDEVELOP/BOARD		730 MASS AVE	ARLINGTON	MA	02476

11-32-57AM

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
----------	----------	-------	----------	-----------------	------	-------	-----

End of Report



Town of Arlington, Massachusetts
Department of Planning & 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 assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 478 Massachusetts Ave, Arlington, MA
Docket #3552

Date: December 12, 2017

I. Docket Summary

This is an application by Joseph Marcus and David Spinney, for Food For Thought, LLC to replace a sign on the Massachusetts Avenue façade. The project needs a Special Permit to allow Signs (Section 7) in the B-5 zone and under 11.06 Environmental Design Review (EDR) because of its location on Massachusetts Avenue.

Materials submitted for consideration of this application:
Application for EDR Special Permit (cover sheet only), letter from Lafuente Group, LLC (DBA Lafuente Sign & Awning), and Signage details dated November 22, 2017.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 10.11)

1. Section 10.11a-1

The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The commercial use is allowed in the B-5 zone. The Board can find that this condition is met.

2. Section 10.11a-2

The requested use is essential or desirable to the public convenience or welfare.

The Board can find that this condition is met.

3. Section 10.11a-3

The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The Board can find that this condition is met.

4. Section 10.11a-4

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The Board can find that this condition is met.

5. Section 10.11a-5

Any special regulations for the use, set forth in Article 11.

All such regulations are fulfilled.

6. Section 10.11a-6

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The Board can find that this condition is met.

7. Section 10.11a-7

The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The Board can find that this condition is met.

III. Application of Environmental Design Review Standards (Arlington Zoning Bylaw, Section 11.06)

1. EDR-1 Preservation of Landscape

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

The Board can find that this condition is met.

2. 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 R-1 or R-2 district or on public open space.

The Board can find that this condition is met.

3. 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 Board can find that this condition is met.

4. 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 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 Board can find that this condition is met.

5. 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 catchbasins. 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 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

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

The Board can find that this condition is met.

6. 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.

The Board can find that this condition is met.

7. 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.

The previously permitted sign (for Elton's Roast Beef) at this location was 33.75" tall by 174" wide (40.78 sf). The proposed sign is a round bracket sign measuring 4' in diameter and 5" wide which would extend 4.5' from the façade of the building. The previously permitted sign is unlit. Bracket signs are allowed in a B5 zone, however it must meet the following dimensional requirements: a) no less than 8 feet clearance from ground level to bottom of the sign, b) no more than 15 feet high from ground level to top of the sign, c) the square footage of the sign shall be no larger than 12 sf or the number of feet equal to half the façade length of the establishment on which the sign hangs, whichever is less, and d) the sign shall project no more than 50 inches

from the face of the building. While the proposed sign is less than 12 sf in size the proposal includes no measurements of the façade or the exact location where the sign will be attached to the building.

The proposed sign is a significant departure from the previously permitted sign. According to the proponent's sign contractor, the reason for this change is to expose glass windows that are an historic feature of the building occluded by the existing signage.

The design, color and lighting are inappropriate for this historic structure and important location. While the proposed sign is intended to expose an historic feature of the building the proponent has neither depicted where the new signage will be installed on the façade nor provided a detailed plan for restoring the glass that is purportedly underneath the existing sign.

In summary, the proposed signage should be revised to address the above noted issues. Signs should not be internally lit. Signs should be within the sign band.

8. EDR-8 Special Features

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

The Board can find that this condition is met.

9. 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 Board can find that this condition is met.

10. 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 location of the new business and its proposed signage is significant. The property is part of the Arlington Center National Register Historic District, and any proposal

approved by this board would need further approval from the Arlington Historical Commission.

11. 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 Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

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

The Board can find that this condition is met.

IV. Conditions

A. General

1. The final specifications for signs and exterior lighting shall be subject to the approval of the Arlington Redevelopment Board. 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. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.

B. Special

1. Applicant shall be required to file an application with the Arlington Historical Commission for their review and approval.
2. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
3. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Arlington Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



Town of Arlington, Massachusetts

Discussion - 821 Massachusetts Avenue vacant property

Summary:

8:00-8:30p.m.



Town of Arlington, Massachusetts

Discussion: Marijuana Study Group

Summary:

8:30-8:45p.m.