

**Arlington Redevelopment Board**  
**July 23, 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

**ABSENT:**

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The Chair being initially absent, Mr. West opened the meeting at 7:30pm and turned to the first item on the agenda, Redevelopment Board Rules and Regulations. Ms. Raitt stated she had not yet received written comments on the document and invited further feedback and commentary. She referred to a document, Existing Zoning Bylaw Content Proposed to Be Moved to Board and Administrative Rules. Ms. Raitt explained that this document comprised items taken out of the Zoning Bylaw during recodification. The separate document was created to avoid confusion on what stayed in the Bylaw and what was proposed to be removed. This addresses items that are specific to the Redevelopment Board and others that are specific to the Zoning Board of Appeals. Ms. Raitt stated she added other items to this document relating to administrative functions of the Redevelopment Board. Ms. Raitt summarized other changes to the document.

Ms. Lau stated that now they would get material for a Monday hearing on a Wednesday, as opposed to Friday. Ms. Raitt stated Thursday is when everything is posted; there will no longer be special deliveries to members' homes on Friday unless specifically requested.

Mr. Watson stated he did not comment on this version but did on the previous one, most of which were added to the latest. He continued with a request for clarification regarding punctuation and confusing language. Ms. Raitt and Mr. Watson discussed possible corrections, joined by Mr. Lau, regarding deadlines for late submissions. Discussion followed re distinction between "physical model," "3D rendering," and other submission specs left to the Board's discretion. Mr. Benson questioned the practicality of allowing secretarial sign-offs without Board review. Ms. Raitt advised this is needed for timeliness but amended the text to allow for board approval. Further clarifications were discussed, and Ms. Raitt made changes to the document accordingly.

The Chair took his seat at the table at 7:51pm. Discussion continued, after which the Chair opened discussion to the public. No public comment was made, and Ms. Raitt stated she will make further amendments. Board members requested a continuance rather than immediate vote. The Chair moved to continue to August 6, 2018, time TBD. This was seconded. Board voted unanimously for continuance 4-0, the Chair abstaining.

The Chair turned to the second agenda item, appointment to Housing Planning and Implementation Committee. He invited applicant Patricia Worden to the table and asked why she is seeking the appointment. Ms. Worden expressed her interest in Arlington housing issues over the years, especially as it affects low-income residents, and discussed her experience regarding this matter. The Chair requested a vote on Ms. Worden's appointment to the Committee. Mr. Benson moved in favor, and Mr. Lau seconded. The Board voted unanimously in favor, 5-0.

The Chair turned to the next item, Approval of Meeting Minutes from March 5, April 2, April 23, and May 7, 2018. Ms. Raitt stated they did not vote on March 5 because there was no quorum. The Chair did not have any changes. Mr. West requested a wording change regarding demolition. Mr. Lau asked if they could vote on all the minutes at once. Mr. Benson stated he could not vote on the March 5 minutes, since he was absent. Also regarding March 5, Mr. Watson questioned the wording on who would consult the Historical Commission – the Board or the applicant. Ms. Raitt and the Chair clarified it is the applicant. Mr. Watson requested further wording changes, which Ms. Raitt amended. Mr. West questioned wording in the May 7 minutes regarding Mr. Fanciullo's statement that he had not been adequately advised

about continuing the hearing. Mr. Watson suggested the Board not speculate on what Mr. Fanciullo might have meant by the wording as recorded in the minutes.

The Board voted on the minutes as follows:

The Chair requested a motion to approve the minutes from March 5, 2018. Mr. Lau so motioned. Mr. Watson seconded. All voted in favor (4-0), Mr. Benson abstaining due to absence on that date.

Mr. West moved to approve the minutes from April 2, 2018. Mr. Watson seconded. All voted in favor (5-0).

Mr. West moved to approve the minutes from April 23, 2018. Mr. Lau seconded. All voted in favor (4-0), the Chair abstaining due to absence on that date.

The Chair requested a motion to approve the minutes (not amended) from May 7, 2018. Mr. Lau so motioned. Mr. West seconded. All voted in favor (5-0).

The Chair turned to the next item, August-December Meeting Schedules. Ms. Raitt listed upcoming issues and proposed a meeting date change to September 17. Mr. Benson so moved. Mr. Lau seconded. All voted in favor (5-0).

Ms. Raitt stated she would attend the Permanent Town Building Committee meeting the following evening to update them on the Central School renovation. She will also update the Board in the future. Also will discuss with the Board the Housing Production Plan, and other zoning issues. She will deliver a schedule to the Board. The new Zoning Bylaw Working Group will start policy work in the next couple of weeks. Mr. Watson asked if the Board needed to vote to have him be their rep to the Group; Ms. Raitt advised this was already in place.

The Chair requested a motion to adjourn. Mr. Benson so moved. This was seconded. The Board voted unanimously to adjourn, 5-0.

Meeting adjourned.