

Arlington Redevelopment Board
Monday, April 1, 2019, 7:30 p.m.
2nd Floor Conference Room, Town Hall Annex
Meeting Minutes

This meeting was recorded by ACMi.

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

STAFF: Jennifer Raitt, Director, Planning and Community Development, and Erin Zwirko, Assistant Director, Planning and Community Development

The Chair opened the meeting at 7:30 pm, notified everyone attending that the meeting is being recorded by ACMi. The first item on the agenda, Comments and Final Vote Warrant Article 20: Review of Religious and Educational Uses. Ms. Raitt suggested amending paragraph 3.4 by removing section J. Mr. Benson asked if 3.4 and 3.5 were removed would that give the ARB authority to conduct reviews. Ms. Raitt explained that the regulations would make it clear that an administrative review would be required by amending the ARB's Rules and Regulations. Mr. Benson suggested updating some of the tables to remove the requirement for a special permit. Ms. Zwirko reviewed the applicable table language and suggested keeping the tables as they are. Ms. Raitt reviewed the amendment with the new language adding 3.5 amending 5.4.3, 5.5.3, and 5.6.3 as proposed. Mr. Watson moved to recommend Article 20 as amended to Town Meeting. Mr. Benson seconded, all approved (4-0).

The Chair moved to the second Agenda Item, Drafting Report to Town Meeting. Ms. Raitt provided an overview of the report. Mr. Watson suggested the ARB provide additional background on Articles 6 through 13 to explain how the ARB arrived at the recommended votes. Mr. Benson suggested including more of an explanation of the purpose behind these article proposals. Mr. Lau stated that he would like to include an explanation that the proposed changes are focused on the need for growth in the town. The Chair agreed that an explanation of the amendments being proposed and the rationale behind the proposals is required. The following issues should be included in report: the need for housing, mixed-use development, commercial development, and increased commercial tax base to alleviate the tax burden of homeowners. Mr. Lau and Mr. Watson suggested graphics with examples of the projects possible with existing zoning and projects possible with proposed zoning. Mr. Watson suggested including a timeline for the entire process and an explanation to address why these changes are being proposed now. The Chair stated that these zoning changes are in direct response to a community and regional need for additional housing and additional and improved commercial space.

Ms. Raitt asked if there were any additions to be made to Article 15, to address some of the comments heard. The Board asked to add a legal process to bring existing units into compliance and to then enforce conditions. The changes are expected to have minimum impact on R0 and R1 neighborhoods. Mr. Benson suggested that an explanation should be included to address why there is no affordability requirements attached to these types of units.

Ms. Raitt asked if there was any additional information that should be included in the sign bylaw discussion. Ms. Raitt said the description was derived from the previously-issued FAQ sheet for this article. Mr. Watson suggested that the report stresses the detailed involvement of the Zoning Bylaw Working Group. Ms. Zwirko suggested that a brief outline of the project milestones be added.

Ms. Raitt reviewed the proposed report information for article 24. Mr. Benson suggested including that the proponent recommended additional amendments that the ARB could not accept because they were outside of the article scope.

The Chair moved to the third agenda item, Senior Center renovation update. Ms. Raitt reviewed the budget request, building updates, and renovation plan. The project will not begin until January 1, 2020. Ms. Raitt explained the project phasing schedule. Board members expressed interest in adding bike parking and addressing energy efficiency in the building. Ms. Raitt gave an overview of the steps taken to increase energy efficiency in the building. Mr. Lau asked if it

would be possible to include a generator so that the building can be used as a disaster relief station. Ms. Raitt explained that that might be contemplated in a future fiscal year.

The Chair moved to the last agenda item, review Meeting Minutes - from 1/28/19, 2/11/19, 3/04/19, and 3/11/19. Mr. Lau moved to approve the minutes for the January 28, 2019 meeting. Mr. Benson seconded. Three members approved (3-0). The Chair abstained. (Mr. West was in attendance at the January 28, 2019 meeting and is no longer serving on the board.)

The Chair moved to approve the minutes for the February 11, 2019 meeting with amendments. Mr. Lau seconded. All approved (3-0). Mr. Watson abstained. (Mr. West was in attendance at the January 28, 2019 meeting and is no longer serving on the board.)

The Chair moved to approve the March 4, 2019 meeting minutes. Mr. Watson seconded. All approved (4-0)

The Chair motioned to approve the March 11, 2019 meeting minutes. Mr. Lau seconded. Three members approved (3-0). Mr. Benson abstained. (Mr. West was in attendance at the January 28, 2019 meeting and is no longer serving on the board.)

The Chair moved to adjourn the meeting. Meeting adjourned.