

Arlington Redevelopment Board
March 5, 2018, 7:30 p.m.
Senior Center, Main Room, First Floor
Meeting Minutes

This meeting was recorded by ACMi.

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

STAFF: Jennifer Raitt, Director, Planning and Community Development

The Chair opened the meeting at 7:30 pm and turned to the first item on the agenda, continued public hearing, EDR special permit for Docket #3552, regarding Food For Thought LLC signage. The Chair invited proponents to introduce themselves.

Andrew LaPuente, sign contractor from LaPuente Group, LLC, provided more detailed measurements and photos of signage. After some discussion it was determined that the contractor's measurements are in accordance with town bylaws. Contractor agreed to changes in size and position proposed by Board members. Discussion followed, wherein confusion arose about the measurements, after which the Board determined that the signage was well within the maximum allowable size. Ms. Raitt stated that any restoration to the building would need to be reviewed beforehand.

The Chair advised that the Board conditionally approve the sign, and that before installation, the applicant would need to provide a restoration plan. Chair advised that the Board could not vote to approve the special permit, and Ms. Raitt stated that the hearing would have to be continued, but the Board could vote for approval with conditions. The Chair advised the contractor that he could make the sign, but his client cannot hang the sign before final approval. The Chair advised the applicant would need to consult the Historical Commission. Ms. Raitt also advised the contractor that she would initiate communication among her department, the commission, and the applicant. The Chair moved to continue the meeting to March 19; Board voted all in favor (4-0).

The Chair moved to the next item on the agenda, discussion of 821 Mass Ave. Ms. Raitt stated there is a condition in the Special Permit, number 5, as to disposition of the vacant Atwood House, which is in disrepair. The condition requires that the property is maintained. Ms. Raitt invited discussion from the Board. She stated that the master lease between owner Noyes Realty and CVS is in effect through 2034. The lease permits the owner to allow any use in the neighboring property as long as it is not offering the same or similar products and services as CVS. Mr. West asked if they have been keeping the property in "reasonable condition," and Ms. Raitt stated she was not certain at this time. Some windows in the rear of the building may require being fixed or boarded. Mr. West stated that he did not believe the condition had been met. Ms. Raitt suggested she could arrange to have a discussion with the property owner. Mr. West asked if the property might be demolishable; Ms. Raitt stated it may be, but that she was not aware of the interior condition. Mr. Lau suggested viewing the property to make a recommendation as to its possible uses. Mr. Watson asked if the owner had expressed any interest in doing anything with the property; Ms. Raitt answered not at this time; and if they wanted to modify the site, they'd have to come back to amend the Special Permit. After further discussion about potential reuse and preservation of the property, Mr. Lau repeated his interest in examining the property with Mike Byrne. The Chair supported Mr. Lau's suggestion to enter the property with Inspectional Services. Ms. Raitt stated that she would work to arrange a visit to the property.

The Chair moved to the next item on the agenda, discussion of the Marijuana Study Group. The Chair expressed interest in sitting on that committee. Ms. Raitt stated there was nothing for the Board to address at this time beyond his nomination; Mr. Lau nominated the Chair for a seat on the committee; Board voted all in favor (4-0).

The Chair moved to adjourn; Board voted all in favor (4-0). Meeting Adjourned.