

PLANNING & COMMUNITY
DEVELOPMENT

Docket 3838

REQUIRED SUBMITTALS CHECKLIST

2025 JAN 29 A 9:49

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet; include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

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Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3838

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

PLANNING & COMMUNITY
DEVELOPMENT

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COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 15 Ryder St Arlington MA 02476
Assessors Block Plan, Block, Lot No. 57-2-1 Zoning District Industrial
- Deed recorded in the Registry of deeds, Book 78808, Page 3
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____
- Present Use of Property (include # of dwelling units, if any)
Contractor Office, Shop and Warehouse
- Proposed Use of Property (include # of dwelling units, if any)
Restaurant and Brewery

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APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Thomas Allen
Organization ABC Beer Inc dba Arlington Brewing Company
Address 251 Lowell St, Arlington MA 02474
Street City, State, Zip
Phone (617) 299-9095 Email tom@drinkarlingtonbeer.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☐ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☒ Lessee/tenant
- Property Owner** ☐ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Julia Mirak Kew Title Vice President
Organization ABCJ Land LLC Phone (781) 641-2495
Address 438 Massachusetts Ave Suite 127, Arlington MA 02474
Street City, State, Zip
Phone (781) 641-2495 Email Julia@mirakproperties.com

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name **Mary Winstanley O'Connor** Title **Attorney**

Organization **Krattenmaker O'Connor & Ingber P.C.** Phone **(617) 523-1010 Ext 223**

Address **One McKinley Square, Fifth Floor**, **Boston, MA 02109**
Street City, State, Zip

Phone **(617) 523-1010 Ext. 223** Email **moconnor@koilaw.com**

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

3.3 **Special Permits**

3.4 **Environmental Design Review**

section(s)

title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

6.1.10(F)2 **Location of Parking Spaces - location of loading area**

section(s)

title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that **ABC Beer Inc** is the owner ☐ or occupant ☒ or purchaser under agreement ☐
of the property in Arlington located at **15 Ryder St. Arlington MA 02476**
which is the subject of this application; and that unfavorable action ☐ or no unfavorable ☒ action has been taken by
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the
Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



251 Lowell St Arlington MA 02474

Address

(617) 299-9095

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 15 Ryder Street, Arlington MA

Zoning District: I - Industrial

Applicant: ABC Beer Inc. d/b/a Arlington Brewing Company

Address: 251 Lowell St. Arlington MA

Present Use/Occupancy: No. of Dwelling Units:

Office and Storage

Uses and their gross square feet:

Office = 4,158 GFA

Storage = 1,650 GFA

Proposed Use/Occupancy: No. of Dwelling Units:

Manufacturing (Brewery) and Restaurant

Uses and their gross square feet:

Manufacturing = 2,133 GFA

Restaurant = 3,872 GFA

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	45,687	45,687	min. (.....)
Frontage	193	193	min. (.....)
Floor Area Ratio ¹	.12	.13	max. 3.0
Lot Coverage (%), where applicable	8.75%	10.85%	max. (.....)
Lot Area per Dwelling Unit (sf)	N/A	N/A	min.
Front Yard Depth (feet)	62'	61.5'	min. 10'
Side Yard Width (feet) right side	23.5'	23'	min. 10'
left side	69.5'	68.9'	min. 10'
Rear Yard Depth (feet)	102.9'	77.4'	min. 10'
Height stories	2	1	stories ² 3
feet	24'-5"	25'-3"	Feet 39'
Open Space (% of G.F.A.) ³	390	6,690	min. (.....)
Landscaped (sf)	315	3,964	(sf) (.....)
Usable (sf)	0	2,630	(sf) (.....)
Parking Spaces (#) ⁴	+/- 30 @ Leased Premises	20	min. 17
Parking Area Setbacks (feet) (where applicable)	0' @ sideyard w/out wall buffer 40' @ frontyard	2'-3" @ sideyard w/ wall buffer 44'-0" @ frontyard	min. 5'-0" @ sideyard w/ wall buffer min. 10'-0" @ frontyard
Loading Spaces (#)	0	0	min. 1
Bicycle Parking ⁵ short term	0	22	min. 4+2=6
long term	0	4	min. 1+3=4

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

Support Narrative for Dimensional and Parking Form

Prepared by: Reisen Design Associates

Date: 1.24.2025

Floor Area Ratio Existing

1st floor (4,000GFA) + Mezzanine (1,755GFA) = 5,755GFA

FAR = 5,755/45,687 = .12

Floor Area Ratio Proposed

1st (4,000GFA) + Mezz (1,045GFA) + Addition (960GFA) = 6,005GFA

FAR = 6,005/45,687 = .13

GFA by use

Manufacturing = 960 (walkin) + 1,070 (brewfloor) + 103 (boiler rm) = 2,133GFA

Restaurant = 4,000 – 1,070 - 103 + 1045 (mezz) = 3,872GFA

Parking Spaces

Section 6.1.10(C) exempts the first 3,000 square feet of non-residential space in mixed-use developments from the parking requirements of Section 6.1. As per discussion with Director Ricker on January 21, 2025 the following is how the mixed-use parking reduction is applied: 3,000 GFA reduction = 2,133sq.ft. GFA from Manufacturing and 867sq.ft. GFA from Restaurant

Uses: Manufacturing = 2,133GFA, Restaurant = 3,872GFA

- Manufacturing = 2,133 sq.ft. GFA – 2,133 sq.ft. = 0 spaces required
- Restaurant = 1 space per 4 seats total seating capacity excluding seasonal , including above reduction: 106 seats total – 38 seat reduction (seating at Mezzanine = 867 sq.ft.) = 68 seats
68 / 4 = 17 parking spaces

Bicycle Parking Spaces

Restaurant (3,872GFA)

Short Term : 1 space per 1000SF (1 X 4) = 4 spaces

Long Term : 0.20 spaces per 1000SF (.2 X 4) = .8 = 1 space

Brewery - Light Manufacturing (2,133GFA)

Short Term : 0.60 spaces per 1000SF (.6 X 3) = 1.8 = 2 spaces

Long Term : 1 space per 1000SF = 3 spaces

or if greater - .75 per employee .75 X 2 = 1.5 = 2 spaces (less than SF based requirement)

Memorandum

To: Arlington Redevelopment Board
From: ABC Beer Inc. d/b/a Arlington Brewing Company
Re: Special Permit Application via EDR for 15 Ryder St.

We are ABC Beer Inc., doing business as Arlington Brewing Company. Since our launch in the spring of 2023, we have proudly operated in Arlington, with the goal of becoming a vibrant and valued part of the community. We are now applying to establish a brick-and-mortar brewery, taproom, kitchen, and beer garden at 15 Ryder Street.

Our mission at Arlington Brewing Company is to spread joy within our community and beyond by creating memorable experiences centered around incredible craft beer, delicious food, and authentic human connections. Since June 2023, we have been selling our craft beer at pop-up events throughout Arlington and neighboring communities. Most notably, we have hosted the popular Arlington Res Beer Garden for the past two years. This beloved event brings community members together to enjoy beer, food, live music, and camaraderie in a welcoming and inclusive setting.

The parcel located at 15 Ryder Street encompasses 45,687 square feet of land, of which we are leasing approximately 17,860 square feet. The leased area includes the existing building and the immediately surrounding land. The landlord will retain the remainder of the lot for their own use. Our proposal entails converting the existing contractor workshop on the leased premises into a microbrewery featuring a taproom, a full-service kitchen, and an outdoor beer garden. In addition to our handcrafted beers, we will offer a full menu of elevated American pub fare with global influences. Our vision is to establish a warm, community-oriented destination that fosters connection and celebration. We are excited to bring this unique destination to Arlington and look forward to contributing to the town's thriving community and economy.

Summary of Neighborhood Outreach

On October 1, before we made a public announcement about signing the lease, We knocked on doors Ryder, Forest and Beck Streets, and talked to neighbors that were home. Additionally, we left a short flyer introducing ourselves and inviting neighbors to come join us for an informal meet and greet at Workbar. We asked them to send us their name and email addresses so we could communicate with them in the future. Alex Tee is the only individual who provided us with contact information, and subsequent communication to the neighborhood has all passed through him.

On October 8 we hosted a neighborhood meeting at workbar. There were approximately 12 people in attendance, in addition to ABC Beer staff. During this meeting, we introduced ourselves and engaged in a good conversation. The neighbors presented us with a letter welcoming us to the neighborhood and expressing their comments & concerns. We passed the

letter along to our architect and have been using their ideas and keeping their feedback in mind as we develop the plan for the site.

On December 12 we met with neighbors to review a draft of our plans. In attendance were Alex and Peter. Mariah was on the phone. We showed them the plot-plan of the site and explained the steps we have taken to address the concerns they highlighted in their letter:

- Traffic and pedestrian safety on Ryder St
 - Removed 10 nose-in parking spots along the frontage of the building to prevent backing up into the street
 - Created a pedestrian corridor against the building where parking was previously located. This allows patrons to enter/exit the building without having to walk in the middle of the street. It also allows pedestrians walking between the bike path and Forest st to have at least a portion of their path out of the street.
 - Created a buffer between corridor and street.
 - Implemented more bike parking than is required.
- Noise
 - Beer garden located in rear of building
 - Beer garden enclosed by a privacy fence
 - No equipment along front or sides of building
 - HVAC equipment on roof
 - External brewing equipment behind building, buffered by fence
 - Taproom operating hours restricted to a maximum of 9am-11pm
 - No music in the beer garden after 9pm
 - Primary delivery hours restricted to 9am-11am weekdays and 9am-11am on Saturday
- Odors
 - All exhaust vents out top of building
 - Kitchen exhaust located in back of building
 - Trash and recycling at the very back of the lot, as far from abutters as possible

Their response was to reiterate their high level concerns, particularly about vehicles driving too fast on the street and the need for traffic calming measures. We explained that changes to Ryder St are beyond the scope of this project, but suggested additional improvements on our premises to further mitigate existing traffic and parking issues. We listened as additional concerns were raised and worked together to identify potential solutions.

As a result of this second meeting, we made additional design changes to mitigate the impact of traffic and noise in the neighborhood. These changes are:

- Removed the parallel parking spots in the buffer between the street and pedestrian corridor and replaced them with trees and bike parking.
- Added an interior vestibule to prevent noise from leaking into the street when the door is opened.

We have gone to great lengths to be good neighbors and to address the concerns that have been brought to our attention and believe that our design will dramatically improve the overall safety, attractiveness and quality of life in the neighborhood. We look forward to building a strong relationship with our neighbors and becoming a valued member of the community.

Respectfully Submitted,
Tom Allen
Founder & President
Arlington Brewing Company

IMPACT STATEMENT REQUIREMENTS

Projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw) and Environmental Design Review Criteria (see Section 3.4) of the Zoning Bylaw. Please submit an impact statement that describes your proposal, and addresses each of the following criteria.

SPECIAL PERMIT CRITERIA

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

15 Ryder Street is located in the Industrial District. We propose a mixed use building to include a brewery, which is allowed by special permit, pursuant to Section 5.6.4 (D) and a restaurant and beer garden. Pursuant to Section 5.6.1 (B), mixed use development is allowed with all uses in the Industrial District. Section 5.6.3 permits a restaurant use by special permit for a restaurant more than 2,00 square feet in size. In fact, Section 5.6.4 (D) contemplates a restaurant serving product manufactured at a brewery or distillery.

2. The requested use is essential or desirable to the public convenience or welfare.

The proposed brewery and taproom at 15 Ryder St will serve as a significant asset to the community, enhancing public convenience and welfare in the following ways:

Community Gathering Space: The brewery and taproom will provide a welcoming and inclusive space where residents can gather, socialize, and connect. Such spaces are vital for fostering a sense of community and belonging.

Local Economic Growth: As a locally owned and operated business, the brewery will contribute to the local economy by creating jobs, supporting regional suppliers, and attracting patrons who will also visit neighboring businesses. This multiplier effect will enhance the vibrancy of Arlington heights and the surrounding areas.

Enhancing Public Convenience: The taproom will serve as a convenient and family-friendly destination for socializing and dining, catering to the needs of both residents and visitors. By offering a high-quality craft beer experience locally, the brewery reduces the need for residents to travel out of town, supporting walkability and minimizing vehicle trips. Its proximity to key local attractions, such as the Ed Burns Arena, further enhances Arlington's appeal, providing visitors with additional amenities and enriching their overall experience in town.

Public Support: Feedback from Arlington residents has consistently demonstrated a strong desire for a local brewery with a brick and mortar presence. This project fulfills a clear demand for community-oriented businesses that enhance the town's character, foster connections, and contribute positively to Arlington's overall quality of life.

Operating Experience: Over the past several years we have operated beer gardens in various locations in Arlington, including the Res, Whittemore Park and the Schwamb mill, among others. We have also operated indoor events at Town Hall and many other private locations. The positive public response to, and attendance at these events clearly shows there is strong demand for this type of community building activity. Continued and repeated support for these events indicates that we are delivering a product that satisfies the demand. We intend to deliver the same positive atmosphere, welcoming hospitality and high quality product to our taproom.

3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The current use of the site generates significant large-vehicle traffic, including construction and landscaping vehicles accessing on-site storage, which contributes to congestion and potential safety concerns. Our proposed site plan addresses these issues by reducing the number of on-site parking spaces and creating a dedicated pedestrian corridor along the Ryder Street side of the building.

The existing parking configuration, with vehicles parked facing the building and backing out into the street, forces pedestrians to walk in the street or behind parked cars, posing safety risks. Our new layout prioritizes pedestrian safety by providing a clear and secure walkway for customers and passersby. This improvement will benefit not only our patrons but also the broader community, offering a safer route for those traveling between Massachusetts Avenue and the Minuteman Bike Path without needing to walk in the street along our frontage.

4. The requested use will not overload any public water, drainage or sewer system or any other municipal

system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

Water Usage: While breweries require water for production, the scale of our operations is consistent with other businesses of similar size and does not represent an extraordinary burden on the municipal water supply. We have implemented efficient water usage practices, including water re-use where feasible, to minimize consumption.

Wastewater Management: Wastewater generated on-site will be managed responsibly to ensure it meets all municipal discharge standards. Pretreatment processes will be implemented if necessary, preventing undue strain on the town's sewer system. Best practices to avoid unnecessary creation of waste water will be employed. These best practices include recapture of cooling water to be used as ingredient water in subsequent batches, employing mechanical means of cleaning (ie sweeping or squeegeing) instead of spraying, and re-use of cleaning/sanitizing solutions.

Drainage: We plan to convert approximately 2,700 square feet of impervious parking surface into a permeable, landscaped beer garden. This transformation will significantly reduce stormwater runoff from the site, improving the overall drainage capacity and mitigating potential impacts on the town's stormwater infrastructure. By enhancing permeability, this change aligns with modern stormwater management practices, supporting sustainability and reducing the burden on municipal drainage systems. Additionally, no other modifications to the existing drainage systems are anticipated, as the current infrastructure is adequate for our needs.

5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

5.6.4.D Brewery, distillery, and winery, including functional equivalents. Tap room hours of operation open to the public shall not represent disturbance to adjacent residential uses and such hours must follow the Commonwealth of Massachusetts requirements for licensing and operations.

- Proposed taproom opening hours are between 9am-11pm.
- No live music in the beer garden is permitted after 9pm.
- Deliveries are restricted to the hours between 9am and 3pm on weekdays and 9am and 11am on Saturdays

5.6.4.F Food production facility. Food and beverage facilities shall: (1) Properly store equipment and remove litter and waste within the immediate vicinity of the plant buildings or structures as to avoid becoming a breeding place, or harborage for pests. (2) Constantly check for pests and pest infestation (3) Locate and operate fans and other air-blowing equipment in a manner that minimizes noise levels and the potential for contaminating the building and its surroundings to avoid health hazards to the public. (4) Not locate vents on the façade adjacent to sidewalks or the Minuteman Bikeway to avoid exposure to the public.

Per our design, we have complied with these requirements.

6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The proposed brewery and taproom will complement and enhance the integrity and character of the district by contributing to its vibrancy and appeal. The project has been thoughtfully designed with a commitment to fostering a vibrant, safe, and sustainable community asset.

District Character: The brewery will repurpose an existing building that is currently an eyesore. We will improve the aesthetics, circulation and landscaping, adding much needed outdoor green space in our beer garden and removing unsightly temporary storage containers from the lot. The taproom will serve as a gathering place for residents and visitors, fostering a sense of connection and contributing to Arlington Hights' identity as a welcoming and lively area.

Community Health and Welfare: By offering a family-friendly space, the brewery will encourage responsible socialization and provide a safe, inclusive environment for community engagement. The brewery's commitment to sustainability, including water conservation and reducing impervious surfaces, demonstrates care for the environment and public health.

7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could

be detrimental to the character of said neighborhood.

There are no other comparable type uses in the Town.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

- 1. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.**

The existing site condition has almost no natural landscaping. Our beer garden will change that by converting approximately 2700 square feet of parking lot into a landscaped outdoor dining and drinking area. Additionally we are adding landscaping in the front of the building along Ryder St. All outdoor changes to the site are intended to improve the natural state, not detract from it.

- 2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.**

This project adds 960 sq ft on the back of the building, and we will be updating the exterior to improve both building energy efficiency and aesthetics. The addition will be used for cold storage of both raw materials and finished product. It sits behind the building and will not significantly change the visual relationship between this site and adjacent buildings.

- 3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.**

Due to site constraints, the beer garden will be in the rear of the building, and not easily visible from Ryder St. The presence of the beer garden is, however, a significant improvement to the visual amenities of the area as viewed from the Artemis driveway, Artemis residence, and nearby businesses such as Workbar. The purpose of the beer garden is to create an open outdoor space for socializing and enjoying our products (beer, food, and non-alcoholic beverages).

- 4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**

We are enhancing pedestrian safety and accessibility by creating a dedicated pedestrian corridor along our Ryder Street frontage. This corridor ensures pedestrians can travel safely from the bike path to Forest Street without needing to walk in the street. Our site plan incorporates trees planted along Ryder Street to act as a natural barrier between the roadway and pedestrian areas.

To further promote sustainable transportation, we are installing substantial bike parking, strategically located between the trees and the building. This placement shields the bike parking from vehicle traffic while maintaining ample space for pedestrians.

To accommodate these improvements, we have removed all parking in front of the building. This change

significantly enhances both safety and the aesthetic appeal of the site. Cars will no longer back out into the street where pedestrians currently walk, reducing the risk of accidents. Neighbors will benefit from improved views of trees and bike parking, replacing the current view of parked vehicles.

At present, parking extends up to Ryder Street, enclosed by a chain-link gate. This gate will be removed as part of our redesign. All parking will be relocated to the lot on the side of the building, which has been designed to include adequate turning radii and lane clearances. This layout improves sight lines for vehicles entering and exiting the lot, eliminates the need for cars to turn around on Ryder Street, and reduces congestion. In the event the lot is full, vehicles will turn around within the lot itself, rather than in the street.

- 5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.**

The most significant site change we propose is the conversion of approximately 2,500 square feet of impervious asphalt parking lot into a 2,500-square-foot beer garden with permeable surfaces and landscaping. This transformation directly aligns with Best Management Practices for surface water drainage by significantly reducing impervious surface area, minimizing runoff, and enhancing on-site stormwater management.

- 6. In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.**

No response required

- 7. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**

Electrical service will be upgraded and a pad-mount transformer will be installed on site in the location indicated on our site plan. New utility service will be run underground.

Sanitary sewage disposal will use existing sewer lines and is not inconsistent with the sewage loading of other buildings in the immediate vicinity.

Solid waste is generated from 2 primary sources - food operations and brewing operations. Food operation waste is consistent with typical restaurant waste stream, and we plan to divert food scraps and compostable serviceware into the compost to minimize the amount of trash headed to a landfill. Solid waste from the brewing process primarily takes the form of spent grains that are left over after all the sugars have been extracted. These grains will be collected at the end of each brewing cycle and placed in bins that will then be removed to be composted offsite.

We will have dedicated dumpsters for trash and recycling, the locations are indicated on the site plan.

- 8. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions**

of Section 6.2 of the Zoning Bylaw.

See elevation drawings for proposed signage.

- 9. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**

Our Cold room, located behind the building, and other special features such as outdoor brewery equipment, trash and recycling are all located behind a screening fence. The compressor for the cold room is located on the roof of the cold room and not visible from the street.

We request relief from the requirements in section 6.1.10(F)2. The layout of the site, coupled with the requirements for access to the building for production activities, prevents loading areas from being located in the rear of the building. Instead, we propose the loading area be located in the existing parking area on the side of the building.

Truck loading/unloading will occur in our parking lot primarily during the hours of 9am-11am M-F (outside of peak taproom hours) and will have no special impact.

- 10. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

See plans, which are compliant with all building, fire and safety codes and regulations.

- 11. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.**

Not Applicable

- 12. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.**

The equipment proposed for the brewery process generates a maximum noise level of 65 dbas at 10 feet. 65 dbas is equivalent to the sound of a normal conversation. Moreover, any sound will be further minimized since the equipment will be screened by exterior fencing. The equipment is to be located behind the building and approximately 120 feet from the nearest residence. The heat stream for all equipment is vented out of the top of the building.

- 13. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. (LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>)**

See attached checklist and associated comments.