

**Arlington Redevelopment Board**  
**Monday, April 27, 2022 at 6:30 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, Assistant Director

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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 Hearing Environmental Design Review Special Permit Docket #3690, 34 Dudley Street. The Chair introduced Attorney Robert Annese and asked Mr. Annese to provide an update for the applicant. Mr. Annese introduced his team: Eric Gerade, Civil Engineer, Mathew Kealey, Traffic Engineer, Jan Bryan, Architect, Jesse Morgan, Operations, and Pete Williams. Mr. Annese said that the applicant has made substantial changes since the last hearing. Mr. Annese wanted to remind the Board that Mr. Annese's team is discussing a location in an industrial zone, not a residential zone. Mr. Gerade reviewed the project updates based on the points the Board brought up at the last hearing.

Mr. Morgan addressed some of the public questions that the applicant has received regarding the business' history, including business history, security, trash removal policies, truck traffic, and truck size (the limit is a 26 foot box truck). Mr. Gerade reviewed the site updates including: reduced building area, increased parking (including bicycle parking spaces and ADA parking improvements), stormwater management, and landscape improvements. Mr. Kealey stated that the proposed use will generate less traffic than the existing use based on the ITE data. Mr. Kealey said that the existing use generates more on-street parking than the proposed use. Mr. Bryan reviewed the building design, which was updated after the feedback received during the last hearing. Mr. Bryan said that the applicant is also committed to including solar arrays in the future. Mr. Annese asked if the Board Members have any questions for his team.

The Chair asked if Ms. Raitt has anything to add from the Department's perspective. Ms. Raitt said that the applicant was responsive to questions from members or the board. Ms. Raitt said that most of the questions have been addressed. Ms. Raitt would like more information regarding stormwater management.

The Chair opened the floor to members of the Board to ask questions. Mr. Lau said he likes the changes to landscaping, signage (with the exception of the monument sign), and the internal bicycle parking.

Mr. Benson said he also appreciates the changes made and the commitment to adding solar on the roof of the building. Mr. Benson asked if the applicant intends to include the truck size limitation in the lease agreement. Mr. Benson said that the truck size limit and instruction that there is no on-street parking would be helpful if included with the lease agreement. Mr. Benson questioned the need for an illuminated sign located at the office. Mr. Morgan said that the illuminated sign makes the office more easily located and it is dark quite early in the winter.

Ms. Tintocalis said that she is struggling with the use for this project, which would align better in a different location. That this use does not align with the intention for this neighborhood based on the Master Plan. Ms. Tintocalis said that she does not feel this use meets the Special Permit criteria.

Mr. Revilak asked to consider inverted U bike racks instead of the type of bike racks shown in the plans as the inverted U bike racks are more stable. Mr. Revilak would like to be able to see how a moving truck would maneuver in the loading spaces and the parking lot. Mr. Revilak asked which transportation demand elements the applicant plans to include with this project. Mr. Morgan said that they plan to include three elements: preferential parking for carpool, covered bicycle parking, and to provide a transportation stipend for employees who do not have a vehicle of their own. Mr. Revilak asked to see which parking spaces will be the preferential carpool spots. Mr. Morgan said those spaces will be next to the ADA parking spaces near the office.

The Chair said that she is still struggling with the rain leaders on the side of the building. The Chair said that she prefers integrated rain leaders with some sort of a vertical element that coordinates with the façade.

The Chair opened the floor to public comment.

Don Seltzer said that several members of the Disability Commission are appreciative of the ADA parking space relocation to the front of the building near the office entrance. Mr. Seltzer asked if the applicant has addressed the code requirements regarding the path of egress in the building. He also requested clarification regarding the definition of a 26 foot truck, and if that is just the measurement of the cargo area. Mr. Seltzer said that he agrees with Mr. Revilak, that it appears that the spacing between the columns in the loading dock area can only accommodate a car the size of a suburban, not a truck. Mr. Seltzer stated that if Arlington is going to make progress to meet the goals of the net zero action plan, it will be necessary for development to be mindful of its impact on neighboring properties. Mr. Seltzer said that this project will encroach on the solar exposure of a dozen adjacent properties.

The Chair said that the Board will not be discussing the interior path of egress, which falls under the jurisdiction of the Building Department. The 26 foot truck is a standard designation within the industry. The Chair said that the applicant may address the truck turning radius concern considering the spacing of the columns in the loading dock once public discussion has completed.

Ann LeRoyer said she is concerned about the size and massing of this building so close to Mill Brook and Wellington Park. The building will change the contour of the area quite a lot. Ms. LeRoyer said that there is also concern about the panels on the back of the building; she would like to confirm the panels will not be reflective. Ms. LeRoyer acknowledged that stormwater plans, rain gardens, landscaping, and other areas of concern will go to Conservation Commission for review.

Attorney Thomas Falwell represents Santini, the owners of 26 Dudley Street. Mr. Falwell said that he, like Mr. Seltzer, has concerns about parking and trucks maneuvering on the 24 Dudley site. Mr. Falwell asked if fill is needed at the back of the site. Mr. Falwell said in regards to the stormwater plans it looks that the applicant intends to discharge into Mill Brook. Mr. Falwell said that the stormwater plan will have to be brought into compliance. Mr. Falwell asked if the Town will have to review the work that the applicant intends to do on the neighboring Town owned land.

Mr. Gerade said that they ran the turns to make sure that the trucks can maneuver and pull in and out of the lot. The actual length of a 26 foot box truck is actually 34 feet ~~in length~~. Mr. Gerade said that they will work on the sign to limit truck size on the property. Mr. Bryan said that the panels on the back of the building are not reflective panels; they are a non-

reflective mesh material.

The Chair asked for a sample of the mesh material.

Mr. Gerade addressed the work at the rear of the site on Town land, that they are filling 12 to 18 inches on the back side of the site.

The Chair [closed public comment and](#) moved the meeting back to the Board.

Mr. Lau said he would like a continuation to understand more about this project. Mr. Lau would like the applicant to provide a truck turning radius and maneuverability study. Mr. Lau would also like a redesign of the rain leader plans. Mr. Lau said that he has concerns that the area between the rear wall and the mesh screening may become an area where birds nest.

Mr. Benson said he agrees with Mr. Lau and would like to have another hearing. Mr. Benson would like to discuss the solar array that will be on the roof and review graphics of what it will look like. Mr. Benson wanted to discuss the question of uses for a building based on a 10 x 10 grid system; Mr. Benson said he is concerned about approving a building that may have no other use in the future. Mr. Benson said that he visited the Arlington Self Storage website and confirmed that all of Arlington Self Storage's units have been rented so there is a need for this use.

Ms. Tintocalis questioned the concern about the flexibility of the building, to ensure that there are other uses for the building.

Mr. Benson said that because the building has all of the columns in the grid system that the space perhaps cannot be used for anything but storage. Mr. Benson said he is concerned because if the business leaves town that the building will be left empty.

Mr. Revilak asked the applicants [to consider an employee shower as part of their Transportation Demand Management plan, instead of a preferential carpool parking space.](#) Mr. Revilak would also like to see a turning diagram for a 26 foot box truck. Mr. Revilak asked what size storm the system will be able to completely retain on site based on the NOAA 14 plus rainfall estimates. Mr. Gerade said that the overall design intent was to reduce the future 10 year storm to be less than the existing 2. Mr. Revilak said he noticed that there will be a reduction in flow compared to current conditions.

Mr. Lau addressed the 10 x 10 grid based construction; Mr. Lau does not have an issue with the building type. Mr. Lau said that the Board is approving the building for the use now.

The Chair said that her office is in a building that was originally build for cold storage, that it is possible to get very creative when repurposing a space within a building.

The Chair reviewed the items requested by the Board for the next hearing:

- 1) Look at integrating the vertical lines of the rain leaders with the façade design. If not recessing them then ensuring the façade speaks to the opposite façade of the building.
- 2) Consider elimination of the monument sign.
- 3) Eliminate the illumination of the office sign.
- 4) Change the specification for the bike rack to an inverted U style bike rack.
- 5) Provide a diagram that shows the turning radius of the largest truck allowed, which is a 26 foot box truck.
- 6) Provide a material sample and/or more information regarding the mesh screen at the rear of the building and the image

on the panels.

7) Provide additional information about the solar array planned for the roof.

8) Consider switching the one of the Transportation Demand elements to provide a shower for employees instead of preferential parking for carpools.

9) Provide plans that show the limit of construction/work in regards to the planned changes to Town's property and abutting properties.

Mr. Lau moved to continue this public hearing for Docket #3690 to Monday, May 16, 2022 at 6:30 p.m., Mr. Benson seconded, approved 5-0.

The Chair asked if it is possible to eliminate the Board's meeting scheduled for Monday, May 23, 2022. Ms. Raitt said that the Board can revisit this issue at the May 16, 2022 meeting.

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