



# Town of Arlington, MA Zoning Board of Appeals

## Meeting Minutes

**Date:** Tuesday, January 27, 2026 – 7:30 PM

**Location:** Conducted by remote participation.

**Remote Participation Offered:** Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/join/H8W4sQ84T1ixpTYbuLSDEQ#/registration> After registering, you will receive a confirmation email containing information about joining the meeting. [Read Notice to the Public on Meeting Privacy.](#)

## Roll Call

**Members Present:** Christian Klein, Chair, Patrick Hanlon, Member, Venket Holi, Member, Adam LeBlanc, Member, Bradley Baranowski, Associate Member, Nick Rosenberg, Associate Member

**Members Absent:** Roger Dupont, Member

**Arlington Staff Present:** Colleen Ralston, ZBA Administrative Assistant

**Property Representatives - JQ Xi for #3884 26 Reed St**

## Administrative

1. **Member Vote:** Approval of Meeting Minutes 1-13-2026

**Motion:** I move that the Zoning Board of Appeals for the Town of Arlington approve the minutes from the January 13th, 2026, meeting of the Board.  
**Results:** Passed (3 - 0)  
**Mover:** Christian Klein  
**Secunder:** Patrick Hanlon  
**Ayes:** Christian Klein, Bradley Baranowski, Nick Rosenberg  
**Abstain:** Patrick Hanlon, Venket Holi, Adam LeBlanc  
**Absent:** Roger Dupont

2. **Agenda Program Change:** One Meeting takes the place of Novus Agenda

The Town of Arlington is pleased to report that **starting January 26, 2026, all Agendas and Minutes will be posted to the new [Agendas and Minutes portal page.](#)** Granicus One Meeting

will replace Novus Agenda.

Previous agendas and minutes can be found on your board/committee agenda page until the Town's vendor, Granicus, migrates them to the new system. That is expected to happen by the end of 2026. Documents on the Novus Agenda will remain available until the migration is complete.

The process for accessing the New Agenda and Minutes on the Town website was demonstrated. Go to link [arlingtonma.primegov.com/public/portal](https://arlingtonma.primegov.com/public/portal) or on the website, go to *Governance – Boards and Committees* – click *Agendas and Minutes*.

## Hearings

### 3. [Docket #3880 307 Washington St Special Permit Application \(continued\)](#)

Click the link above to view the application and documents submitted. Materials may be added up to 48 business hours prior to the hearing.

The applicant for 307 Washington St has requested a further continuance. They were not ready to present again this evening. They will present on February 10th.

**Motion:** I will move that the Zoning Board of Appeals for the Town of Arlington continue the public hearing for Docket 3880-307 Washington Street until Tuesday, February 10, 2026.  
**Results:** Passed (4 - 0)  
**Mover:** Christian Klein  
**Secunder:** Patrick Hanlon  
**Ayes:** Christian Klein, Adam LeBlanc, Bradley Baranowski, Nick Rosenberg  
**Recused:** Patrick Hanlon, Venket Holi  
**Absent:** Roger Dupont

### 4. [Docket #3878 190 Mystic Valley Pkwy](#)

#### OpenGov application links:

**Variance:** <https://arlingtonma.portal.opengov.com/records/214641>

**Special Permit:** <https://arlingtonma.portal.opengov.com/records/212933>

**Mr. Klein:** I note that, because the current application is a variance application, it needs to be closed within 100 days of the application date. That date will be February 11, 2026, so I have two votes that I am requesting regarding Mystic Valley Parkway. The first would be to extend the public hearing period for an additional 30 days, which would bring it to March 13th, and would give the Board time to file the necessary paperwork should there be a vote on the matter as opposed to a withdrawal.

**Motion:** I will move that the Zoning Board of Appeals for the Town of Arlington extend the public hearing period for Docket #3878, 190 Mystic Valley Parkway, by 30 days to March 13th, 2026.

The clerk has to file a confirmation letter signed by the applicant and the board with the town clerk no later than February 10th, 2026.

**Results:** Passed (6 - 0)  
**Mover:** Christian Klein  
**Seconders:** Patrick Hanlon  
**Ayes:** Christian Klein, Patrick Hanlon, Venket Holi, Adam LeBlanc, Bradley Baranowski, Nick Rosenberg  
**Absent:** Roger Dupont

**Motion:** I will move that the Zoning Board of Appeals for the Town of Arlington continue the public hearing for Docket #3878, 190 Mystic Valley Parkway, to Tuesday, February 10<sup>th</sup> at 7.30 p.m.

**Results:** Passed (6 - 0)  
**Mover:** Christian Klein  
**Seconders:** Patrick Hanlon  
**Ayes:** Christian Klein, Patrick Hanlon, Venket Holi, Adam LeBlanc, Bradley Baranowski, Nick Rosenberg  
**Absent:** Roger Dupont

## 5. **Docket #3884 26 Reed St**

### **OpenGov application link:**

**Special Permit:** <https://arlingtonma.portal.opengov.com/records/215509>

The applicant, JQ, introduced himself as the owner of 26 Reed Street and presented a proposal seeking a special permit to construct a new front porch. He clarified that the special permit request applies only to the front porch, not other work already covered by an issued permit. The proposed porch would be unenclosed, built on the existing foundation, attached to the front of the house, and extend approximately four feet into the front yard with an overall length of about 36 feet. The design includes stairs on both sides, five footings, deck beams and joists, and 4x4 posts supporting a roof, all shown through survey plans, floor plans, and 3D renderings.

JQ explained that the project requires a special permit due to existing nonconformity and front-yard setback requirements under the zoning bylaws. He argued that the proposal complies with dimensional limits, does not increase the nonconformity, and is not substantially more detrimental to the neighborhood. He emphasized that the porch is primarily an aesthetic improvement, consistent with nearby homes that already have front porches, and would not increase living space, traffic, or public utility demand. He concluded by stating that the project aligns with neighborhood character and invited questions from the board.

### **Board Discussion:**

The discussion focused on clarifying details of a proposed front porch addition and related site elements. Mr. Klein confirmed that the project had already been reviewed by the Conservation Commission due to the property's proximity to wetlands, and that the submitted plans raised no concerns with the Commission.

It was noted that the proposed porch would be an open structure with no sides and would extend

further into the front yard setback. The existing house is already nonconforming, sitting approximately 19.9 feet from the lot line where a 25-foot front yard setback is required.

Finally, Mr. Baranowski asked for clarification about the existing front entry. The applicant confirmed that the house currently has no front porch, only a small stoop at the front door with concrete steps and a walkway. With no further questions from the board, the chair moved to conclude this portion of the discussion and requested that the applicant stop sharing the plans.

**Public Comment:** There was no public comment for 26 Reed St.

**Findings and Conclusions:**

Mr. Klein reviewed the application for a special permit to construct an open porch within the front yard setback, which requires approval under the zoning bylaw. The chair explained that the relevant provisions are Section 5.3.9D, governing porch expansions within front setbacks, and Section 8.1.3, previously cited as 3.3.5.B, which applies to nonconforming single- or two-family dwellings and requires a finding that the proposed alteration will not be substantially more detrimental to the neighborhood. While the precise subsection was debated, it was noted that neither provision imposes special findings beyond the standard “not substantially more detrimental” test.

Mr. Hanlon recommended that the project be evaluated under Section 5.3.9 (A and/or D), as it provides a clearer framework and avoids more complex issues under state zoning law and nonconformity provisions. He emphasized that the substantive standard would be the same regardless of section.

Mr. Baranowski acknowledged the applicant’s presentation comparing nearby neighborhood porches, which was appreciated as helpful context for evaluating the request.

The standard conditions for approval were outlined, including adherence to the approved plans, oversight by the building inspector, and ongoing Board jurisdiction. The Board determined that the proposed use met all the necessary findings under Section 3.3.3 and 5.3.9.D of the Zoning By-law.

<b>Motion:</b>	I will move that the Zoning Board of Appeals for the Town of Arlington close the public hearing for Docket 3884, 26 Reed Street.
<b>Results:</b>	Passed (5 - 0)
<b>Mover:</b>	Christian Klein
<b>Seconder:</b>	Patrick Hanlon
<b>Ayes:</b>	Christian Klein, Patrick Hanlon, Venket Holi, Bradley Baranowski, Nick Rosenberg
<b>Absent:</b>	Roger Dupont, Adam LeBlanc

**Meeting Adjourn**

**PLEASE NOTE: the timestamp below is in Greenwich Mean Time (GMT). Please subtract 5 hours to derive Eastern Standard Time (EST). The Vendor is working on a fix to display local time on future meetings.**

**Mr. Klein:** I would like to thank you all for your participation in tonight's meeting of the Arlington Zoning Board of Appeals. I appreciate everyone's patience throughout the meeting. I'd especially

like to thank Colleen Ralston for her assistance in preparing for and hosting our online meeting. Please note that the purpose of the board's recording of the meeting is to ensure the creation of an accurate record of its proceedings.

Our understanding is that the recording made by ACMI will be available on demand at <http://acmi.tv> within the coming days.

If anyone has comments or recommendations, please send them via email to [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us). That email address is also listed on the Zoning Board of Appeals website.

<b>Motion:</b>	Mr. Klein: To conclude tonight's meeting, I would ask for a motion to adjourn.
<b>Results:</b>	Passed (5 - 0)
<b>Mover:</b>	Patrick Hanlon
<b>Secunder:</b>	Nick Rosenberg
<b>Ayes:</b>	Christian Klein, Patrick Hanlon, Venket Holi, Bradley Baranowski, Nick Rosenberg
<b>Absent:</b>	Roger Dupont, Adam LeBlanc