

**Arlington Redevelopment Board**  
**Monday, May 6, 2024, at 6:30 PM**  
**Arlington Town Hall Annex, First Floor Conference Room**  
**730 Massachusetts Avenue, Arlington, MA 02476**  
**Meeting Minutes**

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

**STAFF:** Claire Ricker, Director of Planning and Community Development

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The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

April 29, 2024 – Mr. Benson made two minor edits to the minutes. The Chair requested a motion to approve the April 29 minutes as amended. Mr. Lau so moved, Mr. Benson seconded, and the Board voted 4-0 in favor (Ms. Korman-Houston abstained as she was not present at the April 29 meeting).

The Chair moved to **Agenda Item 2 – Board Report to Special Town Meeting.**

Mr. Benson made two minor edits to the Board Report, and Mr. Revilak made one additional edit.

Mr. Revilak also suggested that the presentation to Special Town Meeting include a reminder about what the MBTA Communities law is and why it is important. The Chair said that she would make sure that some information about the background is included in the presentation slides, perhaps pulling from the slides used at the Fall 2023 Special Town Meeting. She emphasized the importance of staying within the scope of the Warrant Article. Mr. Lau added that the presentation should clarify for Town Meeting members that the purpose of this article is to vote for the Zoning Map, not to revote for the Zoning Bylaw changes, and that the map has not changed since Fall 2023.

Ms. Korman-Houston suggested clarifying that the Executive Office of Housing and Livable Communities (EOHLC) is the new name of the Department of Housing and Community Development (DHCD), so that Town Meeting members are not confused by the name change. The Chair said that she would include that information in her presentation.

Mr. Lau moved to approve the Board Report to 2024 Special Town Meeting as amended, Mr. Benson seconded the motion, and the Board approved unanimously.

The Chair moved to **Agenda Item 3 – Open Forum.**

The Chair opened the floor for public comment. Seeing no one who wished to speak, she closed open forum.

The Chair moved to **Agenda Item 4 – New Business.**

Ms. Ricker said that when the Board granted a Special Permit Extension for Docket #3602, 1207-1211 Mass Ave, in November 2023, they asked developer James Doherty to return to the Board in May 2024 with an update on the project. Mr. Doherty is unavailable on May 20, so he will attend the June 10, 2024, meeting. She has also spoken with Town Counsel Michael Cunningham about the claw-back clause in the disposition agreement with Mr. Doherty for the DAV site. Mr. Cunningham is currently looking at what would be required to apply that clause in this instance.

Ms. Ricker has reached out to Ashley Maher, Select Board Administrator, about having a joint meeting with the Select Board, potentially on June 17, 2024.

Mr. Revilak reported that he attended an Open House in Somerville at which members of the Somerville Planning Department shared redesigned plans for Broadway between Route 16 and Teele Square. They plan to add protected bike lanes and bump-outs. He, and several Town Meeting members from Precincts 1 and 3, encouraged Somerville's Transportation Planner to contact Arlington's Transportation Planner to coordinate work on Broadway. Ms. Ricker said that Arlington has an outstanding grant application with Boston MPO related to the TIP program, for a significant amount of design funding for Arlington's portion of Broadway.

Mr. Benson noted that the development at 882-892 Mass Ave still has the exterior vents which the Board asked them several months ago to replace. Ms. Ricker said that she would follow up with the developer. Mr. Lau said that the developer has also not changed the exterior colors as the Board required.

Mr. Lau said that he was approached by a newly formed group of the owners of B1 District properties. They feel that they have been overlooked, and they intend to attend Board meetings going forward to express their concerns and ideas. Mr. Lau told them that the Board would welcome their participation. The Chair said that if they have specific ideas, they would be welcome to present them to the Board, but Mr. Lau said that they do not have anything specific to present at this point.

Mr. Benson said that after the April 29 meeting, he spoke with two people who had attended the meeting – the owner of a B1 property and a Precinct 14 Town Meeting member – who both felt that the B1 District was too restrictive in not allowing retail on the first floor of mixed-use properties. He said that the Board might consider changing the uses allowed in B1 districts. Mr. Revilak suggested changing rezoning B1 districts on Mass Ave as B2. Mr. Benson responded that rezoning would be more complicated than changing the allowed uses within a zone, so that would be a longer-term project.

Mr. Benson said that since the MBTA Communities guidance has changed regarding mixed-use developments, the Board might consider including some of the B1 properties on Mass Ave in the Mass Ave/Broadway Multi-Family Housing Overlay District.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 6:46 pm.**