

Thorndike Place Comprehensive Permit

Project Summary

Thorndike Place is a proposed rental and ownership residential community to be located on a 17.7-acre parcel of land, located between Route 2/Concord Turnpike to the south and residential neighborhoods to the north and east. The proposed development includes 12 ownership units to be housed in six (6) two-family townhouses and 207 rental units set farther back in a four (4)-story building, consisting of 104 one-bedroom units, 92 two-bedroom units and 23 three-bedroom units. Twenty-five percent (25%) of the housing units will be available to households earning no more than 80% of Area Median Income, adjusted for household size, for the Boston-Cambridge-Quincy HMFA area.

The proposal was revised in November 2020 to eliminate the two-family townhouses and locate a reduced size four (4)-story building directly on Dorothy Road. The total number of rental units is reduced to 176 units, 25% (44 units) of which would be permanently affordable to low and moderate income families. The proposal includes 11 studio units, 87 one-bedroom units, 58 two-bedroom units, and 20 three-bedroom units.

Original August 2016 Application

Application for Comprehensive Permit dated August 31, 2016
Application Cover Letter dated August 31, 2016
Building Tabulation Data (undated)
Applicant Entity Information dated May 15, 2015
Evidence of Site Control dated October 27, 2015
Mass Housing Project Eligibility Letter dated December 4, 2015
List of Requested Wavers (undated)
Traffic Impact and Access Study (Draft) dated April, 2014
Mass Housing Sustainable Development Scorecard dated May 12, 2015
Preliminary Civil Engineering Plans dated February 24, 2015
Preliminary Landscape Plans dated February 24, 2015
Preliminary Architectural Plans and Elevations dated March 16, 2015
Certified List of Abutters dated August 16, 2016
Project Team & Contact Information (undated)

Department Comments to August 2016 Application

Department Letters and Comments

Revised March 2020 Application

Transmittal Letters and Memoranda

Smolak & Vaughan LLP Transmittal Letter dated March 19, 2020
Smolak & Vaughan Response to Completeness Review dated March 18, 2020
BSC Group Transmittal Letter dated March 16, 2020

Arlington Town Bylaws in Effect at Time of Original Application

Town of Arlington Zoning Bylaw with Amendments through April, 2016
Town of Arlington Regulations for Wetlands Protection dated June 4, 2015

Drawings and Plans

Revised Architectural Plan Set dated March 11, 2020
Revised Civil Engineering Plan Set Dated March 16, 2020

Department Comments to March 2020 Application

Arlington Redevelopment Board Letter dated July 7, 2020
Arlington Transportation Advisory Committee Email date June 16, 2020
Arlington Select Board Letter dated July 7, 2020
Arlington Inspectional Services Department Letter dated July 3, 2020
Arlington Open Space Committee Letter dated July 6, 2020
Arlington Fire Department Email dated June 22, 2020
Arlington Conservation Commission Letter dated July 9, 2020
Rizzo ANRAD Report dated July 11, 2000
Rizzo ANRAD Plan dated October 18, 2000

Public Comments to March 2020 Application

Arlington Land Trust Letter dated July 3, 2020
Mugar Comment
Letter on Thorndike Place Proposal

Consultant Comments to March 2020 Application

KP Review of Response to Original Completeness Review Memorandum dated July 7, 2020
BETA Group Review of Environmental, Civil, and Stormwater Elements dated August 5, 2020
BETA Group Review of Traffic Study dated July 29, 2020

Revised September 2020 Application

Transmittal Letters and Memoranda

BSC Group Transmittal Letter dated September 28, 2020
Smolak & Vaughan Response to Completeness Review dated September 25, 2020

Drawings and Plans

Rendered Site Plan with Wetland Boundaries dated March 13, 2020
Revised Rendered Site Plan with Wetland Boundaries (undated)

Department Comments to September 2020 Application

Arlington Conservation Commission Letter dated October 9, 2020
Arlington Conservation Commission Comments to October 13, 2020 Hearing

Consultant Comments to September 2020 Application

BETA Group Review of Revised Site Plan dated October 8, 2020

Revised November 2020 Application

Transmittal Letters and Memoranda

BSC Group Transmittal Letter dated November 3, 2020
Smolak & Vaughan LLP Narrative Report dated November 3, 2020
Smolak & Vaughan LLP Statement of Master Plan Compliance dated November 3, 2020
Smolak & Vaughan LLP Revised List of Requested Waivers dated November 3, 2020
BSC Group Stormwater Report dated November 3, 2020
BSC Group Wildlife Habitat and Vegetation Evaluation dated November 3, 2020

Vanasse & Associates Transportation Impact Assessment dated November, 2020

Drawings and Plans

Thorndike Place Architectural Drawing Set dated November 3, 2020

Thorndike Place Civil Drawing Set dated November 3, 2020

Wetlands Delineation Documentation

BSC Group Wetlands Delineation Memorandum dated October 19, 2020

BSC Group Wetlands Delineation Plan dated October 22, 2020

BSC Group Wetlands Delineation Field Data Forms (undated)

Department Comments to November 2020 Application

Consultant Comments to November 2020 Application

Arlington Zoning Board of Appeals Correspondence

Revised Hearing Schedule Memorandum dated September 15, 2020

Revised Hearing Schedule Memorandum dated November 22, 2020