

**Arlington Redevelopment Board
Monday, May 2, 2022 at 6:30 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 (Mr. Lau joined the meeting after 7:00 p.m.)

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

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 Hearing Environmental Design Review Special Permit Docket #3694, 88 Fremont Street, #88. The Chair asked Ms. Lynema to ask Magda, the meeting interpreter, to update the applicant. Ms. Lynema gave an overview of the application which would be adding an accessory use, family daycare, to an existing structure. The Chair welcomed the applicant, Ms. Brito.

Mr. Revilak notified the Board that he lives close enough to the applicant to receive an abutters notice for this hearing. Mr. Revilak and the Chair agreed that this fact would not present a conflict of interest so there is no need for Mr. Revilak to abstain from voting.

Mr. Benson asked if Ms. Brito had permission from her landlord to open a family daycare in her home. Ms. Brito said that she does have permission from the Arlington Housing Authority.

Ms. Tintocalis asked Ms. Brito a question in Spanish. Ms. Tintocalis said that she asked the applicant if there was enough space for the kids. Ms. Brito confirmed that there was enough space in her home.

The Chair said that she appreciates the application, and since the application has been reviewed by the Early Education Department with the State of Massachusetts the Chair said she does not have any additional questions.

The Chair opened the floor to public comment.

Susan Ann Kehler said she wonders if any of Ms. Brito's neighbors had any thoughts about this small business going into their neighborhood. The Chair explained that the typical process for abutters/neighbors would be to appear at this hearing to discuss the matter with the Board or submit a letter. The Chair said that the Board has not received any correspondence regarding this application. Ms. Raitt said that any written correspondence would be posted with the evening's agenda.

Jo Anne Preston said that she is pleased that the applicant is forming a needed small business. Ms. Preston said that the Arlington Housing Authority was not aware of Ms. Brito's plans for a home daycare but it is allowed in the applicant's lease. Ms. Preston asked about the matter of insurance for the business. The Chair said the insurance question may have to be directed to the Department of Early Education with the State of Massachusetts.

The Chair asked the applicant about insurance coverage. The applicant said that she is in the process of getting her own insurance for the home daycare. The Chair confirmed that the Board does not have jurisdiction over insurance and will not

be ruling on anything related to the insurance.

With no other members of the public in queue to speak, the Chair closed the floor to public comment.

Mr. Benson said that is concerned that the Arlington Housing Authority did not know about this home daycare in advance. Mr. Benson said that the Board does not usually ask applicants about their insurance coverage. Mr. Benson said that he would just like to add to the special permit that Ms. Brito will maintain her Family Child Care License with the Department of Early Education Services.

Mr. Revilak said that there are a lot of children living in Monotomy Manor, which is family housing for Arlington Housing Authority, and this seems to be a completely acceptable use.

Mr. Lau said that he joined the meeting late and missed the discussion so he would like to abstain from voting.

Mr. Benson moved to approve the Special Permit for Docket #3694 with the special condition that the applicant maintain her regular license to provide family childcare services, Ms. Tintocalis seconded, approved 4-0 (Mr. Lau abstained).

The Chair introduced the next agenda item, Public Hearing Environmental Design Review Special Permit Docket #3693, 89 Alpine Street. The applicant was not in attendance.

Mr. Lau moved to reschedule the public Hearing for Docket #3693 to Monday, May 16, 2022, Ms. Tintocalis seconded, approved 5-0.

The Chair opened the floor for Public Forum. With no members of the public in queue to speak, the Chair closed the public Forum portion of the meeting.

The Chair congratulated Ms. Raitt and Adam Chapdelaine. Each received the Open Door Champion Award for their work on Arlington's Fair Housing Action Plan.

Mr. Lau moved to adjourn to Town Meeting, Mr. Benson seconded, approved 5-0.
Meeting adjourned to Town Meeting.