

**Arlington Redevelopment Board**  
**Monday, February 6, at 7:30 PM**  
**Community Center, Main Hall**  
**27 Maple Street, Arlington, MA 02476**  
**Meeting Minutes**

This meeting was recorded by ACMI.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Steve Revilak

**STAFF:** Kelly Lynema, Assistant Director of Planning and Community Development

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The Chair introduced agenda item 1, Schedule, Outreach, and Engagement for 2023 Town Meeting Zoning Amendments.

Ms. Lynema stated that the Town Manager and Town Counsel requested that all zoning amendments be postponed until fall for a Special Town Meeting so that Town Meeting this spring could be reserved for financial and administrative work. Ms. Lynema stated that they need to submit the legal ad for any hearings by the coming Friday and stated she would reach out to citizen petitioners the next day and recommend that the Board would work with them to try to advance their warrant articles in the fall instead of pursuing them this spring. Ms. Lynema stated that the citizen petition article that would possibly be on the Consent Agenda would be the Andersen article.

Mr. Lau stated that he approved. The Chair stated that they need to provide better graphics for the fall amendments. Mr. Lau asked if the Board would have funding to hire someone to help with the graphics.

Mr. Benson asked whether citizen petitions will require 10 or 100 signatures for the next meeting. Ms. Lynema stated 100, but she will follow up with Town Counsel to determine a procedure by which any continued citizen petitions could be placed on the warrant without placing the additional burden of collecting signatures on the petitioners.

Mr. Benson brought up whether YourArlington could be used for posting legal ads instead of the Advocate and Star. Discussion followed.

The Chair stated that the stormwater requirements and solar requirements could potentially belong on the Consent Agenda, as very few Town Meeting members have the background for that type of a technical recommendation and they are corrections to existing language. Ms. Lynema stated that if the Board is unable to come to an agreement on any of those items, they can vote no action, and then they would be placed on the Consent Agenda. Ms. Lynema suggested a vote to move all amendments except for A, B and P to Special Town Meeting in the fall, most likely September.

The Chair introduced Agenda Item 2, DPCD Administrative Approval, an overview of recent decisions that included items for administrative review and approval.

Ms. Lynema asked for the Board's view about how administrative review items are handled. Mr. Benson brought up an example and stated that there has been no feedback loop. He stated that the Board can give more definition as to what the administrative review should look like; it would be appropriate to know what is going on, even if it takes a year, because it will tell the Board to give the correct number of administrative reviews to the staff. Ms. Lynema stated that any substantive differences or changes need to come back to the Board through reopening a docket. Mr. Benson gave the example of 1500 Mass Ave, where the applicant changed the number and size of parking spaces. Mr. Lau stated that the Board never approved this but it was built, which does not qualify as administrative review. Discussion followed, with general agreement on the importance of feedback.

The Chair introduced agenda item 3, Business Districts, Lot Size, and FAR.

Ms. Lynema recommended that, regarding mixed use, the zoning bylaw should clarify that dimensions are based on parcel size, not gross floor area. She will check with Town Counsel to see whether this has to go before Town Meeting, or if the Zoning Bylaw can be amended administratively.

The Chair introduced agenda item 4, Review of Meeting Minutes. The Board voted unanimously in favor of accepting the minutes as amended from the meetings of 11/7/22, 11/21/22, 12/5/22, and 12/19/22.

The Chair introduced agenda item 5, Open Forum. Absent any public comments, the Chair introduced agenda item 5, New Business.

Ms. Lynema stated that the first meeting of the MBTA Communities Working Group was held, and the Working Group will probably be meeting again in about two weeks. Discussion followed.

The Chair asked whether the Atwood house still in limbo with the Historic Commission; Ms. Lynema stated that she would follow up with Inspector Ciampa. Mr. Lau asked about Hotel Lexington, and stated that if it reverts to the Select Board, the ARB should have input in that decision.

Mr. Revilak provided an update on the Town's Equity Audit. He stated that according to the town's equity audit, Arlington is a racially segregated community, both within itself and with respect to the region as a whole; also, renters are feeling a lack of advocacy. The Audit recommends hiring a housing specialist or housing liaison position to develop a community fund for rental assistance and improvement programs, and also to some address some of the Board's more restrictive zoning districts.

The Chair requested a motion to adjourn. Mr. Lau so moved; Mr. Benson seconded. The Board voted unanimously in favor.

Meeting adjourned.