



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

### **Agenda & Meeting Notice April 1, 2019**

The Arlington Redevelopment Board will meet Monday, April 1, 2019 at 7:30 PM in the **Town Hall Annex, 2nd Floor Conference Room, 730 Massachusetts Avenue, Arlington, MA 02476**

#### **1. Comments and Final Vote**

7:30 p.m. - 7:45 p.m. Article 20: Review of Religious and Educational Uses

- Board members will be provided time to review any supporting materials related to the amendment and make comments
- Board members will vote the article after deliberation

#### **2. Drafting Report to Town Meeting**

7:45 p.m. - 8:15 p.m. • Staff and board will discuss drafting of the Board's Report to Town Meeting

#### **3. Senior Center renovation update**

8:15 p.m. - 8:30 p.m. • Staff will provide Board with project updates.

#### **4. Meeting Minutes - from 1/28/19, 2/11/19, 3/04/19, and 3/11/19**

8:30 p.m. - 8:40 p.m. • Board members will review and approve meeting minutes

#### **5. Adjourn**

8:40 p.m. - Adjourn

#### **6. Correspondence received:**

Correspondence via email from Brian Smith 03-28-19

Proposed zoning changes unacceptable via email from Joanne Cullinane 03-28-19

Opposition to the pro-density articles via email from Dana Buske 03-28-19



## Town of Arlington, Massachusetts

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### Comments and Final Vote

#### Summary:

7:30 p.m. - 7:45 p.m. Article 20: Review of Religious and Educational Uses

- Board members will be provided time to review any supporting materials related to the amendment and make comments
- Board members will vote the article after deliberation

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_1_-_Dover_Amendment_03-27-19.pdf	Dover Amendment 03-27-19
▢ Reference Material	Agenda_Item_1_-_Article_20_correspondence_from_Town_Counsel_00021591.pdf	Article 20 Correspondence from Town Counsel 00021591

**Zoning Bylaw Amendments to Codify Dover Amendment Reviews**

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

**ARTICLE 20**

**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)

**Amend SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW to remove paragraph J referring to religious and educational uses:**

~~J. Use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; or the use of land or structures for a child care facility; provided, however, as provided and limited by the provisions of G.L. c. 40A, § 3, that the Board's authority shall be limited to reasonable regulation of the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.~~

**Add 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:**

**3.5 RELIGIOUS AND EDUCATIONAL USE REVIEW**

**3.5.1 Purposes**

The purpose of Section 3.5 is to provide for reasonable regulation of religious, non-profit educational, and child care facilities used primarily for such purposes consistent with G.L. c. 40A, §3. Specifically, reasonable regulation refers to the bulk and height of structures and in determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements. When applying reasonable regulation, the Town shall not unreasonably impede the protected use without appreciably advancing the goals of the Arlington Master Plan or other development plans and policies of the Town.

**3.5.2 Procedures**

A. Building Inspector Review: To determine whether a religious, non-profit educational, or child care facility use is protected under G.L. c. 40A, §3, the property owner or agent of an owner

## Zoning Bylaw Amendments to Codify Dover Amendment Reviews

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

shall submit to the Building Inspector such information necessary to make the following findings:

- (1) That the applicant has sufficiently demonstrated that the proposed use of the property or structures is for a religious, non-profit educational, or child care purpose, or appropriate combination thereof; and
- (2) That the applicant has sufficiently demonstrated that the proposed use of the property or structure for these purposes is the principal use.

B. ~~Department of Planning and Community Development~~Arlington Redevelopment Board Review: If the applicant has satisfied the Building Inspector per Section 3.5.2.A., the Building Inspector shall inform the ~~Department of Planning and Community Development~~ ("Department")~~Redevelopment Board~~ that a given application is appropriate for administrative review for the purposes set forth in Section 3.5.1. The ~~Department~~Redevelopment Board shall apply those requirements allowed by G.L. c. 40A, §3, in a reasonable fashion within the specific context of the proposed project as an administrative permitting process with the following responsibilities:

- (1) The applicant bears the burden of establishing that the application of a given regulation should be waived, reduced, or altered as unreasonable within the specific facts of both the site and the proposed use; and
- (2) The ~~Department~~Arlington Redevelopment Board bears the burden of applying only those regulations in accordance with the goals of the Arlington Master Plan or other development plans and policies of the Town.
- ~~(2)(3)~~ The Arlington Redevelopment Board shall issue an administrative decision setting forth only those conditions allowed by G.L. c. 40A, §3, within 90 days of receipt of the application from the Building Inspector unless an extension of time is agreed upon by the parties, but in any case, shall not withhold approval under this administrative review section.

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### 3.5.3 Appeal

An appeal to the Board of Appeals or the Arlington Redevelopment Board may be taken by any person aggrieved due to the determination of the Building Inspector or the Department, as provided in G.L. c. 40A, § 8 and § 15. An appeal of the decision of the Arlington Redevelopment Board may be made as set forth in G.L. c. 40A, §17 to a court of competent jurisdiction.

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Amend SECTION 5.4.3 USE REGULATIONS FOR RESIDENTIAL DISTRICTS to clarify notes which refer to educational and religious uses:

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Residential								
Dormitory (Note: <del>permitted</del> See Section 3.5 if use is for educational or religious purposes)			SP	SP	SP	SP	SP	SP
Institutional, Educational								
Community center, youth club, adult	SP	SP	SP	SP	SP	SP	SP	SP



## Zoning Bylaw Amendments to Codify Dover Amendment Reviews

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
education center, or similar facility operated by a non-profit institution (Note: <del>permitted</del> See Section 3.5 if use is for educational or religious purposes.)								
Library, museum, or art gallery open to the public and not conducted as a private gainful business. (Note: <del>permitted</del> See Section 3.5 if use is for educational or religious purposes.)	SP	SP	SP	SP	SP	SP	SP	SP

**Amend SECTION 5.5.3 USE REGULATIONS FOR BUSINESS DISTRICTS to clarify notes which refer to educational and religious uses:**

Class of Use	B1	B2	B2A	B3	B4	B5
<b>Residential</b>						
Dormitory (Note: <del>permitted</del> See Section 3.5 if use is for educational or religious purposes.)	Y	Y	Y	Y	Y	Y
<b>Institutional, Educational</b>						
Community center, youth club, adult education center, or similar facility operated by a non-profit institution (Note: <del>permitted</del> See Section 3.5 if use is for educational or religious purposes.)	SP	SP		SP		SP
Library, museum, or art gallery open to the public and not conducted as a private gainful business. (Note: <del>permitted</del> See Section 3.5 if use is for educational or religious purposes.)	SP	SP	SP	SP		SP

**Amend SECTION 5.6.3 USE REGULATIONS FOR MU, PUD, I, T, AND OS DISTRICTS to clarify notes which refer to educational and religious uses:**

Class of Use	MU	PUD	I	T	OS
<b>Residential</b>					
Dormitory (Note: <del>permitted</del> See Section 3.5 if use is for educational or religious purposes)	SP	SP			
<b>Notes</b>					
<sup>B</sup> But permitted by right if accessory to a use exempt under G.L. c. 40A, § 3. <u>See Section 3.5.</u>					

DRAFT



**Town of Arlington  
Legal Department**

Douglas W. Heim  
Town Counsel

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Arlington, MA 02476  
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Fax: 781.316.3159  
E-mail: [dheim@town.arlington.ma.us](mailto:dheim@town.arlington.ma.us)  
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To: Arlington Redevelopment Board;  
Jennifer Raitt, Director of Planning & Community Development

From: Douglas W. Heim, Town Counsel

Date: March 25, 2019

Re: 2019 Annual Town Meeting Article 20

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I write at your request to provide an alternative means of performing reviews of so-called "Dover Amendment" uses covered under c. 40A sec. 3; specifically an option which vests the ARB with the authority to conduct a site plan-like review for reasonable regulations imposed upon religious, educational, and day care facility uses.

As a reminder, c. 40A sec. 3 provides in relevant part:

"No zoning ordinance or by-law shall... prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements."<sup>1</sup>

and,

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<sup>1</sup> Permit me to pause to note that "subdivisions" or "bodies politic" of the Commonwealth generally include municipal governments and their departments.

“No zoning ordinance or bylaw in any city or town shall prohibit, or require a special permit for, the use of land or structures, or the expansion of existing structures, for the primary, accessory or incidental purpose of operating a child care facility; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.”

These Dover Amendment provisions have been generally interpreted to mean that cities and towns may not condition use of a property for educational, religious, or child care facilities upon the grant of a special permit.<sup>2</sup> See e.g. *Campbell v. City Council of Lynn*, 616 N.E.2d 445, (Mass. 1993); *Bible Speaks v. Board of Appeals*, 8 Mass. App. Ct. 19,(1979). Municipalities may impose reasonable regulations concerning bulk, height, parking, etc., but reasonableness is a context-specific assessment. See e.g., *Trs. of Tufts Coll. v. City of Medford*, 415 Mass. 753, 757-59 (1993)(noting that the reasonableness of regulations is “as applied” to a given religious, educational, or child care use); *Campbell v. City Council of Lynn*, 415 Mass. 772, 778 (1993)(City could not apply its facially reasonable regulations because they thwarted educational purposes without serving a sufficient regulatory need); *Bible Speaks*, 8 Mass. App. Ct. 19, 31-34 (regulations cannot be used to nullify Dover exceptions to special permit requirements).

In order to facilitate a review for application of reasonable regulations, municipalities implement a wide range of strategies, with some vesting authority entirely within the Building Inspector or Commissioner as Arlington has traditionally done, and others having their Planning Board, Board of Appeals, or other similar entities engage in so-called “Site Plan Review” or “Limited Plan Review.” It is important to note at the outset that Site Plan Review as it is typically understood is a process entirely created by municipalities and their local ordinances with no explicit authority derived from or referenced to c. 40A. Accordingly, Site Plan Review means different things in different communities and a bylaw must set forth the process, criteria, and relief of Site Plan Review. It may however be best summarized by the Court in *Bowen v. Board of Appeals of Franklin*, “site plan review has to do with regulation of permitted uses, not their prohibition, as would be the case with a special permit or a variance,” 36 Mass. App. Ct. 954, 954-955 (1994).

It must be stressed that any process for examining a Dover-protected use cannot be tantamount to a special permit process under a different title. Indeed, while Massachusetts Courts have not determined that Site Plan Review generally violates that Dover Amendment, they have found that specific Site Plan Review processes impermissibly exceed the regulatory authority afforded under c. 40A sec. 3. See e.g., *Jewish Cemetery Ass'n of Mass. v. Bd. of Appeals of Wayland*, 18 LCR 428, 432 (Mass. Land Ct. 2010)(discussing the permissibility of site plan

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<sup>2</sup> At different periods of time, some cities and towns may have maintained the technical requirement of a special permit under their zoning bylaws for religious or educational uses. However in such instances Courts have found that they often have “no discretion” to deny such special permits. See *Forster v. Bd. of Appeals of Belmont* (14 Mass. L. Rep. 463, 2002 Mass. Super. L. Rep. 463 (Mass. Super. Ct. Mar. 15, 2002)(School required to apply for special permit, but Dover Amendment afforded zoning board no discretion to deny a special permit application as submitted).

review requirements)(internal citations omitted). Particular concern arises in the context of our zoning bylaw, where we do not have Site Plan Review for any other purpose allowed by right. Given the scope of the warrant article before Town Meeting, in my opinion, a more in-depth Site Plan Review amendment cannot be placed before Town Meeting.

Thus, if the Board is inclined to amend its current vote to provide for an administrative review by the ARB or ZBA instead of the Building Inspector and Planning Department, I recommend the following as the most feasible alternative which codifies a greater role for the Board:

**Add 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**

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**3.4 RELIGIOUS AND EDUCATION USE REVIEW**

**3.4.1 Purposes**

The purpose of Section 3.5 is to provide for reasonable regulation of religious, non-profit educational, and child care facilities used primarily for such purposes consistent with G.L. c. 40A, §3. Specifically, reasonable regulation refers to the bulk and height of structures and in determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements. When applying reasonable regulation, the Town shall not unreasonablye impede the protected use without appreciably advancing critical municipal goals.

**3.4.2 Procedures**

- A. Building Inspector Review: To determine whether a religious, non-profit educational, or child care facility use is protected under G.L. c. 40A, §3, the property owner or agent of an owner shall submit to the Building Inspector such information necessary to make the following findings:
- (1) That the applicant has sufficiently demonstrated that the proposed use of the property or structures is for a religious, non-profit educational, or child care purpose, or appropriate combination thereof; and
  - (2) That the applicant has sufficiently demonstrated that the proposed use of the property or structure for these purposes is the dominant or primary use.
- B. ~~Department of Planning and Community Development~~Arlington Redevelopment Board Review: If the applicant has satisfied the Building Inspector per Section 3.5.2.A., the Building Inspector shall inform the Redevelopment Board~~Department of Planning and Community Development (“Department”)~~ that a given application is appropriate for administrative review for the purposes set

forth in Section 3.4.2.J. The ~~Board~~Department shall apply those requirements allowed by G.L. c. 40A, §3, in a reasonable fashion within the specific context of the proposed project as an administrative permitting process with the following responsibilities:

- (1) The applicant bears the burden of establishing that the application of a given regulation should be waived, reduced, or altered as unreasonable within the specific facts of both the site and the proposed use.
- (2) The ~~Department~~ Board bears the burden of applying only those regulations which serve a legitimate municipal concern.
- ~~(2)~~(3) The Board shall issue an administrative decision setting forth only those conditions allowed by c. 40A sec. 3 within ninety (90) days of receipt of the application from the Building Inspector unless an extension of time is agreed upon by the parties, but in any case, shall not withhold approval under this administrative review section.

### **3.4.3 Appeal**

An appeal to the Board of Appeals or the Arlington Redevelopment Board may be taken by any person aggrieved due to the determination of the Building Inspector or the Department, as provided in G.L. c. 40A, § 8 and § 15.

An appeal of the decision of the Redevelopment Board's decision may be made as set forth in G.L. c. 40A, Section 17 to a court of competent jurisdiction.



## Town of Arlington, Massachusetts

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### Senior Center renovation update

#### Summary:

8:15 p.m. - 8:30 p.m. • Staff will provide Board with project updates.

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_3_-_1805.00_Arlington_Central_School_75%_CDs_03.01.19_2.pdf	1805.00 Arlington Central School 75% CDs 03.01.19

AWING NUMBER

G000

DRAWING  
COVER

DATE 03/01/2008  
DRAWN BY NH  
CHECKED BY WAS

NUMBER  
1805  
PROJECT

PROJECT	ARLINGTON CENTRAL SCHOOL RENOVATION
NUMBER	1805.00

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☐ ☐ ☐ ☐ **Architects**  
 19 Bishop Allen Drive  
 Cambridge, MA 02139  
 (617) 441-7955  
 FAX 441-4078



MASTER LIST OF ALL DEMOLITION  
& CONSTRUCTION NOTES USED

NOTE: THE FIRST DIGIT IN HEXAGON INDICATES  
CSI DIVISION RESPONSIBLE FOR PROVIDING &  
INSTALLING WORK ITEM INDICATED. THE SECOND  
DIGIT DEFINES THE WORK TO BE PERFORMED

- 2.1

SELECTIVE DEMOLITION OF ITEM INDICATED.
- 2.2

REMOVE & DISPOSE OF ITEM INDICATED.
- 2.3

REMOVE & SALVAGE ITEM INDICATED FOR REUSE.
- 2.4

SHORE UP STRUCTURE THEN REMOVE ITEM INDICATED.
- 3.1

PROVIDE & INSTALL CONCRETE FOR INDICATED ITEM.  
SEE STRUCTURAL DRAWINGS FOR INFORMATION.
- 4.1

PROVIDE & INSTALL ITEM INDICATED.
- 4.2

REMOVE ITEM INDICATED.
- 5.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 6.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 6.2

REMOVE ITEM INDICATED.
- 6.3

REMOVE & SALVAGE ITEM INDICATED.
- 7.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 7.2

REPAIR, REFINISH &/OR RECONFIGURE ITEM INDICATED.
- 8.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 8.2

REMOVE & SALVAGE ITEM INDICATED.
- 8.3

REPLACE BROKEN &/OR ROTTED ITEM AS INDICATED.
- 8.4

REPLACE ROTTED SILLS AS INDICATED.
- 9.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 9.2

REMOVE ITEM INDICATED.
- 9.3

PATCH OPENING OF NEW GWB TO MEET & MATCH  
EXIST. CEILING. PREPARE & PAINT.
- 10.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 11.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 12.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 14.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 21.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 22.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 22.2

REMOVE ITEM INDICATED.
- 23.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 23.2

SELECTIVELY REMOVE ITEM INDICATED.
- 26.1

PROVIDE & INSTALL ITEM INDICATED.
- 26.2

SELECTIVELY REMOVE ITEM INDICATED.
- 31.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 32.1

PROVIDE & INSTALL NEW ITEM INDICATED.
- 33.1

PROVIDE & INSTALL NEW ITEM INDICATED.

LEGEND OF SYMBOLS

- NORTH ARROW
- A

COLUMN GRID
- 1

AZ00

EXTERIOR ELEVATION MARKER
- 1

A600

2

3

INTERIOR ELEVATION MARKER
- 1

AZ0Z

1

AZ0Z

BUILDING SECTION MARKER
- 1

A500

WALL SECTION MARKER
- 1

A501

DETAIL MARKER, PLAN/ ELEVATION
- 1

A501

DETAIL MARKER, SECTION
- 101

DOOR INDICATOR
- D4D

WALL TYPE INDICATOR
- C#

CABINET NUMBER
- #

#

NOTE NUMBER

#

#

CONSTRUCTION  
TRADE DIVISION  
PER C.S.I. SYSTEM

C.S.I. DIVISION INDICATOR

ABBREVIATION LEGEND

- ACTACOUSTICAL CEILING TILE
- AFFABOVE FINISHED FLOOR
- ALUMALUMINUM
- ANODANODIZED
- APPROX. APPROXIMATELY
- ASIACOUSTICAL SOUND INSULATION
- ASLABOVE SEA LEVEL
- AWIAMERICAN WOOD INSTITUTE
- BFBARRIER FREE
- BITBITUMINOUS
- BLKGBLOCKING
- BRKBREAK
- BTWBETWEEN
- CB CATCH BASIN
- CDX EXTERIOR GRADE
- CL CENTER LINE
- CLGCEILING
- CLOCLOSET
- CLRCLEAR
- CMU CONCRETE MASONRY UNIT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- COOR COORDINATE
- CPT CARPET
- CR & S CLOSET ROD AND SHELF
- CT CERAMIC TILE
- CTR CENTER
- DH DOUBLE HUNG
- DIA DIAMETER
- DLO DAYLIGHT OPENING
- DN DOWN
- DWGDRAWING
- EB EPOXY BASE
- ELEV ELEVATION
- EPDM ELASTOMERIC MEMBRANE
- EQUIV EQUIVALENT
- EWCELECTRIC WATER COOLER
- ETR EXISTING TO REMAIN
- EXIST EXISTING
- FCB FIBER CEMENT BOARD
- FD FLOOR DRAIN
- FDN FOUNDATION
- FE FIRE EXTINGUISHER
- FIB FIBERGLASS
- FIN FINISH
- FRZ FREEZER
- FT FOOT
- FTD FOLDED TOWEL DISPENSER
- GALV GLAVANIZED
- GB GRAB BAR
- GLZ GLAZING
- GWB GYPSUM WALL BOARD
- HD HEADER
- HDWD HARDWOOD
- HM HOLLOW METAL
- HNG HINGE
- HP HANDICAP
- HORIZ HORIZONTAL
- HR HOUR
- HT HEIGHT
- HVAC HEATING VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- JAN JANITOR
- JMB JAMB
- L.C.C. LEAD COATED COPPER
- LF LINEAR FEET
- LIN LINEAR
- MANU MANUFACTURER
- MAT MATERIAL
- MDF MEDIUM DENSITY FIBER BOARD
- MDO MEDIUM DENSITY OVERLAY
- MIN MINIMUM
- MISC. MISCELLANEOUS
- MTD MOUNTED
- MTL METAL
- N.A. NOT APPLICABLE
- ND NAPKIN DISPENSER
- NIC NOT IN CONTRACT
- NO NUMBER
- NW NAPKIN WASTE
- O.C. ON CENTER
- OPER. OPERATION
- OPP OPPOSITE
- P. LAM PLASTIC LAMINATE
- PLYWD PLYWOOD
- POLY POLYISOCYANURATE
- PR PAIR
- PT PRESSURE TREATED
- PTD PAINTED
- PVC POLYVINYL CHLORIDE
- QTY QUANTITY
- REF REFRIGERATOR
- REQ'D REQUIRED
- RM ROOM
- RWL RAIN WATER LEADER
- SD SOAP DISPENSER
- SG SAFETY GLAZING
- SIM SIMILAR
- SL SLIDER
- STL STEEL
- STR STRIKE
- STRUCT STRUCTURE
- SURF SURFACE
- TBR TO BE REMOVED
- T & G TONGUE AND GROOVE
- TOC TOP OF CONCRETE
- TEMP. THERMAL
- TRK THICK
- TOS TOP OF STEEL
- TYP TYPICAL
- UNFIN UNFINISHED
- U.O.N. UNLESS OTHERWISE NOTED
- VB VINYL BASE
- VCT VINYL COMPOSITION TILE
- VERT VERTICAL
- VLF VERIFY IN FIELD
- VTR VENT THRU ROOF
- W WIDTH
- WD WOOD

GENERAL NOTES

- 1.TO REPAIR WATER DAMAGED PLASTER, SCRAPE ALL  
LOSE PLASTER AND EFFLORESCENCE BACK TO SOUND  
PLASTER, SIZE ENTIRE DAMAGED AREA W/ SHELLAC  
BEFORE REPLASTERING & PAINTING. NEW PLASTER  
MUCH MEET & MATCH EXIST. PLASTER IN TEXTURE &  
PATTERN.
- 2.REMOVE COMPLETELY ALL PLUMBING FIXTURES, BUT  
RETAIN EXISTING HOT AND COLD WATER SUPPLY AND  
SOIL LINES.
- 3.REMOVE ALL FINISHES BACK TO STUD FRAMING ON  
WALLS AND CEILINGS, AND DOWN TO SUB-FLOORING.  
REMOVE SUB-FLOOR IN AREAS WHERE DAMAGED.
- 4.SAW-CUT JOIN AT LINE BETWEEN EXISTING FINISHES TO  
REMAIN AND THOSE TO BE DEMOLISHED.
- 5.REPLACE SUB-FLOORING (IN AREAS WHERE DAMAGED)  
WITH NEW 3/4" CDX PLYWOOD SUBFLOOR & DEXTOTEX  
WATERPROOFING.
- 6.INSTALL 1/2" CEMENT BOARD AND THIN-SET ON FLOORS  
AND WALLS.
- 7.ALL OAK WINDOW TRIM ETR, TYP.

These drawings and specifications  
were prepared for use in the  
project named herein.  
Publication and use is expressly  
prohibited without the written  
consent of the author.  
Proposed October 1, 2004

NUMBER  
1805.00  
PROJECT  
ARLINGTON CENTRAL SCHOOL RENOVATION

DATE  
03/01/2019  
DRAWN BY  
NH  
CHECKED BY  
WAS

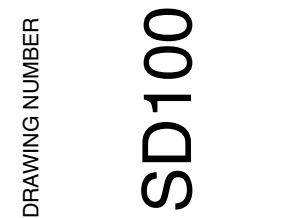
DRAWING  
GENERAL NOTES

DRAWING NUMBER  
G001

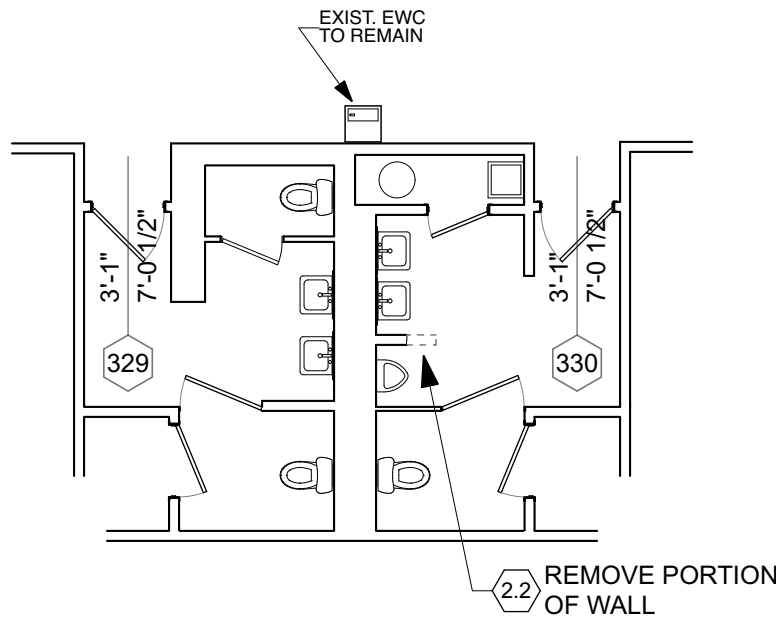
Sterling  
Associates  
Incorporated  
Architects  
1807 44th Street  
Cambridge, MA 02139  
(617) 442-2925  
FAX (617) 442-2925

REVISIONS





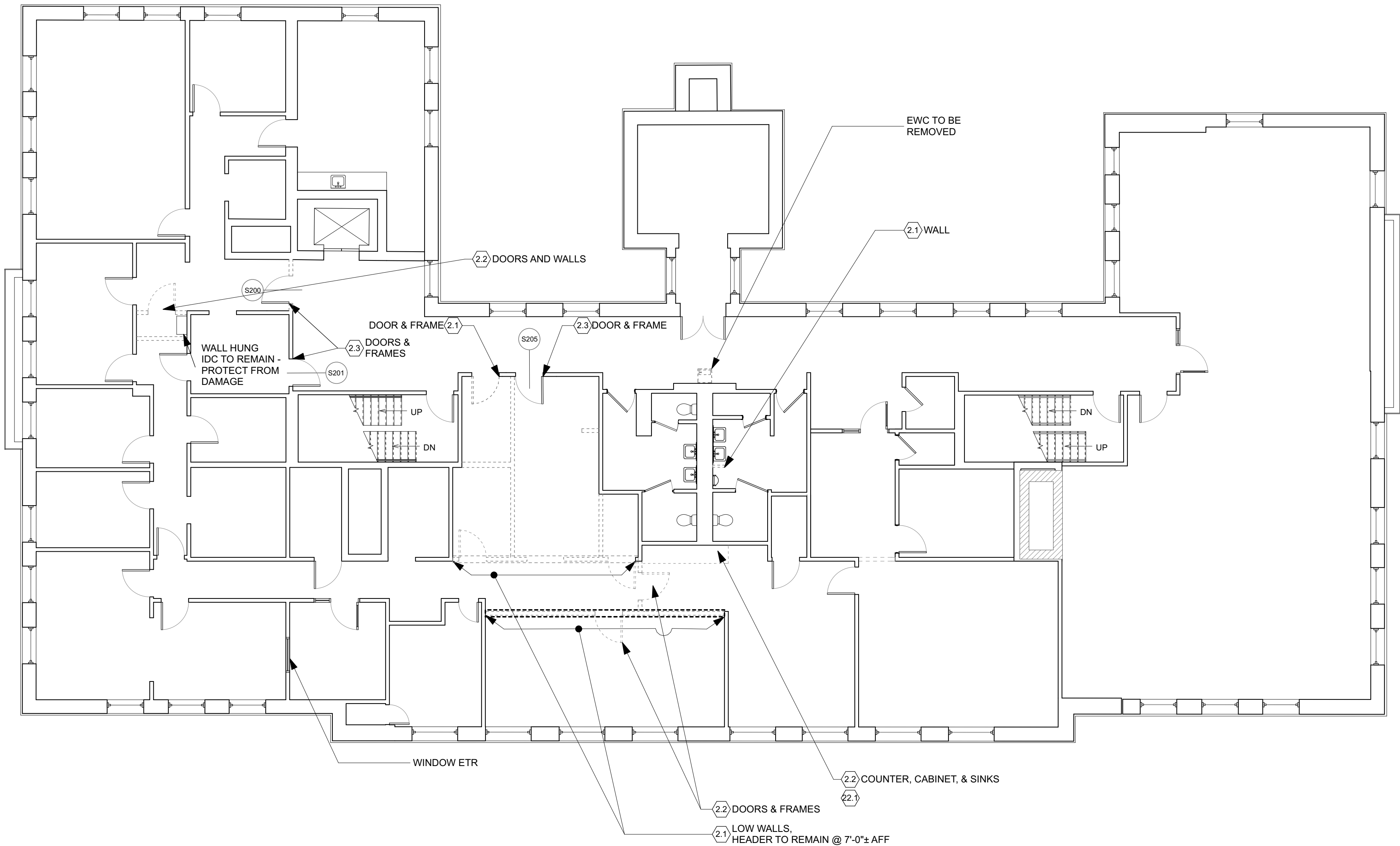




2 THIRD FLOOR PARTIAL DEMO PLAN  
SCALE: 1/8" = 1'-0"

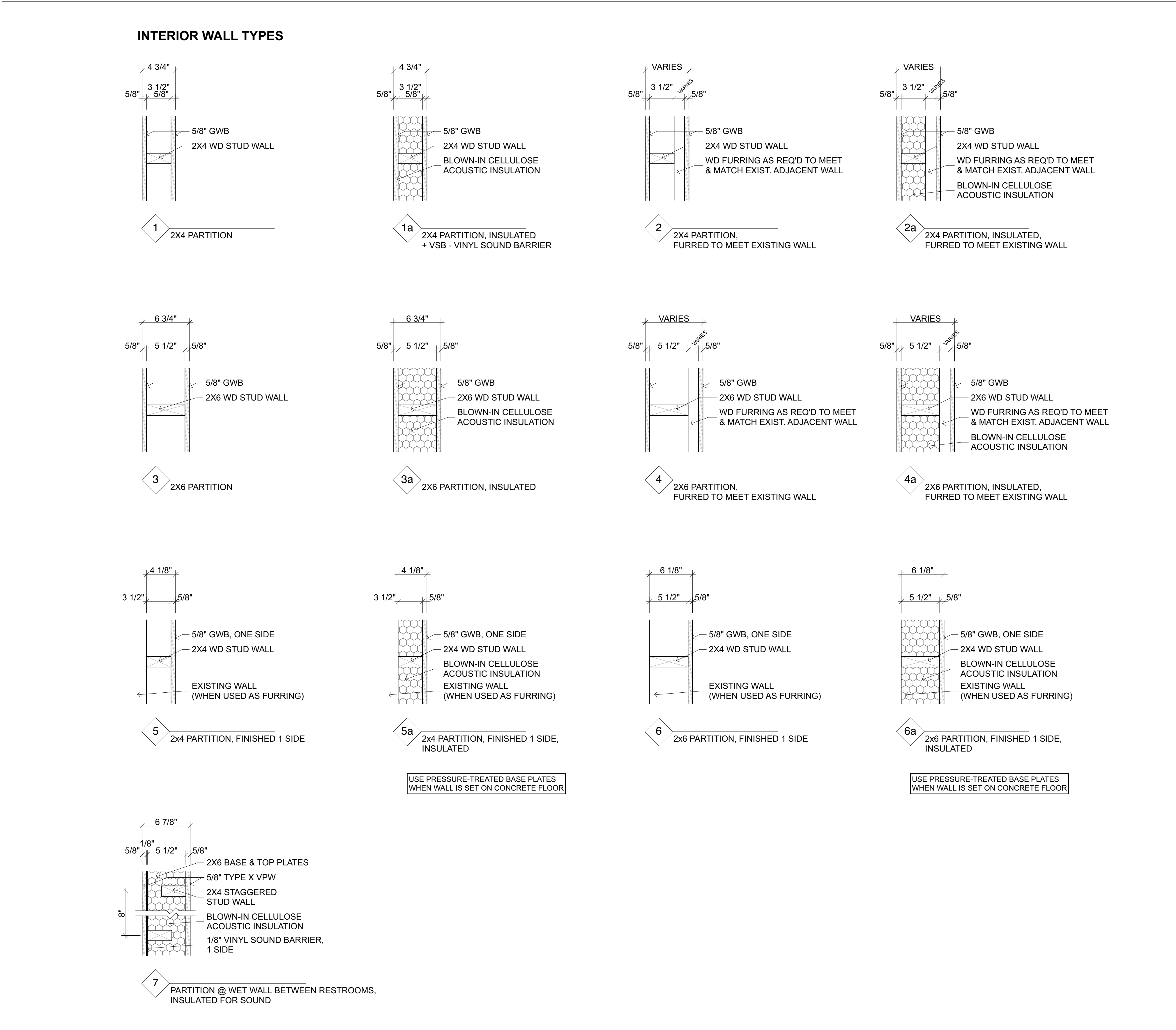
DEMOLITION LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING CABINET/ APPLIANCE/ FIXTURE TO BE REMOVED
	EXISTING OVERHEAD ITEM TO BE REMOVED
	EXISTING OVERHEAD ITEM TO REMAIN

SECOND FLOOR DEMOLITION NOTES	
1.	ALL WINDOW BLINDS (VENETIAN & LOUVER DRAPES) TO BE PROTECTED & LEFT IN PLACE.
2.	AL BASEBOARD RADIATORS & COVERS ARE TO REMAIN. GO TO PROTECT FROM DAMAGE IN PLACE.
2.1	SELECTIVE DEMO
2.2	REMOVE ITEM INDICATED
2.3	SALVAGE ITEM INDICATED AND STORE FOR REINSTALLATION
2.4	SHORE UP STRUCTURE, THEN REMOVE ITEM INDICATED



1 SECOND FLOOR DEMO PLAN  
SCALE: 1/8" = 1'-0"





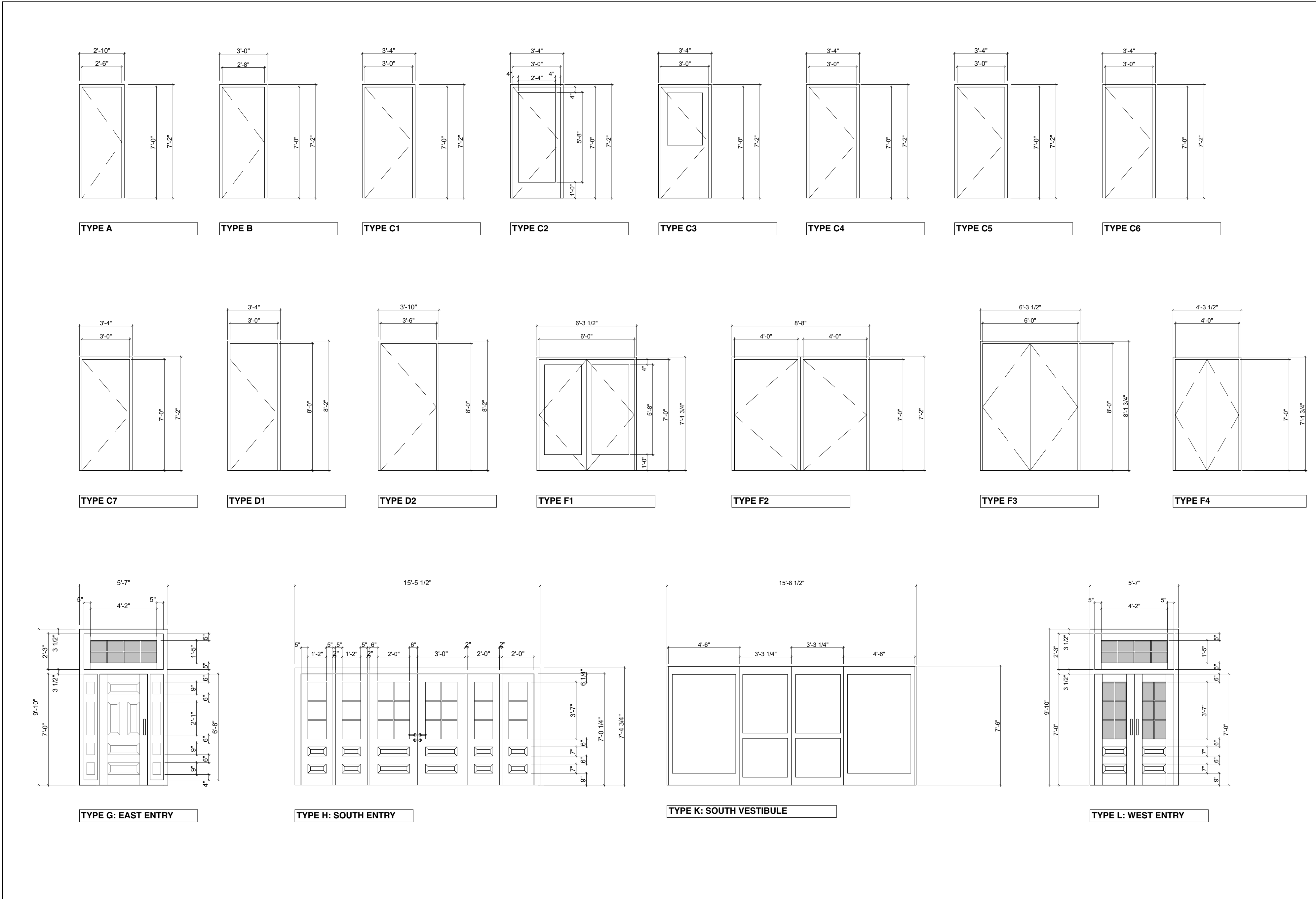
**1**  
**A000**

**WALL TYPES**

SCALE: 1 1/2"= 1'-0"

Date: 2.19.19

NOTES
1-PANIC HARDWARE TO BE ADDED
2-HOLD OPEN DEVICE
3-DOOR OPENER DEVICE



1 DOOR ELEVATIONS  
A002

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

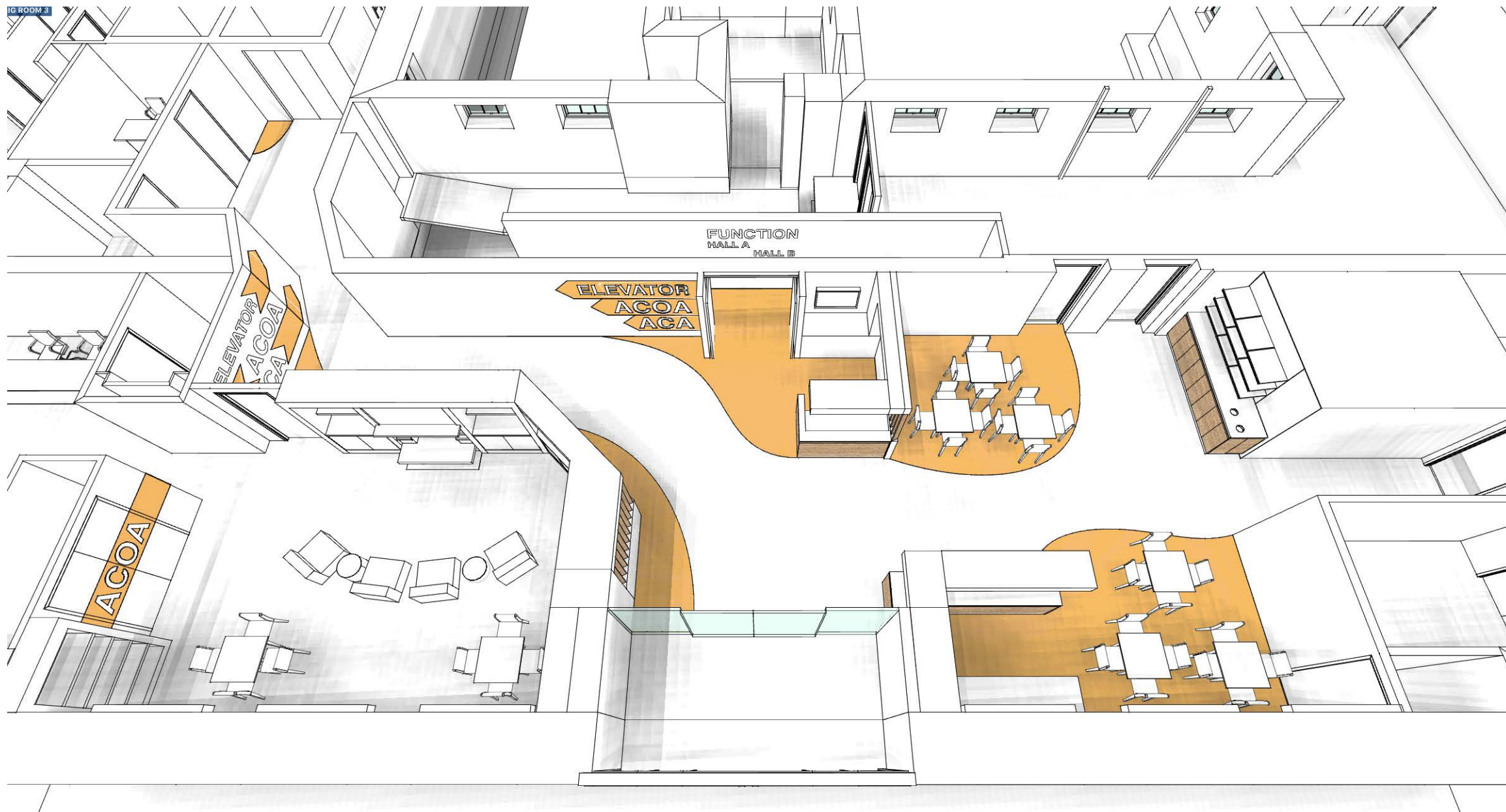




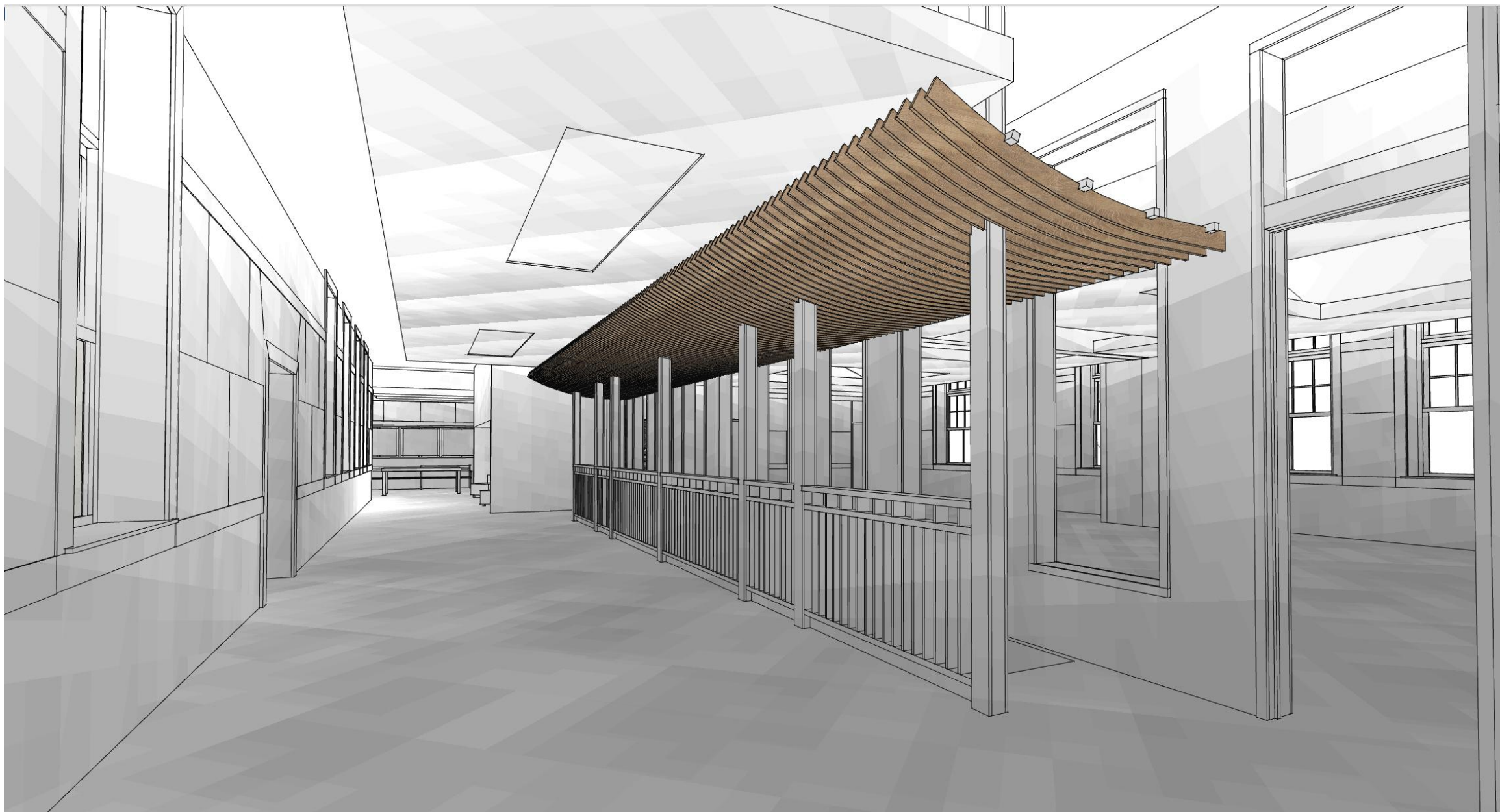
1 GENERAL GROUND FLOOR 1  
A004 NOT TO SCALE



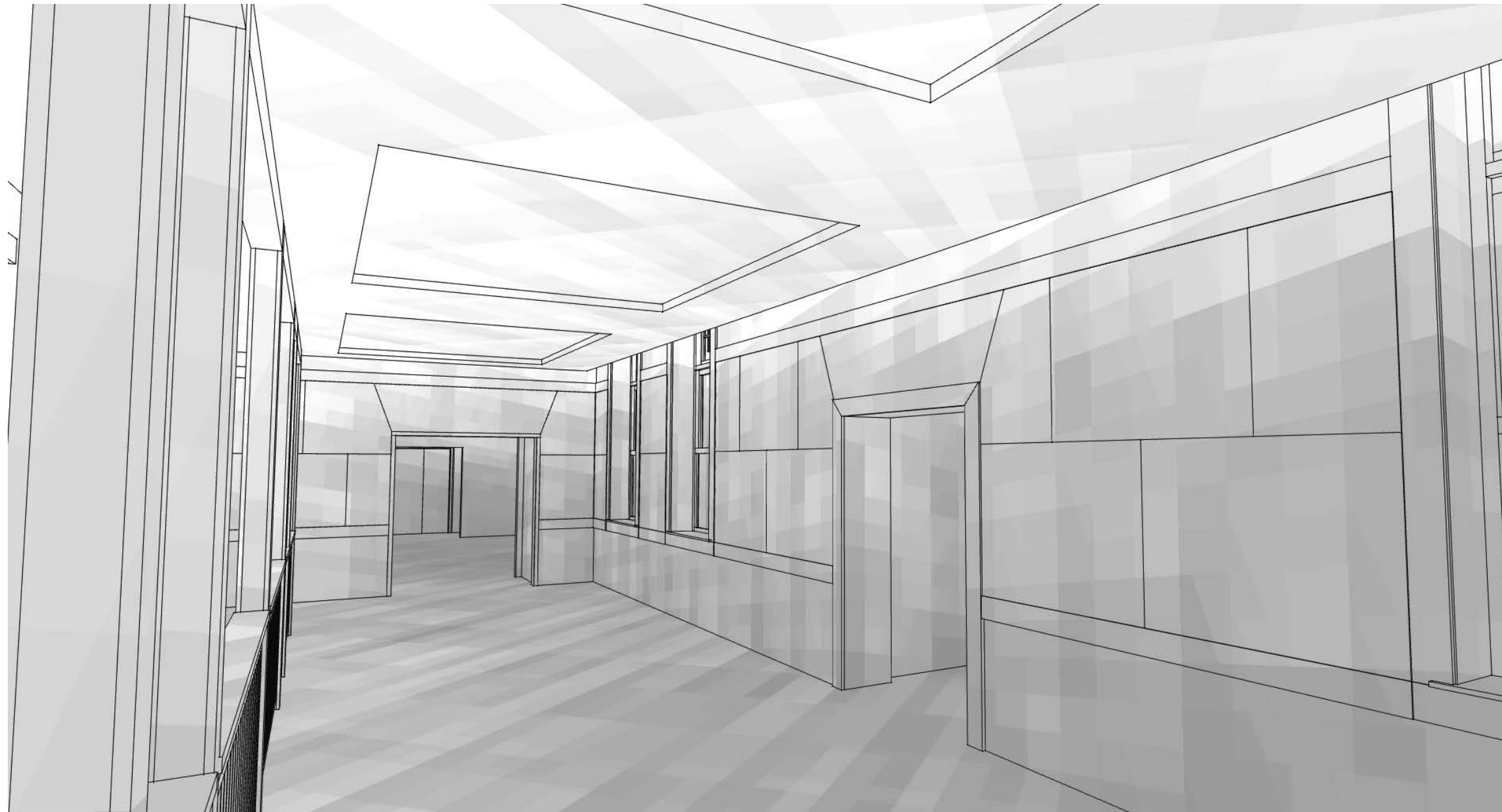
2 GENERAL GROUND FLOOR 2  
A004 NOT TO SCALE



3 GENERAL GROUND FLOOR 3  
A004 NOT TO SCALE

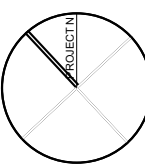


4 STAIR CANOPY  
A004 NOT TO SCALE



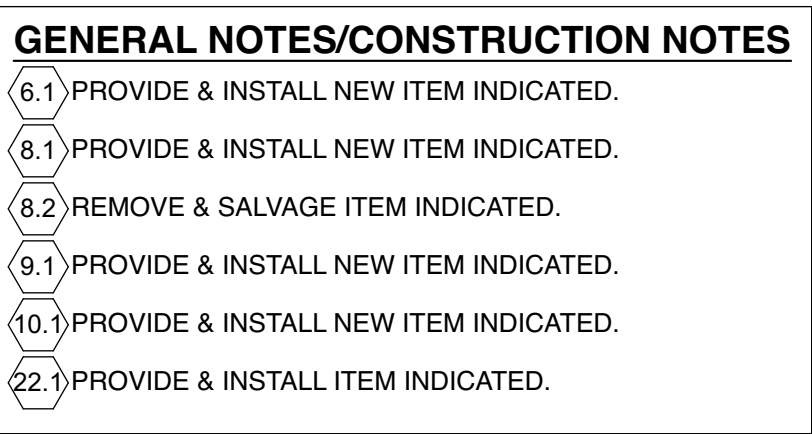
5 FABRIC WRAPPED PANELS  
A004 NOT TO SCALE

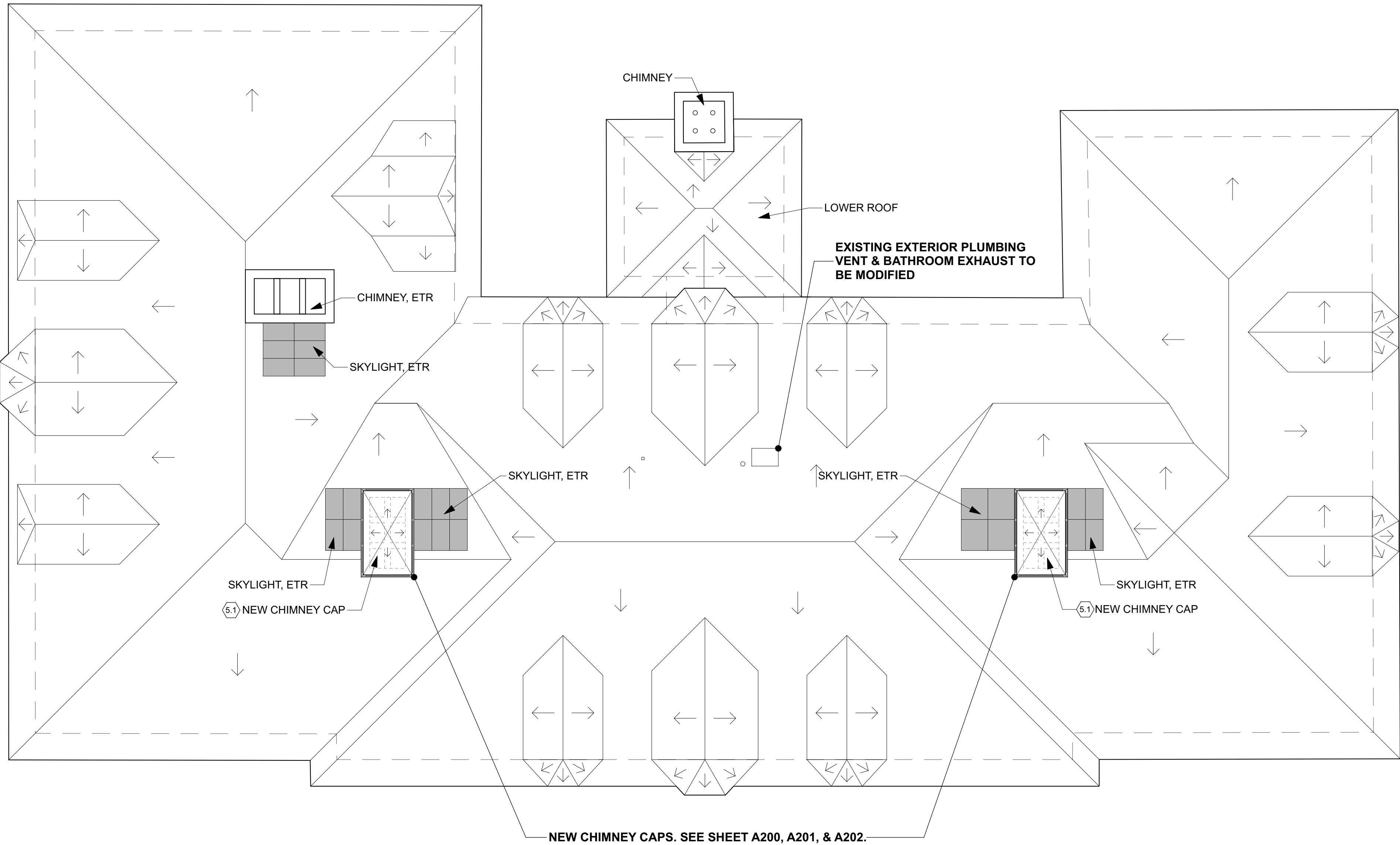
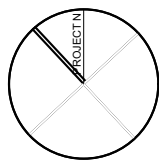




SCALE: 1/8" = 1'-0"



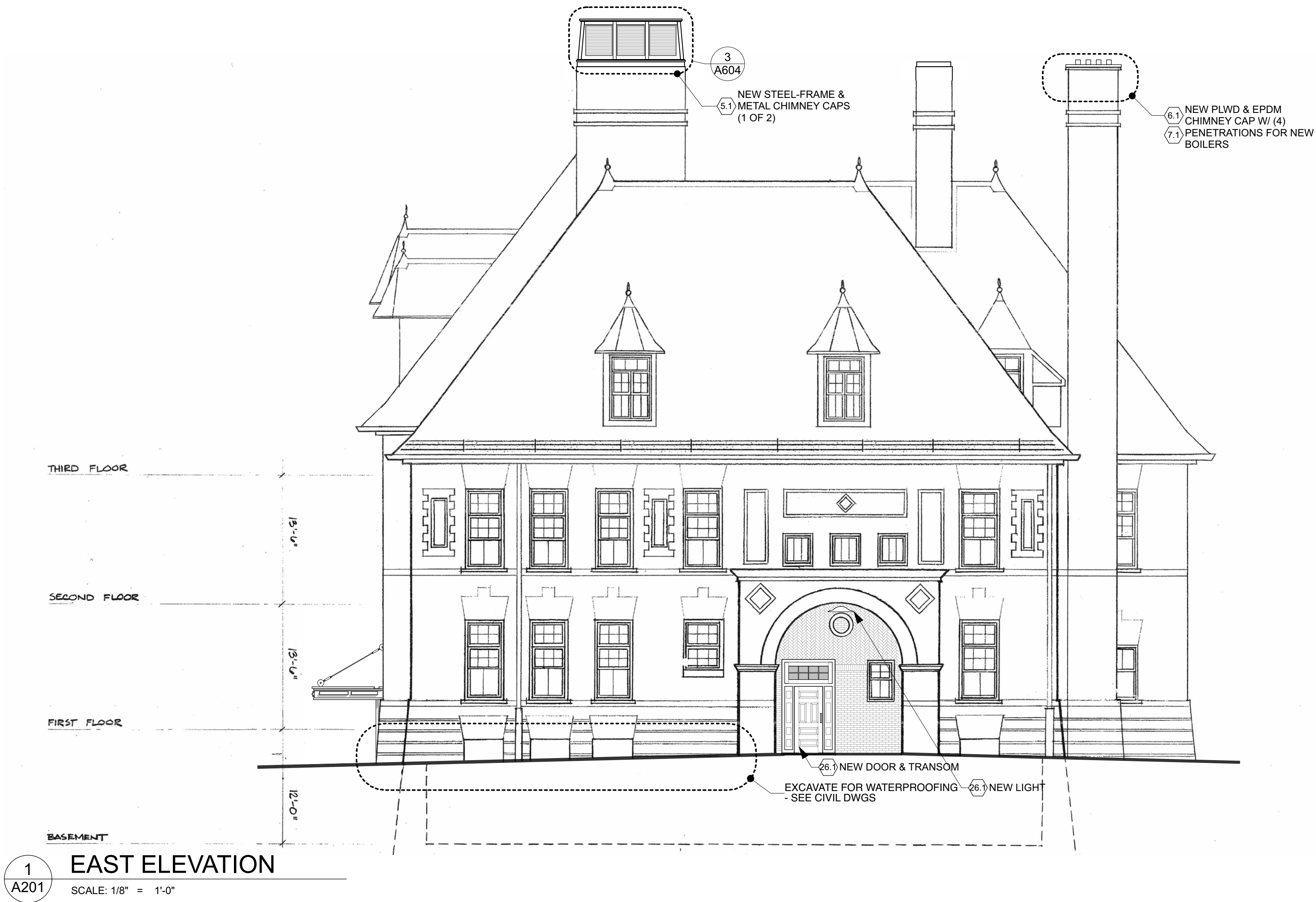












Sterling Associates Incorporated Architects

REVISIONS

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DATE 03/01/2019 NUMBER 1805.00 PROJECT ARLINGTON CENTRAL SCHOOL RENOVATION

DRAWN BY NH CHECKED BY WAS

DRAWING BUILDING ELEVATIONS

DRAWING NUMBER A201

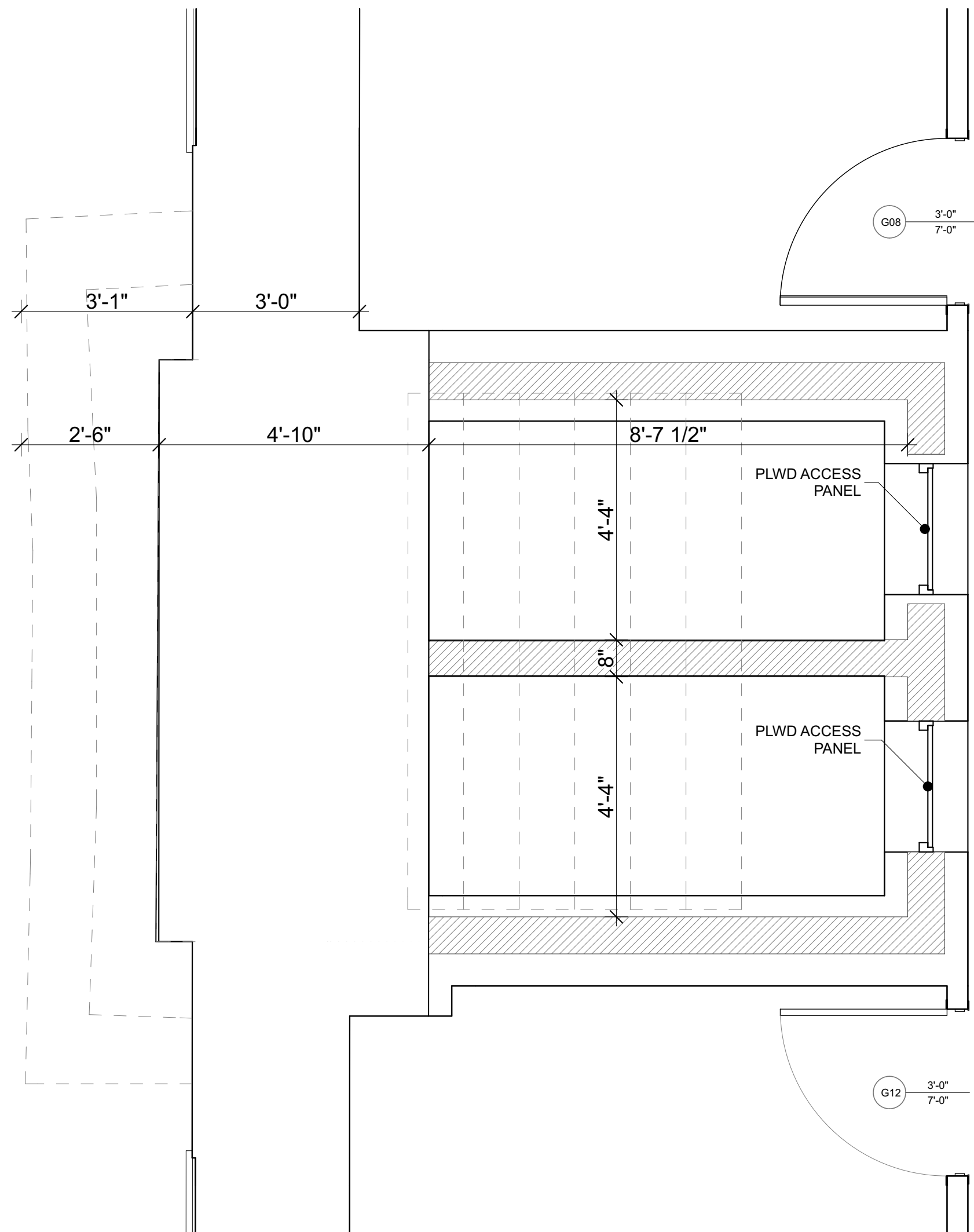




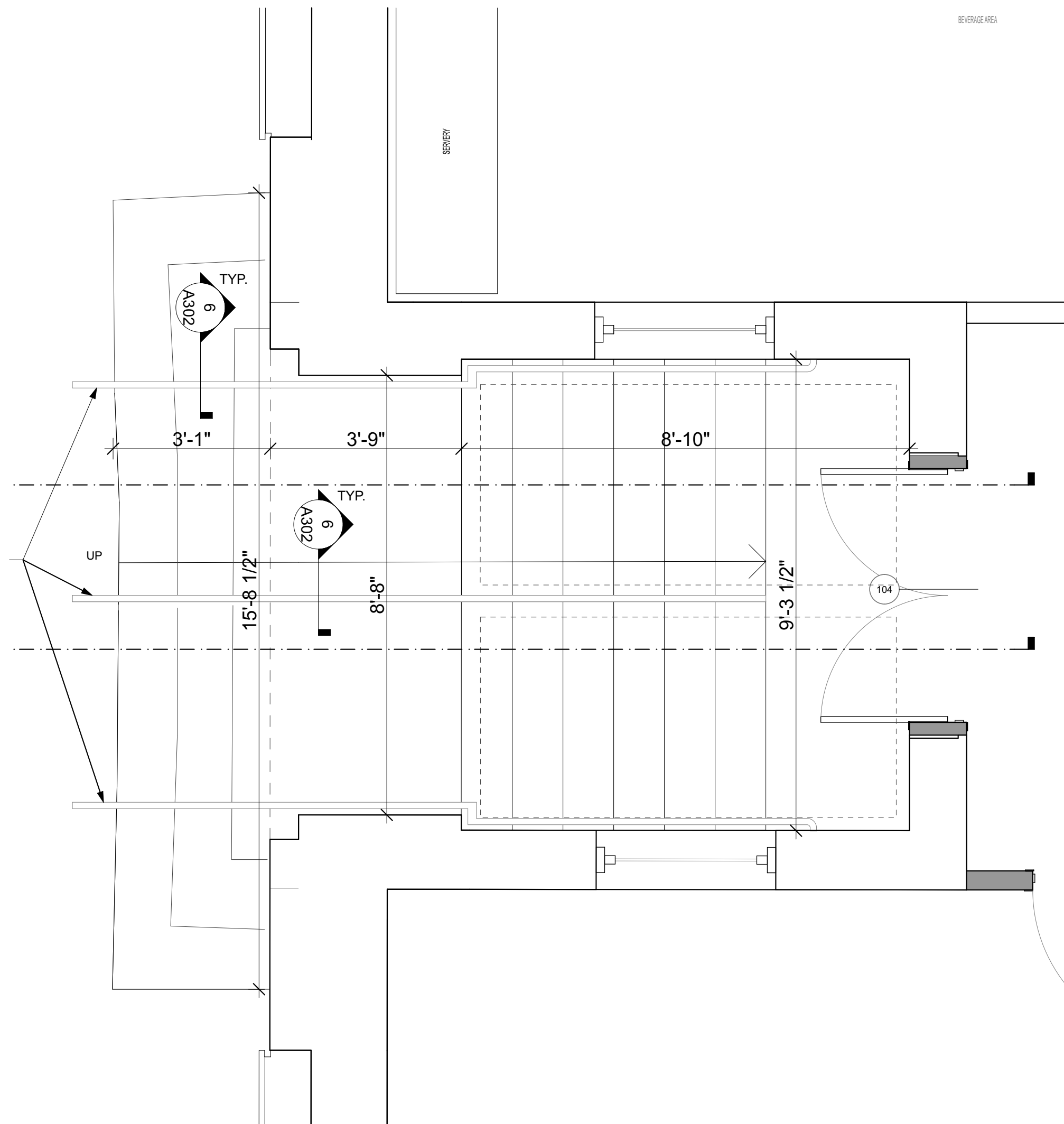




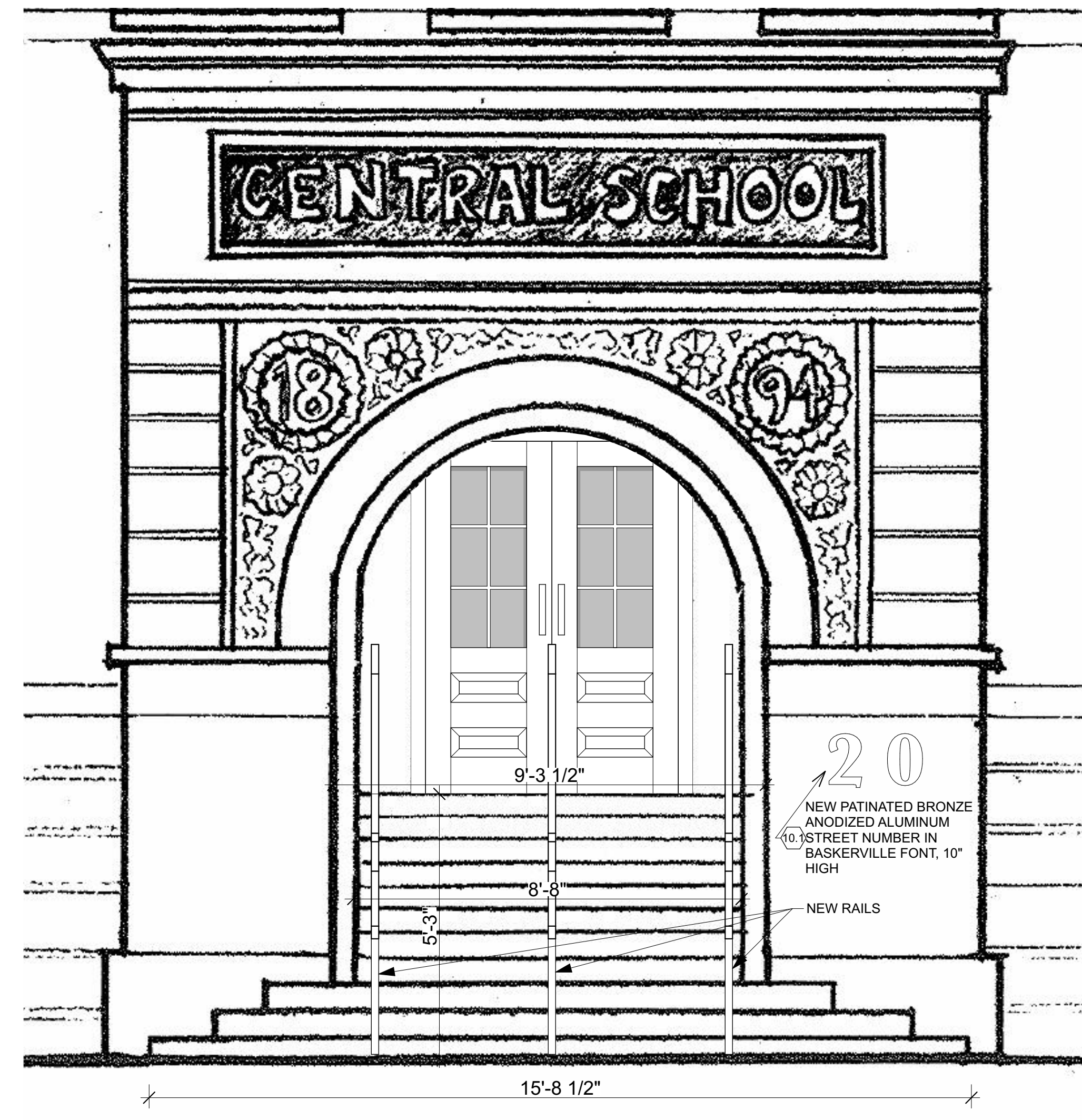




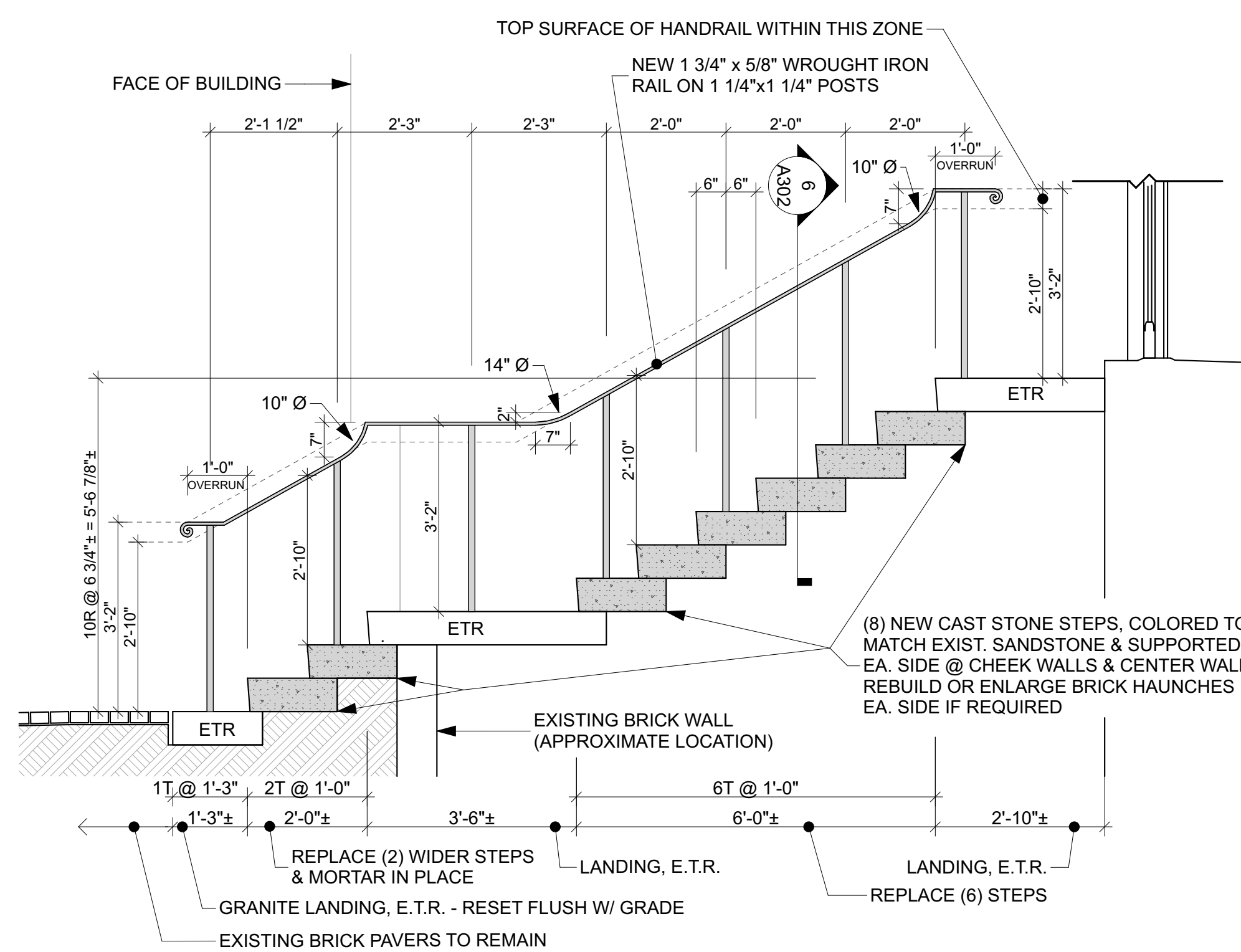
1 WEST ENTRY GROUND FLOOR PLAN  
A302 SCALE: 1/2" = 1'-0"



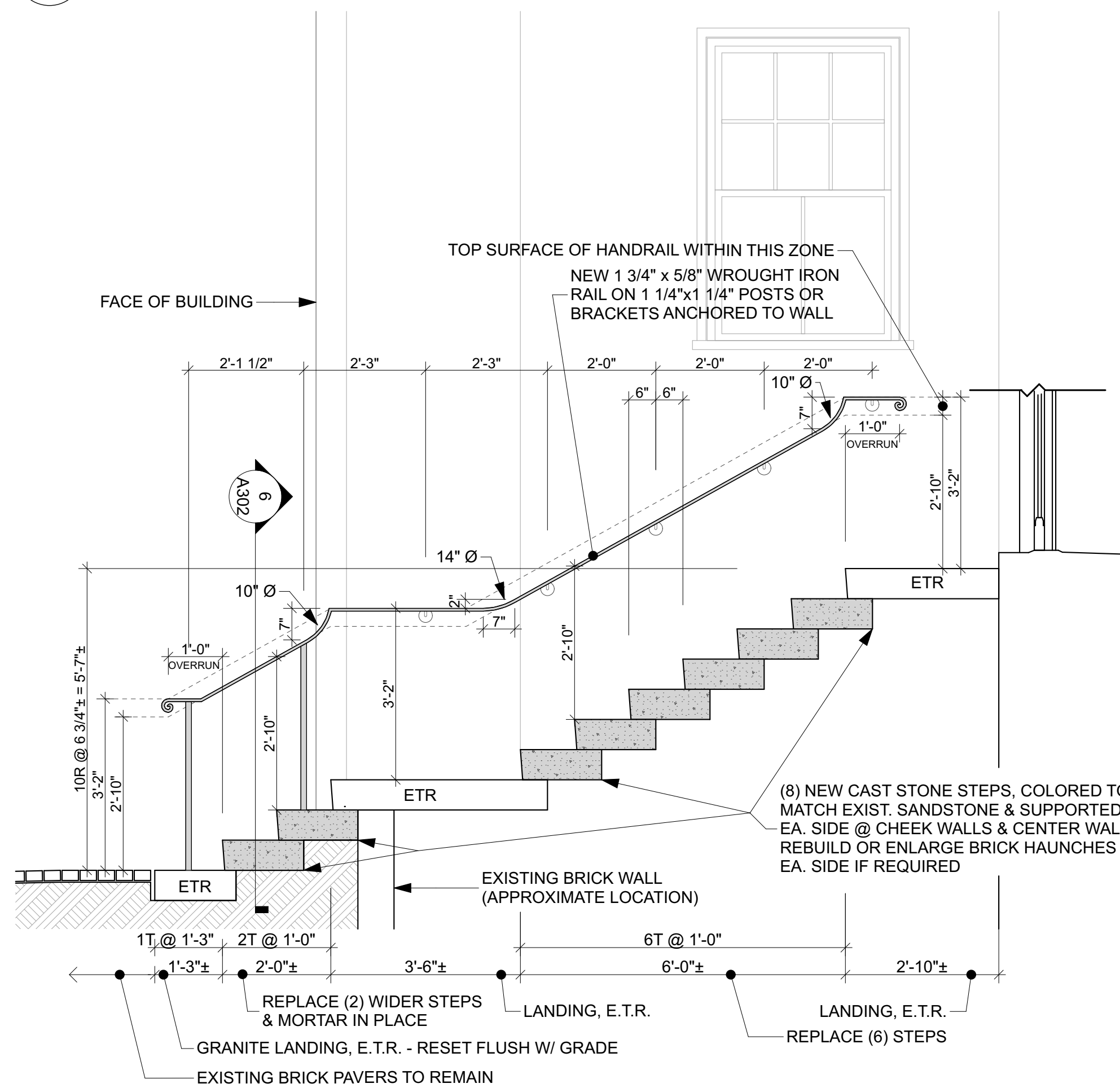
2 WEST ENTRY FIRST FLOOR PLAN  
A302 SCALE: 1/2" = 1'-0"



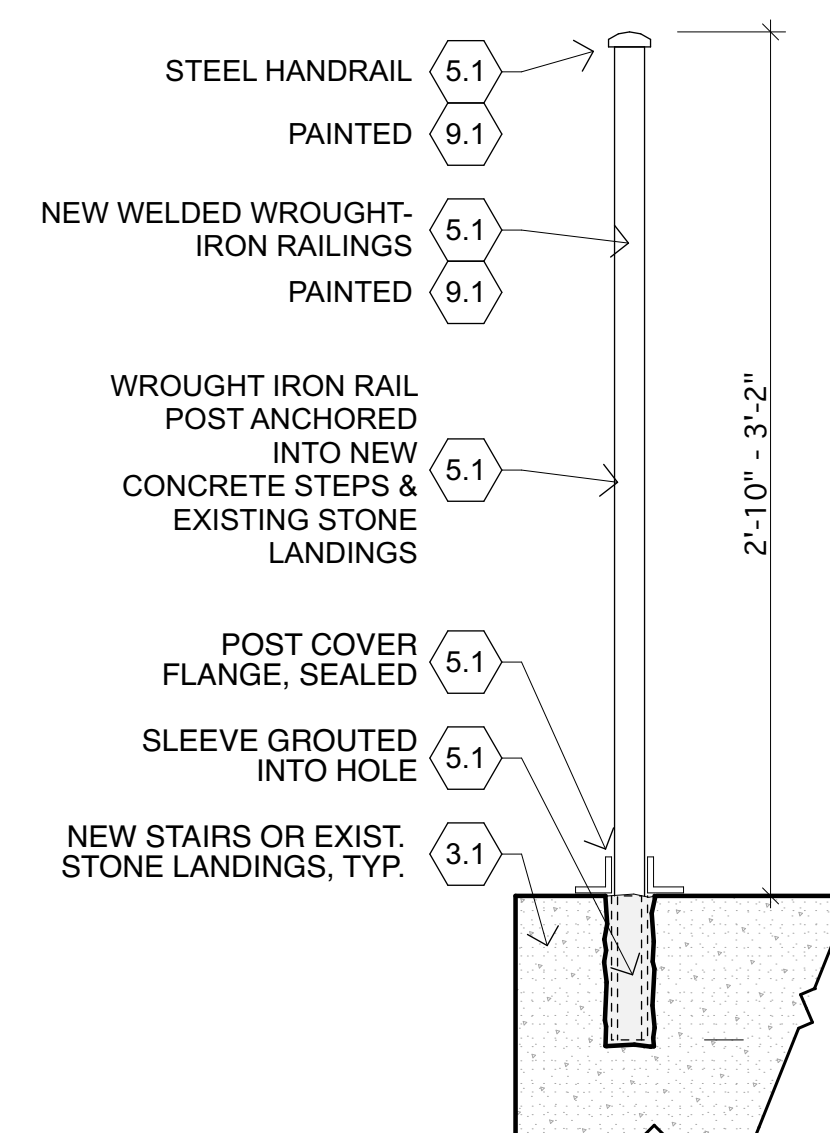
# 3 A302 WEST (ACADEMY STREET) ELEVATION SCALE: 1/2" = 1'-0"



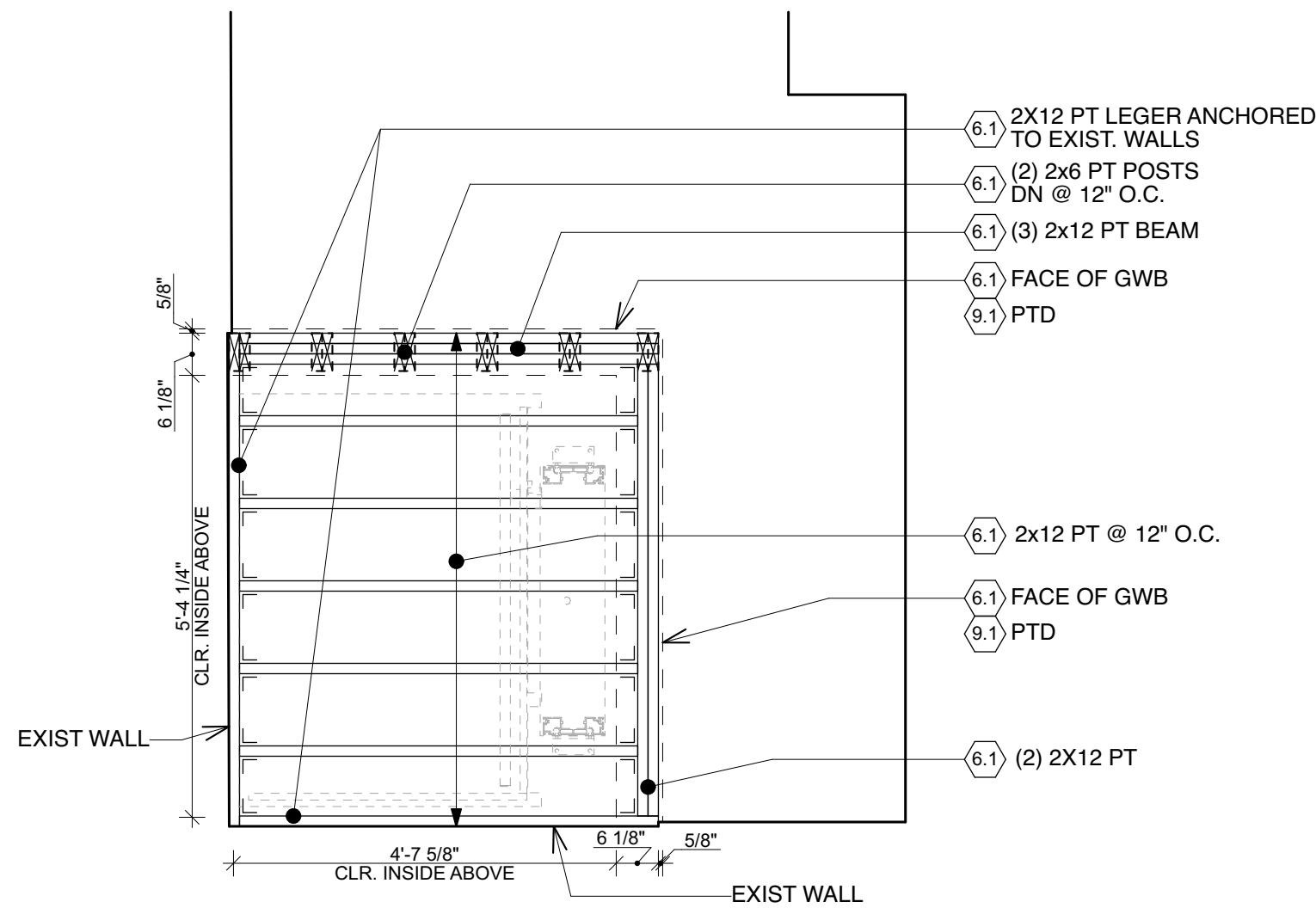
4 CROSS SECTION @ WEST ENTRY STAIR CENTER RAIL  
A302 SCALE: 1/2" = 1'-0"



5 CROSS SECTION @ WEST ENTRY STAIR SIDE RAIL  
A302 SCALE: 1/2" = 1'-0"

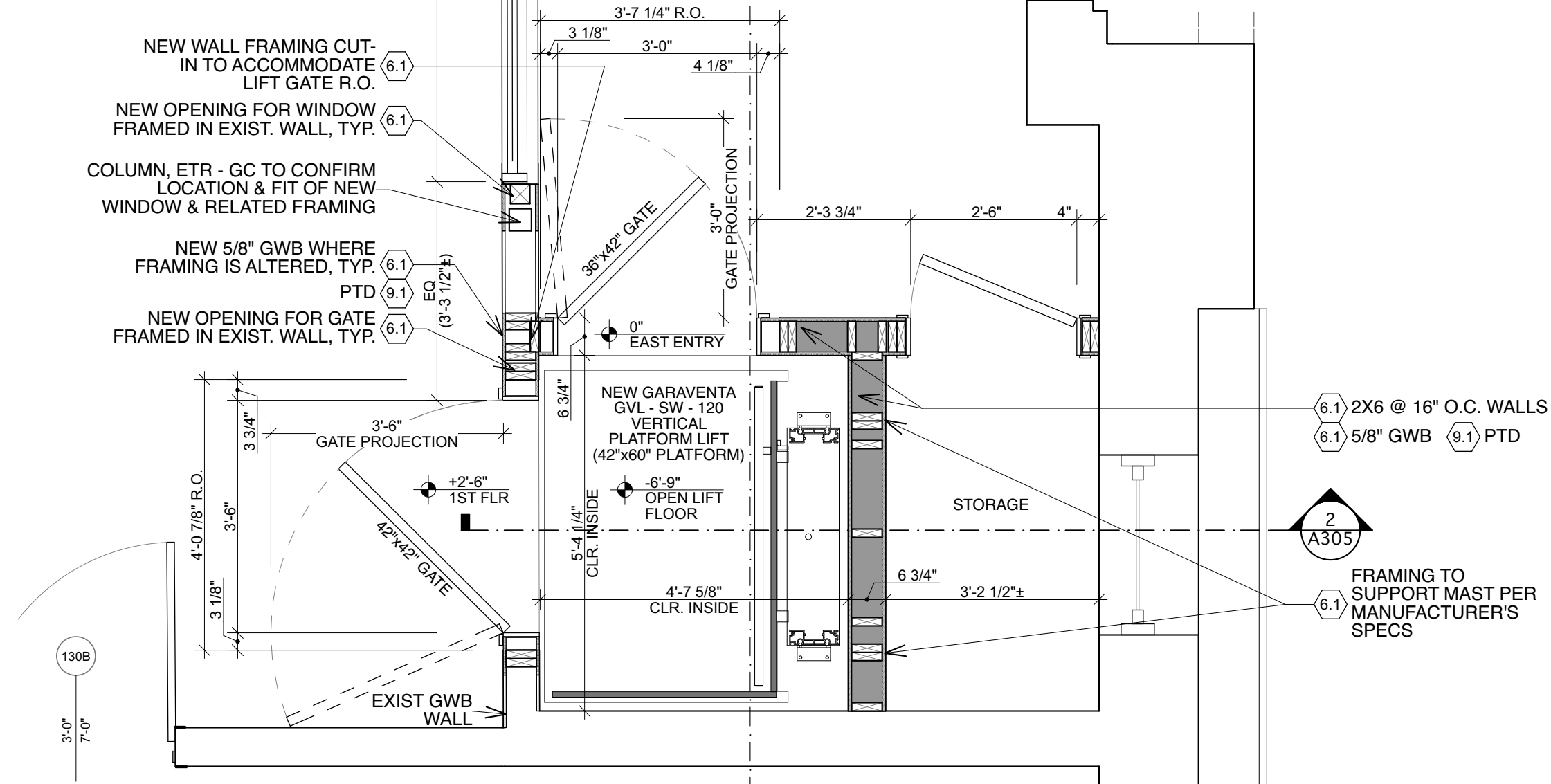


6 SECTION DETAIL @ WEST ENTRY STAIR RAIL  
A302 SCALE: 1 1/2"= 1'-0"



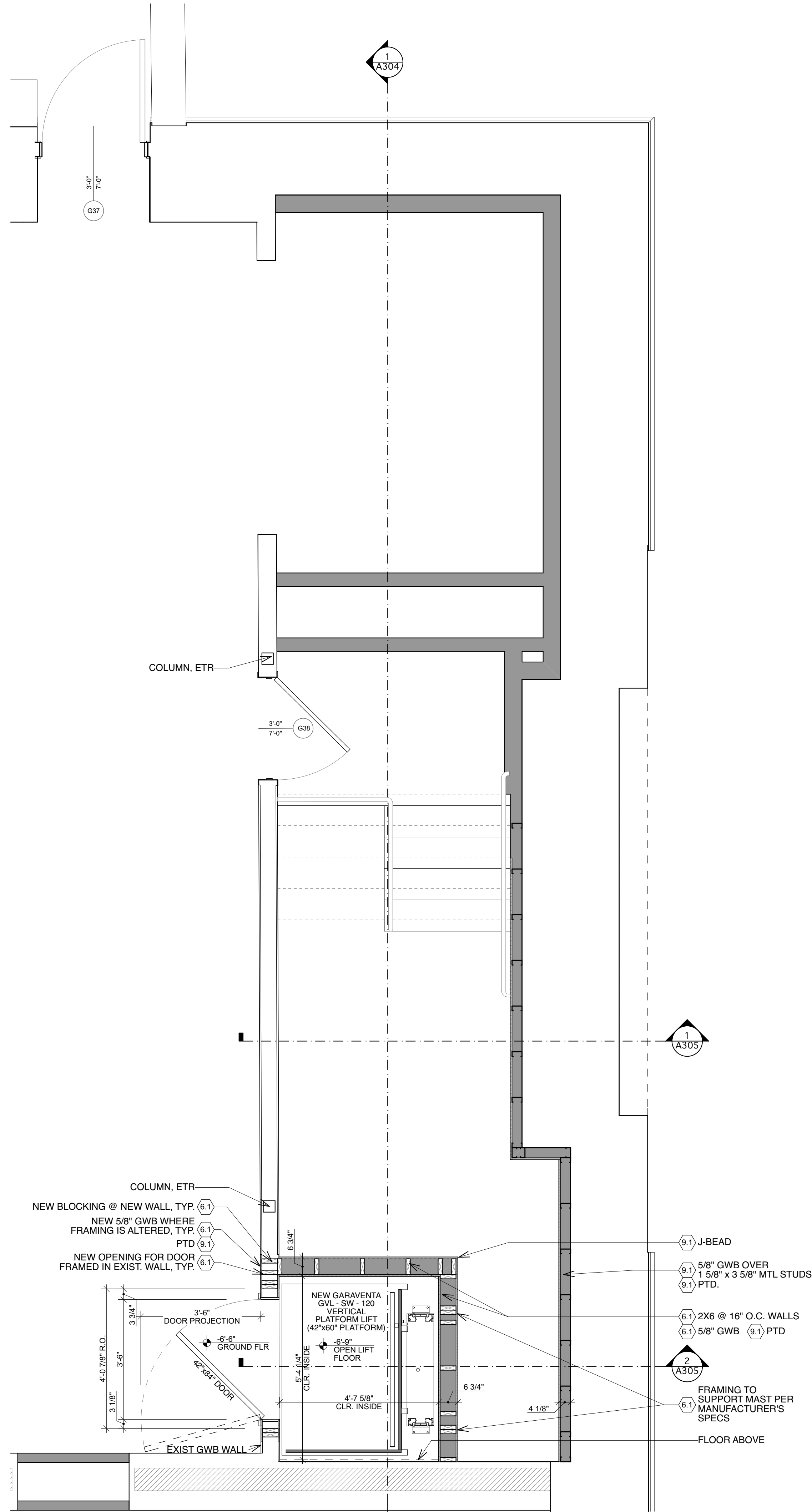
3  
A303 OPEN LIFT FRAMING PLAN

SCALE: 1/2" = 1'-0"



2  
A303 OPEN LIFT FIRST FLOOR PLAN

SCALE: 1/2" = 1'-0"

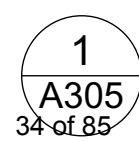


1  
A303 OPEN LIFT GROUND FLOOR PLAN

SCALE: 1/2" = 1'-0"







SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"



DRAWING  
NEW STAIRS - EAST ENTRY  
(STAIR #4, #5 & LIFT #1)

DATE	03/01/2019	NUMBER	1805.00
DRAWN BY		PROJECT	

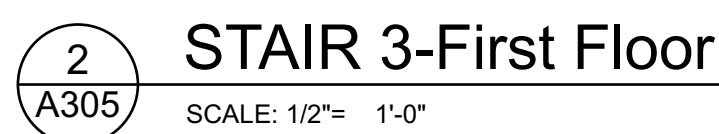
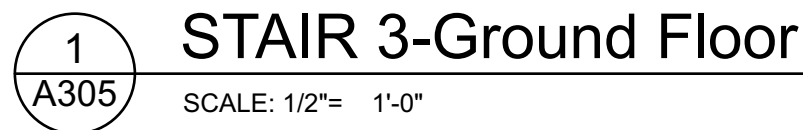
NUMBER 1805.00  
PROJECT ARLINGTON CENTRAL SCHOOL RENOVATION

REVISIONS

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☐ **Architects**  
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Cambridge, MA 02139  
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PROJECT NUMBER 1805.00  
ARLINGTON CENTRAL SCHOOL RENOVATION

DATE  
03/01/2003

DRAWN BY  
JFM

CHECKED BY  
WAS

DRAWING  
NEW STAIRS - GRAND STAIRCASE  
(STAIR #3)

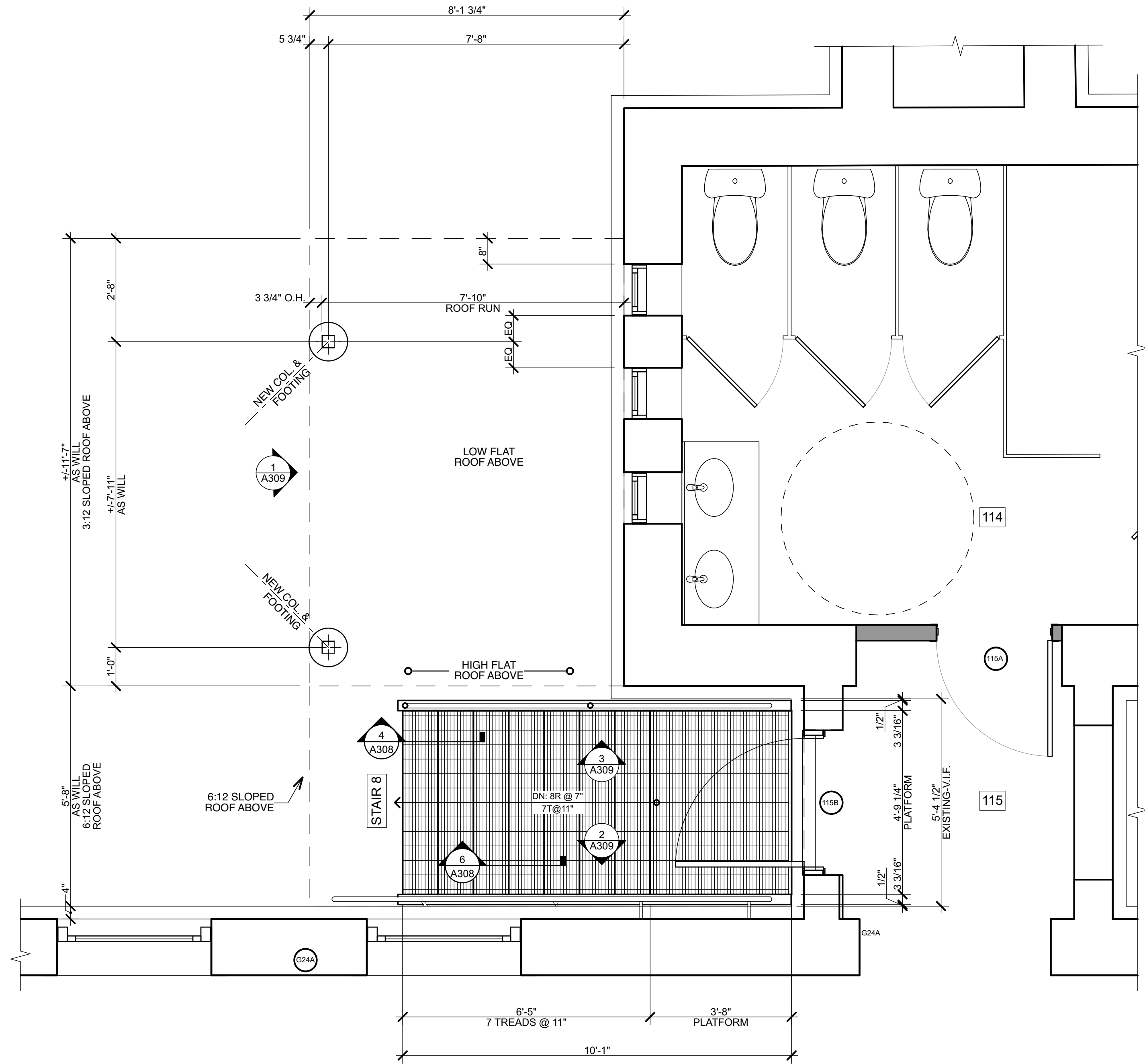
DRAWING NUMBER

A306

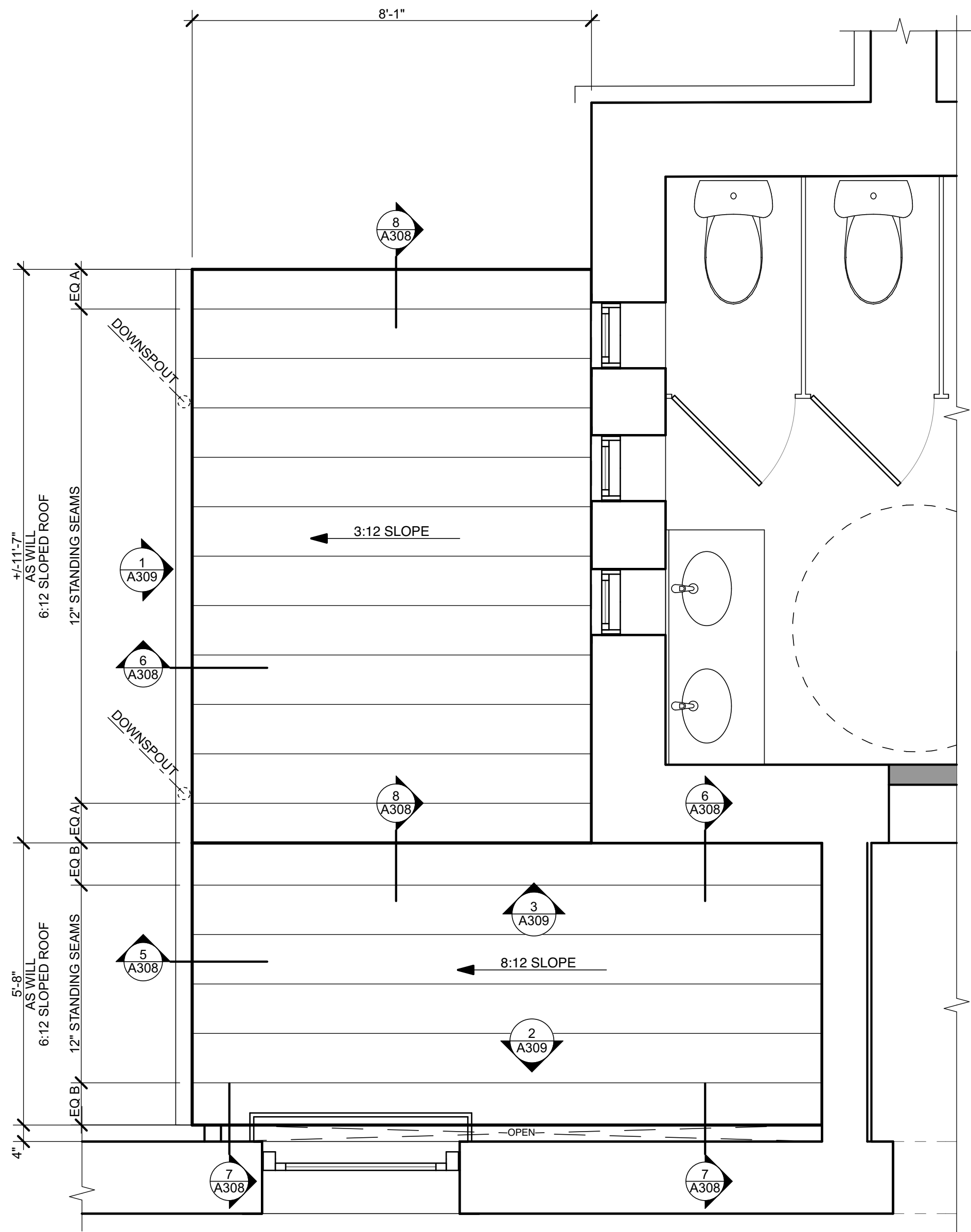




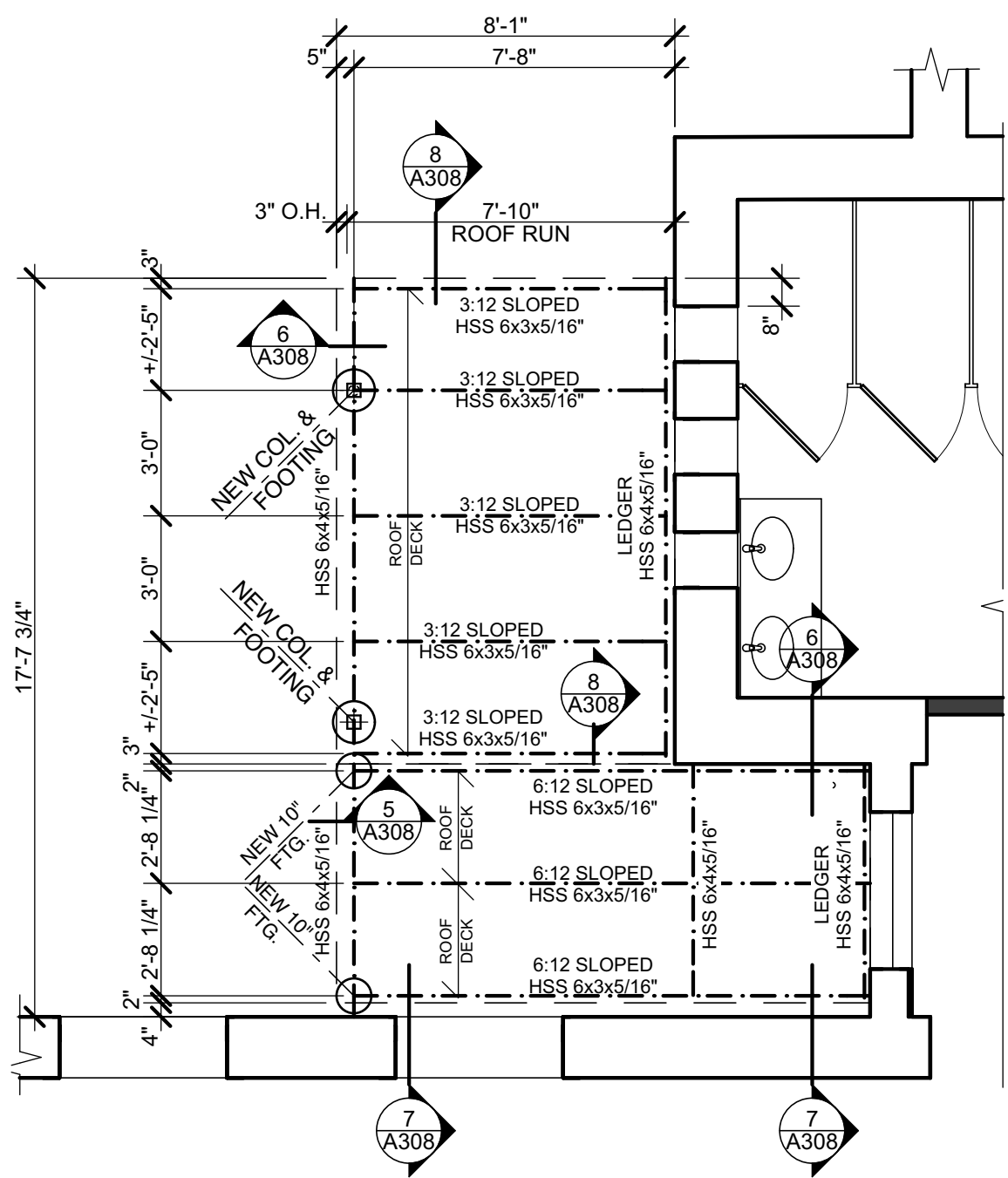




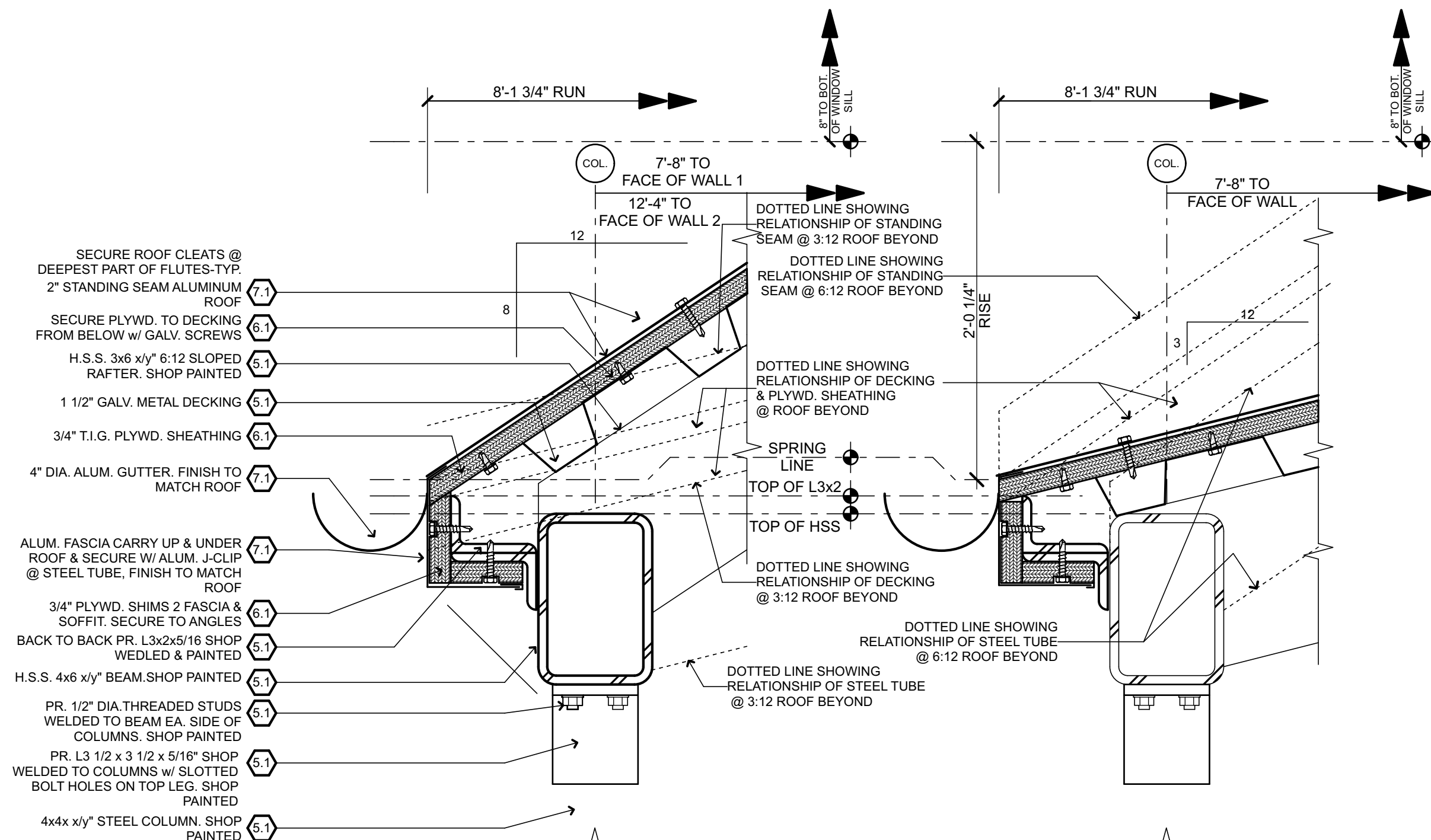
1 STAIR 8: First Floor Plan  
SCALE: 1/2" = 1'-0"



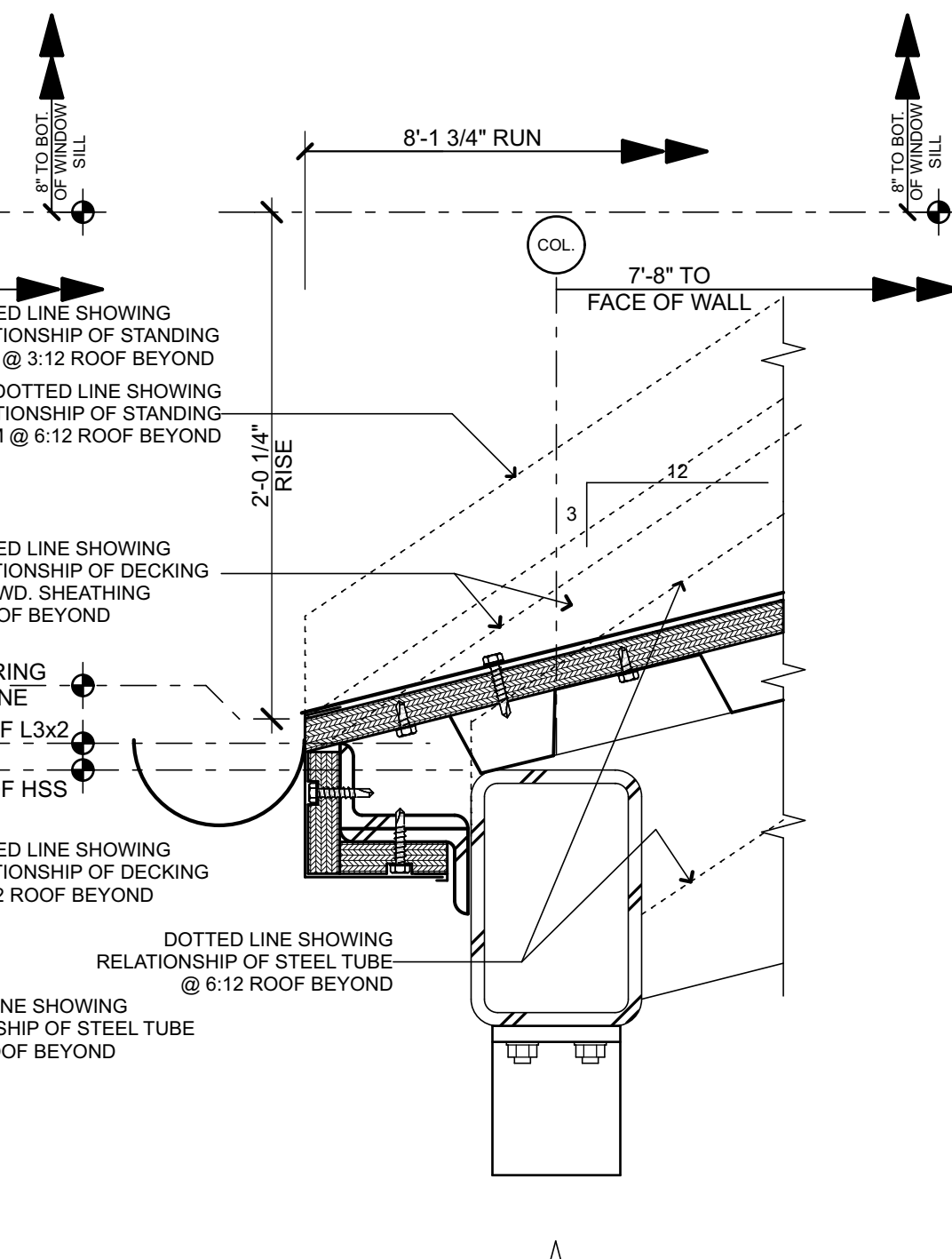
2 STAIR 8: Roof Plan  
SCALE: 1/2" = 1'-0"



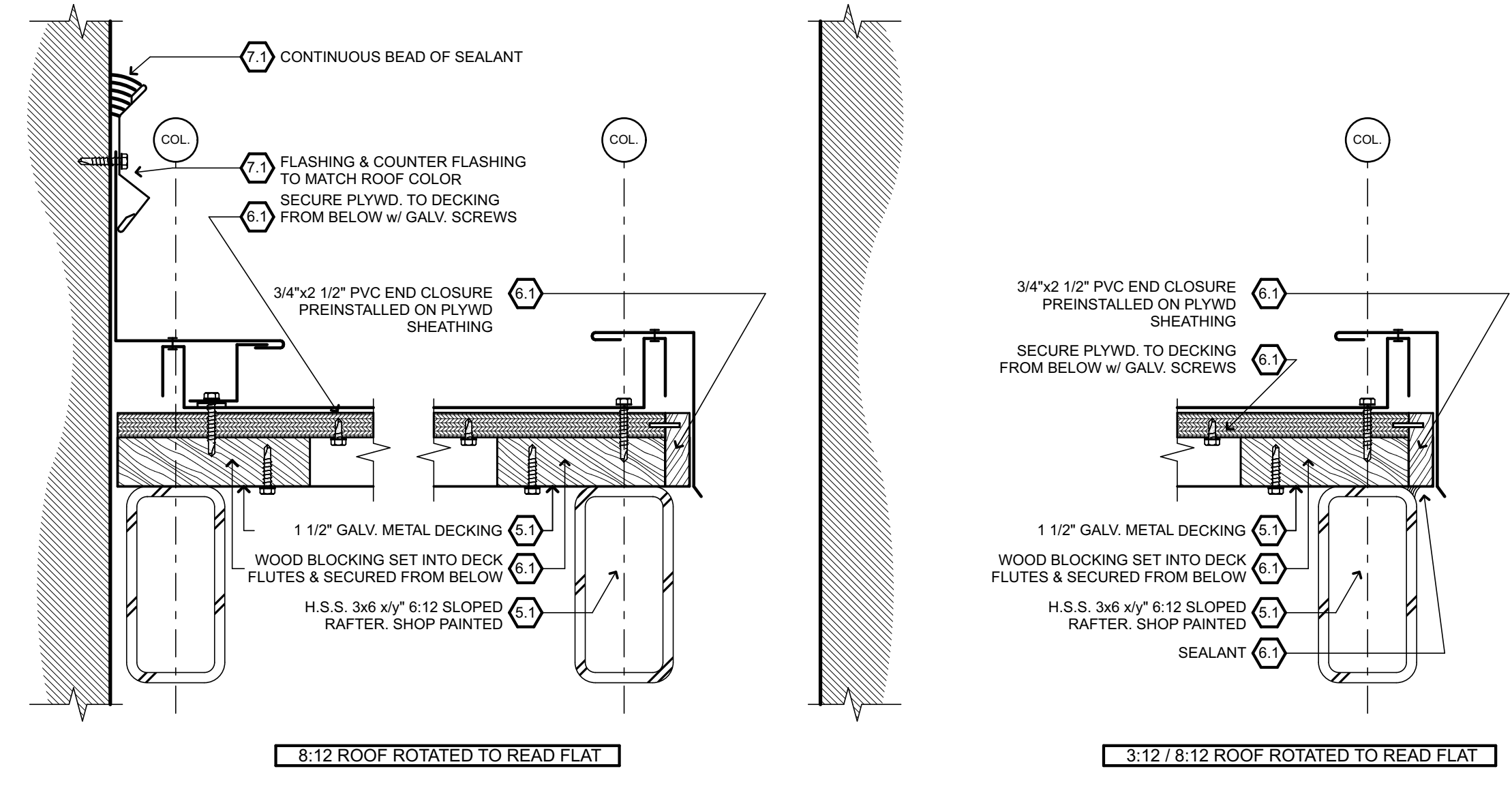
3 STAIR 8 FRAMING PLAN  
SCALE: 1/4" = 1'-0"



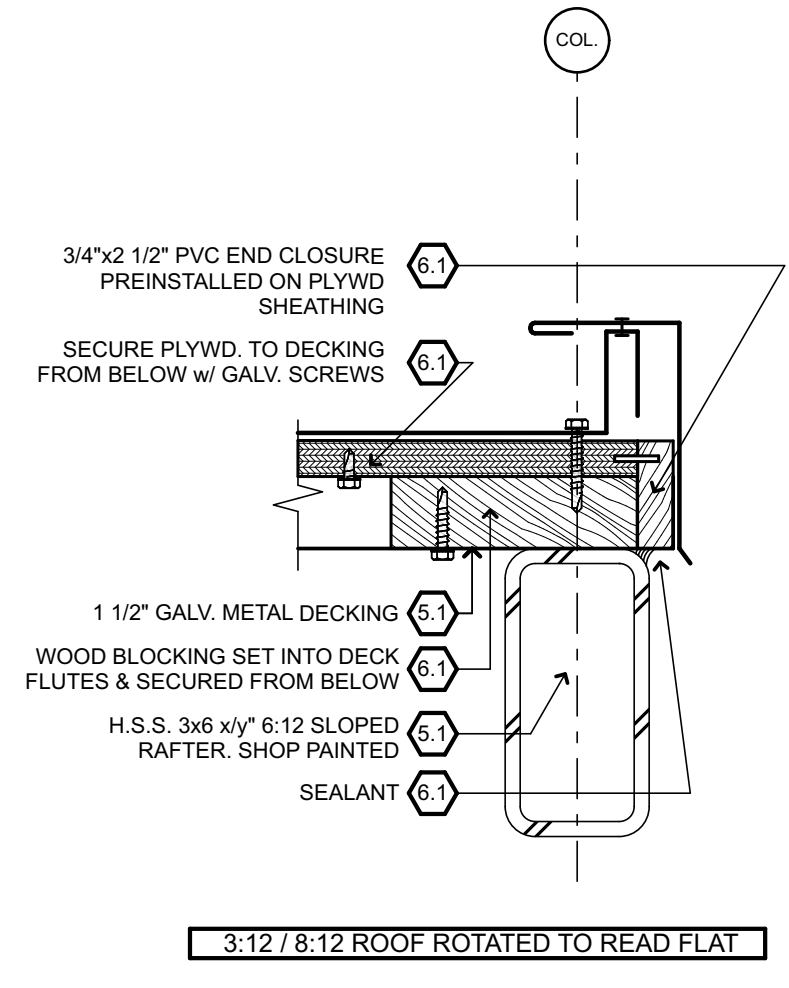
4 STAIR 8: FASCIA @ 8:12 ROOF  
SCALE: 3\"/>



5 STAIR 8: FASCIA @ 3:12 ROOF  
SCALE: 3\"/>

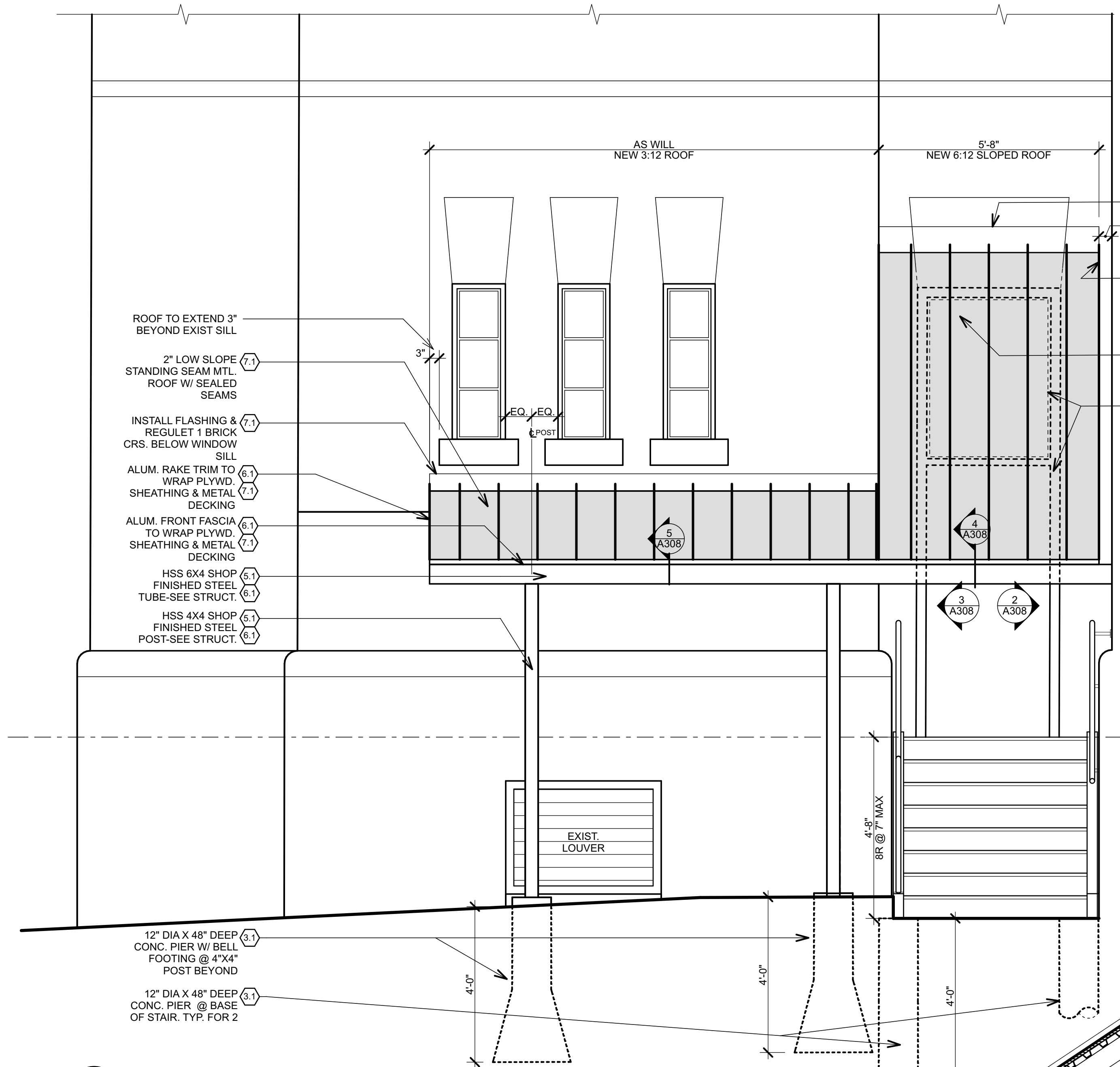


6 STAIR 8: 8:12 ROOF @ COURTYARD  
SCALE: 3\"/>

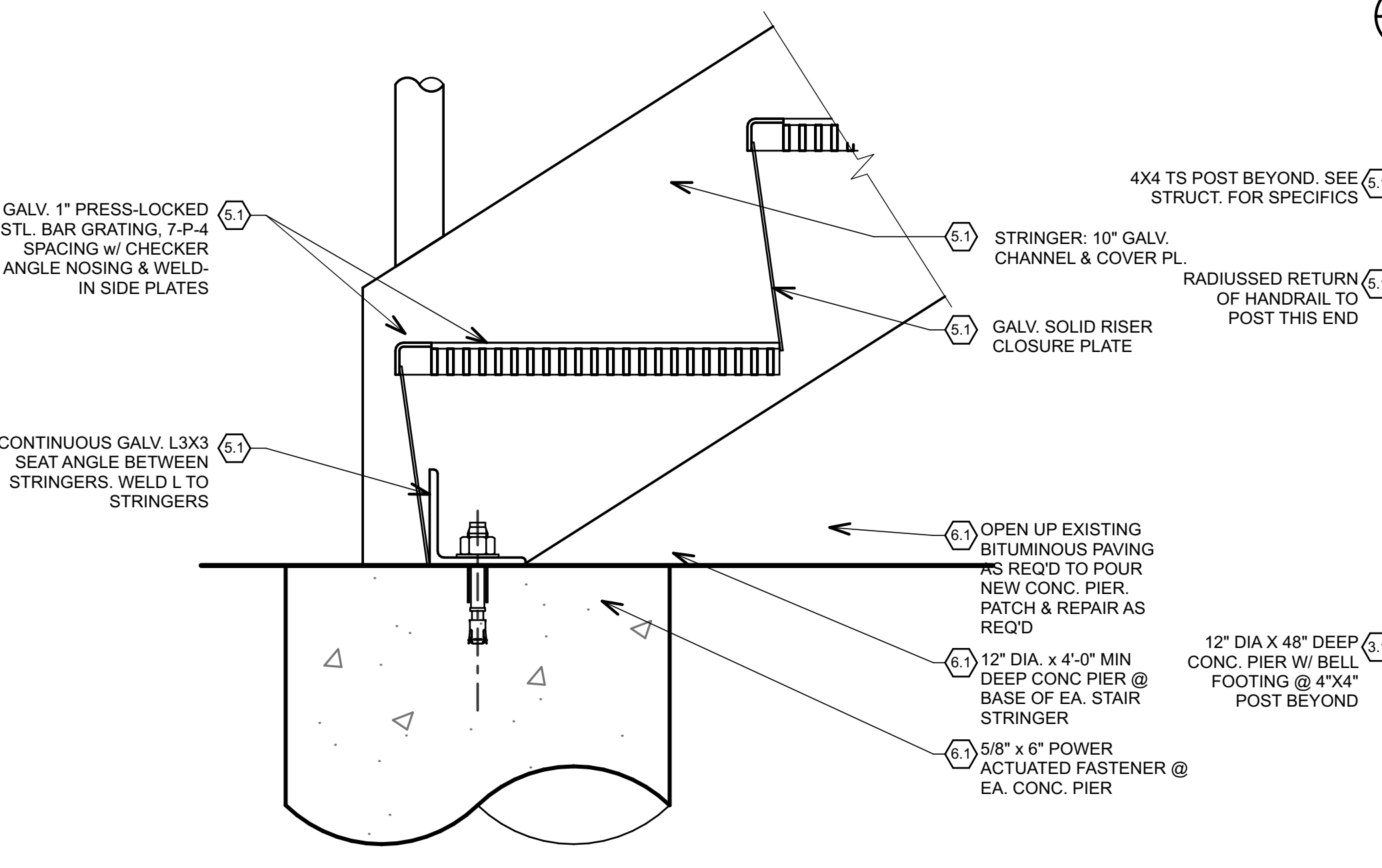


8 STAIR 8: TYP. RAKE  
SCALE: 3\"/>

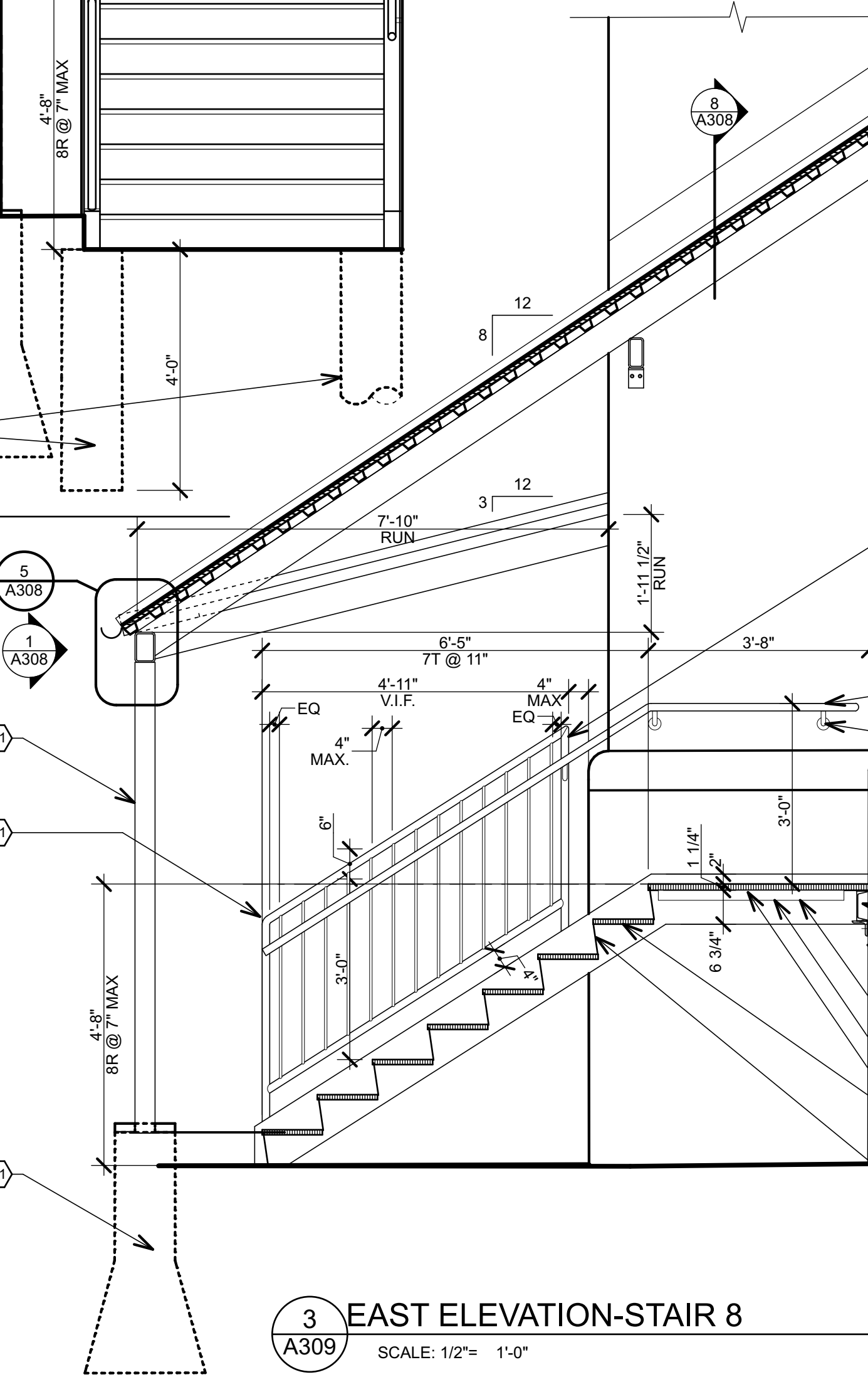




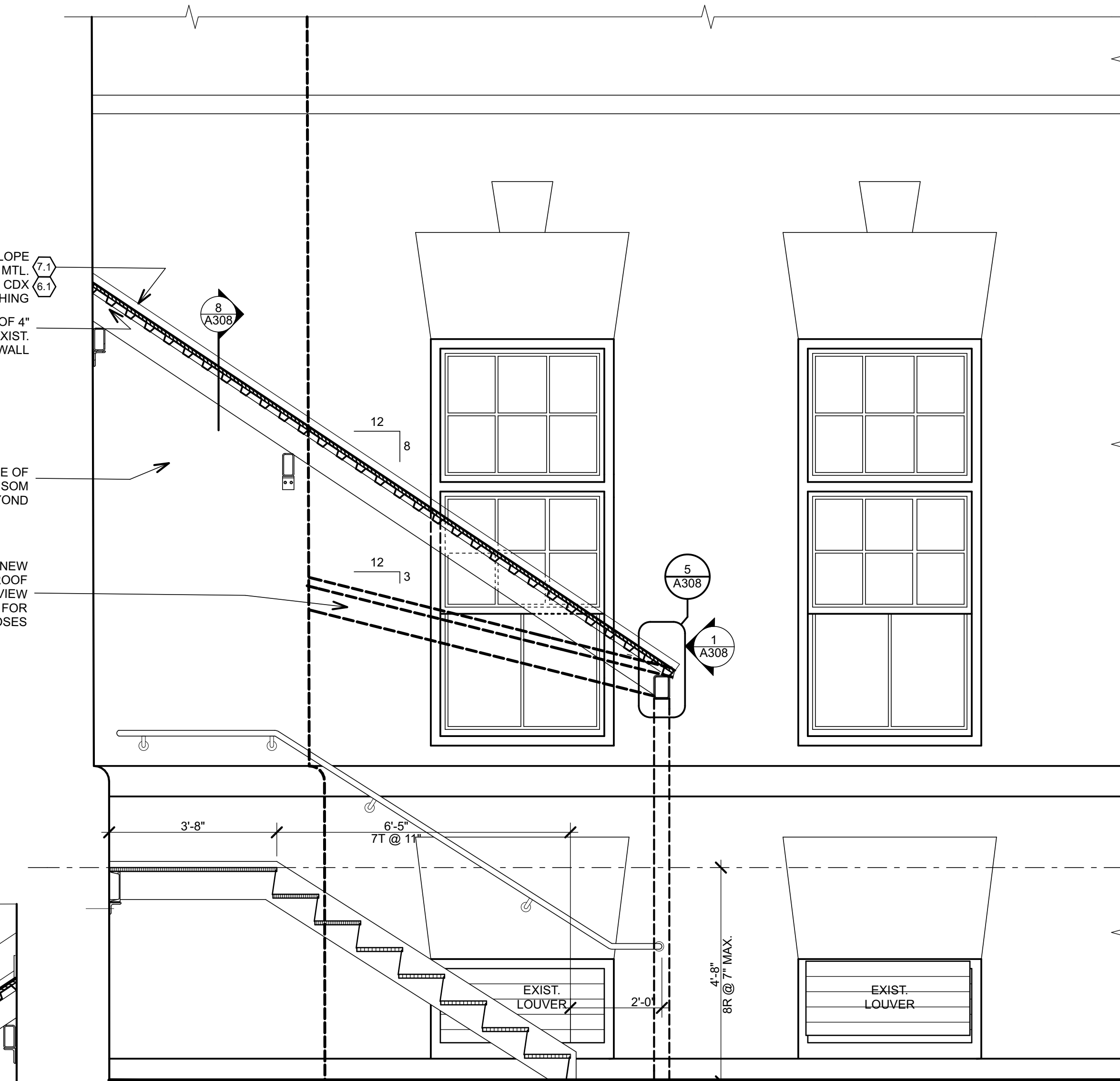
1 WEST ELEVATION-STAIR 8  
A309 SCALE: 1/2"= 1'-0"



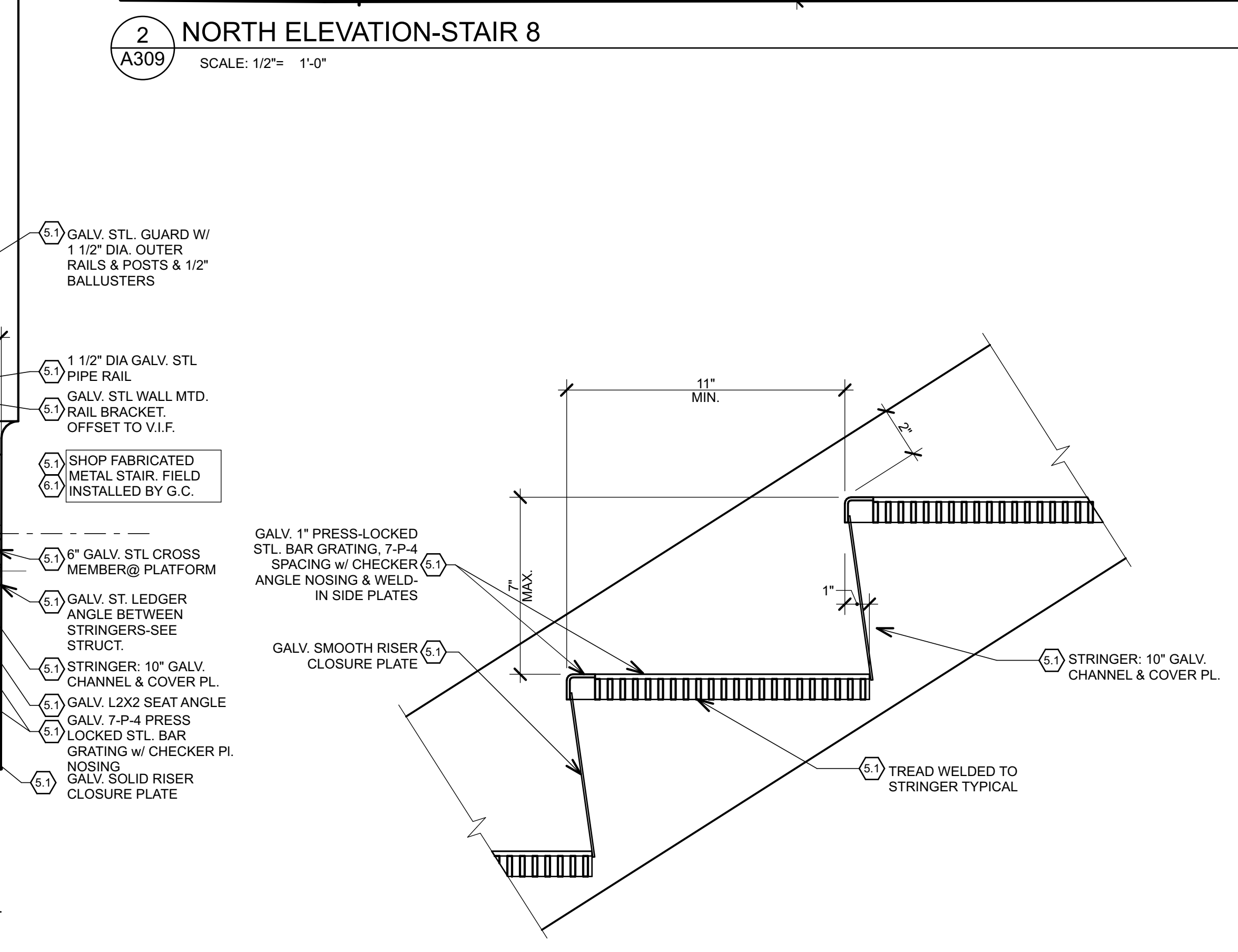
4 STAIR 8-BOTTOM CONDITION  
A308 SCALE: 1/2"= 1'-0"



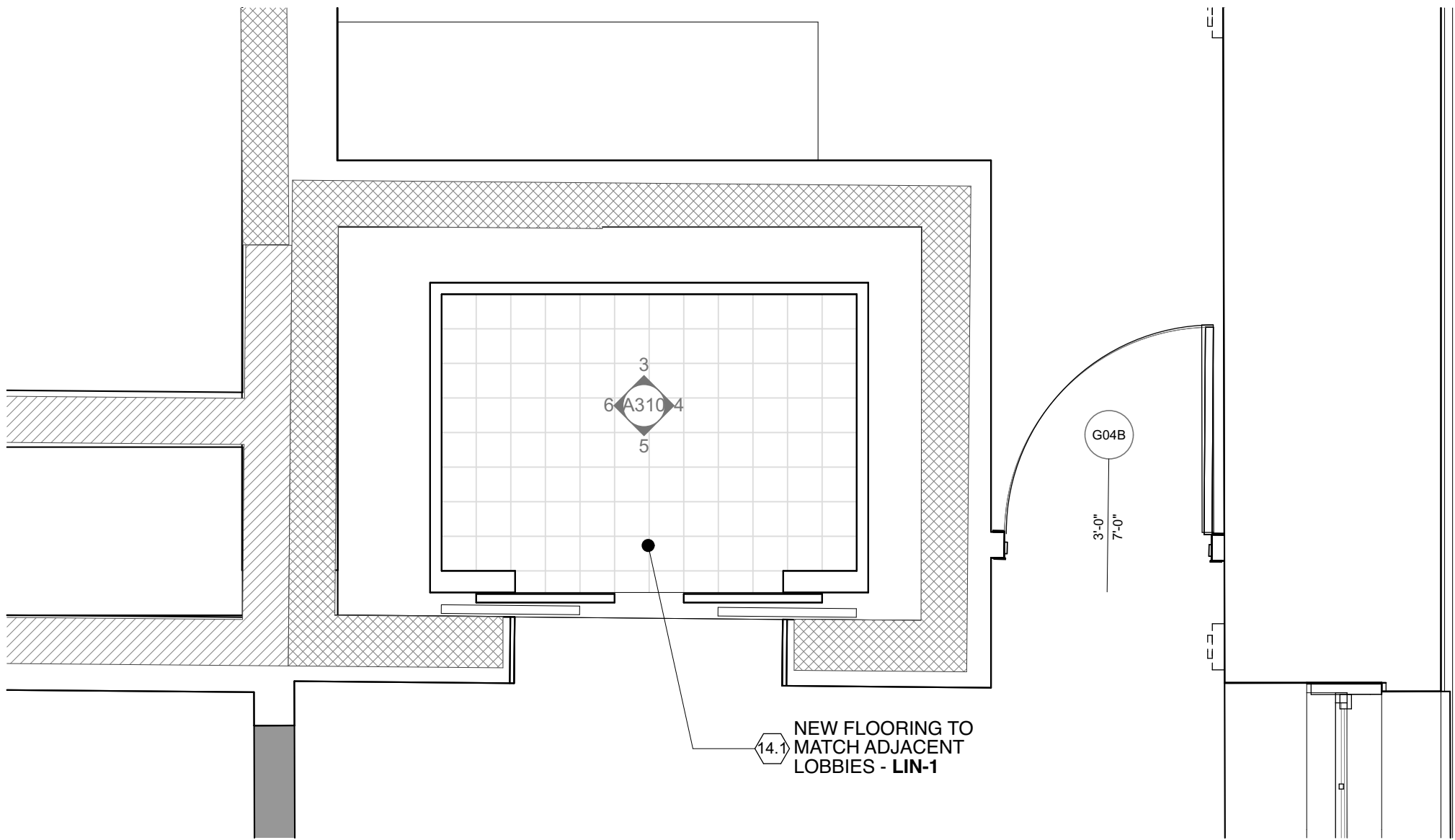
3 EAST ELEVATION-STAIR 8  
A309 SCALE: 1/2"= 1'-0"



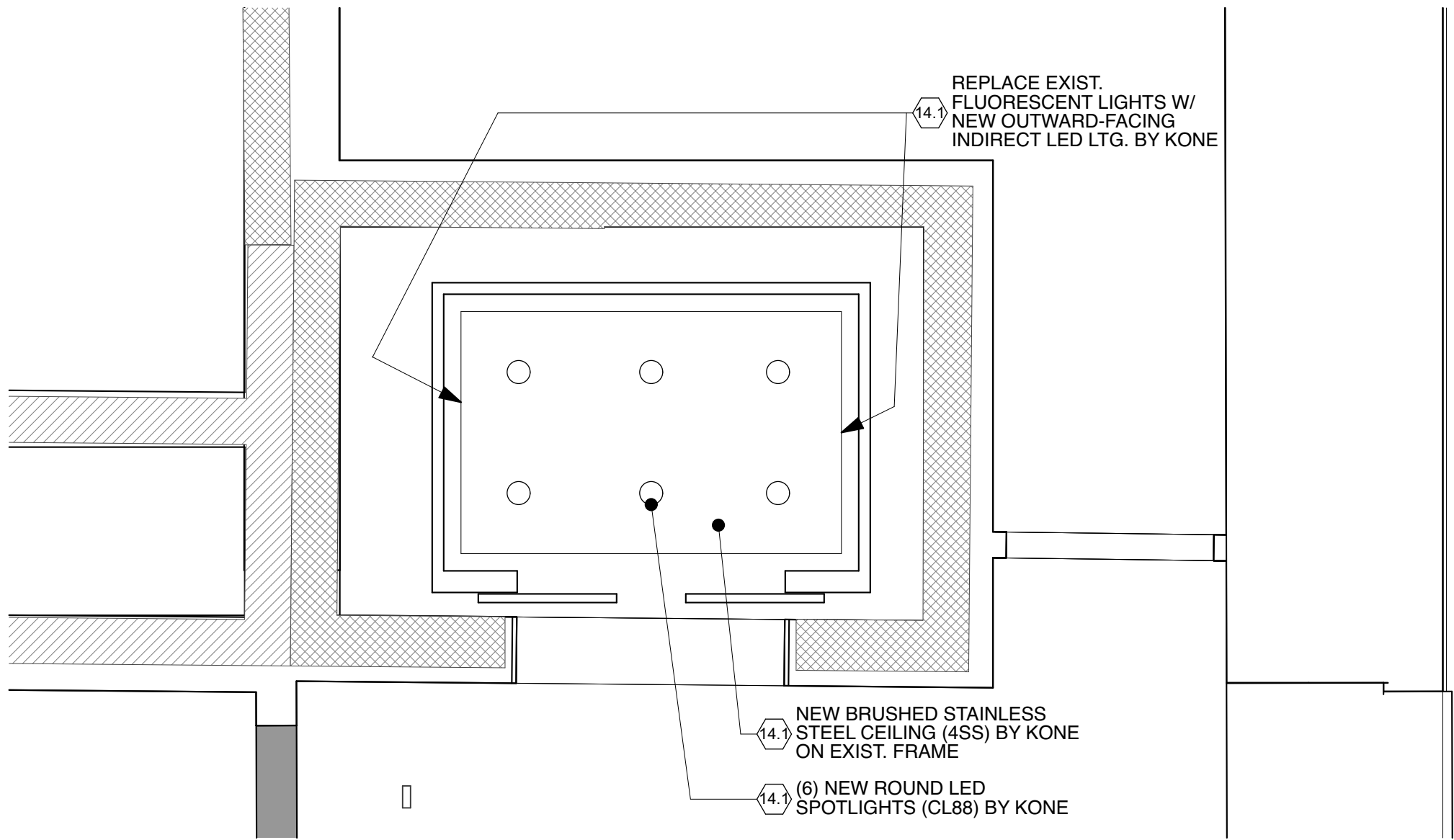
2 NORTH ELEVATION-STAIR 8  
A309 SCALE: 1/2"= 1'-0"



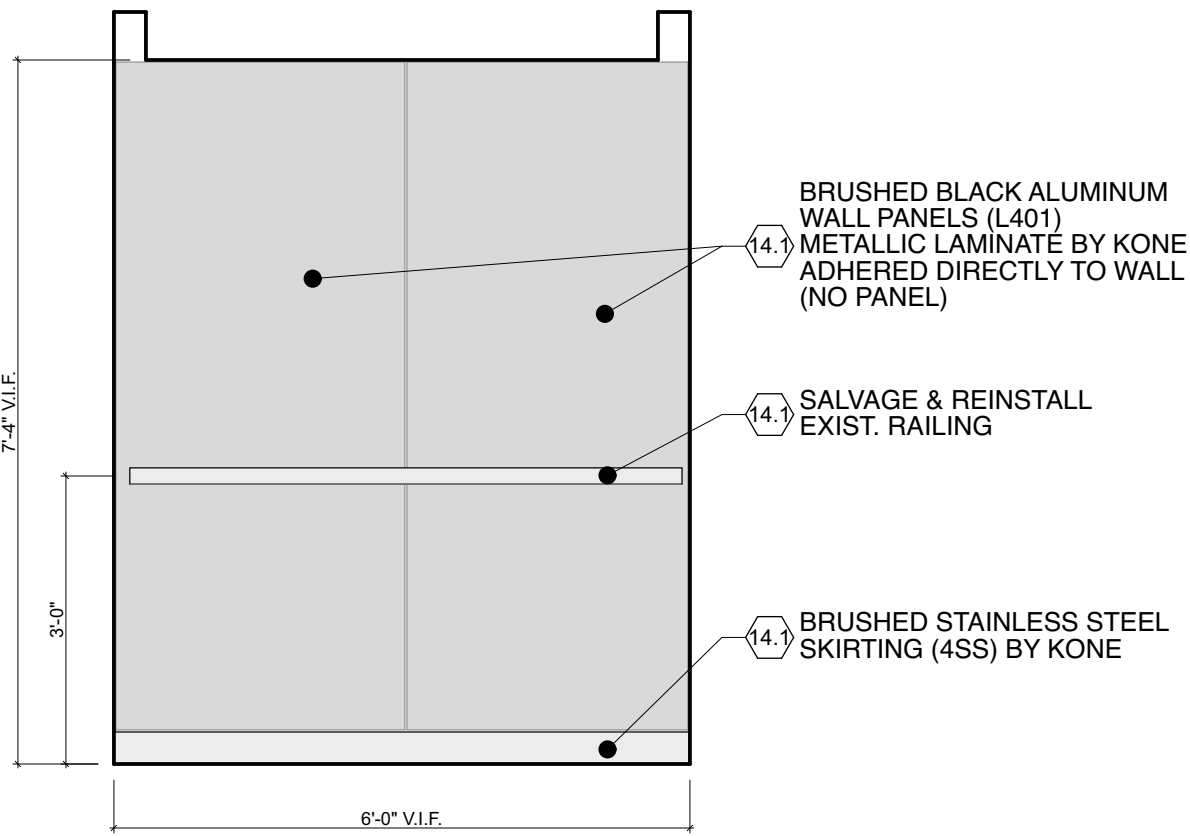
6 STAIR 8-TYPICAL TREAD/RISER CONDITION  
A308



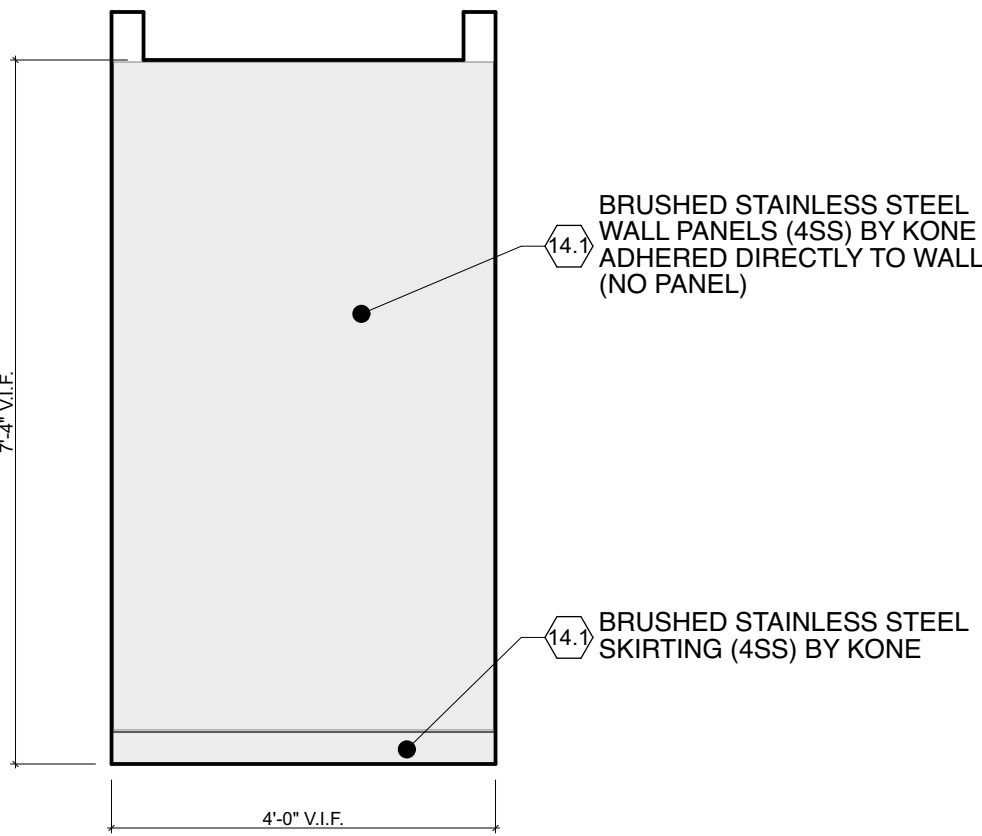
1  
A310  
ELEVATOR CAB PLAN  
SCALE: 1/2" = 1'-0"



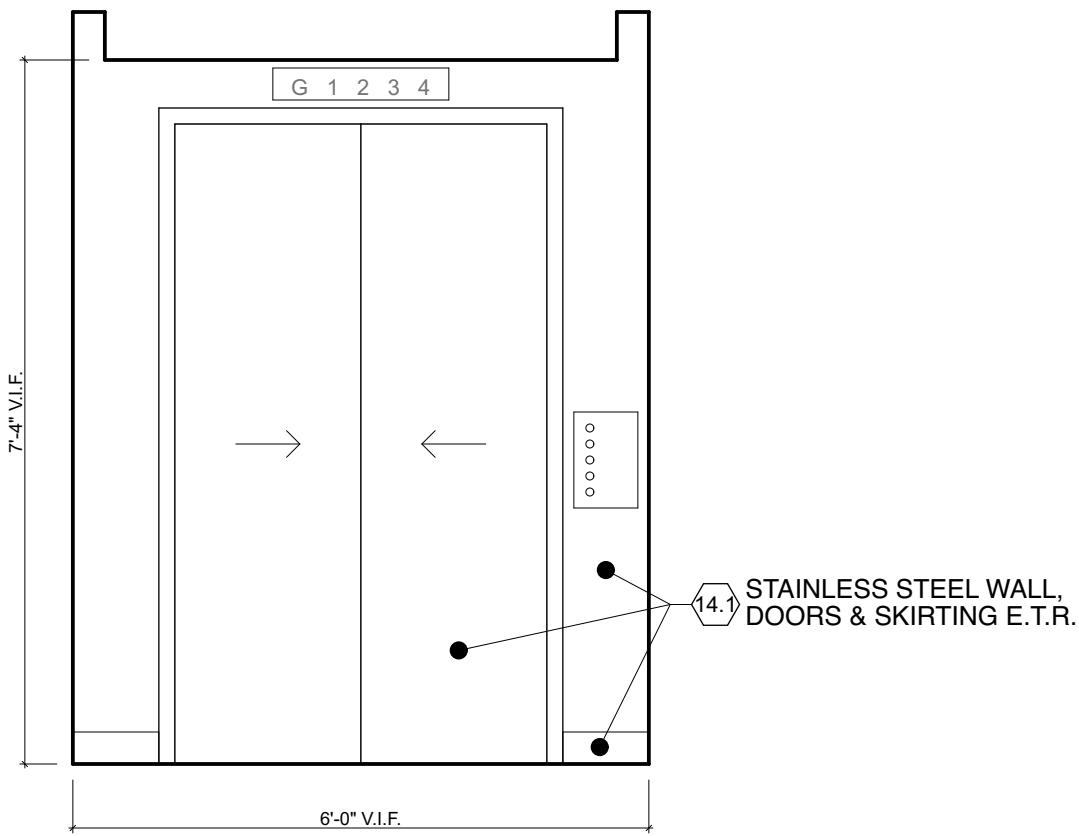
2  
A310  
ELEVATOR R.C.P.  
SCALE: 1/2" = 1'-0"



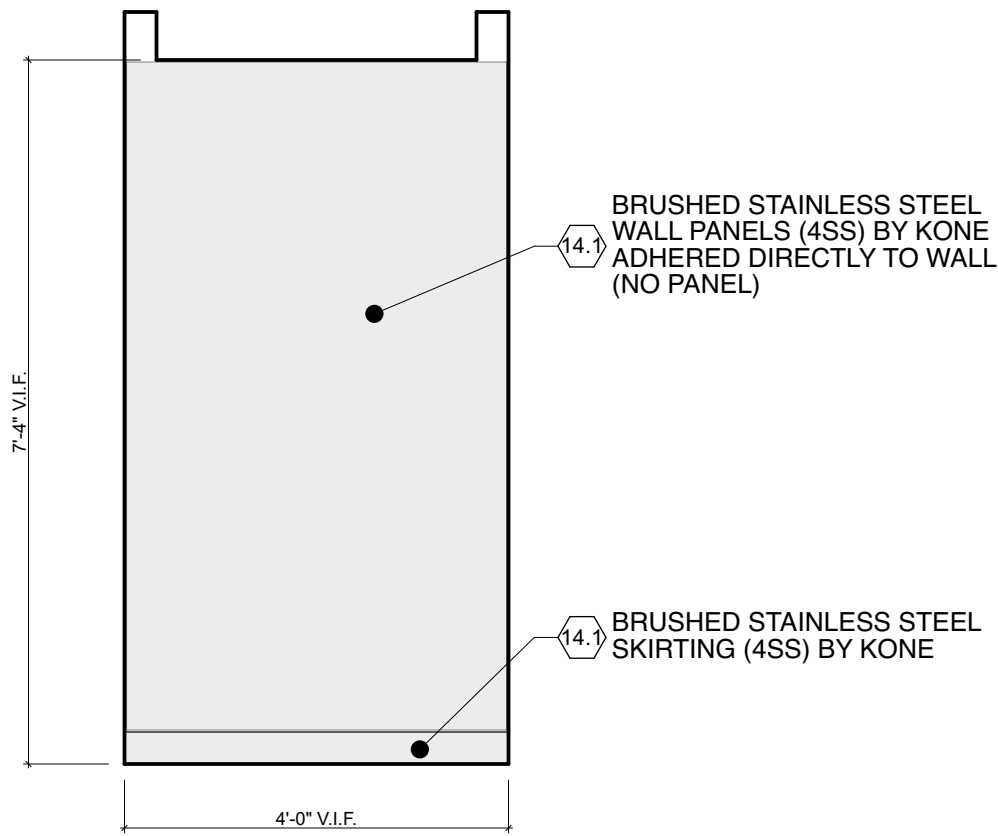
3  
A310  
ELEVATOR CAB NORTH  
SCALE: 1/2" = 1'-0"



4  
A310  
ELEVATOR CAB EAST  
SCALE: 1/2" = 1'-0"



5  
A310  
ELEVATOR CAB SOUTH  
SCALE: 1/2" = 1'-0"



6  
A310  
ELEVATOR CAB WEST  
SCALE: 1/2" = 1'-0"

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ARLINGTON CENTRAL SCHOOL RENOVATION

DATE  
03/01/2019

DRAWN BY  
NH

CHECKED BY  
WAS

NUMBER  
1805.00

PROJECT  
ARLINGTON CENTRAL SCHOOL RENOVATION

DRAWING  
ELEVATOR CAB

DRAWING NUMBER  
A310

LIGHTING FIXTURE SCHEDULE											
	TYPE	MANUFACTURER	CATALOG NUMBER	LAMP QTY	LAMP TYPE	LAMP CCT	MOUNTING	Voltage	WATTS	Control	Finish
---	G1	EcoScene	L33 1-1/4-10-35-80-MULT-100	1	600lm LED	35K	Cove	UNV	6	Dim 0-10V	Aluminum
---	G2	EcoScene	L33 1-1/4-10-35-80-MULT-100	1	600lm LED	35K	Cove	UNV	6	Dim 0-10V	Aluminum
---(P)---	P1	ILF	WTZ-20-WLED-UNV-20-BATL	1	3000lm LED	35K	Pendant	UNV	30	Dim 0-10V	White
---	P2	Perflex	VM06 18x30x4MF 4FT MS14 Voh DARK ZT SCT 8xCR1 35K Cup	1	3000lm LED	35K	Pendant	UNV	40	Dim 0-10V	White
---	P2	Perflex	VM06 18x30x4MF 4FT MS14 Voh DARK ZT SCT 8xCR1 35K Cup	1	3000lm LED	35K	Pendant	UNV	40	Dim 0-10V	White
---	P2	Perflex	VM06 18x30x4MF 4FT MS14 Voh DARK ZT SCT 8xCR1 35K Cup	1	3000lm LED	35K	Pendant	UNV	40	Dim 0-10V	White
---	R1	Lithonia	LBN4 20x10 LQ48 LD	1	1500lm LED	35K	Recessed	UNV	30	Dim 0-10V	Diffuse Black
---	R2	Lithonia	HLT1 2x4 ADF 1P10 MVOLT EZ	1	3000lm LED	35K	Recessed	UNV	30	Dim 0-10V	White
---	R3	Mark	SL4-L0P-4FT-LP-FL-8xCR1-35K-60xLMF-MIN-3-WHT-ZT	1	1400lm LED	35K	Recessed	UNV	34	Dim 0-10V	White
---	R4	Coolidge	SB-FM-10x10x10 LF DIM	1	1000lm LED	35K	Recessed	UNV	104	Dim 0-10V	White
---	R5	Coolidge	SB-FM-70x10 LF DIM	1	4000lm LED	35K	Recessed	UNV	69	Dim 0-10V	White
---	R6	Coolidge	SB-FM-43x33 LF DIM	1	4700lm LED	35K	Recessed	UNV	140	Dim 0-10V	White
---	R7	Lithonia	(WRTL XX 14x30x0LM XX AFL XX 35K 8xCR1	1	3000lm LED	35K	Recessed	UNV	31	Dim 0-10V	White
---	R8	Lumensera	CLD03-WHO-MF04-LED	1	7500lm LED	35K	Recessed	UNV	6	Dim 0-10V	White
---	S1	Junco	JST 13IN 40LM 35K 9xCR1 MVOLT ZT WH	1	4000lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V	White
---	S2	Brownlee	1500-15 Cap LED NAL 35K DIM	1	4000lm LED	35K	Surface Ceiling	UNV	40	Dim 0-10V	Natl Lumen/Burley Ivory 80
---	S3	Barbican	16-40-40-40-SC-LED-10W-PT0A-35K-9xCR1-D8	1	4000lm LED	35K	Surface Ceiling	UNV	34	Dim 0-10V	Natl Lumen/Blue Bennett 80
---	S4	Barbican	16-40-40-40-SC-LED-10W-PT0A-35K-9xCR1-D8	1	4000lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V	Natl Lumen/Orchid 8 1000
---	S5	Brownlee	1500-14 Cap LED WA 35K DIM	1	3000lm LED	35K	Surface Ceiling	UNV	34	Dim 0-10V	White
---	S6	Vx Lighting	NLRM JND-V-100-35-8xXX	1	3000lm LED	35K	Surface Ceiling	UNV	12	Dim 0-10V	T.B.D.
---	S7	Lithonia	CLX 14x30x0LM SRF PDE MVOLT 35K 8xCR1 WH	1	3000lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V	White
---	S8	Junco	JSTSQ 14IN 40LM 35K 9xCR1 MVOLT ZT WH	1	4000lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V	White
---	S9	Vx Lighting	NLSM JND-V-100-35-16xXX	1	3000lm LED	35K	Surface Ceiling	UNV	12	Dim 0-10V	T.B.D.
---	W1	Wima	WLAWCR05 DNT 12LONG AL-14 35K MVOLT SCW	1	3000lm LED	35K	Surface Wall	UNV	27	Dim 0-10V	White
---	W2	Barto	BSS00 4-20 D1-L-3 WBR-SN WH	1	3000lm LED	35K	Surface Wall	UNV	27	Dim 0-10V	White
---	W3	Poulsen	FDALW-MG-750 LF 35K UNV-LD-WM WH 6	1	4500lm LED	35K	Surface Wall	UNV	48	Dim 0-10V	White
---	W4	Poulsen	FDALW-MG-750 LF 35K UNV-LD-WM WH 4	1	3000lm LED	35K	Surface Wall	UNV	30	Dim 0-10V	White
---	W5	Brownlee	1500-14 8N-HLED WA 35K	1	3000lm LED	35K	Surface Wall	UNV	46	Dim 0-10V	White
---	W6	Brownlee	1440 8N-HLED 35K	1	800lm LED	35K	Surface Wall	UNV	10	Dim 0-10V	White
---	W7	Caron	gonemack								
---	UG	Junco	UP100 30K 9xCR1 WH	1	7500lm LED	30K	Undercabinet	100	10	Non Dim	White
---	EX1	Lithonia	EDC-W-18x10-177-ELN				Universal		7		White
---	EX2	Lithonia	EDC-W-18x10-177-ELN				Universal		7		White

REFLECTED CEILING PLAN LEGEND

NEW 2'X2' ACOUSTICAL CEILING TILE

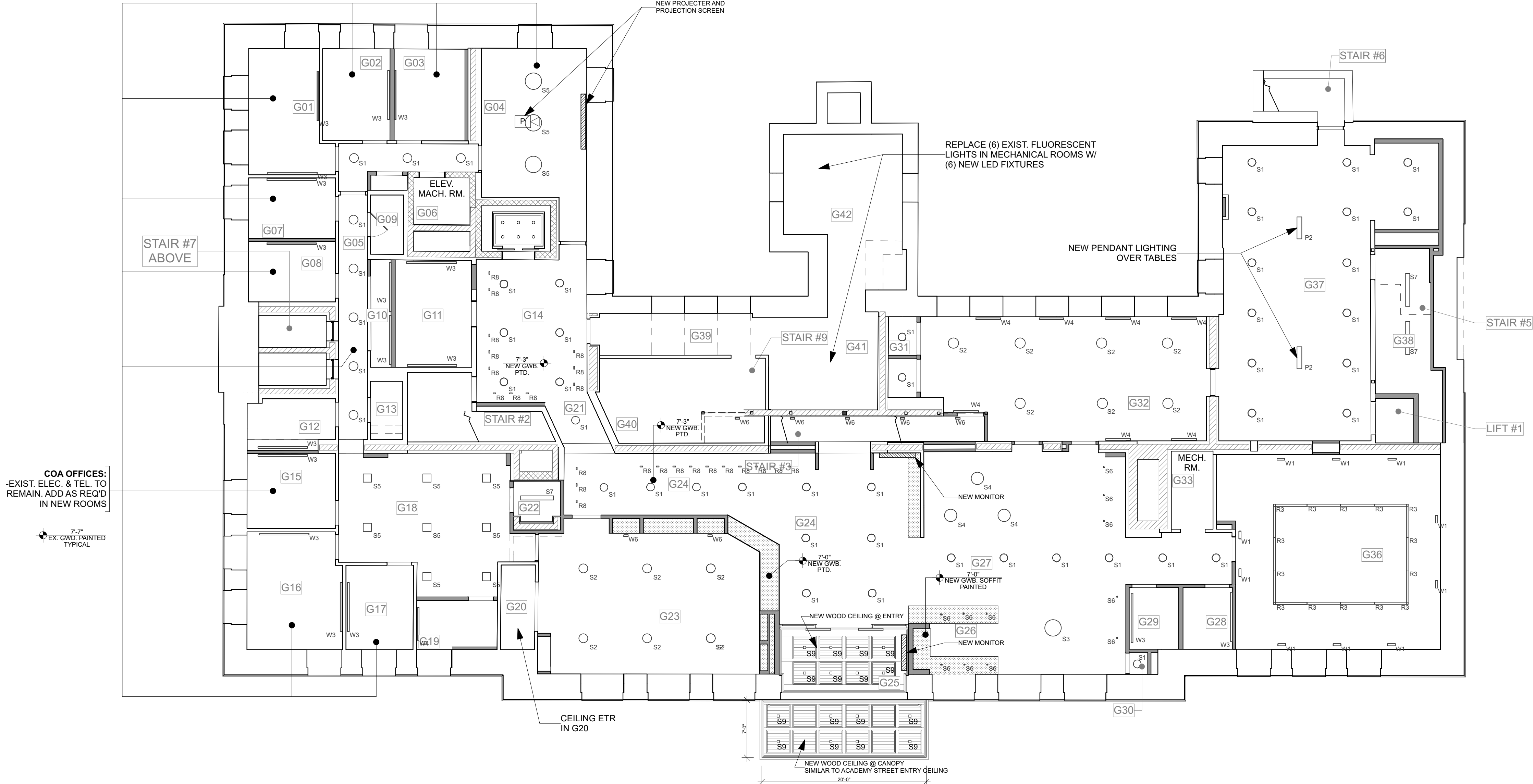
LED LIGHT: LUMINOUS BACKLIT FABRIC BY COOLEGE LIGHTING OR EQUAL

NEW GWB

NEW SUPPLY DIFFUSER

EXIST. SUPPLY DIFFUSER TO REMAIN

NEW RETURN



**GROUND FLOOR CEILING NOTES**

1. ALL CEILINGS THIS FLOOR TO BE NEW GWB, U.O.N.

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NUMBER 1805.00  
PROJECT ARLINGTON CENTRAL SCHOOL RENOVATION

DATE 03/01/2019  
DRAWN BY NH  
CHECKED BY WAS

DRAWING NUMBER  
GROUND FLOOR RCP  
A400

Sterling Associates Incorporated  
Architects  
1000 W. 10th St.  
Columbia, MO 65201  
816.442.2925  
info@sterlingmo.com

REVISIONS



LIGHTING FIXTURE SCHEDULE									
TYPE	MANUFACTURER	CATALOG NUMBER	LAMP QTY	LAMP TYPE	LAMP CCT	MOUNTING	Voltage	WATTS	Control
C1	EcoScene	L33-1-6-36-MULT-00	1	600lm LED	35K	Cove	UNV	6	Dim 0-10V
C2	EcoScene	L33-1-6-36-MULT-00	1	600lm LED	35K	Cove	UNV	6	Dim 0-10V
P1	ILF	WTZ-20WLED-UNV-20-BATL	1	2000lm LED	35K	Pendant	UNV	30	Dim 0-10V
P2	Perfection	VM06-11000LMF-4FT MS14 Voh DARK ZT SCT 8xCR1 35K Cup	1	2000lm LED	35K	Pendant	UNV	40	Dim 0-10V
P3	Perfection	VM06-11000LMF-4FT MS14 Voh DARK ZT SCT 8xCR1 35K Cup	1	2000lm LED	35K	Pendant	UNV	40	Dim 0-10V
R1	Lithonia	LBN4-210110A-M LED	1	1500lm LED	35K	Recessed	UNV	30	Dim 0-10V
R2	Lithonia	HLT1-101-ADP-1700-MVOLT-EZ	1	2000lm LED	35K	Recessed	UNV	30	Dim 0-10V
R3	Mark	SL4-L0P-4FT-LF-FL-6xCR1-35K-60LMF-MIN-0-WHT-ZT	1	1400lm LED	35K	Recessed	UNV	34	Dim 0-10V
R4	Coolidge	SB-FM-10300-35K-LF-DM	1	1000lm LED	35K	Recessed	UNV	104	Dim 0-10V
R5	Coolidge	SB-FM-700-LF-DM	1	4000lm LED	35K	Recessed	UNV	69	Dim 0-10V
R6	Coolidge	SB-FM-13300-35K-LF-DM	1	4000lm LED	35K	Recessed	UNV	140	Dim 0-10V
R7	Lithonia	OWTL-XS-144-3000LM-XS-AFL-XS-35K-8xCR1	1	2000lm LED	35K	Recessed	UNV	31	Dim 0-10V
R8	Lumensera	CLD03-WHO-MF00-LED	1	7500lm LED	35K	Recessed	UNV	6	Dim 0-10V
S1	Junco	JST-131N-60LM-35K-9xCR1-MVOLT-ZT-WH	1	1800lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V
S2	Brownlee	1500-15-Cap-LED-NAL-35K-DM	1	1800lm LED	35K	Surface Ceiling	UNV	40	Dim 0-10V
S3	Barbican	16-96-400-60LM-SC-LED-35K-100W-FF00A-35K-9xCR1-DM	1	1800lm LED	35K	Surface Ceiling	UNV	34	Dim 0-10V
S4	Barbican	16-96-400-60LM-SC-LED-35K-100W-FF00A-35K-9xCR1-DM	1	1800lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V
S5	Brownlee	1500-14-Cap-LED-WA-35K-DM	1	2000lm LED	35K	Surface Ceiling	UNV	34	Dim 0-10V
S6	Vx Lighting	NLRM-JND-V-1000-35K-8xXX	1	1000lm LED	35K	Surface Ceiling	UNV	12	Dim 0-10V
S7	Lithonia	CLX-144-3000LM-SSE-FDE-MVOLT-35K-8xCR1-WH	1	2000lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V
S8	Junco	JSTQ-141N-60LM-35K-9xCR1-MVOLT-ZT-WH	1	1800lm LED	35K	Surface Ceiling	UNV	30	Dim 0-10V
S9	Vx Lighting	NLSM-JND-V-1000-35K-16xXX-Finish	1	1000lm LED	35K	Surface Ceiling	UNV	12	Dim 0-10V
W1	Winema	WLAW-CR05-DVT-12000-AL-35K-MVOLT-SCW	1	2000lm LED	35K	Surface Wall	UNV	27	Dim 0-10V
W2	Barto	BSS200-2-25-D-1-35K-WH-SN-WH	1	2000lm LED	35K	Surface Wall	UNV	27	Dim 0-10V
W3	Focuslight	FDALW-MG-750-LF-35K-UNV-LD-WH-WH-4	1	4000lm LED	35K	Surface Wall	UNV	40	Dim 0-10V
W4	Focuslight	FDALW-MG-750-LF-35K-UNV-LD-WH-WH-4	1	2000lm LED	35K	Surface Wall	UNV	30	Dim 0-10V
W5	Brownlee	1500-14-8N-HAL-LED-WA-35K	1	2000lm LED	35K	Surface Wall	UNV	34	Dim 0-10V
W6	Brownlee	1440-8N-HAL-LED-35K	1	800lm LED	35K	Surface Wall	UNV	30	Dim 0-10V
W7	Caron	gonemack							
UG	Junco	UPSS-108-9xCR1-WH	1	7500lm LED	35K	Undercabinet	100	10	Non Dim
EX1	Lithonia	EDC-W-1000-77-ELN				Universal		2	White
EX2	Lithonia	EDC-W-1000-77-ELN				Universal		2	White

REFLECTED CEILING PLAN LEGEND

NEW 2'X2' ACOUSTICAL CEILING TILE

NEW 2'X4' ACOUSTICAL CEILING TILE

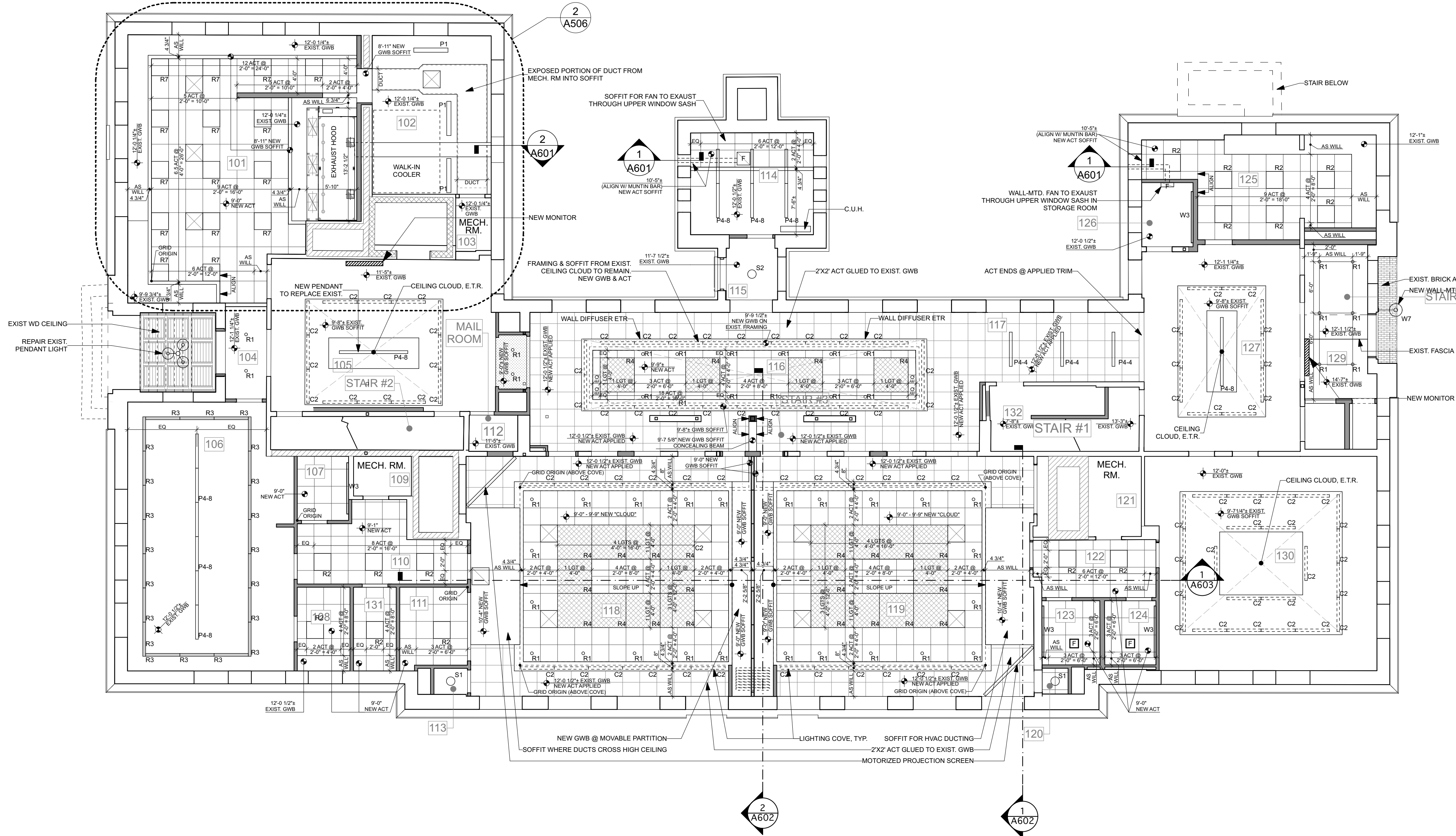
LED LIGHT: LUMINOUS BACKLIT FABRIC BY COOLEGGE LIGHTING OR EQUAL

NEW GWB

NEW SUPPLY DIFFUSER

EXIST. SUPPLY DIFFUSER TO REMAIN

NEW RETURN



## REVISIONS

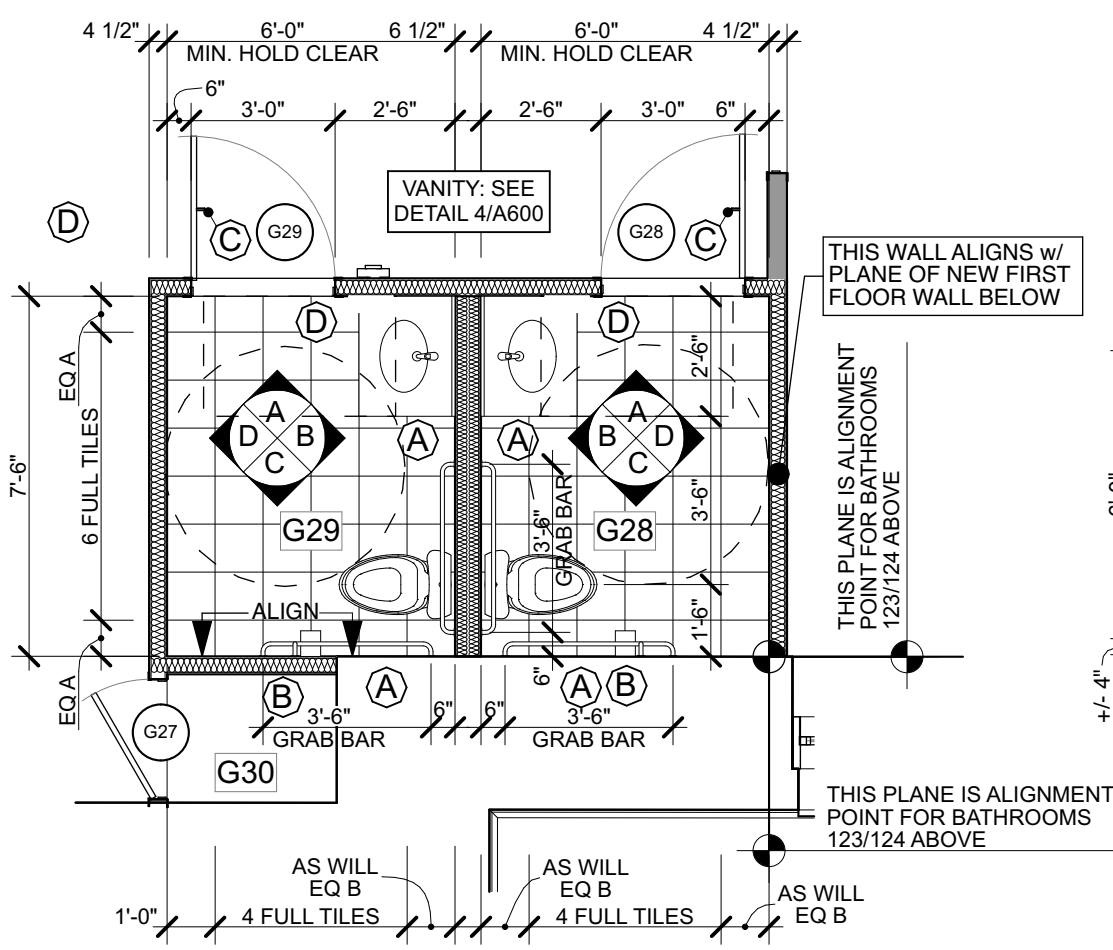
PROJECT	ARLINGTON CENTRAL SCHOOL RENOVATION
NUMBER	1805.00

DATE 03/01/2011  
DRAWN BY NH  
CHECKED BY WAS



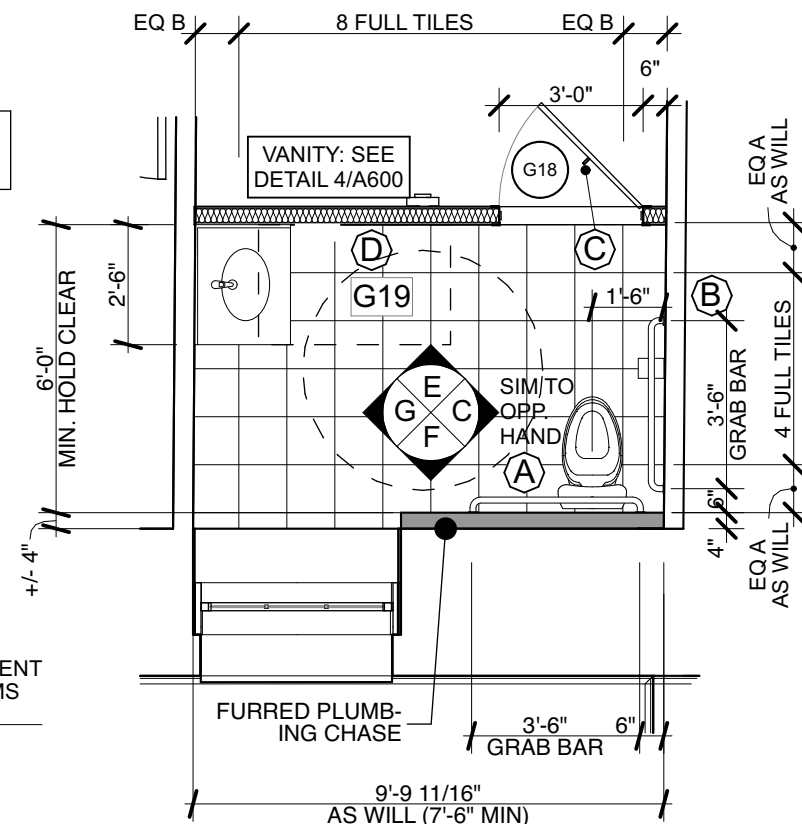
# A402

- A402**

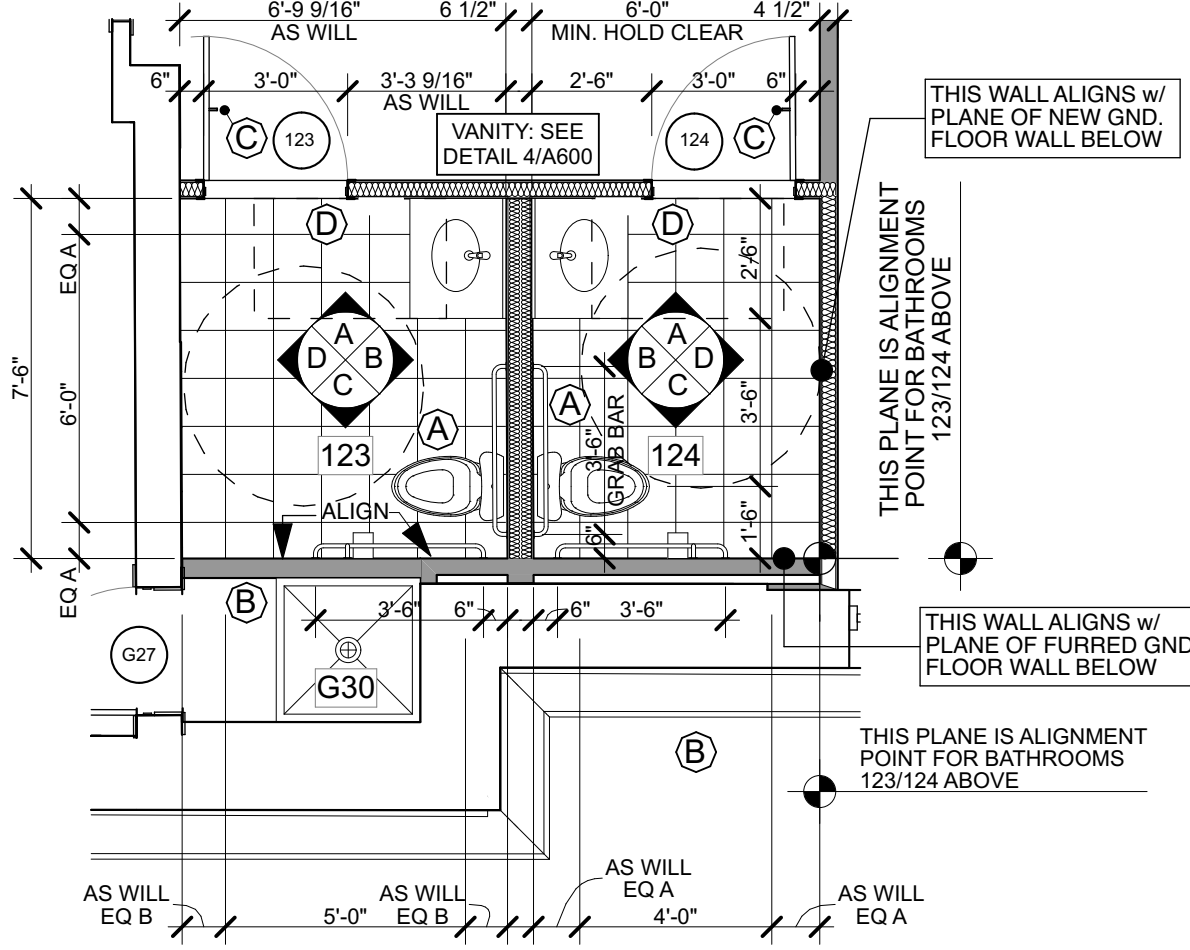


ELEVATIONS BATHROOM G28  
SIM TO BUT OPPOSITE HAND

1 BATHROOMS G29/G28  
A500 SCALE: 1/2"= 1'-0"

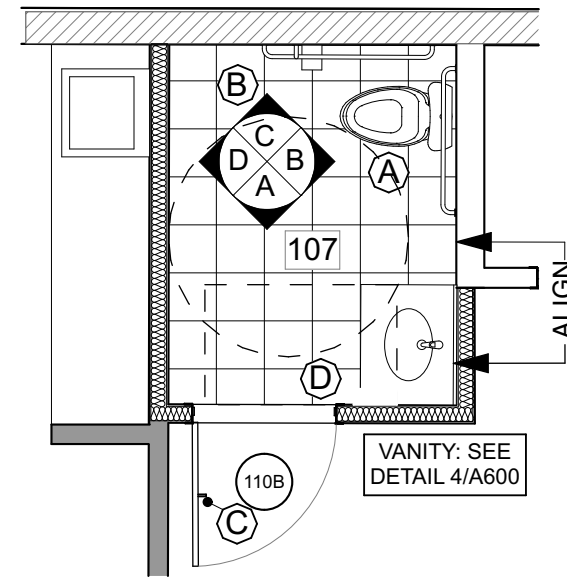


2 BATHROOMS G19  
A500 SCALE: 1/2"= 1'-0"



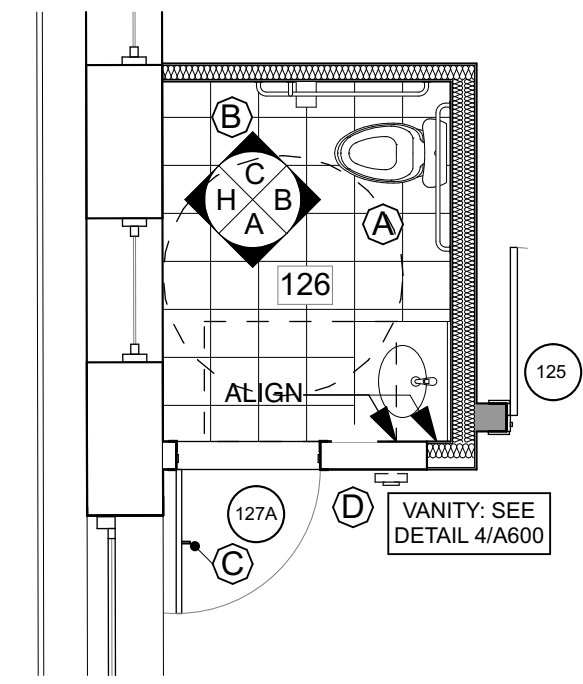
ELEVATIONS BATHROOM 124  
SIM TO BUT OPPOSITE HAND

3 BATHROOMS 123/124  
A500 SCALE: 1/2"= 1'-0"



ALL FLOOR PLAN DIMENSIONS  
SIMILAR TO BATH G28 THIS SHEET.

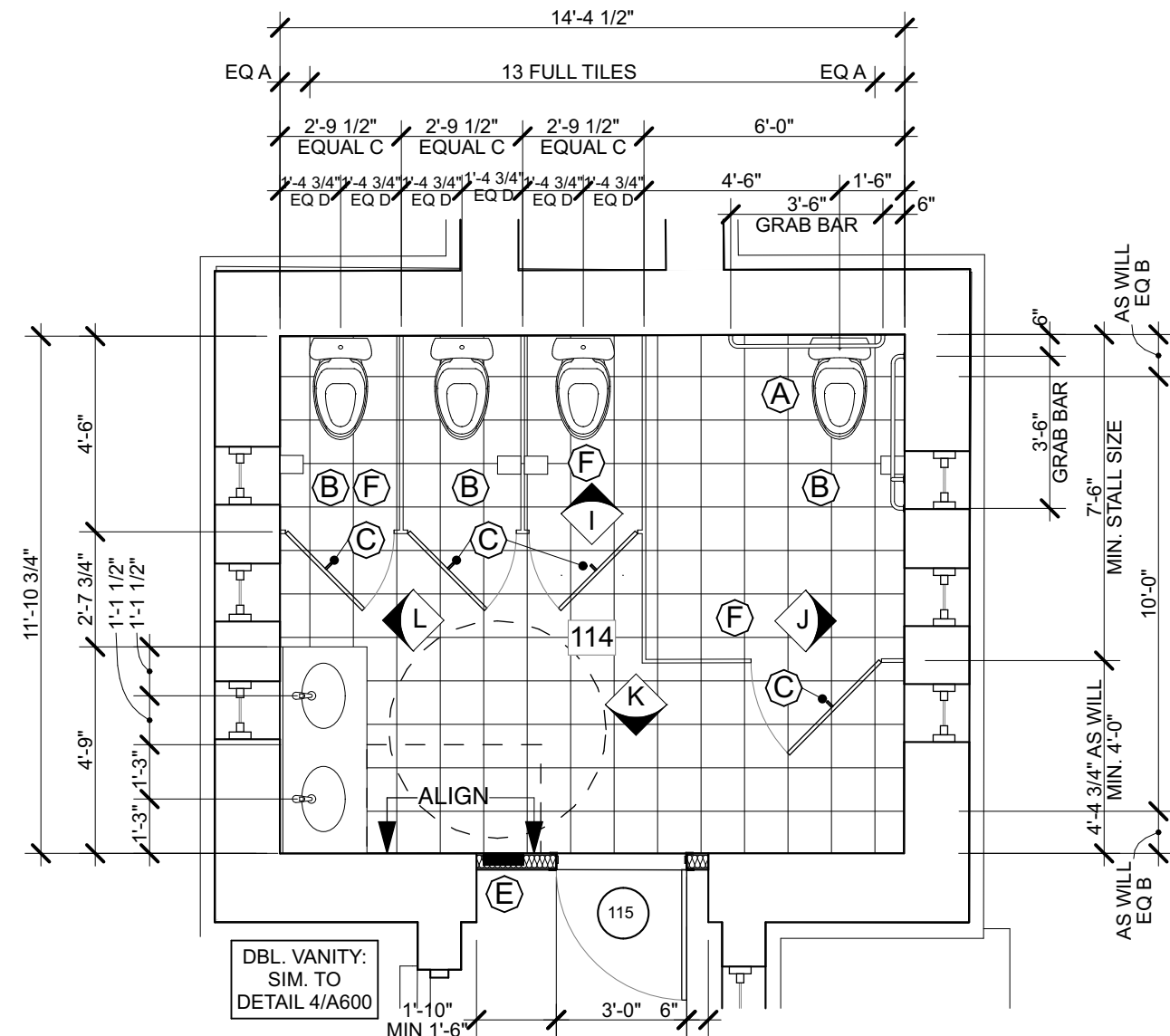
4 BATH 107  
A500 SCALE: 1/2"= 1'-0"



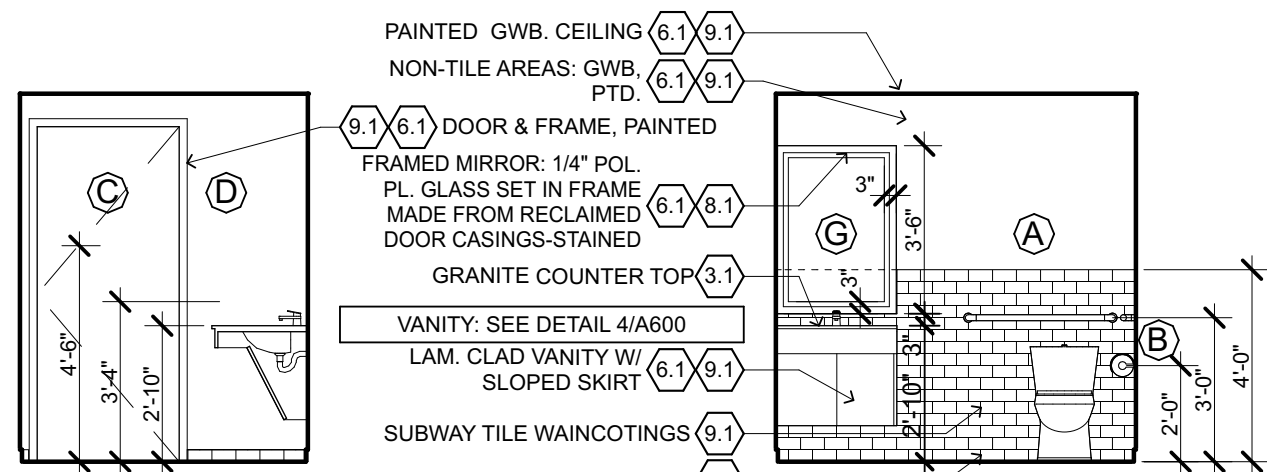
ALL FLOOR PLAN DIMENSIONS  
SIMILAR TO BATH G28 THIS SHEET.

ELEVATIONS BATHROOM 126  
SIM TO BATH G29  
BUT WITH 12'-1" EXIST. CEILING HGT.

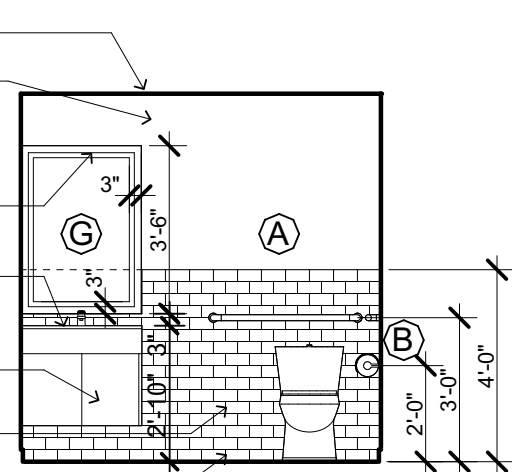
5 BATH 126  
A500 SCALE: 1/2"= 1'-0"



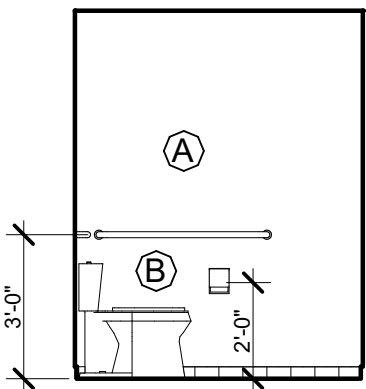
6 BATHROOM 114  
A500 SCALE: 1/2"= 1'-0"



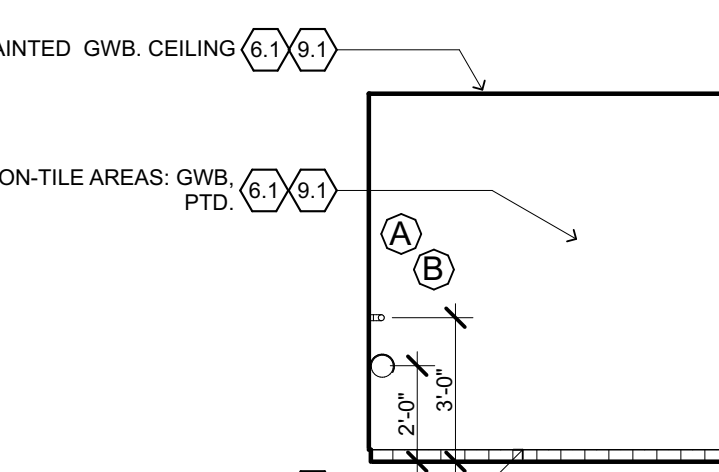
A BATH G29  
A500 SCALE: 1/2"= 1'-0"



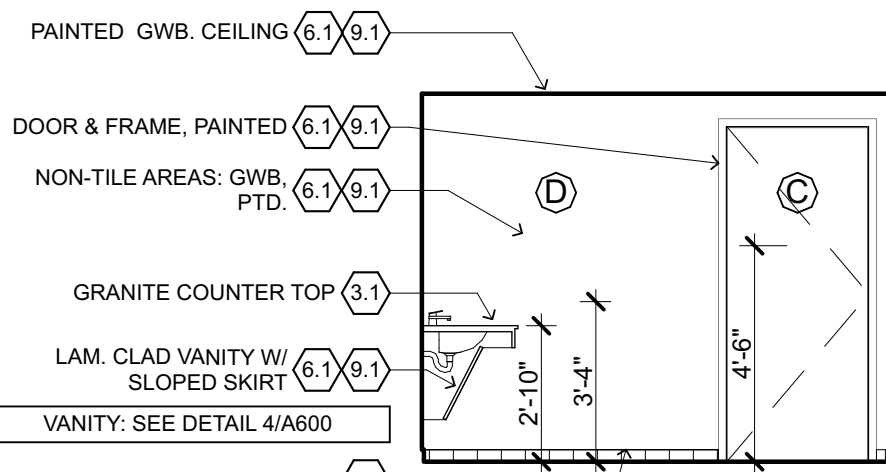
B BATH G29  
A500 SCALE: 1/2"= 1'-0"



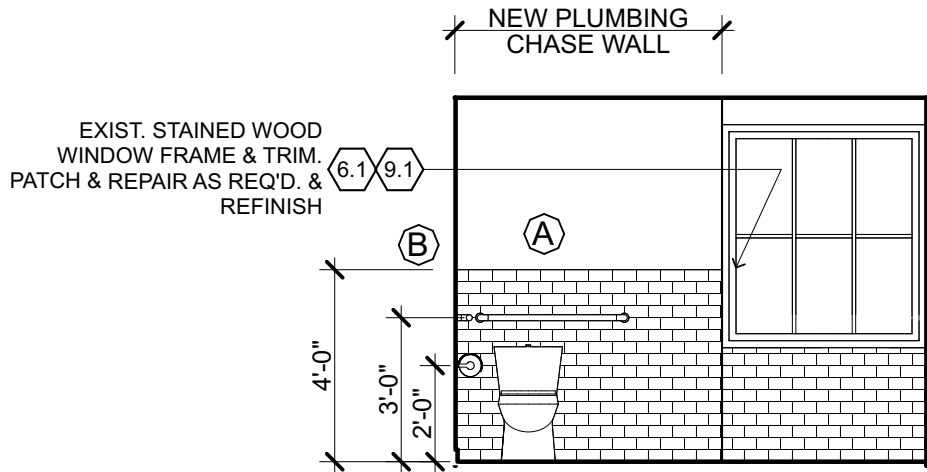
C BATH G29  
A500 SCALE: 1/2"= 1'-0"



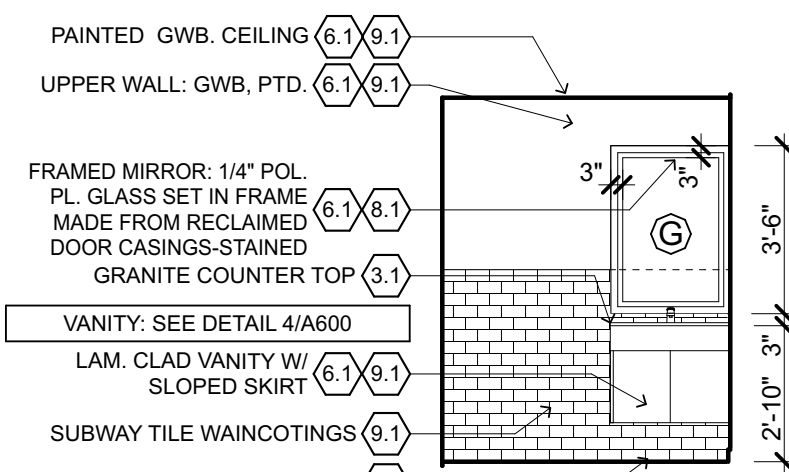
D BATH G29  
A500 SCALE: 1/2"= 1'-0"



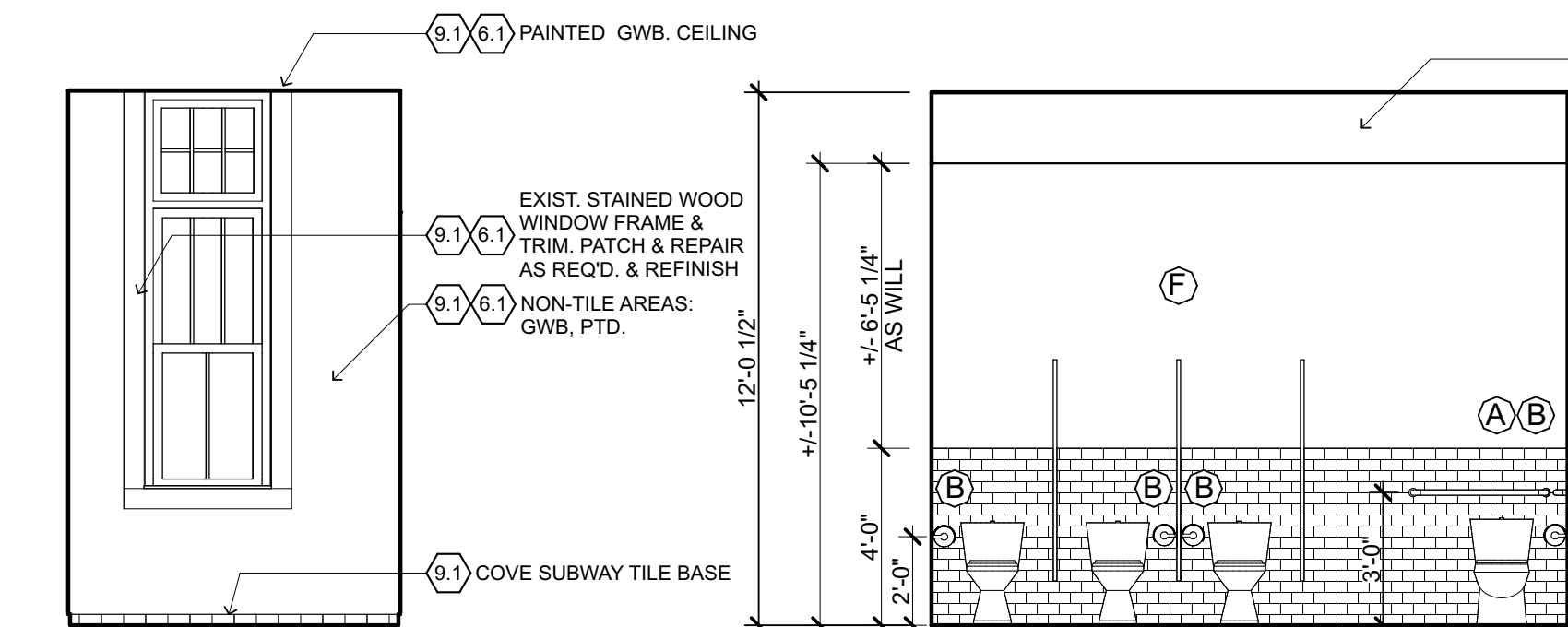
E BATH G19  
A500 SCALE: 1/2"= 1'-0"



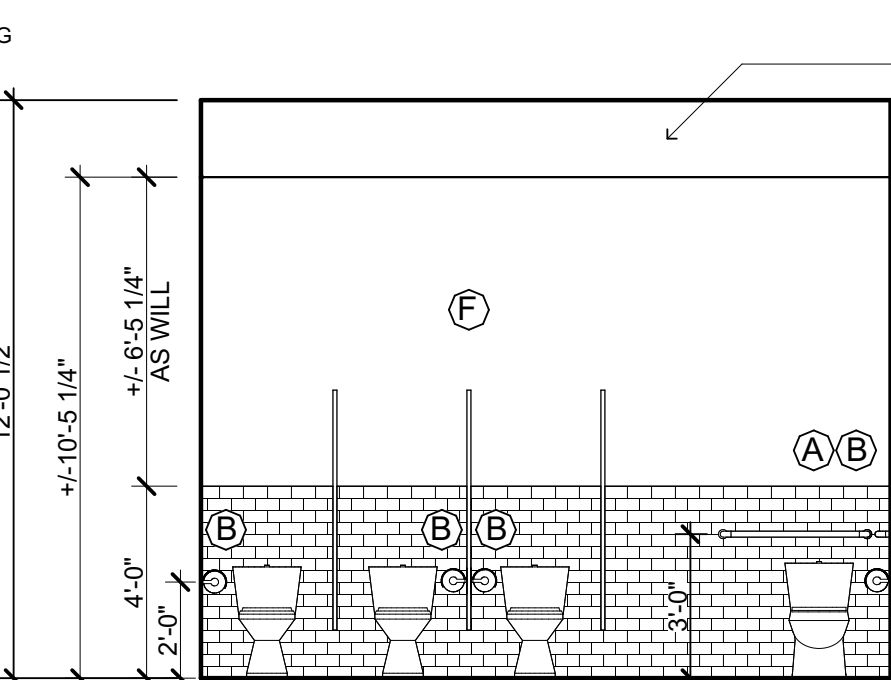
F BATH G19  
A500 SCALE: 1/2"= 1'-0"



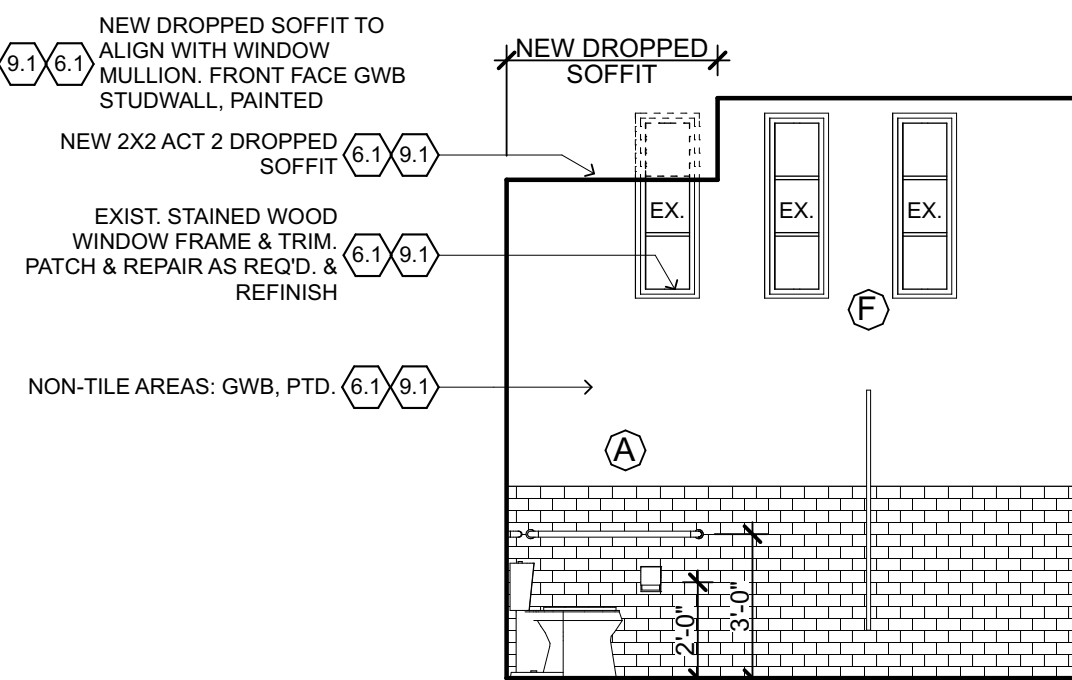
G BATH G19  
A500 SCALE: 1/2"= 1'-0"



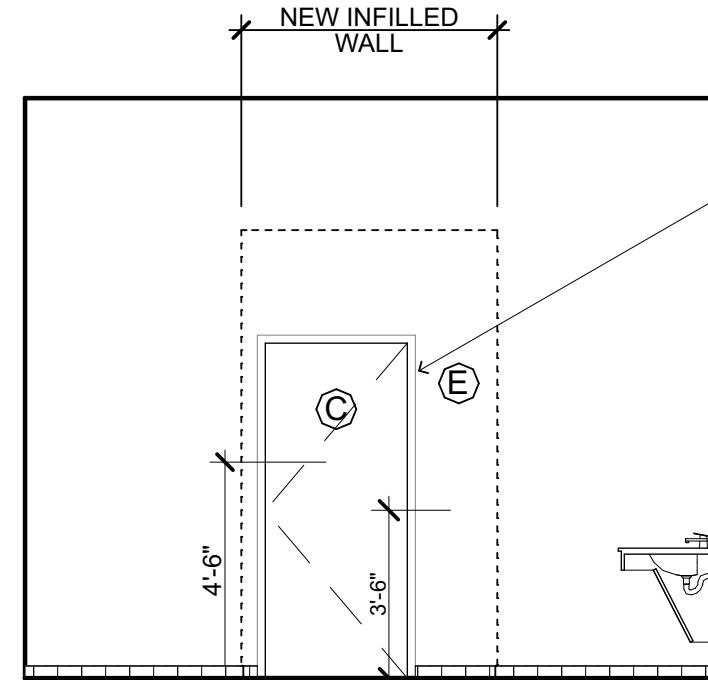
H BATH 126  
A500 SCALE: 1/2"= 1'-0"



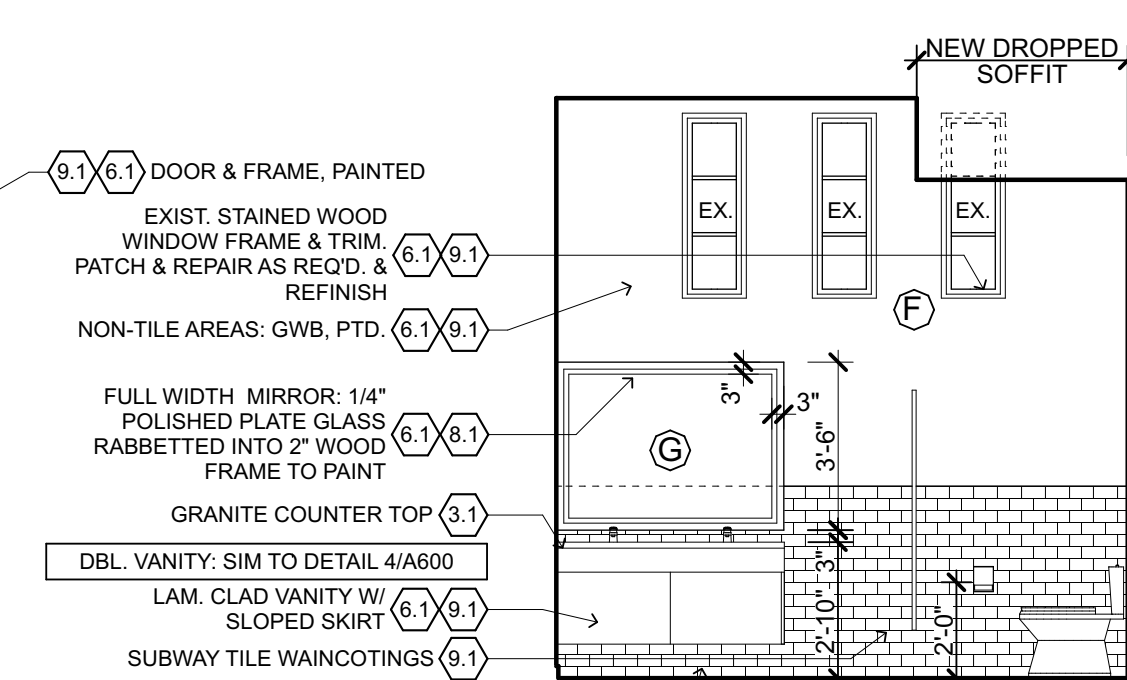
I BATH 114  
A500 SCALE: 1/2"= 1'-0"



J BATH 114  
A500 SCALE: 1/2"= 1'-0"



K BATH 114  
A500 SCALE: 1/2"= 1'-0"



L BATH 114  
A500 SCALE: 1/2"= 1'-0"

BATHROOMS G28, 107, 124, 126  
SIM. TO BUT OPPOSITE HAND

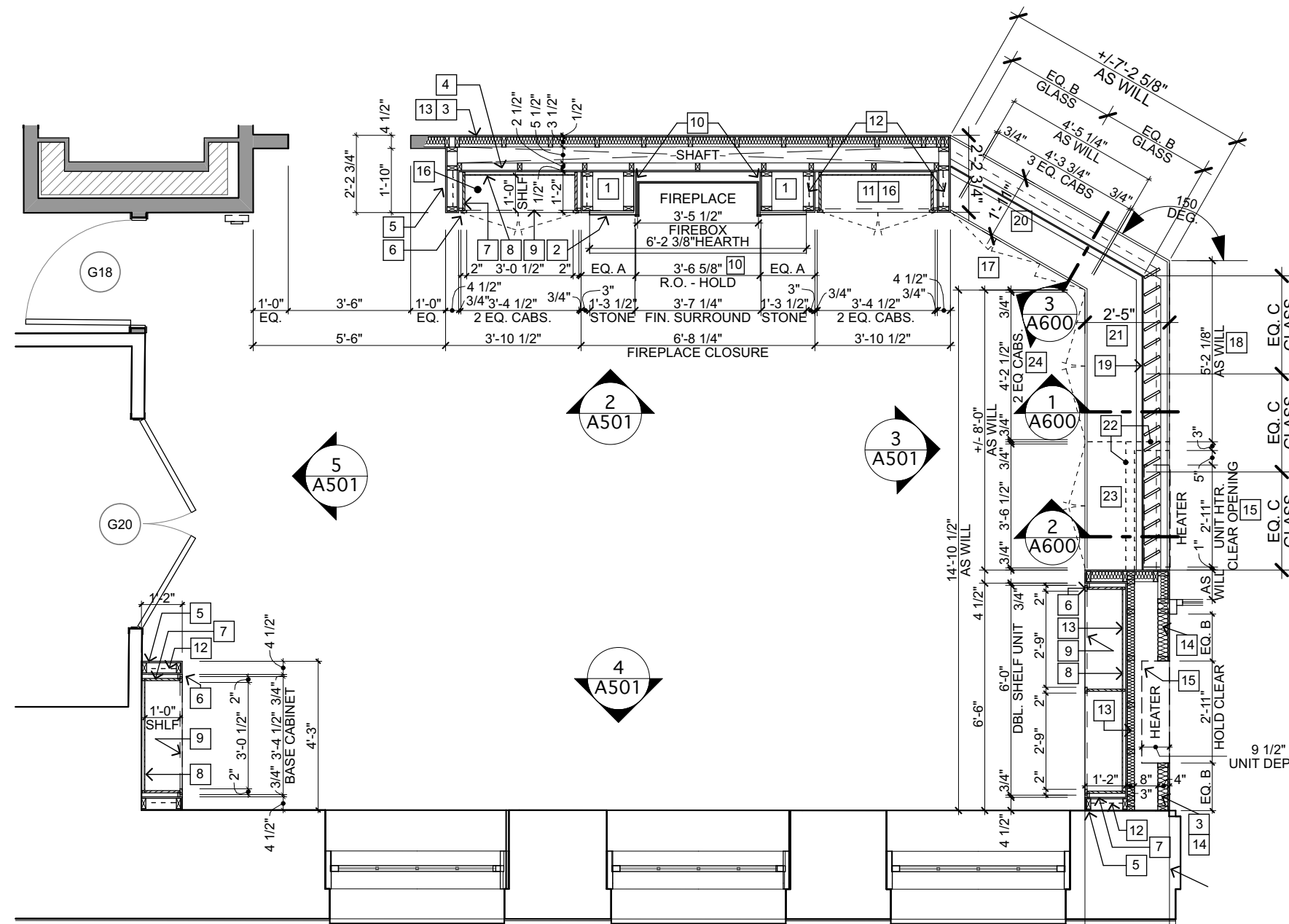
BATHROOM 123 SIMILAR  
BATHROOMS G28, 107, 124, 126  
SIM. TO BUT OPPOSITE HAND

BATHROOM 123 SIMILAR  
BATHROOMS G28, 107, 124, 126  
SIM. TO BUT OPPOSITE HAND

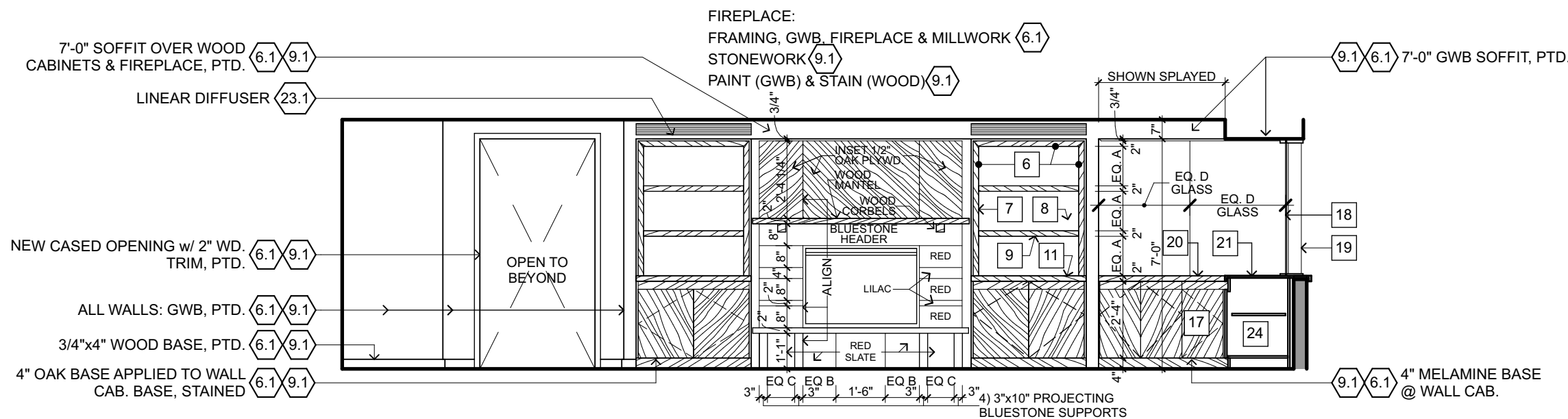
BATHROOM 123 SIMILAR  
BATHROOMS G28, 107, 124, 126  
SIM. TO BUT OPPOSITE HAND

TOILET ACCESSORIES			
ITEM	DESCRIPTION	MODEL NUMBER	REMARKS
A	42" X 1 1/4" DIA. GRAB BAR	BOBRICK B-5086.99X42	PEENED GRIPPING SURFACE. PROVIDE WALL BLOCKING AS REQ'D
B	SINGLE ROLL SURFACE MTD. TOILET PAPER HOLDER	BOBRICK B-6699	MOUNT @ 24" TO CENTERLINE OR ROLL
C	COAT HOOK	BOBRICK B-670	MOUNT @ 4'-6" TO TOP. PROVIDE ON ALL BATHROOM DOORS & ALL TOILET COMPARTMENT DOORS
D	PAPER TOWEL DISPENSER	BOBRICK B-262	USED IN ALL BATHS BUT 114. MOUNT @ 3'-4" TO TOP OF DISPENSER OPENING. PROVIDE WALL BLOCKING
E	PAPER TOWEL DISPENSER/ WASTE BASKET	BOBRICK B-38034	USED IN BATHROOM 114 ONLY. PROVIDE WALL BLOCKING AS REQ'D
F	TOILET PARTITIONS	BOBRICK ACCENTSERIES 1530. B-1531 FLOOR MTD.	
G	WALL MIRROR	1/4" POL. PL. GLASS MIRROR W/ 3" SURROUND FROM RECLAIMED OAK WIND. TRIM	RECLAIM SILLS BY G.C. FURNISH TO FRAME MAKER FOR RIPPING, FABRICATION & STAINING. INSTALL BY G.C. USE STAINED OAK SHIMS TO ADJUST FOR SUBWAY TILE AT LOWER HALF OF MIRROR. SEAL FULL PERIM.
	SOAP DISPENSOR	N/A	BY OWNER N.I.C.
	WASTE BASKET	N/A	BY OWNER N.I.C. USED IN ALL BATHROOMS BUT BATHROOM 114

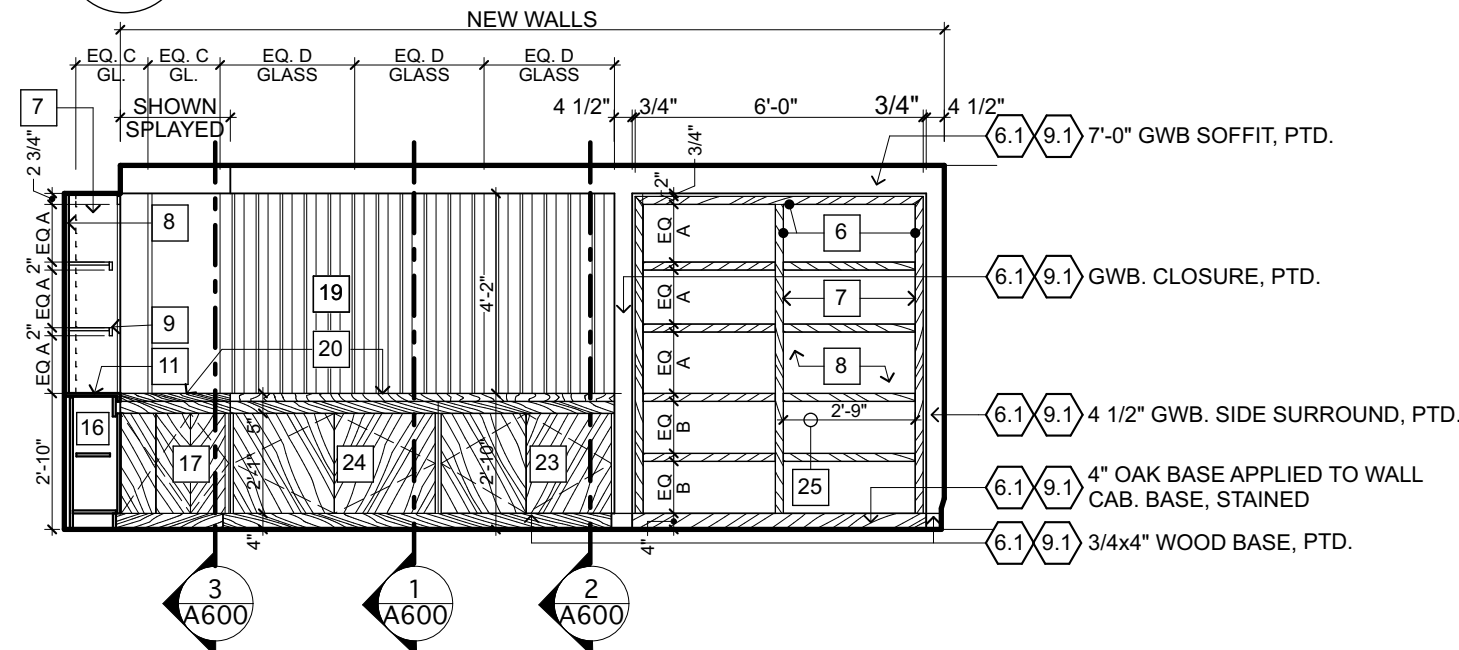




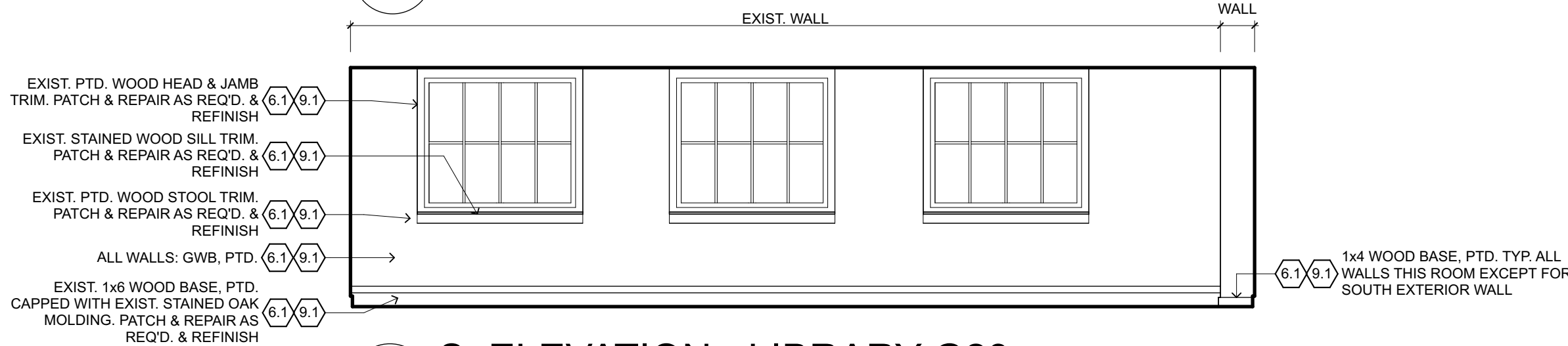
1 FLOOR PLAN - LIBRARY G23  
A501 SCALE: 1/4"= 1'-0"



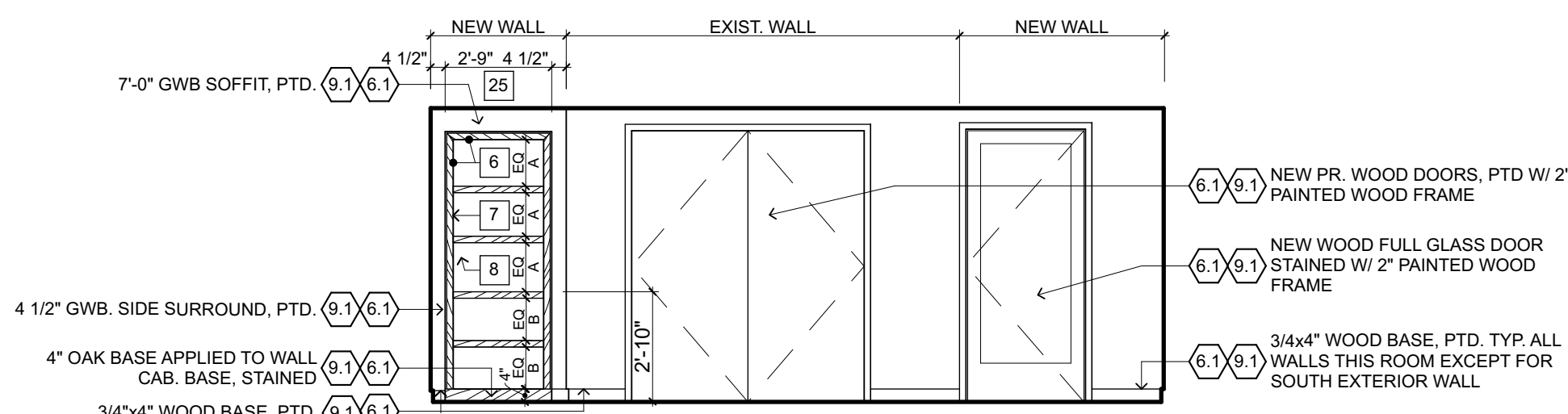
2 N. ELEVATION - LIBRARY G23  
A501 SCALE: 1/4"= 1'-0"



3 E. ELEV. - LIBRARY G23  
A501 SCALE: 1/4"= 1'-0"

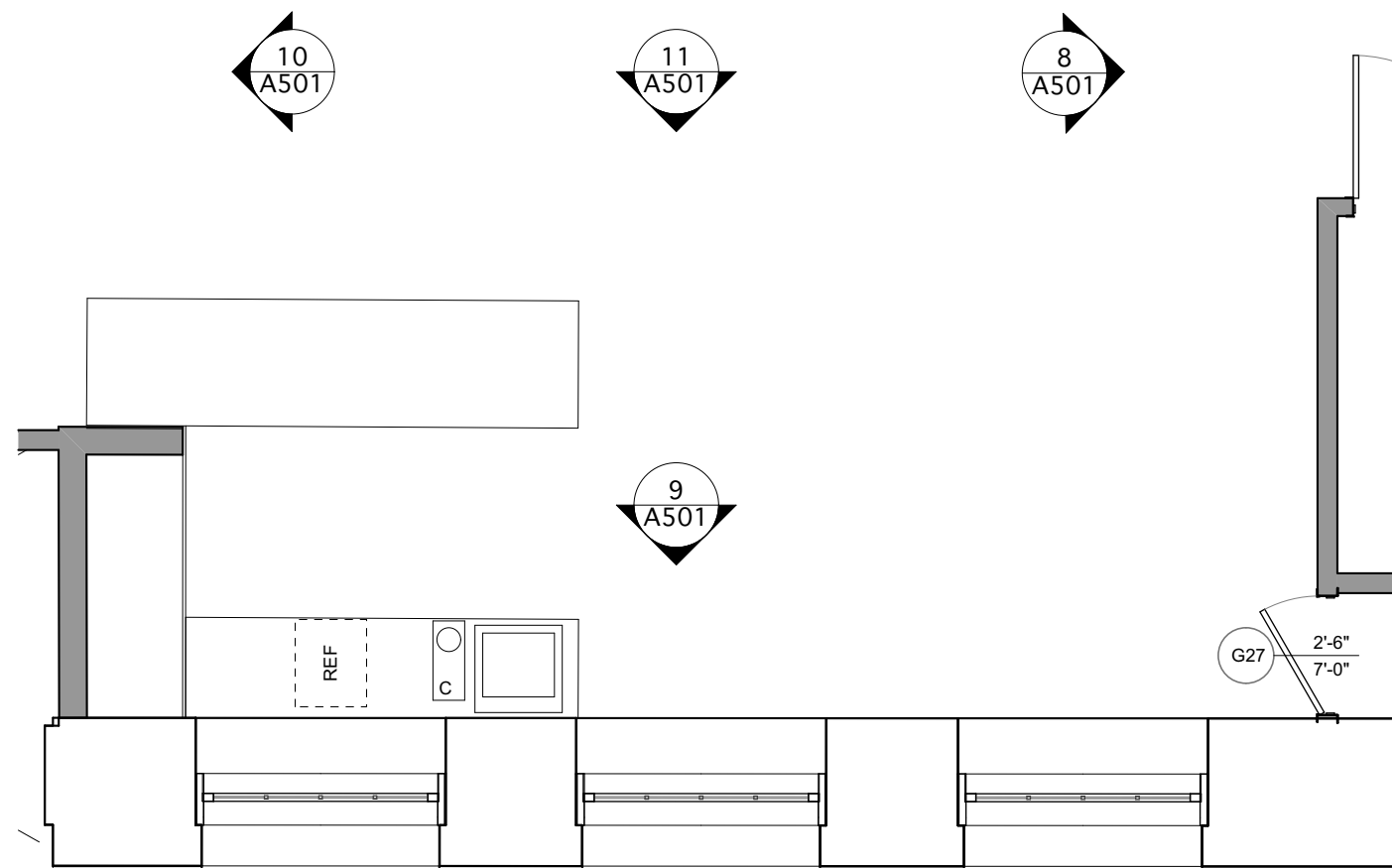
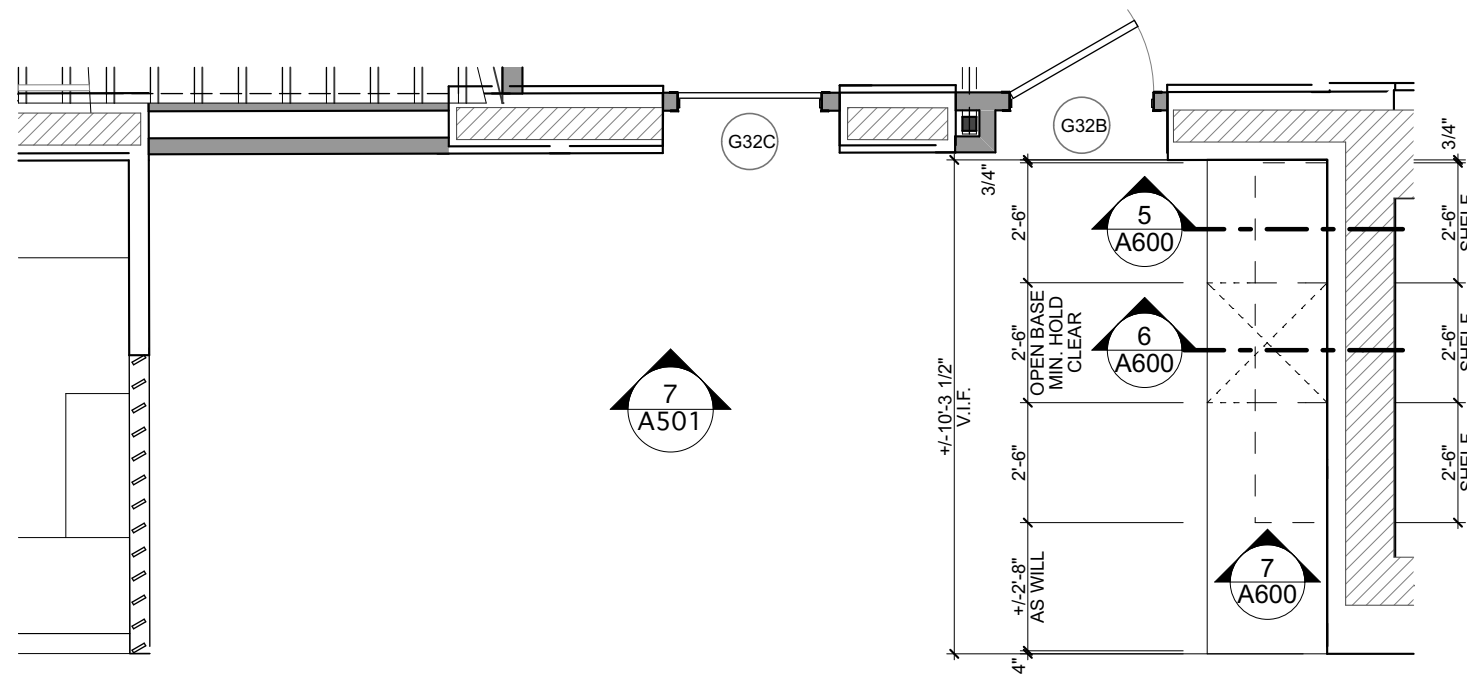


4 S. ELEVATION - LIBRARY G23  
A501 SCALE: 1/4"= 1'-0"

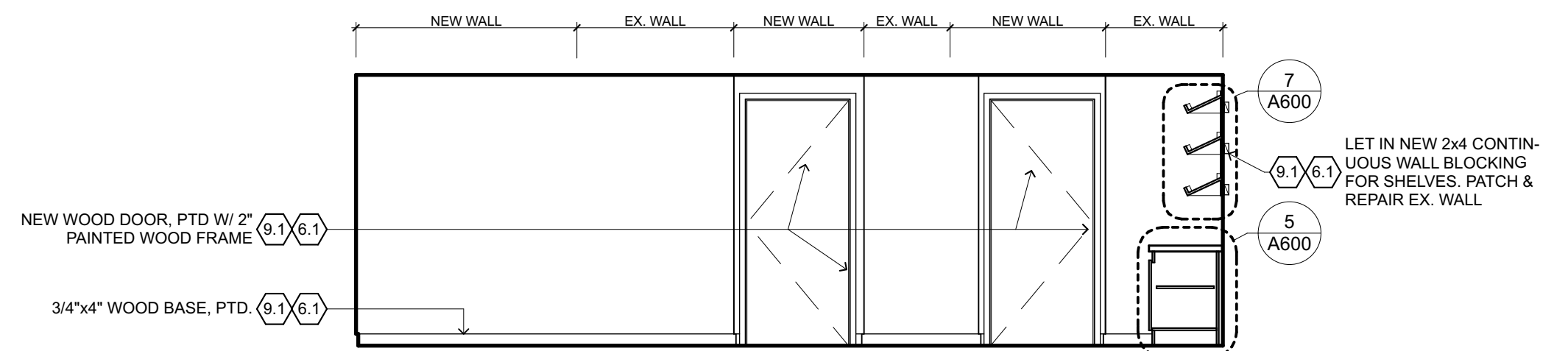


5 W. ELEV. - LIBRARY G23  
A501 SCALE: 1/4"= 1'-0"

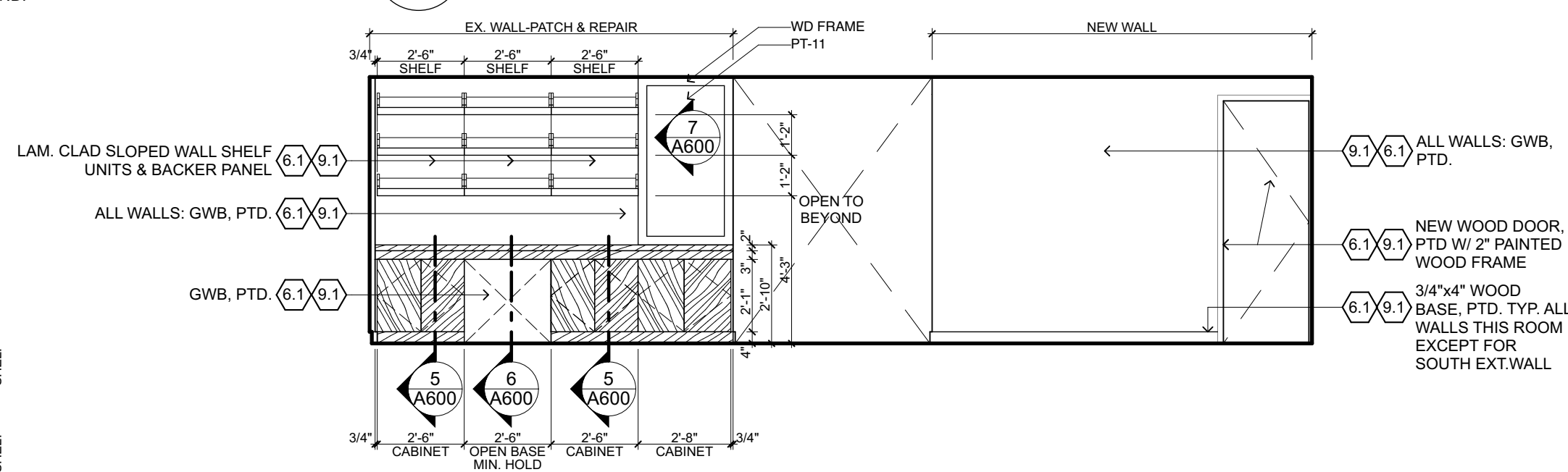
- LIBRARY PLAN NOTE KEY: UNLESS NOTED OTHERWISE, ALL WORK DESCRIBED BY THESE PLAN NOTES SHALL BE BY (6.1)
- FIREPLACE SURROUND CONSTRUCTED FROM 1/2 GWB (ONE SIDE) ON 2X4 WOOD STUDS.
  - STONE SURROUND (4.1) OVER 1/2" DUROCK IN LIEU OF GWB (6.1)
  - SINGLE SIDED STUD WALL @ CHASE-1/2" GWB OVER 2X4 @ 16" O.C.
  - SINGLE SIDED STUD WALL @ CHASE-1/2" GWB OVER 2X3 STUDS PLACED @ INTERSECTING WALLS & @ CENTER OF WALL AS SHOWN.
  - SIDE WING WALL: 1/2" GWB ON 2X4 SPACED AS SHOWN.
  - WALL SHELF UNIT SURROUNDS: 2" OAK TRIM WITH 3/4" RECESSED OAK REVEAL. TYP. 3 SIDES
  - WALL SHELF UNIT SIDES: 3/4" OAK VENEER PLYWD. TYP. 2 SIDES & TOP
  - WALL SHELF UNIT BACK PANEL: 1/4" OAK VENEER PLYWD. STAINED (NOT SHOWN ON ELEVATIONS FOR DRAWING CLARITY PURPOSES)
  - DASHED LINE OF WALL SHELF: 3/4" OAK VENEER PLYWD. W/ 3/4" x 2" OAK NOSING, STAINED
  - FIREPLACE SURROUND OPENING OF 3'-6 5/8" IS A CRITICAL HOLD DIMENSION. THE FIREPLACE HAS TIGHT TOLERANCES AND A MINIMAL LIP AT THE SURROUND, THIS DIMENSION SHALL BE HELD EXACTLY.
  - TOP FROM 3/4" OAK VENEER PLYWOOD WITH 2" NOSING, STAINED
  - DASHED LINE OF 2X4 HORIZONTAL WALL BLOCKING TO BE USED FOR SECURING THE SIDES OF THE UPPER SECTION OF WALL CABINETS. COORDINATE MOUNTING HEIGHT AND NUMBER OF LOCATIONS WITH MILLWORK FABRICATOR. COUNTERSINK ATTACHMENT SCREWS AND PLUG OPENING WITH MATCHING OAK DOVEL PLUGS.
  - 2 1/2" SOUND INSULATION BATTS, CUT FROM 24" NOM. BATTS WHERE STUD SPACING EXCEEDS 16"
  - 3 1/2" THERMAL INSULATION BATTS @ VESTIBULE G25
  - RECESSED WALL MOUNTED UNIT HEATER. SEE MECHANICAL DRAWINGS (2.1)
  - OAK BASE CABINET UNITS ADJACENT TO FIREPLACE
  - MELAMINE CLAD BASE CABINET UNITS @ SPLOYED WALL
  - FRAMELESS BUTT GLAZED GLASS PANELS.
  - LOUVERED SCREEN FROM 1X OAK BOARDS STAINED
  - MELAMINE CLAD COUNTERTOP w/ 2" NOSING FRONT & BACK SIDES. SET WIDTH AS REQ'D TO CLEANLY INTERSECT W/ SPLOYED WING WALL BEYOND.
  - MELAMINE CLAD COUNTERTOP w/ 2" NOSING FRONT & BACK SIDES. SET WIDTH AS REQ'D TO MATCH WING WALL @ UNIT HEATER BEYOND.
  - DASHED LINE OF KNEEWALL BELOW. COUNTERTOP EXTENDS OVER TOP OF KNEEWALL.
  - SHALLOW CABINET @ FURRED WALL CONCEALING UNIT HEATER.
  - MELAMINE CLAD BASE CABINET UNITS
  - INTENT IS FOR THIS SHELF UNIT ON THE EAST WALL TO MATCH THE WIDTH OF THE SHELF UNIT IT DIRECTLY FACES ON THE WEST WALL.



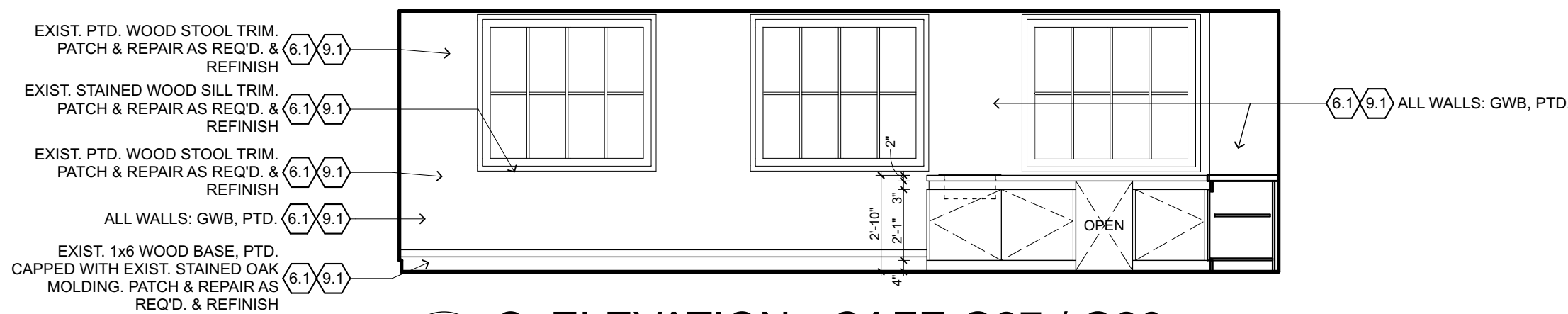
6 FLOOR PLAN - CAFE G26 / G27  
A501 SCALE: 1/4"= 1'-0"



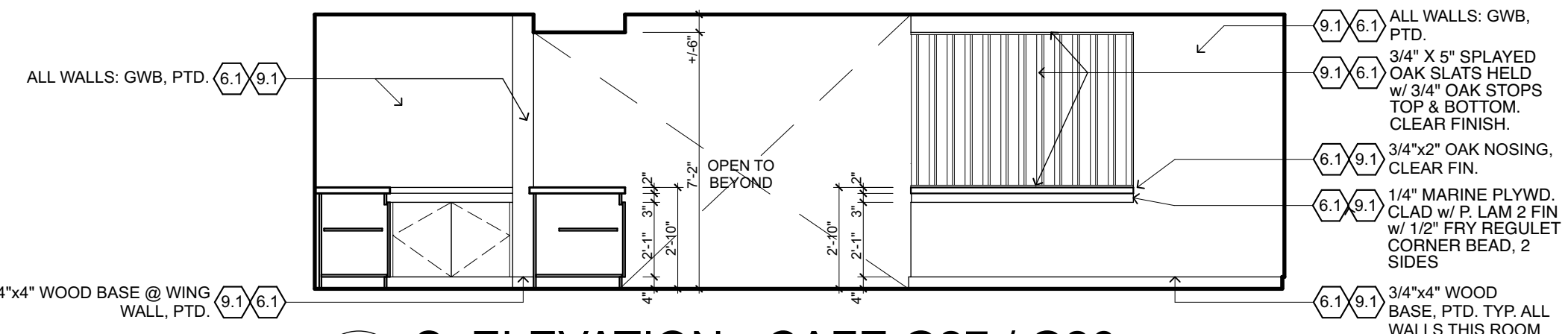
7 N. ELEVATION - CAFE G27  
A501 SCALE: 1/4"= 1'-0"



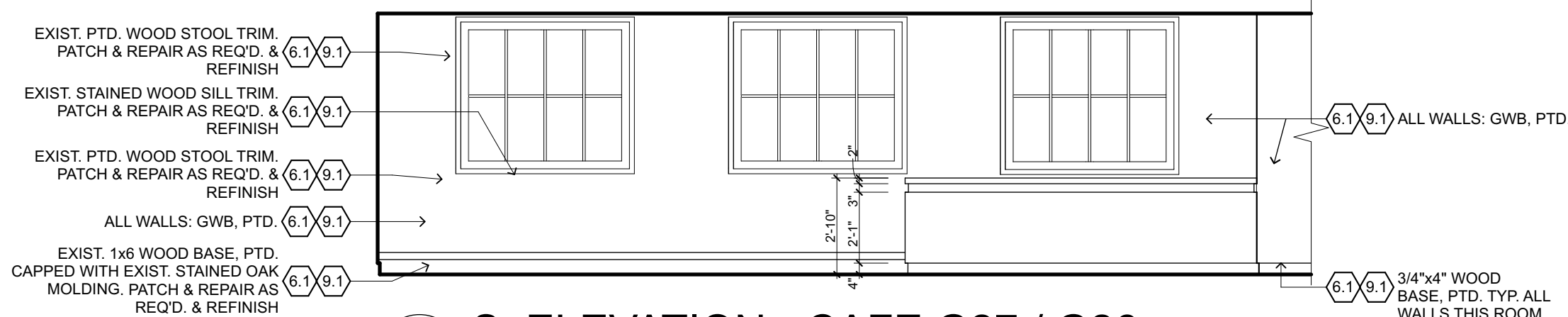
8 E. ELEVATION - CAFE G27 / G26  
A501 SCALE: 1/4"= 1'-0"



9 S. ELEVATION - CAFE G27 / G26  
A501 SCALE: 1/4"= 1'-0"

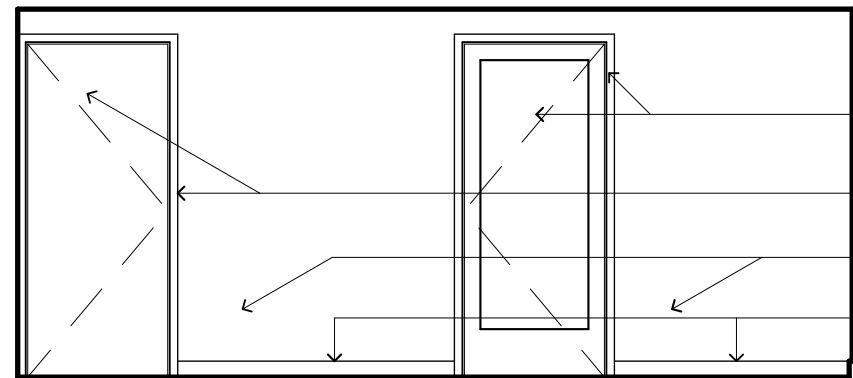
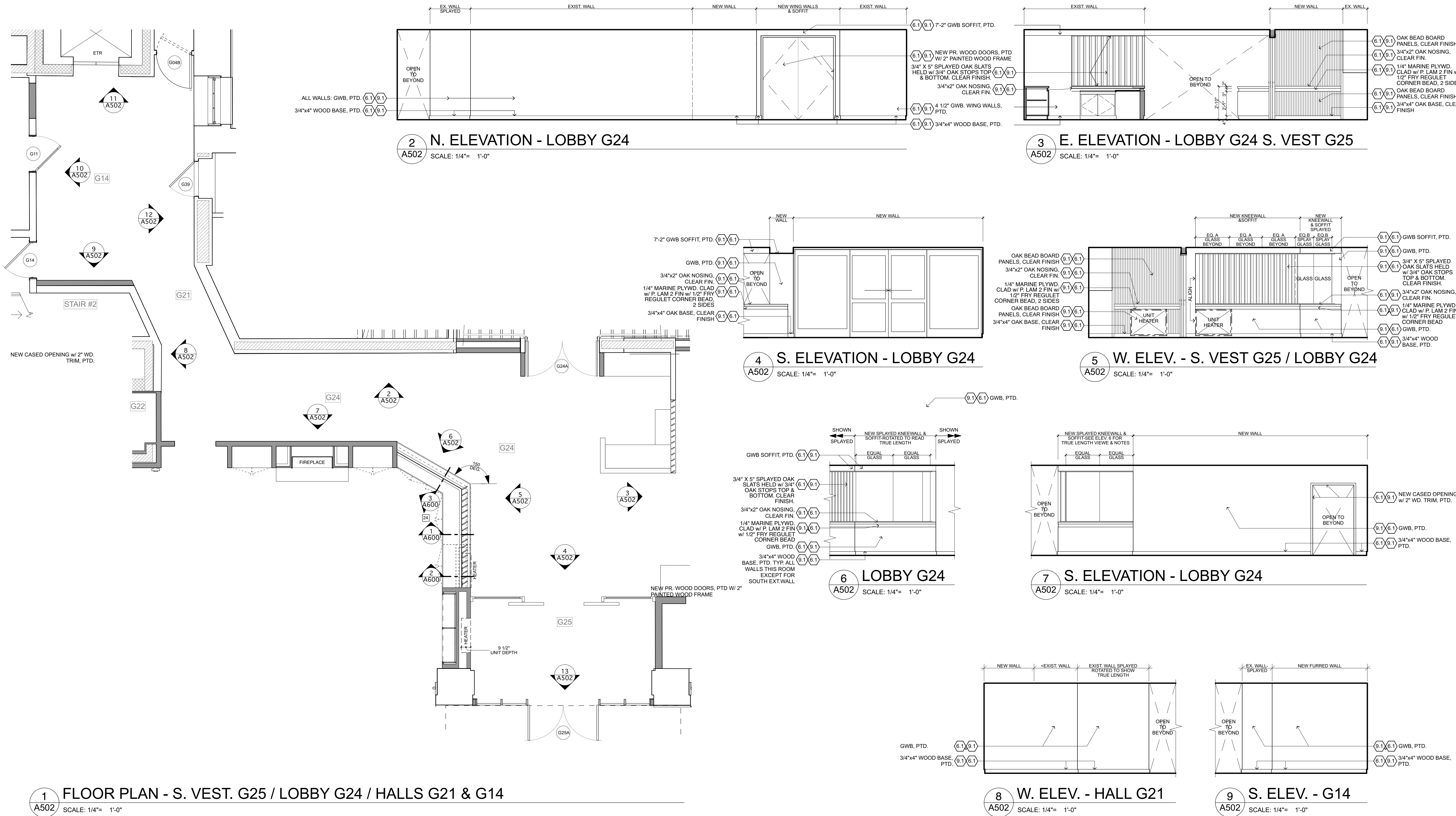


10 S. ELEVATION - CAFE G27 / G26  
A501 SCALE: 1/4"= 1'-0"

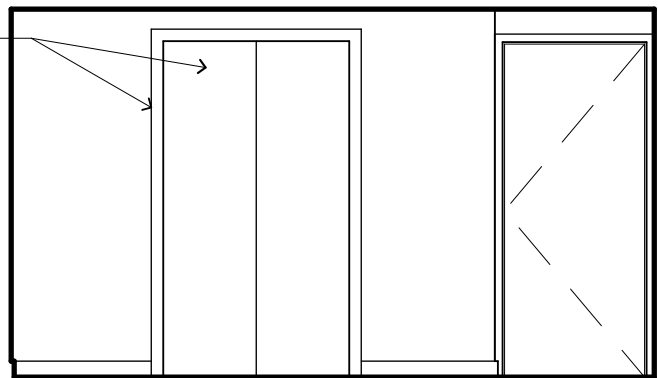


11 S. ELEVATION - CAFE G27 / G26  
A501 SCALE: 1/4"= 1'-0"

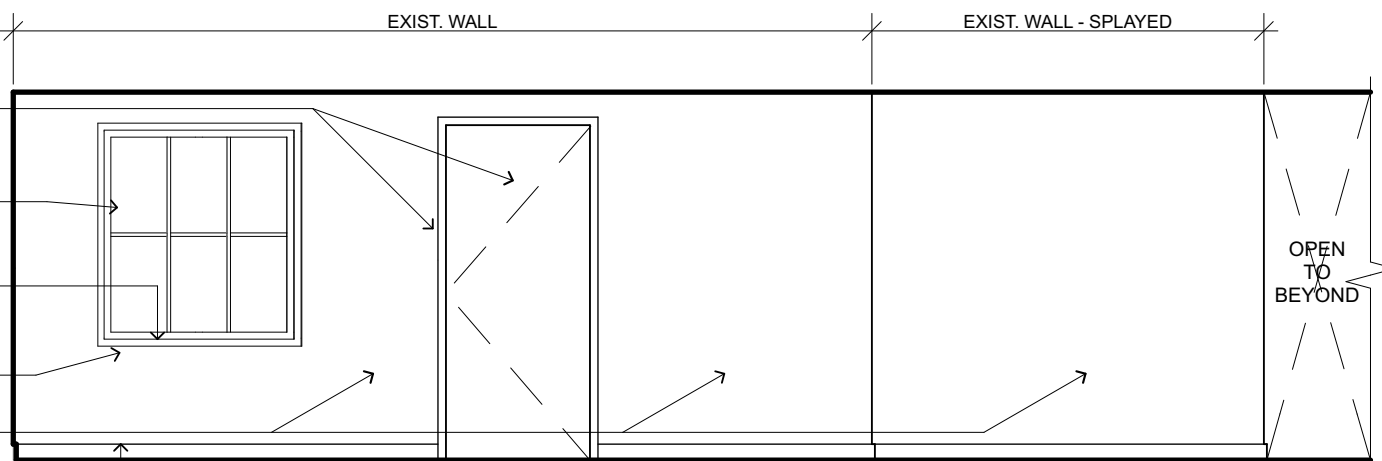




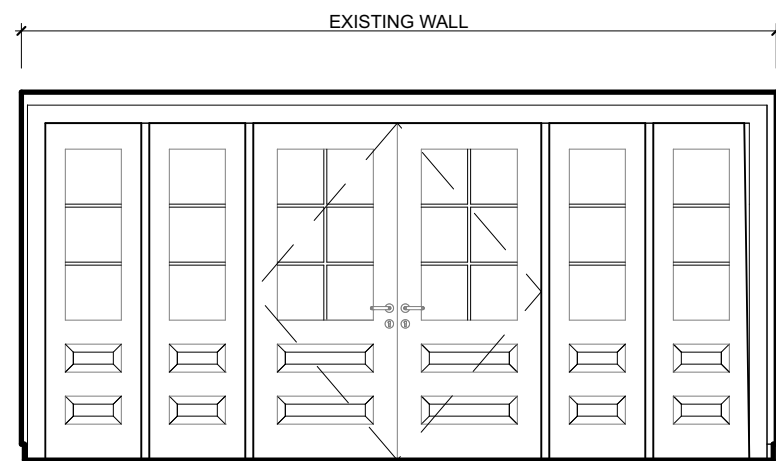
10 W. ELEV. - HALL G14  
A502 SCALE: 1/4"= 1'-0"



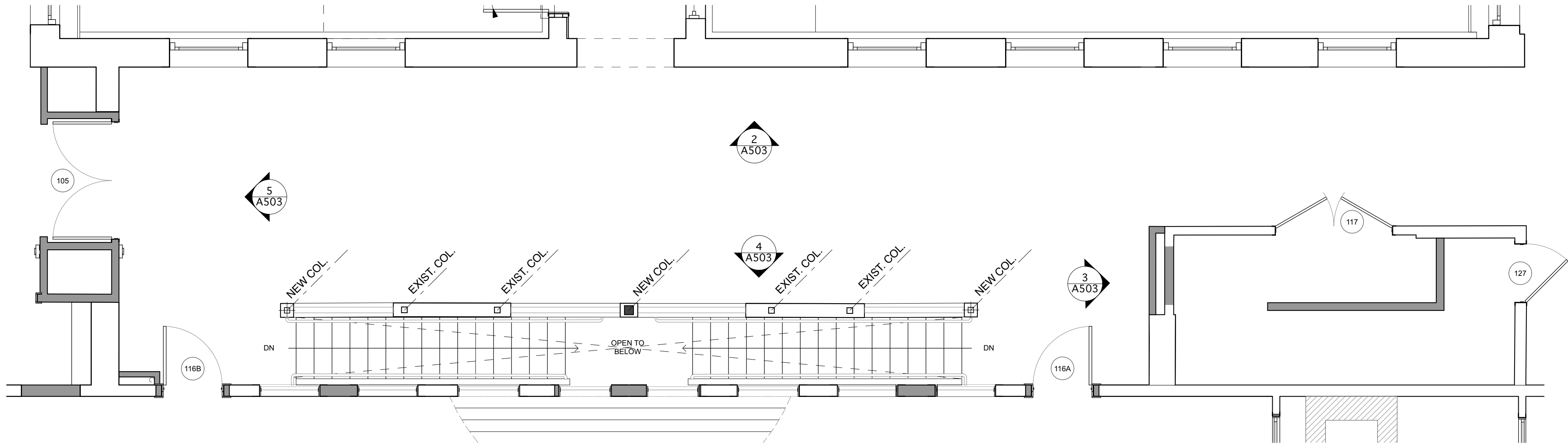
11 N. ELEV. - HALL G14  
A502 SCALE: 1/4"= 1'-0"



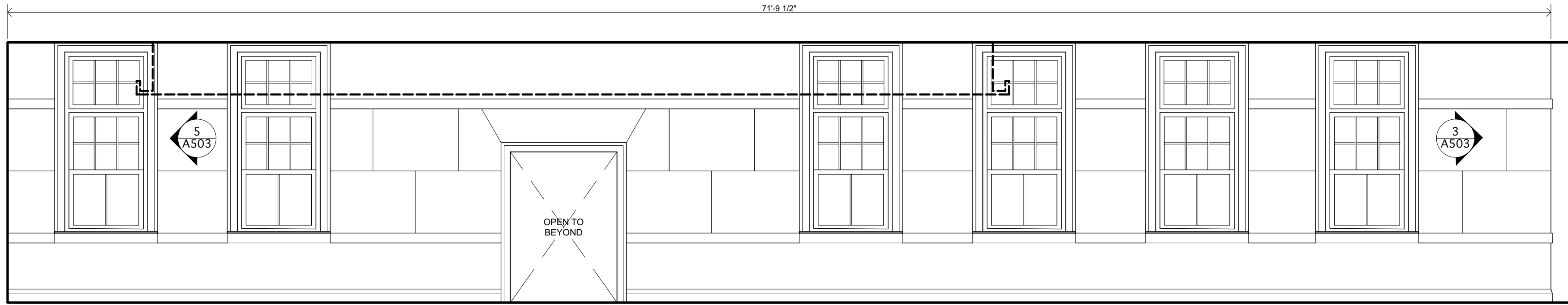
12 E. ELEV. - HALL G14 / G17  
A502 SCALE: 1/4"= 1'-0"



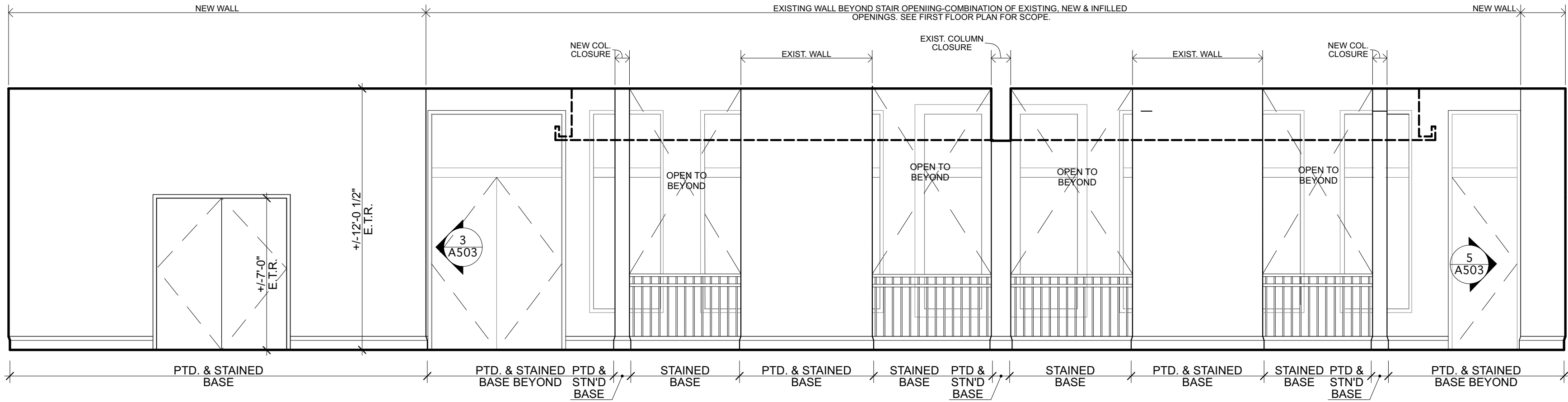
13 S. ELEV. - S. VEST. G25  
A502 SCALE: 1/4"= 1'-0"



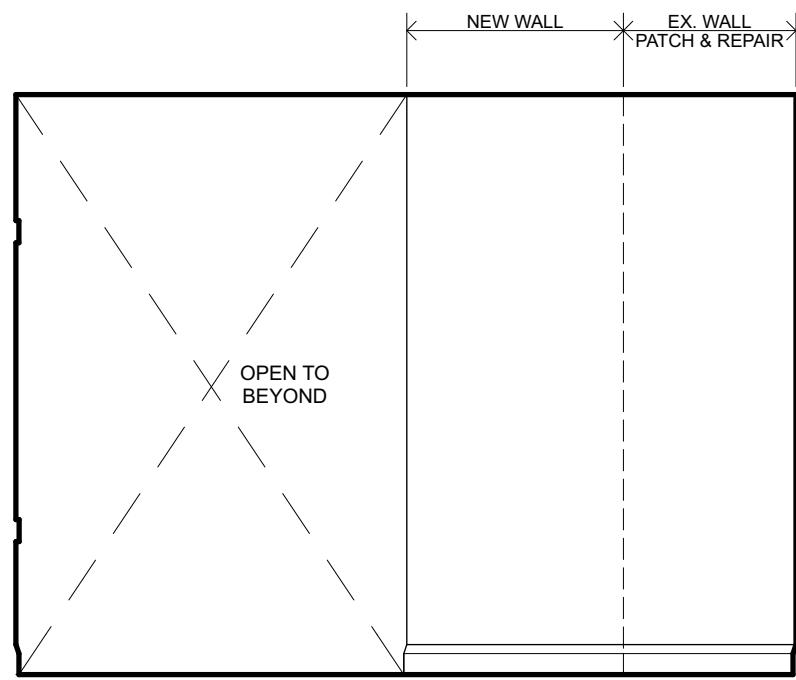
1 FLOOR PLAN - GREAT GALLERY 116 /117  
A503 SCALE: 1/4"= 1'-0"



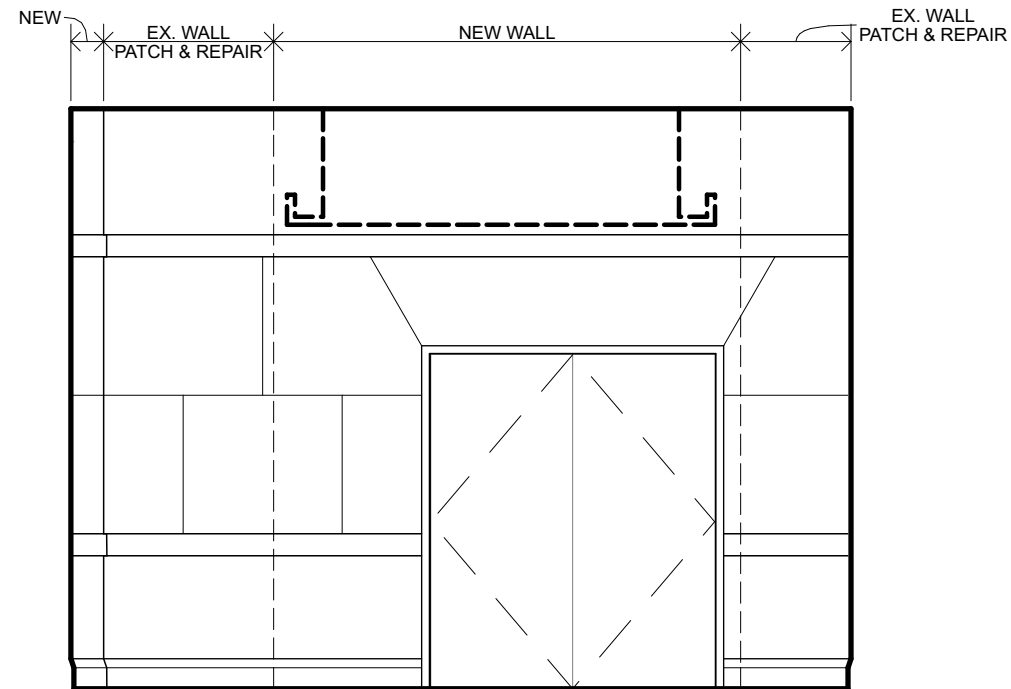
2 N. ELEVATION - GREAT GALLERY 116 / 117  
A503 SCALE: 1/4"= 1'-0"



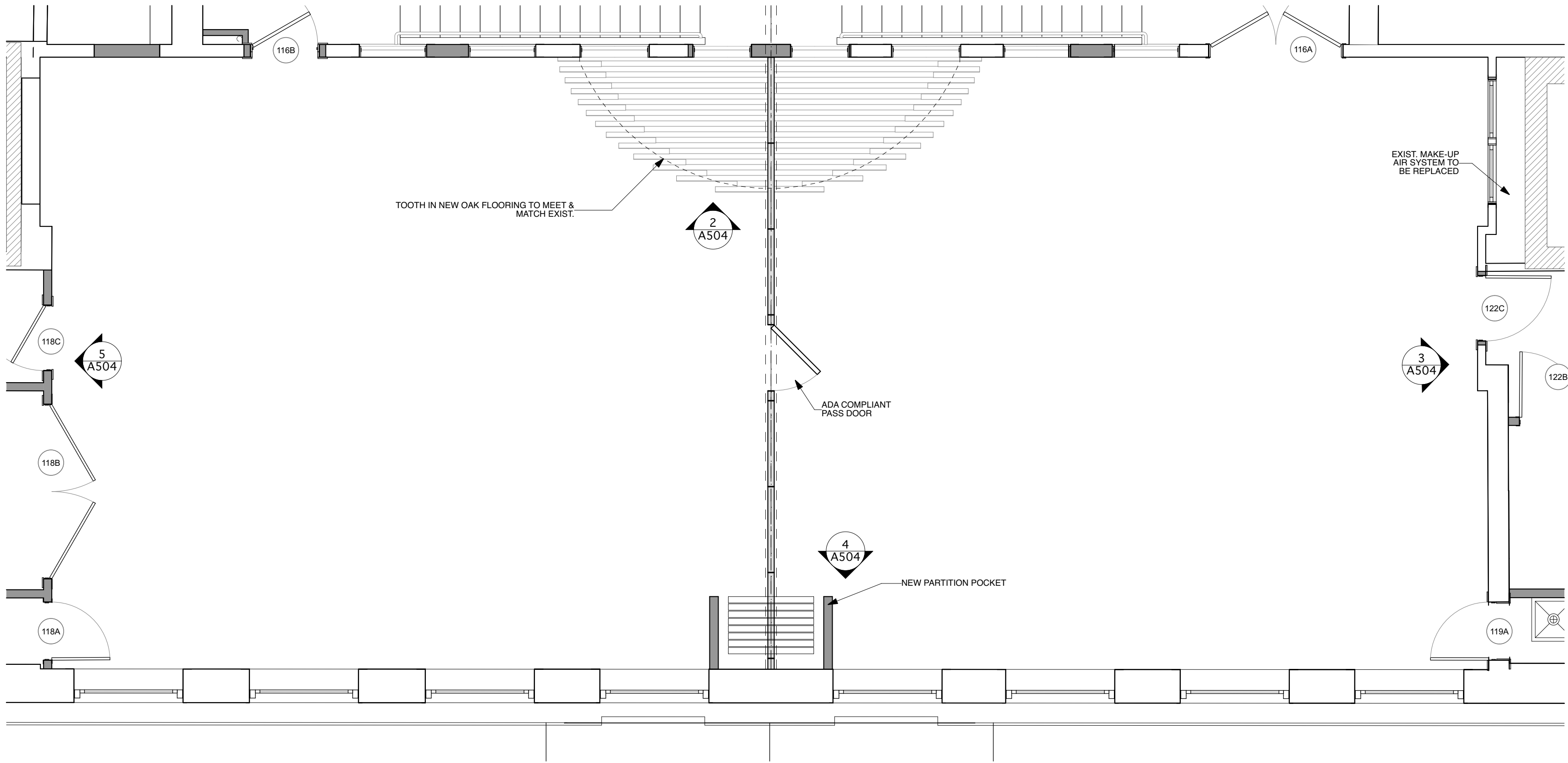
4 S. ELEVATION - GREAT GALLERY 116 / 117  
A503 SCALE: 1/4"= 1'-0"



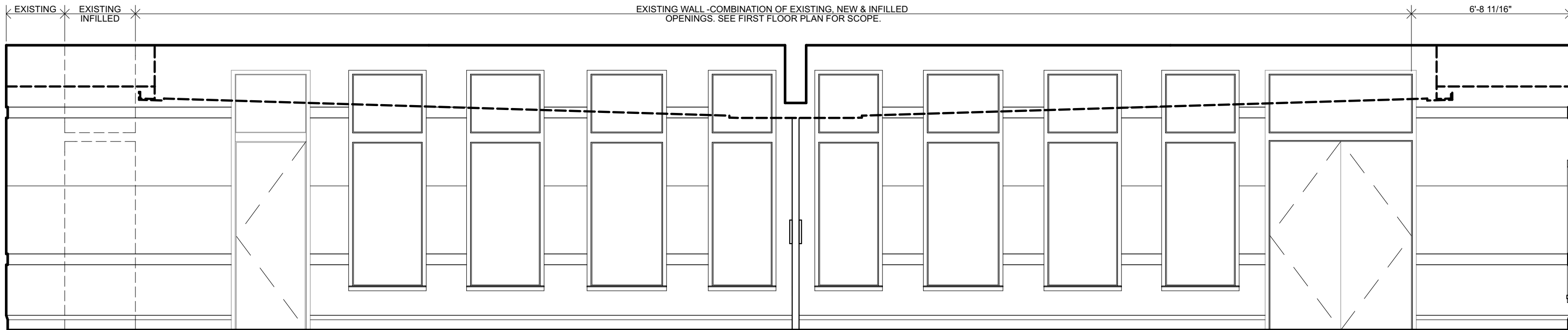
3 E. ELEV. - GR. GALLERY 117  
A503 SCALE: 1/4"= 1'-0"



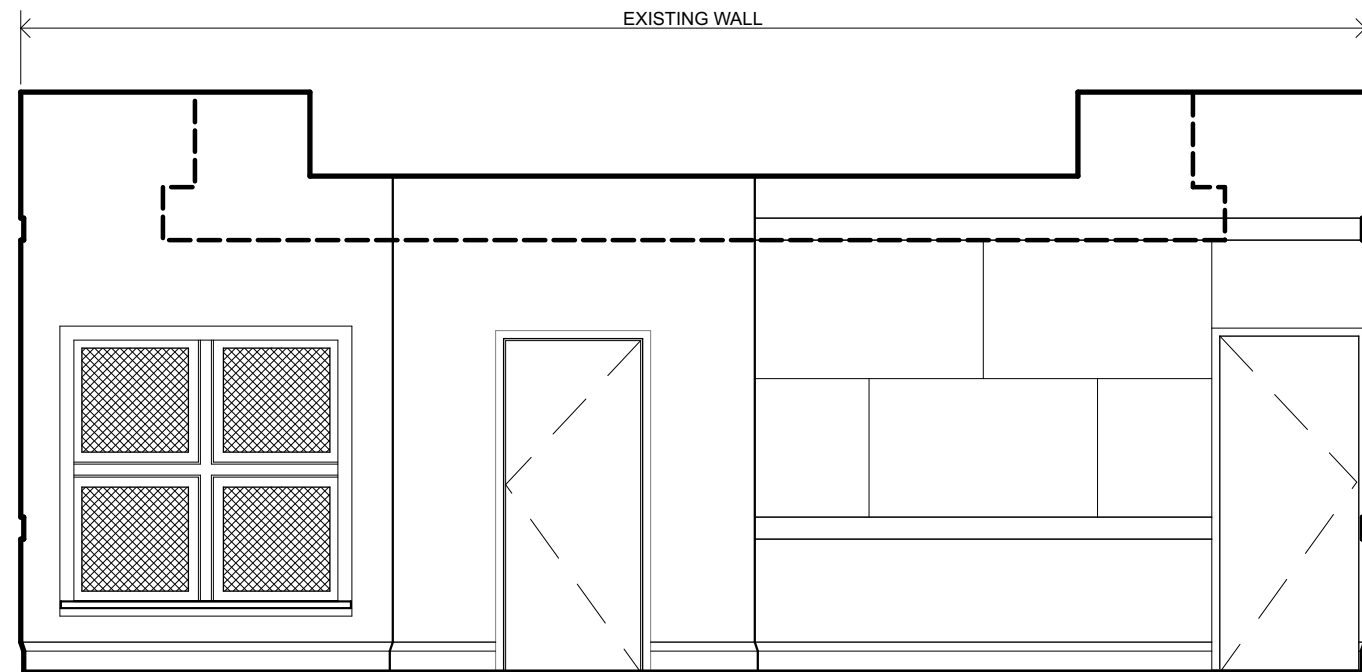
5 W. ELEV. - GR. GALLERY 116  
A503 SCALE: 1/4"= 1'-0"



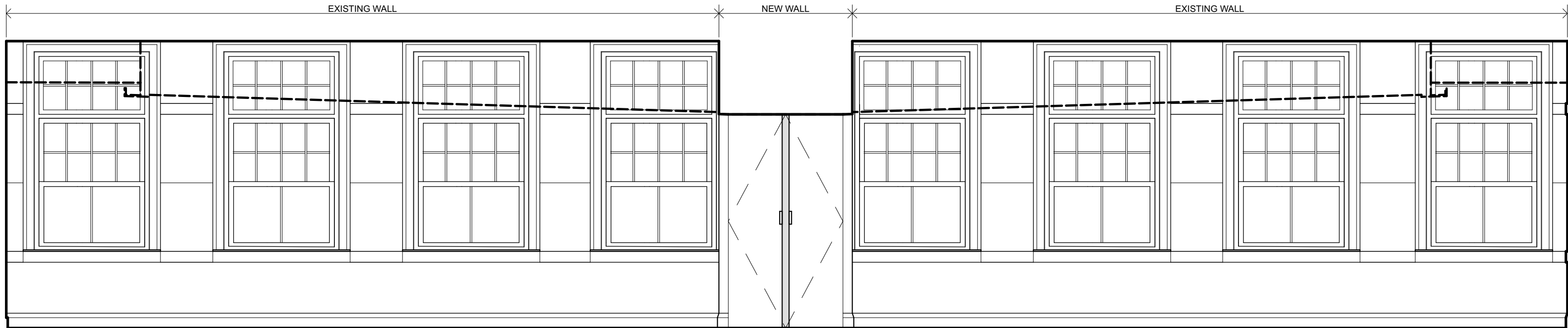
1 FLOOR PLAN - GREAT ROOM 118 /119  
SCALE: 1/4"= 1'-0"



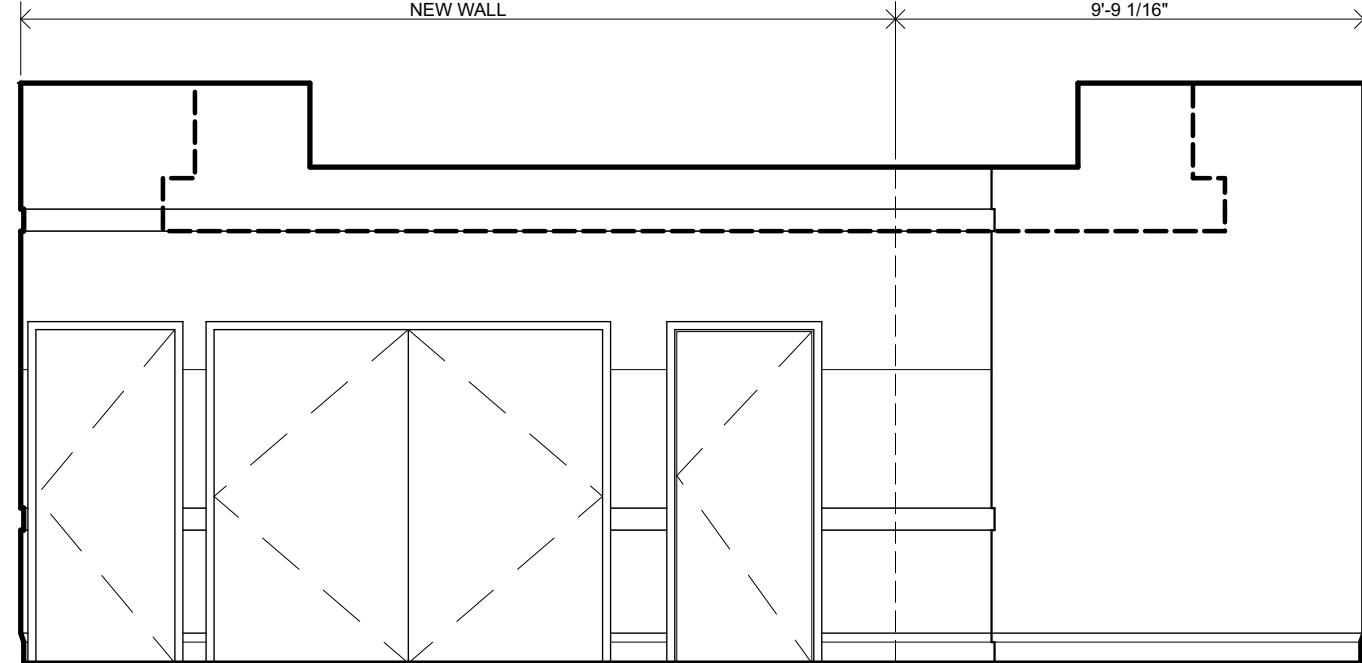
2 NORTH ELEVATION - GREAT ROOM 118 /119  
SCALE: 1/4"= 1'-0"



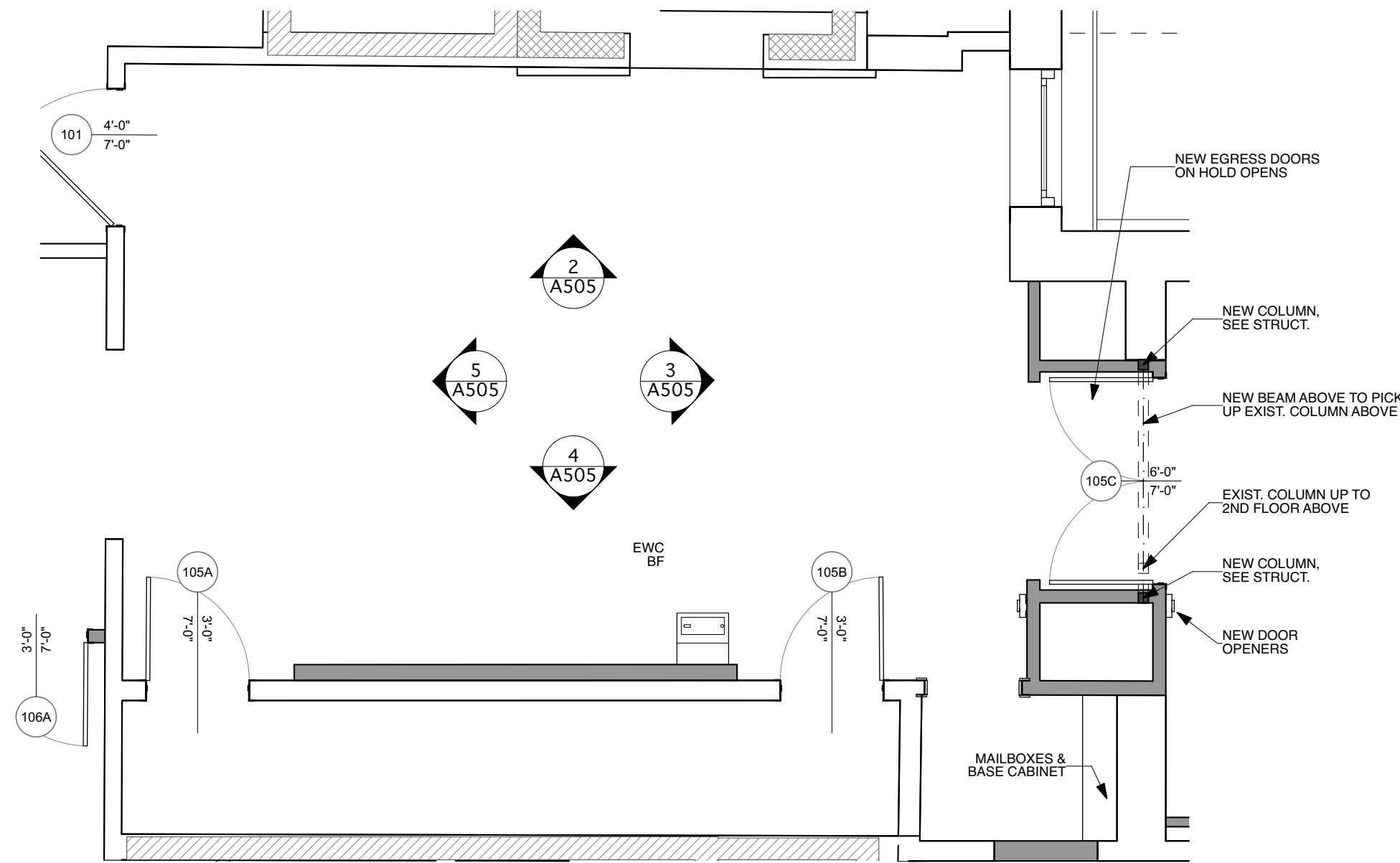
3 EAST ELEVATION - GREAT ROOM 118 /119  
SCALE: 1/4"= 1'-0"



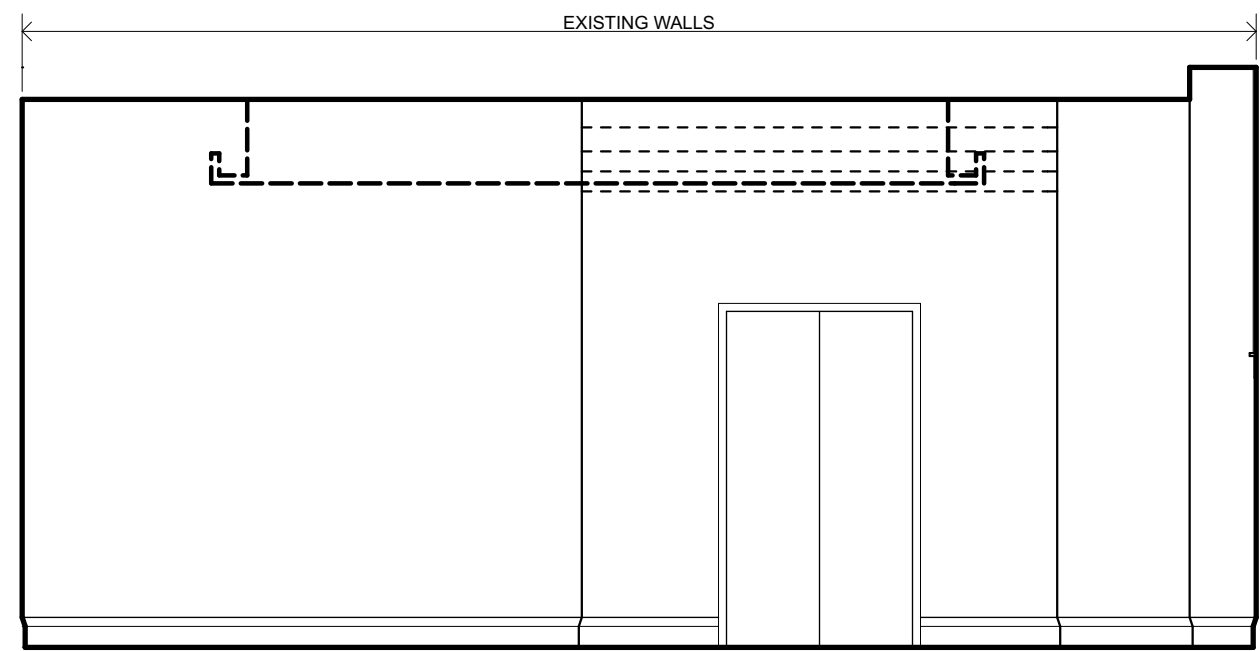
4 SOUTH ELEVATION - GREAT ROOM 118 /119  
SCALE: 1/4"= 1'-0"



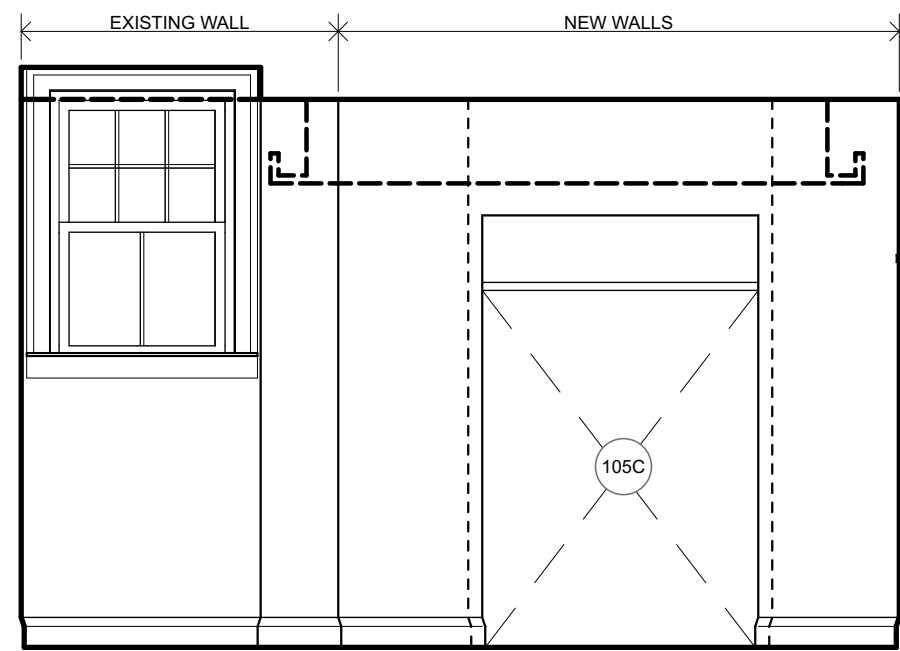
5 WEST ELEVATION - GREAT ROOM 118 /119  
SCALE: 1/4"= 1'-0"



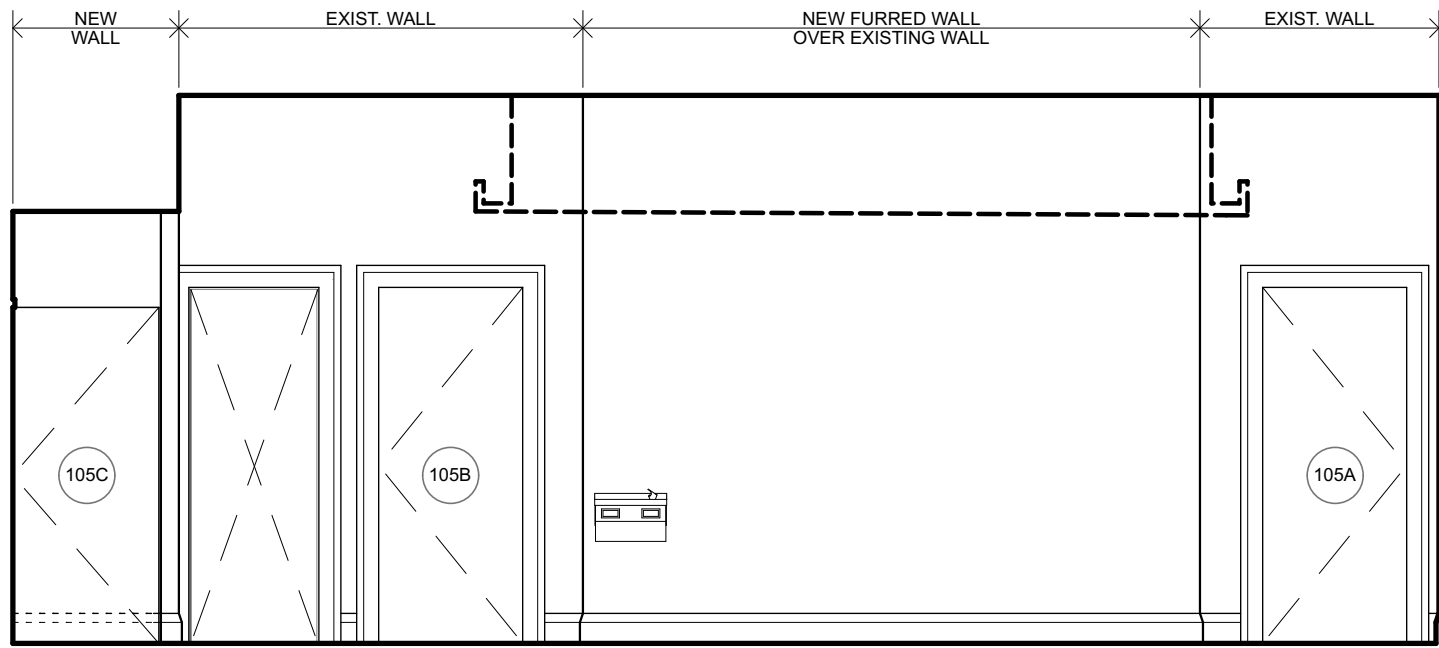
1 FLOOR PLAN - WEST LOBBY 105  
A505 SCALE: 1/4"= 1'-0"



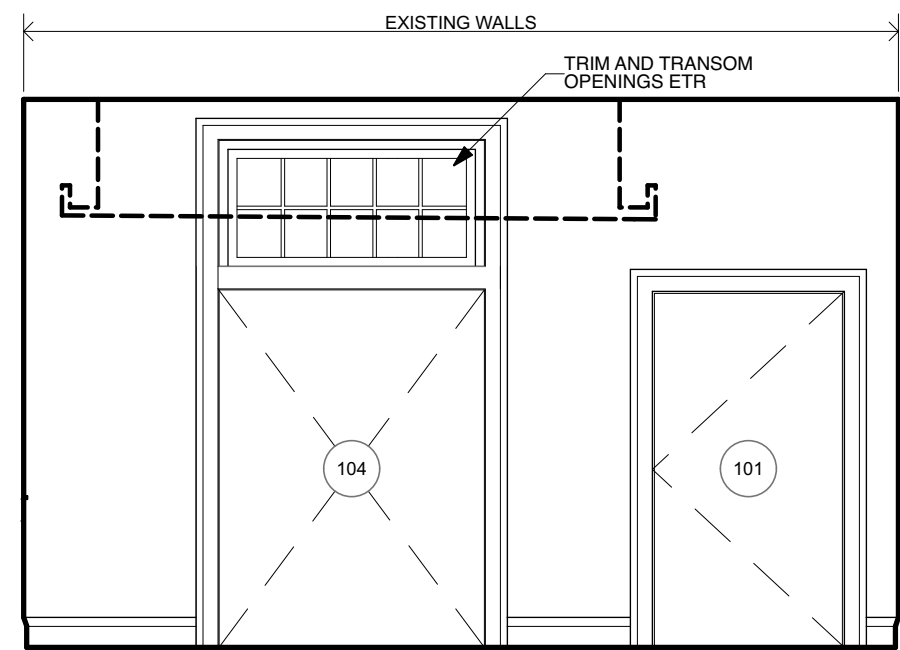
2 N. ELEVATION - WEST LOBBY 105  
A505 SCALE: 1/4"= 1'-0"



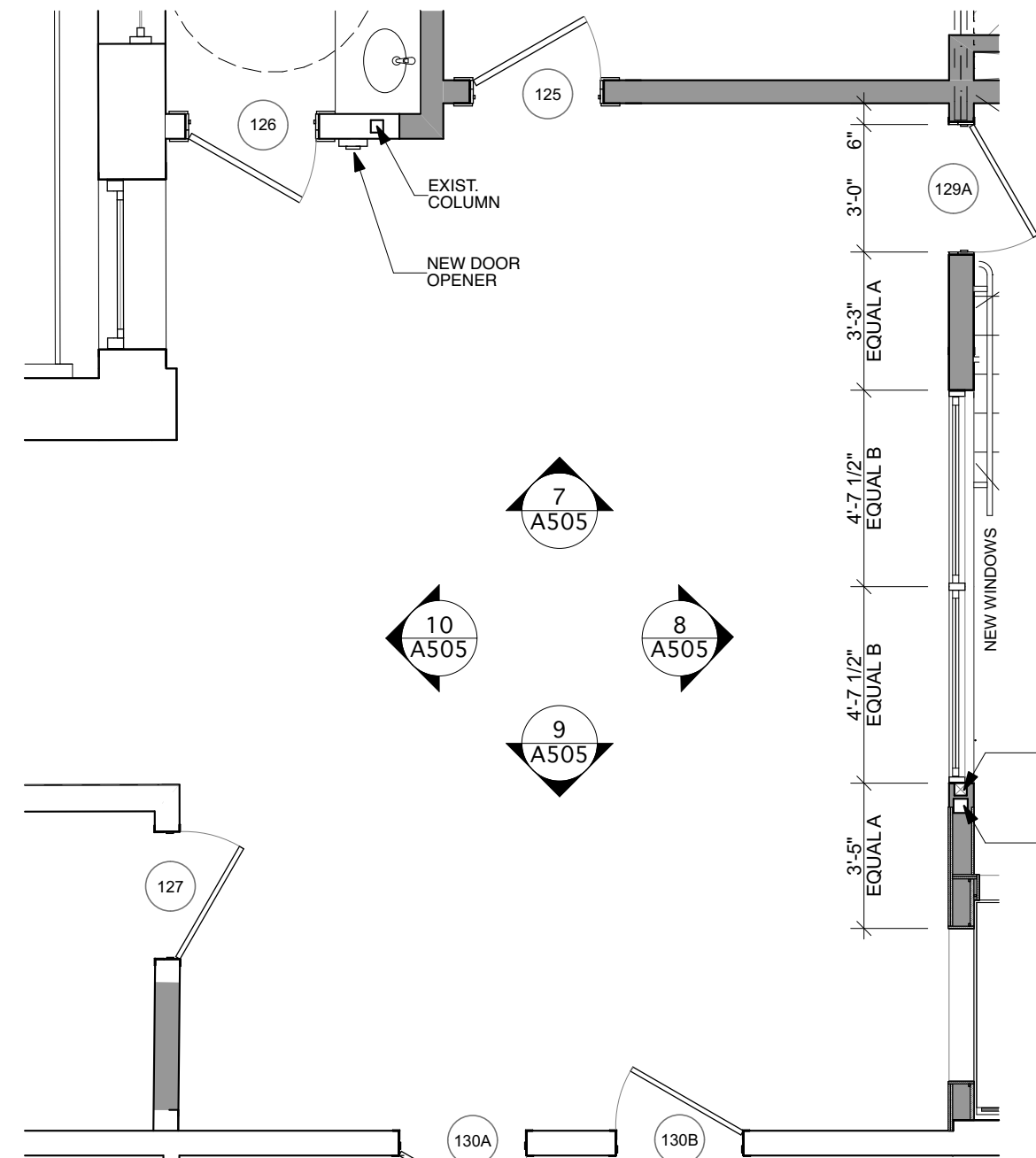
3 E. ELEVATION - W. LOBBY 105  
A505 SCALE: 1/4"= 1'-0"



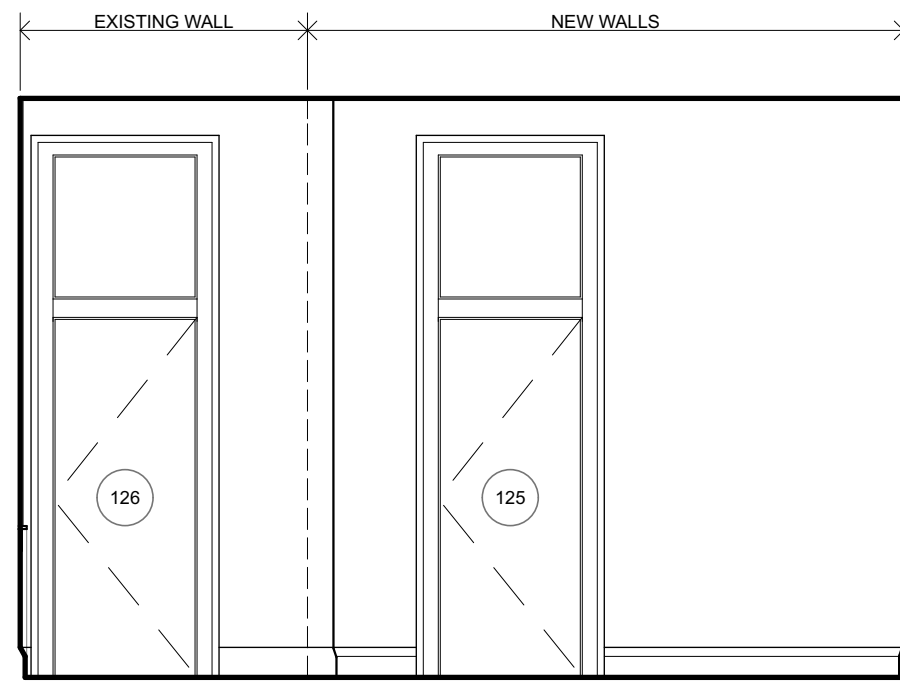
4 S. ELEVATION - WEST LOBBY 105  
A505 SCALE: 1/4"= 1'-0"



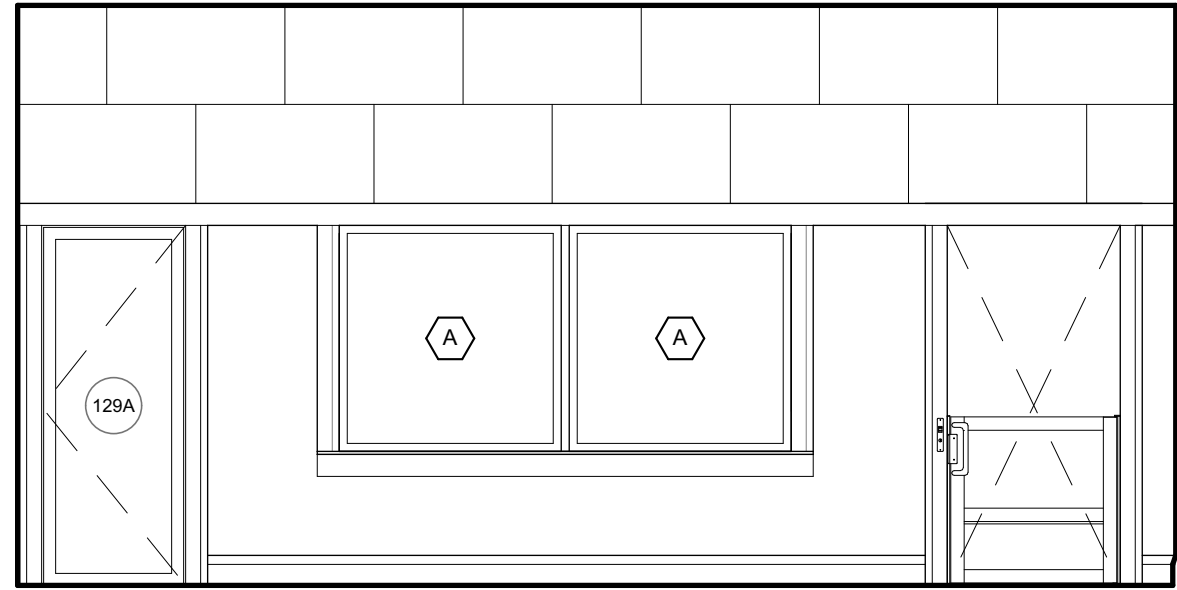
4 W. ELEVATION - W. LOBBY 105  
A505 SCALE: 1/4"= 1'-0"



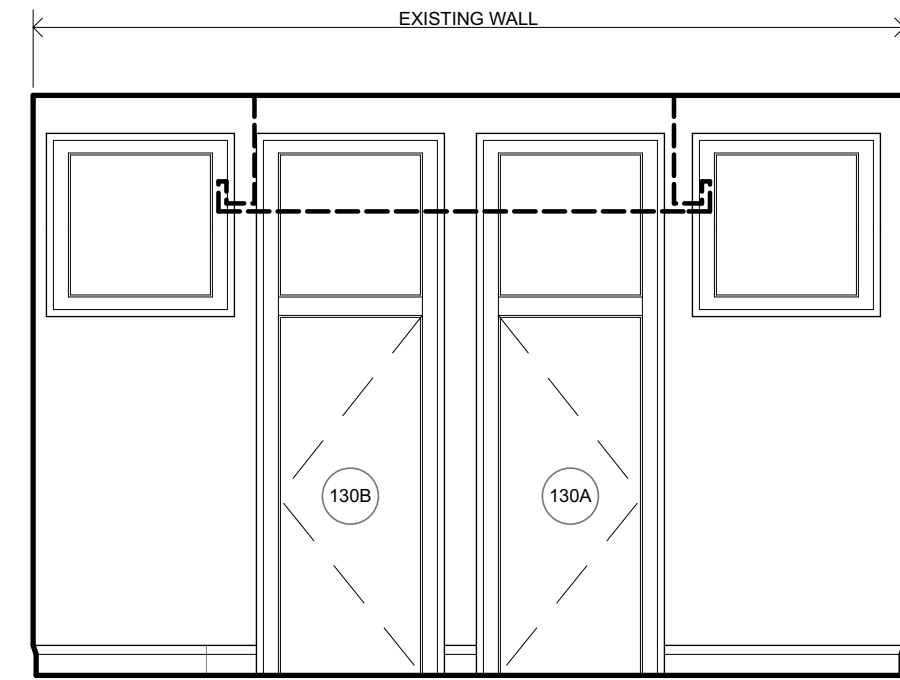
6 FLOOR PLAN - EAST LOBBY 127  
A505 SCALE: 1/4"= 1'-0"



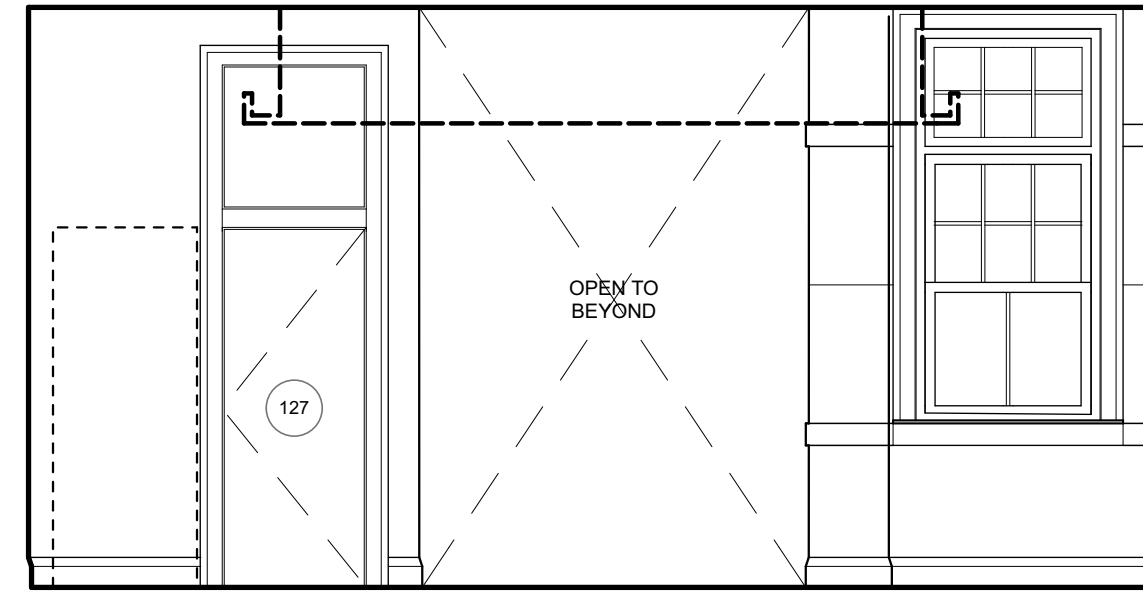
7 N. ELEVATION - E. LOBBY 127  
A505 SCALE: 1/4"= 1'-0"



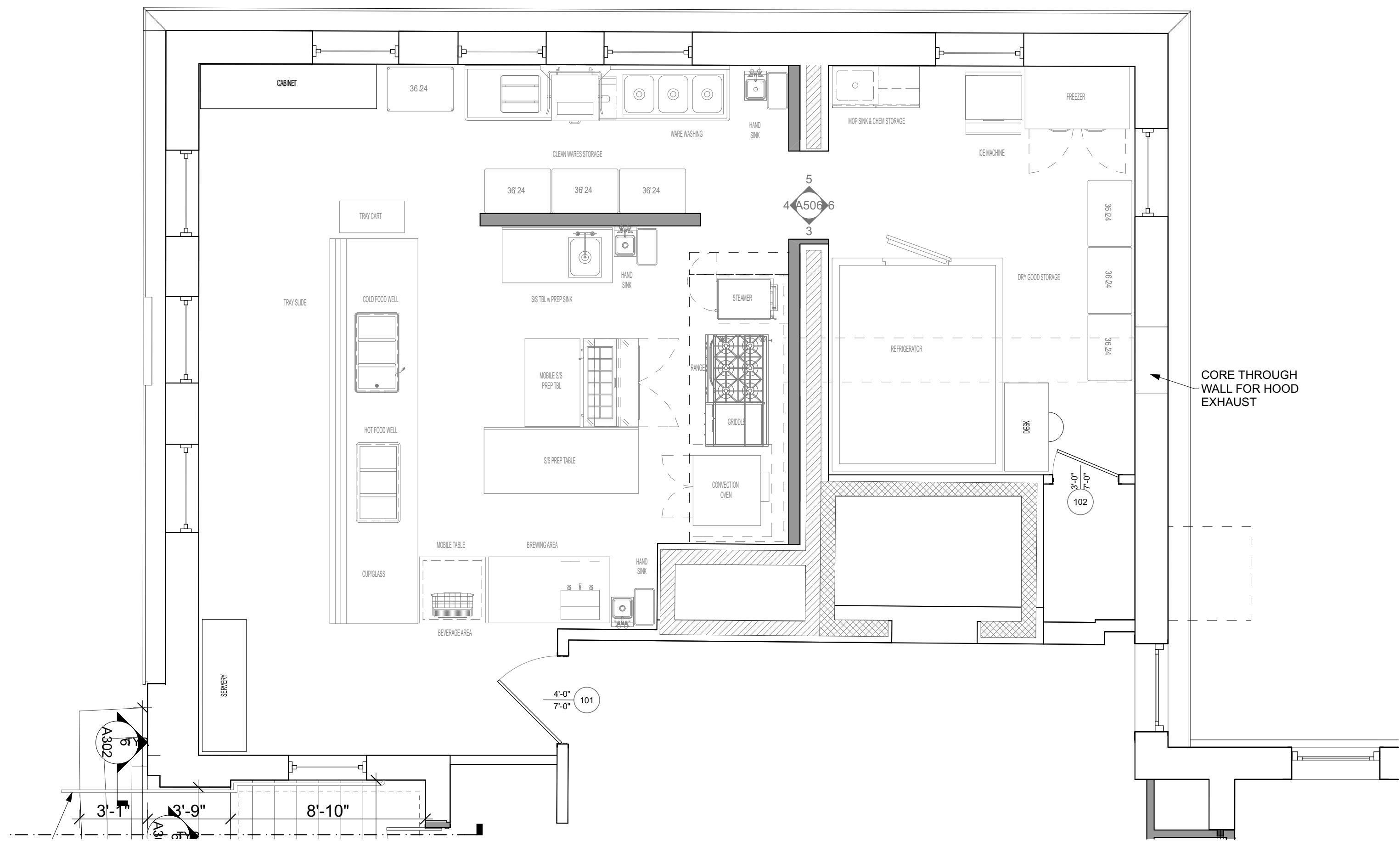
8 E. ELEVATION - EAST LOBBY 127  
A505 SCALE: 1/4"= 1'-0"



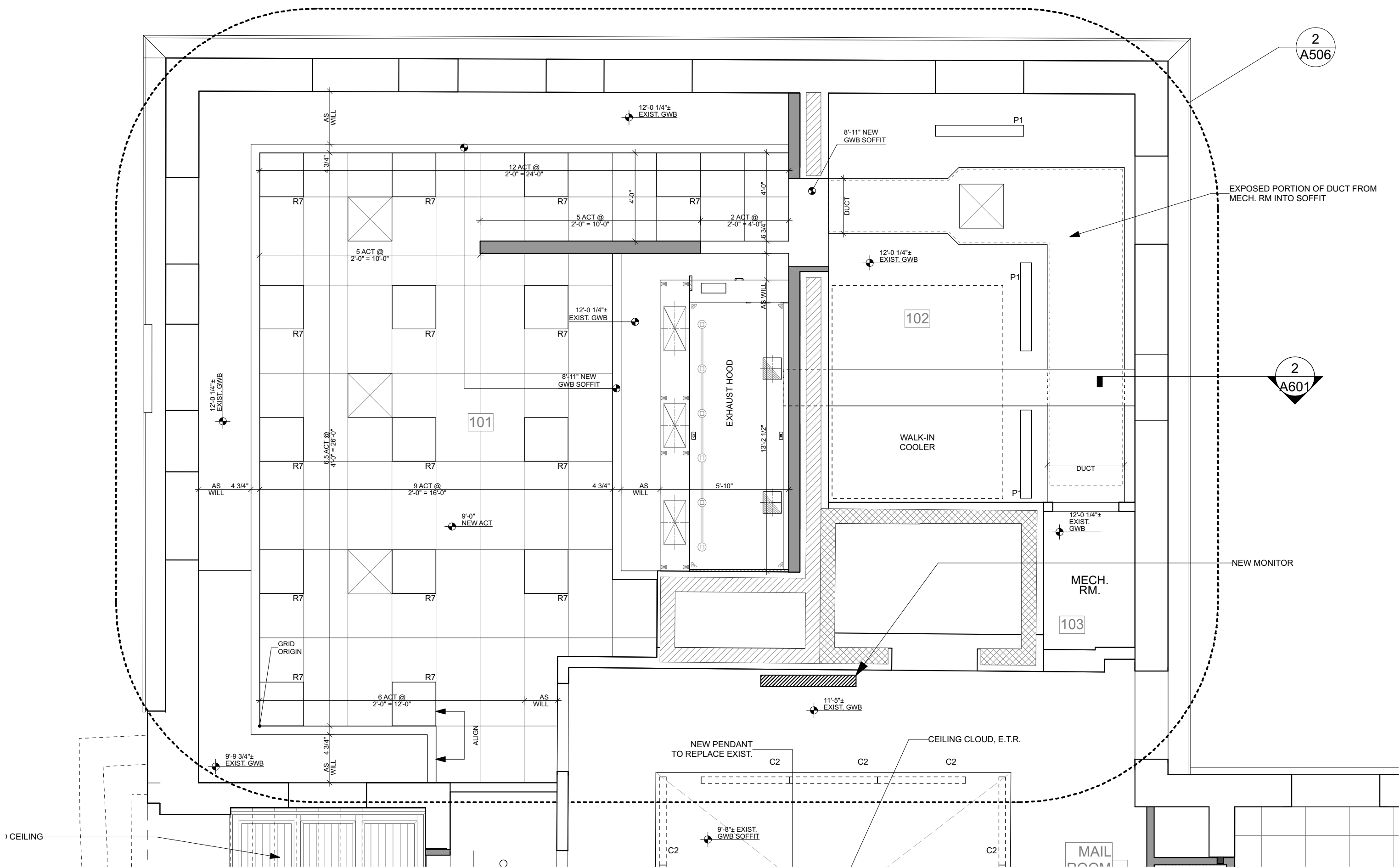
9 S. ELEVATION - E. LOBBY 127  
A505 SCALE: 1/4"= 1'-0"



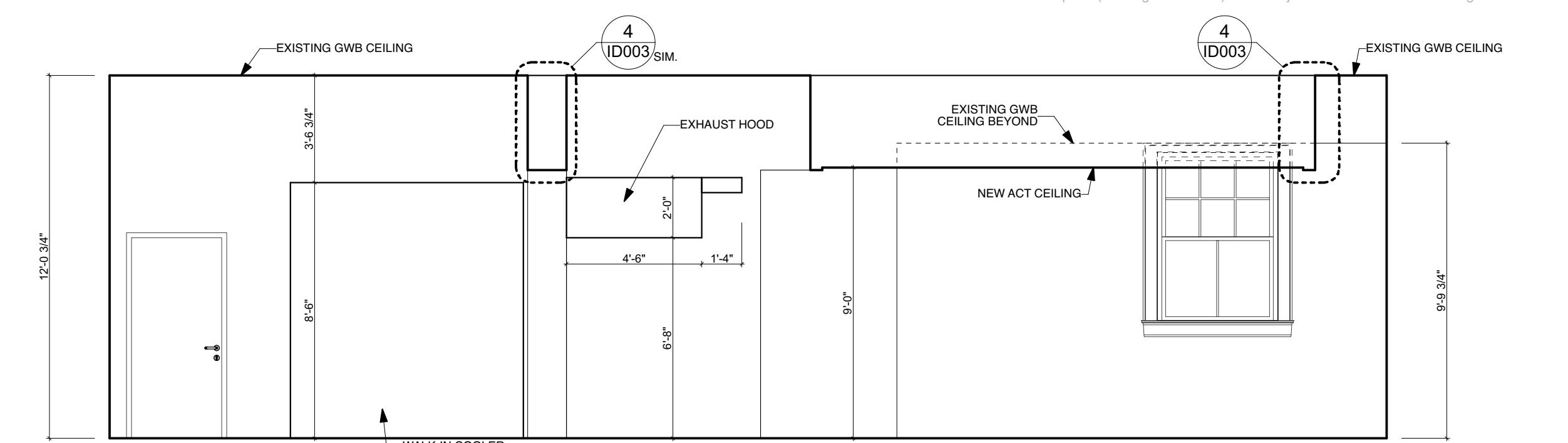
10 W. ELEVATION - EAST LOBBY 127  
A505 SCALE: 1/4"= 1'-0"



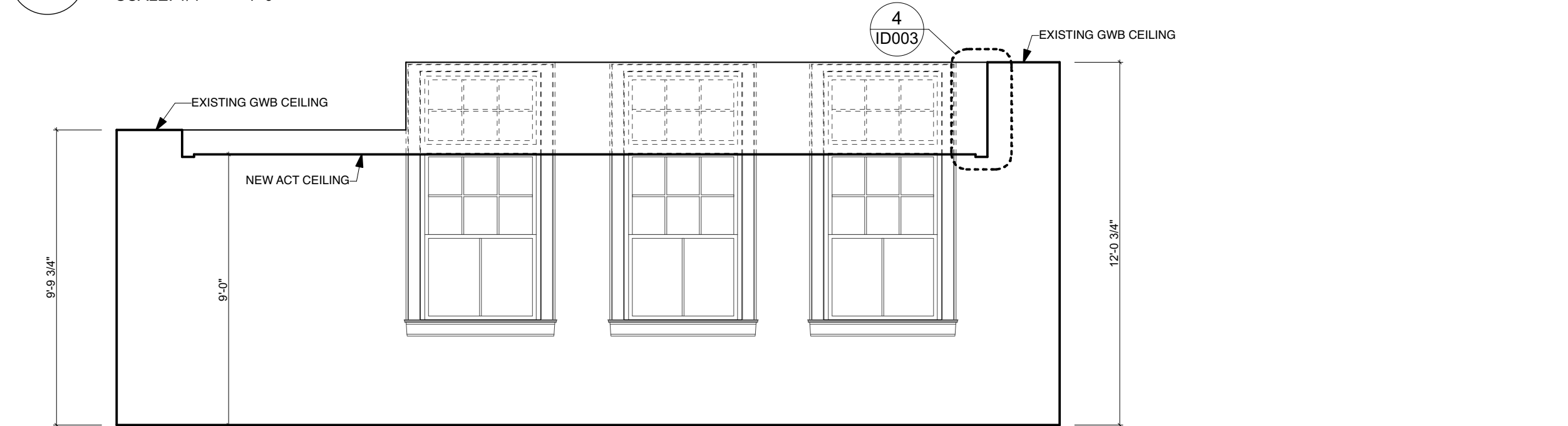
1  
A506  
KITCHEN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



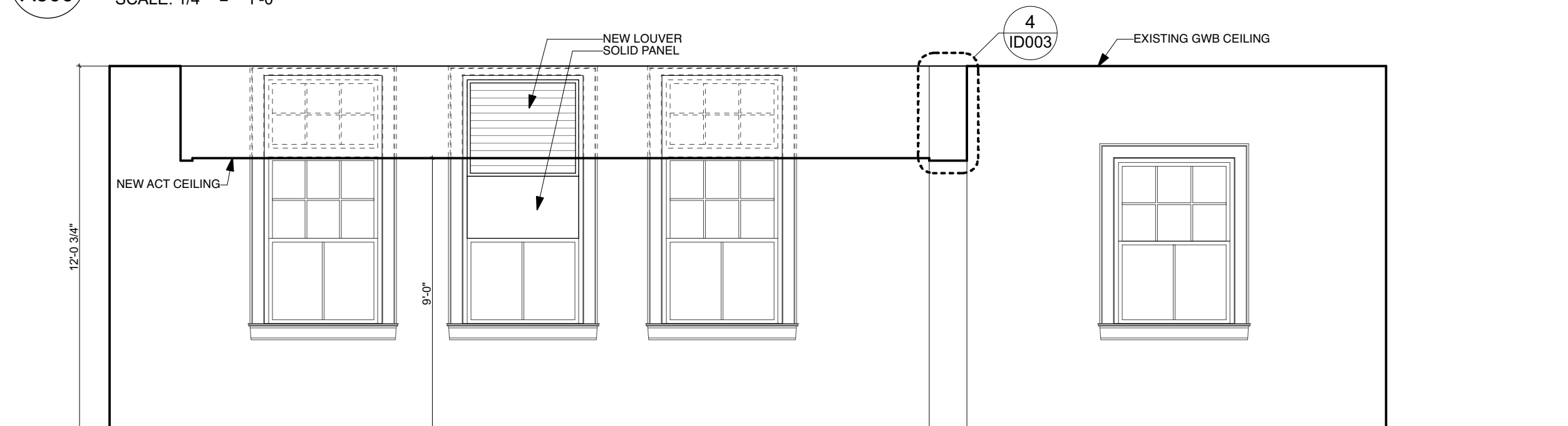
2  
A506  
KITCHEN REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



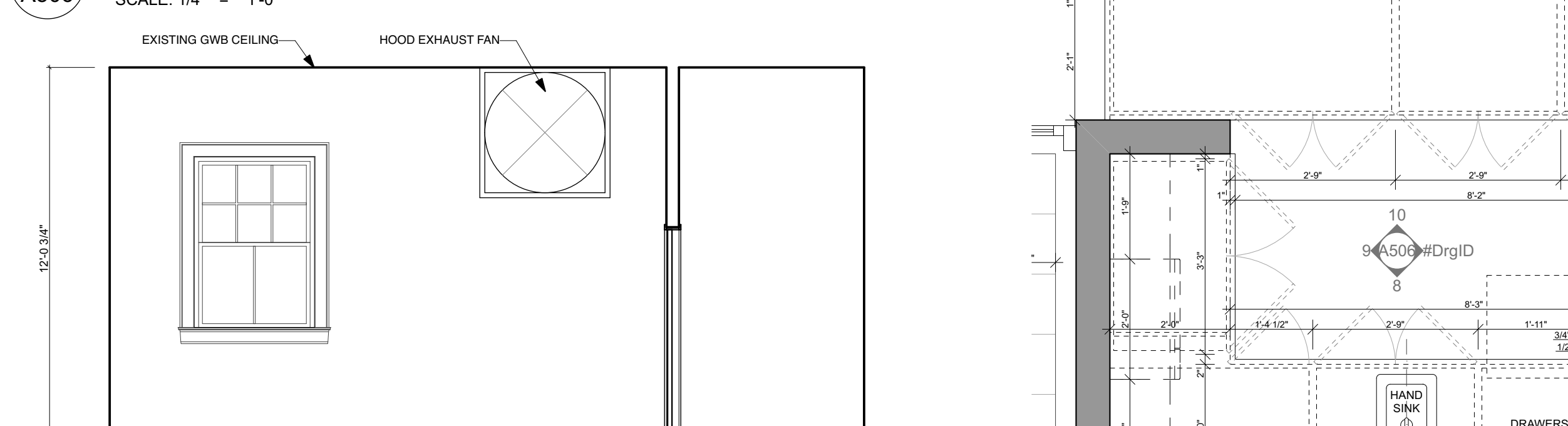
3  
A506  
KITCHEN SOUTH  
SCALE: 1/4" = 1'-0"



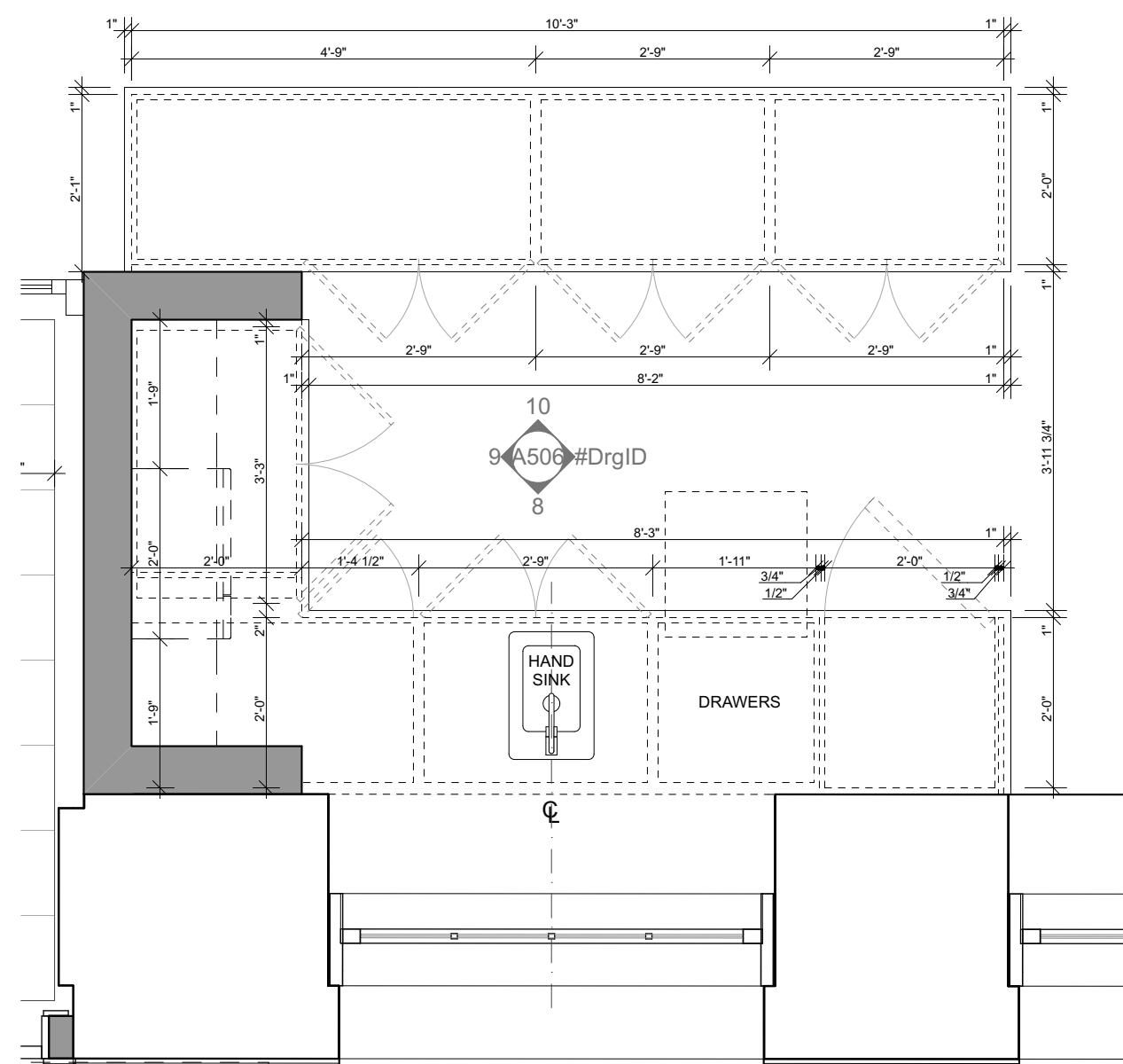
4  
A506  
KITCHEN WEST  
SCALE: 1/4" = 1'-0"



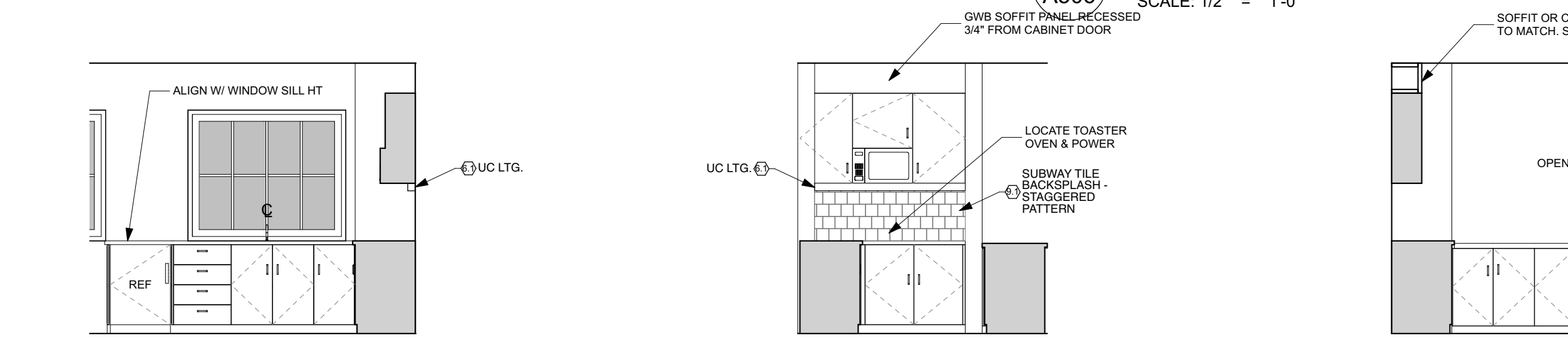
5  
A506  
KITCHEN NORTH  
SCALE: 1/4" = 1'-0"



6  
A506  
KITCHEN EAST  
SCALE: 1/4" = 1'-0"



7  
A506  
KITCHENETTE FLOOR PLAN  
SCALE: 1/2" = 1'-0"

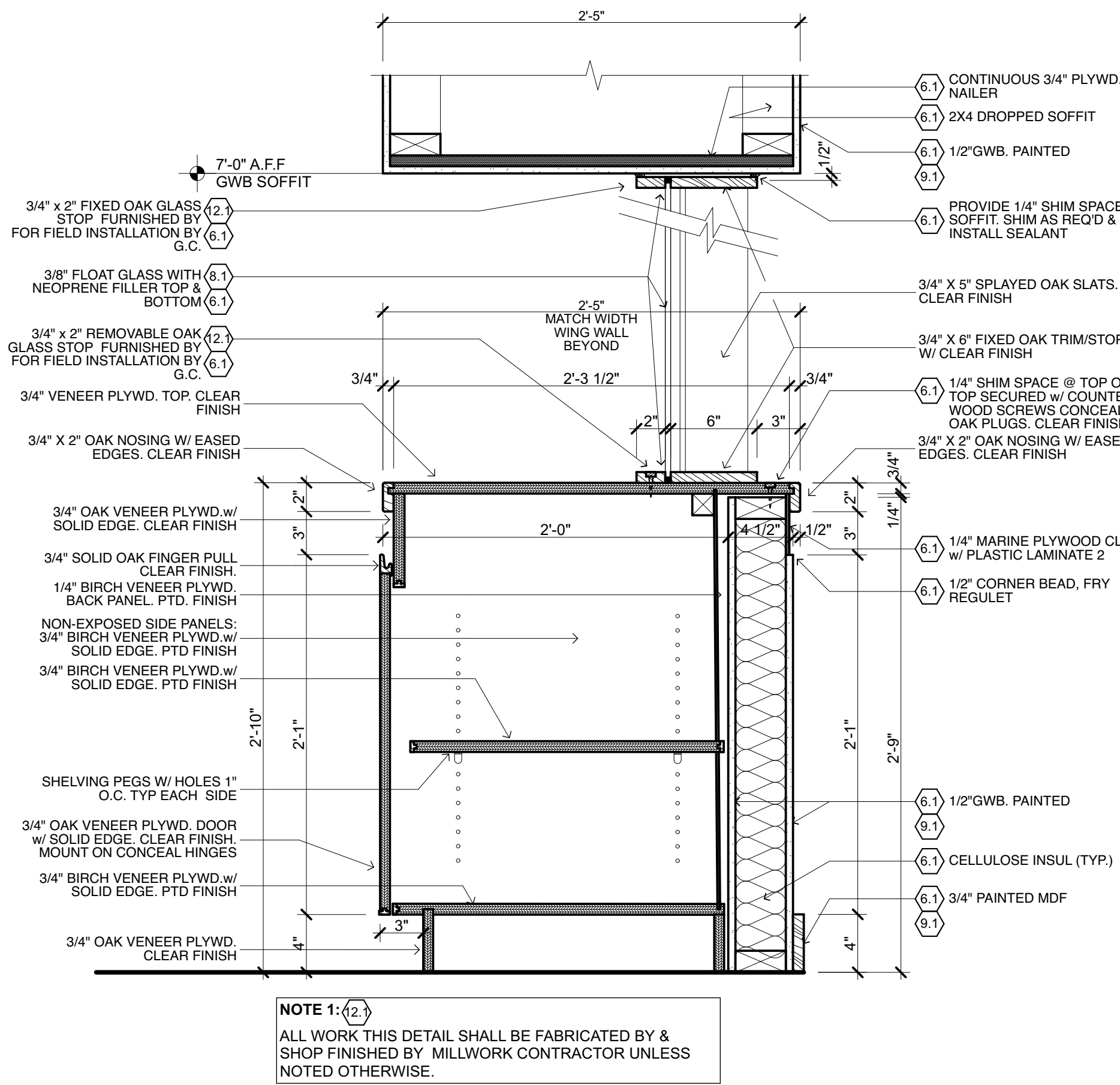


8  
A506  
KITCHENETTE SOUTH  
SCALE: 1/4" = 1'-0"

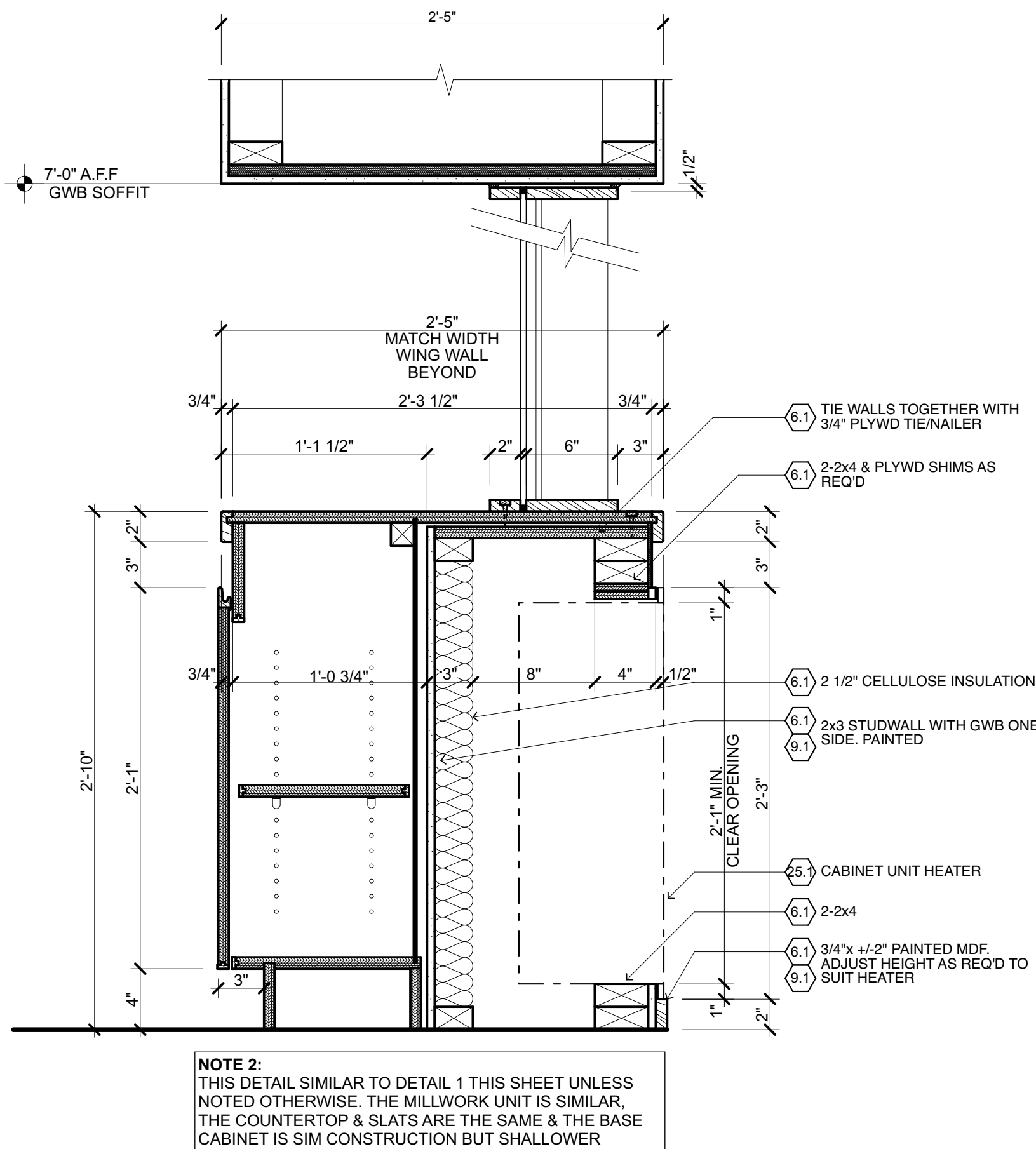
9  
A506  
KITCHENETTE WEST  
SCALE: 1/4" = 1'-0"

10  
A506  
KITCHENETTE NORTH  
SCALE: 1/4" = 1'-0"

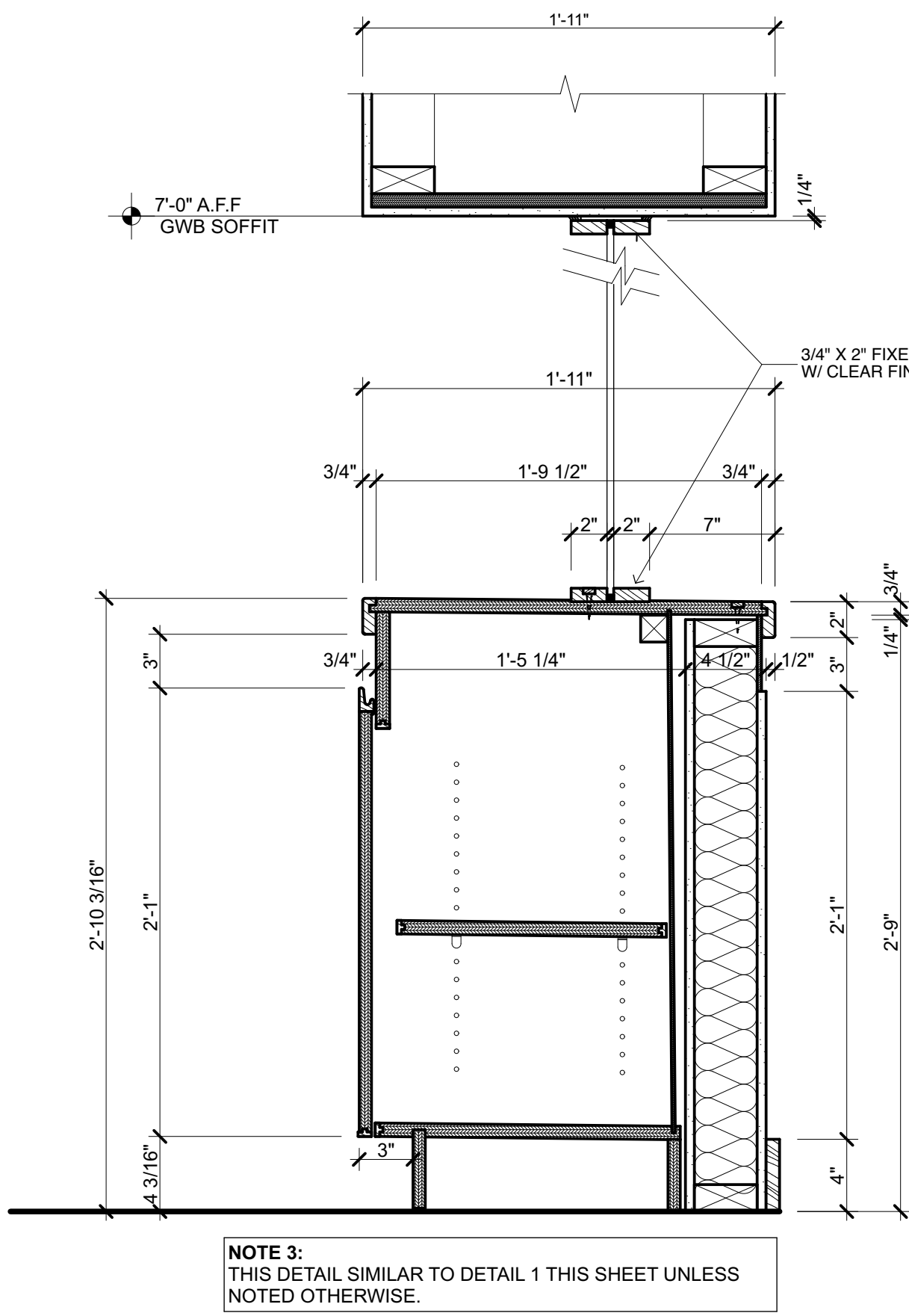




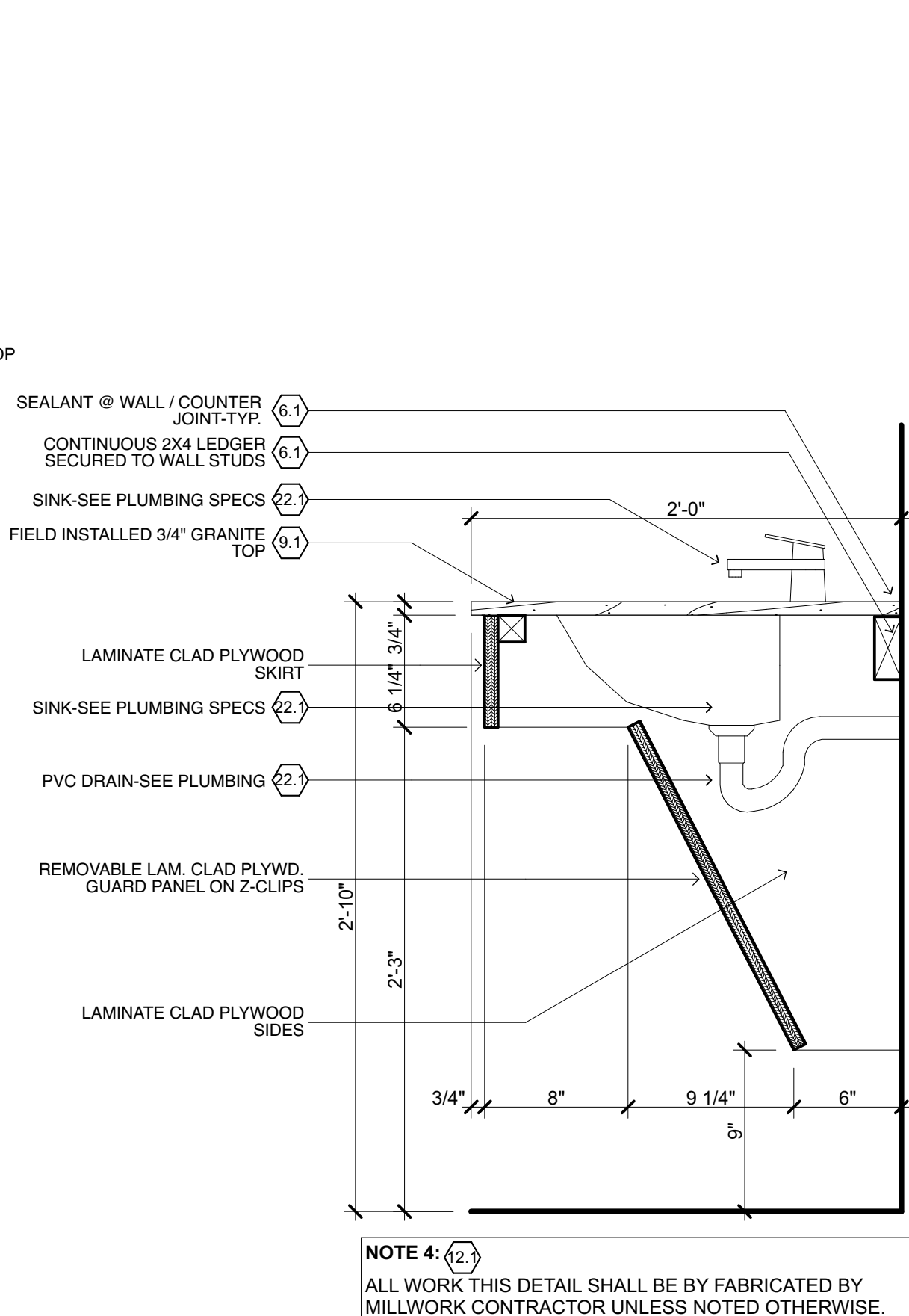
1 BASE CABINET: w/ GLASS PANELS & WD. SCREEN  
SCALE: 1/2"= 1'-0"



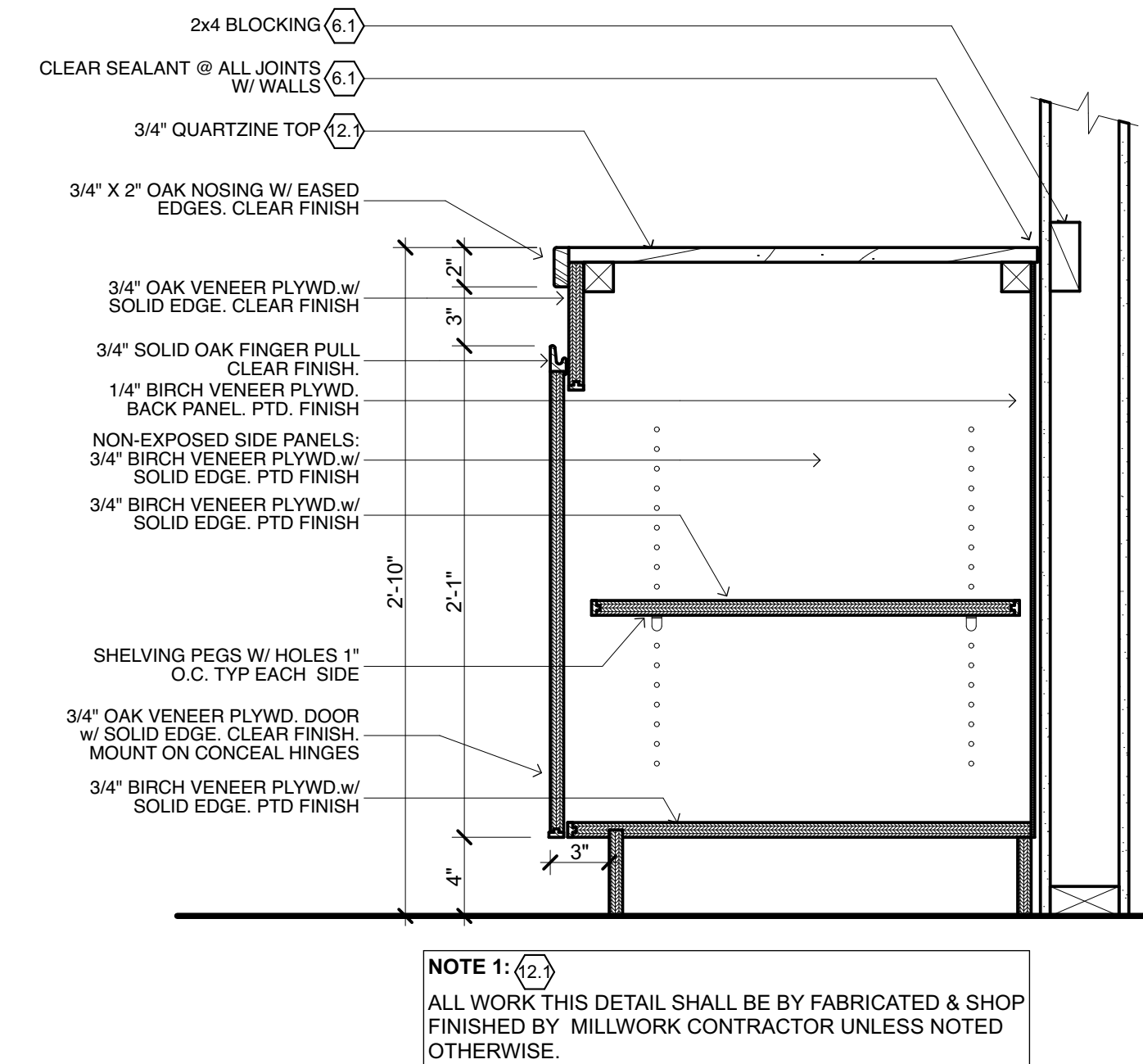
2 BASE CABINET: HALF DEPTH  
SCALE: 1/2"= 1'-0"



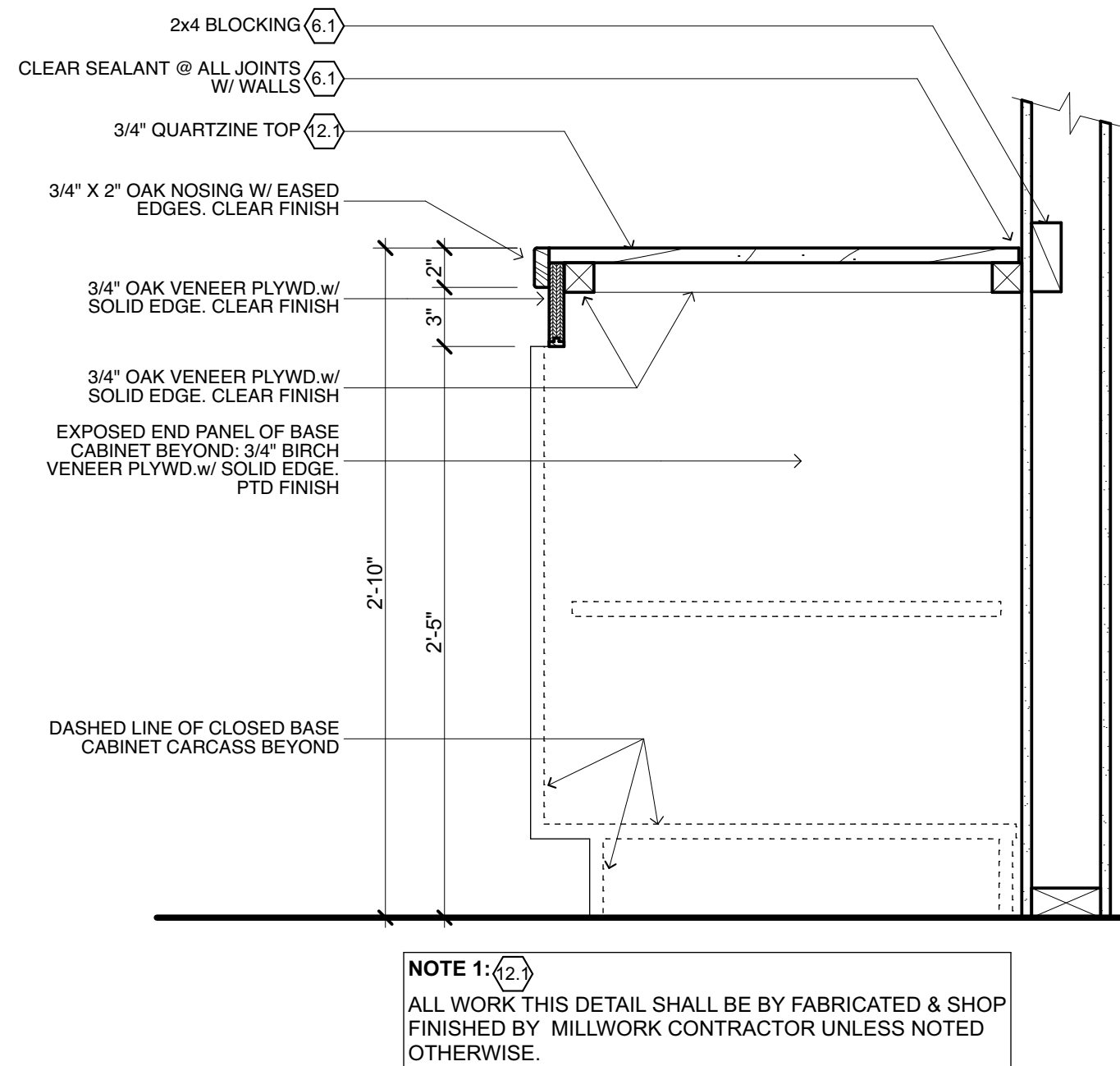
3 BASE CABINET: w/ GLASS PANELS  
SCALE: 1 1/2"= 1'-0"



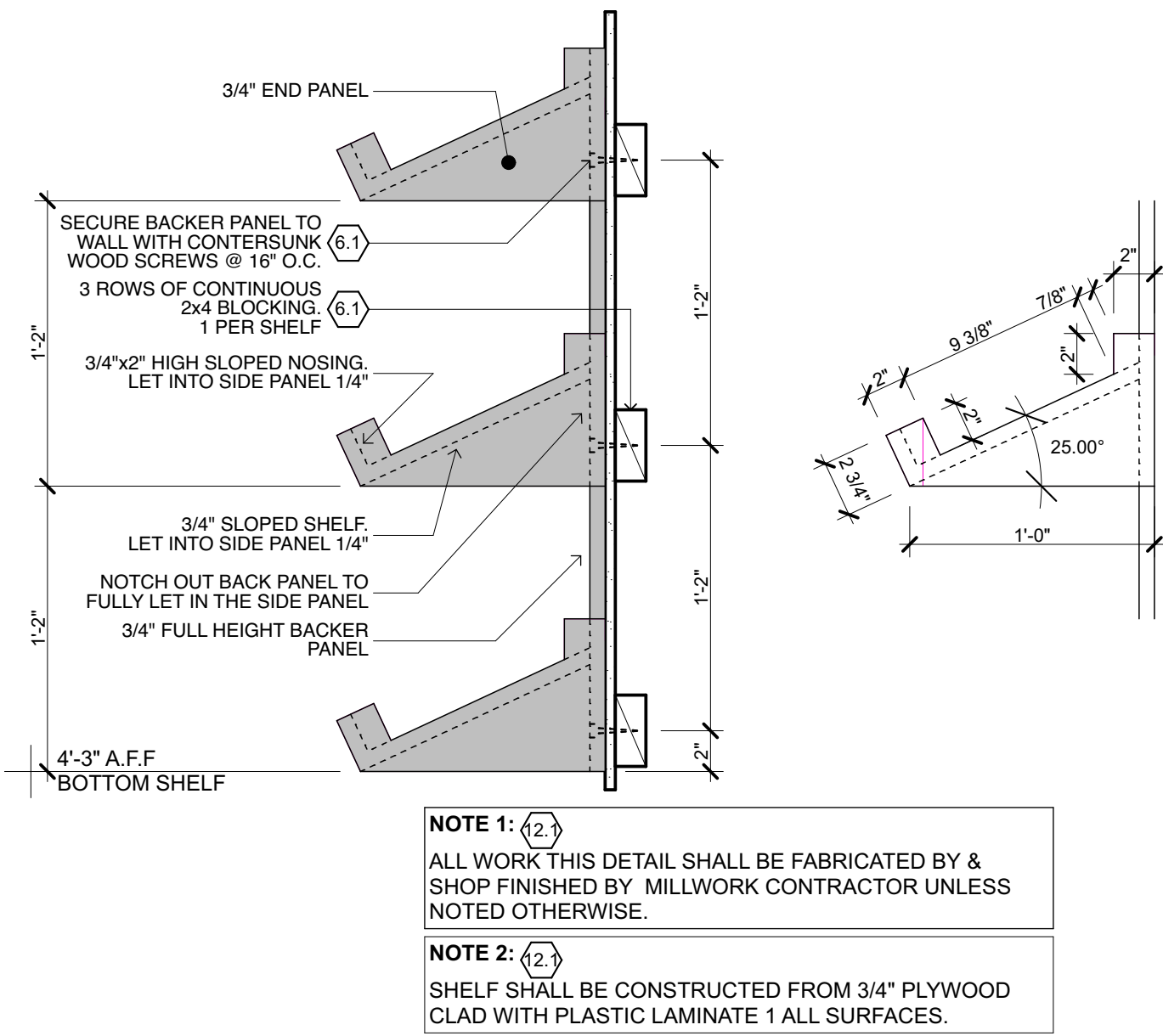
4 BATH VANITY  
SCALE: 1 1/2"= 1'-0"



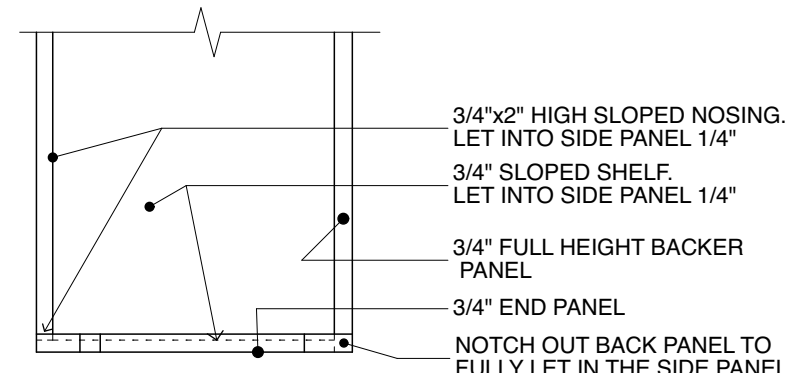
5 CLOSED BASE CABINET @ BAR  
SCALE: 1 1/2"= 1'-0"



6 OPEN BASE CABINET @ BAR  
SCALE: 1 1/2"= 1'-0"



7 ELEV. @ SHELF END  
SCALE: 1 1/2"= 1'-0"



8 TOP VIEW @ SHELF END  
SCALE: 1 1/2"= 1'-0"

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ARLINGTON CENTRAL SCHOOL RENOVATION

NUMBER 1805.00  
PROJECT  
DATE 03/01/2019  
DRAWN BY NH  
CHECKED BY WAS

TYPICAL INTERIOR DETAILS

DRAWING NUMBER  
A600

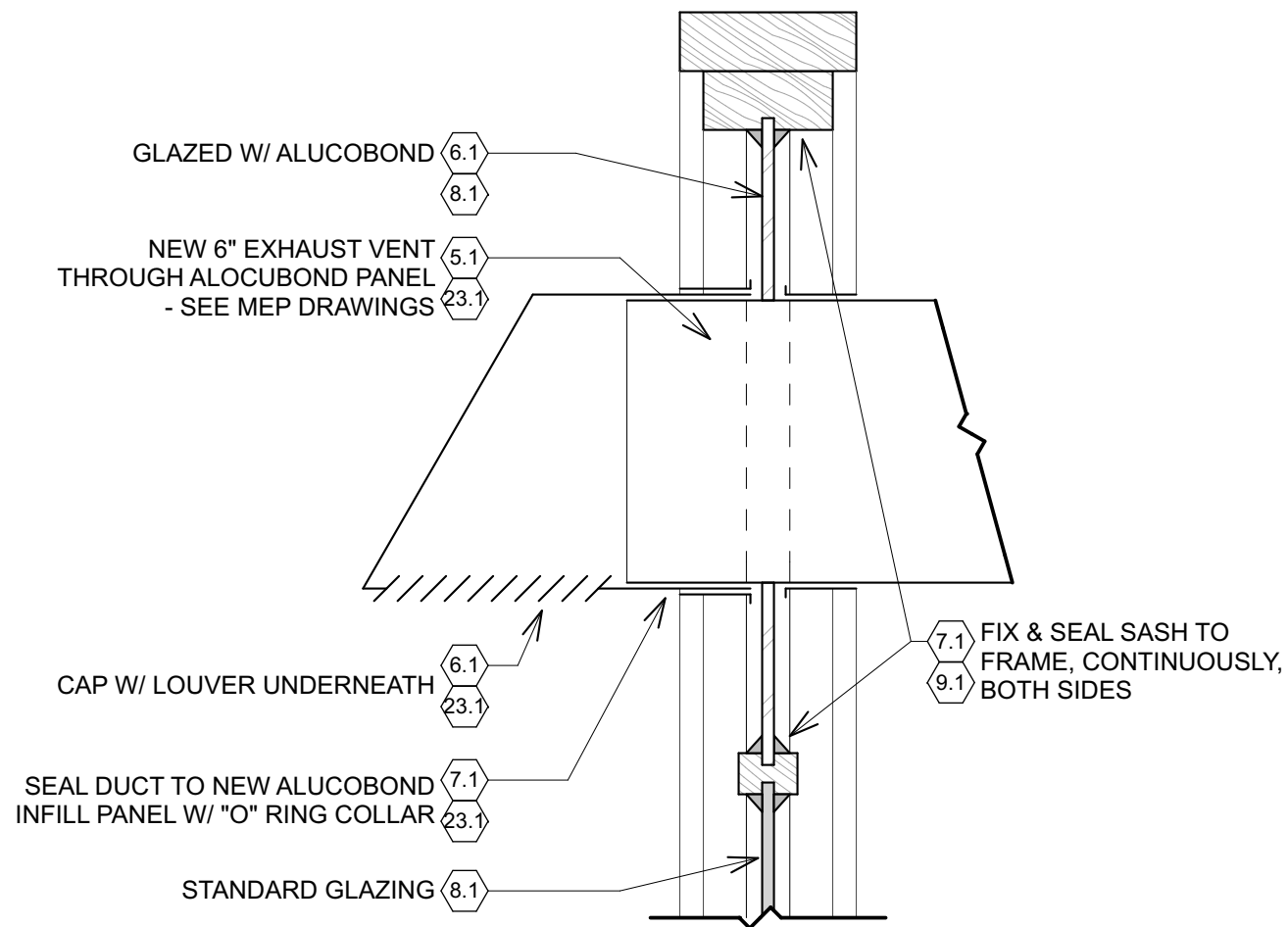
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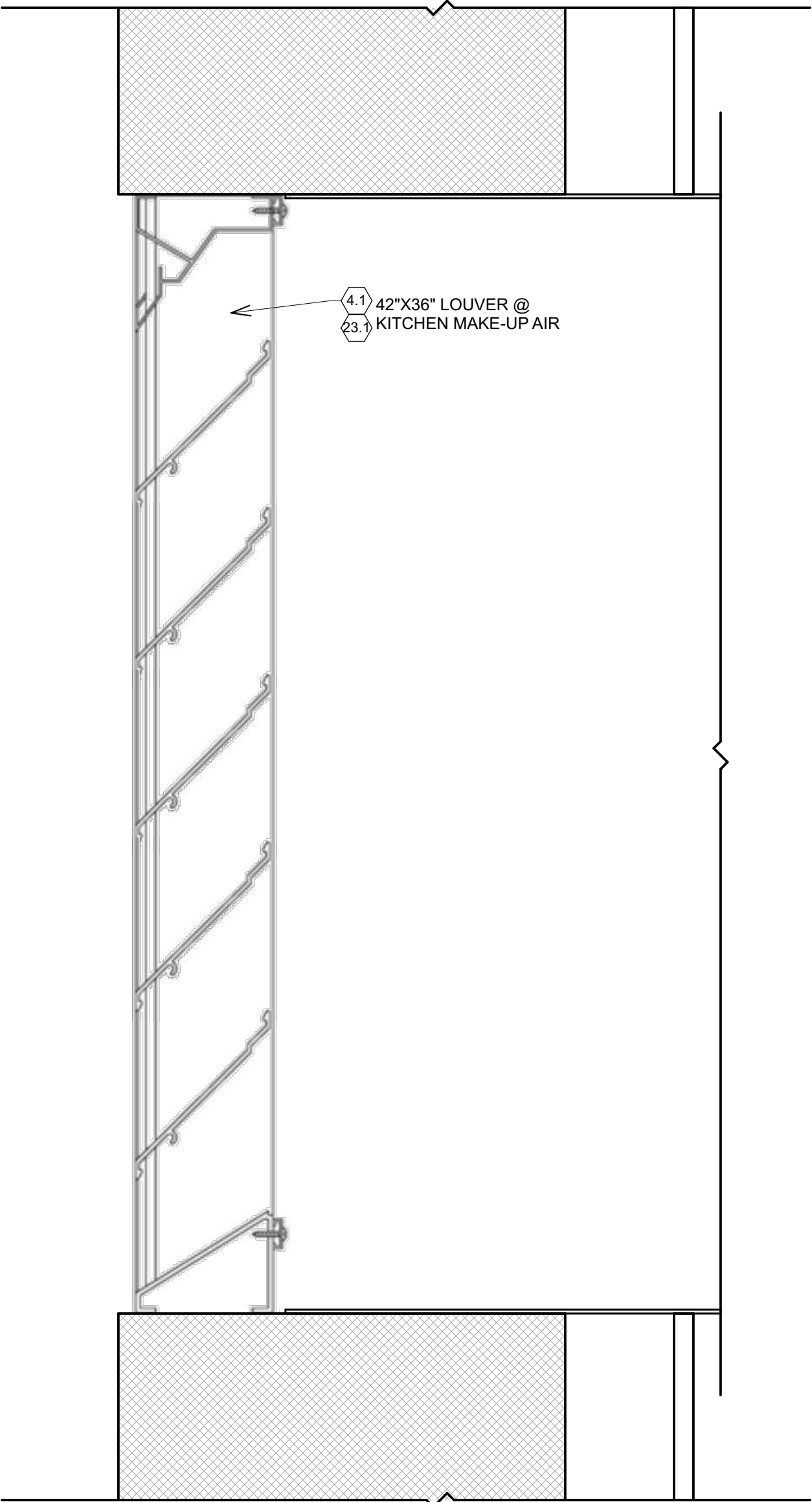
DATE	NUMBER	PROJECT
03/01/2019	1805.00	ARLINGTON CENTRAL SCHOOL RENOVATION
DRAWN BY	CHECKED BY	
NH	WAS	

DRAWING NUMBER	TYPICAL EXTERIOR DETAILS
A601	

Sterling Associates Incorporated Architects  
1000 Varsity Lane  
Cambridge, MA 02139  
617 442-2925  
FAX 617 442-2925

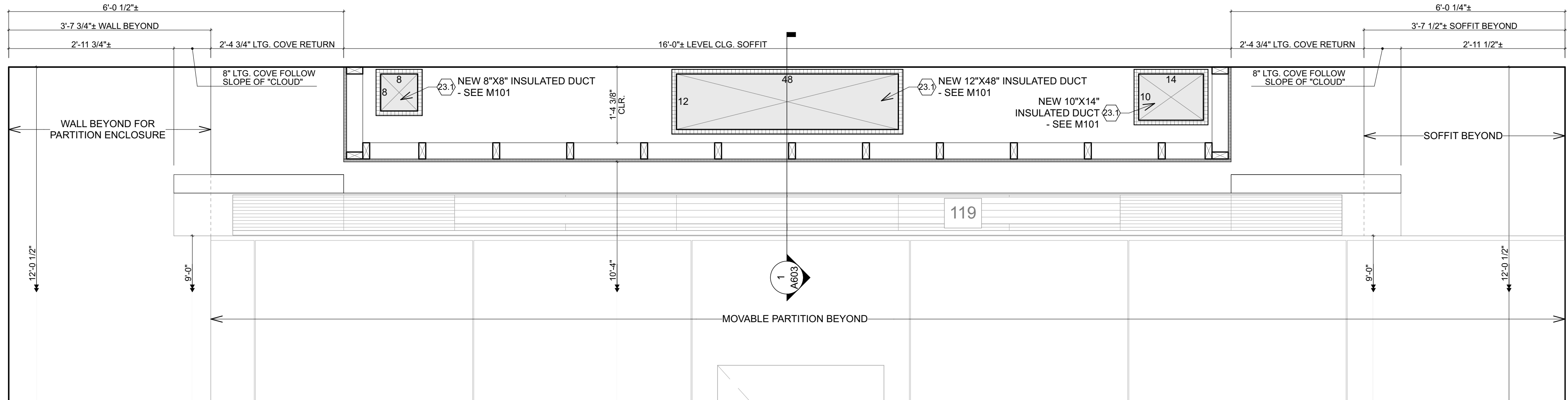


1  
A601  
EXHAUST FAN WINDOW SASH DETAIL  
SCALE: 3" = 1'-0"

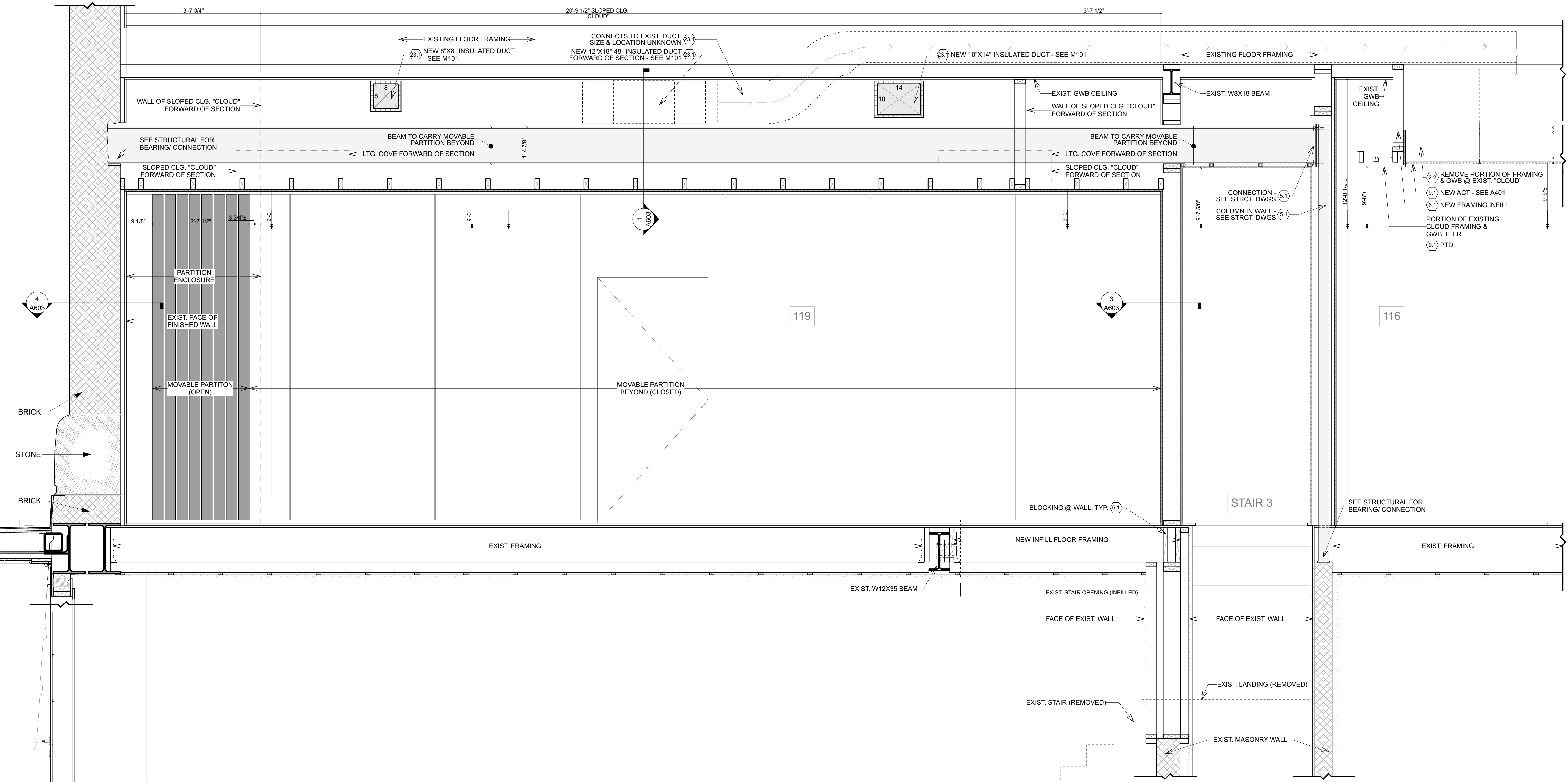


2  
A601  
KITCHEN MAKE-UP AIR LOUVER DTL  
SCALE: 3" = 1'-0"





1 CROSS SECTION THROUGH BIG HALL @ EAST END  
SCALE: 3/4" = 1'-0"



2 CROSS SECTION THROUGH BIG HALL @ CENTER  
SCALE: 3/4" = 1'-0"

REVISIONS

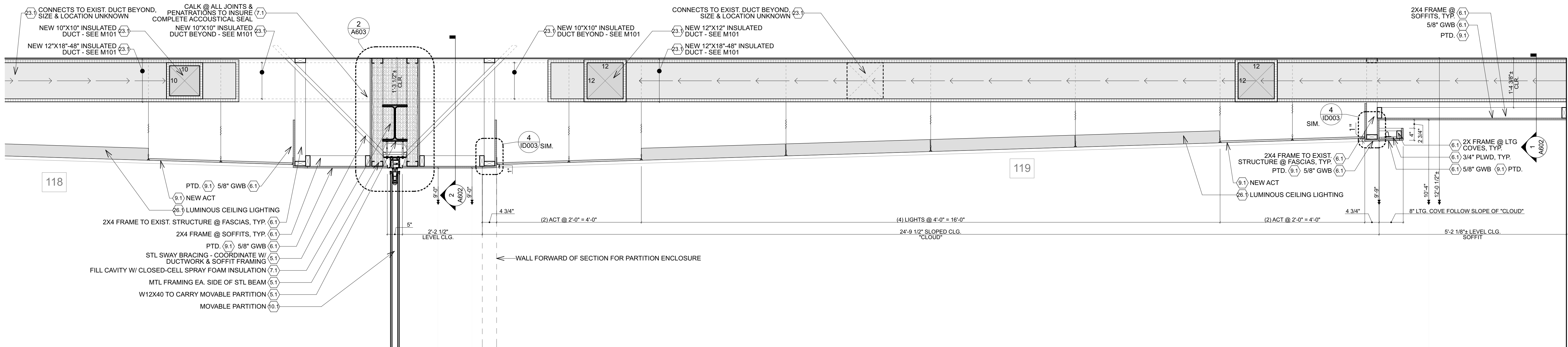
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NUMBER 1805.00  
PROJECT ARLINGTON CENTRAL SCHOOL RENOVATION  
DATE 03/01/2019  
DRAWN BY NH  
CHECKED BY WAS

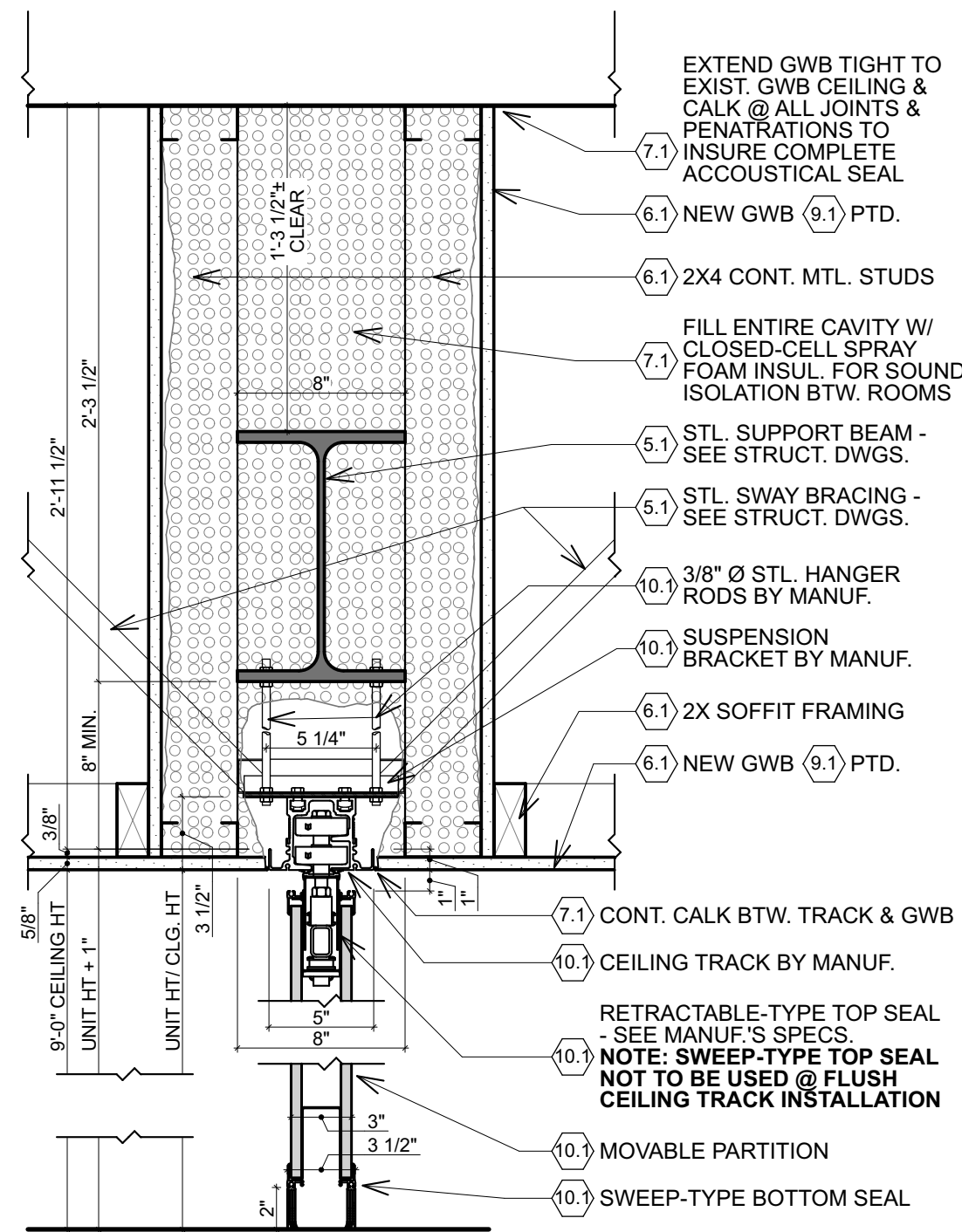
DRAWING NUMBER  
BIG HALL & CLOUD DETAILS I  
A602

Sterling Associates Incorporated Architects  
1800 1805.00 ACS CD-1\_layouts.pln/3/7/19

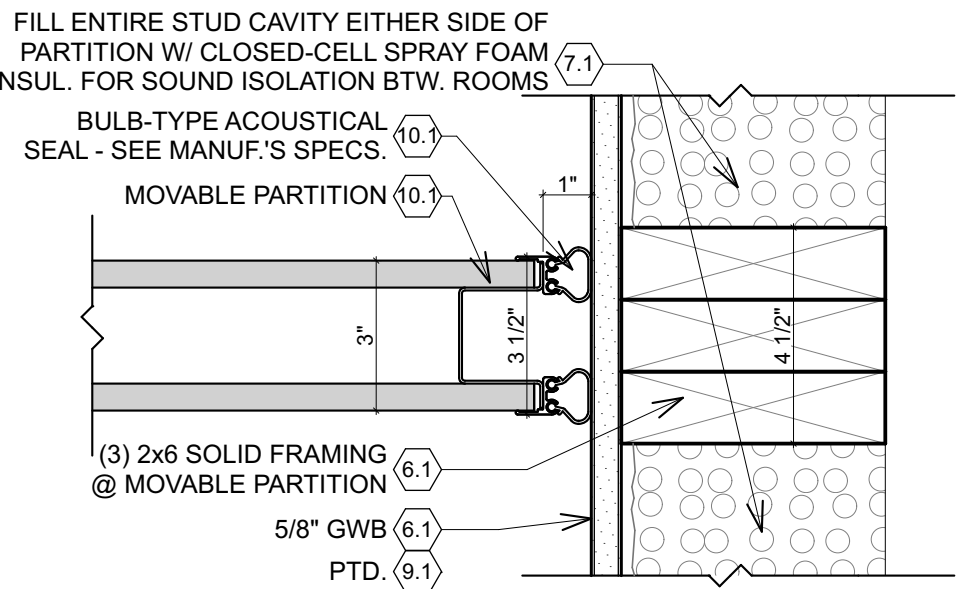




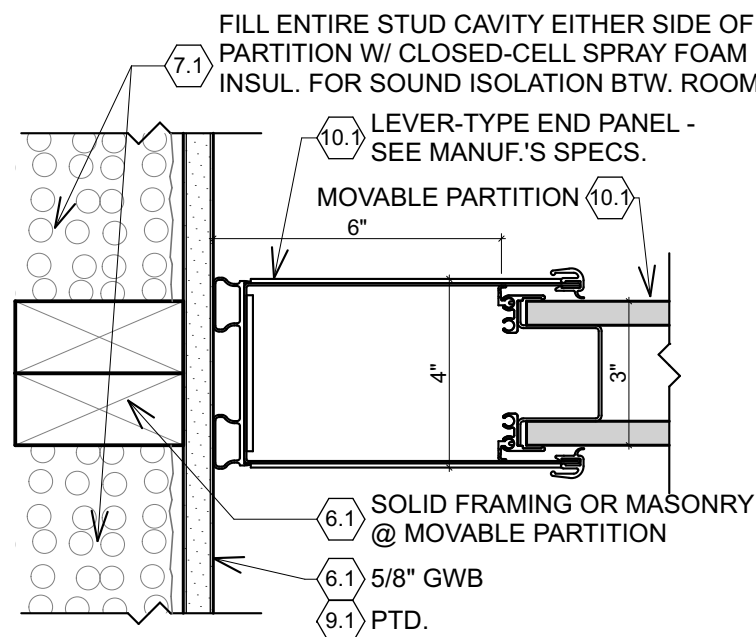
1  
A603  
LONGITUDINAL SECTION THROUGH BIG HALL  
SCALE: 3/4\" = 1'-0"



2  
A603  
PARTITION HEAD SECTION DTL  
SCALE: 1 1/2\" = 1'-0"



3  
A603  
PARTITION LEAD END PLAN DTL  
SCALE: 3\" = 1'-0"



4  
A603  
PARTITION TRAIL END PLAN DTL  
SCALE: 3\" = 1'-0"

Sterling Associates Incorporated Architects

REVISIONS

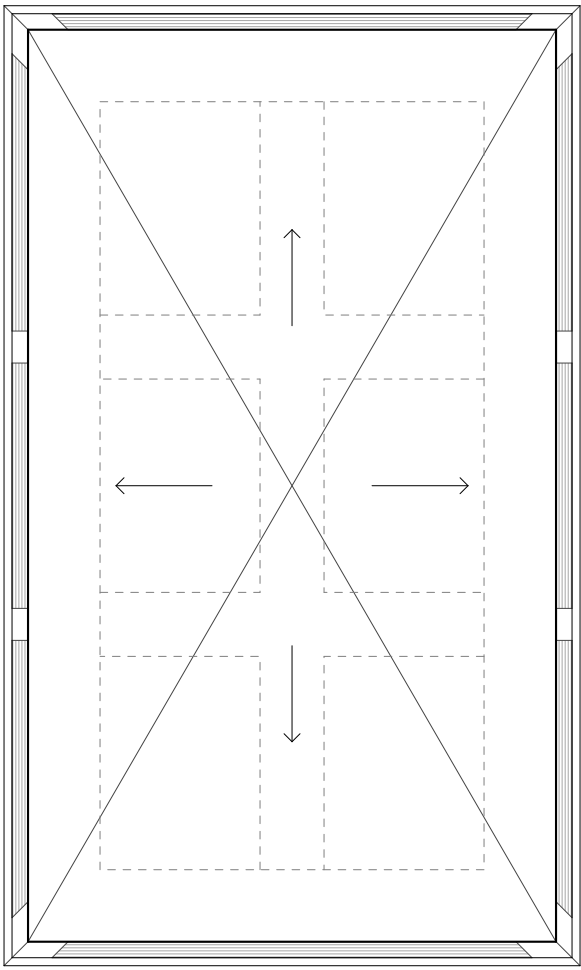
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ARLINGTON CENTRAL SCHOOL RENOVATION

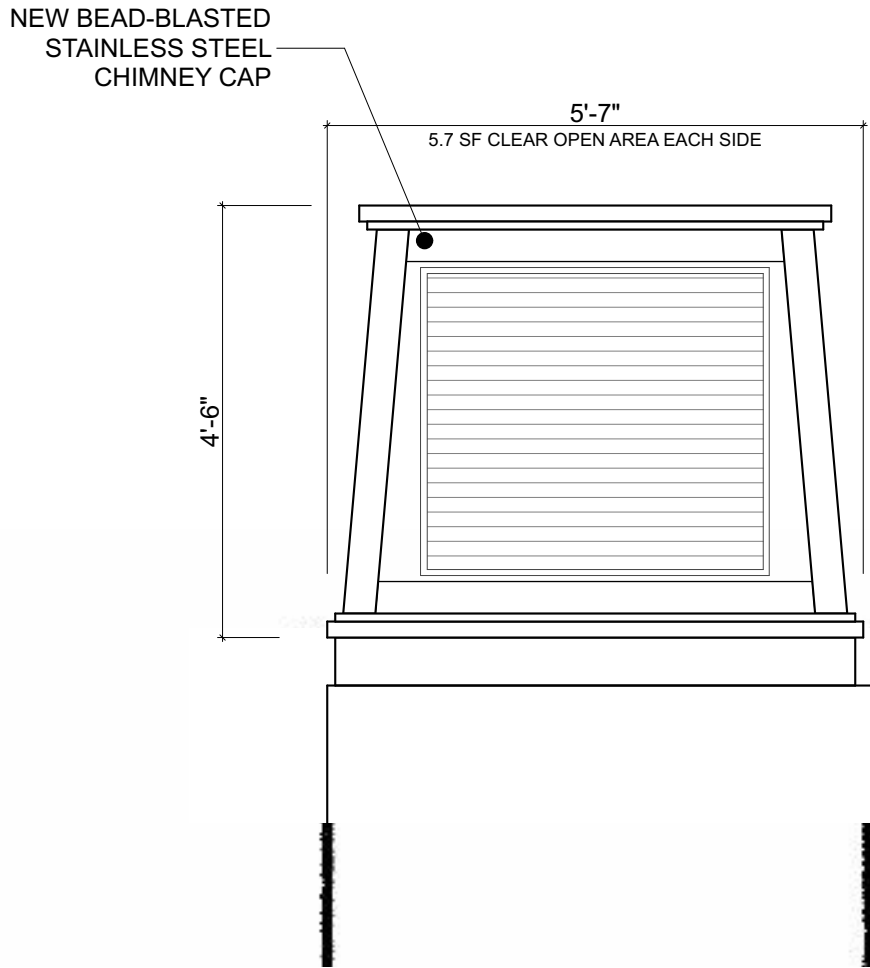
DATE 03/01/2019  
DRAWN BY NH  
CHECKED BY WAS

BIG HALL & CLOUD DETAILS II

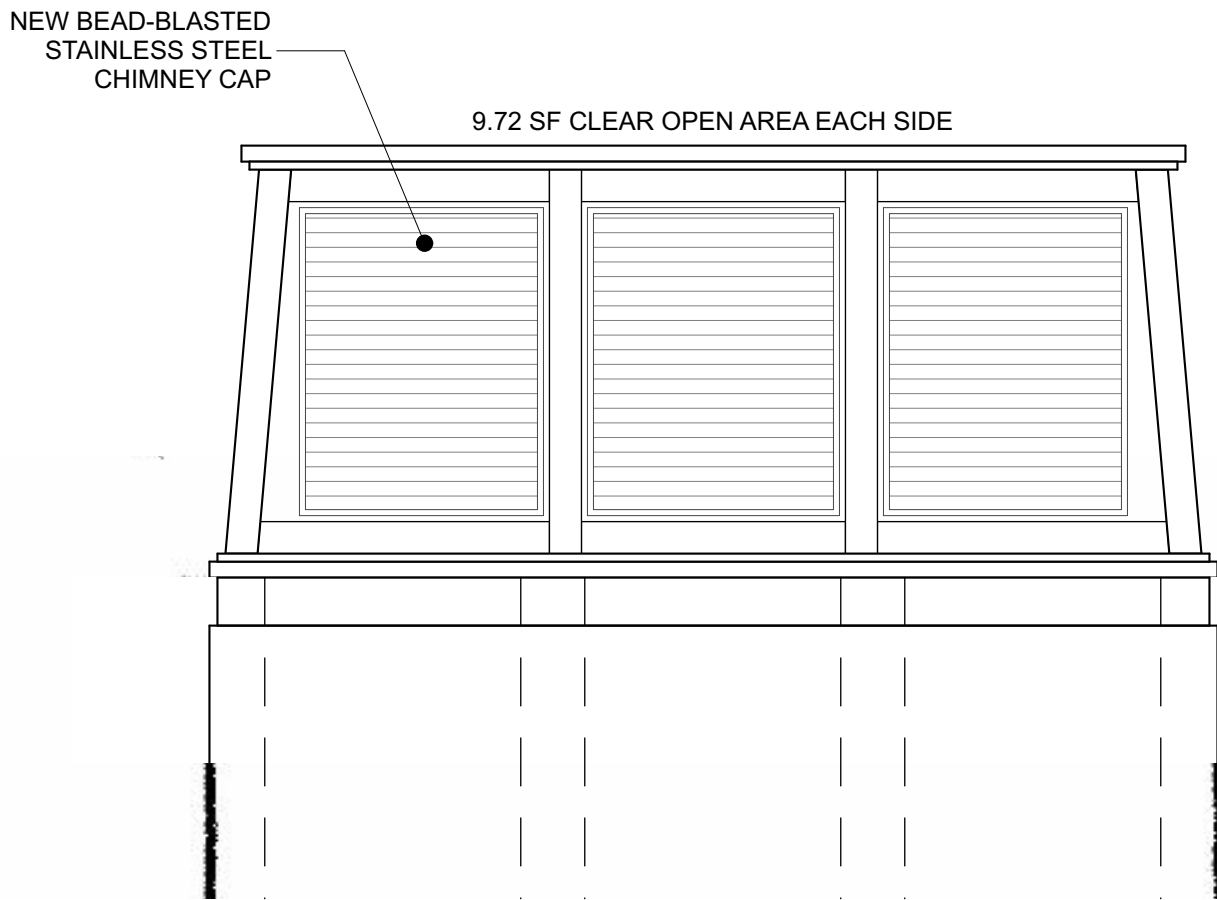
A603



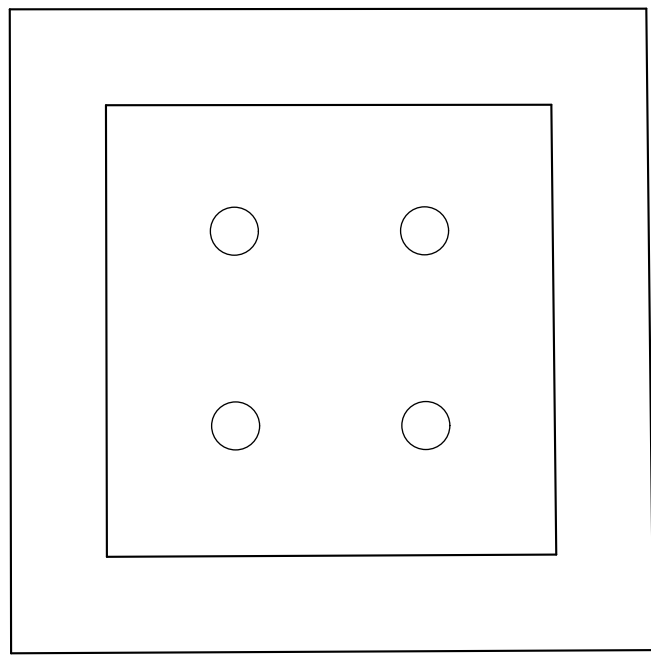
1  
A604  
MTL CHIMNEY CAP PLAN  
SCALE: 1/2" = 1'-0"



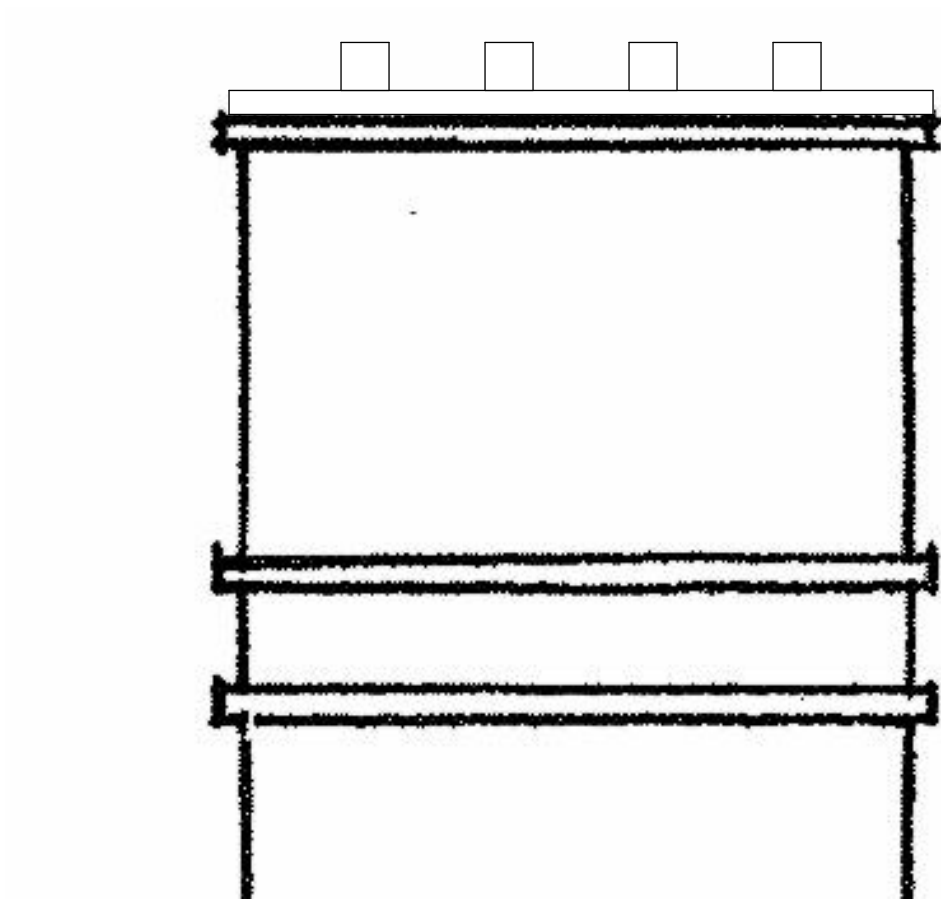
2  
A604  
NORTH/SOUTH MTL CHIMNEY CAP ELEVATION  
SCALE: 1/2" = 1'-0"



3  
A604  
EAST/WEST MTL CHIMNEY CAP ELEVATION  
SCALE: 1/2" = 1'-0"



4  
A604  
EPDM CHIMNEY CAP PLAN  
SCALE: 1/2" = 1'-0"



5  
A604  
EPDM CHIMNEY CAP ELEVATION  
SCALE: 1/2" = 1'-0"

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REVISIONS

Sterling Associates Incorporated Architects  
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Arlington, MA 01775  
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DRAWING NUMBER  
NEW CHIMNEY CAP DETAILS

A604

DATE  
03/01/2019

NUMBER  
1805.00

DRAWN BY  
NH

CHECKED BY  
WAS

PROJECT  
ARLINGTON CENTRAL SCHOOL RENOVATION

SAIA

MATERIALS LEGEND-ARLINGTON CENTRAL SCHOOL RENOVATION

DATE: 02.12.19

FILE #1805.00-7-1805 MATERIALS LEGEND.xlsx									
Tile	Linoleum	Carpet	Resilient Flooring	Paint Colors/Boards	Base	Acoustical Panels	Trim	Counter	Elevator Fabric
CT-1 - DALTILE SEMIGLOSS DESERT GRAY X114 (MEN'S BATHROOM WALL)	LIN-1 - FORBO MARMOLEUM WHITE WASH T5230	CPT-1 - INTERFACE - WE-152 DOVE *NOT USED*	RT - 1 - FORBO MCT ELEMENTS - OTTER 3631	PT-1 - BENJAMIN MOORE - RICH CREAM 2153-60 (TRIM)	WB-1 - TBD - MATCH EXIST. GROUND FLOOR MDF/OAK TRIM	AP-1 - ACOUSTICAL PANEL - GUILFORD OF MAINE CAPE COD 3073-KEY LIME 7050 custom sized - EGAN VISUALS, WORKING WALLS (LOWER ROW, KEYSTONE)		ST-1 - CAESERSTONE - TURBINE GREY 6313	EF-1 - CARNEGIE XOREL SWITCH 6237W 22 (LOWER)
CT-2 - DALTILE SEMIGLOSS - CARNATION PINK Q095 (WOMEN'S BATHROOM WALL)	LIN-2 - NOT USED	CPT-2 - J + J FLOORING - PROBLEM SOLVED - GORILLA GLUE 1207	QT-1 - TBD - TBD	PT-2 - BENJAMIN MOORE - LANCASTER WHITE HC-174	MDF-1 - TBD - TBD	AP-2 - ACOUSTICAL PANEL - GUILFORD OF MAINE - CAPE COD 3073-BUFF 7011 custom sized - EGAN VISUALS, WORKING WALLS (UPPER ROW)		ST-2 - NEW CALEDONIA - GRANITE	EF-2 - CARNEGIE XOREL SWITCH 6237W 20 (UPPER)
CT-3 - DAL TILE SEMIGLASS - ORANGE BURST Q097 (CAFE BACKSPLASH)	LIN-3 - FORBO MARMOLEUM FRESH WALNUT T5229	CPT-3 - INTERFACE - 104421 DRIFTWOOD		PT-3 - BENJAMIN MOORE - FLORIDA ORANGE 152 (BIG HALL ENTRY)	RB - 1- ARMSTRONG RUBBER BASE - 72 MOUSE GREY	MW-1 - MOVEABLE PARTITION - STRATUS AGATE 39-01 (PANEL FABRIC)			
CT-4 - SHAPES FINE - PCM CREA SHAPEMOHE (BATHROOM FLOORS)	LIN-4 - FORBO MARMOLEUM SHITAKE T3233	WM-1 - MATS INC. - ULTRA ENTRY - BROWN SUGAR (GRILL)		PT-4 - BENJAMIN MOORE - PINK MIX 2089-30 (CAFE ACCENT)	PLAM-1 - WILSONART - HIGH LINE 7970K-18 LINEARTY (LOBBY	MW-2 - MOVEABLE PARTITION - HUF COR LAMB'S WOOL (STANDARD TRIM)			
T-1 - PORCELANOSA/URBATEK - BEIGE NATURE TRAVERTINO C226001821 G-C453 (VESTIBULE PORCELAIN TILE)	LIN-5 - FORBO MARMOLEUM PUMPKIN YELLOW T3354	WM-2 - MATS INC. - BROWN SUGAR (CARPET)		PT-5 - BENJAMIN MOORE - HENDERSON BUFF HC-15 (CAFE ACCENT)					
T-2 - DALTILE - SEMI-GLOSS WHITE 0100 (KITCHEN WALL TILE)	LIN-5 - FORBO MARMOLEUM PUMPKIN YELLOW T3354 (ACCENT ON MAIN GROUND FLOOR)			PT-6 - BENJAMIN MOORE - BLUE LAKE 2053-40 (YOGA ROOM)					
	LIN-7 - FORBO MCT ELEMENTS - OTTER 3631			PT-7 - BENJAMIN MOORE - YELLOW SQUASH 2161-50 (LIVING ROOM WALLS & CEILING)					
				PT-8 - BENJAMIN MOORE - HOT LIPS 2077-30 (BATHROOM ACCENT - W)					
				PT-9 - BENJAMIN MOORE - WILD ORCHID 2072-40 (BATHROOM ACCENT - M)					
				PT-10 - Benjamin Moore - GALAPAGOS TURQUOISE 2057-20 (POOL ROOM ACCENT - E)					
				PT-11 - BENJAMIN MOORE - CHALKBOARD PAINT EGGSHELL YOSEMITE BLUE 2059-40 (SHELVING IN CAFE/YOGA ROOM/GAME ROOM)					
				PT-12 - BENJAMIN MOORE - COOL BLUE 2058-40 (ART ROOM ACCENT)					
				PT-13 - BENJAMIN MOORE - ANSONIA PEACH HC-52 (DROP-IN ROOM ACCENT)					
				MKB-1 - EGAN VISUALS - HARDWOOD FRAMED MARKERBOARD MEW 4836MO (MAGNETIC MESSAGE BOARD)					

SAIA

ARLINGTON CENTRAL SCHOOL RENOVATION

FINISH SCHEDULE

DATE: 02.12.19

FILE #1805.00-7-1805 FINISH SCHEDULE.xlsx											
Wall											
Room #	Room Name	Floor Finish	Base	N	E	W	S	Ceiling	TRIM		Notes
G01	Interns	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G02	Volunteer Transp. Coord.	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G03	Nurse	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G04	Meeting Room	CPT-3	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G05	Hallway	CPT-3	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G06	Elevator Machine Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G07	Social Worker	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G08	Social Worker	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G09	Restroom	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G10	Open Area	CPT-3	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G11	ASA	CPT-3	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G12	Medical Storage	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G13	Restroom	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G14	Open Area	LIN-1/LIN-5	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G15	Admin. Asst.	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G16	CoA Director	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G17	Info/Ref	CPT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G18	Reception	CPT-3	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G19	Restroom	CT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G20	Closet	RT-1	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G21	Hallway	LIN-1/LIN-5	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G22	Closet	RT-1	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G23	Library	CPT-3	WB-1	PT-7	PT-7	PT-7	PT-7	PT-7	PT-1		3, 4
G24	South Entry Lobby	LIN-1/LIN-5	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G25	South Entry Vestibule	T-1/WM-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G26	Cafe	WB-1	NA	PT-2/PT-11	PT-2	PT-5	PT-2	PT-2	PT-1		3, 4
G27	Cafe Seating Area	LIN-1/LIN-5	WB-1	PT-3/PT-2	PT-2	PT-2	NA	PT-2	PT-1		3, 4
G28	Restroom	CT-4	CT-4	PT-2	PT-2	CT-2/PT-2	CT-2/PT-8	PT-2	PT-1		1, 3, 4
G29	Restroom	CT-4	CT-4	PT-2	CT-1/PT-2	PT-2	CT-1/PT-9	PT-2	PT-1		1, 3, 4
G30	Closet	RT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G31	Game Room Storage	LIN-4	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G32	Game Room	LIN-4	WB-1	PT-2	PT-2	PT-2	PT-2/PT-11	PT-2	PT-1		3, 4
G33	Mechanical Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G36	Yoga Room	LIN-4	WB-1	PT-2/PT-11	PT-6	PT-2	PT-2	PT-2	PT-1		3, 4
G37	Pool Room	LIN-3	WB-1	PT-2	PT-10	PT-2	PT-2	PT-2	PT-1		3, 4
G38	Crawl Space	RT-1	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
G39	Mechanical Hallway	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G40	Generator Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G41	Mechanical Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
G42	Mechanical Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
101	Kitchen Area	QT-1	TBD	TBD	TBD	TBD	TBD	TBD	TBD		3, 4
102	Kitchen Prep Area	QT-2	TBD	TBD	TBD	TBD	TBD	TBD	TBD		3, 4
103	Mechanical Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
104	West Entry Vestibule	T-1/WM-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
105	West Entry Lobby	LIN-1/LIN-6	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
106	Arts Room	LIN-5	WB-1	PT-12	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
107	Restroom	CT-4	WB-1	CT-2/PT-8	PT-2	PT-2	PT-2	PT-2	PT-1		1, 3, 4
108	Arts Room Storage	LIN-7	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
109	Mechanical Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
110	Hallway	LIN-5	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
111	Storage Closet	LIN-7	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
112	Mail Room	RT-1	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
113	Closet	RT-1	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
114	Restroom	CT-4	WB-1	CT-2/PT-2	PT-2	CT-2/PT-2	PT-8	PT-2	PT-1		1, 3, 4
115	Vestibule	ETR	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
116	Great Gallery	ETR	WB-1	AP/PT-2	NA	AP/PT-2	PT-2	PT-2	PT-1		3, 4
117	Great Gallery	ETR	WB-1	AP/PT-2	NA	PT-2	PT-2	PT-2	PT-1		3, 4
118	Great Room A	ETR	WB-1	PT-2	PANELS	PT-2	AP/PT-2	PT-2	PT-1		3, 4
119	Great Room B	ETR	WB-1	PT-2	PANELS	PANELS	AP/PT-2	PT-2	PT-1		3, 4

NOTE-1: New CT @ wet wall, where noted

NOTE-2: Exist. painted GWB

NOTE-3: Flooring transition strips are to be by Shluter, 1/8" metal

NOTE-4: Paint all trim excluding window trims, typ.

NOTE-5: In Rm 211, stopping point for new carpet and paint tbd

NOTE-6: In Rm 225, niche behind recp1 to receive PT-4

SAIA

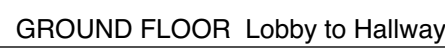
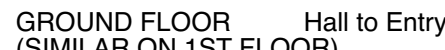
ARLINGTON CENTRAL SCHOOL RENOVATION

FINISH SCHEDULE

DATE: 2.12.19

FILE #1805.00-7-1805 FINISH SCHEDULE.xlsx											
Wall											
Room #	Room Name	Floor Finish	Base	N	E	W	S	Ceiling	Trim		Notes
120	Closet	RT-1	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
121	Mechanical Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
122	Hallway	LIN-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
123	Restroom	CT-4	WB-1	PT-2	CT-1/PT-2	PT-2	CT-1/PT-9	PT-2	PT-1		1, 3, 4
124	Restroom	CT-4	WB-1	PT-2	PT-2	CT-2/PT-2	CT-2/PT-8	PT-2	PT-1		1, 3, 4
125	Storage	RT-7	RB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
126	Restroom	CT-4	WB-1	CT-1/PT-9	CT-1/PT-2	PT-2	PT-2	PT-2	PT-1		1, 3, 4
127	East Entry Lobby	ETR	WB-1	PT-2	AP-2/PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
129	East Entry Vestibule	WM-1/WM-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
130	Drop-In Room	ETR	ETR	PT-7	PT-7	PT-7/PT-13	PT-7	PT-7	ETR		3, 4
131	Mechanical Room	RT-1	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
201	Conference Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
202	Weights & Measures	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
203	Conf./Emerg.	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
204	Hallway	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
205	Hallway	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
206	Restroom	CT-4	WB-1	PT-2	PT-2	PT-2	PT-2	PT-2	PT-1		3, 4
207	Health Officer	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
208	Hallway	MATCH EXT	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
209	Open Space	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
210	Vet. Services	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
211	Hallway	MATCH EXT	ETR	ETR	MATCH EXT	MATCH EXT	ETR	ETR	ETR		3, 4, 5
212	Expansion	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
213	Vet.	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
214	Storage	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
215	Lead Health Officer	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
216	Dir. HHS	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
217	Storage	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
218	Hallway	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
219	Public Health Dir.	MATCH EXT	ETR	MATCH EXT	MATCH EXT	ETR	ETR	ETR	ETR		3, 4
220	Mechanical Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
221	Nurse	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
222	Closet	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
223	Copy Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
224	Admin. Asst.	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
225	Reception	MATCH EXT	TBD	PT-2	PT-2/PT-4	PT-2	PT-2	PT-2	ETR		3, 4, 6
226	Intens	MATCH EXT	TBD	PT-2	PT-2	PT-2	PT-2	PT-2	ETR		3, 4
227	YHS	TBD	TBD	PT-2	PT-2	PT-2	PT-2	PT-2	ETR		3, 4
228	Hallway	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
229	Restroom	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
230	Restroom	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
231	Closet	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
232	Drop-In Room	LIN-1	TBD	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
233	Open Space	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
234	Closet	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
235	Closet	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
236	Seating	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
237	Meeting Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
238	Board Room	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR		3, 4
Stair #3		WD-1	OAK	PT-4	PT-2	PT-2	PT-2	PT-2	-		4
Elevator		LIN-1	EF-1/EF-2	EF-1/EF-2	EF-1/EF-2	EF-1/EF-2	EF-1/EF-2	ETR?	-		3







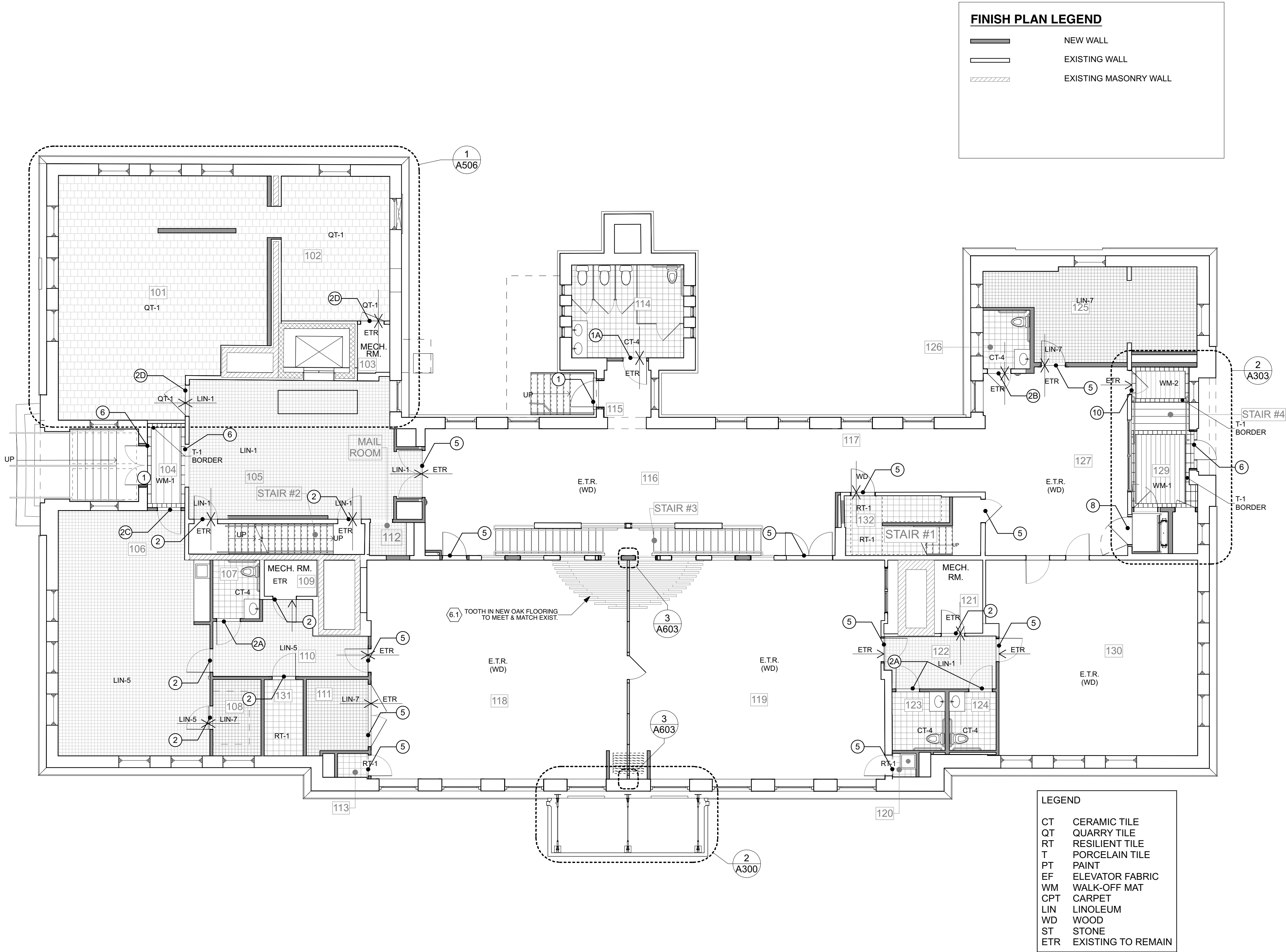




1ID101

FIRST FLOOR FINISH FLOOR PLAN

SCALE: 1/8" = 1'-0"



1  
ID102

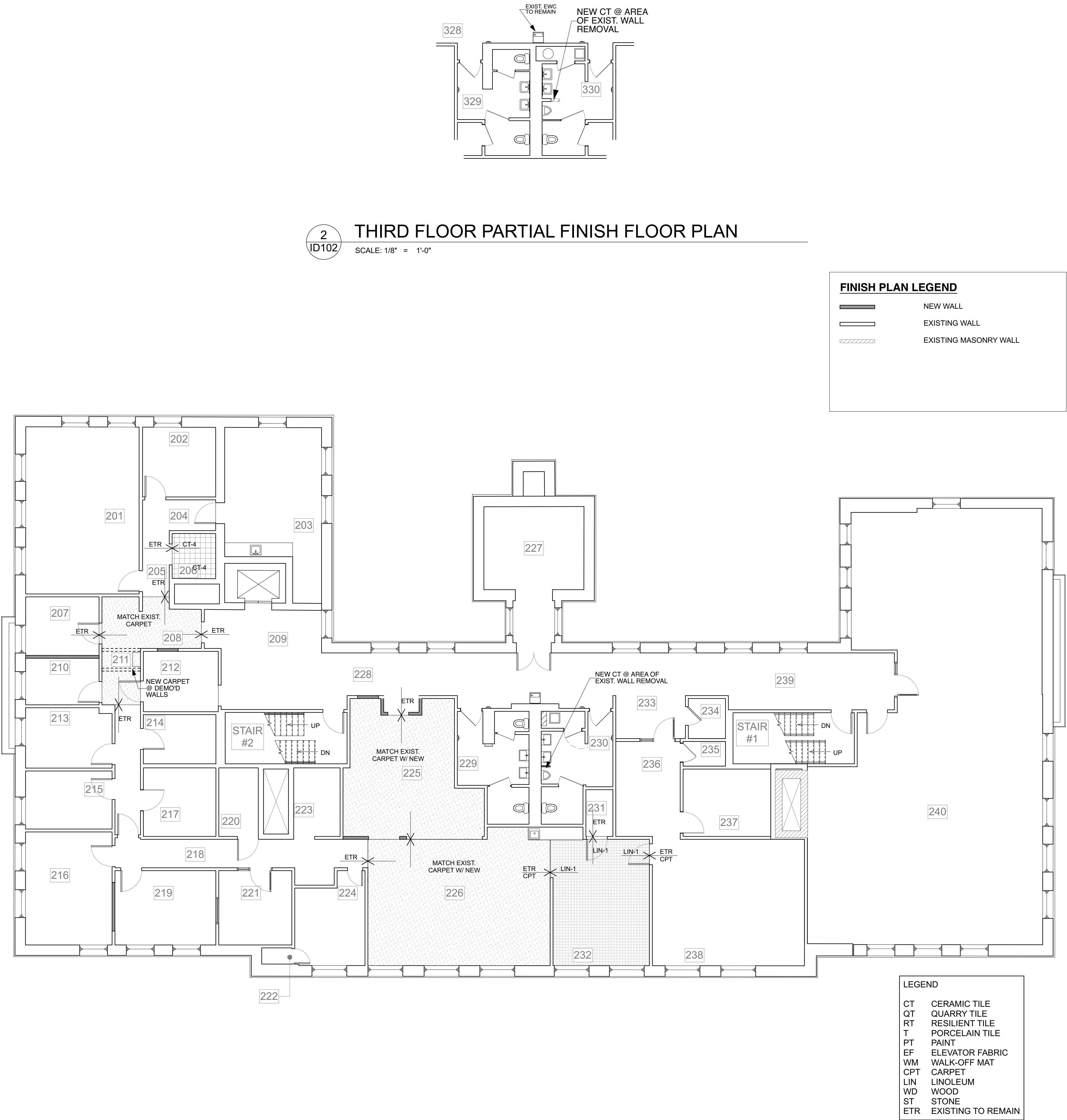
SECOND FLOOR FINISH FLOOR PLAN

SCALE: 1/8" = 1'-0"

2  
ID102

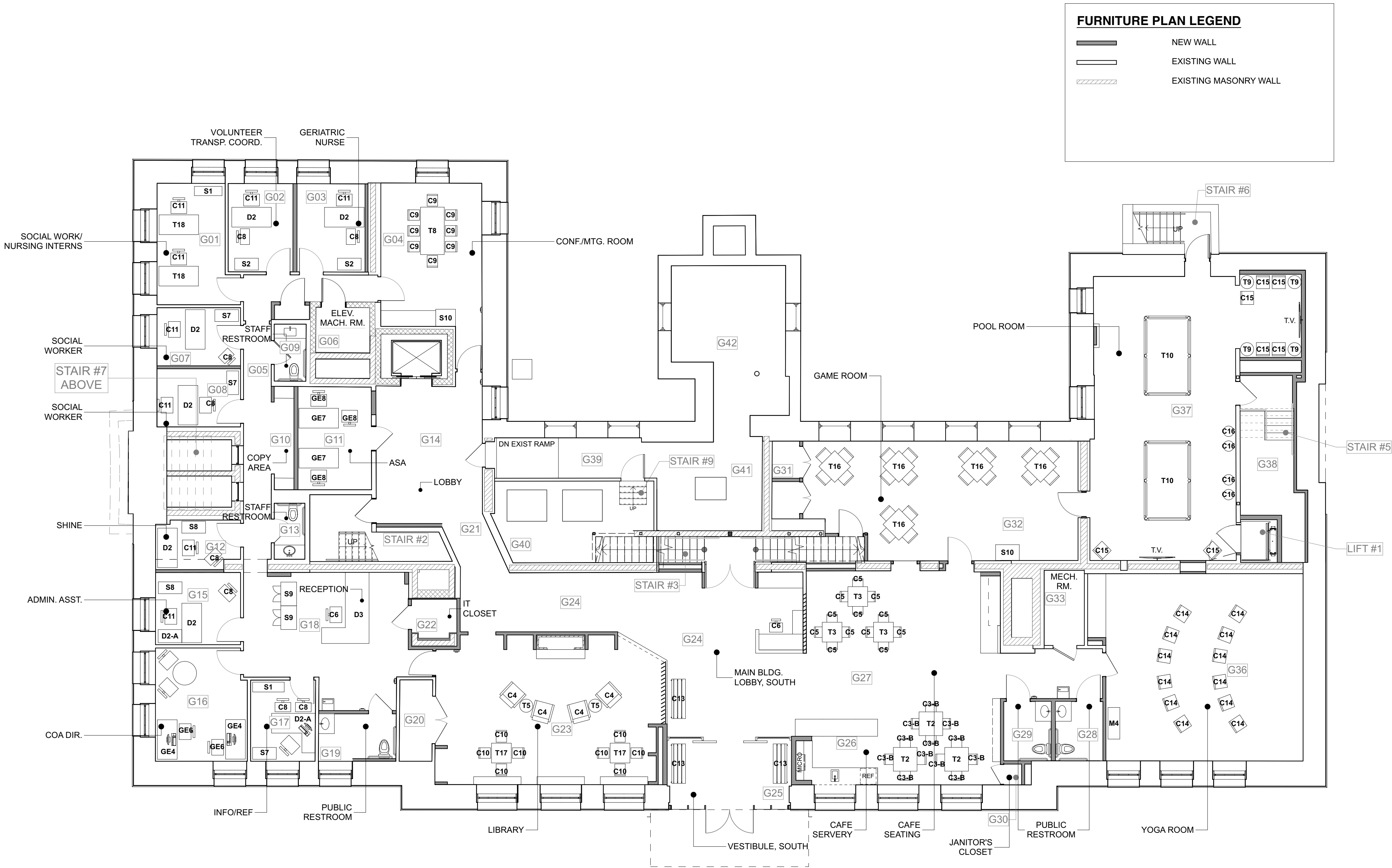
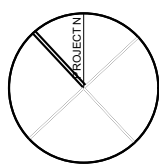
THIRD FLOOR PARTIAL FINISH FLOOR PLAN

SCALE: 1/8" = 1'-0"





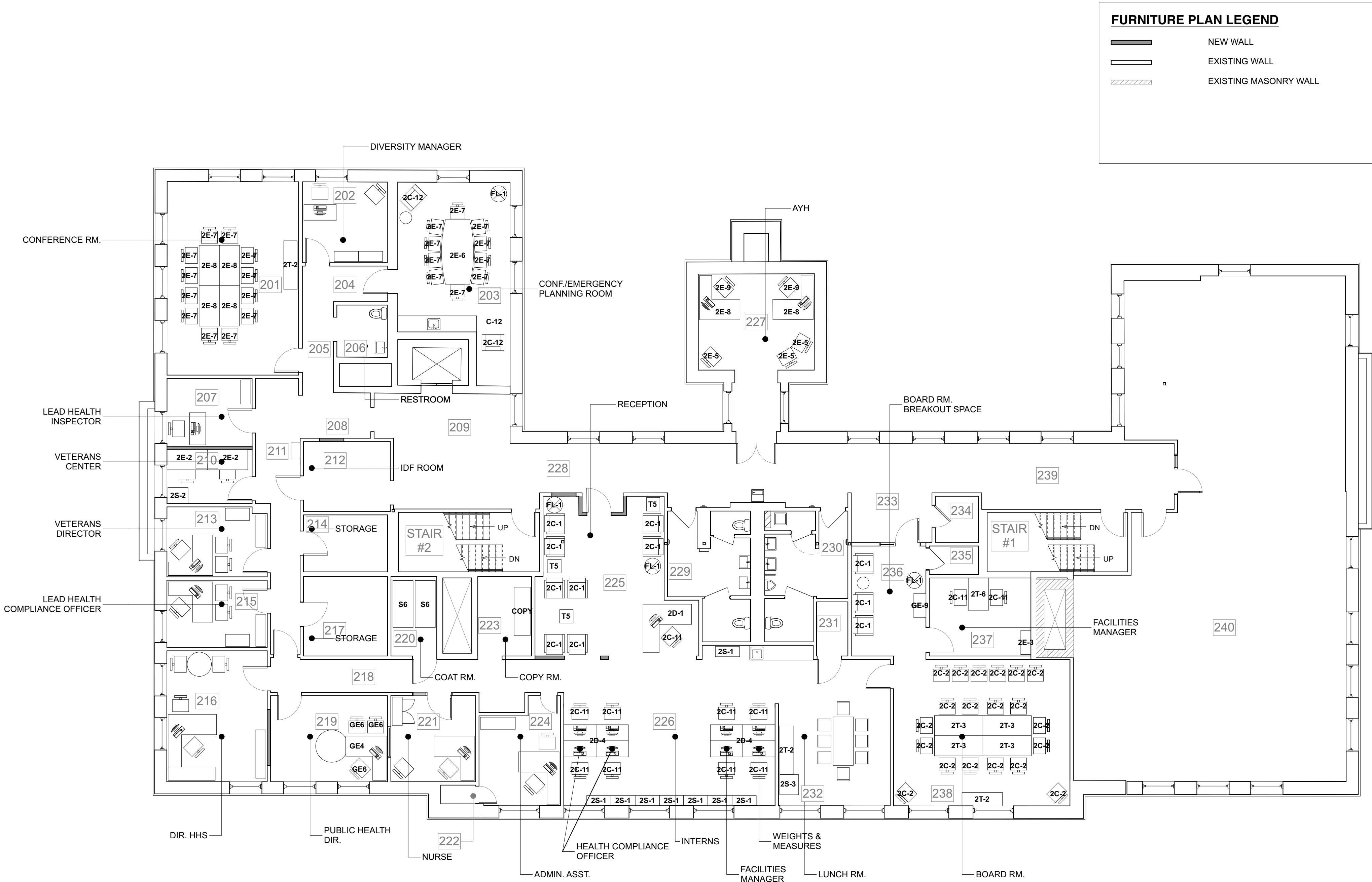










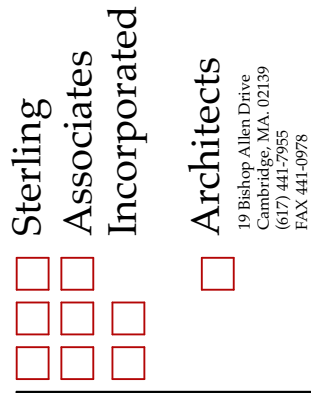


SECOND FLOOR POST-CONSTRUCTION FURNITURE PLAN

SCALE: 1/8" = 1'-0"







**Sterling  
Associates  
Incorporated**

**Architects**

19 Bishop Allen Drive  
Cambridge, MA 02139  
(617) 441-7955  
FAX 441-0978

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NUMBER 1805.00  
PROJECT ARLINGTON CENTRAL SCHOOL RENOVATION

DATE 03/01/2019  
DRAWN BY NH  
CHECKED BY WAS

DRAWING NUMBER  
SECOND FLOOR FRAMING PLAN

S102

REVISIONS

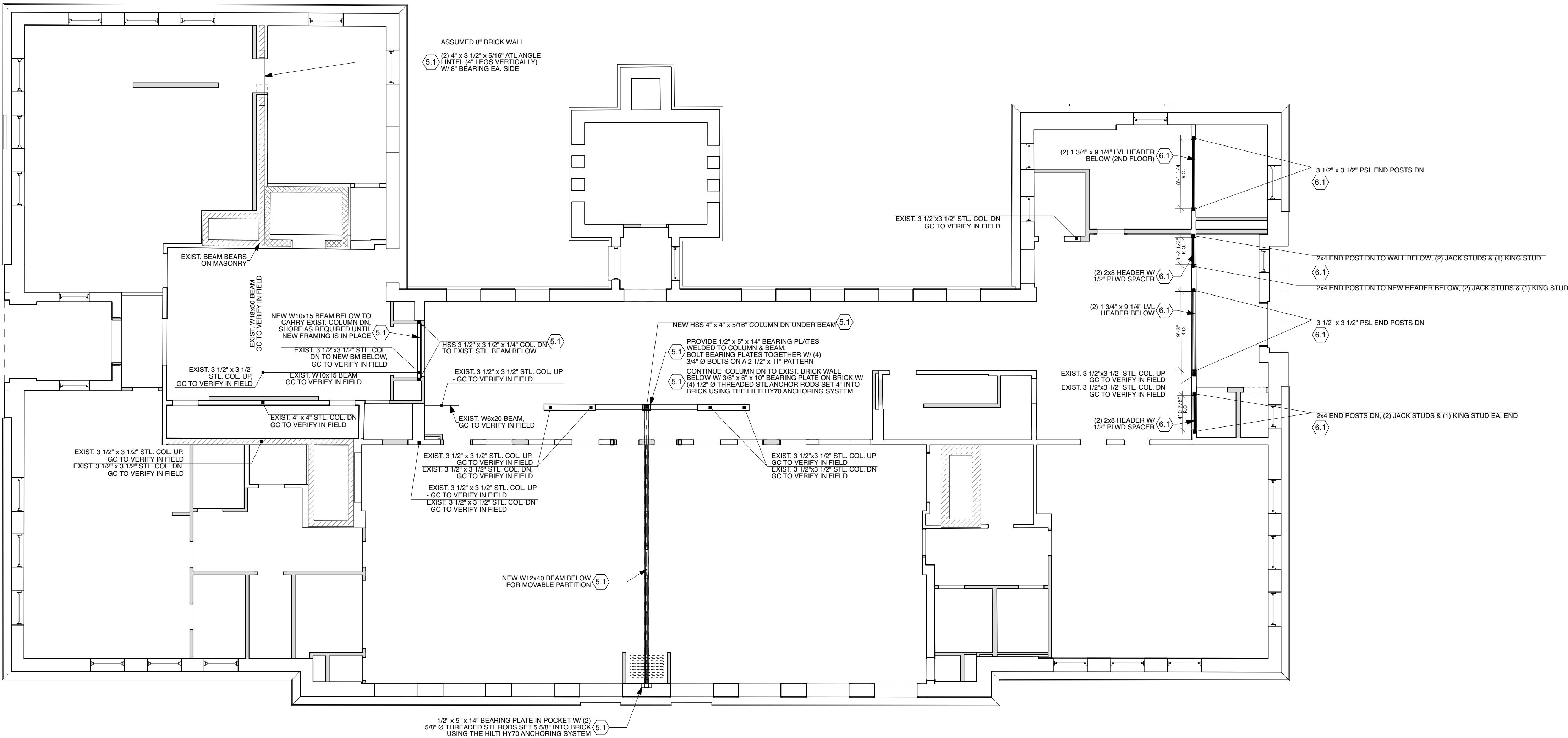
Sterling Associates Incorporated Architects

1805.00 ACS CD-1\_layouts.pln/3/7/19

1  
S102

## SECOND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"





## Town of Arlington, Massachusetts

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### Meeting Minutes - from 1/28/19, 2/11/19, 3/04/19, and 3/11/19

#### Summary:

8:30 p.m. - 8:40 p.m. • Board members will review and approve meeting minutes

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	01282019_Draft_Minutes_Arlington_Redevelopment_Board.pdf	01282019 Draft Minutes ARB
▢ Reference Material	02112019_Draft_Minutes_Arlington_Redevelopment_Board.pdf	02112019 Draft Minutes ARB
▢ Reference Material	03042019_Draft_Minutes_Arlington_Redevelopment_Board.pdf	03042019 Draft Minutes ARB
▢ Reference Material	03112019_Draft_Minutes_Arlington_Redevelopment_Board.pdf	03112019 Draft Minutes ARB



**Arlington Redevelopment Board**  
**January 28, 2019, 7:30 p.m.**  
**Town Hall Annex**  
**Second Floor Conference Room**  
**Meeting Minutes**

This meeting was recorded by ACMi.

**PRESENT:** Andrew West, David Watson, Eugene Benson, Kin Lau

**ABSENT:** Andrew Bunnell (Chair)

**STAFF:** Jennifer Raitt, Director of Planning and Community Development; Erin Zwirko, Assistant Director of Planning and Community Development

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Mr. West (Vice-Chair) called the meeting to order. Mr. West notified the group that the meeting was being recorded by ACMi. Mr. West noted the number of members of the public in attendance and reminded the group that while the public is welcome to participate this meeting is not a public hearing on zoning bylaw amendments.

Mr. West opened the meeting at 7:30 pm and turned to the first item on the agenda, the community engagement and outreach plan for 2019 Annual Town Meeting warrant articles.

Ms. Raitt began with an overview of the draft community outreach plan, similar to the recent recodification process, which includes neighborhood meetings targeted for Town Meeting Members at local schools tentatively scheduled on 3/27/19, 3/28/19, 4/3/19, and 4/4/19 at 7:00PM, Master Plan Implementation Committee, Housing Implementation Committee, the Residential Study Group, meetings with merchant associations (which are ongoing), property owners and associations. CHAPA held a meeting to discuss ways to engage people in the discussion, including the proposed multi-family and mixed use articles. The Department of Planning and Community Development is also requesting permission to email Town Meeting Members directly, the proposed targeted outreach includes: personal contact, email announcements, direct mailings, PowerPoint presentations, ACMi, Town Notice lists, media outlets, FAQ documents, expanded FAQ documents, and an amendment guide. Ms. Zwirko noted meeting schedules are still tentative; the dates have to be confirmed with the schools.

Mr. West asked how the March ARB hearings will be organized. Ms. Raitt explained that the meetings will be organized around articles with similar topics. Ms. Zwirko provided the publication dates for the hearing articles and legal notices. Mr. Watson noticed the Zoning Bylaw Working Group was not included with the list of committee meetings. Ms. Raitt is making the update to the outreach plan.

Mr. Watson stated that he is satisfied with the extensive outreach plan. There may still be groups who will be affected by the zoning changes in town that cannot attend evening meetings and hearings. Mr. Watson suggested that the DPCD work to identify these groups and consider adding some direct outreach to make sure they have an opportunity to participate in this discussion.

Mr. Benson said the plan looks very complete especially with the additions. He asked about the floodplain amendments. Ms. Raitt notified the board that Nathaniel Stevens, Chair of the Conservation Commission, will be at the next meeting on 2/25/19, to discuss those proposed amendments.

Mr. West asked about the graphic materials to support the warrant articles. Mr. Raitt and Ms. Zwirko said that the graphics will be available during public hearings in March and that MAPC is preparing the graphics. Mr. Benson asked if MAPC will also provide any updates or corrections to the graphics if the warrant articles are updated. Ms. Raitt confirmed corrections were included as part of MAPC's contract. Mr. Watson suggested getting the supporting graphics out to the public as soon as possible to avoid confusion.

Mr. Benson moved to accept the first item as amended, noting that meeting dates may change. Mr. Lau seconded and all

approved

Mr. West stated that the next two agenda items, Organizational Meeting – ARB Rules and Regulations Rule 2- Board officers and the ARB meeting schedule for March, will be addressed at the next meeting since the entire board is not in attendance.

Mr. West moved to approve the December 17, 2019 ARB meeting minutes, Mr. Watson seconded, all approved.

Mr. Benson noted a correction for the January 7, 2019 meeting minutes in the second paragraph that says all voted and approved instead of noting that Mr. Lau abstained. Mr. Benson moved to approve minutes with this amendment and all approved.

Mr. Lau moved to approve the January 16, 2019 minutes with amendments and all approved.

Ms. Raitt summarized the correspondence from Mr. Steve Revilak regarding Inclusionary Zoning Warrant Article amendment under section 8.2 as the number of units available increases so will the number of affordable units. Mr. Watson said he looks forward to discussing this amendment. Mr. Watson said he does not want to miss the opportunity to increase affordable housing while increasing density. Mr. West asked if Mr. Revilak's proposed amendment could be referred to another working group/committee. Ms. Raitt suggested the Zoning Bylaw Working Group is working on similar proposals.

Mr. Watson moved to refer the proposed Zoning Bylaw amendment submitted by Mr. Revilak to the Zoning Bylaw Working Group. Board voted all in favor.

Motion to adjourn. Board voted all in favor. (4-0)

Meeting Adjourned.

**Arlington Redevelopment Board**  
**February 11, 2019, 7:30 p.m.**  
**Charles Lyons' Hearing Room,**  
**Town Hall, 2<sup>nd</sup> Floor**  
**Meeting Minutes**

This meeting was recorded by ACMi.

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

**ABSENT:** David Watson

**STAFF:** Jennifer Raitt, Director of Planning and Community Development; Erin Zwirko, Assistant Director of Planning and Community Development

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The Chair opened the meeting by notifying the group that the meeting was being recorded by ACMi. The Chair then tabled the Organizational Meeting until the meeting on February 25, 2019, when all board members are present.

The Chair moved on to the second agenda item, Proposed amendments to make minor administrative corrections to Floodplain District and Inland Wetland District sections of the Zoning Bylaw and discussions about Arlington Regulations for Wetland Protection Section 31, Climate Change Resilience.

The Chair introduced Nathaniel Stevens, Chair, Arlington Conservation Commission and Emily Sullivan, Environmental Planner/Conservation Agent who presented the proposed changes to the local Floodplain and Inland Wetland districts.

Mr. Benson asked for clarification of conservation district jurisdiction, specifically if it would still be defined as 200 feet. Mr. Benson asked to change the language in the proposal from all rivers, brooks, and streams, to all perennial rivers, brooks, and streams. Mr. West asked about the permitted structure uses within the district. Mr. Stevens said the Conservation Commission would address this issue. Mr. Lau asked if there were any vernal pools included in this category. Mr. Stevens explained that a vernal pool has not been identified in Arlington.

Mr. Benson and wanted to address the climate change projections. Mr. Stevens said definition of sea level rise may change at a later date along with FEMA regulations and other credible evidence. Mr. Benson asked for the language so that the ARB could incorporate the same changes. Ms. Raitt explained that the Department of Planning and Community Development is doing a crosswalk of regulations to avoid redundancies. Mr. Stevens introduced the Municipal Vulnerability Preparedness (MVP) and Ms. Raitt provided an overview of the MVP program, including funding, and the planning process. Mr. Stevens would like to include climate change resilience language to section 31, which includes stormwater drainage and planting plans. Mr. Benson asked if the conservation commission was working with the Town's Engineer's office to ensure regulations take the 100 year storm calculations into account. Ms. Sullivan said she is working with the Town Engineer's office on this issue.

The Chair introduced the third agenda item, Updates to existing Arlington Design Standards and Warrant Article requesting appropriation of funds to create Residential Design Guidelines.

Ms. Raitt reviewed warrant articles filed and approved with comments from the board January 28, 2019 amended outreach plan, hearing dates, and which warrants will be discussed at which hearing.

The Chair motioned to add another ARB meeting on March 27, 2019, after the public hearing is closed to allow board to review information before voting. Mr. Benson seconded, all voted in favor.

The Chair introduced the fourth agenda item, Updates to existing Arlington Design Standards and Warrant Article requesting appropriation of funds to create Residential Design Guidelines

Ms. Raitt gave an overview of the warrant article. Residential Study Group requested funds for a consultant to complete a study to create a process for design review. Mr. Raitt explained it would be a review of any home construction in the R0 and R2 districts. Mr. Lau asked if Design Review Committees exist in any other areas of Massachusetts. Ms. Raitt answered yes and explained a Design Review Committee would typically fall under the Planning Board. Ms. Zwirko explained the responsibilities of Design Advisory committees in other towns.

The board invited a member of the public, Steve Revilak, to comment. Mr. Revilak asked if the Design Review process in Watertown, MA would be a model for Arlington. Ms. Zwirko confirmed that Arlington would follow Watertown's model.

A member of public, Asia Kepka, asked about the appropriation and process for hiring a consultant. Ms. Raitt provided an overview of the Town's process.

The Chair moved on to the next agenda item, progress on master plan and housing production plan implementation, including current work of Master Plan Implementation Committee subgroups and working groups (Zoning Bylaw Working Group, Historic and Cultural Resources Working Group, Mill brook Study Group, and Residential Study Group.

Ms. Raitt presented the updated master implementation plan and table and gave an overview of the housing production plan. Next Master Plan Implementation Committee meeting is on Thursday, March 7, 2019 where the updated zoning bylaw amendments will be discussed.

Patricia Worden interjected that as a member of the Housing Implementation Committee the amendments were never discussed in the HPIC meeting.

Motion to adjourn. Board voted all in favor. (4-0)

Meeting Adjourned.



**Arlington Redevelopment Board**  
**March 4, 2019, 7:30 p.m.**  
**Senior Center, Main Room, First Floor**  
**Meeting Minutes**

This meeting was recorded by ACMi.

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

**STAFF:** Jennifer Raitt, Director, Planning and Community Development, Erin Zwirko, Assistant Director, Planning and Community Development

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The Chair opened the meeting at 7:30 pm and turned to the first item on the agenda, Public hearing for Town Meeting Article 17, signage. He stated all votes on bylaw amendments will be taken March 27.

Ms. Raitt introduced Roger Eastman with LWC, who is helping the town with the sign bylaw regulation. Mr. Eastman provided details concerning the project.

The Chair turned to the Board for questions. Mr. Watson stated that one section allowed leeway in signage content, while another allowed sign permit exceptions -- how does one know when a permit is needed?

The Chair referred the question to Doug Heim, Town Counsel, who stated he understood the beginning of the question. Mr. Watson stated that it was unclear how an applicant would know whether permit was needed to change an existing sign. Mr. Eastman stated this is to allow change of a commercial message on a sign to a noncommercial one without a permit. However, commercial to commercial would always require a permit. Mr. Watson requested that this clarification be included in the final bylaw wording.

Mr. Watson then requested clarification as to whether the ARB or Building Inspector determines final approval. Mr. Benson stated it would help to know under what circumstances the permit would be sent to the ARB.

Mr. Watson requested clarification of the duration of temporary A-frame versus other sign permits.

Mr. Watson asked if it is too restrictive to allow the property manager to determine which tenants would be allowed more than one temporary sign. Mr. Eastman stated this is a difficult issue that concerns primarily multistore strip malls, where there might be too many signs at once; and he could not find a better way around this to apply to less congested areas. Mr. Watson requested more explicit language, as he could not see how they could have multi-sign restrictions given the configuration of so many businesses in town. Some discussion ensued. Mr. Eastman agreed to clarify the distinction between shopping centers and individual stores.

Mr. Watson asked if regulations concerning inflatable balloons/spinners, etc. would affect holiday decorations; Mr. Eastman stated likely no. Discussion followed with Mr. Heim re commercial versus noncommercial/residential content.

Mr. Watson asked re: removal of possible historical signs for businesses no longer in existence. Mr. Eastman stated they would add reference to landmark/historical signs in that context. Mr. Lau asked if this applies to murals on buildings. Mr. Eastman stated the sign bylaw is consciously neutral on murals. Mr. Heim elaborated on possible special treatment of historical signage.

Mr. Watson asked how display restrictions might affect holiday lighting using lasers/projectors. Mr. Heim stated this issue requires further consideration. Mr. Eastman stated the regulations are intended for commercial displays rather than single family homes celebrating holidays.

Mr. Watson asked if sidewalk projection of signage is prohibited; Mr. Eastman stated yes. Mr. Watson stated he is not sure he is in favor of this prohibition. He then stated he could not find a definition of “upright signs,” and Ms. Zwirko directed him to the definition. Mr. Watson stated he would submit typos.

The Chair stated he would also submit typos, and then opened the floor to public comment.

Chris Loreti stated he was confused about the “track changes” version. Ms. Raitt stated the changes were relative to comments from the Zoning Bylaw Working Group and from some board members. Mr. Loreti asked if the revised bylaw continues to offer protection against billboards. Mr. Eastman stated this was under “Prohibited Signs.” Mr. Loreti asked if LED signs were prohibited. Mr. Eastman stated very small LEDs (e.g., drive-thru notices) would be permitted. Mr. Loreti stated “permanent portable signs” should be prohibited/regulated, and that A-frame signs should be placed so as not to impede passersby.

Bob Radochia asked who is responsible for citing signage violations. Mr. Raitt replied the Building Inspector/Inspectional Services. He stated they are too busy to effectively control this. He then asked if store window signs were covered in the bylaw. Ms. Zwirko directed him to the section. He stated there was too much clutter on some windows, and this was not being addressed. He stated he would provide photos.

The Chair moved to Article 18, Inland Wetlands. Ms. Raitt stated the aim was to conform zoning with the Conservation Commission’s regulations. She stated that the Commission stressed that proposed zoning changes would not impact the Commission’s administration of the Massachusetts Wetland Protection Act and other regulations. She continued with further clarification, reading a letter from the Conservation Commission into the record.

Mr. Benson stated it was appropriate to have conforming regulations/definitions. Mr. Watson agreed but stated there is missing language in special permit process under 5.7.5.c., and gave the floor to Steve Revilak, who confirmed there is a missing paragraph. Ms. Raitt stated this would be reinstated.

The Chair invited public comments. None forthcoming, he moved to Article 19.

Ms. Raitt stated this warrant article is the same as Article 18, corrections to conform to Conservation Commission regulations. Mr. Benson stated he had supplied to the staff additional wording defining “perennial rivers, brooks, and streams.”

Beth Melofchik asked whether the Board is redefining wetlands with the insertion of “perennials.” Mr. Benson stated this was done to conform to Conservation Commission standards. Ms. Melofchik stated she was concerned about vernal pools; Mr. Benson stated they are not covered under this category. There are not vernal pools in Arlington. Ms. Melofchik asked if there are specific creeks and brooks that this applies to; Mr. Benson stated yes, every stream and brook in town except one that is caused only by heavy rainfall. Ms. Melofchik stated her concern that this change would benefit development along the Mill Brook corridor; Mr. Benson assured her it would not. He clarified the difference between vernal pools and intermittent streams and regulation thereof. Ms. Melofchik asked about the inconsistencies between the Conservation Commission and the zoning bylaw; Ms. Raitt stated that this is why the amendments are being proposed.

The Chair moved to Article 20, religious and educational uses. Ms. Raitt stated this article is intended to clarify the existing review process and amend existing bylaw sections to codify the process. She provided details and invited Mr. Heim to the podium. He referenced the Dover Amendment and discussed cases relating to these uses. Mr. Benson suggested several edits to clarify the order of application steps. Mr. Watson joined the discussion and Mr. Heim continued his explanation, with help from Ms. Raitt and Ms. Zwirko. Mr. Benson asked whether the staff or the Board should be doing the permitting work. Mr. Heim stated it is illegal for the Board to do so and provided further discussion of site plan reviews and recommended further review by the Board. Discussion followed. Ms. Raitt requested clarification of Board involvement in the process and how to avoid possible conflicts. Mr. Heim stated it was most critical to avoid making this a special permit under another name. Mr. Benson stated that if the work is done by the staff, and then the applicant does not appeal,

there is no opportunity for public input; but if the Board does it, there would be a public hearing. The Chair corrected, stating it would not be a public meeting but an open hearing allowing for public comment. The Chair then opened the floor for public comment.

Chris Loreti listed the problems he has with the amendment, including that the language for exemptions is not consistent, including whether a building would be a principal use. He stated the Board is making the administration of the process too difficult. Reasonable requirements are already in the zoning bylaw and are enforced by the Building Inspector, as is done by other towns. Applicants could appeal to the Zoning Board of Appeals. Mr. Loreti also disapproved of the applicant going before the Redevelopment Board or the Board of Appeals, and called this "board shopping." He also questioned where the Redevelopment Board gets the authority to go beyond the dimensional requirements in the bylaw - the Board of Appeals has this power, but not the Redevelopment Board.

Carl Wagner stated his concern that environmental and other reviews would be lost, harming abutters.

The Chair then moved to Article 22. Ms. Raitt stated there were administrative corrections. The Chair opened the floor to public comments.

Chris Loreti stated he didn't see the last change that was made appearing on the warrant article; he also stated it is out of scope. Mr. Benson asked for the citation; Ms. Raitt stated it was a date that should be in the Bylaw.

Steve Revilak clarified discrepancies in dates pointed out by Mr. Loreti.

The Chair stated the public hearing would stay open until March 27. He then moved on to election of the chairperson. Mr. Benson nominated Mr. Bunnell; seconded. Mr. Bunnell accepted. Board voted in favor (Mr. West absent). The Chair nominated Mr. Lau for Vice Chair. Mr. Watson seconded. Board voted in favor (Mr. West absent).

The Chair requested motion to adjourn. Mr. Lau so moved. Board voted in favor (Mr. West absent).

Meeting adjourned.

**Arlington Redevelopment Board**  
**March 11, 2019, 7:30 p.m.**  
**Senior Center, Main Room, First Floor**  
**Meeting Minutes**

This meeting was recorded by ACMi.

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

**STAFF:** Jennifer Raitt, Director, Planning and Community Development and Erin Zwirko, Assistant Director, Planning and Community Development

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The Chair opened the meeting at 7:30 pm and turned to the first item on the agenda, Public hearing Town Meeting articles 6-9.

Ms. Raitt gave a slide presentation, and the Chair opened the floor to public comment.

Rachel Stark asked for a guarantee of affordable housing. Erin Zwirko stated the affordable housing requirement in the zoning bylaw would still apply. On March 25, there will be a public hearing on Article 16 which proposes changes to inclusionary zoning that the ARB would consider.

Pat Deal stated her biggest concern is that her fellow Town Meeting members and the town residents have no idea about what's in store, there is a lack of information. She suggested deferring the matter for another year until citizens can be informed. She also stated her concern about unequal impact on lower-income citizens. She stated the articles seem to be coming from someone's cookie-cutter template of urban development that may not fully reflect Arlington's intentions.

Don Seltzer stated he was surprised that existing studies had not been made available to the public before the evening's meeting. He presented visualization studies, one showing a "fortress"-like structure and another showing a structure overshadowing a city block. He asked rhetorically whether these represented progress. He also stated the building of 4-5 story structures in the Heights would cast shadows blocking the sun entirely for several months, sending shoppers to the mall instead of local businesses.

Steve Revilak stated he thought the proposed changes would benefit the commercial districts. He stated the 1975 zoning regulations were designed to limit the town's population by limiting development in town to only expensive single-family homes. He stated one of the easiest ways to address the high cost of housing is preserving and developing more multifamily homes.

John Gersh agreed with Mr. Revilak that there is a housing problem but sees the articles as an extreme and quick solution that would not facilitate affordable housing and a few wealthy people would benefit from the changes.

Keith Schnebly asked rhetorically if buffers and open space are removed, would people still want to live in Arlington. He asked if any environmental impact studies had been done to address environmental changes. The Chair stated this is outside of the Board's scope; environmental impact is part of the environmental design review special permit process.

Patricia Worden generally stated that the proposed changes go against the Master Plan. The only kind of housing Arlington needs, she said, is affordable housing, and the Master Plan does not indicate that affordable housing requires decreased open space or increased density. She also stated the proposed changes would be disastrous for residential and commercial renters. She requested that "monster buildings" not be allowed in Arlington.

Michelle Nathan stated she has studied the proposals to learn who would really benefit from the zoning changes. She cited Belmont's Cushing Square as a negative example. Ms. Nathan didn't think there is enough citizen input into the



housing production plan. She is concerned that the changes might push away existing small businesses and middle income residents, and become a town of haves and have-nots. She stated she did not see provisions in place to prevent excesses by developers; and that Arlington should have a higher ratio of affordable units to high priced ones. She stated that the new development does not include commercial space, and is concerned that upper-floor open space would not be maintained. She is also concerned about being pushed out by increasing taxes. The Chair requested comments stay in scope.

Barbara Thornton stated that more people would like to move to Arlington than are able to; McMansion owners would benefit if the proposal does not pass, the kids who are in high school now will not be able to raise their kids in Arlington, which will turn into "Chestnut Hill"; fewer families and more expensive homes means fewer walk-in shoppers for small businesses; the visual impact of density can be addressed further as part of the project review process; the town cannot wait another year until more residents get the information, which has been available for some time; and she supports the articles.

#### *Five-Minute Recess*

Pam Hallett stated she was concerned that there is not enough community spirit or support for affordable housing in Arlington. The proposed changes will support the small businesses in town and help build community and diversity.

John Worden presented a brief history of zoning bylaws he had helped develop. He stated in 2018 the MAPC proposed the current articles; Article 6 is the worst. He stated Mass. Avenue would become a street wall and requested the Board reject this.

Elise Selinger spoke in favor of density, which creates opportunities for diversity of housing types and populations and, would encourage public transportation and walking, as well as supporting local businesses. She hoped for future discussion of inclusionary zoning.

Wynelle Evans stated that the people who are resisting the plan are not opposed to affordable housing, but the amendments do not give developers any incentive to provide affordable housing. She is also concerned about displacement due to higher rents caused by redevelopment. She is happy about the affordable housing that the Housing Corporation is building. She would prefer a higher ratio of affordable units to market rate. She is opposed to moving green spaces to roofs because it would make them accessible only to those who could afford it.

Jo Anne Preston had just come from a meeting of Tenants for a Livable Arlington, who she believed would be displaced by the new development. She would like to keep these middle-income residents in the town and expressed her opposition to the amendments.

Susan Stamps thinks that the town is supportive of Pam Hallett and the Housing Corporation of Arlington and the Arlington Housing Authority, and called for a lot more affordable housing. She stated this can be achieved by including deed-restricted units for households earning 50% of the area median income. She stated the zoning bylaws would allow developers to charge more for small units. She suggested language be discussed over the next year and addressed at the 2020 Town Meeting. She is also concerned about the loss of trees and open space, counter to the goals in the Master Plan, and requested the town look at the Master Plan as a whole and be consistent.

Kate Casa stated her support for the social and economic benefits of the proposed amendments.

Beth Elliott supports the proposed changes, stating the amendments would help preserve existing uses, and that more density will result in greater affordability. She briefly discussed the high expense and complicated economics involved in building affordable housing.

Asia Kepka stated she worked hard to buy a two-family and struggles to keep it. She lives next to a tall building and there

are problems with lack of light and space, and with trash, noise, and access. She stated young couples and working people just starting out cannot afford to live in the town. She is not against affordable housing but hasn't heard examples of towns where increased development created more affordable housing. She requested the Board try to preserve the community and not pave/build out of control, and look at the larger picture of environment, transportation, and housing. Aram Holman began to discuss the high school but was reminded by the Chair that this is out of scope. He stated the primary purpose of the amendments is not affordable housing but increasing town revenues by increasing density. Operating costs in the town are increasing, while residents' incomes are not. He stated the proposals would not settle Arlington's problems, but only slightly mitigate them; Arlington cannot build its way out of the fiscal bind, housing shortage in general, or affordable housing shortage, and renters and those on fixed incomes will eventually be forced out. He stated this may be legal but not ethical; Arlington's record over the years has not been good, and the Redevelopment Board had not been helpful in requesting affordable housing from developers. Mr. Holman stated his opposition to the amendments and suggested the following: a one percent real estate transfer tax, due by the seller at the time of sale, with the money to go toward affordable housing; Redevelopment Board members should be elected, rather than appointed; and he suggested the "canyonized" main drags of Mass. Ave. in Cambridge or Cambridgepark Drive as examples of what Arlington's future might be.

Karen Kelleher supports the articles; increased density will benefit the retailers and create mixed income housing. She favored more discussion of trade-offs rather than putting off the project.

Carl Wagner stated the articles do not follow the Master Plan and do not have enough community involvement. He favors postponement until more residents are sufficiently informed.

Chris Loreti stated the articles are not consistent with the Master Plan.

Steve McKenna supports the zoning changes and stated defeat would harm the town's most important developer, the Housing Corporation of Arlington. He stated the zoning bylaws would create opportunities for new businesses; growth for existing ones; much needed safer and modern housing stock; and more income for the town.

Adam Auster requested that when the Board comes before Town Meeting, they explain technical matters, hand out graphics, and reassure members as to allowable setbacks, etc.

Beth Melofchik stated she is frightened by the possibility of a "dead city" created by the articles, which deviate from the Master Plan, are environmentally unacceptable, and favor market rate real estate interests rather than affordable housing.

Peter Bloom requested better communication with people that are hard to reach, about how the zoning would affect the areas where they live. He suggested everyone in town receive a copy of the zoning map, and that space in the Town Hall lobby be used to provide easy access to information. He stated open spaces on balconies and roofs would not benefit the general public.

The Chair invited e-mail comments to the Board and to Ms. Raitt from attendees, and stated maps and other information are available on the town website. He stated the next hearing is Monday, March 18, discussing articles 10-14 and 21. The Board will deliberate on March 27.

Mr. Lau motioned to adjourned. Seconded; Board voted in favor.

Meeting adjourned.



## Town of Arlington, Massachusetts

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### Correspondence received:

#### Summary:

Correspondence via email from Brian Smith 03-28-19

Proposed zoning changes unacceptable via email from Joanne Cullinane 03-28-19

Opposition to the pro-density articles via email from Dana Buske 03-28-19

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	Correspondence_via_email_from_Brian_Smith_03-28-19.pdf	Correspondence via email from Brian Smith 03-28-19
Reference Material	Proposed_zoning_changes_unacceptable_via_email_from_Joanne_Cullinane_03-28-19.pdf	Proposed zoning changes unacceptable via email from Joanne Cullinane 03-28-19
Reference Material	Correspondence_-_Opposition_to_the_pro-density_articles_via_email_from_Dana_Buske_03-28-19.pdf	Opposition to the pro-density articles via email from Dana Buske 03-28-19

From: Brian SMITH <brianmme@gmail.com>

To: jraitt@town.arlington.ma.us

Date: Thu, 28 Mar 2019 11:44:29 -0400

Subject:

Hello, I want to express my support of the zoning amendments to be presented to the April 2019 Town Meeting. I am an Arlington resident for 6 years. If additional changes such as added density bonuses for adding affordable housing units are suggested, I am in favor.

I would also like to show my support to the Department of Planning staff for undertaking the work to draft and present the amendment's. I encourage the Redevelopment Board to approve all proposed amendments.

Thank you,

Brian Smith □

252 Massachusetts Ave

Apt 2

Arlington, MA 02474

(617) 686-3229



From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
To: "Joanne Cullinane" <cullinanejoanne@gmail.com>, ABunnell@town.arlington.ma.us, EBenson@town.arlington.ma.us, KLau@town.arlington.ma.us, DWatson@town.arlington.ma.us, achapdelaine@town.arlington.ma.us, mkrepelka@town.arlington.ma.us, JCurro@town.arlington.ma.us, DDunn@town.arlington.ma.us, JHurd@town.arlington.ma.us, DMahon@town.arlington.ma.us, CRowe@town.arlington.ma.us  
Date: Thu, 28 Mar 2019 15:18:28 -0400  
Subject: Re: Proposed zoning changes unacceptable

Joanne,

Thank you for writing to us to express your concerns. The Redevelopment Board, which is Arlington's Planning Board, voted to recommend action on a number of warrant articles last night. Their votes considered and incorporated the input of many residents through public comments received both at public meetings and by email, including removing the allowance of open space on roofs, addressing concerns about shadows from higher-story buildings onto lower-story buildings, and increasing affordability requirements. The Board will be issuing their Report to Town Meeting soon which will illustrate how public feedback was incorporated into the proposed amendments and describe their rationale for how they voted on each Article.

We would be glad to discuss the votes and the proposed amendments with you anytime. We are holding Office Hours on Thursday, April 11th from 5-7 pm in the Department of Planning and Community Development. We are also holding informational meetings at the following schools: Peirce (tonight), Thompson on 4/3, Hardy on 4/4, and Brackett on 4/10 - all meetings start at 7 pm.

All of the materials presented to and considered by the ARB are available at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb), including links to ACMi recordings of meetings. The Report to Town Meeting will be posted to this page and the Town Meeting page.

Please let me know if you have further questions.

Thank you again,  
Jenny

Jennifer Raitt  
Director, Department of Planning and Community Development  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, Massachusetts 02476  
781-316-3092

From: Joanne Cullinane <cullinanejoanne@gmail.com>  
To: A.Bunnell@town.arlington.ma.us, EBenson@town.arlington.ma.us, KLau@town.arlington.ma.us, DWatson@town.arlington.ma.us, achapdelaine@town.arlington.ma.us, jraitt@town.arlington.ma.us, mkrepelka@town.arlington.ma.us, JCurro@town.arlington.ma.us, DDunn@town.arlington.ma.us, JHurd@town.arlington.ma.us, DMahon@town.arlington.ma.us, CRowe@town.arlington.ma.us  
Date: Thu, 28 Mar 2019 08:49:07 -0400  
Subject: Proposed zoning changes unacceptable

Hello,  
I am writing to express how shocked I was to learn, completely by chance, of

a plan to change the fundamental character of our town via a top-down decision.

I cannot believe that sweeping zoning changes are in the works even though there has no serious attempt to explain those changes or solicit input from Arlington residents who have so much at stake. Virtually \*nobody\* I have mentioned this to knows it is happening.

I feel the changes are simply a boon to developers that will do will do next to nothing to increase the stock of affordable housing in town. As such, they make no sense. Realistically speaking, the damage to our town will not even be not offset by any greater good.

The past shows that the proposed changes will

increase the number of luxury units in town while doing significant damage to the environment and the town's livability and desirability. This is an incredibly bad deal and I question whether anyone who wants this for

Arlington knows anything about Arlington.

The changes reduce the amount of open space and of green space we have in town. These are already in short supply. It is laughable to think that rooftop gardens will compensate for the green space that would be taken away.

The changes seem designed to turn Arlington into a mini-Somerville when those of us who chose to move here chose to do so because we do \*not\* want to live in Somerville. We like the semi-urban, semi-suburban feel of the town and do not want more population density. I grew up in Boston and already find East Arlington, where my home is, far more "urban" than the part of Boston I grew up in. How urban must we become?

Arlington is more like Belmont and Lexington in terms of its feel and it is foolish to turn this Town into a City.

I feel these articles are a threat to the character of the town as we know it and do not believe it is just to pass them without including the biggest stakeholders - Arlington's tax payers - in the conversation. You must not steamroll over the residents of this town. We strongly oppose these changes. We deserve better.

Sincerely,

Joanne Cullinane

38 Rawson Road

Sent from my iPhone

From: "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
To: "Dana C. Buske" <dcbuske@hotmail.com>, ABunnell@town.arlington.ma.us,  
EBenson@town.arlington.ma.us, KLau@town.arlington.ma.us, DWatson@town.arlington.ma.us  
Cc: achapdelaine@town.arlington.ma.us, mkrepelka@town.arlington.ma.us, "Erin Zwirko"  
<EZwirko@town.arlington.ma.us>, "Mary Muszynski" <MMuszynski@town.arlington.ma.us>  
Date: Thu, 28 Mar 2019 15:19:10 -0400  
Subject: Re: opposition to the pro-density Articles

Dana,

Thank you for writing to us to express your concerns. The Redevelopment Board, which is Arlington's Planning Board, voted to recommend action on a number of warrant articles last night. Their votes considered and incorporated the input of many residents through public comments received both at public meetings and by email, including removing the allowance of open space on roofs, addressing concerns about shadows from higher-story buildings onto lower-story buildings, and increasing affordability requirements. The Board will be issuing their Report to Town Meeting soon which will illustrate how public feedback was incorporated into the proposed amendments and describe their rationale for how they voted on each Article.

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Please let me know if you have further questions.

Thank you again,  
Jenny

Jennifer Raitt  
Director, Department of Planning and Community Development  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, Massachusetts 02476  
781-316-3092

From: "Dana C. Buske" <dcbuske@hotmail.com>  
To: "ABunnell@town.arlington.ma.us" <ABunnell@town.arlington.ma.us>,  
"EBenson@town.arlington.ma.us" <EBenson@town.arlington.ma.us>, "KLau@town.arlington.ma.us"  
<KLau@town.arlington.ma.us>, "DWatson@town.arlington.ma.us" <DWatson@town.arlington.ma.us>  
Cc: "jraitt@town.arlington.ma.us" <jraitt@town.arlington.ma.us>, "achapdelaine@town.arlington.ma.us"  
<achapdelaine@town.arlington.ma.us>, "mkrepelka@town.arlington.ma.us"  
<mkrepelka@town.arlington.ma.us>  
Date: Thu, 28 Mar 2019 17:03:18 +0000  
Subject: opposition to the pro-density Articles

To Members of the Arlington Redevelopment Board,

I am writing to express my opposition to the pro-density Articles and to express my concerns about how these Articles would impact the town.

These Articles, if passed, will reduce open space in Arlington. In addition to having a detrimental impact on the green space in the town, I am concerned about the adverse impact on our schools, which are already over crowded.

I understand that this is being touted as helping provide affordable housing in Arlington but as far as I can tell, there is nothing in the Articles that will provide for affordable housing units. If affordability is truly a goal of the Articles, this needs to be spelled out with clearly defined goals and a method to achieve the goals.

The pro-density Articles will have a negative impact on the character and beauty of the town and I hope that you will oppose them.

Thank you for your time,  
Dana Buske  
12 Martin St., Arlington