

Arlington Redevelopment Board
Monday, May 16, 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, Steve Revilak

ABSENT: Melisa Tintocalis

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, Environmental Design Review Special Permit Public Hearing Docket #3690, 34 Dudley Street. Ms. Raitt gave an overview of the updated materials that were received from the applicant. Ms. Raitt notified the Board that correspondence was received from an abutter questioning whether this project needs to comply with the inland wetland district and the flood plain zoning district. Ms. Raitt confirmed that this project does not need to comply with those requirements but must meet Arlington's wetland regulations.

Mr. Annese explained that the applicant updated the plans to include each of the requests made by members of the Board, particularly requests regarding conservation. Mr. Annese said that he feels the abutters' concerns are not relevant. Mr. Annese introduced Eric Gerard from VHB to present the updated plans for the Board.

Mr. Gerard said the updates include: rain leader integration, solar rooftop units, non-illuminated signage, truck turn analysis, and adding an employee shower instead of offering carpool parking. The applicant met with the Conservation Commission on May 5, 2022, and will have an additional hearing soon. Mr. Gerard said that proposed work on the adjacent parcel of land owned by Park and Recreation has been reviewed and approved by Joe Connelly, Director of the Parks & Recreation Department.

Mr. Benson asked Mr. Gerard about the solar ready roof. Jesse Morgan said that the plan is to deliver solar panels in the future.

Mr. Benson asked about the retention and treatment of stormwater on site with an outflow pipe from the retention basin. Mr. Gerard said that the stormwater will be collected in either the bio-retention basin or the catch basin and then that will discharge into the sub-surface infiltration basin, which will provide the final treatment to meet Massachusetts' DEP standards.

Mr. Benson asked where the water would be released and what level of storm can be retained before being released. Mr. Gerard said that the release will be tied into existing conditions using the existing pipe. The aim is to reduce the future 10 year storm event to be below the existing 2 year storm event.

Mr. Benson said the bylaw requirement is to retain and treat 100% of stormwater on site. Mr. Benson said that 10 year storms happen too often, that that level does not meet the requirements of the bylaw.

Mr. Benson then asked about the truck turn analysis study, pointing out that the diagramed turns cannot be made without

impeding into another parking space.

Mr. Lau asked if there are bollards or columns in the parking space and if the columns could be adjusted to help the trucks maneuver. Mr. Lau said that the treatment for the rain leaders is better but not quite what the Board is looking for. Mr. Lau asked to confirm that the monument sign was removed. Ms. Raitt confirmed that it was removed in the new plans. Mr. Lau asked for a new truck parking diagram that is easier to visualize. Mr. Lau said he is not that concerned since the parking issue is an onsite issue and does not take place off of the property or on the street.

The Chair said that the rain leader design still has room for improvement stylistically.

Mr. Revilak asked if it is feasible to restrict the size of the vehicles to less than 26 feet.

Pete Williams said that the only parking on site is typically close to the office, cars are not typically left parked in the self-storage lot.

The Chair opened the floor to public comment.

Don Seltzer said the loading bays look to be 26 feet so the trucks will jut out from the parking spaces. Mr. Seltzer said that he will bring his safety standard concerns to Inspectional Services when final plans are submitted to Building Services. Mr. Seltzer said that is regrettable because his concerns are related to State law and delayed corrective action will be costly.

The Chair closed the floor for public comment.

The Chair said that she feels that the rain leader design can be resolved with Department Staff. The Board would like to see a more detailed turning diagram.

Mr. Revilak said that there should be no untreated runoff from the site based on the bylaw requirements. There is not a lot of bylaw guidance regarding storage capacity limit for the size of storms.

The Chair said a special condition could require the applicant to work with the Town Engineer to resolve the stormwater collection requirements.

Ms. Raitt said that the requirement is relative to building height; there is nothing about the storm event to plan for so the Board should be on the same page about the storm size they choose. The Conservation Commission and Town Engineer will be able to help the applicant with this issue. Ms. Raitt said that the applicant has demonstrated that they have worked to address stormwater on site based on the scope of the site.

Mr. Benson said that he is not sure a 10 year storm is the right size. The stormwater that will be going into Mill Brook, which already has a list of problems, is prone to flooding. Mr. Benson said he would like to have the Town Engineer determine for the Board the maximum storm size that can be treated and stored on site. Once the storm size is determined the Conservation Commission would then notify the Board if they accept the level of overflow into Mill Brook.

Mr. Lau moved to approve Docket #3690 with the following special conditions, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis was absent.)

- To install and operate solar panels on the roof
- Administratively review the final elevations for approval with the Department of Planning and Community Development

- No more than two 26 foot trucks may be allowed in the loading bays at one time
- The applicant will work with the Town Engineer to identify the maximum storm event the Engineer determines can be reasonably retained and treated on site.

The Chair introduced the second agenda item, Environmental Design Review Special Permit Docket #3693, 89 Alpine Street. Ms. Lynema confirmed that the interpreter was on the call to interpret for the applicant then proceeded to review the application for the Board. This facility is for no more than 6 children and has a pick up process in place intended to limit the time parents are parked on the street.

Mr. Benson asked if the applicant's day care was at 6 or 10 child limit. The applicant, Ms. Mayorga, said that there are currently 10 children.

The Chair opened the floor to public comment. With no members of the public in queue the Chair closed the floor to public comment.

The Chair said that the applicant has followed all of the requirements of the state and meets the Town's requirements for running a childcare facility.

Mr. Benson suggested including the same special condition that was used for the last home childcare applicant.

Mr. Benson moved to approve Docket #3693 with the following condition, Mr. Lau seconded, approved 4-0 (Ms. Tintocalis was absent):

- The applicant must maintain their current state childcare certifications.

The Chair introduced the third agenda item, Meeting Minutes (4/4/2022).

Mr. Benson moved to approve meeting minutes for 4/4/2022 as amended, Mr. Lau seconded, approved 4-0 (Ms. Tintocalis was absent.)

Mr. Lau moved to adjourn to Town Meeting, Mr. Benson seconded, approved 4-0 (Ms Tintocalis was absent). Meeting adjourned to Town Meeting.