

Arlington Redevelopment Board
Monday, June 27, 2022, at 7:30 PM
Town Hall Auditorium
730 Massachusetts Ave., Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis (joined the meeting in progress), Steve Revilak

STAFF Kelly Lynema, Acting Director of Planning and Community Development

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

As all members of the Board were not yet present the Chair took the agenda items out of order and introduced the second agenda item first. The second agenda item is an Update on the Director of Planning and Community Development search. Ms. Lynema said that there are five candidates scheduled for the first round of preliminary interviews. The Chair said that Mr. Pooler has been selected to move into the Town Manager position and will be included in the search for the Planning Director position.

Ms. Lynema notified the Board that Ali Carter, Economic Development Coordinator, will be leaving the Town for a new position. Ms. Carter's last day will be July 8th and the Economic Development Coordinator position will be posted by Human Resources.

The Chair announced a reminder on behalf of the Arlington Affordable Trust Fund Committee Chair that residents take the affordable housing survey. The survey will be one of the tools that the Arlington Affordable Trust Fund Committee will use to inform their initial action plan.

Mr. Benson asked if the Open Space Plan is open for review. The Chair said that the current plan is to have the Open Space Committee present the plan to the Board and then the Board will vote whether to endorse the plan.

The Chair then introduced the first agenda item, Environmental Design Review Special Permit Docket #3702, 464 Massachusetts Avenue. Ms. Lynema introduced the applicant, Jeff Wetzel, from Deep Cuts Deli who is looking to open a deli and brewery. The applicant has requested the parking requirement be reduced to zero. The Brewery is categorized as artisanal fabrication in the business zoning district, which is an approved use. With the exception of the signs there are no other plans for changes to the restaurant space. Mr. Wetzel reviewed the plans for the deli and brewery along with their other locations. Mr. Wetzel noted that the brewery will be in the basement and beer made in the brewery is pretty much just for this location.

Mr. Lau asked the applicant if they plan to change any of the doors. The applicant said that the doors will stay the same, that only the hardware is planned to be updated. Mr. Lau questioned the ADA access into the building, and noted that the current recessed front door entry way is not accessible. Mr. Lau asked if it is possible to update the rear entrance so that it is handicapped accessible. Mr. Lau asked if a bicycle rack outside since the applicant requested to have the parking requirement reduced. The applicant said he would consider redesigning the rear door and installing a bike rack.

Ms. Tintocalis joined the meeting.

Mr. Benson said that the Board received an email from an architect stating that the doors for this location are not ADA compliant. Mr. Benson said he would like to have the doors updated to meet ADA requirements. Mr. Benson asked the

applicant to work with the town regarding the bicycle rack on the sidewalk and stated that the location will require internal bicycle storage. Mr. Benson asked about truck access and how large the delivery trucks are. The applicant said that deliveries are brought by box trucks and that one or two would be required at a time. Mr. Benson said that under the Town Bylaw only one sign is allowed per building, Tango, the former restaurant, opened before the updated sign bylaw was adopted so they were allowed two signs at the time.

Mr. Revilak asked the applicant about the wort chiller being used during the brewing process and the basement design. Mr. Revilak asked how many employees will be employed at this location. The applicant said that they plan on approximately 15 employees. Mr. Revilak asked about indoor bicycle parking for employees. Mr. Revilak said that the calculation for parking is based on gross floor area does not include cellars (as opposed to basements). Mr. Revilak also recommended composting waste products.

The Chair confirmed with Ms. Lynema that the plans for signage and painting would also have to be approved by the Historical Commission.

The Chair opened the floor to public comment. With no member of the public wishing to speak the Chair closed public comment. The Chair said that since Ms. Tintocalis was not present for the entire presentation she would not be able to comment. Ms. Tintocalis asked if she could comment under public comment and the Chair reopened public comment.

Ms. Tintocalis asked the applicant about the factors that made the applicants decide to open at this location. The applicant said that they wanted to stay close to their other location and about 50% of their customers are from Arlington.

Ms. Tintocalis asked what the hours of operation will be. The applicant said that at this point they plan to be open from 10:00 a.m. to midnight. Ms. Tintocalis asked about process for applying for a parklet permit. Ms. Lynema explained that the Select Board grants permits for parklets. The applicant said that is something they plan to do.

The Chair closed the floor to public comment.

The Chair reviewed the list of questions and concerns from the Board. Mr. Lau asked if the Board could allow review and approval by staff instead of the Board.

Mr. Lau moved to approve the Special Permit, Docket # 3702, 464 Mass. Ave., with the following special conditions, Mr. Benson seconded, approved 4-0 (Ms. Tintocalis abstained as she was not present for the entire hearing).

- 1) To have painting and signs reviewed and approved by the Historic Commission
- 2) That a minimum of one or both doors are updated to meet ADA requirements. The plans are to be reviewed and approved by Department staff.
- 3) Work with the Town to identify a location for a bike rack for public use.
To add one interior long term bicycle parking space for employees.
- 4) To consolidate the two signs into one sign that meets the sign bylaw requirements. The final sign is to be reviewed and approved by Department staff.
- 5) The Board will grant the requested relief to decrease vehicle parking to zero as it is in the public interest.

The Chair introduced the third agenda item, Open Forum. With no members of the public in queue to speak the Chair closed the floor.

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

Meeting adjourned.

DRAFT