

## **Arlington Town Meeting — Cullinane Motion to Amend the Motion to Commit**

### **ARTICLE NO. 40**

**Dated: May 14, 2025**

I, Joanne Cullinane, do hereby submit the following Motion to Amend the Motion to Commit under Article 40:

#### **VOTED:**

That Town Meeting hereby refers the question ~~to a “Two Family By Right Committee” as to whether duplexes or 2-families should be allowed by right in R0 and R1 districts~~ to a “Two Family and Duplex Construction by Right Committee.” to be structured, organized, and charged as set forth below.

#### **A. Committee Membership**

The Committee shall consist of the following nine (9) members:

- a. The Director of Planning and Community Development or their designee;
- b. One member of the Arlington Redevelopment Board or their designee;
- ~~c. One member of the Arlington Public Works Department;~~
- ~~dc. One member of the Board of Assessors;~~
- ~~e. One member of the Arlington Zoning Board of Appeals;~~
- ~~f. One member of the AmpUp! Comprehensive Plan Update Committee;~~
- ~~g. the Environmental Planner;~~
- d. One member of the Finance Committee;
- e. One member of the School Committee;
- f. One member of the Tree Committee;
- g. One member of the Transportation Advisory Committee;
- h. One town resident from a precinct that is primarily R0-R1, to be appointed by the Select Board; and
- i. One town meeting member from a precinct that is primarily R0-R1, to be appointed by the Town Moderator.

#### **B. Committee Quorum**

A majority of members shall constitute a quorum, and decisions shall be based on the vote of a simple majority of those committee members present and voting.

#### **C. Organization and First Meeting**

The first meeting of the Committee shall be convened by the Director of Planning and Community Development or their designee, and the first order of business shall be the self organization of the Committee through the election of one or more chairs from among the members, whose responsibility shall be to convene and preside over all future meetings. The Committee shall also elect a clerk, whose duties shall include the proper posting of meeting agendas and minutes.

#### **D. Committee Charge and Reporting**

- a. ~~The Committee shall study and provide information needed to make an informed decision regarding the implementation of a plan to allow Two Family Construction by Right in Arlington~~ what the impact of allowing duplexes and two-families by right in all R0 and R1 districts would be upon finances, infrastructure, schools, the environment, and transportation.
- b. ~~The Committee shall submit their conclusions to the 2026 Annual Town Meeting, accompanied by a report on their recommendations.~~ conduct outreach to the community, share draft proposals of their proposed Zoning changes with the community, solicit community feedback on their draft amendments, and analyze the feedback received to determine whether to propose such a change to our zoning.
- c. The Committee shall finalize their recommendations before the close of the warrant for the 2026 Annual Town Meeting and, if they recommend zoning changes, they shall recommend that one or more articles be inserted in the warrant related to their recommendations. As required by M.G.L. Chapter 40A, Section 5, the Arlington Redevelopment Board shall hold hearings and issue recommended votes on said articles.
- d. The Department of Planning and Community Development shall deliver notice by first class mail of said hearings to all owners and abutters of the land referred to in the final recommendations of the Committee, and the Committee shall present their recommendations at said hearings.
- e. The Committee shall abide by the requirements of Open Meeting Law.

#### **~~E. Dissolution of Committee~~**

~~The Committee shall be dissolved concurrent with the dissolution of the 2026 Annual Town Meeting, unless there is a vote of Town Meeting to extend the Committee's charge.~~

#### **E. Extension or Dissolution of Committee**

- a. If the Committee determines that it is not able to finalize its recommendations by the time the warrant closes for the 2026 Annual Town Meeting, it may insert an article in the warrant to extend the Committee's charge;
- b. The Committee shall be dissolved if the committee's recommendation is that such a zoning change is not beneficial to the town;
- c. Alternatively, the Committee shall be dissolved concurrent with the dissolution of the 2026 Annual Town Meeting, unless there is a vote of Town Meeting to extend the Committee's charge.

**COMMENT:** This amendment to the Motion to Commit that has been submitted under Article 40 amends the language of that motion so as to include on the committee therein recommended individuals with expertise in the following areas: Town finances, the Arlington Public School

system, our tree canopy, and transportation. Given the potential impacts of this citizen-led proposal upon the Town as whole, and the fact that zoning changes of this magnitude usually incorporate a public process where outreach is conducted and resident input solicited, this amendment adds a public process which includes those elements. Residents have demanded as such and a motion to commit that omits such a process does nothing to address that problem. This amendment also refers to Two-Families -and- Duplexes as they are sometimes different in ownership structure.

Well over 800 residents have petitioned the Town not to enact this zoning change. Many more remain unaware that such a proposal is before us at all. As such, it is incumbent upon us to ask that a public process be established to consider the impact of such a major zoning change. Furthermore, the vote of the ARB on this article was divided, in part because the notification that would typically be required to property owners and abutters under the Zoning Bylaw was not undertaken by the article proponents and is best undertaken by the town. I concur with the chair of the ARB that a Town-led public outreach and feedback process is most appropriate for such a proposal. The committee proposed by this motion is intended to be a vehicle for the necessary study and outreach.

Respectfully submitted,  
/s/ Joanne Cullinane, Precinct 21  
\_\_\_\_\_, Precinct 21

Date Voted: \_\_\_\_\_

Action Taken: \_\_\_\_\_