

From: Don Seltzer <timoneer@gmail.com>
To: Rachel Zsembery <rzsembery@town.arlington.ma.us>, KLau@town.arlington.ma.us, Eugene Benson <EBenson@town.arlington.ma.us>, MTintocalis@town.arlington.ma.us, Stephen Revilak <srevilak@town.arlington.ma.us>
Cc: Claire Ricker <cricker@town.arlington.ma.us>, Kelly Lynema <klynema@town.arlington.ma.us>
Date: Thu, 19 Jan 2023 21:00:13 -0500
Subject: Fwd: Docket 3650 - 190 Mass Ave - missing materials

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Correspondence regarding Docket 3650

To: Arlington Redevelopment Board

The latest package of materials for 190 Mass Ave is lacking an essential set of drawings, that of dimensioned elevation views of the proposed building. I called this to the attention of the Planning Dept earlier this month but have received no response nor even an acknowledgement of my email.

I now call it to the attention of the Board. The 'height problem' that I alluded to is serious. From the very limited elevation information provided in the packet, it appears that the ground level entrance driveway has an elevation of 24', while the bike storage area just below is at 19'. Accounting for more than feet of floor thickness in between, this storage area seems to be intended for tricycles. The adjacent HP Van parking space cannot possibly accommodate the required 8' of ceiling height.

There are other likely safety issues related to ramp grades that can only be judged with detailed elevation views.

Don Seltzer
104 Irving St

----- Forwarded message -----

From: **Don Seltzer** <timoneer@gmail.com>
Date: Tue, Jan 10, 2023 at 9:28 PM
Subject: Docket 3650 - 190 Mass Ave - missing materials
To: Claire Ricker <cricker@town.arlington.ma.us>
Cc: Michael Ciampa <MCiampa@town.arlington.ma.us>

In reviewing the documentation package for Docket 3650, I noticed that it was lacking any dimensioned elevation views. I expect that this was a clerical oversight, as I have never seen architectural drawings for a special permit application that did not include this information. It is particularly important in this instance because the limited information provided suggests a possible height problem in the garage.

I would appreciate it if the applicant could be asked to provide these drawings prior to the January 23 hearing, paying special attention to the garage dimensions and ramp grades.

I would also like to call your attention, and that of Mike Ciampa, to the apparent lack of two independent routes of egress from the lower level of the garage. 780 CMR requires that escape exits be located remote from each other as practicable. In these plans, the two stairwells are almost adjacent to each other, and lead to a single corridor and exit to the outside on the first level. Perhaps the applicant is counting the vehicle ramp as a method of egress. However, ramps used for egress may not have a slope greater than 8%, and must further have a landing area for every 30" of rise. The limited dimensional information provided in the package indicates that neither test is satisfied.

Sincerely,

Don Seltzer

Claire V. Ricker, AICP
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