Arlington Redevelopment Board
January 28, 2019, 7:30 p.m.
Town Hall Annex
Second Floor Conference Room
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Andrew West, David Watson, Eugene Benson, Kin Lau
ABSENT: Andrew Bunnell (Chair)
STAFF: Jennifer Raitt, Director of Planning and Community Development; Erin Zwirko, Assistant Director of Planning and Community Development

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Mr. West (Vice-Chair) called the meeting to order. Mr. West notified the group that the meeting was being recorded by ACMi. Mr. West noted the number of members of the public in attendance and reminded the group that while the public is welcome to participate this meeting is not a public hearing on zoning bylaw amendments.

Mr. West opened the meeting at 7:30 pm and turned to the first item on the agenda, the community engagement and outreach plan for 2019 Annual Town Meeting warrant articles.

Ms. Raitt began with an overview of the draft community outreach plan, similar to the recent recodification process, which includes neighborhood meetings targeted for Town Meeting Members at local schools tentatively scheduled on 3/27/19, 3/28/19, 4/3/19, and 4/4/19 at 7:00PM, Master Plan Implementation Committee, Housing Implementation Committee, the Residential Study Group, meetings with merchant associations (which are ongoing), property owners and associations. CHAPA held a meeting to discuss ways to engage people in the discussion, including the proposed multi-family and mixed use articles. The Department of Planning and Community Development is also requesting permission to email Town Meeting Members directly, the proposed targeted outreach includes: personal contact, email announcements, direct mailings, PowerPoint presentations, ACMi, Town Notice lists, media outlets, FAQ documents, expanded FAQ documents, and an amendment guide. Ms. Zwirko noted meeting schedules are still tentative; the dates have to be confirmed with the schools.

Mr. West asked how the March ARB hearings will be organized. Ms. Raitt explained that the meetings will be organized around articles with similar topics. Ms. Zwirko provided the publication dates for the hearing articles and legal notices. Mr. Watson noticed the Zoning Bylaw Working Group was not included with the list of committee meetings. Ms. Raitt is making the update to the outreach plan.

Mr. Watson stated that he is satisfied with the extensive outreach plan. There may still be groups who will be affected by the zoning changes in town that cannot attend evening meetings and hearings. Mr. Watson suggested that the DPCD work to identify these groups and consider adding some direct outreach to make sure they have an opportunity to participate in this discussion.

Mr. Benson said the plan looks very complete especially with the additions. He asked about the floodplain amendments. Ms. Raitt notified the board that Nathaniel Stevens, Chair of the Conservation Commission, will be at the next meeting on 2/25/19, to discuss those proposed amendments.

Mr. West asked about the graphic materials to support the warrant articles. Mr. Raitt and Ms. Zwirko said that the graphics will be available during public hearings in March and that MAPC is preparing the graphics. Mr. Benson asked if MAPC will also provide any updates or corrections to the graphics if the warrant articles are updated. Ms. Raitt confirmed corrections were included as part of MAPC's contract. Mr. Watson suggested getting the supporting graphics out to the public as soon as possible to avoid confusion.

Mr. Benson moved to accept the first item as amended, noting that meeting dates may change. Mr. Lau seconded and all

approved

Mr. West stated that the next two agenda items, Organizational Meeting – ARB Rules and Regulations Rule 2- Board officers and the ARB meeting schedule for March, will be addressed at the next meeting since the entire board is not in attendance.

Mr. West moved to approve the December 17, 2019 ARB meeting minutes, Mr. Watson seconded, all approved.

Mr. Benson noted a correction for the January 7, 2019 meeting minutes in the second paragraph that says all voted and approved instead of noting that Mr. Lau abstained. Mr. Benson moved to approve minutes with this amendment and all approved.

Mr. Lau moved to approve the January 16, 2019 minutes with amendments and all approved.

Ms. Raitt summarized the correspondence from Mr. Steve Revilak regarding Inclusionary Zoning Warrant Article amendment under section 8.2 as the number of units available increases so will the number of affordable units. Mr. Watson said he looks forward to discussing this amendment. Mr. Watson said he does not want to miss the opportunity to increase affordable housing while increasing density. Mr. West asked if Mr. Revilak's proposed amendment could be referred to another working group/committee. Ms. Raitt suggested the Zoning Bylaw Working Group is working on similar proposals.

Mr. Watson moved to refer the proposed Zoning Bylaw amendment submitted by Mr. Revilak to the Zoning Bylaw Working Group. Board voted all in favor.

Motion to adjourn. Board voted all in favor. (4-0)

Meeting Adjourned.