



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Claire V. Ricker, Secretary Ex-Officio

Subject: Update to Environmental Design Review, 149 Pleasant Street, Arlington, MA
Docket #3810

Date: November 26, 2024

This memo is provided as an update to the last memo provided on August 1, 2024. The following items were provided by the Applicant since the last hearing:

- Updated site diagram, floor plans, and elevations
- Narrative Addendum

These items address the follow-up items requested by the ARB as follows:

- *Applicant must provide an updated LEED checklist and narrative.*

Applicant has provided an updated LEED checklist.

- *Applicant must provide a cross-section plan of the retaining wall, showing that is a minimum of 12 inches, preferably 18 inches, off the rear lot line.*

Applicant has provided this cross section indicating that the retaining wall is a minimum of 2' from the rear lot line on the engineered site plan – cross-section A-A – on page 6 of the 11-20-2024 Drawings & Plans document.

- *Applicant must provide a plan with specific identification of required parking locations not within the setback, with accessible space shown, including its dimensions.*

Applicant has provided updated site plan with parking spaces identified within the setback. Parking spaces are shown with dimensions on pages 4-5 of the 11-20-2024 Drawings & Plans document.

- *Applicant must meet with Tree Warden to review requirements for any removal of trees, as well as the exact location of trees in the public way and plans to either preserve those trees or go through the process to be allowed to relocate them.*

Applicant has included confirmation from the Select Board that the street tree may be removed pending plans that are approved by the Redevelopment Board. Applicant will plant two replacement street trees.

- *Applicant must confirm with the Director of ISD whether they will be subject to the Fossil Fuel Free bylaw, determine what types of mechanical systems will be used and where they will be located, and present updated plans showing that information.*

Applicant has provided email correspondence from Director Mike Ciampa dated 11/12/24 confirming that the project is subject to the fossil fuel free bylaw and that solar is not required.

- *Applicant must either present a plan for including solar or show that they are exempt from that requirement. If they are claiming exemption based on denial by AHDC, they must show that they have presented a plan for solar to AHDC and been denied.*

Applicant has provided a letter from the Arlington Historic Districts Commission indicating that the Commission regularly approves projects with rooftop solar in the historic districts but that solar panels installed on the primary, street facing façade are generally not allowed. The Commission highlighted the visual prominence of this address and the fact that as a corner property, it has two primary facades.

- *Applicant must show where trash and recycling bins will be kept on the site.*

Applicant has provided an updated site plan with the location of the trash and recycling bins shown on pages 4-5 of the 11-20-2024 Drawings & Plans document.