

**Arlington Redevelopment Board**  
**January 16, 2019, 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 of Planning and Community Development; Erin Zwirko, Assistant Director of Planning and Community Development

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The Chair opened the meeting at 7:30 pm and turned to the first item on the agenda, proposed warrant articles for 2019 Annual Town Meeting.

Ms. Raitt began with Article A, sign regulations: no new edits since the Board's January 7 meeting. Article B: removed because it was a Town Bylaw change; B and C had minor edits; the Conservation Commission approved these as is. Mr. Watson stated he was not in favor of moving forward tonight. Mr. Benson stated he is in favor of moving ahead even though the language might need clarification. Ms. Raitt stated the minor edits (e.g., citation errors) could be moved to Article Q. Article D, clarification of Dover review process: only change is the addition of enumerated lists for clarity. Article E: no change. Articles F through P (no Article L): Ms. Zwirko noted minor changes since the Board's January 7 meeting.

The Chair asked the Board for comments.

Elizabeth Pyle of the Residential Study Group (RSG) interjected that before any action is taken, accessory units should come before the RSG to avoid a host of unintended consequences. Mr. Benson agreed with this. Wynelle Evans, also a member of the RSG, echoed Ms. Pyle's comments.

Mr. West spoke in favor of higher density but requested visuals of proposed changes. Mr. Benson stated that increased density might potentially create buildings large enough for affordable housing units.

The Chair asked if there were more questions on language from the Board.

The Chair permitted Patricia Worden as a Housing Plan Implementation Committee member to comment. She stated the proposals would make it easier for developers to build five unit buildings rather than six, causing a decrease in the opportunity for affordable housing. Mr. Benson disagreed.

The Chair requested a vote to file the articles. All moved and seconded. (5-0)

A-G: Board voted in favor. (5-0)

H (special permits): the Chair required a unanimous vote; vote postponed.

I-K: Board voted in favor. (5-0)

M-N: Board voted in favor. (5-0)

O: Board voted in favor. Mr. Benson abstained. (4 yes, 1 abstention)

P-R: Board voted in favor, with understanding that Article R is being referred to the Residential Study Group. (5-0)

The Chair moved to the next agenda item, future meetings. Ms. Raitt suggested upcoming dates and topics. Discussion followed. The Chair moved to the next agenda item, request by the proponent to postpone the 10 Sunnyside Avenue public hearing. The request would move the hearing from January 28 to February 25. Discussion ensued; moved, seconded; Board voted in favor (5-0), Chair will sign the letter.

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

Meeting Adjourned.