

**Arlington Redevelopment Board**  
**January 8, 2018, 7:30 p.m.**  
**Senior Center, Main Room, First Floor**  
**Meeting Minutes**

This meeting was recorded by ACMi. (Due to technical difficulties, this meeting is unavailable)

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

**STAFF:** Jennifer Raitt,

**GUESTS:** Robert Annesse, Attorney for Gold's Gym; Carl K. Toumayan, Attorney for 30 Park Avenue Associates; Christopher Aufiero, Route 2 Athletics

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**Correspondence:**

- Letter of support from Arlington Babe Ruth Baseball
- Letter of support from Scott Jones
- Letter of support from Richard H. Flynn
- Letter of support from Joseph FitzPatrick
- Letter of Support from the Master Plan Implementation Committee

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

Attorney, Robert Annesse, presented the proposal. According to the proposal, the total square footage of all uses would be 51,400 sq. ft. and divided among the uses as follows: storage (4,000 sq. ft.), auto body (4,000 sq. ft.), warehousing (8,375 sq. ft.), and health club (35,025 sq. ft.). This application will provide additional gym space and add a baseball/ softball training facility. Robert Annesse presented that this application will provide additional gym space and adds a baseball/ softball training facility. He reviewed the documentation submitted, the application for EDR Special Permit and Impact Statement with supporting documents, including Site Plan, Photographs, Existing Conditions, and Dimensional and Parking Information dated December 4, 2017. Board members expressed overall satisfaction with the application and supported the proposed expanded use.

Board members raised questions regarding the parking plan, Transportation Demand Management in order to justify the parking reduction, and ensuring a landscaped buffer is maintained between the site and the brook. Mr. Lau moved to continue the public hearing to February 5, 2018 with the following expectations: an updated parking plan will be provided; specific Transportation Demand Management measures should be outlined, for example, more bike parking and membership and employee incentives to encourage other means of transportation; and a buffer should be maintained between all site activities and Mill Brook and should be indicated on the aforementioned parking plan. Mr. West seconded. All voted in favor. (5-0)

The Chair moved to the next item on the agenda, Public Hearing – Special Town Meeting, Article 2, Zoning Bylaw Amendment/ Recodification. Jennifer Raitt, Director of Planning and Community Development, shared a brief history and overview of the recodification process, including the project scope, team, Zoning Recodification Working Group (ZRWG), and community engagement. The ZRWG was tasked with overseeing a comprehensive zoning update. Their goal was to

update and revise the Arlington Zoning Bylaw (ZBL) to be clearer, internally consistent, reflective of the Master Plan, and in compliance with M.G.L. Chapter 40A and current case law. In October of 2016, RKG Associates were hired to help with the recodification process. In addition, a series of public forums designed to engage residents in focused discussion about recodifying Arlington's Zoning Bylaw occurred. Their purpose was designed to give participants context and information that would enable them to discuss and provide feedback on the existing zoning bylaw and set the stage for discussion about proposed amendments to the zoning bylaw. As a result, two Zoning Bylaw drafts were produced and with extensive amounts of effort and expertise from staff, the ZRWG, community members who care and devoted a lot of their time, the third and final Hearing Draft was created.

The Chair thanked Ms. Raitt, the Working Group, and community members involved with the process for their efforts. After reviewing Ground Rules for the public hearing, the chair opened the floor for public comment.

- John Worden, 27 Jason Street, Town Meeting Member, stated that language that protects homeowners from teardowns was removed and that the process was rushed and urged the Board to postpone recodification to a later date.
- Elizabeth Pyle, 66 Gloucester Street, supported the goal of recodification, but stated that there has not been enough time for review of the document and urged the Board postpone the proposed Zoning Bylaw until the spring.
- Wynelle Evans, 20 Orchard Place, stated that there were significant changes to the document and several typographical errors in the dimensional tables. Ms. Evans asked the Board to take no action.
- Chris Loreti, 56 Adams Street, stated that policy changes were made which would reduce the protectiveness of the bylaw, as well as changes to definitions, and asked the Board to take no action.
- A. Michael Ruderman, 9 Alton Street, Town Meeting Member, did not support taking fines out to the Zoning Bylaw only to be re-imposed upon the Boards and Departments and stated that the document is not ready for Town Meeting.
- Jon Gersh, 24 Kipling Road, suggested a red-lined document be available to help with clarifying and identifying the changes.
- Pat Hanlon, 20 Park Street, Town Meeting Member, suggested a red-lined document be made available and removing any details causing substantial arguments.
- Paul Parise, 106 Hemlock Street, stated that there were discrepancies with the document and felt it was not ready for Special Town Meeting.

The Chair encouraged all comments, questions and concerns be provided via email and stated all written evidence would be accepted.

The Chair asked for a motion to continue the meeting to Wednesday, January 10, 2018. So, moved by Mr. West. Seconded by Mr. Lau. All voted in favor. (5-0)