

**Arlington Redevelopment Board  
Monday, May 23, 2022, at 7:00 PM  
Meeting by Remote Participation**

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.

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. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda.

The Chair introduced the first agenda item, Director of Planning and Community Development/ ARB Secretary Ex Officio transition. Ms. Raitt explained that she will be leaving her position in June and expressed how she will miss Arlington and the community. Ms. Raitt said that she has been working to ensure a smooth transition. Ms. Raitt thanked the Board, Department, Town Staff members and how she appreciates their collaborative approach. Ms. Raitt said that a collaborative approach is the only way to move this community forward with community development and planning initiatives. The future of success of Arlington is inexorably intertwined with the investments made in planning and the engagement in that work.

The Chair asked the Board if they have any questions regarding the transition period. Mr. Lau said he would like to resume the 3D model sketch up project along Mass. Ave. and Broadway. The sketch up would be a helpful tool to dispel some of the myths about what the Board is trying to do regarding zoning changes. Mr. Lau said that the Board could focus more on mixed-use in industrial zones.

Mr. Benson said he would hope that the new Planning Director would be chosen after the new Town Manager is chosen so the new Town Manager can be involved in selecting a new Planning Director.

The Chair asked if Ms. Raitt could share the expected timing for hiring a new Planning Director. Ms. Raitt said that it typically takes about four months to identify a new Planning Director and Ms. Raitt said that there will be an acting Town Manager, the Chair, and members of the community that will be involved in hiring the Planning Director.

Mr. Lau said that he agrees that the new Town Manager should be selected before selecting a new Planning Director.

The Chair said that she does not disagree with Mr. Benson and Mr. Lau that selecting a new Town Manager first would be ideal. The Chair said that her concern is the volume of work in progress will all fall to Ms. Lynema alone as Acting Director and Assistant Director.

Mr. Revilak said that he agrees with the Chair. The two positions need to work together and collaborate quite a bit but the reality of scheduling and timelines also play a role.

Ms. Tintocalis said that alignment with the Town Manager selection would be ideal, but Ms. Tintocalis said she has seen many other operations handle it differently and still be successful.

The Chair said that she would connect with the Select Board Chair to see if they have any additional information about the timeline for this search.

Ms. Raitt said that Select Board voted to name Sandy Pooler as Town Manager so the hiring timeline for a new Town Manager is not yet known. Mr. Pooler would be working to hire Ms. Raitt's successor.

Mr. Benson said he also wanted to bring up the MBTA communities guidelines. Mr. Benson said that the Chair should have an executive session with Town Counsel to determine if the final guidelines are challengeable.

The Chair asked for confirmation of when the final guidelines are expected to be released. Ms. Raitt confirmed that the final MBTA Communities guidelines are expected in August or September. The Chair said that once Ms. Lynema has had a chance to review the final guidelines with the Board that would be the best time for the Board to determine if they would like to consider legal action.

Mr. Benson suggested asking Town Counsel about the filing deadline before the final guidelines come out.

Mr. Revilak suggested meeting with the Select Board to discuss the MBTA Communities final guideline requirements. Mr. Revilak also suggested inviting the Arlington Chamber of Commerce to discuss business and what would benefit the business community in Arlington. Ms. Raitt said that she followed up with Beth Locke from the Chamber of Commerce and discussed this as something to do after Town Meeting.

Ms. Tintocalis agreed that meeting to discuss with the business community is a good idea.

Ms. Raitt said that Town Meeting did vote to approve the new design standards and that the 3D model Mr. Lau discussed would be a helpful tool to use for that project also.

The Chair introduced the second agenda item, MassWorks Grant Application letter of support from Board. Ms. Raitt explained that the Department is in the process of putting together an application for funding that would support the Mass. Ave. and Appleton area safety project. The safety project would also support the three developments in progress in that area: 1165R Mass. Ave, the approved Hotel to be constructed at the corner of Mass. Ave. and Clark, and a project at the corner of Appleton and Acton Streets. Ms. Raitt said that this situation allows Arlington to apply for a MassWorks Grant and which will allow the Department to create greater plans for community outreach. This safety plan also aligns with Connect Arlington and the Town's Master Plan goals.

Mr. Lau said that he supports this project and encourages follow through. Mr. Lau said that a permanent design correction for this unsafe intersection is needed.

Mr. Benson said that he agrees with Mr. Lau and asked for an overview of project costs and the grant amount. Ms. Lynema said that the design phase of this project is roughly \$140,000.00 and a second much more substantial grant will fund construction. Mr. Benson asked if the grant based on MBTA Communities compliance could be used. Ms. Lynema said that the Town's proposal isn't due until December 2023 and the Department wants to move ahead in order to be ready for construction.

Mr. Revilak said that making improvements to a dangerous intersection, especially one where fatal accidents have taken place, is important and he would like to see this intersection improved.

Ms. Tintocalis asked if the Department is also looking at federal grants. Ms. Raitt said that the Department has been looking into all funding sources.

The Chair asked if the other dangerous intersections in the area are also being considered. Ms. Raitt said that those intersections would most likely fall under work done by the Transportation Advisory Committee. The Chair asked if Ms. Raitt would like an official vote of support for the grant application from the Board. Ms. Raitt said that she would, in addition to a letter of support from Board.

Ms. Tintocalis moved that Board provide a letter of support for the MassWorks grant letter related to the Mass. Ave. and Appleton street scape, Mr. Lau seconded, approved 5-0.

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

DRAFT