



Town of Arlington, Massachusetts
Department of Planning and 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 ensure compliance with M.G.L c.40A, § 3A

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Site Plan Review, 225 Broadway, Docket #3857
Date: July 10, 2025

I. Docket Summary

This is an application by Patrick Catino, 31 Arrowhead Drive, Saugus, MA, to open Site Plan Review Docket #3857 in accordance with the provisions of the Town of Arlington Zoning Bylaw Section 5.9.3 Site Plan Review.

The applicant proposes to demolish an existing two-family dwelling and construct a multi-family dwelling with four (4) units on the property located at 225 Broadway, Arlington, MA, in the R2 Residential District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District.

Materials submitted for consideration of this application include:

- Architectural Plans and Drawings, dated 7/7/25;
- Landscape Plan, dated 7/10/25;
- Application for Site Plan Review, dated 6/2/25;
- Dimensional and Parking Information, dated 6/2/25;
- Impact Statement, dated 6/2/25;
- Surveys, dated 5/22/25 and 5/29/25;
- LEED Checklist, dated 6/13/25;

The subject property is located within the Residential Two-Family (R2) zoning district and the Massachusetts Avenue/Broadway Multi-Family Housing (MBMF) Overlay District, which the applicant has elected to apply to this development.

Section 5.9, Multi-Family Housing Overlay Districts, provides a process for the Arlington Redevelopment Board (ARB, or the Board) to review and potentially impose reasonable conditions through Site Plan Review for As of Right Development proposals located within a Multi-Family Housing Overlay District. The ARB shall provide Site Plan Review for projects using the Environmental Design Review Standards set forth in Section 3.4.4 of the Zoning Bylaw.

II. Multi-Family Housing Overlay Districts (Arlington Zoning Bylaw Section 5.9.2)

All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and with M.G.L. c. 40A, § 3A, and any Compliance Guidelines issued thereunder, as amended. The purposes of the Multi-Family Housing Overlay Districts are:

- A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
- B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
- C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
- D. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation,
- E. To encourage environmental and climate protection sensitive development,
- F. To encourage economic investment in the redevelopment of properties,
- G. To encourage residential uses to provide a customer base for local businesses, and
- H. To ensure compliance with M.G.L. c. 40A, § 3A.

III. Site Plan Review/ Environmental Design Standards (Arlington Zoning Bylaw, Sections 5.9.3 and 3.4.4)

1. SPR/EDR-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 applicant proposes to expand the existing footprint of the building from approximately 1,100 SF to almost 2,300 SF, an increase of over 110%. The applicant further proposes new patios and walkways of both impervious concrete and pervious pavers to provide useable outdoor space. While there is no landscape minimum under the MBMF Overlay District, the proposed landscape area will be enhanced based on the landscape plan which includes two new trees and a variety of shrubs and plantings throughout the site.

2. SPR/EDR-2 Relation of the Building to the Environment

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

The subject property is zoned R-2 Residential Two-Family and is within the Mass Ave/Broadway Multi-Family (MBMF) Overlay District. The neighborhood consists of a mix of single, two-family, and multi-family properties. The proposed development is consistent with the scale and density of properties along the Broadway Corridor.

3. SPR/EDR-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 by 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.

Landscaped open space is proposed for the front and rear yards. The front setback will be enhanced with plantings and pavers including two trees. The rear setback includes two patios for the use of tenants designed to encourage social interaction between neighbors of the development. The patios will be enhanced by landscaped lawn areas that extend around the sides of the building with pervious bluestone pavers.

4. SPR/EDR-4 Circulation

With respect to vehicular and 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 6.1.12 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.

The applicant is proposing to access to the property via foot, bicycle, transit, and automobile. Because of the street tree and the location of an MBTA Bus Stop in front of the property, the existing driveway apron and curb cut will be maintained. The enclosed garage provides parking for four vehicles with adequate space to maneuver into and out of each space without disturbing other neighbors. Six long-term bicycle parking spaces are also located in the enclosed garage. Section 6.1.12.D. of the Zoning Bylaw requires that the computed number of required spaces be rounded up to the next whole number, thus one short-term bicycle parking space is required. The Board may wish to discuss a practical location for the short-term bicycle parking space with the applicant.

Vehicle Parking Requirements		
Required parking spaces	4	
Proposed parking spaces	4	
Bicycle Parking Requirements		
Use	Long-Term Parking	Short-Term Parking
Required Bicycle Parking	6	.4
Proposed Bicycle Parking	6	1

5. SPR/EDR-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 stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater 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 in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

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 ensure the maintenance of all stormwater 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 any future maintenance needs.

The applicant will apply best practices and comply with the Town's Stormwater Management bylaw, during and after construction, as approved by the Town Engineer.

6. SPR/EDR-6 Utilities Service

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

Utilities serving the building will be located underground.

7. SPR/EDR-7 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.

As this is a residential development, no advertising features are proposed.

8. SPR/EDR-8 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.

The proposed site plan shows trash and recycling receptacles adjacent to the building on the Broadway façade behind a fence and gate with landscaped screening.

9. SPR/EDR-9 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 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.

The interior and exterior of the building is designed to facilitate building evacuation. The proposed building will have access for fire, police and other emergency vehicles, as well as personnel and equipment from Broadway.

10. SPR/ EDR-10 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 practical whether these exist on the site or on adjacent properties.

The property at 225 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*.

11. SPR/EDR-11 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 impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

Equipment for heating and cooling is not called out on the roof or site plan. The Board may consider asking for updated plans with the locations of mechanical equipment.

12. SPR/EDR-12 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.

This applicant has completed a LEED checklist that includes a point for at least one EV charger; however, the charger is not drawn on the plans. The Board may request that the applicant show where the EV charging station will be located in the garage. The development will comply with the Town's Specialized Stretch Energy Code and the Fossil Fuel-Free Bylaw which ensure a maximum level of energy efficiency is achieved.

IV. Findings

The following findings are for the Board's consideration:

1. The nature and use of the property is consistent with the purpose and intent of Section 5.9, Multi-Family Overlay Districts.
2. The project is consistent with Site Plan Review/Environmental Design Review standards per Sections 5.9 and 3.4 of the Zoning Bylaw.

V. Recommended Conditions

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Applicant will obtain the necessary building permits and work with the Town Engineer to ensure compliance with all applicable codes.