



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice January 16, 2019**

The Arlington Redevelopment Board will meet Wednesday, January 16, 2019 at 7:30 PM in the **Senior Center, Main Room, 1st Floor, 27 Maple Street, Arlington, MA 02476**

#### **1. Proposed Warrant Articles for 2019 Annual Town Meeting**

- 7:30 p.m.-8:30 p.m. • Staff presentation  
• Board members will discuss and may vote to file articles.

#### **2. ARB Meeting Schedule**

- 8:30 p.m.- 8:40 p.m. • Board members will discuss and approve future meeting schedule

#### **3. Request to postpone 10 Sunnyside public hearing**

- 8:40 p.m.-8:45 p.m. • Board members will discuss and vote to move the hearing to February 25, 2019 at 7:30.

#### **4. Adjourn**

- 8:45 p.m. Adjourn

#### **5. Correspondence received**

Correspondence received

Re: Hearing Scheduled for Monday, January 28, 2019 at 7:30 p.m. – Docket No. 3586

Re: Letter 2019 ARB Articles Final, January 14, 2019



## Town of Arlington, Massachusetts

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### Proposed Warrant Articles for 2019 Annual Town Meeting

#### Summary:

- 7:30 p.m.-8:30 p.m.
- Staff presentation
  - Board members will discuss and may vote to file articles.

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Warrant_lang._to_ARB_1-14-19.pdf	Warrant Language to ARB 1-14-19

## **DRAFT Warrant Articles**

1/14/19

### **ARTICLE A**

#### **ZONING BYLAW AMENDMENT/ SIGN REGULATIONS**

To see if the Town will vote to amend the Zoning Bylaw to update the sign regulations in its entirety by; amending SECTION 2 DEFINITIONS to remove and replace the definitions associated with signs, and amending SECTION 6.2 SIGNS to remove and replace the sign regulations in its entirety, or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **ARTICLE B**

#### **ZONING BYLAW AMENDMENT/FLOODPLAIN DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to update the Floodplain District regulations by amending SECTION 5.7 FLOODPLAIN DISTRICT by making minor corrections to the bylaw in order to be consistent with the Conservation Commission's Town of Arlington Bylaw for Wetland Protection and other associated regulations; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **ARTICLE C**

#### **ZONING BYLAW AMENDMENT/INLAND WETLAND DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to streamline and update the Inland Wetland District regulations by amending SECTION 5.8 INLAND WETLAND DISTRICT by making minor corrections to the bylaw in order to be consistent with the Conservation Commission's Town of Arlington Bylaw for Wetland Protection and other associated regulations; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **ARTICLE D**

#### **ZONING BYLAW AMENDMENT/REVIEW OF RELIGIOUS AND EDUCATIONAL USES**

To see if the Town will vote to amend the Zoning Bylaw to clarify the process by which the Town reviews religious and educational uses by;

1. Amending SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW to remove paragraph J referring to religious and educational uses;
2. Adding a new SECTION 3.5 RELIGIOUS AND EDUCATIONAL USE REVIEW that codifies an administrative review process that is consistent with M.G.L. Chapter 40A, Section 3;
3. Amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to clarify notes which refer to educational and religious uses;
4. Amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to clarify notes which refer to educational and religious uses; and
5. Amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, AND OS DISTRICTS to clarify notes which refer to educational and religious uses; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE E**

### **ZONING BYLAW AMENDMENT/BICYCLE PARKING**

To see if the Town will vote to amend the Zoning Bylaw to update the bicycle parking standards by amending SECTION 6.1.12. BICYCLE PARKING to remove and replace the section in its entirety; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE F**

### **ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL REQUIREMENTS FOR MULTIFAMILY USES**

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for multifamily uses in the R4, R5, R6, and R7 Districts by:

1. Amending SECTION 5.4.1. DISTRICTS AND PURPOSES to revise descriptions of the R5, R6, and R7 Districts;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area, minimum lot area per unit, and minimum lot frontage for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District;
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to adjust the front yard, side yard, and rear yard for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District; and
4. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet, maximum stories, and maximum floor area ratio for townhouse structures and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE G**

### **ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL REQUIREMENTS FOR MIXED-USE**

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for mixed-use in the B Districts by:

1. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet in the B2 District;
2. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the front yard and side yard requirements for mixed-use in the B1 District;
3. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet and maximum stories for mixed-use in the B1, B3, and B5 Districts; and
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum floor area ratio for mixed-use in all of the Business Districts.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE H**

#### **ZONING BYLAW AMENDMENT/SPECIAL PERMIT REQUIREMENT FOR MULTIFAMILY USES AND MIXED-USE**

To see if the Town will vote to amend the Zoning Bylaw to eliminate the need for a special permit for multifamily uses with 6 units or less in the R5, R6, and R7 Districts and mixed-use with 6 residential units or less in all of the Business Districts by amending SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW, SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS, and SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE I**

#### **ZONING BYLAW AMENDMENT/OPEN SPACE REQUIREMENTS FOR MULTIFAMILY USES AND MIXED-USE**

To see if the Town will vote to amend the Zoning Bylaw to adjust the open space requirements for multifamily uses and mixed-use to eliminate the requirement for usable open space and increase the requirement for landscaped open space by:

1. Amending SECTION 2 DEFINITIONS for landscaped open space;
2. Amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph D;
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for multifamily uses; and
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for mixed-use.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE J**

#### **ZONING BYLAW AMENDMENT/ TOWNHOUSES**

To see if the Town will vote to amend the Zoning Bylaw to clarify references to townhouse and to increase the size of a townhouse structure by;

1. Amending SECTION 5.3.14. TOWNHOUSE STRUCTURES paragraph A to increase the size of a townhouse structure to not exceed 200 feet or 8 townhouses in length;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
3. Amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to remove references to townhouse and replace with townhouse structure;
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
5. Amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to remove references to townhouse and replace with townhouse structure; and

6. Amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to remove references to townhouse and replace with townhouse structure or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE K**

#### **ZONING BYLAW AMENDMENT/UPPER-STORY BUILDING STEP BACKS**

To see if the Town will vote to amend the Zoning Bylaw to adjust the upper-story building step back beginning at the fourth story level or 40 feet above grade by amending SECTION 5.3.17. UPPER-STORY BUILDING STEP BACKS and by amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph C to refer to four stories; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE M**

#### **ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA**

To see if the Town will vote to amend the Zoning Bylaw to reduce the height buffer area to 25 to 50 feet depending on orientation and to identify the specific requirements to allow application of the higher height limit by amending SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE N**

#### **ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to add a requirement for corner lots in the R4 through R7 Districts and all Business Districts which requires the minimum street yard to be equal to the front yard depth required by amending SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE O**

#### **ZONING BYLAW AMENDMENT/APARTMENT BUILDING PARKING REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to reduce the parking requirements for apartment buildings by amending SECTION 6.1.4. TABLE OF OFF-STREET PARKING REGULATIONS to reduce the minimum number of spaces to 1 space per dwelling unit; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

#### **ARTICLE P**

#### **ZONING BYLAW AMENDMENT/PARKING REDUCTION APPLICABILITY**

To see if the Town will vote to amend the Zoning Bylaw to include the R7 District in SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE Q**

### **ZONING BYLAW AMENDMENT/CORRECTING CITATION ERRORS**

To see if the Town will vote to amend the Zoning Bylaw to correct section references and other typographical errors in;

1. Correcting reference to Section 5.5 in SECTION 3.2.2. POWERS;
2. Correcting reference to Section 5 in SECTION 3.3.4. SPECIAL PERMIT CONDITIONS;
3. Correcting references to Section 8.13 and Section 10.11 in SECTION 3.4.4. ENVIRONMENTAL DESIGN REVIEW STANDARDS;
4. Correcting reference to Section 3.05 in SECTION 5.8.3. APPLICABILITY;
5. Correcting reference to Section 9.06 in SECTION 5.8.4. PERMITTED USES; and
6. Correcting the semicolons at the ends of Paragraphs A and B in SECTION 5.3.20. MAXIMUM HEIGHT EXCEPTIONS.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

## **ARTICLE R**

### **ZONING BYLAW AMENDMENT/ACCESSORY DWELLING UNITS**

To see if the Town will vote to amend the Zoning Bylaw to allow accessory dwelling units the R0 and R1 Zoning Districts by amending SECTION 2 DEFINITIONS to define accessory dwelling units; amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to include the use in the table of uses; and creating a new section, SECTION 5.9.2. ACCESSORY DWELLING UNITS, containing standards for accessory dwelling units; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)



## Town of Arlington, Massachusetts

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### Correspondence received

#### Summary:

Correspondence received

Re: Hearing Scheduled for Monday, January 28, 2019 at 7:30 p.m. – Docket No. 3586

Re: Letter 2019 ARB Articles Final, January 14, 2019

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Letter_to_Jennifer_Raitt_re_Hearing_2019_01_10.pdf	Letter to Jennifer Raitt re Hearing 2019 01 10
▢	Reference Material	Letter_Attached_Regarding_ARB_Articles.pdf	Letter Attached Regarding ARB Articles
▢	Reference Material	LETTER_2019_ARB_Articles_FINAL.pdf	Letter 2019 ARB Articles Final, January 14, 2019

**ROBERT J. ANNESE**

ATTORNEY AT LAW

January 10, 2019

Jennifer Raitt, Director (via e-mail: [JRaitt@town.arlington.ma.us](mailto:JRaitt@town.arlington.ma.us))  
Department of Planning and Community Development  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Erin Zwirko, AICP, LEED AP (via e-mail: [EZwirko@town.arlington.ma.us](mailto:EZwirko@town.arlington.ma.us))  
Assistant Director  
Department of Planning and Community Development  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Mary Muszynski (via e-mail: [mmuszynski@town.arlington.ma.us](mailto:mmuszynski@town.arlington.ma.us))

RE: Hearing Scheduled for Monday, January 28, 2019 at 7:30 p.m. - Docket No. 3586

Dear Jennifer and Erin:

Due to unforeseen circumstances, Christopher Cormier, the Petitioner with respect to the above referenced hearing does herewith request that the hearing be continued from the hearing date of January 28, 2019.

Chapter 40A, Section 9 of the General Laws of the Commonwealth of Massachusetts provide in part that "the special permit granting authority shall hold a public hearing for which notice has been given as provided in Section 11, on any application for a special permit within sixty-five (65) days from the date of filing such application."

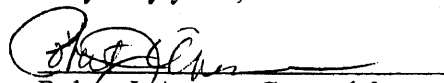
That section further provides in part as follows: "the required time limits for a public hearing in said action may be extended by written agreement between the petitioner and the special permit granting authority."

"A copy of such agreement shall be filed in the Office of the City or Town Clerk".

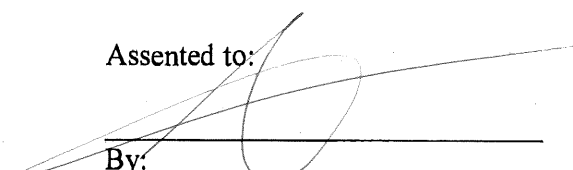
I would be requesting that the hearing be continued until the next hearing date which I believe is scheduled for February 25, 2019 at 7:30 p.m.

Thank you for your cooperation in this matter.

Very truly yours,

  
Robert J. Annese, Counsel for  
Christopher Cormier

Assented to:

  
By:  
Arlington Redevelopment Board

**From:** C Wagner <cawagner@hotmail.com>  
 "jcurro@town.arlington.ma.us" <jcurro@town.arlington.ma.us>, "ddunn@town.arlington.ma.us" <ddunn@town.arlington.ma.us>, "jhurd@town.arlington.ma.us" <jhurd@town.arlington.ma.us>,  
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**Date:** 01/14/2019 12:14 AM  
**Subject:** Letter Attached Regarding 2019 ARB Articles

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January 14, 2019

To: Arlington ARB members, Members of Select Board, Town Manager, Director of Planning  
 cc: Marie Krepelka, Select Board Administrator

Hello:

Please find attached a letter regarding the articles put forth by the Redevelopment Board for 2019 Annual Town Meeting which deal with multi-family development. Our comments and concerns are expressed for your consideration.

Thank you for your time, and your attention to these important issues.

Jon Gersh, TMM pct. 18

Jo Anne Preston, TMM pct. 9

Elizabeth Pyle, Residential Study Group, TMM pct. 10

Michael Ruderman, TMM pct. 9

Carl Wagner, TMM pct.11

John L. Worden III, Historic Districts Commissions, Secretary-at-Large, Zoning Bylaw Working Group, TMM pct. 8

Patricia Worden, Housing Plan Advisory Committee, TMM pct. 8

Wynelle Evans, Residential Study Group

Asia Kepka

Chris Loreti, former ARB Chair, former TMM

Paul Parise

Mark Rosenthal

Don Seltzer

**Attachments:**

File:	Size:	Content Type:
<a href="#">LETTER_2019_ARB_Articles_FINAL.pdf</a>	55k	application/pdf

TO: Select Board, Town Manager, Redevelopment Board, Director of Planning and Community Development  
FROM: Arlington Residents for Responsible Redevelopment  
RE: 2019 ATM Articles Related to Mixed-use and Multi-family Zoning Bylaw Amendments, and Accessory Units (Articles G, H, I, J, K, M, N, O, P, Q, S)  
DATE: Monday, January 14, 2019

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The Arlington Redevelopment Board is proposing a host of Warrant Articles for 2019 Annual Town Meeting that would amend Arlington's Zoning Bylaws to promote multi-family developments, and allow accessory units in single-family districts. Efforts to publicize these plans have been limited so far to forums that did not allow for general Q & A. We feel that this has likewise limited public understanding of the likely scale of the changes these plans will allow.

These are significant changes to the Zoning Bylaw, yet the Town Meeting warrant closes in less than two weeks, public hearings for these Articles will be held in March, and Town Meeting starts barely a month later. Neither the Housing Plan Advisory Committee, the Residential Study Group, nor the Zoning Bylaw Working Group have had a chance to study these amendments and make recommendations. For many Town Meeting members and concerned citizens, this will be their first introduction to a large suite of Articles that have the potential to transform our town. One month isn't nearly enough time for them to consider these Articles, and the process should be slowed to allow a more-thorough exploration of related issues, and of unanticipated consequences.

Any plans for amending Zoning Bylaws to allow multi-family development, and thus greater density, must prioritize a solid, enforceable commitment to affordable and low-income units. Yet the proposed warrant articles don't specifically address affordability at all.

While Arlington desperately needs more affordable and low-income housing, this housing must also be appropriate for the town in terms of enhancing, and in some areas preserving, the character of our varied streetscapes. To prevent an explosion of market-rate units that will only continue to drive up prices, in styles and locations that negatively affect their surroundings, we need to ensure local control over how this goal is implemented, rather than having a one-size-fits-all plan imposed on us by non-local agencies.

Denser housing is more expensive to build per square foot, and there is evidence that this kind of development tends to push out existing residents in favor of new residents able to afford market-rate new units. It also increases demands on city services, which leads to higher property taxes. Many Arlington residents are already struggling with high rents or yearly tax increases, with the debt exclusion and override still to come. These are existential issues for many long-time residents.

The issues yet to be fully addressed include:

- Arlington is a town, and many residents appreciate that aspect of life here. These changes will have a large effect on the character of the town's commercial corridors, making it look more like a city. How has it been determined that there is any general agreement that such changes are desirable?
- Why are most of the efforts on these initiatives being outsourced to outside agencies, instead of being performed by planning staff who have more knowledge of and accountability to the town?

- How will increased pressures on our schools and other services, and the corresponding rise in property taxes, be handled?
- How will we prevent new housing, with its higher build costs, from pushing out existing residents?
- How will the commercial tenants for mixed-use buildings be attracted?
- What are the environmental impacts of allowing greater hard surface, impermeable development and reducing open space requirements?
- How does allowing accessory units in single-family districts fit with the Master Plan's finding that "there is a general sentiment that the town is built out," and with the implicit goal of mixed-use and multi-family development along transportation corridors as a means to provide relief of the pressures on these districts?
- How are neighboring communities addressing increased housing needs, and are our efforts proportionate to theirs?
- Have innovative housing solutions, such as co-housing in single large (preferably refurbished, existing) buildings, been considered?
- Has redevelopment, which reduces pressure on land prices, and allows efficient use of under-utilized areas, been considered?

For these reasons and more, we believe all of these warrant articles should be delayed until next year, and the focus first placed on the "Why and What" of these initiatives, rather than rushing forward to amend the Zoning Bylaw before the substance and implications of the proposed changes are fully understood.

Respectfully submitted,

Jon Gersh, TMM pct. 18

Jo Anne Preston, TMM pct. 9

Elizabeth Pyle, Residential Study Group, TMM pct. 10

Michael Ruderman, TMM pct. 9

Carl Wagner, TMM pct. 11

John L. Worden III, Historic Districts Commissions, Secretary-at-Large,  
Zoning Bylaw Working Group, TMM pct. 8

Patricia Worden, Housing Plan Advisory Committee, TMM pct. 8

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