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January 6, 2025

VIA EMAIL

Rachel Zsembery, Chairperson
Arlington Redevelopment Board
Town of Arlington
730 Massachusetts Avenue
Arlington, Massachusetts 02476

Re: 821-837 Massachusetts Avenue, MA (the "Site") - Docket No. 3798

Dear Chairperson Zsembrey:

Pursuant to the request of the ARB I submit the following letter which addresses the prohibited uses on the site at 821-837 Massachusetts Avenue, Arlington, Massachusetts and the use of the egress and ingress on the Site.

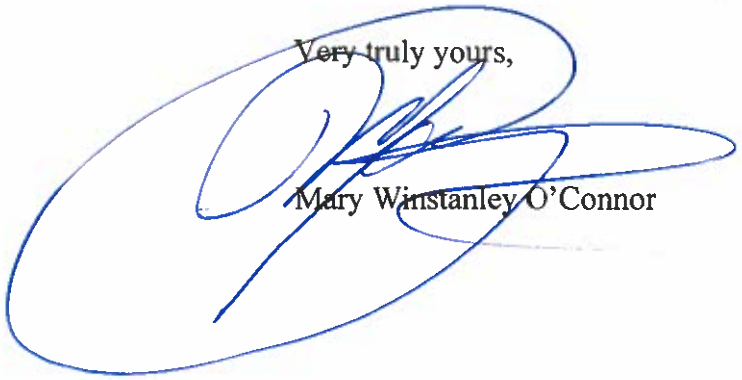
Pursuant to the lease by and between Noyes Realty, LLLP, and Massachusetts CVS Pharmacy, LLC (hereinafter referred to as the "Lease", "Landlord and "Tenant", respectively), Landlord is prohibited from leasing 821 Massachusetts Avenue to any business such as: a store selling health and beauty aids (which is defined as a store which devotes more than five percent (5%) of its retail space to the display and sale of health and beauty aids), a store selling greeting cards, gifts, vitamins and/or candy, any store offering one-hour or other on-site photo processing, a pharmacy mail order facility, a drugstore, a dollar store and/or a pharmacy prescription department, which shall include the dispensing of prescription drugs by physicians, dentists, or other healthcare practitioners, and/or entities such as health maintenance organizations, where such dispensing is for profit.

With respect to the Site, which includes the two properties, 821 and 837 Mass Ave, the Site has been developed as one project site under ARB Docket No. 3348. The ARB's decision provides that on the Site behind 821 Mass Ave there shall be ten (10) parking spaces reserved for 821 Mass Ave's use. Special Condition No. 5. These spaces are located on the 837 Mass Ave parcel for use by 821 Mass Ave and, pursuant to the lease, these dedicated spaces are maintained by the Tenant.

The egress and ingress on the 837 Mass Ave parcel is not exclusive to CVS and is for the use of the ten (10) parking spaces reserved for use by 821 Mass Ave.

I thank you.

Very truly yours,



Mary Winstanley O'Connor

MWO/lm

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