



## NARRATIVE ADDENDUM 11.20.24

### Crab Apple Tree Removal 149 Pleasant St. Arlington MA

The crab apple tree located in the planting strip on Pleasant St., that is under review for removal, is diseased. Sun scald, which occurs on the sunny side of trees, and drought conditions leaves a stressed tree vulnerable to cankers which are in turn vulnerable to (and sometimes created by) the flat head apple tree borer. This insect is common in Massachusetts.



In the photos above, a canker can be seen developing in an area of the diseased cambium layer. The apple tree borer eggs are deposited here and the larvae burrow into the sapwood and feed on it. They stay through the winter, eventually emerging as beetles. This process is especially deadly to small trees.

This is not a viable tree and the beetles produced in them would be a danger to other trees in the vicinity. It should be removed for this reason regardless of our removal request.

The case to be made for a straight versus a curving driveway is one of safety. This driveway serves the lower floor living unit which is handicap accessible and is intended for people who are elderly or disabled. A straight driveway will be easier for them to negotiate than one with tight turning radii. The fire department may not approve a curved driveway if deemed an obstacle for their trucks and ambulances. A senior van may also have difficulty maneuvering on a curved driveway.

A straight driveway is easy in and easy out. In this Pleasant St. Historic District there are no curved driveways.

11.20.24

CORRESPONDENCE 149 Pleasant St. Arlington MA  
Select Board Administrator

AM **Ashley Maher** <amaher@town.arlington.ma.us>  
Re: 11/4/24 Select board meeting  
To martha@penzenik.com

11/19/2024 3:24 PM



Show images

External images are not shown to avoid potential tracking

Always show images from amaher@town.arlington.ma.us



Hi Martha,

Below please find the vote that was taken by the Select Board on November 4, 2024. To be clear, this is part of the draft minutes and the Board has not voted on the minutes.

Mr. Hurd moved to approve the removal of the crabapple tree with two conditions:

1. The tree is not to be removed unless the plans that are approved by the Arlington Redevelopment Board require the removal of the tree.
2. The applicant works with the Arlington Tree Warden to plant two replacement trees that are of the variety that the tree warden deemed appropriate for the site in a location deemed appropriate.

SO VOTED (5-0)

Best,  
Ashley



**Ashley Maher**

Board Administrator  
Office of the Select Board  
Town of Arlington, MA

781-316-3020

[amaher@town.arlington.ma.us](mailto:amaher@town.arlington.ma.us)

NARRATIVE ADDENDUM 11.20.24  
CORRESPONDENCE 149 Pleasant St. Arlington, MA  
Director of Inspectional Services

○ **James Mackey** <mlake4@aol.com>  
Fw: 149 Pleasant st, solar waiver  
To Martha Penzenik

11/14/2024 8:52 AM



----- Forwarded Message -----

**From:** Michael Ciampa <[mciampa@town.arlington.ma.us](mailto:mciampa@town.arlington.ma.us)>  
**To:** James Mackey <[mlake4@aol.com](mailto:mlake4@aol.com)>  
**Sent:** Tuesday, November 12, 2024 at 11:23:00 AM EST  
**Subject:** Re: 149 Pleasant st, solar waiver

Hi Jim,

The only solar installation requirement under our jurisdiction is included in the mixed-fuel pathway of the Specialized Stretch Code. The new Fossil Fuel Free regulation has removed the mixed-fuel path as an option. Since you can now only build all-electric new homes, the requirement for solar installation is not triggered.

Thanks  
Mike

Michael Ciampa  
Director of Inspectional Services  
Town of Arlington  
781-316-3386

*\*Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.\**

11.20.24

CORRESPONDENCE

AHDC Chairman



**ARLINGTON HISTORIC DISTRICT COMMISSIONS**

Carol Greeley, Executive Secretary  
c/o Department of Planning and Community Development  
Town Hall Annex - First Floor  
730 Massachusetts Avenue  
Arlington, MA 02476

September 23, 2024

Arlington Redevelopment Board  
c/o Planning Department  
Town Hall Annex  
730 Mass Avenue  
Arlington, MA 02476

**Re: AHDC Information re 149 Pleasant Street**

Dear Arlington Redevelopment Board,

As Chair of the Arlington Historic Districts Commission (AHDC or Commission), I am writing to communicate some information for your consideration regarding the Certificate of Appropriateness issued by the Commission for demolition and the construction of a new residential structure at 149 Pleasant Street in Arlington. I understand that there are at least two elements relevant to the Redevelopment Board's review of this project that may be informed by a review of AHDC protocols and/or discussions. I provide the AHDC's solar panel guidelines and the Commission's discussion of parking options for that project.

As you know, the 149 Pleasant Street property is located in the Pleasant Street Historic District and thus falls under AHDC jurisdiction for most exterior changes, including changes to grade and construction of walls, that are subject to public view. Note that this property is located on a very visible corner lot within the District making it important that any changes be as sympathetic to the District as possible. The Commission held several hearings on the proposed changes to this property resulting in a vote to issue a Certificate of Appropriateness on March 21, 2024.

Regarding this project, I provide the following information for your consideration:

1. **Solar Guidelines:** The Commission is a supporter of solar installations within the Districts and in fact has approved the large majority of applications that have come before it. In order to make sure that such installations are not incongruous with the purposes of the District, we have established guidelines concerning the location and type of installation allowed. While such proposed installations are considered on a case-by-case basis, the AHDC has consistently applied the following subset of its criteria to determine whether a proposed installation is appropriate and as well as where they are typically not allowed:
  - For most properties, locating solar panels on the primary facade is the least desirable option because it will have the greatest adverse effect on the property's character defining features.



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CORRESPONDENCE

AHDC Chairman

- Solar panels should be installed on rear slopes or other locations not highly visible from the public right of way whenever possible.
- Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to established roof materials. (AHDC Design Guidelines, Revised January 2024)

In short, the Commission has consistently declined to approve solar panels on the primary street-facing façade of structures in the District and has required that any installations be compatible with the color of roofing to help the installation blend in to the surroundings.. While the Commission did not discuss solar specifically for this property, the discussions highlighted the visual prominence of this address and the fact that as a corner property, it has two primary facades.

2. **Parking:** The Commission noted during its hearings that it does not have direct jurisdiction over the curb cuts or zoning related parking requirements of the Town of Arlington. Rather, the Commission has jurisdiction over proposed changes in grades and any walls that are constructed on site. In particular, the Commission noted that (due to the topography of the lot) the size and placement of the proposed parking area(s) would require backing into heavy traffic and could create overly large and prominent retaining walls and asked that Applicant to explore alternatives. Here are excerpts from the AHDC minutes:

- J. Worden said he thinks it would be an improvement to the site and the neighborhood for a building in scale and size. He wondered if Gray Street access for parking would be better but M. Penzenik said the topography is very tough up there on that side and just couldn't make it work. C. Barry said the light at Irving Street will help because traffic does get breaks. He's excited but a bit troubled by the parking. The Applicant stated that the Redevelopment Board has jurisdiction on waterflow off the property and the issue with parking is going to be further dealt with by them. B. LaBau said the idea of making the new structure in the style chosen fits in well and makes sense but he too is concerned with the parking. AHDC Minutes 12/14/23
- Applicant: The discussion last month about the parking necessitated a change, next slide showed it divided up for parking for lower unit on Pleasant St and parking for the other 2 units up off of Gray St. Little turn around shown to facilitate not backing into Pleasant St traffic. AHDC Minutes 1/25/24
- The Commission noted that it will want to know how things will look visually from the street including any retaining walls. Applicant replied that any retaining walls will be sympathetic to the neighborhood visually.... C Barry asked for more info about changes at grade – walls, etc are concerning and it does affect massing.... S. Makowka noted concern about what does the visual representation of the retaining walls look like – the one in the front, etc. Would like to see proposal for the height and how it affects contours of the front. B Labau said parking areas were a definite improvement. AHDC Minutes 1/25/24

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CORRESPONDENCE

AHDC Chairman

- [Applicant submitted] changes shown on new plans submitted for 2/22/24 meeting. She noted that with change to parking, they need 2 curb cuts approved. The Commission noted that while we can note our concerns for parking in front as reason for parking in rear, the AHDC can't override zoning or other regulations. Also, the Commission can't interpret the [Town] zoning codes around setbacks, etc. J. Worden asked about the parking off Gray Street and the retaining walls shown in the drawings. The Applicant noted that they will be poured concrete with stone facing. J. Worden noted that they may have to go to the ZBA after us for additional approvals. The Commission noted that for any stepped stone walls in back – think about how that works – not cinder block – any would need to look like fieldstone walls etc. The Applicant stated there will also be a low retaining wall to hold back the slope in the front.... There was a discussion of how much wall would be visible since it appears highest portion would be at end of driveway facing away from Gray Street given the slope of the lot. S. Makowka said we want walls to blend in and be as compatible as possible. ....Grade TBD and steps need to be added still to drawings. AHDC Minutes 2/22/24
- The Commission noted that any walls to manage grades will need to be engineered but all will be concrete with stone facing to match the rest of the district and that will need to be approved prior to installation. In addition, if approved the walls should blend in as they do as in other places in the district and if the change is so significant that the monitor feels it is beyond his/her discretion, the Applicant may need to come back for further direction by the Commission. AHDC Minutes 3/21/24
- S Makowka said there's a little bit of concern about the ... uncertainty around the grade changes and what needs to be done for parking in the back, M Penzenik said she's happy to come back after the ARB to submit that info. AHDC Minutes 3/21/24
- Certificate Condition: 2) CHANGES OF GRADE AND ALL IMPLICATIONS OF SUCH CHANGES (INCLUDING LANDSCAPE WALLS AND PARKING AREA) TO BE APPROVED BY MONITOR WITH THE POTENTIAL THAT APPLICANT MAY HAVE TO COME BACK TO COMMISSION FOR APPROVAL IF MONITOR FEELS SCOPE OF WORK EXCEEDS THEIR DISCRETION.

I hope that this information is helpful. I would be happy to answer any remaining questions

Sincerely,

  
Stephen Makowka  
Chair, AHDC

Cc (via email): Martha Penzenick, Architect for 149 Pleasant  
Carol Greeley AHDC Executive Secretary  
Charles Barry and Brian Lebau, AHDC Project Monitors



## LEED v4 for Building Design and Construction: Multifamily Midrise

### Project Checklist

Project Name: 149 Pleasant Street  
Date: 11.20.24

Y ? N

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit	Integrative Process	2
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### 0 0 0 Location and Transportation 15

Y			Prereq	Floodplain Avoidance	Required
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#### PERFORMANCE PATH

15			Credit	LEED for Neighborhood Development Location	15
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#### PRESCRIPTIVE PATH

4			Credit	Site Selection	8
1			Credit	Compact Development	3
		0	Credit	Community Resources	2
2			Credit	Access to Transit	2

### 0 0 0 Sustainable Sites 7

Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
		0	Credit	Heat Island Reduction	2
3			Credit	Rainwater Management	3
		0	Credit	Non-Toxic Pest Control	2

### 0 0 0 Water Efficiency 12

Y			Prereq	Water Metering	Required
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#### PERFORMANCE PATH

4			Credit	Total Water Use	12
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#### PRESCRIPTIVE PATH

		0	Credit	Indoor Water Use	6
1			Credit	Outdoor Water Use	4

### 0 0 0 Energy and Atmosphere 37

Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
29			Credit	Annual Energy Use	30
5			Credit	Efficient Hot Water Distribution	5
		0	Credit	Advanced Utility Tracking	2

### 0 0 0 Materials and Resources 9

Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
		0	Credit	Durability Management Verification	1
5			Credit	Environmentally Preferable Products	5
		0	Credit	Construction Waste Management	3

### 0 0 0 Indoor Environmental Quality 18

Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
		0	Credit	Enhanced Ventilation	3
		0	Credit	Contaminant Control	2
3			Credit	Balancing of Heating and Cooling Distribution Systems	3
		0	Credit	Enhanced Compartmentalization	3
		0	Credit	Enhanced Combustion Venting	2
		0	Credit	Enhanced Garage Pollutant Protection	1
3			Credit	Low Emitting Products	3
		0	Credit	No Environmental Tobacco Smoke	1

### 0 0 0 Innovation 6

Y			Prereq	Preliminary Rating	Required
		0	Credit	Innovation	5
		0	Credit	LEED AP Homes	1

### 0 0 0 Regional Priority 4

		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1
		0	Credit	Regional Priority: Specific Credit	1

### 75 0 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

NARRATIVE ADDENDUM 11.20.24  
LEED Project Checklist

MARTHA PENZENIK ARCHITECTS  
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MARTHA@PENZENIK.COM