



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice April 2, 2018

The Arlington Redevelopment Board will meet Monday, April 2, 2018 at 7:30 PM in the **Town Hall Annex, Second Floor Conference Room, 730 Massachusetts Avenue Arlington, MA. 02474**

1. 1. Public Hearing Re-Open EDR Special Permit Docket #2644 to allow Leader Bank N. A. to construct new and replace existing signage at 180 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 and updates since previous meeting.*
- *Members of the public will be provided time to comment.*
- *Board members will ask additional questions and vote.*

2. 2. 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.

8:00-8:30p.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.*

3. 3. Draft Master Plan Implementation Timeline

8:30-8:50 p.m. *Board members will discuss the draft timeline.*

4. 4. Draft Board Rules and Regulations

8:50-9:20 p.m. *Board members will discuss the draft rules and regulations.*

5. 5. Minutes from February 5 and February 12

9:20-9:30p.m. Minutes from February 5 and February 12



Town of Arlington, Massachusetts

1. Public Hearing Re-Open EDR Special Permit Docket #2644 to allow Leader Bank N. A. to construct new and replace existing signage at 180 Massachusetts Avenue under Article 7 Signs.

Summary:

7:30-8:00p.m

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- *DPCD staff will be provided 5 minutes for an overview of their feedback and comments as provided in the Public Hearing Memorandum and updates since previous meeting.*
- *Members of the public will be provided time to comment.*
- *Board members will ask additional questions and vote.*

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	180_Massachusetts_Ave_Legal_Notice.pdf	Docket #2644 180 Massachusetts Ave Legal Notice
▢ Reference Material	180_Massachusetts_Ave_Application_and_Supporting_Documents.pdf	Docket #2644 180 Massachusetts Ave Application and Supporting Documents
▢ Reference Material	Agenda_Item_1_EDR_Public_Hearing_Memo_180_Mass_Ave.pdf	EDR Public Hearing Memo 180 Massachusetts Ave.



**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 February 28, 2018 by Leader Bank N. A. at 180 Massachusetts Avenue, to re-open a Special Permit Docket #2644. 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 re-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, April 2, 2018 at 7:30p.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 3/8/18, 3/15/18

M. Bunnell
3/7/2018
ABC



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

PLANNING & COMMUNITY
DEVELOPMENT

2018 FEB 28 A 8:42

Docket No. _____

1. Property Address 180 Mass Ave
Name of Record Owner(s) Leader Bank N.A. Phone 877-691-8600
Address of Owner 180 Mass Ave. Arlington MA, _____
Street City, State, Zip

2. Name of Applicant(s) (if different than above) Batten Bros. Signs & Awnings
Address 893 Main St. Wakefield MA Phone 781-2145-4800
Status Relative to Property (occupant, purchaser, etc.) Sign manufacturer and installer

3. Location of Property 3.A-1-14
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) Multi-Use, Commercial and Residential Banking

6. Proposed Use of Property (include # of dwelling units, if any) No proposed changes

7. Permit applied for in accordance with the following Zoning Bylaw section(s) Section 7 Signs

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.
We would like to replace the existing non-illuminated letters with an illuminated sign cabinet with push-thru lettering and install a new sign on the South East Facade of the building. The sign will be 4'-11" H x 19'-11" W and 3'H x 6'W. The text will be white acrylic that will be illuminated with white LED's.
Leader Bank shares a storefront with Cambridge Savings Bank and the Cambridge savings bank currently has an internally illuminated sign while Leader Bank does not.

(In the statement below, strike out the words that do not apply)

The applicant states that Leader Bank N. A. is the owner ~~-or-~~ occupant ~~-or-~~ ~~purchaser~~ under agreement of the property in Arlington located at 180 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)

893 Main St. Wakefield MA 01880

Address

781-245-4800

Phone

7/08

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 180 Mass Ave

Zoning District B3

Owner: Leader Bank N.A.

Address: 180 Mass Ave. Arlington MA

Present Use/Occupancy: No. of Dwelling Units:
Mixed Commercial/ Retail use

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:
No Change to current use/ occupancy

Uses and their gross square feet:

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	24,799		min.
Frontage	180		min.
Floor Area Ratio	na		max.
Lot Coverage (%) (where applicable)	na		max.
Lot Area per Dwelling Unit (square feet)	na		min.
Front Yard Depth (Ft.)	na		min.
Side Yard Width (Ft.) right side	na		min.
left side	na		min.
Rear Yard Depth (Ft.)	na		min.
Height	50'		min.
Stories	3		stories
Feet	50		feet
Open Space (% of G.F.A.)	na		min.
Landscaped (s.f.)	na		(s.f.)
Usable (s.f.)	na		(s.f.)
Parking Spaces (No.)	na		min.
Parking Area Setbacks (Ft.) (where applicable)	na		min.
Loading Spaces (No.)	na		min.
Type of Construction	Signage		
Distance to Nearest Building	40'		min.



BATTEN BROS. Sign Advertising

893 Main Street, Wakefield, MA 01880

Statement

T 781.245.4800 F 781.246.4798

Town of Arlington Redevelopment Board

2/16/18

Re: 180 Mass Ave Signage

We are proposign that two wall signs be installed at 180 Mass Ave for Leader Bank's corporate HQ.

One wall sign will be positioned over the main entrance, facing Mass Ave., and will be approx 4'-11" H x 19'-11" W x 8" D. It is internally illuminated with low voltage LED's with push-thru white acrylic lettering. It will read "180, Leader Bank, Corporate Headquarters".

The second wall sign will be positioned on the South East side of the building facing Egerton Rd and will be approx. 3' H x 6' W x 8" D. It is internally illuminated with LED's with push-thru white acrylic lettering. It will read "Leader Bank, Corporate Headquarters". Both signs will be constructed of aluminum and will be painted Burgundy to match Leader Bank's color scheme.

Preservation of Landscape: NA

Relation of Buildings to Enviroment: Cambridge savings bank also located in 180 Mass Ave also has an internally illuminated sign. Many business located directly next to and across the street from 180 Mass Ave illuminated signs so we feel as though this does not take away from the visual relationship that 180 has with the surrounding buildings. The burgundy color of the signs will go nicely with the brick finish of the building.

Open Space: The signage will add to the visual amenities of the vicinity and by using LEDs in the sign it will maximize the visibility and utility of the building and the business located within it.

Circulation: NA

Surface Water Drainage: NA

Utility Service: All electrical components and wiring will be concealed within both the sign and building leaving nothing exposed to the elements or the public eye.

Advertising Features: This is a commercial retail building with multiple illuminated signs currently existing. This sign would be the only one that illuminates the address of the building

allowing it to be more visible. The burgundy color will blend nicely with the building while still being more visible than what is currently installed.

Special Features: NA

Safety: NA

Heritage: NA

Microclimate: The proposed signage will not exceed a luminance of 200 NITS or candelas per square meter.

Sustainable Building and Site Design: NA

Sincerely,

Ed Batten
BATTEN BROS., INC



TOWN OF ARLINGTON

51 GROVE STREET
ARLINGTON, MASSACHUSETTS 02476

APPLICATION FOR PERMIT TO BUILD

To the:
INSPECTOR OF BUILDINGS:

Date: 1/18 20 18

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

1. Street and No.	<u>180 Mass Ave</u>	Lot No. <u>3.A-1-14</u>
2. Owner	<u>Leader Bank N.A.</u>	Address <u>180 Mass Ave. Arlington</u>
3. Architect	<u>N/A</u>	Address _____
4. Builder	<u>Batten Bros. Signs & Awnings</u>	Address <u>893 Main St. Wakefield MA</u>
5. Class of Construction	<u>Signage</u>	Material <u>Aluminum/ Acrylic</u>
Zoning	<u>B3</u>	

DESCRIPTION OF PROPOSED CONSTRUCTION

Install one (1) 4'-11" H x 19'-11"W wall sign. Sign to read "180, Leader Bank, Corporate Headquarters" To be painted burgundy

6. Size of Lot	front <u>180</u>	rear <u>180</u>	depth <u>138</u>	Area sq. ft. <u>24840</u>
7. Size of Building	front <u>180</u>	rear <u>180</u>	depth <u>44.5</u>	Area sq. ft. <u>8010</u>
8. Distance from Street	<u>25'</u>			
9. Distance from lot Lines	side (left) _____	rear _____	side (right) _____	
10. Number of Stories	<u>3</u>		Height in Feet _____	
11. Foundation on Filled Land	<u>NA</u>		Yes _____	No _____
12. Foundation Material	<u>NA</u>		thickness _____	depth _____ mortar _____
13. Roof Truss Construction	<u>NA</u>		Yes _____	No _____
14. Duplicate Plans	<u>NA</u>		Plot Plan _____	
15. Estimated Cost	<u>\$11,598.00</u>			

CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED

The applicant shall locate proposed building with due regard to lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

Tel No. _____

Owner's Signature

Tel No. 781-245-4800

Builder's Signature

License No.

CS-106286

Home Improvement Contractor Reg. No. _____

8 of 65

Edward Batten
Edward T. Batten



PROPOSED NEW SIGN

19'-11"

8"




WHITE LED'S
WHITE PUSH THRU LETTERS

SINGLE FACE SIGN CABINET

- .090" ALUMINUM CABINET PAINTED BURGUNDY
- WHITE LED ILLUMINATED, WITH WHITE ACRYLIC PUSH THRU LETTERS

OPTION #2a

59 of 6	 <p>BATTEN BROS. Sign Advertising 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800</p>	Project: Leader Bank	Location:	Job Description:	Revised
		Salesman: Rich Designer: Ronald	Corporate Headquarters 180 Mass Ave., Arlington, MA	Wall Sign	
		Scale: 1/4"=1'-0"			
		Date: 10/20/17 Sketch #: 57705	File Name: Leader Bank 180 Mass Ave.cdr		

Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.

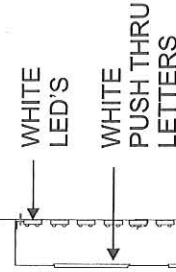
Customer Approval:



PROPOSED NEW SIGN

19'-11"

8"



SINGLE FACE SIGN CABINET

- .090" ALUMINUM CABINET PAINTED BURGUNDY
- WHITE LED ILLUMINATED, WITH WHITE ACRYLIC PUSH THRU LETTERS

OPTION #2a

59 of 01	<div data-bbox="1312 1852 1425 1948"> </div> <div data-bbox="1425 1524 1474 1934"> <p>893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800</p> </div>	<div data-bbox="1315 1018 1421 1459"> <p>Project: Leader Bank Salesman: Rich Designer: Ronald Scale: 1/4"=1'-0"</p> </div> <div data-bbox="1437 1018 1477 1459"> <p>Date: 10/20/17 Sketch #: 57705</p> </div>	<div data-bbox="1315 577 1437 934"> <p>Location: Corporate Headquarters 180 Mass Ave., Arlington, MA</p> </div> <div data-bbox="1437 262 1477 934"> <p>File Name: Leader Bank 180 Mass Ave.cdr</p> </div>	<div data-bbox="1315 262 1437 577"> <p>Job Description: Wall Sign</p> </div> <div data-bbox="1437 262 1477 577"> <p>Revised</p> </div>
<p>Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.</p>				
<p>Customer Approval:</p>				

180 Massachusetts Ave



Image capture: Sep 2016 © 2018 Google

Arlington, Massachusetts



Street View - Sep 2016





TOWN OF ARLINGTON

51 GROVE STREET
ARLINGTON, MASSACHUSETTS 02476

APPLICATION FOR PERMIT TO BUILD

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3. Architect	<u>N/A</u>	Address _____
4. Builder	<u>Batten Bros. Signs & Awnings</u>	Address <u>893 Main St. Wakefield MA</u>
5. Class of Construction	<u>Signage</u>	Material <u>Aluminum/ Acrylic</u>
Zoning	<u>B3</u>	

DESCRIPTION OF PROPOSED CONSTRUCTION

Install one (1) 3' H x 6' W wall sign. Sign to read "Leader Bank, Corporate Headquarters" .090 aluminum cabinet painted burgundy, with white acrylic letters

6. Size of Lot	front <u>180</u>	rear <u>180</u>	depth <u>138</u>	Area sq. ft. <u>24840</u>
7. Size of Building	front <u>180</u>	rear <u>180</u>	depth <u>44.5</u>	Area sq. ft. <u>8010</u>
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9. Distance from lot Lines	side (left) _____	rear _____	side (right) _____	
10. Number of Stories	<u>3</u>	Height in Feet _____		
11. Foundation on Filled Land	<u>NA</u>	Yes _____ No _____		
12. Foundation Material	<u>NA</u>	thickness _____ depth _____ mortar _____		
13. Roof Truss Construction	<u>NA</u>	Yes _____ No _____		
14. Duplicate Plans	<u>NA</u>	Plot Plan _____		
15. Estimated Cost	<u>\$4,885.00</u>			

**CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO
AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED**

The applicant shall locate proposed building with due regard to
lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

Tel No. _____

Owner's Signature

Tel No. 781-245-4800

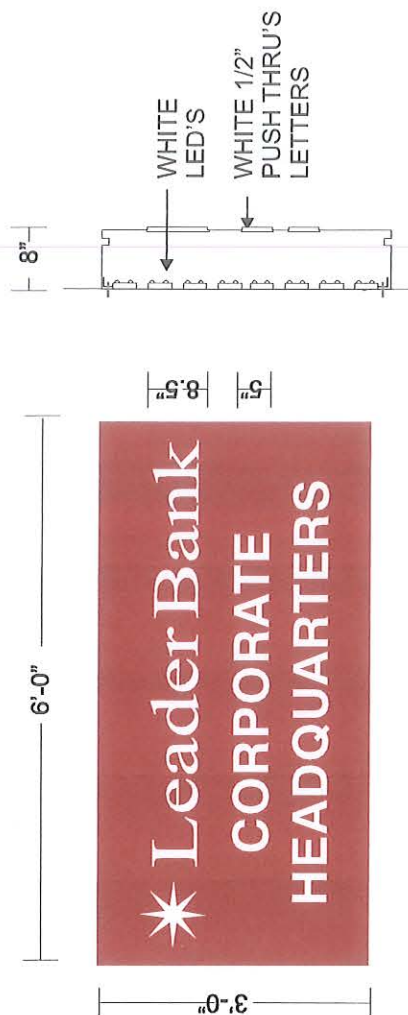
Builder's Signature

License No.

CS-106286

Home Improvement Contractor Reg. No. _____

12 of 65



SIDE VIEW

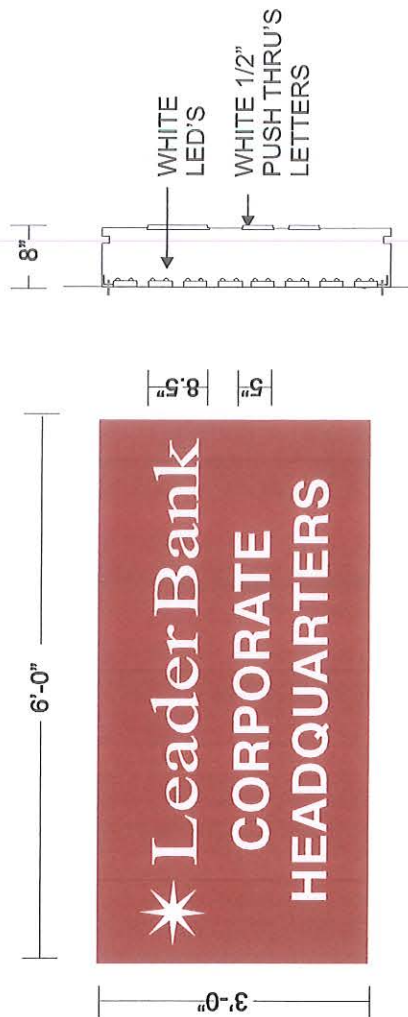
SINGLE FACE ILLUMINATED WALL SIGN
 - .090" ALUMINUM CABINET PAINTED BURGUNDY
 - WHITE LED ILLUMINATED,
 WITH WHITE ACRYLIC 1/2" PUSH THRU LETTERS

PROPOSED NEW SIGN

B **BATTEN BROS.**
Sign Advertisers

893 AIN STREET, WAKEFIELD, MA 01880
(781) 246-4800

Project:	Leader Bank		Location:	Job Description:	Revised:
Salesman:	Rich	Designer: Ronald	Corporate Headquarters 180 Mass Ave., Arlington, MA	Cabinet / Wall Sign	
Scale:	2"=1'-0"				
Date:	1/11/17	Sketch #: 57705	File Name: Leader Bank Wall Sign.cdr		
<p><i>This is submitted for your personal use in connection with a project being initiated, nor is it to be used, reproduced, copied, or exhibited in any fashion.</i></p> <p>Customer Approval:</p>					



SIDE VIEW

SINGLE FACE ILLUMINATED WALL SIGN
 - .090" ALUMINUM CABINET PAINTED BURGUNDY
 - WHITE LED ILLUMINATED,
 WITH WHITE ACRYLIC 1/2" PUSH THRU LETTERS

PROPOSED NEW SIGN

BATTEN BROS.
 Sign Advertising
 893 MAIN STREET, WAKEFIELD, MA 01880
 (781) 245-4800

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Project: Leader Bank	Location:	Job Description:	Revised
Salesman: Rich	Corporate Headquarters	Cabinet / Wall Sign	
Scale: 1/2"=1'-0"	180 Mass Ave.,		
Date: 10/11/17	Arlington, MA		
Sketch #: 57705	File Name: Leader Bank Wall Sign.cdr		
in Error, nor is it submitted for your personal use in connection with a project being made your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.			Customer Approval:

Google Maps 1 Egerton Rd

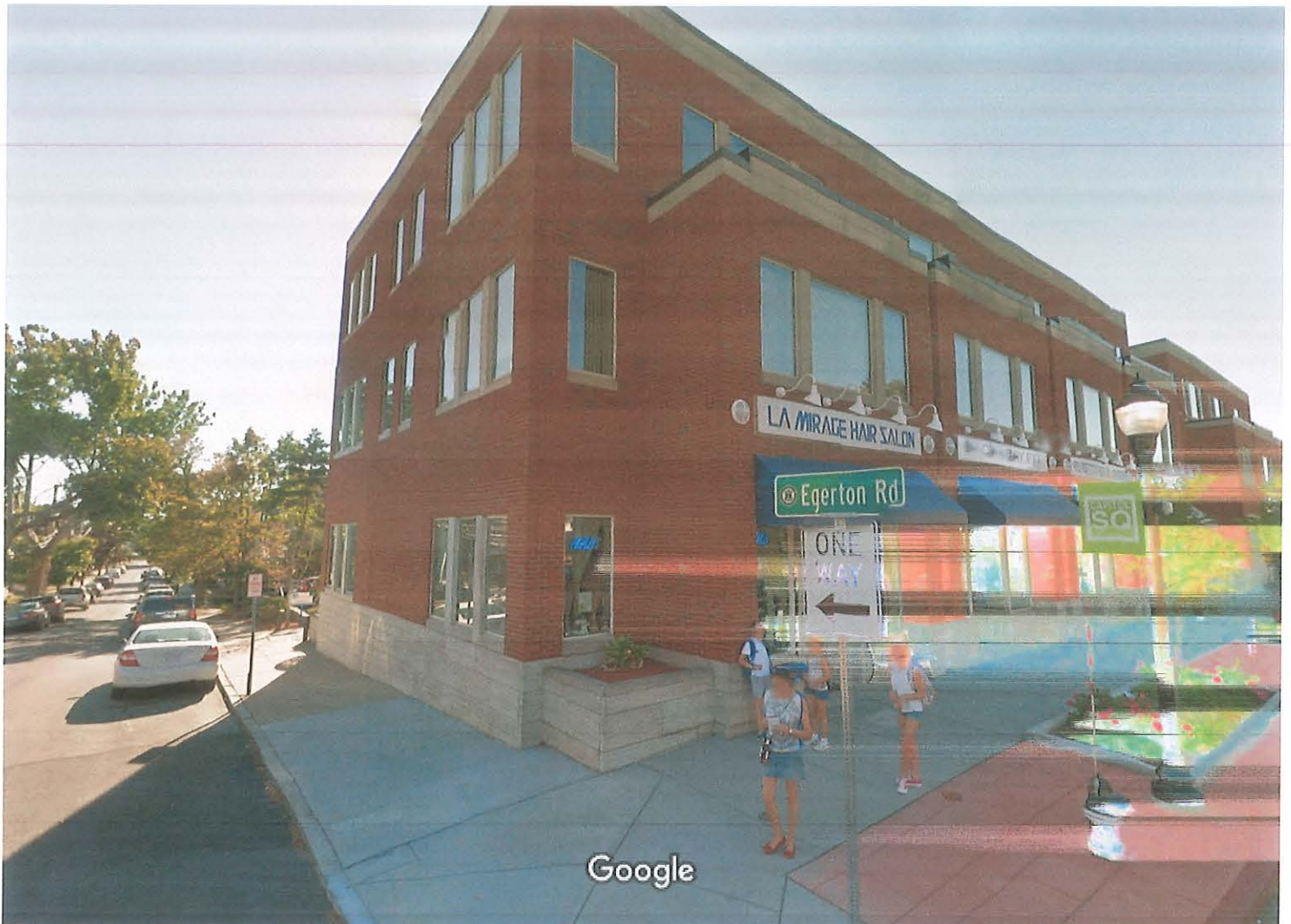


Image capture: Sep 2016 © 2018 Google

Arlington, Massachusetts

 Google, Inc.

Street View - Sep 2016





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, 180 Massachusetts Ave, Arlington, MA
Docket #2644

Date: April 2, 2018

I. Docket Summary

This is an application by Leader Bank to replace a sign at 180 Massachusetts Avenue. The project needs a Special Permit to allow additional signage and illumination of Signs (Section 7) in the B-3 village business 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 and Section 8 Narrative with Elevations and Signage details dated January 18, 2018.

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-3 village business 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 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 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 existing signage that this proposal would replace on the Massachusetts Avenue façade of this location was not permitted. The proposed sign on the façade of the building is 4'-11" tall by 19'-11" wide (97.92 sf). The proposed sign would feature non-exposed LED lighting.

There is no existing signage on the Egerton Road façade of the building. The proposed signage on this façade is 3' tall by 6' wide (18 sf). The proposed sign would feature non-exposed LED lighting.

Businesses in a B3 village business zone are allowed one permanent wall sign for each street or parking lot frontage of each establishment. The maximum allowable size of a wall sign is four feet in height. The proposed signage for the Massachusetts Avenue façade of the building is not in compliance with what is allowed by the Town's Zoning Bylaw in a B3 village business zone, however the proposed signage on the Egerton Road façade is in compliance with what is allowed by the Town's Zoning Bylaw in a B3 Village Business Zone.

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 Board can find that this condition is met.

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 plans and specifications for all signs shall be subject to final approval by the Department of Planning and Community Development (DPCD).
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. 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.



Town of Arlington, Massachusetts

2. 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:

8:00-8:30p.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	Fwd__light_fixture_for_478_Mass_Ave.pdf	Lighting Plan-478 Massachusetts Ave.
▢ Reference Material	Food_For_Thought_LLC.pdf	Letter from David Spinney-478 Massachusetts Ave.
▢ Reference Material	Agenda_Item_2_EDR_Public_Hearing_Memo_478_Mass_Ave_-_Final_12.12.17.pdf	EDR Public Hearing Memo-478 Massachusetts Ave.
▢ 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- 478 Massachusetts Avenue

From: Jenny Raitt
To: aquinn@town.arlington.ma.us; lobstahroll7@gmail.com
Subject: Fwd: light fixture for 478 Mass Ave
Date: Wednesday, March 28, 2018 1:20:58 PM
Attachments: [image.png](#)

Amy, please include this email and attachments in the ARB packet regarding agenda item continues EDR Special Permit public hearing for 478 Mass Ave.

David, please send the materials directly to Amy since I am out of the office. She will include them in the board packet.

Thank you both,
Jenny

Jennifer Raitt
Director, Planning and Community Development
Town of Arlington
781-316-3092

Begin forwarded message:

From: David Spinney <lobstahroll7@gmail.com>
Date: March 28, 2018 at 9:52:14 AM PDT
To: Jenny Raitt <JRaitt@town.arlington.ma.us>
Subject: light fixture for 478 Mass Ave



Outdoor Wall Sconce 92007

By Maxim Lighting

Details

Print This Tab

Excellent illumination for the transitional to the Restoration home. The Maxim Outdoor Wall Sconce 92007 features bright illumination with an adjustable shade. Choose from three classic finish options to best match your home architecture design. Constructed of durable die cast aluminum.

Maxim Lighting, headquartered in California, offers high-quality lighting fixtures in a variety of designs, finishes, and glass styles that complement contemporary and transitional interiors.

The Outdoor Wall Sconce 92007 is available with the following:

Details:

- Die cast aluminum shade
- Die cast aluminum construction
- Round wall plate
- Dimmable
- Adjustable head
- UL Listed for wet locations

Options:

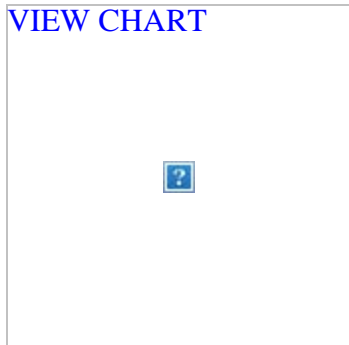
- **Finish:** Black, Tawny Bronze, White

Lighting:

- One 150 Watt 120 Volt PAR38 Incandescent lamp (not included).

Compare Brightness:

[VIEW CHART](#)



Dimensions:

- **Fixture:** Height 10.5", Width 5.5", Depth 10"
- **Plate:** Diameter 5"

Hi Jenny, there will be two of these fixtures. One on each side of the sign.
Andrew is reducing the size of the sign to 38" and will send the new drawing
today. David

David Spinney
Food For Thought LLC dba/ 478 Mass Ave
89 Eastern Ave
Woburn, MA 01801

March 14, 2018

Arlington Redevelopment Board c/o Jenny Raitt
Director, Planning and Community Development
Town of Arlington
730 Massachusetts Ave
Arlington, MA 00476

Dear Arlington Redevelopment Board c/o Jenny Raitt:

Food For Thought LLC dba/ 478 Mass Ave requests The Arlington Redevelopment Board continues the hearing regarding signage and exterior repairs to April 2, 2018.

I greatly appreciate your efforts to accommodate a schedule change. If you have any questions I can be reached at David Spinney (904) 303-5811.

Sincerely,



David Spinney



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 a 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
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.

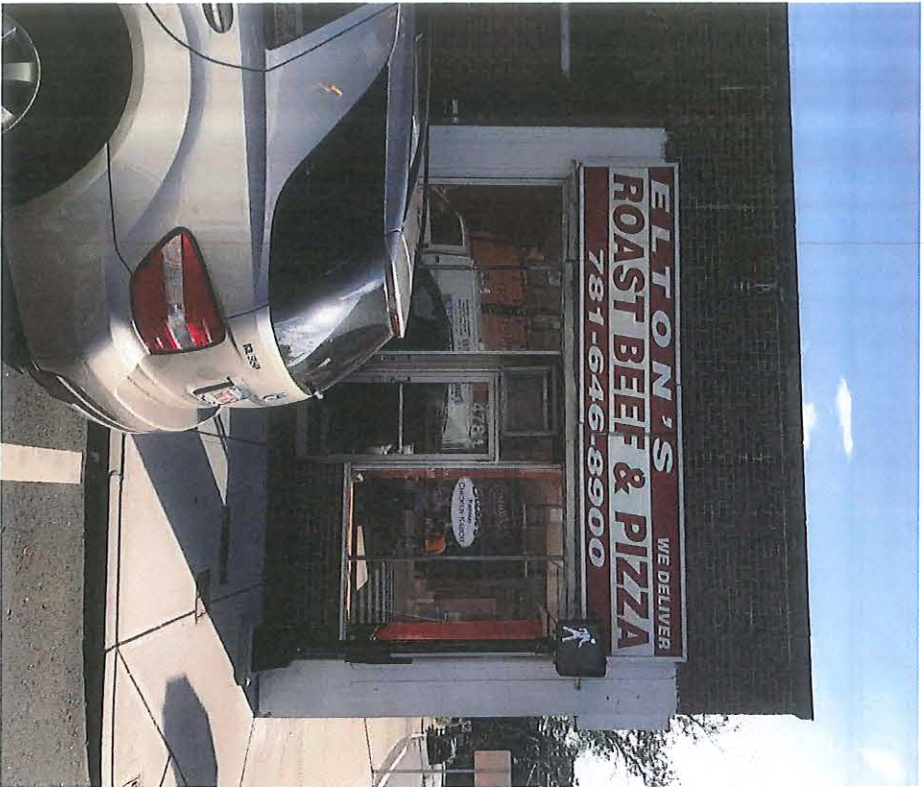
Signature of Applicant(s)

478 Mass Ave Arlington MA
Address

904 303 5811
Phone

7/08

17 NOV 2010 10:43
PLANNING & COMMUNITY
DEVELOPMENT



EXISTING



LA FUENTE
SIGN & AWNING

www.thela FuenteGroup.com

Client Name: 478

Job Description: Awning design

Date: November 22, 2017

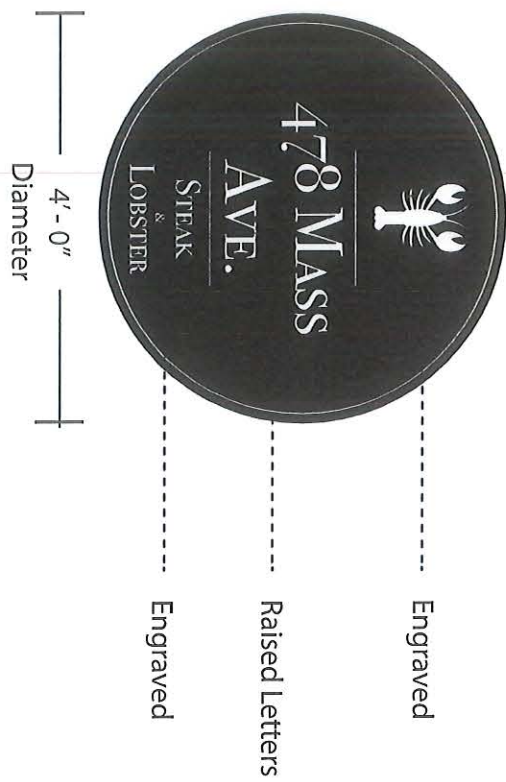
Designer: Charlyn

File Name: 478-Proposal.pdf

Client's Approval

SIGN SPECIFICATIONS

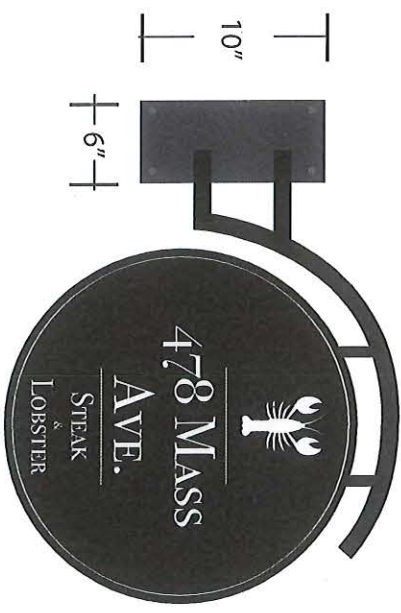
Front View



Side View



Bracket View



LA FUENTE
SIGN & AWNING

www.thelafulentegroup.com

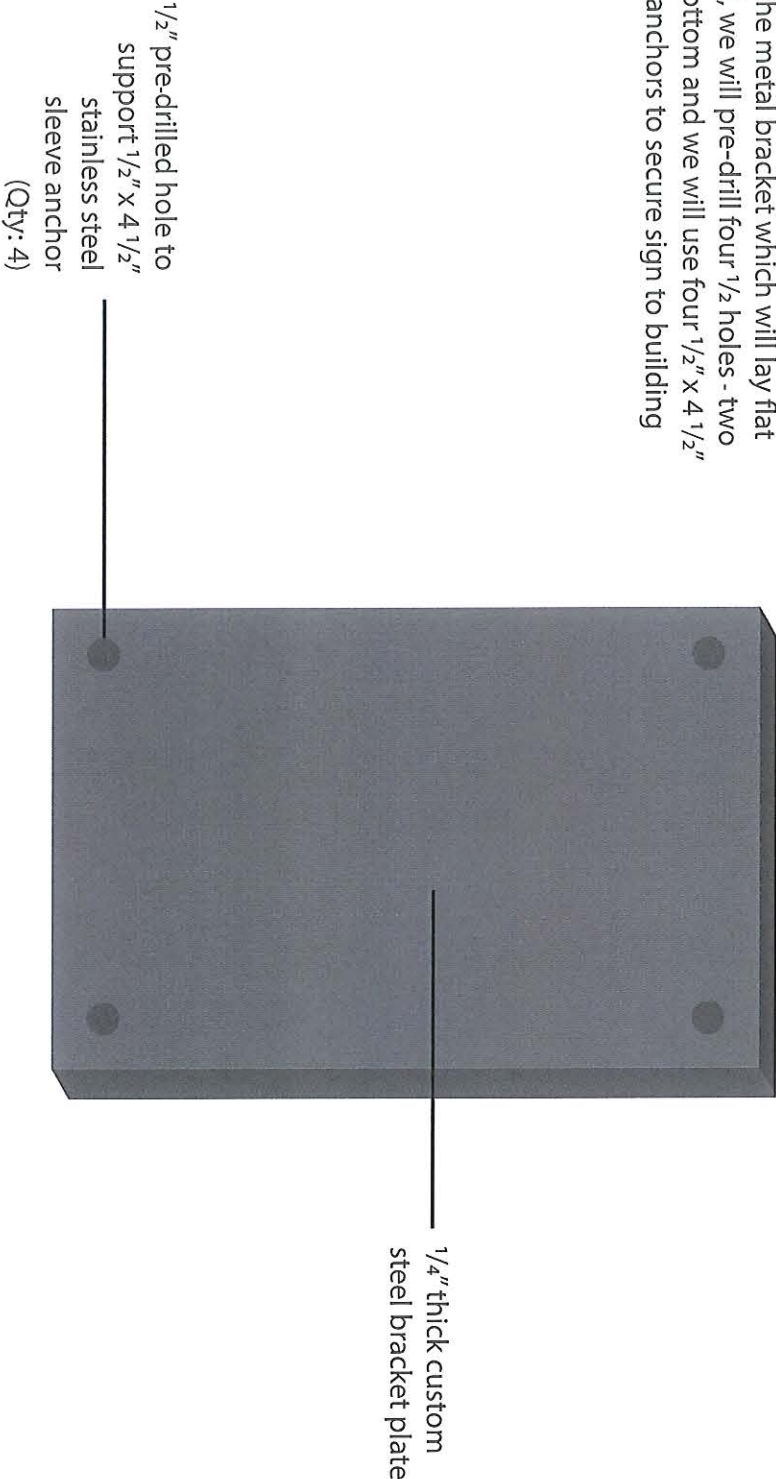
Client Name:	478
Job Description:	Awning design
Date:	November 22, 2017

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.



Client Name:	478
Job Description:	Awning design
Date:	November 22, 2017

Designer:	Charlyn
File Name:	478-Proposal.pdf



EXISTING





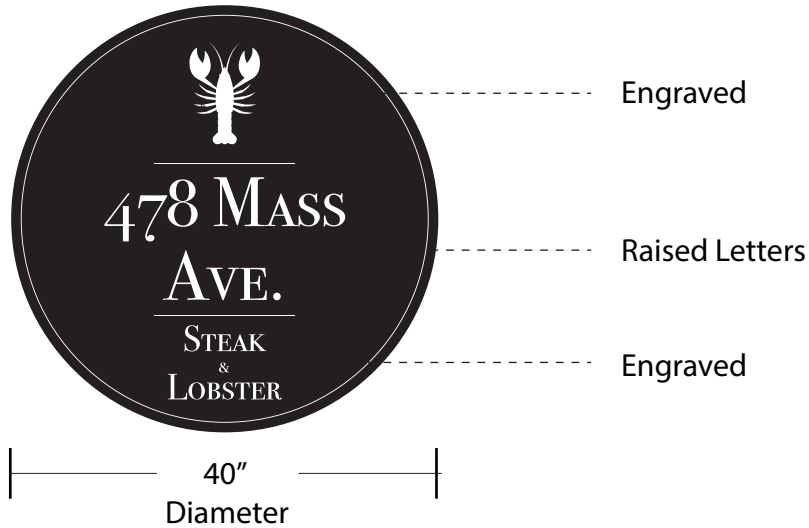
PROPOSED





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

Buiding 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"

Buiding 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

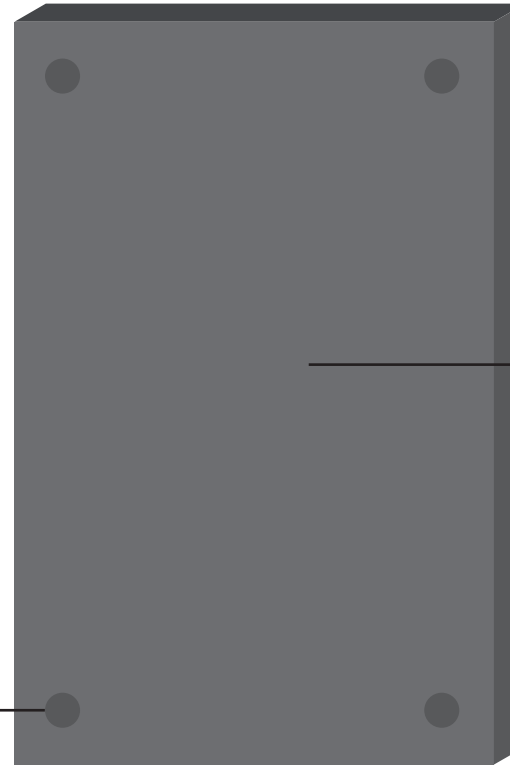
42 of 65

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

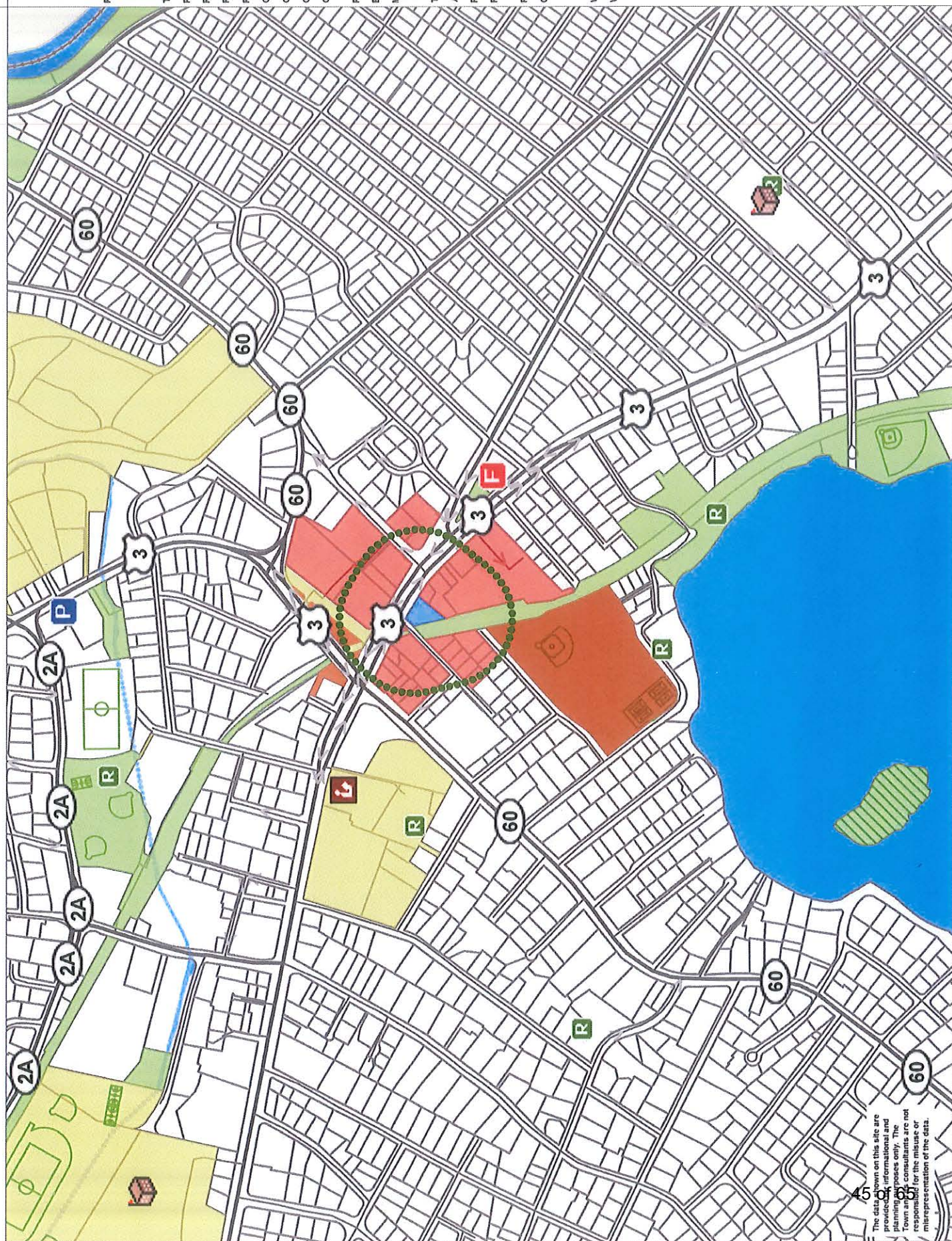
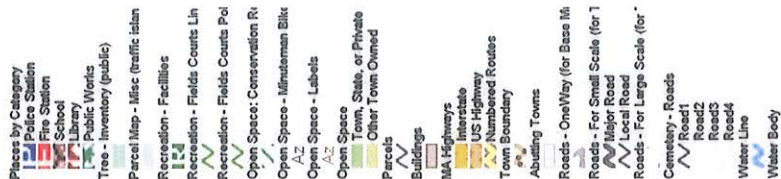
Notice is herewith given that an application has been filed on November 22, 2017, by Joseph Marcus and David Spinney, for Food For Thought, LLC to open a Special Permit Docket #3552 for 478 Massachusetts Ave. This is in accordance with the provisions of MGL Chapter 40A Section 11, and the Town of Arlington 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





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. Feeley
[Signature]

ARLINGTON

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	SENIER 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
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End of Report



Town of Arlington, Massachusetts

3. Draft Master Plan Implementation Timeline

Summary:

8:30-8:50 p.m. *Board members will discuss the draft timeline.*

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_3_ImplementationTable2018.pdf	Implementation Timeline Table

MASTER PLAN IMPLEMENTATION SCHEDULE									
	Action	Master Plan Elements(s)	Lead Entity	Support	Approximate Timeline	Town Meeting Action Required	Resources Needed	In Progress	Completed
Actions Completed	1. Recodify and update the Zoning Bylaw.	LU, OS	Bylaw recodification completed at February 12, 2018 Special Town Meeting and submitted to AGO in March.						
	6. Amend the Zoning Bylaw to clarify that mixed-use development is permitted along	LU, ED, H	Mixed-use zoning adopted at Spring 2016 Annual Town Meeting.						
	9. Study and plan for increasing the supply of smaller, "over-55" active senior market-rate	H	Housing Production Plan includes strategies to create smaller housing units for priority populations, including seniors, as part of locally-adopted and DHCD-approved plan.						
	10. Create a Facilities Manager position; transfer the maintenance budget and building	PS	Town created Facilities Director position and hired first director in 2017.						
	11. Create an Affordable Housing Plan (Housing Production Plan) and submit to DHCD for	LU, H	Housing Production Plan locally-adopted and DHCD-approved November, 2016.						
	24. Implement the Community Preservation Act funding process.	OS, H, HCRA, PS	CPA funding process established by Town Meeting in 2016.						
	25. Determine "right size" parking requirements based on actual parking need for different	T, LU, H, ED	Zoning parking reduction adopted for high-density residential, business, and industrial districts.						
	26. Amend the Zoning Bylaw to update parking requirements.	H, PS, T	Parking requirements updates at Spring 2016 and Spring 2017 Town Meetings.						
	37. Select an Implementation Committee of interested MPAC members to oversee	ALL	MPIC formed in Fall 2015.						
	39. Adopt a complete streets policy to accommodate all street users when improving	LU, T, PS, ED	Complete Streets Policy and 5-Year Prioritization Plan adopted in 2016.						
	42. Study methods of regulating the removal of mature trees on private property; research and	LU, NR, OS	Tree Bylaw approved at Spring 2016 Annual Town Meeting.						
	49. Evaluate aging-in-place needs as part of Housing Plan.	H	Complete						
	69. Prepare a feasibility study for an updated Community Center/Senior Center.	PS	Complete						
	71. Add bicycle lanes on Massachusetts Avenue from Swan Place to Pond Lane to connect lanes	T	Complete						
	2. Reduce the number of uses that require a special permit; replace some special permits with a system of uses by right subject to performance standards.	LU	ARB	A-TED, BOS	Near-Term	Yes	Consultant & Existing Staff (Technical assistance funding received from EOEEA)	Town will hire consultant in spring 2018	Work will be completed by Summer 2019

Near Term	3. Consolidate and redefine the business zoning districts on Massachusetts Avenue.	LU, ED	ARB	A-TED, BOS	Near-Term	Yes	Consultant & Existing Staff (utilize TM appropriation)	Town will hire consultant in spring 2018	Work will be completed by Summer 2019
	4. Create commercial and industrial district design guidelines and incorporate them by reference in the Zoning Bylaw.	LU, ED	ARB	Staff	Near-Term	Yes	Existing Staff	Guidelines created, need to incorporate into bylaw	Work to be completed by Fall 2018
	5. Amend the Zoning Bylaw to provide redevelopment incentives in all or selected portions of the business districts on Massachusetts Avenue, Broadway, and Medford Street (incentives may include more than zoning)	LU, ED	ARB	BOS	Near-Term	Yes	Consultant & Existing Staff (Technical assistance being provided by MAPC for Arlington Heights visioning project which will include recommendations regarding		Work to be completed by Spring 2019
	12. Initiate a complete, safe Sidewalks Plan town wide, in coordination with the Safe Routes to School (SRTS) program. Prioritize improvements	T, PS	DPW/ PCD	APS, TAC	Near-Term	No	Existing Staff	Beginning in Fall 2018	TBD
	13. Adopt a plan for future sidewalk paving design treatments according to density and road geometry, consistent with the Sidewalks Plan.	PS, T	DPW	PCD	Near-Term	No	Existing Staff	Beginning in Fall 2018	TBD
	14. Amend the Zoning Bylaw to strengthen bicycle parking regulations in and adjacent to business districts and multifamily developments	T, H, ED	ARB	BAC	Near-Term	Yes	Consultant	Beginning in Fall 2018	For approval at Spring 2019 Town Meeting
	15. Implement the recommendations in the 2014 Arlington Center parking study.	T, PS, ED	BOS	ARB, DPW	Near-Term	No	Existing Staff	In progress	
	17. Create a comprehensive plan for the Mill Brook study area.	LU, OS, ED, H, HCRA, T	ARB	CC, BOS	Near-Term	No	Consultant	In progress	Fall 2018
	18. Complete a comprehensive historic resources inventory and survey, including buildings, structures and landscapes	HCRA, ED	HC	PCD	Near-Term	Possibly	Consultant	Beginning in Summer 2018	Will be completed in Spring 2019
	19. Seek Massachusetts Survey and Planning Grant funds to complete historic resources survey	HCRA	DPCD secured MHC Survey and Planning Grant funds for historic resources inventory update. Update is in progress and will be completed by Summer 2018.						

Mid-Term	20. Develop a plan for universal access to recreation facilities, parks, and trails.	PS, OS	DPW, PRC	DC	Near-Term	Yes	Existing Staff & Volunteers; Consultant	TBD - Town will hire consultant in Summer 2018 to update Town's ADA Self-Evaluation and Transition	
	57. Work with MassDOT, DCR and City of Cambridge to improve the efficiency of Massachusetts Avenue/Route 16 signal in Cambridge.	T	DPW	TAC	Mid-Term	No	Existing Staff and Consultants	In progress using Barr Foundation grant studying	Outcome of pilot to be evaluated in Fall 2018
	59. Work with the MBTA to reduce bus bunching and improve the efficiency of bus service.	T	TAC	N/A	Mid-Term	No	TBD	In progress using Barr Foundation grant to	Outcome of pilot to be evaluated in Fall 2018
Long-Term	70. Review the extension of the regional bikeshare program into Arlington.	T	BOS	BAC	Long-Term	No	Existing staff & volunteers	In progress	Regional MOU to be signed by April 2018
	72. Advocate to further extend the MBTA Green Line Extension to Mystic Valley Parkway.	T, ED	BOS	ARB, TAC	Long-Term	No	TBD	Current terminus is to College Ave	Unlikely that further GLX will occur until after
Ongoing	74. Revisit East Arlington commercial district parking study from Larry Koff & Associates Commercial Center Revitalization Study. Identify deficiencies (if any) and develop parking management strategies.	T, ED	BOS	TAC, DPW, APS	Ongoing	Possibly	Existing Staff	In progress	
	75. Revisit the recommendations contained in the Commercial Center Revitalization Study and implement where compatible with Master Plan recommendations.	ED, LU, PS	Multiple (see narrative)	Multiple	Ongoing	Yes	Existing Staff	In progress	
	76. Integrate master plan implementation within the Board of Selectmen/Town Manager annual goal-setting process.	ALL	TMgr	BOS	Ongoing	No	Existing Staff	Occurred in 2016, 2017, 2018 goal-setting processes	
	77. Work with appropriate town committees to assist with an annual process of evaluating master plan implementation and identifying potential amendments to the plan, as appropriate.	ALL	TMgr, PCD	BOS, ARB, Vision 2020	Ongoing	No	Existing Volunteers & Staff	In progress	

O	78. Integrate master plan recommendations and implementation actions with the goals, objectives, and action plan of the Town's current Open Space and Recreation Plan.	OS, PS	OSC	CC, PCD	Ongoing	No	Existing Volunteers & Staff	In progress	
	81. Address the quality and condition of aging housing stock, including financial assistance programs for homeowners and landlords, as part of Housing Production Plan.	H	PCD	BOS	Ongoing	Possibly	Existing funding	This action is part of the Housing Production Plan.	
	90. Adopt a policy that recognizes and conveys the importance of Arlington's arts, culture and historical significance in economic development	HCRA, ED	BOS	A-TED, PCD, HC	Ongoing	No	Existing Staff & Volunteers	Town adopted an Arts and Culture Action Plan in 2017	
	91. Expand the storefront and sign enhancement program.	ED, LU	PCD	BOS	Ongoing	No	Existing Staff	CDBG funds will be eliminated in upcoming program year. No current plan for continuing Town support of program.	
	7. Consider mechanisms to ensure a balance of housing and a significant business component in future mixed use buildings.	LU, ED	ARB	Staff	Near-Term	Yes	To be discussed	TBD	
	8. Work with DHCD to determine Arlington's status under the Chapter 40B 1.5 percent land area rule.	H, LU	PCD	TMgr, BOS	Near-Term	No	Existing Staff	Town's determination denied, appeal in review	TBD
	16. Allocate CDBG and CPA resources to meet local housing needs and work toward meeting Town's affordable housing goal of 1.5 percent land area for affordable housing (or 10 percent affordable units, if achievable sooner).	H, LU	BOS	PCD	Near-Term	Yes	Existing Staff	See Goal 8 above	Depending upon goal, may not be complete in near-term
	21. Study and consider amending set-backs, floor-area-ratios and other techniques that could address concern for neighbor impacts of new large homes constructed in existing established residential neighborhoods.	H, LU	PCD	ARB, HC	Near-Term	Possibly	Existing Staff & Volunteers	For consideration by Residential Study Group	TBD

Near-Term	22. Develop a Tree Inventory and Management Plan, to include locations for new and replacement trees, planned maintenance, and appropriate tree species selection.	OS, ED, H	DPW	Tree Comm.	Near-Term	No	Existing Staff &, Volunteers	In progress	TBD
	23. Address ADA requirements, improved lighting, signs and signalization at street crossings, for the Minuteman Bikeway to give more visibility to pedestrians and bicyclists, and speed control to drivers.	T, OS, PS	DPW	DC, BAC	Near-Term	Yes	Consultant	TBD	
	27. Review and strengthen demolition delay bylaw; consider bylaw amendment for procedures and administration of demolition delay. Consider technical administrative support to HC for Demolition Delay.	HCRA, LU	HC, ARB	Staff	Near-Term	Yes	Existing Volunteers & Staff; possibly Consultant or Technical Assistance from MHC	Demolition delay or moratorium proposed for spring Special Town Meeting	TBD
	28. Consider Zoning Bylaw amendments to allow flexibility in dimensional requirements and use regulations for projects that will preserve	LU, HCRA	ARB	Staff	Near-Term	Yes	Consultant	TBD	
	29. Identify intersections with pedestrian safety issues and prioritize improvements for problem intersections.	T	DPW	TAC	Near-Term	Yes	TBD	TBD	
	30. Study the benefits of Certified Local Government (CLG) designation for the Arlington Historical Commission.	HCRA	HC	BOS	Near-Term	No	Existing Staff & Volunteers	TBD	
	31. Establish a Planned Preventive Maintenance (PPM) program for all Town-owned buildings and infrastructure, including energy efficiency.	PS	TMgr	DPW, BMC	Near-Term	Yes	Consultant, Existing and New Staff	TBD	
	32. Study and develop a plan for addressing Arlington's long-term cemetery needs.	PS	DPW	BOS	Near-Term	Yes	TBD	TBD	
	33. Monitor parking trends in all commercial districts.	T, ED	BOS	TAC, DPW, APS	Near-Term	No	Existing Staff	Item should be noted as ongoing, rather than near-	
	34. Consider a Parking Management Study for Arlington Heights.	T, ED	BOS	TAC, DPW	Near-Term	Yes	Consultant	TBD	
	35. Develop a Master Plan Implementation Plan, including measurable indicators of progress,	ALL	PCD	ARB	Near-Term	No	Existing Staff	In progress	In progress

	36. Develop schedule and reporting program on Implementation progress	ALL	PCD	ARB	Near-Term	No	Existing Staff	In progress	In progress
	38. Review open space requirements in Zoning Bylaw. Consider roof gardens and other usable open space.	LU, OS	ARB	ZBA	Near-Term	Yes	Existing Staff & Volunteers	TBD	
	40. Use more native and natural choices for landscaping on Town-owned properties; consider replacement of some grass areas with native	OS, PS	PCD	CC, DPW	Mid-Term	Yes	Existing Staff & Volunteers	TBD	
	41. Identify and study small parcels of open space that could be acquired with Community Preservation Act funds	NR, OS	OSC	Staff	Mid-Term	Yes	Existing staff & volunteers	TBD	
	43. Consider establishing Neighborhood Conservation Districts with design review standards for architecture, mature trees and	LU, NR, HCRA	ARB, HC	Staff	Mid-Term	Yes	Consultant	TBD	
	44. Consider additional staffing and funding to maintain the Town's outdoor facilities: parks, recreational, and open spaces.	OS, PS	DPW	PRC, OSC	Mid-Term	Yes	Funding	TBD	
	45. Identify and promote locations suitable for high-quality office buildings or an innovation park, and amend the Zoning Bylaw as necessary to encourage them.	ED, LU	PCD	ARB	Mid-Term	Yes	Existing Staff, Consultant	TBD	
	46. Update Arlington's sustainability action plan and address Arlington's concerns about flooding and climate change adaptation.	OS	SA	LEMA	Mid-Term	Yes	Existing Volunteers & Staff	In progress using Municipal Vulnerability Preparedness	TBD
	47. Conduct a parking study of residential neighborhoods, starting in East Arlington, of both unregulated all day parking and overnight	H, LU, T	TAC	Staff	Mid-Term	Yes	Consultant	TBD	
	48. Identify options for, and resolve, the Town's land needs for snow storage and other emergency needs.	PS	DPW	BOS	Mid-Term	Yes	Consultant	TBD	

Mid-Term	50. Evaluate amending the Zoning Bylaw to allow Transfer of Development Rights (TDR),	LU, H, OS	ARB	CC, PCD	Mid-Term	Yes	Consultants	TBD	
	51. Work with a non-profit entity to function as a TDR land bank.	LU, H, OS	PCD	CC, OSC	Mid-Term	Possibly	Consultant, Existing Staff	TBD	
	52. Pursue strategies to protect vacant land in the southeast corner of Arlington near Alewife Station and Thorndike Field.	LU, OS	ARB	CC, OS	Mid-Term	Yes	Consultant	TBD	
	53. Develop long-term capital improvement and maintenance plans for town-owned historic buildings, structures, parks, cemeteries, and monuments	HCRA, CPC, PS	PCD	HC, BOS, PCD, DPW	Mid-Term	Yes	Consultant	TBD	
	54. Establish asset management policies and institute a regular process for evaluating need to retain Town-owned properties; institute surplus property policy.	PS	TMgr	BOS, CPC	Mid-Term	No	Existing Staff & Volunteers	An internal Long-Range Land Management Committee was convened and will be recommending policies	Fall 2018
	55. Provide safe connections between the Minuteman Bikeway and the three main commercial centers. Equip corridors with wayfinding signage to direct path users between the path and the commercial centers, including a map directory of local businesses along the path.	T, OS, ED	DPW	TAC, TMgr	Mid-Term	Yes	Consultant, construction spending	TBD	
	56. Develop a plan to review the condition of private ways and work with residents for a	T, PS	DPW	CPC	Mid-Term	Yes	TBD	TBD	
	58. Include bicycle friendly design and technology in new road projects.	T	DPW	BAC, TAC	Mid-Term	No	TBD	This appears to be an ongoing action item, not Mid-Term	
	60. Update Industrial district zoning to reflect current needs of today's industrial and innovation uses and markets.	ED, LU	ARB	ED	Mid-Term	Yes	TBD	TBD	

	61. Allow and promote development of new collaborative work spaces to attract small business ventures, innovative companies, entrepreneurs, and currently home-based businesses.	ED	PCD, BOS	A-TED	Mid-Term	No	Existing staff	Use is allowed, promotion occurring through staff	TBD
	62. Consider designating single-building historic districts	HCRA	HC	HDC	Mid-Term	Yes	TBD	TBD	
	63. Create a bylaw to prevent the use of identified invasive species of trees, shrubs, and other plants on Town property and streetscapes.	OS	CC	BOS, DPW	Mid-Term	Yes	TBD	TBD	
	64. Place preservation restrictions on town-owned historic properties not already protected.	HCRA, PS	HC, BOS	PCD	Mid-Term	Yes	TBD	TBD	
	65. Consider establishing an open space, parks, and recreation facilities maintenance manager position.	OS, PS	DPW	CC, PRC, PCD	Mid-Term	Yes	Funding (New Position)	TBD	
	66. Identify and implement priority development areas and priority preservation areas.	LU	ARB	PCD	Mid-Term	Yes	Consultant	TBD	
	67. Adopt a plan to reduce congestion on north/south roads connecting to Route 2, including consideration of new technology and business models.	T	BOS	TAC, PCD	Mid-Term	No	Existing Staff & Volunteers	TBD	
	68. Perform a space needs analysis for Town-owned buildings, including the schools.	PS	TMgr	PCD	Mid-Term	Yes	Consultant & Existing Staff	TBD	
Long-Term	73. Develop a feasible plan for acquiring the state-owned Ed Burns arena	PS	PRC	BOS	Long-Term	Yes	TBD	TBD	
	79. Continue to support and expand the Safe Routes to School program to encourage more biking and walking to school.	T	APS	BOS, TAC	Ongoing	Yes	TBD	TBD	
	80. Install wayfinding signage for public parking lots, including maps and parking limits. Post regulations and policies on Town's website.	T, ED	PCD	DPW	Ongoing	Yes	TBD	TBD	

Ongoing	82. Promote policies that support Arlington's magnet businesses, which boost the overall health of the business districts.	ED	BOS	A-TED	Ongoing	Possibly	Existing Staff & Volunteers	TBD
	83. Address street tree problems, including the replacement of trees lost due to age, storms and the failed survival of many newly planted trees. Coordinate tree care between the Town and property owners.	PS, OS	DPW	BOS	Ongoing	Yes	Additional Funding	TBD
	84. Develop a plan and schedule to reduce unnecessary roadway pavement in Town street	PS	DPW	PCD	Ongoing	No	Existing Staff	TBD
	85. Increase budgets for outdoor facilities maintenance.	PS, OS	TMgr	DPW	Ongoing	Yes	Additional Funding	TBD
	86. Prepare maintenance and management plan to support preservation of civic buildings and historic resources (i.e., art, documents, sculpture, historic objects); promote a sense of place for historic districts and landscapes.	HCRA	HC, DPW, CPC	BOS	Ongoing	Yes	Consultant	TBD
	87. Develop and install identifying and educational signage for historic structures and locations.	HCRA	HC, HDC, A-TED	BOS	Ongoing	Yes	Consultant	TBD
	88. Develop regional cooperative relationships to support the maintenance and care of Arlington's water resources, most of which are shared with neighboring communities.	OS	BOS, TMgr	CC, ABC/ FG	Ongoing	No	Existing Volunteers	TBD
	89. Develop and strengthen relationship with Arlington's neighboring communities to address projects with regional impacts.	OS	TMgr, BoS	PCD	Ongoing	No	Existing Staff & Volunteers	TBD
	92. Adopt a policy to employ recognized preservation standards when maintaining and repairing the Town's historic properties.	HCRA, ED, PS	BOS, TMg	DPW, ARB, HHS	Ongoing	No	Existing Staff & Volunteers	TBD
	93. Act on 2000 and 2001 Town Meeting votes to acquire the Mugar Land.	LU, OS, PS	PCD	OSC, BOS	Ongoing	Yes	Existing Staff, Volunteers;	TBD
	94. Identify actions to further reduce Combined Sewer Overflows into Alewife Brook.	OS	BOS, TMgr.	DPW, BOH	Ongoing	Possibly	Existing Staff & Consultant	TBD



Town of Arlington, Massachusetts

5. Minutes from February 5 and February 12

Summary:

9:20-9:30p.m. Minutes from February 5 and February 12

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_5_FINAL_ARB_Minutes_02052018.pdf	February 5, 2018 Minutes
▢ Reference Material	Agenda_Item_5_FINAL_ARB_Minutes_02122018.pdf	February 12, 2018 Minutes

**Arlington Redevelopment Board
Town Hall Annex
2nd Floor Conference Room
February 5, 2018, 7:30 p.m.
Meeting Minutes**

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Andrew West, David Watson, Eugene Benson, Kin Lau

STAFF: Jennifer Raitt

GUESTS: Robert Annese, Attorney for Gold's Gym; Carl K. Toumayan, Attorney for 30 Park Avenue Associates; Christopher Aufiero, Route 2 Athletics; Stuart Pitchal, SRP Sign Corporation

The Chair opened the meeting at 7:30pm and turned to the first item on the agenda, Continued Public Hearing to Re-Open Special Permit Docket #2890 for 30 Park Avenue in accordance with the provisions of MGL Chapter 40A Section 11, Arlington Zoning Bylaw Section 5.04 use 4.10 Health Club, 801(a) Parking Reduction in an Industrial Zone, and 11.06 Environmental Design Review. The request is to allow an expansion of the Health Club Use and continuation of the existing Auto Body Repair, Warehouse/Storage and Distribution Warehouse uses.

On January 8, 2017, the Applicant, 30 Park Ave Associates, sought approval from the Board to allow additional gym space and add a baseball/ softball training facility. Documentation including the application for EDR Special Permit and Impact Statement with supporting documents, including Site Plan, Photographs, Existing Conditions, and Dimensional and Parking Information dated December 4, 2017 were submitted and reviewed. Although the Board members expressed overall satisfaction with the application and supported the proposed expanded use; they continued the Public Hearing to allow the proponent time to create and submit an updated parking plan inclusive of a buffer maintenance plan between all site activities and Mill Brook as well as specific Transportation Demand Management (TDM) measures, for example, more bike parking and membership and employee incentives to encourage alternative means of transportation.

At the February 5, 2018 meeting, Mr. Annese presented supplemental materials laying out their parking plan as well as shared a copy of written communication intended for distribution to clients to encourage alternative means of transportation. Mr. Bunnell asked the Board for comments on the application. Mr. West supported the use and asked if there was a plan to improve the condition of the access point to the bike path. Mr. Toumayan replied that the Applicant would do what the Board deemed fit. Mr. Bunnell stated that he would like the Applicant to improve the access, particularly the fencing. Mr. Lau suggested fixing the current broken fence and adding fence posts to define the entrance to and from the bike path. Mr. Toumayan was amenable to Mr. Bunnell and Mr. Lau's ideas. Mr. Watson asked if there was an additional parking agreement between Arlington Coal and Lumber and Gold's Gym (the Board received a brief letter pertaining to the shared parking as part of the application). Mr. Watson questioned if the letter was sufficient. Ms. Raitt stated that the Board has accepted similar letters in past cases. In this case, she suggested requiring that the Applicant add the phrase "long-term agreement" to the letter.

The following conditions were reviewed.

- Applicant shall maintain all TDM elements in accordance with the parking reduction granted through 8.01(a) as follows: provide and maintain bicycle parking and continue shared parking arrangement;
- Applicant shall provide adequate lighting in parking lots by ensuring that exterior lighting in front and rear of building is maintained and operable;
- Applicant shall move existing dumpsters to a location outside of the Mill Brook buffer; and
- Applicant shall repair existing fencing along perimeter abutting the Minuteman Bikeway and add fence posts to demarcate bikeway access.

Mr. West moved to approve Special Permit Docket #2890 for 30 Park Avenue, with the aforementioned conditions. Mr. Watson seconded. All voted in favor. (5-0)

The Chair moved to the next item on the agenda, Public Hearing Special Permit Docket #3557 for 167A Massachusetts Avenue in accordance with the provisions of MGL Chapter 40A Section 11 and the Arlington Zoning Bylaw Section 11.06 Environmental Design Review to allow the applicant to replace existing signage under Section 7 Signs. Stuart Pitchal, SRP Sign Corporation, presented on behalf of the applicant. Mr. Pritchall was unfamiliar with the EDR process and asked for clarification. Ms. Raitt explained that because of the property location on Massachusetts Avenue and the significant differences between the new sign and previous sign, as well as the use of federal Community Development Block Grant program funding, the Board needed to grant a Special Permit prior to sign installation. Mr. Pritchall thanked Ms. Raitt and shared the plans inclusive of dimensions and materials for the new sign. Mr. Bunnell asked the Board for comments on the application. Mr. West asked if the sign would be lit from behind. Mr. Pritchall responded yes and added that only white lighting would be used. There were no further comments provided to Mr. Pritchall.

Mr. Lau moved to approve Special Permit Docket #3557 for 167A Massachusetts Avenue. Mr. West seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the agenda, Report to Town Meeting for Zoning Bylaw Amendment/ Recodification. Ms. Raitt shared and summarized the Report to Town Meeting. This report explains the purpose of the Article, summarizes the project background, process, timeline, and team, and outlines public comments. The report includes how the Board, Zoning Recodification Working Group, and staff responded to comments. The report also discusses two comments in greater detail which were mentioned throughout the recodification process: what constitutes a substantive policy issue and should the administrative rules outlined in the Bylaw be moved to the Board rules? The report has a conclusion and the Board vote. Ms. Raitt asked the Board to review the document for changes, modifications, or edits, and sought a vote to move the report to Special Town Meeting. Mr. Benson suggested adding a brief synopsis in an opening paragraph to aide in the understanding of the document. Ms. Raitt agreed to add language.

Additionally, Ms. Raitt stated that an amendment to the vote was handed out earlier addressing typographical issues. There were five concerns that were responded to and should be included as an amendment to the report along with the vote. Ms. Raitt asked the Board members for suggestions and changes and sought a vote to amend the vote taken on January 22, 2018. Mr. Watson stated that the amendments arose from a 31 page revised draft received from the Citizens' Group and reviewed by the Zoning Recodification Working Group.

A member of the public, Mark Migliazzo, 175 Pleasant Street, asked the Board to consider a motion to amend section 5.3.1, Accessory Dwellings, by striking the word front. Mr. Lau asked if the word "front" is in the current Bylaw and felt if it was, removing it from the recodified draft would be considered a substantive change. Mr. Watson stated that this request was reviewed by the Zoning Recodification Working Group and they concluded that it is in the existing Zoning Bylaw. Mr. Bunnell asked for a motion to amend the recommended vote of the ARB under Article 2 for Special Town Meeting. So moved by Mr. Lau. Mr. Watson seconded. All voted in favor. (5-0).

Mr. Bunnell proposed a motion to move the Report as amended to Special Town Meeting. So moved by Mr. Benson. Seconded by Mr. West. All voted in favor. (5-0)

Mr. Bunnell moved to the next item on the agenda, Discussion about Removing Administrative Rules and Regulations from the Zoning Bylaw to Board Rules. Ms. Raitt sought a vote to move the Administrative Rules and Regulations from the Zoning Bylaw to use as Board Rules. She explained that the Zoning Board of Appeals did the same at their January 30, 2018 meeting. Moving these guidelines will allow these boards to establish and update their rules and regulations as statute

allows. Moving these administrative rules and processes also will allow each board to be more responsive and could improve the special permit review process.

Mr. Benson moved to adopt the Rules and Regulations as presented. Mr. Lau seconded. All voted in favor. (5-0).

Ms. Raitt asked for an additional vote for the Report to Special Town Meeting reflecting the adoption of the Board Rules. Mr. Watson moved to amend the Report to Special Town Meeting to reflect the adoption of the Board Rules. Mr. Benson seconded. All voted in favor. (5-0).

Mr. Bunnell moved to the next item on the Approval of Meeting Minutes, from January 8, 2018. Mr. Benson moved to approve the Meeting Minutes from January 8, 2018 as amended. Mr. West seconded. All voted in favor. (5-0).

Meeting adjourned.

**Arlington Redevelopment Board
Town Hall Annex
2nd Floor Conference Room
February 12, 2018, 7:15 p.m.
Meeting Minutes**

This meeting was recorded by ACMI.

PRESENT: Andrew Bunnell (Chair), Andrew West, David Watson, Eugene Benson, Kin Lau

STAFF: Jennifer Raitt

The Chair opened the meeting at 7:15pm and turned to the first item on the agenda, Special Town Meeting Article 2 Amendments. The Board reviewed and discussed each Amendment to Article 2 that were submitted to Town Meeting.

Amendment to Section 3.2.5, received from: Elizabeth Pyle, Town Meeting Member, Precinct 10

1. Replacing the word "application" in subparagraph A. with the words "application after notice is given to parties in interest of the time and place of the proceedings when the question of such consent will be considered"
2. Changing the words "was based." at the end of subparagraph B to the words "was based, and describes such changes in the record of its proceedings."

Vote: Mr. Benson moved to endorse with the understanding that it is unnecessary. Mr. Watson seconded. All voted in favor. (5-0)

Amendment to Section 3.4.2, received from Jon Gersh, Town Meeting Member, Precinct 18

1. Adding the words "in subparagraphs A through I" between the words "listed" and "below" in the first paragraph.
2. Adding the words "The following uses shall also be acted upon by the Arlington Redevelopment Board in accordance with the environmental design review procedures and standards of this Section 3.4:" beneath subparagraph I, and above subparagraph J.
2. Changing the letter "J" designating subparagraph J to the number "1"
3. Changing the letter "K" designating subparagraph K to the number "2"
4. Changing the letter "L" designating subparagraph L to the number "3"
5. Deleting subparagraph "M" in its entirety

Vote: Mr. Lau moved to vote no action. Mr. Watson seconded. All voted in favor. (5-0).

Amendment to Section 5.2, submitted by A. Michael Ruderman, Town Meeting Member, Precinct 9

1. Adding the words "OR MULTIPLE" between the words "ALL" and "DISTRICTS" in the title of Section 5.2
2. Adding a new subsection 5.2.4 that reads as follows:

5.2.4 Multiple Principal Uses

A lot or structure located in the R6, R7, BI, B2, B2A, B3, B4, BS, PUD, I, MU, and T districts may contain more than one principal use as listed in Section 5.4.3 Use Regulations for Residential Districts, Section 5.5.3 Use Regulations for Business Districts, or Section 5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts. For the purposes of interpretation of this Bylaw, the use containing the largest floor area shall be deemed the principal use and all other uses shall be classified as

accessory uses. In the case of an existing commercial use, the addition or expansion of residential use within the existing building footprint shall not require adherence to set back regulations for residential uses even if the residential use becomes the principal use of the property.

Vote: Mr. Watson moved to endorse the amendment as submitted. Mr. Benson seconded. All voted in favor. (5-0).

Amendment to 5.3.3, submitted by Peter T. Fuller, Town Meeting Member, Precinct 20

When a permitted main building to be used as a dwelling is to be located on the same lot with and beside a permitted nonresidential building, required front, side and rear yards shall be provided between each building and assumed lot lines shown upon the building permit application.

Vote: Mr. Benson moved to endorse amendment as submitted. Mr. Watson seconded. All voted in favor. (5-0).

Amendment to 5.4.2, submitted by Frank Ciano, Town Meeting Member, Precinct 15

After "50 feet" in the first sentence, delete "measured along lines parallel to the front lot line" and insert "at all points between the front lot line and the nearest building wall."

Vote: Mr. Lau moved to endorse the amendment as submitted. Mr. West seconded. All voted in favor. (5-0)

Amendment to 8.1.3, submitted by John L. Worden III, Town Meeting Member, Precinct 8

Following subsection (C) insert a new subsection (D) that reads as follows:

D. Any lot lawfully laid out by plan or deed duly recorded which complies (at the time of recording) with the minimum area, frontage, width, and depth requirements, if any, of the zoning bylaw then in effect, may be built upon for residential use provided it has a minimum area of five thousand (5,000) square feet, with a minimum front footage of fifty (50) feet, and is otherwise in accordance with the provisions of the fourth paragraph of Section 6 of the Zoning Act.

Vote: Mr. West moved to endorse the amendment as submitted. Mr. Lau seconded. All voted in favor. (5-0).

Amendment to 8.2.3, submitted by Patricia B. Worden, Town Meeting Member, Precinct 8

Make the following changes to Section 8.2.3 (D):

Deleting the words "maximum affordable price of an affordable unit" and replacing them with the words "affordable price of a comparable affordable unit"

Vote: Mr. Benson moved to endorse the amendment as submitted. Mr. Lau seconded. All voted in favor. (5-0).

Amendment to Section 2, submitted by Patricia B. Worden, Town Meeting Member, Precinct 8

Add a new definition as follows:

Building Foundation: The masonry or concrete structure in the ground which supports the building. It does not include porches, decks, sheds, patios, one story attached garages, carports, or the like.

Vote: Mr. Benson moved to vote no action. Mr. Watson seconded. All voted in favor. (5-0)

Amendment to Section 5.3.13(B)(1), submitted Joshua Lobel, Town Meeting Member, Precinct 8.

In Section 5.3.13 (B)(1) (Accessory Buildings and Other Structures) of the Proposed Zoning Bylaw Amendment Recodification recommended by the Arlington Redevelopment Board in the following respects:

Vote: Mr. Benson moved to vote no action. Mr. Watson seconded. All voted in favor. (5-0).

Ms. Raitt further stated that administrative errors were identified and sought a vote to approve and incorporate the changes into Article 2. The corrections were presented in three parts as follows:

First, that "or Section 8.1.4(A)" be deleted from Section 8.1.6(A), as follows:

"Any lot, or open space on a lot, including yards and setbacks shall not be reduced or changed in area or shape so that the

lot, open space, yard, or setback is made nonconforming or more nonconforming unless a special permit has been granted under Section 8.1.3 *(or Section 8.1.4 A deleted)."

Second, that "R7" be deleted from Section 6.1.5, as follows:

"The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the reduction of the parking space requirements in the R5, R6, and Business and Industrial Zones to 25 percent of that required in the Table of Off-Street Parking Regulations if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated, as evidenced by a Transportation Demand Management Plan approved by the Special Permit Granting Authority."

Third, that "6" be deleted from Section 5.2.2 (A), as follows:

"Any use not listed in the Tables of Uses for various districts in Section 5 (6 delete) or otherwise allowable under the provisions of this Bylaw is prohibited."

Vote: Mr. Benson moved to approve the correction of these administrative errors to Article 2 of the Special Town Meeting, in the three parts as discussed. Mr. West seconded. All voted in favor. (5-0).

Motion to adjourn to Special Town Meeting made by Kin Lau and seconded by Mr. West. All voted in favor. (5-0).