



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

### **Agenda & Meeting Notice September 9, 2019**

The Arlington Redevelopment Board will meet Monday, September 9, 2019 at 7:30 PM in the **Town Hall Annex, 2nd Floor Conference Room, 730 Massachusetts Avenue, Arlington, MA 02476**

#### **1. Environmental Design Review, Public Hearing for Docket #3606**

7:30 p.m. - Board will review an application filed on August 15, 2019, by First House, LLC, at 1314 Massachusetts Avenue, Arlington, MA, 02476, for Special Permit Docket #3606 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a restaurant with greater than 2,000 square feet within the B3 Village Business District.  
8:00 p.m.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss docket and may vote.

#### **2. Environmental Design Review, Continued Public Hearing for Docket #3348**

8:00 p.m. - Board will continue a public hearing for Special Permit #3348 application by Gary McCoy, Poyant Signs, for CVS, at 833 Massachusetts Avenue, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review.  
8:10 p.m.

**\*\*Applicant submitted request to continue hearing to a future ARB meeting.\*\***

- Board members will review applicant's request to continue hearing and vote.

#### **3. Open Forum**

8:10 p.m. -  
8:30 p.m. • Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request.

#### **4. Presentation: Housing in Arlington**

8:30 p.m. - • Presentation by and discussion with Adam Chapdelaine, Town Manager

9:00 p.m. and Jennifer Raitt, Director of Planning and Community Development

**5. Meeting Minutes (7/1 and 7/22)**

9:00 p.m. - • Board will review draft minutes and may vote to approve them  
9:10 p.m.

**6. Adjourn**

9:10 p.m. - Adjourn



## Town of Arlington, Massachusetts

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### Environmental Design Review, Public Hearing for Docket #3606

#### Summary:

7:30 p.m. -  
8:00 p.m.

Board will review an application filed on August 15, 2019, by First House, LLC, at 1314 Massachusetts Avenue, Arlington, MA, 02476, for Special Permit Docket #3606 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a restaurant with greater than 2,000 square feet within the B3 Village Business District.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss docket and may vote.

#### ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	Agenda_Item_1a_-_EDR_Public_Hearing_Memo_1314_Mass_Ave.pdf	EDR Public Hearing Memo 1314 Mass. Ave.
▣ Reference Material	The_Heights_Pub_Application_Materials.pdf	The Heights Pub Application Materials



**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, 1314 Massachusetts Ave, Arlington, MA  
Docket #3606

**Date:** August 29, 2019

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I. Docket Summary

This is an application by First House, LLC to operate a restaurant and replace the signage at 1314 Massachusetts Avenue. The opening of the Special Permit is to allow the Board to review and approve the use as a restaurant with greater than 2,000 square feet in the B-3 Village Business District under Section 3.4 Environmental Design Review (EDR). The location was formerly occupied by Balich 5 & 10 until recently.

Materials submitted for consideration of this application:  
Application for EDR Special Permit, Narrative, Floor Plans, Elevation and Signage details dated August 15, 2019.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A restaurant of 2,000 square feet or more is allowed in the B-3 Village Business District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find that this condition is met.

**2. Section 3.3.3.B.**

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

The recently released Arlington Heights Neighborhood Action Plan indicates that restaurants are desired in Arlington Heights. The comments received at two public forums held in 2018, which are described in the Action Plan, indicate that attendees are strongly interested in bringing more restaurants, cafes, and gathering places to the neighborhood. The proposed restaurant will add to the existing neighborhood services that are consistent with the description of the B3 Village Business District and fill a vacant storefront. The Board can find that this condition is met.

**3. Section 3.3.3.C.**

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

The proposed location is in the heart of Arlington Heights. Many customers are likely to come on foot, and may be doing other shopping in the Heights in the same visit. The restaurant will be open for lunch and through the evening for dinner service, but a restaurant is not expected to create undue traffic congestion by itself. The restaurant will not impair pedestrian safety either. There are no plans for a sidewalk café, so the entire width of the sidewalk will remain open in front of the restaurant. The Board can find that this condition is met.

**4. Section 3.3.3.D.**

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

The restaurant does not have a high demand need for water or sewer. The Board can find that this condition is met.

**5. Section 3.3.3.E.**

**Any special regulations for the use as may be provided in the Bylaw are fulfilled.**

All such regulations are fulfilled.

**6. Section 3.3.3.F.**

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

The use does not impair the integrity or character of the neighborhood. The proposed Restaurant will update and create an attractive storefront in a multi-tenant building on Massachusetts Avenue in the heart of the Heights. The Board can find that this condition is met.

**7. Section 3.3.3.G.**

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

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

**III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)**

**1. EDR-1 Preservation of Landscape**

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

The project site contains a multi-tenant building and is entirely impervious. The Board can find that this condition is met.

**2. EDR-2 Relation of the Building to the Environment**

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

The existing storefront and entry will be replaced. Operable windows are included in the new storefront. Other improvements include the addition of an awning, new lighting, and new signage. These updates will rehabilitate the existing storefront consistent with the style of the building and neighborhood. The Board can find that this condition is met.

**3. EDR-3 Open Space**

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

There is no open space on the project site. The Board can find that this condition is met.

**4. EDR-4 Circulation**

**With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**

The proposed restaurant has no parking associated with it, although there is some informal parking located behind the building presumably used by the building's tenants. There is available street parking on Massachusetts Avenue and Park Avenue, and on other streets according to any signed restrictions. Off-street parking in the vicinity is primarily private parking, including the parking around D'Agostino's and Penzeys Spices. The ARB has jurisdiction to reduce the number of parking spaces required by the Zoning Bylaw, but cannot reduce the required parking to zero. Therefore, the Building Inspector has indicated that this proposal will require a variance due to the change of use from a retail use to a restaurant use. The Applicant will be applying to the Board of Appeals for the variance.

Related to bicycle parking, in Section 6.1.12(A), when the difference in the number of bicycle parking spaces for a conversion is less than 2 spaces, the requirements do not apply. In this case, the retail use and the restaurant less require the same number of bicycle parking spaces: 1 long-term space and 2 short-term spaces. Due to the pre-existing nature of the structure, there is no private space to install short-term bicycle parking spaces, but the applicant should consider providing indoor long-term bicycle parking for employees.

**5. EDR-5 Surface Water Drainage**

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

**intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.**

**In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.**

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

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

**6. EDR-6 Utilities Service**

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

There will be no changes to the utility service as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

**7. EDR-7 Advertising Features**

**The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**

The proposal includes a wall sign and a window sign as allowed in the B3 District. New lighting will be installed as gooseneck lamps, and the sign band will be repainted black.

The wall sign is approximately 36.75 square feet. The sign includes gold acrylic letters affixed to a backer panel, which is affixed to the sign band. The wall sign meets the requirements of the new sign regulations adopted at Annual Town Meeting.

The vinyl window sign will be installed on one of the entry doors, and is approximately 1.2 square feet. This sign also meets the requirements of the new sign regulations adopted at Annual Town Meeting.

On the adjacent door, incidental information will be applied to the door including the opening hours. This type of signage is exempt from the new sign regulations.

**8. EDR-8 Special Features**

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

There will be no adverse impacts on light, air and water resources, or on noise and temperature levels. The Board can find that this condition is met.

**9. EDR-9 Safety**

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

The renovation of the space at 1314 Massachusetts Avenue will conform to code requirements for safety and accessibility. The Board can find that this condition is met.

**10. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The building containing 1314 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the awning, signage, and storefront at their meeting on September 10, 2019. The renovation of the storefront and the addition of lights above the signage will be an improvement to the historic building and will not detract from architectural elements that exist on the façade.

**11. EDR-11 Microclimate**

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

There are no proposed changes (new structures, hard surface, ground coverage, or machinery) that will impact the microclimate. The Board can find that this condition is met.

**12. EDR-12 Sustainable Building and Site Design**

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

The construction will be primarily indoors, and will prioritize construction materials, LED fixtures, and water conservation. The Board can find that this condition is met.

**IV. Conditions**

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.
7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.

8. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
9. Any final building signage will be reviewed and approved by the Department of Planning and Community Development and Inspectional Services.



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

1. Property Address 1314 Massachusetts Avenue Docket No. \_\_\_\_\_  
Name of Record Owner(s) Fresh Pond Shopping Center Trust Phone 617-491-4431  
Address of Owner 545 Concord Avenue, Suite 400, Cambridge, MA 02138  
Street City, State, Zip
2. Name of Applicant(s) (if different than above) First House, LLC  
Address 528 Main Street, Winchester, MA 01890 Phone 781-910-1683  
Status Relative to Property (occupant, purchaser, etc.) Lessee
3. Location of Property 170/0002/0001.0  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 46873, Page 27;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Present Use of Property (include # of dwelling units, if any) Commercial
6. Proposed Use of Property (include # of dwelling units, if any) Commercial
7. Permit applied for in accordance with Section 3.4  
the following Zoning Bylaw section(s) \_\_\_\_\_  
\_\_\_\_\_ title(s)  
\_\_\_\_\_ section(s) \_\_\_\_\_
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

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

The applicant states that First House, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 1314 Massachusetts Avenue which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

[Signature] FIRST HOUSE, LLC  
Signature of Applicant(s)

528 Main Street, Winchester, MA 617-491-4431  
Address Phone



**Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)**

**Required Submittals Checklist**

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at [arlingtonma.gov/arb](http://arlingtonma.gov/arb), for the full list of required submittals.

- \_\_\_ Dimensional and Parking Information Form (see attached)
- \_\_\_ Site plan of proposal
- \_\_\_ Model, if required
- \_\_\_ Drawing of existing conditions
- \_\_\_ Drawing of proposed structure
- \_\_\_ Proposed landscaping. May be incorporated into site plan
- \_\_\_ Photographs
- \_\_\_ Impact statement
- \_\_\_ Application and plans for sign permits
- \_\_\_ Stormwater management plan (for stormwater management during construction for projects with new construction)

**FOR OFFICE USE ONLY**

- |  |             |
|--|-------------|
| ___ Special Permit Granted                               | Date: _____ |
| ___ Received evidence of filing with Registry of Deeds   | Date: _____ |
| ___ Notified Building Inspector of Special Permit filing | Date: _____ |

**TOWN OF ARLINGTON  
REDEVELOPMENT BOARD**

**Petition for Special Permit under Environmental Design Review (see Section 3.4 of the  
Arlington Zoning Bylaw for Applicability)**

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

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

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b> ]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 for Application to  
 The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location 1314 Massachusetts Avenue

Zoning District B3

Owner: Fresh Pond Shopping Center Trust

Address: 545 Concord Avenue, Suite 400, Cambridge, MA 02138

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Commercial Space

2100

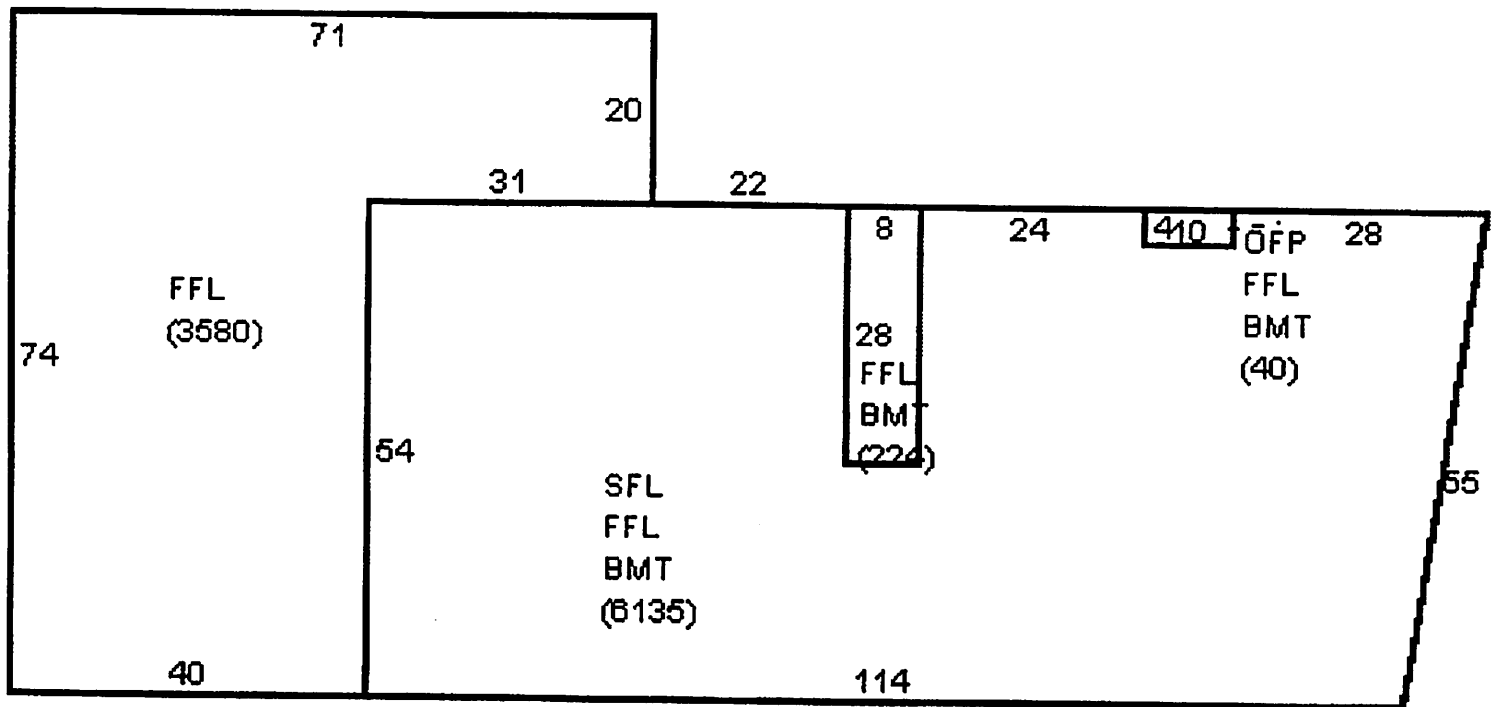
Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Commercial Space

2100

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	16, 181sf	16, 181sf	min.
Frontage	154	154	min.
Floor Area Ratio	.13	.13	max. 1.5
Lot Coverage (%), where applicable	n/a	n/a	max.
Lot Area per Dwelling Unit (square feet)	n/a	n/a	min.
Front Yard Depth (feet)	n/a	n/a	min.
Side Yard Width (feet) right side	n/a	n/a	min.
left side	n/a	n/a	min.
Rear Yard Depth (feet)	n/a	n/a	min.
Height	n/a	n/a	min.
Stories	2	2	stories
Feet			feet
Open Space (% of G.F.A.)	0	0	min.
Landscaped (square feet)	0	0	(s.f.)
Usable (square feet)	0	0	(s.f.)
Parking Spaces (No.)	0	0	min.
Parking Area Setbacks (feet), where applicable	0	0	min.
Loading Spaces (No.)	0	0	min.
Type of Construction	V		
Distance to Nearest Building	0	0	min.



This page contains much of the information used by the Town of Arlington to assess properties. As required by M.G.L. Chapter 59 section 11, all assessment information is as of January 1, 2015. Please call the Assessors' Office at 781-316-3050 to report any data which appears to be inaccurate.

Town of Arlington Tax Rate: 12.56

FY 2016 (Values as of Jan 1, 2015)

Total Assessed Value: \$ 2,255,100

#### PARCEL ID

MAP BLOCK LOT  
170.0 0002 0001.0  
Tax Bill Number 112577  
Water Bill Number view

#### GENERAL INFORMATION

Grade B+ - Good (+)  
Physical Cond AV - Average  
Depreciation 35.00%  
Year Built 1970

#### PHOTO



#### PROPERTY LOCATION

Num Alt Num Street  
1310 1328 MASS AVE  
ARLINGTON MA

#### EXTERIOR INFORMATION

Type 62 - Comm. Block  
Story Height 2 - 2 Story  
Living Units 15  
Foundation 3 - BrickerStone  
Frame 2 - Steel  
Prime Wall 7 - Brick  
Roof Struct 4 - Flat  
Roof Cover 4 - Tar & Gravel  
Color BEIGE

#### OWNERSHIP

Owner 1 ATINIZIAN  
NISHAN/KEVORK/TRS  
Owner 2 FRESH POND TRUST  
Owner 3  
Street 1 545 CONCORD AVE  
Street 2 SUITE 400  
Town/City CAMBRIDGE  
State MA County  
Postal 02138 Own Occ N

#### INTERIOR INFORMATION

Prim Int Wall 2 - Plaster  
Partition T - Typical  
Prim Floors 14 - Asphalt Tile  
Basement Flr 12 - Concrete  
Basement Gar  
Int vs Ext S  
Heat Fuel 1 - Oil  
Heat Type 3 - Forced H/W  
# Heat Sys 1  
% Heated 100 % AC 25

#### RESIDENTIAL BREAKDOWN

Units	Rooms	Bedrms	F Baths	O Baths
15	21	7	8	6

#### BATH FEATURES

Full Bath	Rating	G - Good
7		
A Bath	Rating	G - Good
1		
3/4 Bath	Rating	
Half Bath	Rating	G - Good
6		
Other Fixture	Rating	

#### OTHER FEATURES

Kitchens	Rating	G - Good
8		
A Kitchens	Rating	
Fireplace	Rating	

#### CONDO INFORMATION

Location  
Unit #  
Floor  
% Own  
Name

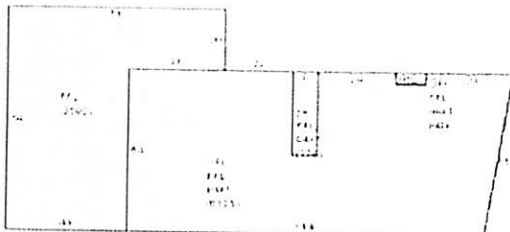
#### LAND SECTION

Use	LUC	No. of	Unit	Land Base	Neigh	Neigh	Use	Value	Notes	Zoning
Code	Description	Fact	Units	Type	Type	Value	Unit Price	Neigh	Influ	Mod
325	Store		16,181	Sq. Ft	Site	0	27,50000	CG		
									670,900	B3 - VILLAGE BUS

#### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Cond	Year	Price	Unit	Dep	LUC	Fact	NB	NB	Appr	Junis

#### SKETCH



#### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
OFP	Open Porch	40	44	1,760
SFL	Second Floor	6,135	86,40	530,057
BMT	Basement	6,399	25,92	165,860
FFL	First Floor	9,979	86,40	862,174

Net Sketched Area	Total	Value
22,553		1,559,851
Gross Living Area	16,114	

#### SUB AREA DETAIL

Sub Area	% Usable	Description	% Type	Qu	# Ten
FFL	100	RST	30	A	2
SFL	100	APT	100	A	7

**COMMONWEALTH OF MASSACHUSETTS**

ARLINGTON, SS.

ARLINGTON REDEVELOPMENT BOARD  
DOCKET NO.

**IN RE:**

1314 MASSACHUSETTS AVENUE  
ARLINGTON, MASSACHUSETTS

)  
)  
)  
)  
)  
)  
)

**IMPACT STATEMENT OF FIRST HOUSE, LLC  
ADDRESSING SPECIAL PERMIT CRITERIA SET OUT  
IN THE ARLINGTON ZONING BYLAW**

**I. INTRODUCTION**

In accordance with the relevant sections of the Arlington Zoning Bylaw, First House, LLC submits its impact statement and statement as to the satisfaction of the special criteria in connection with its request for the issuance of a special permit for the proposed restaurant project (herein “The Heights”) at 1314 Massachusetts Avenue (herein “The Property”).

The project proposed by First House, LLC consists of a restaurant and bar in the retail location formerly known as the Balich 5 and 10. First House will convert the 2100 square feet of space into a family neighborhood pub. There will be no changes to the exterior of the building.

First House, LLC is a small local partnership that has a similar establishment in Winchester, MA that has been a successful addition to the community and helped to revitalize a once struggling town center. The principals in the Heights project, Thomas Bernazani and James O’Rourke, are local residents who are active in the community.

The property is in the B-3 zoning district, the Village Business District. Mixed use structures are allowed and encouraged in the district. There are housing units in the second floor of the building and the use will not interrupt pedestrian circulation and serve to increase pedestrian activity and enhance the neighborhood with foot traffic.

First House, LLC seeks relief for the following purposes:

1. To renovate an existing retail space and construct and operate a family-style restaurant and pub;
2. Relief from relevant parking requirements.

## **II. SPECIAL PERMIT CRITERIA**

1. Preservation of Landscape: The Property fully extends to the lot lines and existing landscape will not be impacted by the project. There will be no grade changes or tree removal. The purveyors will welcome conditions placed on the property by the Redevelopment Board for improvements to the exterior aesthetics of the property consistent with the neighborhood's appearance.
2. Relation of Buildings to Environment: The Property will not be altered and remains consistent with the existing buildings in the vicinity. The signage will meet all requirements of Design Review and be visually consistent with the surrounding properties and blend in with the Arlington Heights neighborhood.
3. Open Space: The Property does not currently contain any usable open space relevant to the application. To the degree that expanded space becomes available in or around the property, such as expanded sidewalk use or parklet implementation, the usable space shall be accessible, encourage interaction amongst patrons and be responsibly maintained.
4. Circulation: The Property fronts Massachusetts Avenue in a heavily trafficked neighborhood. The prior use of the property as a retail location did not offer additional parking options for patrons and the location does not have the capacity to accommodate parking in the future. However, there are ample street parking for vehicles which will mostly be utilized during the evening hours. There are two public parking lots within a half block of the property that have historically served the premises and will continue to be available. There are twenty-nine existing public spaces along Park Avenue and Davis Road. The nearby Davis Road parking will not impact the neighborhood as the spaces do not primarily serve residences as they abut Cambridge Savings Bank and True Value Hardware.

Because of the Properties' location near the bike path, this area is especially suited to bike and pedestrian access. The project is transit oriented to multiple bus lines on Massachusetts Avenue. First House, LLC is willing to consider bicycle storage racks, to the degree they are amenable to local authority.

5. Surface Water Drainage: Site surface will drain into an existing underground drainage system and will not adversely affect neighboring properties, the public right of way or the public storm drainage system. The existing surface

drainage system will not be impacted by the construction and will not be altered in a way that creates puddles in paved areas or obstruct vehicular traffic or pedestrian access or usage.

6. Utility Service: All utility services including electric, gas, telephone, cable tv point of sale and other such lines and equipment will be installed and maintained underground. First House, LLC will comply with all sanitary sewage disposal and solid waste disposal and provide the Board of Health with notice of contracts with vendors for the removal of waste per the requirements of local authority. First House, LLC will explore options for use, removal and disposal which will have the least environmental impact, consistent with the values and policies of the Town of Arlington.
7. Advertising Features: First House, LLC has submitted design work for all relevant advertising structures and features as a supplement to its application herein. All design work was reviewed and coordinated with the Town of Arlington Planning Department to be consistent with the Zoning Bylaw and any recent requirements set by Town Meeting. None of the designs or proposed structures will detract from the neighborhood or surrounding properties.
8. Special Features: The Heights will not require any additional special features including exposed storage areas, service areas or accessory areas and will comply with all setbacks and local requirements per the Zoning Bylaw. The Heights will proactively employ screen plantings or screening methods to improve the aesthetic appearance of the property and limit noise or delivery services including loading areas. The Heights will comply with all reasonable conditions placed on their use of the Property by the Redevelopment Board and the Town of Arlington.
9. Safety: Safety is a priority for First House, LLC and The Heights will meet or exceed and local requirements for ingress and egress, fire suppression, waste disposal and provide uncompromised access to emergency personnel and equipment. The Heights will have an open design concept to maximize mobility of patrons and staff and the exterior of the building will be highly visible, but not negatively impact neighboring residents regarding safety and potential criminal acts.
10. Heritage: The Heights is designed and will be constructed to complement Arlington's heritage and will not impact historic structures or architectural elements and traditional uses to the degree practicable. The attached renderings of the building façade reflect the commitment to blend into the neighborhood and complement existing historically significant structures.
11. Microclimate: The Heights plans to use energy efficient low-flow fixtures, and install equipment that will minimize heat, vapor and fumes from air ducts

and ventilation equipment and not adversely impact light, or water resources. All mechanicals will be implemented in a way that shields the neighborhood and adjacent buildings from noise and temperature levels to the degree practicable.

12. Sustainable Building and Site Design: First House, LLC will continue its commitment to the incorporation of best practices for sustainability and environmental impact as evidenced through its other nearby restaurant in Winchester. The Heights will involve mostly interior construction which will reflect a commitment to LEED standards, resource efficiency, indoor environmental quality and will submit a checklist identifying the performance objectives for the project. Construction materials, LED light installation, and water conservation will be priorities of the project as it develops. Further, First House, LLC will honor its commitment to green construction and use by updating its practices as standards evolve, to the degree commercially practicable.

The Heights is exactly the kind of redevelopment project contemplated and recommended in the Town of Arlington's Retail Market Demand Opportunity Gap Analysis and the Arlington Heights Rezoning Study. This project will enhance the neighborhood Trade Area and complement existing retail and service businesses in the Hyper-local Walking area as well as the Primary and Secondary Retail Market Trade areas. While there continues to be growth in the region with large retail shopping centers and restaurants, traffic and access provide a unique opportunity to compete for market share, locally. In fact, this is exactly the experience in surrounding communities such as Lexington, Winchester, Belmont and Cambridge.

The Heights will not burden or overload any public utilities such as water, drainage or sewer system and will not create any hazards affecting health, safety or general welfare. The Heights is intended to be a family restaurant and pub, owned and managed by local residents. The Heights will become an asset to the neighborhood and not impair the character of the district or adjoining districts, nor be detrimental to the health, morals or welfare of the surrounding community.

First House, LLC is a successful operator in the neighboring town of Winchester with a similar establishment, The First House Pub. The First House Pub has been an excellent partner in the town of Winchester and is regularly recognized for its commitment to community events, fundraisers, school activities and non-profit organizations. The Heights is unique to the neighborhood and will enhance its character and facilitate the growth of other complementary businesses in Arlington Heights.

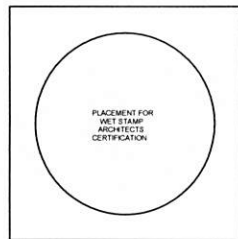
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Bettencourt", written over a horizontal line.

Michael Bettencourt, counsel for  
First House Pub, LLC

I certify that this plan fully and accurately depicts the proposed table and equipment layout of the proposed "First House Pub" establishment at 1314 Massachusetts Avenue in Arlington MA.

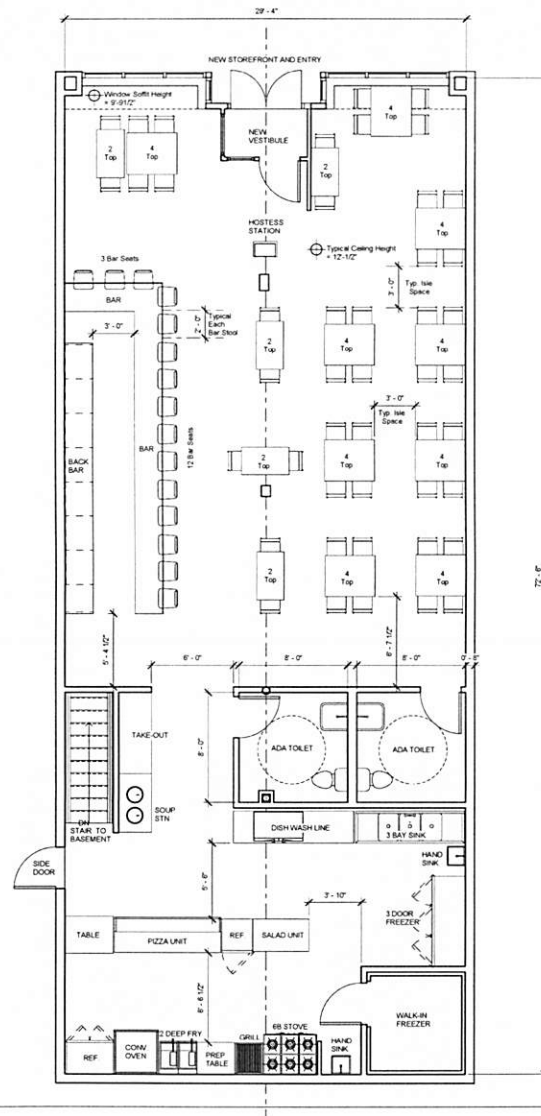
This plan graphically describes the overall design intent and spatial layout of the proposed business and is not intended to be used for construction purposes.



ARCHITECTS SIGNATURE

Gary Mendoza, AIA, LEED GA

1 Level 1  
1/4" = 1'-0"



project title:  
First House Pub  
1314 Massachusetts  
Avenue  
Arlington, MA

drawing title:  
Proposed Seating  
and Equipment Plan

drawn by:  
project number:  
scale:

Author  
Project Number  
1/4" = 1'-0"

revision:  
date:

2 May 2019  
2 May 2019

drawing number

A101

5/20/2019 1:06:12 PM

THE HEIGHTS PUB  
1314 MASS. AVE  
ARLINGTON, MA

NOTES:

JOB # 0102-19  
JOB REV. #

SLIDERS TO HAVE FULL FIXED SCREEN.

FINISH SCHEDULE

STOREFRONT	COLOR	NOTES
YKK AP YES 45	BRONZE OR BLACK	
GENERAL ALUMINUM WINDOWS	BRONZE OR BLACK	

DRAWING INDEX

CP	Cover page
E1	Elevations /Plan
D1	Details





NOTES LOC. 1

PAN SIGN WITH  
DIMENSIONAL LETTERS

Quantity: 1

A

- Pan Sign Backer:
- 1" deep sign.
  - Framed of 1" square al tube.
  - Flat face to be .080" thick al., with flat bleed edges. Seamed joint to be filled and sanded smooth.
  - Painted Black
  - Sign mounting TBD

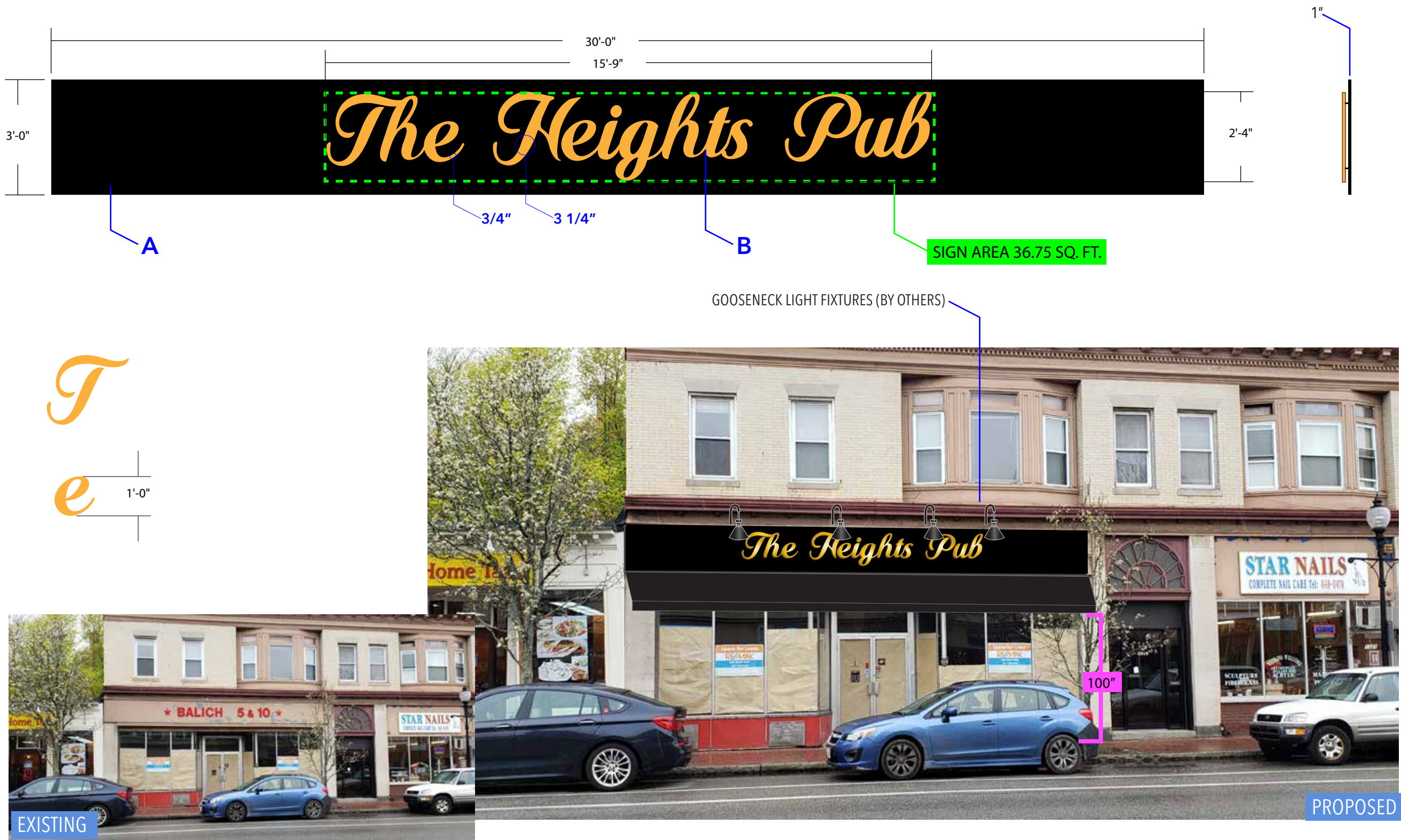
B

- Dimensional Letters:
- 1/2" thick acrylic letters Gold painted ("Metro Metallic Gold).
  - Letters stud mounted with 3/8" deep spacers to sign backer panel
  - Sign SQ FT = 36.75

Fonts: Custom Logo

RELEASE TO PRODUCTION:

Work Order:



EXTERNALLY ILLUMINATED PAN SIGN WITH DIMENSIONAL LETTERS (SS)

SCALE: 3/8"=1'

WWW.METROSIGN.NET

PHONE: 978.851.2424

FAX: 978.851.2022

170 LORUM STREET

TEWKSBURY MA 01876

Customer/Job Location:  
**The Heights Pub**  
1314 Massachusetts Ave Arlington MA

DWG. DATE: 5.4.2019

Rev.1: 8/13/19

Rev.2:

Rev.3:

Approval:

☐ Approved

☐ Approved As Noted

Date

X

File Name:

Sales:  
TD

Design:  
NM

P.Mgr.:

Drawing #

19-00735-1



NOTES

LOC. 2

AWNING

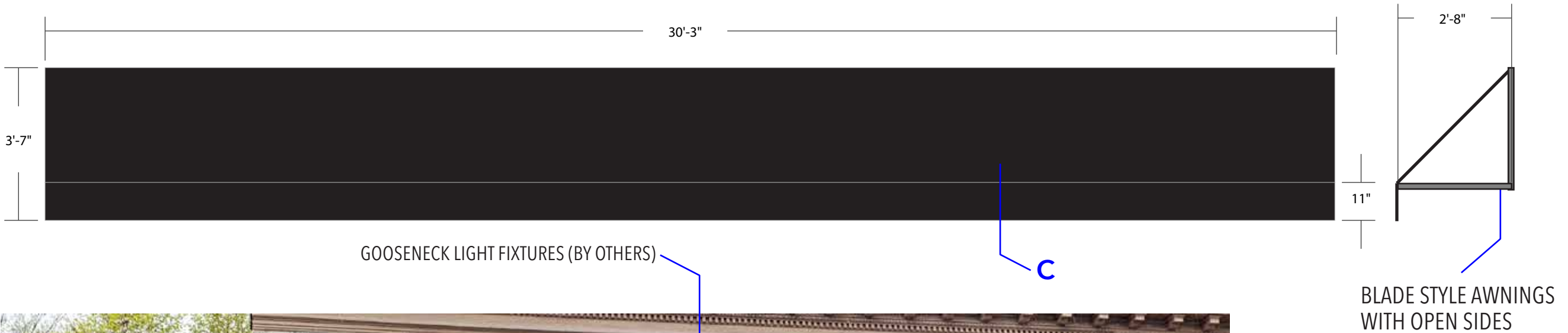
Quantity: 1

C

Awning:  
- Black blade style awning

RELEASE TO PRODUCTION:

Work Order:



AWNING

SCALE: 3/8" = 1'

NOTES LOC. 3

WINDOW VINYL

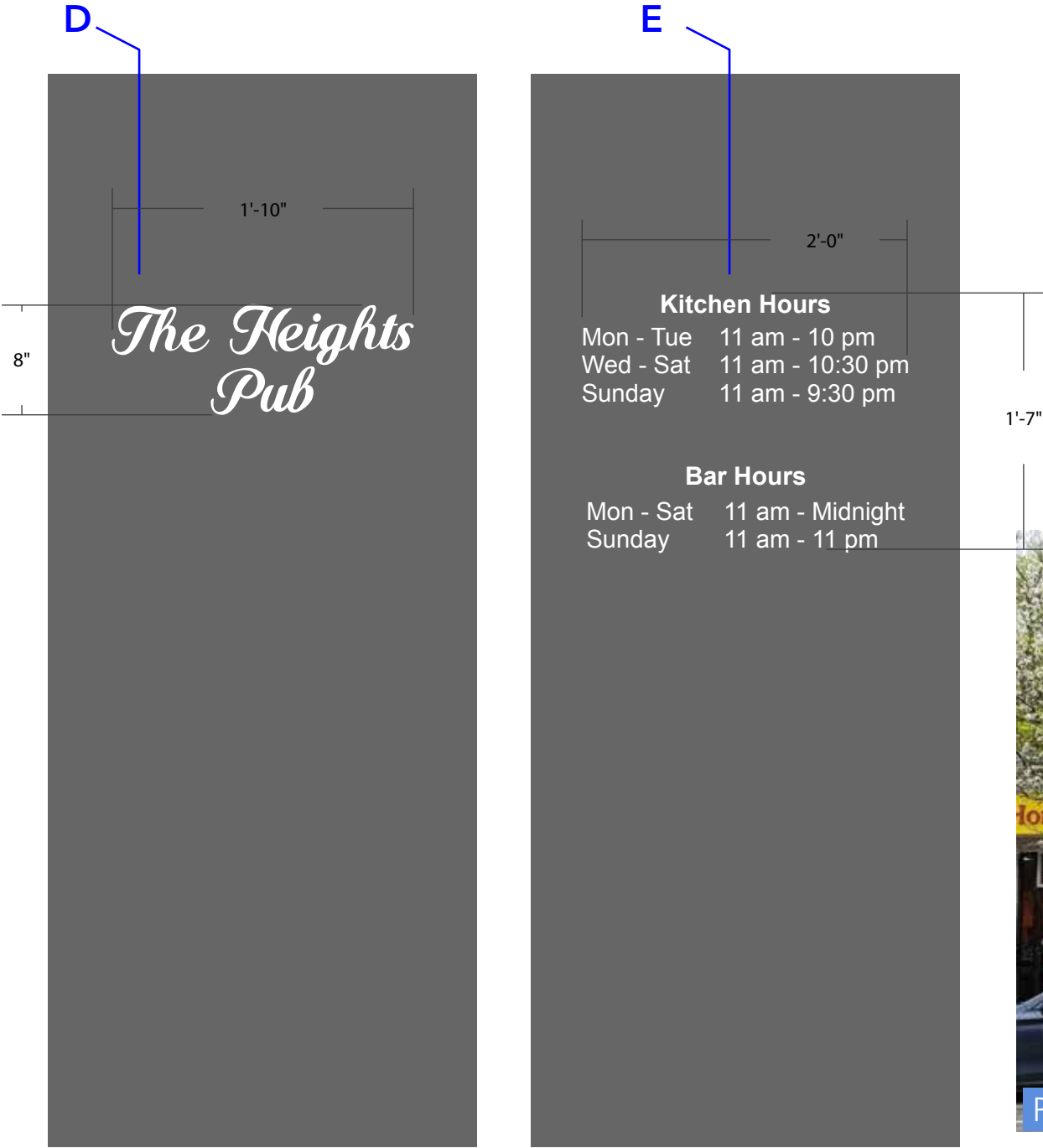
Quantity: SEE DRW

D  
Window vinyl graphics:  
- White HP cut vinyl graphics.  
1st surface.

E  
Window vinyl graphics:  
- White HP cut vinyl graphics.  
1st surface.

Fonts:  
RELEASE TO PRODUCTION:

Work Order:



C D

WINDOW GRAPHICS

SCALE: 1"=1'





## Town of Arlington, Massachusetts

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### Environmental Design Review, Continued Public Hearing for Docket #3348

#### Summary:

8:00 p.m. - Board will continue a public hearing for Special Permit #3348 application by Gary  
8:10 p.m. McCoy, Poyant Signs, for CVS, at 833 Massachusetts Avenue, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review.

**\*\*Applicant submitted request to continue hearing to a future ARB meeting.\*\***

- Board members will review applicant's request to continue hearing and vote.

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_2_-_Poyant_Continuance_Letter__CVS_Arlington_MA.pdf	Poyant Continuance Letter, CVS Arlington, MA



Corporate Office  
125 Samuel Barnett Boulevard  
New Bedford, MA 02745

Northern New England  
3 Bud Way #19  
Nashua, NH 03063

September 5, 2019

Attn: Erin Zwirko  
Town of Arlington

Re: CVS Pharmacy 833 Mass Ave: Continuance Request

Dean Erin Zwirko / Town of Arlington,

Please use this letter as formal request for a continuance to October 7<sup>th</sup>, 2019 for the  
Special Permit for CVS Pharmacy, 833 Mass Ave. Arlington MA.

Sincerely,

Gary McCoy  
Account Executive  
Poyant Signs  
508-328-1457



## Town of Arlington, Massachusetts

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### Presentation: Housing in Arlington

#### Summary:

8:30 p.m. - • Presentation by and discussion with Adam Chapdelaine, Town Manager and Jennifer  
9:00 p.m. Raitt, Director of Planning and Community Development

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_3_-_Hsg_Zng_Pres_ARB_09_09_19.pdf	Housing Presentation

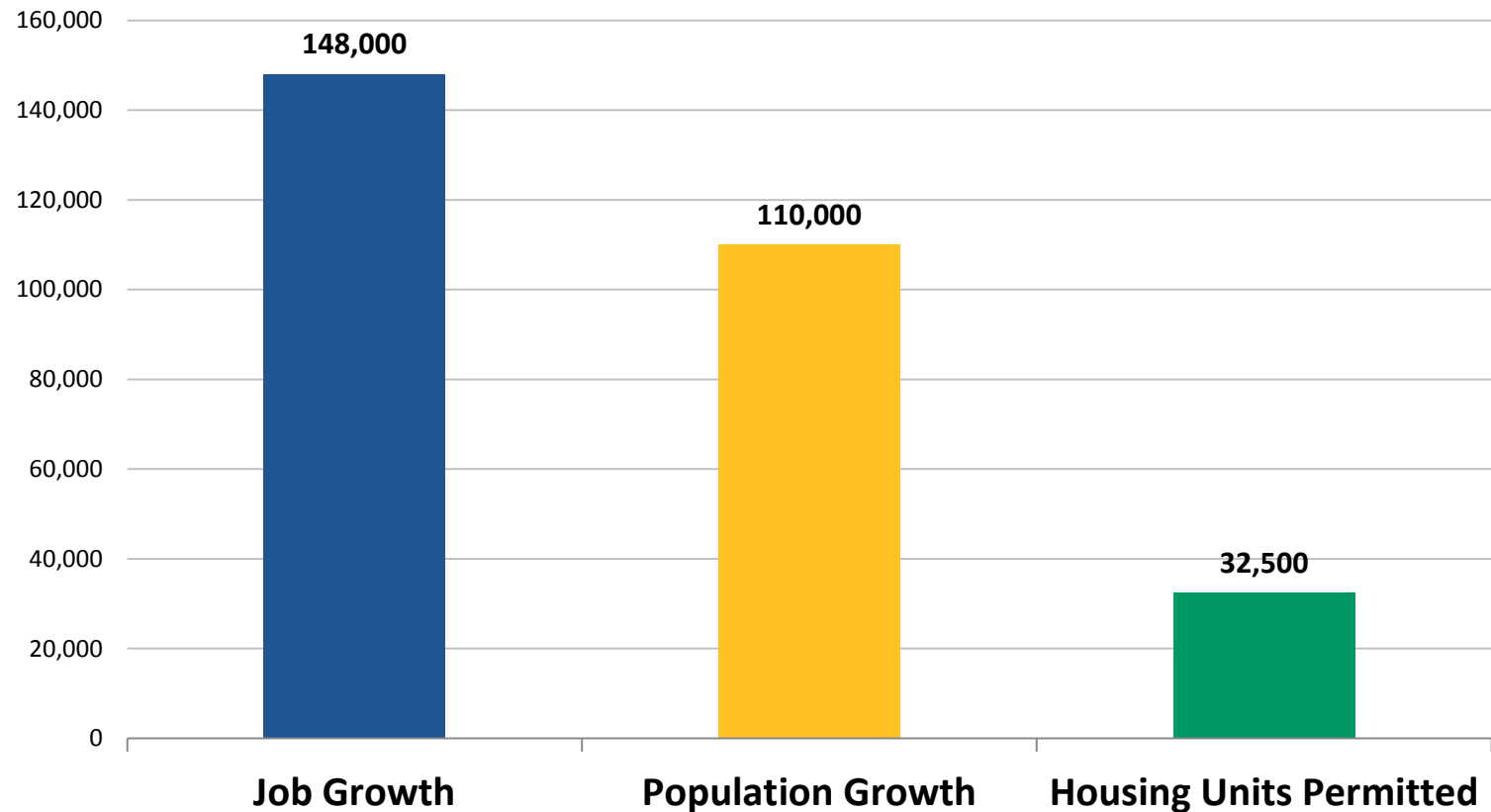
# Housing In Arlington

Why Is This Our Issue & What Should  
We Do About It?

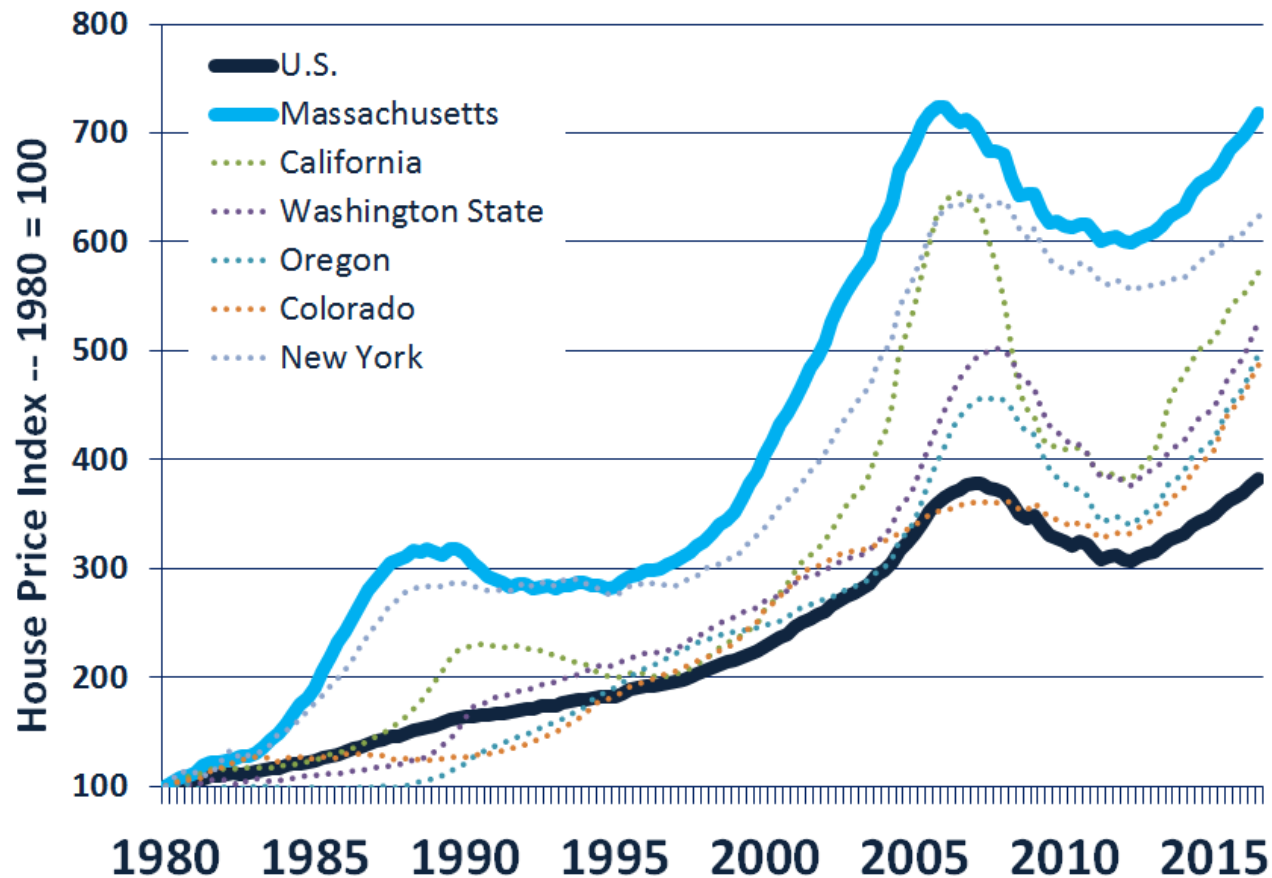
# Overview

- The Housing Crisis
  - Regional Issues and Projections
  - Impacts on Arlington
- Potential Solutions
  - Maintain Current Efforts
  - Efforts of Metro Mayors Coalition
  - Tools for Addressing the Crisis in Arlington
- Next Steps

# Growth in the Metro Mayors Coalition, 2010 - 2017



# Home Prices Have Surged



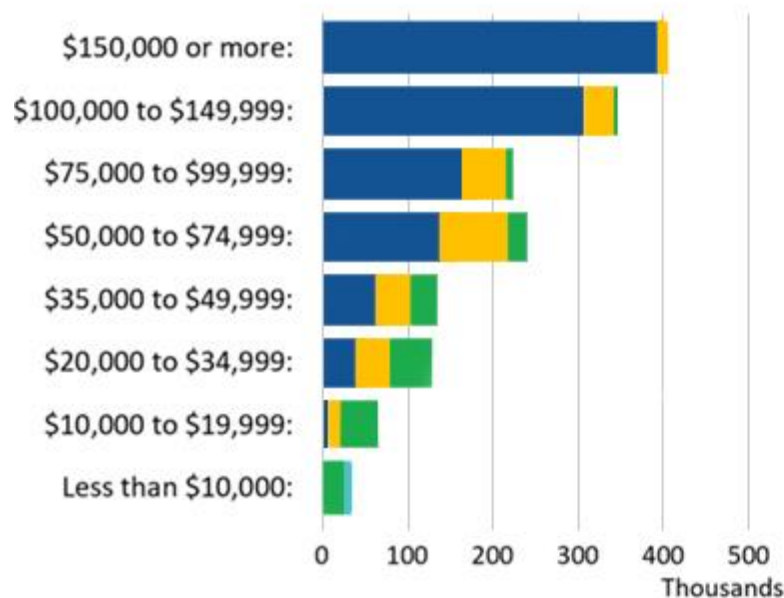
Data source: Federal Housing Finance Agency, House Price Index – All Transactions

# Many Households Are Struggling With Affordability

**182,801**

Severely burdened owner households

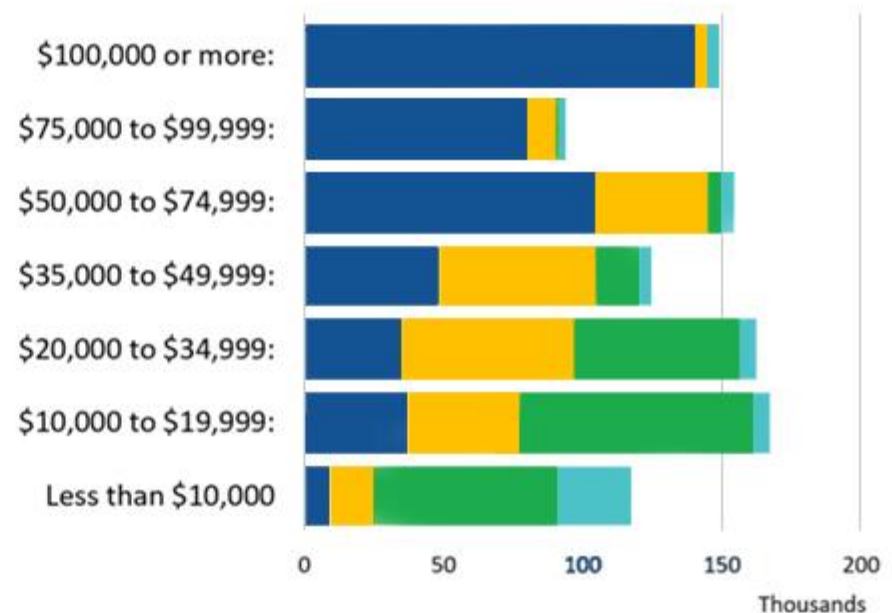
Households by ownership cost burden



**230,585**

Severely burdened renter households

Households by rent burden



Not Burdened

Burdened (>30%)

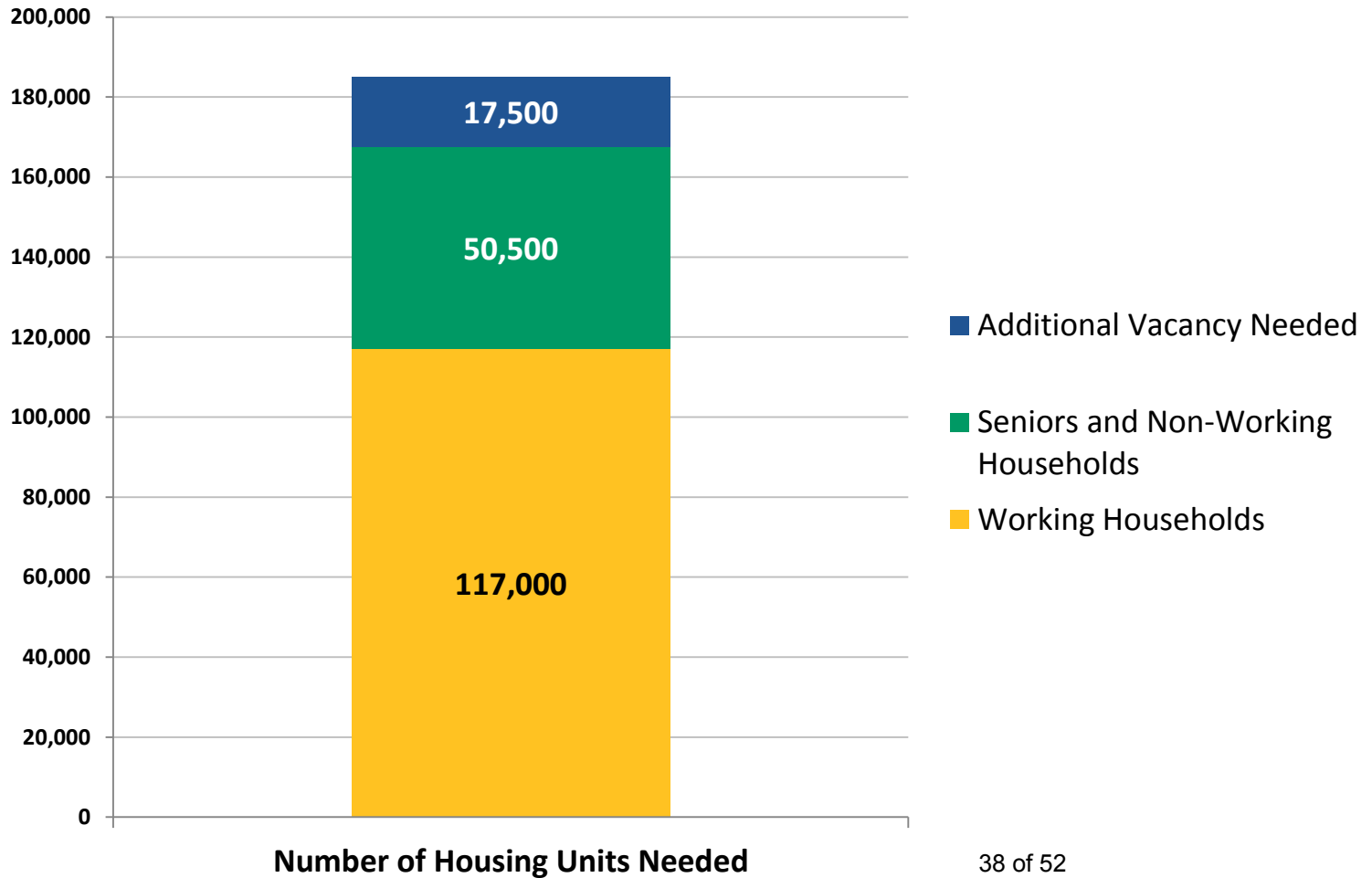
Severely Burdened (>50%)

Not computed

37 of 52

Data source: U.S. Census Bureau, American Community Survey 2012-2016

# Net Housing Unit Demand, 2015 – 2030, Metro Mayors Coalition



# Arlington's Economic Diversity

## ARLINGTON IS AN ECONOMICALLY DIVERSE PLACE.

**MORE THAN ONE IN FOUR  
HOUSEHOLDS HAVE LOW INCOMES.**



**5,170 households have  
low incomes<sup>1</sup>**

27% of all households

*Low income varies by household size. For a household of 2, low income is \$54,200. This is the most common household size in Arlington.*

**ROUGHLY ONE IN TEN HOUSEHOLDS  
HAVE EXTREMELY LOW INCOMES.**



**2,100 households<sup>1</sup>**

11% of all households

*For a household of 2, extremely low income is \$22,600.*

# Housing Prices in Arlington Are Increasingly Out of Reach

**ONE IN THREE HOUSEHOLDS SPEND MORE THAN 30% OF THEIR INCOME ON HOUSING.**



**5,655 households<sup>1</sup>**  
30% of all households

*(Middle-income & low-income households alike spend a large portion of their income on housing.)*

**LOW-INCOME SENIORS SPEND AN EVEN HIGHER PROPORTION OF THEIR INCOME ON HOUSING.**



**972 low-income senior households (37% of all low-income seniors) spend more than 50% of their income on housing costs.<sup>1</sup>**

**SALE PRICES ROSE FASTER THAN INCOME.**



**Buying a house is too expensive for current residents.<sup>2</sup>**  
sale price affordable to a median income household in Arlington is about \$310,000, but the median sale price of homes in Arlington was \$580,000 in 2015.

**1,460 rental units were converted to condos between 2000 and 2014.**

Condos often require greater funds to occupy than apartments. In 2000, there were over 7,800 rental units.<sup>4</sup>

# Solutions - Efforts of Metro Mayors Coalition

- Established in 2001, the municipal officials in this group represent more than 1.4 million residents in the cities and towns of Arlington, Boston, Braintree, Brookline, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, Newton, Quincy, Revere, Somerville, and Winthrop.
- Early work of the coalition focused on public safety and the creation and administration of the Shannon Grant.
- More recently, the coalition has worked on:
  - Climate Preparedness Taskforce
  - Opioid Working Group
  - Regional Housing Partnership

# Solutions - Tools for Addressing the Crisis in Arlington

- Amendments to Inclusionary Zoning Bylaw
- Housing Creation Along Commercial Corridor
  - Mixed Use & Zoning Along Corridor
- Accessory Dwelling Units – Potential Age & Family Restrictions
- Stormwater & Climate Resiliency

# Next Steps

- Select Board & ARB Hold Joint Meeting in Early Fall
- ARB Recommends Strategies to Pursue in Late Fall/Early Winter
- Public Engagement Throughout



## Town of Arlington, Massachusetts

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### Meeting Minutes (7/1 and 7/22)

#### Summary:

9:00 p.m. -

- Board will review draft minutes and may vote to approve them

9:10 p.m.

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_5_-_07012019_ARB_Draft_Minutes.pdf	07012019 ARB Draft Minutes
▢ Reference Material	Agenda_Item_5_-_07222019_ARB_Draft_Minutes.pdf	07222019 ARB Draft Minutes

**Arlington Redevelopment Board**  
**Monday, July 1, 2019, 7:30 p.m.**  
**Town Hall Annex 2<sup>nd</sup> Floor Conference Room**  
**Meeting Minutes**

This meeting was recorded by ACMi.

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

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

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The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair then introduced the first agenda item, ARB Rules and Regulations draft amendment, regarding rule 19 the Dover Amendment. The Chair introduced Ms. Raitt who explained that the current draft contains an amendment that incorporates edits from Board members. The Board discussed the appeals process and other proposed wording changes. Mr. Watson suggested possibly implementing a site plan review process. The Chair agreed with a long term goal to create a site plan review process. Ms. Zsemary said that the Board can move to accept the current amended draft with the caveat that grievances are to be filed with the Town Manager. The Chair suggested amending the second bullet point in item 2 and add the grievance with the Town Manager to clarify the process. The Chair moved to approve the plan as amended. Mr. Lau motioned to approve and Mr. Watson seconded, Approved 4–1 (Mr. Benson Opposed)

The Chair introduced the Second agenda item, Draft ARB annual goals and asked Ms. Raitt for an overview. Ms. Raitt provided an overview and pointed to the goal to review and update the site plan review process in 2020, which would include amending the EDR criteria. The Chair motioned to approve the draft ARB goals as amended. Mr. Benson moved to accept and Mr. Lau seconded, Approved 5-0.

The Chair introduced the third agenda item, Arlington Heights Action Plan Implementation Committee (committee charge and membership). Ms. Raitt gave an overview of the Action Plan which includes: the committee charge, its membership, and key recommendations for the plan. This committee would be dissolved after implementation. Mr. Lau asked which area of the Heights would be included. Ms. Raitt explained that the focus will be on the commercial district in Arlington Heights. The Chair explained that the ARB will just vote to create the committee. Mr. Benson stated he is concerned about the definition of the committee's responsibilities on the charge and suggested that the committee's role clearly state implementation of the plan recommendations. The Chair motioned to accept the charge as amended. Mr. Benson moved to accept and Mr. Lau seconded, approved 5-0.

The Chair noted that the Board was a half-hour behind schedule. Ms. Raitt suggested that the fourth agenda item, Training – Affirmatively Furthering Fair Housing compliance for local land use decisions, be rescheduled. The Board agreed to reschedule and invite other Boards to the rescheduled meeting specifically for this training.

The Chair introduced the next agenda item, meeting minutes for 4/24/19, 5/20/19, and 6/3/19. The Chair moved to approve the 4/24/19 meeting minutes as amended. Mr. Lau motioned to approve, Mr. Watson seconded, Approved 4-0 Ms. Ms. Zsemary abstained. The Chair moved to approve the 5/20/19 meeting minutes as amended. Mr. Lau motioned to approve, Mr. Watson seconded, Approved 4-0. Ms. Zsemary abstained. The Chair moved to approve the 6/3/19 meeting minutes as amended. Mr. Benson motioned to approve, Mr. Watson seconded, Approved 5-0.

The Chair opened the floor for the open forum portion of the meeting. Don Seltzer asked for clarification about the Arlington Heights Zoning recommendations and how it is different than the Arlington Heights Action Plan. Ms. Raitt explained that it is the same document; the plan does not only include zoning recommendations. Mr. Seltzer asked if there was an approval process to move from recommendations to an action plan. The Chair said that the move was not approved by the ARB. Mr. Seltzer stated that the document misrepresents the work of the Steering Committee, who did not seem to have much of the role in developing the plan. As the committee

goes forward the action plan is a group of ideas from a state agency suggested a public review process. The Chair said the Board would take it under advisement.

JoAnne Preston stated that in Town Meeting there was a discussion about including more public participation in development projects. Ms. Preston suggested that the Arlington Heights Action Plan Implementation Committee be broadened to include more residents and members of other committees. Ms. Preston suggested the Tree Committee to address any potential impacts.

Beth Melofchik said she agreed with Mr. Seltzer and Ms. Preston and would like to see more public representation on the Arlington Heights Action Plan Implementation Committee. Ms. Melofchik stated that she feels that there should be more voices in the process. Ms. Melofchik is concerned about the zoning document where additional housing is being squeezed in everywhere when the Town needs to broaden the commercial tax revenue. The town is not addressing several environmental threats.

Steve Revilak voiced his support for the Arlington Heights Action Plan. Mr. Revilak suggested a post disaster mitigation plan with the possible sea storm surges. Mr. Revilak is concerned that several properties may be damaged in the future.

Mr. Watson suggested addressing Mr. Seltzer's concerns by rewording the draft amendment. Ms. Zsembery stated that there may be some overlap between committees. Mr. Benson motioned to reopen discussion and to amend the Arlington Heights Action Plan Implementation Committee Draft Amendment to broaden the scope. Mr. Watson seconded, Approved 5-0.

Mr. Lau motioned to adjourn. Mr. Watson seconded, Approved 5-0. Meeting adjourned.

**Arlington Redevelopment Board  
Monday, July 22, 2019, 7:30 p.m.  
Lyons' Hearing Room, Town Hall Second Floor  
Meeting Minutes**

This meeting was recorded by ACMi.

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

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

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The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi and at least two members of the audience will also be recording.

The Chair introduced the first agenda item, Environmental Design Review, 1207-1211 Massachusetts Avenue, Arlington, MA - Docket #3602 Public Hearing

Ken Ingber, from Krattenmaker, O'Connor, and Ingber, introduced himself and Greg McIntosh from Lincoln Architects of Winchester, who are representing Jim Doherty, the project developer. The proposed development will be a mixed-use property located at 1207-1211 Mass. Ave. 1207 Mass. Ave is the former Disabled American Veterans' facility which is closed and vacant. This property is in a B2 zoning district. 1211 Mass. Ave. is currently an auto repair business with a single apartment on the second story. The mixed-use building proposed will include a boutique hotel with 50 rooms and an upscale restaurant. Mr. Ingber has three requests for zoning relief. The first is the requirement for setbacks; the proposed setback exceeds the current requirement. The second aspect is the number of parking spaces; the bylaw requires 1 parking space for each room. There are no additional parking requirements because there are no planned function rooms or meeting rooms. There will be an emphasis on tour groups and bicycles in order to justify a reduction. The third element is the floor area ratio required as stated in section 5.3.6 of the bylaw; Mr. Ingber is requesting an increase of 1.67.

Greg McIntosh from Lincoln Architects introduced himself and presented the details of the proposed building. The plan includes planting a buffer and maintaining as much green space as possible. External lighting will be low-level to limit the impact for the surrounding area. Mr. McIntosh said there will be outdoor seating off of the 1<sup>st</sup> level and an outdoor gathering area. Bicycle storage in different varieties will be included and the applicant is working to make sure to meet the requirements. The plan allows for a drop off area to prevent blocking traffic on Mass. Ave. There will be windows on the first floor and restaurant to create a connection with the street. Mr. McIntosh said they plan to use a plank system rain screen and exterior synthetic stucco system on the facade. They plan to replant and screen the back edge of the building for privacy. All rooftop equipment will be screened and placed towards the back of the building so it will not be visible from Mass. Ave. Mr. McIntosh then reviewed the shadow studies for each season.

Mr. Lau said he supports the project in this area but needs the following details:

- 1) Provide a more detailed description of the existing conditions. Show conditions with the existing neighborhood details, including drawings of neighboring buildings, curb cuts, and provide an overview of the existing vs. proposed conditions.
- 2) Show elevations of adjacent neighboring structures along Mass. Ave.
- 3) Show how the building meets the sidewalk, include grading
- 4) Complete traffic study

- 5) Show landscaping plan, including trees and drainage plans, new and existing plants, and planter details including finishes
- 6) Lower level plans should include the property line with the adjacent building, sidewalk, fencing, and planting borders
- 7) What is the structure for the 1<sup>st</sup> floor? Will this be a steel or wood building?
- 8) Window openings do not correlate between different plans
- 9) What are the plans for venting from restaurant?
- 10) What is the proposed plan for roof access?
- 11) On the elevations and drawings label materials the materials to be used and bring in samples
- 12) Provide the details on railings
- 13) Building sections should include grading and basements of abutting structures.
- 14) Design suggestions – egress stairs are too big and move the smaller stairways to the corners to take advantage of the window areas to open up the corners to make the building feel lighter
- 15) Recommend switching the reception area and the restaurant so the drop off and loading for the building can be moved to the side street instead of Mass. Ave.
- 16) Move the trash dumpster back away from the neighboring properties.

The Chair said that this is an exciting commercial opportunity for Arlington. He said he has concerns about traffic control and asked Mr. Doherty to provide a traffic study including Mass. Ave., Appleton Street, Lowell Street, Forest Street, and Clark Street (which is a private way). The Chair asked how employees and guests will be encouraged to use public transportation. The Chair said he would like to see plans for stormwater runoff, snow management, and trash pickup. Will these services be handled through a private company or through the town? The Board would like to see the plan for deliveries and a landscape plan including street trees. How will the valet service be managed? Where will tour buses park?

Mr. Watson requested a more detailed traffic study. The intersection of Appleton and Mass. Ave. is very complicated with all of the activities in that area. Lowell Street feeds into the Downing Square intersection which is also a complicated intersection. Where will the loading and unloading of tour buses take place? Mr. Watson stated that loading and unloading should not create a traffic back up or a hazard for bicyclists. They do not want to make the existing conditions in the area worse. Mr. Watson said he appreciates that there are plans for bicycle parking, and following the new bike parking bylaw should address everyone's needs. The Board will need a detailed transportation demand management plan especially with the request for a substantial parking reduction. Mr. Watson is also concerned about sidewalk width, everything should be done to maximize the width; 4.5 to 5 feet is not sufficient. Because of the location, embedded in a neighborhood, we need to understand the site's relationship to the existing neighborhoods. Mr. Watson asked the proponent to provide an existing shadow study compared to the proposed shadow study for the neighbors to review.

Ms. Zsembery asked about the entry façade design. Ms. Zsembery said she would like to see greater differentiation between the entry points. The current plan has the main entrance, a restaurant entrance, and canopies. Ms. Zsembery asked the developer to think about using stucco as a material; Ms. Zsembery thinks that the expanse of stucco proposed seems out of place for the neighborhood; brick or stone should be considered. Also consider the number of louvers on the entry façade as it makes quite an impact on the façade. Regarding the rear façade balcony, Ms. Zsembery said she appreciates the outdoor seating but questions locating the balcony on the rear of the building, facing the residential side, may cause noise concerns. Also questions sliding doors on the top, consider the neighborhood and a boutique hotel. The planned signage is lit canopy signage.

She suggested that a banner instead of lit signage be appropriate on the residential side. Ms. Zsembery would like to see the proposed exterior lighting.

Mr. Benson asked about the street trees, he is concerned about the lack of consistency with renderings and plans. Mr. Benson said he has questions about the floor area ratios and asked the developer to provide the set of calculations for review. Mr. Benson said that he reviewed the LEED checklist currently the plans will not qualify to be LEED certified. Mr. Benson said the narrative and the checklist completed for review is needed. Mr. Benson also said he has concerns about parking as it sounds like people will be charged to park.

Mr. Doherty stated that they will be following the parking requirements in the bylaw. Tour buses carry approximately 35 people and the hotel is expected to be a 50 room hotel so there should only be one tour bus parked at a time. Mr. Doherty is looking into parking options for the buses, Mr. Doherty said they do not intend to have the buses park at the rear of the hotel. Mr. Doherty said that he is working to keep the location of the dumpster and the loading space from infringing on the neighborhood as much as possible. Mr. Doherty explained that loading and deliveries will be geared towards the restaurant, the hotel does not require much loading.

The Chair opened the floor to public comments.

Gilbert Lim lives close to the property. He said his family has lived there for 20 years and he opposes the hotel proposal due to concerns about the following:

- 1) Traffic issues, traffic volume will increase and the intersection is already a very tricky four way intersection. The area requires two traffic crossing guards to manage the traffic for crossing students. Mr. Lim feels the hotel would worsen the existing traffic issues.
- 2) Safety issues
- 3) Potential for legal issues associated with the nature of the proposed business. Prostitution and human trafficking issues are associated with the hotel business. Mr. Lim stated that a local massage parlor was closed and the owner was arrested for human trafficking. There is a risk bringing this type of business to the neighborhood. Mr. Lim asked the ARB to please reject this proposal. Mr. Lim said he feels the 50 room hotel is not the right answer for the neighborhood. Live entertainment between Mass. Ave. and Clark St. will contribute to traffic and noise pollution. Mr. Lim said the safety of middle-school students is the most important factor that should be considered.

Eileen Park asked about the maximum building height in the area. The Chair answered that the maximum height limit in the B2 district 40 feet or 4 stories and in a B4 district 50 feet or 5 stories. Ms. Park commented about the parking in the area and use Clark St. and Pierce St. as a cut through. She asked where the hotel employees will park and about the ADA accessible parking spots. Ms. Park said legally there should be 2 ADA parking spots.

Marc Colosimo said that he is happy to see something done with the property. He said is concerned about the intersection and lack of cross walk by the proposed building site. Mr. Colosimo asked if the power lines and telephone poles in the area going to be relocated. He said he is also concerned about the heat from the reflection of the steel curtain wall.

Ivana (last name unclear on recording) lives between Clark and pierce Street. The area has lots of children so she would like continued traffic studies in the neighborhoods behind the hotel. She would like to see the plans for the changes to the view for the residents behind the hotel.

Barbara Thornton said she is delighted that the ARB is considering an important, new, and exciting project for developing commercial tax base in the Town's economic corridors. Ms. Thornton said that Lexington has a hotel

at their Town Center that blends in very well with the town. Ms. Thornton said that she is sure that the design issues will be addressed and applauds the town for taking this project on.

Mark Ramras said that the residents from Locke Street rental units on Park Ave. park on Locke and Pierce Streets every evening. He is concerned about additional parking with the 50 unit hotel. Clarke and Pierce streets are already being used as a cut through at the same time children are heading to Ottoson School.

Don Seltzer said that he feels that the hotel is a good use for Arlington. Mr. Seltzer said he feels the hotel meets the needs of residents without adding to the number of children attending local schools. Mr. Seltzer has some concerns about zoning and the square footage of the hotel. Mr. Seltzer said he is concerned that the applicant does not have a setback at the corner with the current design. Mr. Seltzer said that due to the height buffer zones the max height allowed is 3 stories. Mr. Seltzer is concerned about the lack of usable open space.

Marlon Banta said he is intrigued by the hotel proposal and sees potential but only if the hotel is a good neighbor. Mr. Banta said that Clarke St. is a private way, maintained without help from the town, and he is concerned about traffic and overflow parking. Mr. Banta is also concerned there may be lead and asbestos in the old buildings so would like to confirm that there will be dust control during demolition. Mr. Banta has a solar array on the roof so he would like to see the shadow study to see if the hotel will block his array. Mr. Banta also wanted to know if the hotel and restaurant employees' pay allow them to afford to live in Arlington. Mr. Banta stated that that may help with the parking issues.

Pam Hallett, the Executive Director for the Housing Corporation of Arlington, said her program has 21 housing units in this area with excess parking. Ms. Hallett thinks that the hotel is a great idea would like to see a really exciting boutique hotel and not a motel 6. Ms. Hallett said she thinks this will help with visiting family members staying in town, as they currently have to stay in Boston or Cambridge. Ms. Hallett thinks the Heights would love to have the restaurant in this area of town.

Sherry Bauer asked if a marketing study was conducted. Ms. Bauer asked how this hotel would differentiate itself from the other hotel in town. Ms. Bauer said since the hotel will be used by Arlington residents' family members, asked what the nightly rates will be. Ms. Bauer asked about the owners' hotel experience. Ms. Bauer would like to know that the hotel owners will be able to screen potential employees for the hotel and restaurant.

Allan Tosti said he is excited about this commercial/retail project. Mr. Tosti gets off of the 77 bus has to walk by the current buildings, which he says are an eyesore. Mr. Tosti asked if it possible for the developer to purchase the abandoned or empty buildings in the area and use those properties for additional parking and a redesign for the area.

Carol McDonald said that the proposed site is located in a congested area and that a traffic study is needed. Ms. McDonald said that sometimes she can't get out of her driveway due to the traffic. Ms. McDonald said she thinks a hotel in Arlington is a good idea but not in that location.

Hamilton (last name is unclear on recording) from Lehigh St. does not like the aesthetic of the current plan, feels that the plan does not look like a boutique hotel. He requested that the board ask the developers to incorporate improved public spaces in the development plan. He stated that there is opportunity here to get some improvement to help all the neighbors in the area.

Ann Leroyer said that she is concerned about waived permit fees; she would like the board to explain that process. Ms. Raitt explained that as part of the RFP, the Select Board allowed for waived fees to expedite this

development. The ARB still needs to accept the waiver request from the proponent in order to have the fees waived. Ms. Leroyer said she thinks the Town is losing money in fees. Zoning B2 small scale retail this project seems too large for the site. The Mill Brook is a block and a half away so she would like to see the stormwater studies. Ms. Leroyer said traffic and overnight parking has become a problem in the neighborhood.

Christopher Loretta said there is B2 zoning for this area, in Town Meeting it was stated that a mixed-use development has to fit within what is already allowed for zoning in the area. Mr. Loretta said that this project would require a zoning change. Mr. Loretta asked for the developer to provide plans for usable open space, a model of the hotel, and asked the ARB to work with the Transportation Advisory Board. Mr. Loretta stated that a loading area according to bylaw must be on the lot and not on a public way. Mr. Loretta said that he does not feel the Select Board has the authority to waive fees.

Barbara McCauley wants to know more about the live music. Mr. Doherty explained that like Town Tavern they plan to have the music indoors not on the patio.

Flora (last name unclear on the recording) would like an explanation of the zoning exemptions. She said she does not feel the area was described correctly as blighted, she said she wants to make sure that the private way is respected. She is concerned traffic issues and about parking, would like to see a parking and traffic study for the project.

Terra Bradley wanted to know if there will be an overnight/early morning front desk agent at the hotel available to contact about parking issues before calling the police. Mr. Doherty confirmed that there will be a hotel attendant available 24/7.

Julie (last name unclear on the recording) said she is not a neighbor but wanted to comment. She has heard that Jim Doherty does great work. She said she feels that this is not the right area for the hotel safety is a huge issue likes the idea but should be located on a bigger space.

The Chair thanked the neighbors for taking the time to share their thoughts and concerns with the ARB. The Chair moved to continue this hearing at a later date. Mr. Doherty asked to continue at the September 9, 2019 ARB meeting. Mr. Lau motioned to approve and Mr. Watson seconded. All voted in favor 5-0.

The Chair introduced the second agenda item, approving ARB Meeting Minutes. The Chair moved to amend the April 24, 2019 meeting minutes to include voting and attendance corrections. Mr. Lau motioned to open minutes and make amendments, Mr. Watson seconded. Approved 4-0, Mr. Benson and Ms. Zsembery abstained.

The Chair moved to accept the April 24, 2019 minutes as amended. Mr. Lau motioned to approve the amended April 24, 2019 minutes and Mr. Watson seconded. Approved 4-0, Mr. Benson and Ms. Zsembery abstained.

The Chair introduced the third agenda item, Open Forum and opened the floor for comments from the public.

Don Seltzer asked about the amended April 24, 2019 minutes. Mr. Seltzer wanted to know who was present for the vote at the April 24, 2019 meeting. The Chair confirmed that just the ARB members were present, Ms. Raitt left the room before the ARB voted.

Steve Revilak spoke about the land vs. structure values in Arlington. Mr. Revilak found that in 2013-2018 the value of the land is higher than single family homes. The Chair said that they will discuss the letter they received from Mr. Revilak at a future date.

Mr. Lorette said he has some requests for zoning changes to the requirements for open space, density regulations, change the definition of mixed-use, and some table corrections. Mr. Lorette said he would leave a copy of his notes with the details with the Board to review.

Pam Hallet said that the Housing Corporation is ready for review of final plans for 19R Park Ave and 117 Broadway. They are now focusing on lighting, landscape, and interiors. Ms. Raitt said that the September 9, 2019 meeting would be the next date to meet with the Board.

Mr. Seltzer stated he will have additional details regarding the hotel project for the continued hearing. The Chair asked Mr. Seltzer to submit any information to the Board before the next meeting.

The Chair moved to close the meeting. Mr. Lau motioned to adjourn, Mr. Benson seconded. All voted in favor 5-0.

Meeting adjourned.