

**Arlington Redevelopment Board**  
**Monday, November 1, 2021, 7:30 PM**  
**Meeting Conducted Remotely via Zoom**  
**Meeting Minutes**

This meeting was recorded by ACMi.

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

**STAFF:** Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Assistant Director, Department of Planning and Community Development

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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, Continued Public hearings. The first hearing is for Docket #3665, 645 Massachusetts Avenue and the Chair explained that the applicant for Docket #3665 has requested that their application be withdrawn without prejudice. Bob Annese said he is taking a new look at the case and relief requests and a new application will be filed. The Chair explained that since Mr. Lau is absent (Mr. Lau was absent for the first portion of this meeting) and Mr. Revilak did not hear the case, the Board did not have four voting members available to vote this evening. Ms. Raitt suggested that the Board move to the next case and if Mr. Lau is present later in the evening the Board will vote. Mr. Benson moved to continue the hearing for Docket #3665 for 645 Mass. Ave. to November 15, 2021, Ms. Tintocalis seconded, approved 4-0 (Mr. Lau was absent).

The Chair introduced the second continued public hearing for Docket #3348, 833 Massachusetts Avenue. The Chair explained that the owner has requested the continued hearing be moved from December 6, 2021 to November 15, 2021. The Board must vote on this date change. Mr. Annese said that after speaking with his client that his client should have an update from the Historical Commission by November 15, 2021 and would prefer to meet with the Board earlier. Mr. Benson moved to reschedule the continued public hearing for Docket #3348 from December 6, 2021 to November 15, 2021, Ms. Tintocalis seconded, approved 4-0 (Mr. Lau was absent).

The Chair introduced the second agenda item, Preliminary Discussion of Zoning Amendments. Ms. Raitt briefly reviewed Warrant Article filing process with the Board and introduced resident James Fleming. Mr. Fleming is exploring potential zoning amendments: a parking reduction for multifamily dwellings and amending allowed uses in the Open Space Zoning District for a variety of activities. Mr. Fleming said he is suggesting changes to the off-street parking table to address these requirements down to one parking space per apartment unit.

Mr. Benson said that he thinks that this is an excellent idea and asked if Mr. Fleming intends to change the parking requirements for Elderly Housing, a separate use. Mr. Fleming said that he does not intend to change those requirements. Ms. Tintocalis asked if Mr. Fleming examined how many parking spaces this proposal would change. Ms. Raitt said that the purpose of this conversation is to give Mr. Fleming things to think about to prepare for future presentations regarding his proposals. Ms. Tintocalis said that she would be interested to see what else this change would impact and how this meets the requirements of the Master Plan and recent town parking analyses. Mr. Revilak said that he agrees that the parking for public housing for seniors should fall under its own regulation. Mr. Revilak is in favor of the parking requirements for apartment buildings to match the requirements of single-, two-, or three-family dwellings. Land cost is a significant driver. If land could be dedicated to more open space or more dwellings instead of being used for parking, then it would be a better outcome. Mr. Revilak said he would like to know if there has been a cost per unit under both

regulations. Mr. Revilak said that the last larger apartment building development at 1165R Mass Ave. had a parking space ratio of just over one space per unit. Mr. Benson said he was interested in the possibility of the change being retroactive or not. The Chair said that she agrees with the questions that Ms. Tintocalis posed to Mr. Fleming.

Mr. Fleming introduced his second proposed article, amending allowed uses in the Open Space Zoning District. Mr. Benson said he does not feel amending the definition in 5.6.1E is necessary to specify the types of uses. Mr. Benson said regarding section 5.6.3, that it makes sense to have the responsible Town entity approve temporary food or beverage sales for that open space. Mr. Benson suggested keeping the Special Permit for accessory off-street parking. Ms. Tintocalis asked about Mr. Flemings' intention for these zoning amendment suggestions. Mr. Fleming said he was thinking of fitness businesses and cultural arts organizations, and he realized that uses require a Special Permit in the Open Space Zoning District. The intent is to rewrite the bylaw so that the responsible Town Department gives permission for use of their open space, as they usually do. Ms. Tintocalis said she would like to hear from staff regarding what types or requests come in, how often, and Town policies regarding for profit organizations using Town land. Ms. Tintocalis said she supports activating and enlivening spaces. Mr. Revilak asked if the Town charged fees for the beer gardens that were held in the past. Ms. Raitt explained that nominal fees were collected to maintain the lawn at the Jefferson Cutter House and for custodial fees. Ms. Raitt said that the outdoor permitting has only been allowed during COVID. Mr. Revilak said he is in favor of less stringent permitting requirements and process and would like to hear from the Town's Economic Development Coordinator about how the business community would feel about such a thing. Mr. Revilak suggested wording the use description as temporary group activities conducted by profit and non-profit organizations. The Chair said that she agrees with Mr. Revilak that if the goal is to remove impediments and streamline the process. The Chair said it might be helpful to look at the pre- and post-pandemic permits, and which have been approved which have not to see if there are any other barriers to be addressed to create this new process.

The Chair opened the floor to public comment. Don Seltzer referred to Mr. Fleming's first proposal and stated that handicapped parking may be unintentionally reduced with other parking reductions for parking at apartment buildings. Mr. Seltzer said that the Open Space use should be included with the Town Bylaws not the Zoning Bylaws.

Mr. Lau joined the meeting. The Chair closed the floor to public comment for agenda item number two.

The Chair introduced the third agenda item, update on upcoming planning meetings and activities. Kelly Lynema provided the Board with an update on upcoming community meetings: Minuteman Bikeway Planning Project Meeting on 11/3/21, Housing Plan Public Meeting with the Presentation of the Draft Housing Plan on 11/9/21, Stratton Safe Routes to School Infrastructure Project on 11/10/21, Community Development Open House for the Community Development Block Grant on 11/10/21, and the Open Space and Recreation Plan Virtual Community Forum on 11/16/21. Ms. Tintocalis asked if there are parameters surrounding who should consider applying for CDBG. Ms. Raitt said that there are requirements, and the meeting is intended to give an overview of the CDBG program and application process.

The Chair introduced the fourth agenda item, Meeting Minutes from 10/4/21. Mr. Benson moved to approve the minutes as amended, Ms. Tintocalis seconded, approved 5-0. The Chair introduced the last agenda item for the evening, Open Forum, and opened the floor to public comment. With no members of the public waiting in queue to speak the Chair closed the Open Forum portion of the meeting. Mr. Revilak moved to adjourn, Ms. Tintocalis seconded, approved 5-0. Meeting adjourned.