

Arlington Redevelopment Board
April 2, 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, Eugene Benson, 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, public hearing to reopen EDR special permit, Docket #2644, Leader Bank signage, 180 Mass Ave.

John Fanciullo, Leader Bank Executive VP and COO, gave a brief proposal for signage at the corporate HQ.

John Dunn, owner/operator Arlington Vision Center, objected to possible removal of "180 Massachusetts Avenue" from the building.

The Chair opened for questions from the Board. Mr. West stated the sign would overwhelm the building and suggested pin letters as more in keeping with other signage. Mr. Fanciullo stated the design conformed to height and size restrictions.

Rich Batten, sign designer, joined the discussion, and Mr. West continued with his recommendations for a more sophisticated sign. Mr. Batten discussed illumination.

Mr. Lau also stated he was uncomfortable with sign placement and colors, and also recommended something more elegant that clashed less.

Mr. Watson agreed with others and asked if the sign met size limitations. Ms. Raitt and the Chair advised it was too large on the Mass Ave facade. Mr. Watson also stated his objection to another proposed sign on the side of the building.

Mr. Benson asked if the Leader Loan sign on the side of the building would be removed, and Mr. Fanciullo replied yes.

The Chair stated the design was confusing and did not fit with other elements on the building, and requested another design that better matches the rest of the building signage. Mr. Batten stated he could have a new design in a week. Ms. Raitt stated that the next meeting is May 4 at 7:30, with design to be delivered to Ms. Raitt by April 30.

The Chair requested proponents return with a more appropriate design. Mr. Lau motioned to continue to May 7 at 7:00 pm. Board voted all in favor (5-0).

The Chair turned to the next item on the agenda, continued public hearing to reopen EDR special permit, Docket #3552, Food for Thought, 478 Mass Ave.

Owner David Spinney stated the sign size was reduced to 38 inches. Lighting placement was discussed. Also present was Andrew LaPuente, sign contractor from LaPuente Group.

Renovations other than signage were discussed but the Chair stated these were not yet relevant and returned to the signage, which he favored. He asked if proponents had spoken with the Historical Commission. Mr. Spinney stated this would be done next. The Chair stated the Board could conditionally approve the sign, and it could be built but not installed until the rest of the special permit is heard and approved. The Chair advised that proponents have the entire

package ready, and then come back for possible approval.

Mr. Lau and the Chair restated the approval would be conditional upon what the proponents did with the glass. Mr. Watson repeated the need for Historical Commission Approval. The proponent noted that there was a problem with exposed areas of the facade; Mr. West suggested that proponent refer to these as fascia panels instead of windows to avoid restrictions on those areas. Mr. Raitt offered to meet with proponents and designer to assist them with the process. Mr. West requested an elevation and details on the storefront. He approved of the proposals

Motion to continue to May 7 at 6:45. Board voted all in favor (5-0).

The Chair moved to next item, draft Master Plan implementation timeline.

Ms. Raitt presented the updated Master Plan implementation schedule and explained the color coding of items in terms of completion, progress, short- and long-term goals. Mr. Watson requested that bike parking requirements be explored in zoning updates and as part of EDR criteria.

Ms. Raitt stated that items to be brought before Town Meeting in 2019 are multifamily by-right instead of by Special Permit; redefining zoning business districts; incorporating commercial/industrial design standards; incentives; and bike parking.

The Chair moved to the next item, ARB rules and regulations. Ms. Raitt submitted a draft. Town Counsel is reviewing the draft. Zoning Board items would be separated from Redevelopment Board items. Ms. Raitt suggested further discussion on April 23 and, eventually, a public hearing.

The Chair moved to the next item, review of minutes of February 5 and February 12. No comments from the Board. Board voted all in favor (5-0).

Motion to adjourn, Board voted all in favor (5-0).

Meeting Adjourned.