

From: Wynelle Evans

Sent: Monday, July 28, 2025 11:25

To: Rachel Zsembery; Eugene Benson; Shaina Korman-Houston; Kin Lau; Stephen Revilak

Cc: Claire Ricker; Sarah Suarez

Subject: how to ensure compliance with EDRs?

Dear all:

I haven't been able to make the past several ARB meetings, but want to say thank you for the follow-ups of special permit conditions that have been on recent agendas.

Several more to note:

— The current plans shown for 455 Mass. Ave. indicate that the 1BR Affordable unit is still undersized, at 687SF. These plans may be out of date, however? See page A1-02:

<https://www.arlingtonma.gov/home/showpublisheddocument/58414/637703151734700000>

— The useable open space for residents as required at 882 Mass Ave is not in evidence, and may no longer be possible given the location of the trash and power enclosures. See pg 6, item 8:

<https://www.arlingtonma.gov/home/showpublisheddocument/52351/637314544263930000>

— There's a complete lack of landscaping at 1500 Mass Ave, and no place to replace any of the 15+ trees that were removed. Its hard to see where any landscaping might go, as the entire parcel now appears to be covered with the building or asphalt parking areas. This project may also owe the Town another street tree? See last 3 pgs for Tree Plan:

<https://www.arlingtonma.gov/home/showpublisheddocument/52835/637364816954870000>

— Near and dear to my heart: I suggested a printed screen for the rear facade at 34 Dudley St, to soften the looming blank facade as seen from Wellington Park, especially in the winter when the trees are bare. This idea was approved, and the EDR specifies 3 screens on the rear. The screens were installed, but they don't face the park, and are not visible from it. The conditions were followed, but the intent was missed! See pg. 3, item 2: <https://www.arlingtonma.gov/home/showpublisheddocument/61504/637902089307770000>

All of which point to the need for regular site visits as projects proceed. And this is simply beyond the abilities of a volunteer Board, where members have jobs, families, and already spend great amounts of time on the ARB's duties. EDR conditions seem to fall through a crack between their issuance by the Board, and the kinds of regular inspections that are conducted by IS. How to address this might be worth pursuing along with Mr. Ciampa, to figure out how to make corrections before projects are completed, when they cause expense and aggravation to developers?

Thank you for your consideration of this issue, and the individual instances listed here.

Best,
Wynelle

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