

**Arlington Redevelopment Board**  
**Monday September 27, 2021, 7:30 PM**  
**Meeting Conducted Remotely via Zoom**  
**Meeting Minutes**

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis, Steve Revilak

**STAFF:** Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Senior Planner

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The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Public Hearings. The first hearing of the evening is a Continued Public Hearing for Docket #3665, 645 Massachusetts Avenue. Ms. Raitt notified the Board that the applicant submitted a request to continue this hearing to October 25, 2021.

Mr. Benson moved to continue the public hearing for Docket #3665 to the October 25, 2021 meeting. Mr. Lau seconded, approved 5-0.

The Chair introduced the next Public Hearing, Docket #3673, 455-457 Massachusetts Avenue. Ms. Raitt introduced the Project Manager, John Murphy, and the property owner, Cynthia Pasciuto. Robert Annese, Counsel for the applicant, introduced Peter Slowik, the Architect, Aaron Mackie, and the Civil Engineer, who Mr. Annese said will be presenting this evening. Mr. Annese gave an overview of the mixed-use building project. Mr. Murphy said that the development will be built with the existing foundation remaining. Mr. Murphy said that the former Papa Gino's space would be reconfigured to allow for parking space. Mr. Slowik said that the plan is to enhance existing historical aspects and commercial storefronts with this development. Mr. Slowik said that there are plans for indoor long-term bicycle parking and short-term bicycle parking outside the buildings. Mr. Mackie gave an overview of the plan for parking under the podium supporting the residential space. Mr. Annese said that the applicant is seeking relief from the Board for landscaped open space, usable open space, setbacks, drive aisle, lighting, and a few other issues. Mr. Annese said that this development comports with the Master Plan.

Ms. Raitt said that additional information regarding lighting, signage, existing tenant updates, and site circulation would be helpful. Ms. Raitt suggested speaking with the Historical Commission earlier in the process to start a review.

The Chair asked about the existing tenant structure and Mr. Murphy said all current tenants would be staying and the existing commercial space is not changing. Mr. Murphy said that there would be no change to the existing signage. The Chair said that she would like the Board to discuss the signage since significant changes to the building are proposed. The Chair asked about circulation on site. Mr. Murphy said that there is no loading dock in the area and that a parklet is located in the parking area. The Chair asked for an overview of the lighting plan. Mr. Murphy said that there are plans for lighting under the garage, but no additional lighting is planned for the rear of the building.

Mr. Lau said he supports this mixed-use project. Mr. Lau asked if the parking area will be enclosed and asked for a sketch of the newly created alleyway to make sure the area feels like it belongs in the center of town. Mr. Lau said that he would like to review the materials to be used. Mr. Benson said he agrees with Mr. Lau.

Mr. Benson asked if there would be a new roof and if that roof could be made solar ready and electric vehicle parking. Mr. Murphy said that the roof is planned to be solar ready and one electric vehicle parking space is included. Mr. Mackie reviewed the landscaping plans for the landscaped open space area. Mr. Benson asked if trees could be included with the landscaping plans. Mr. Benson asked about if there is a Transportation Demand Management Plan and Mr. Annese said that there will be bike share, preferred parking for carpooling tenants, and covered bike parking. Ms. Raitt said that bike parking cannot be counted towards the Transportation Demand Management Plan as it is part of parking reduction relief request.

Ms. Tintocalis asked about access outdoors from within the units. Ms. Tintocalis asked if the area over Leader Bank will be a balcony. Mr. Murphy said that it is not designed to be a common area but a small private balcony for the two units with access to the balcony. Ms. Tintocalis asked about consideration for a common area or roof deck, Mr. Murphy said with the solar array on the roof there will not allow room for a common space.

Mr. Revilak asked about the heating and cooling for the building and to what extent natural gas will be used. Mr. Slowik said that there will be electric heating and cooling in the new units, there will be no change to the tenants' existing heating sources. Mr. Mackie reviewed the stormwater management plan as requested by Mr. Revilak. The Chair asked about the façade restoration for the former Papa Gino's space. Mr. Murphy said that the façade for that space will be redesigned to fit to style of the neighboring businesses. Mr. Murphy said that on the Medford Street side the brick work will be repaired and old hardware will be removed. The Chair said that she would like to address maintenance and signage during the Board's general discussion. The Chair asked for more information regarding the unloading and delivery plan at the next meeting. Mr. Lau asked about handicapped parking and asked if there is van clearance in the garage, Mr. Slowik said that the parking meets requirements. Ms. Raitt said that clarification on the plan is necessary regarding the handicapped parking space.

The Chair opened the floor to public comment.

Susan Stamps Grafton Street said that in Broadway Plaza twelve trees will be coming down as part of the walkway renovation, which will be a great loss in this part of town. Ms. Stamps said that this area will need more greenery and trees. Ms. Stamps asked if the designers have considered using green/living walls to add interest to the building and help the heat island effect for that building and clean the air. Ms. Stamps said that the small amount of greenery planned is not enough for that area. Ms. Stamps suggested working with the Town to have some planters with flowers and greenery placed in the area.

Greg Mazmanian the Operational Director for the LLC that owns 1, 3, and 5 Medford Street said that he congratulates the developer on this plan. Mr. Mazmanian suggested requesting the landlord install one awning for all of the businesses instead of the current hodge-podge of awnings and structures.

Don Seltzer of Irving Street said that this project is in the spirit of what was passed for mixed-use development, and this is very close to the vision to what Town meeting members had when they voted for the mixed-use bylaw. Mr. Seltzer said that he is concerned about the plan for landscaping plan and the lack of usable open space. Mr. Seltzer said the addition of residential space triggers the need for open space. Mr. Seltzer said that is doable to make some of the balcony and roof space is usable open space.

With no other members of the public in queue to speak, the Chair closed the floor for public comment. Mr. Lau said he thinks it is a great project he wished that the layout for the units could be reviewed. Mr. Benson asked about the location for the outside bicycle parking being at the rear of the building. He asked if it was possible for the bike parking to be moved to Mass. Ave. or Medford Street. Mr. Murphy said that he thought it would be nice to incorporate the bike parking into the parklet. Ms. Raitt said that the bicycle parking with the parklet would be the best and safest solution. The Chair asked if the

parklet details could be prepared for the next hearing if that could be included with the special conditions. Ms. Raitt said that the staff has to hear back from the applicant to see what the applicant is willing to provide. Mr. Murphy clarified that the applicant does not see the parklet as part of the project but the applicant is volunteering to support the parklet and the possibility of the parklet becoming permanent. Mr. Benson said that the plans should specify that parking is only for tenants and not for commercial parking. Ms. Tintocalis said that she is concerned that the plantings meet the bylaw requirements but are not helping with storm runoff in any way. Ms. Tintocalis said she would like to see what the optimal plan for a parklet would look like. Mr. Revilak said the lack of usable open space is representative of other B3 parcels in town and will run into this issue again. Mr. Revilak said that he feels that the applicant will need relief regarding the usable open space for this project. The Chair asked about the roofing type to ensure it will help mitigate the heat island effect.

The Chair listed the items that the Board would like the applicant to address in a future hearing:

- Revisit layout of A5, A12, A11 / optimize residential unit layout
- Revisit location of windows on alley units (offset windows)
- Look at adding in another chase for restaurant duct / add a black iron chase on the Mass Ave side; provide required number of chases on Medford St side
- Provide information and/or samples on material selection
- Indicate that roof will be solar ready and provide solar field potential on plans
- Identify EV charging on parking plan (applicant stated it will be in one of the two surface spaces)
- Provide specific details on HP space (van or not) on parking plan
- Explore potential for introducing trees onto property line, whether in addition to or in lieu of arborvitae
- Provide a Transportation Demand Management plan using three of eight suggested methods in the Zoning Bylaw
- Provide a rendering of the back of building, showing access, lighting, circulation in alleyway
- Provide additional elevations of the garage
- Share details on commercial loading and delivery
- Share details on dumpster enclosure
- Indicate height of mechanical units relative to parapet
- On the site plan, provide a larger context showing the buildings across Medford Street and Park Terrace, the structure next door, boundaries of church
- Confirm parking is designated for residents; provide intended signage
- Provide a plan or guidelines for future tenant improvements to facade, treatment of the sign band, awnings, and signage. This should include identification of tenants with nonconforming signage, landlord standards for replacement signs, addressing abandoned lighting and hardware, etc. Specific problems cited for Leader Bank, abandoned lighting above awnings on Medford St, old or out of date signage.
- Correct the note on the site plan suggesting that Park Terrace is a private way

Mr. Murphy expressed concern about being able to provide an awning plan since the individual businesses paid for their awnings and it is unique branding. The Chair explained the Board is concerned about the businesses like Leader Bank that are over signed and the abandoned lighting hardware over some of the awnings on Medford Street. The Chair said that some tenants have not updated their signs in a significant amount of time and the look is detrimental to the overall aesthetic of the building. Mr. Murphy asked if the Leader Bank signage was approved and Ms. Raitt that the signage was previously approved and offered to work with the applicant regarding this issue. Ms. Tintocalis suggested that the applicant could incentivize the tenants to clean and update their facades.

Mr. Benson moved to continue the hearing for Docket #3673 455-475 Mass Ave to Monday, October 25, 2021, Mr. Lau seconded, approved 5-0.

The Chair introduced the Continued Public Hearing, Docket #3348, 833 Massachusetts Avenue and explained that the Board requested a monthly update for this property. Ms. Raitt asked for an update regarding the meeting with the Historical Commission. Mr. Annese introduced the property owner, Greg Noyes, and the project Architect Monty French. Mr. Annese said he would give an update regarding building surveillance. Mr. Annese said that he expects to be given more information by the Historical Commission regarding the type of siding to use at the next scheduled hearing on October 5, 2021. Mr. Annese said the plan is still to restore the building then pursue a demolition permit. Mr. French said an issue with adding to the rear of the house is that it would bring the residents right into the parking lot/CVS drive through. Mr. French said if the house was demolished the new building could be brought forward to allow for more appropriately sized building in order to make the property financially viable.

Mr. Benson reviewed part of the Special Permit which states that 10 parking spaces behind the Atwood House are reserved for its use which precludes expansion into that lot. Mr. Lau said that he feels that this is such a waste to restore the façade for \$150,000.00. Mr. Lau said he would prefer to donate that amount to a housing fund. The Chair said that she is concerned that if the immediate demolition is allowed there is not guarantee that this owner will then actually develop the property. Mr. Annese said that he does not feel Mr. Noyes will be lax this time around.

Ms. Raitt said she appreciates Mr. Lau's creative suggestion and said it would be best to have Town Counsel come to talk with the Board to discuss the Board's options. Ms. Raitt said that the applicant can rebuild on the parcel with a review, approval, and amendment of the permit by the Board. Mr. Benson said he would like to have a conversation with Ms. Raitt to discuss what the Board's options are including potentially amending the Special Permit. Ms. Raitt said if there is a recommendation that emerges then Ms. Raitt will update Mr. Annese. Ms. Raitt is arranging to meet with Mr. Benson and Ms. Tintocalis to discuss the Board's options. The Chair said that she would like to keep the Special Permit open for until next month to keep the Board's options open.

Mr. Benson moved to continue Docket #3348 to October 25, 2021, Mr. Lau seconded, approved 5-0.

The Chair introduced the second agenda item, ARB Committee Appointments for ARB Members and Designees. Ms. Raitt reviewed the Board's appointments including Mr. Revilak, the Board's gubernatorial appointee, to the Housing Plan Implementation Committee.

Mr. Lau moved to approve the Board's list of appointments as amended, Mr. Benson seconded, approved 5-0.

The Chair introduced the third agenda item, Draft FY22 ARB Updated Goals. The Chair explained that the goals are as reviewed during the Board's September 11, 2021 goal setting meeting. Ms. Raitt said that she made amendments to deadline dates related to a fall Town Meeting after the goal setting meeting.

Mr. Lau moved to approve the Board's FY22 updated goals as amended, Ms. Tintocalis seconded, approved 5-0.

The Chair introduced the third agenda item, Zoning Warrant Article filing process/coordination with Redevelopment Board. The Chair explained that members of the public considering submitting an article for Town Meeting to contact the Department for assistance. Ms. Raitt said that the Board would have to decide when they would like to start discussions with petitioners that are looking for the Board's feedback. Mr. Benson said that he thinks October to mid-November would be the best time for petitioners to initially reach out to the Board to request consultations.

The Chair introduced the fourth agenda item, Meeting Minutes (8/30/21, 9/11/21).

Mr. Benson moved to approve meeting minutes for August 30, 2021 as amended, Mr. Lau seconded, approved 4-0 (Mr. Revilak abstained as he was not present).

Mr. Benson moved to approve meeting minutes for September 11, 2021 as amended, Mr. Lau seconded, approved 5-0.

The Chair opened the floor to the public for the Open Forum portion of the meeting.

Don Seltzer said he would like to discuss the Atwood House parking stipulations included with the Special Permit from 2009 that Mr. Benson reviewed earlier in the meeting. Mr. Seltzer suggested keeping the house where it is, restore the façade and sides, and expand the back of the building to increase the building size.

With no other members of the public in queue the Chair closed the open forum portion of the meeting.

Mr. Lau moved to adjourn, Ms. Tintocalis seconded, approved 5-0.

Meeting adjourned.

DRAFT