

TOWN CLERK
ARLINGTON, MA. 02476

2025 JUN 26 PM 5:20

ARLINGTON REDEVELOPMENT BOARD

Application for Site Plan Review

124 BROADWAY, ARLINGTON

DOCKET 3862

2025 JUN 26 PM 5:20

REQUIRED SUBMITTALS CHECKLIST

Submit checklist with application. One electronic copy of your application is required; print materials may be requested.



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



Dimensional and Parking Information Form (see attached)



Impact statement

- ☒ Respond to Environmental Design Review (Section 3.4) criteria on pages 6-7 of this packet.
- Include 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;
- ✓ • Any wetlands or wetland resource areas.



Drawings of proposed structure/sample materials

- ✓ • 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.
- • Physical sample façade materials and color samples.
- • Lighting plan and fixtures if not provided on site or landscaping plan.



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 L. Applicants **MUST** submit a current 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 may be found at <https://www.usgbc.org/resources>, under "RATING SYSTEM."

☒ **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.

☒ **Residential and commercial units**

✓ Describe the number, locations, and sizes of residential units, and of affordable units if any. All affordable units must meet the State's standard for inclusion on the Arlington Subsidized Housing Inventory. Describe the number, locations, and sizes of commercial units, if any. Indicate if units are rental or ownership.

☒ **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**

(The fee is \$0.20 per square foot of new construction, or a minimum fee of \$500. See Rule 12 of the [ARB Rules and Regulations](#) for more information.)

FOR OFFICE USE ONLY

Docket #: 3862

____ Site Plan Approved

Date: _____

____ Received evidence of filing with Registry of Deeds

Date: _____

____ Notified Building Inspector of Site Plan Review filing

Date: _____

TOWN CLERK
ARLINGTON, MA. 02476

PLANNING & COMMUNITY
DEVELOPMENT

2025 JUN 26 PM 5: 19

ARLINGTON REDEVELOPMENT BOARD

Application for Site Plan Review

2025 JUN 26 PM 5: 15

DOCKET 3862

COVER SHEET

Application for Site Plan Review

PROPERTY AND PROJECT INFORMATION

- Property Address 126 BROADWAY.
Assessors Block Plan, Block, Lot No. 030.0-0003-0004.0 Zoning District R2/MBMF
- Deed recorded in the Registry of deeds, Book 30300, Page 405
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any)
2-FAMILY DWELLING
- Proposed Use of Property (include # of dwelling units, if any)
MIXED-USE BUILDING
(1 COMMER. UNIT & 14 RESIDENTIAL UNITS)

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Site Plan Review.
Name of Applicant(s) Stephen Maimone and Thomas McDonough
Organization 126 Broadway LLC
Address 77 Oak St Suite B3 Newton Ma 02464
Street City, State, Zip
Phone 978-815-1486 Email steve.maimone @ outlook.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:** Identify the person or organization that owns the subject property.
☒ Check here if applicant is also the property owner
Name _____ Title _____
Organization _____ Phone _____
Address _____
Street City, State, Zip
Phone _____ Email _____

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

Name TIMOTHY JOHNSON Title PRINCIPAL
Organization TIM JOHNSON ARCHITECT Phone 617-417-1482
Address 599 E. BROADWAY BOSTON, MA 02127
Street City, State, Zip
Phone 617-464-4363 Email tjarchitectllc@gmail.com

5. Site Plan Review applied for in accordance with the following Zoning Bylaw section(s):

section(s)	title(s)

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

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 approval you request. Include any reasons that you feel you should be granted the requested approval.

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

The applicant states that Stephen Wainane is the owner ☒ or occupant ☐ or purchaser under agreement ☐
of the property in Arlington located at 126 Broadway
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 site plan be approved.

Signature of Applicant(s):

[Signature]
77 Oak St Suite B3
978-815-1486

Address

[Signature]
Newton Ma 02464
617-435-2747

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 126 BROADWAY Zoning District: R2/MBMF
Applicant: _____ Address: _____
Present Use/Occupancy: No. of Dwelling Units and sizes: 2-FAMILY DWELLING Uses and their gross square feet: RESIDENTIAL - 2,570 SF +/-
Proposed Use/Occupancy: No. of Dwelling Units and sizes: MIXED-USE BUILDING Uses and their gross square feet: COMMERCIAL - 1,901 GSF
(1 COMMER. UNIT & 14 RES. UNITS) RESIDENTIAL - 12,070 GSF

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use <u>R2/MBMF</u>	
Lot Size	<u>5,401 SF +/-</u>	<u>5,401 SF +/-</u>	min. <u>6,000 SF</u>	<u>NONE</u>
Frontage	<u>48' +/-</u>	<u>48' +/-</u>	min. <u>60 FT</u>	<u>NONE</u>
Floor Area Ratio ¹	<u>0.5</u>	<u>3.0</u>	max. <u>0.35</u>	<u>NONE</u>
Lot Coverage (%), where applicable	<u>43%</u>	<u>62%</u>	max. <u>35%</u>	<u>NONE</u>
Lot Area per Dwelling Unit (sf)	<u>2,703.5 SF</u>	<u>386 SF</u>	min. <u>NONE</u>	<u>NONE</u>
Front Yard Depth (feet)	<u>13' +/-</u>	<u>0.0'</u>	min. <u>20'</u>	<u>0.0'</u>
Side Yard Width (feet)	right side <u>5'</u>	<u>5'</u>	min. <u>10'</u>	<u>5'</u>
	left side <u>N/A</u>	<u>N/A</u>	min. <u>N/A</u>	<u>N/A</u>
Rear Yard Depth (feet)	<u>4'</u>	<u>20'</u>	min. <u>20% LOT DEPTH</u>	<u>20'</u>
Height	stories <u>2-1/2</u>	<u>5</u>	stories ² <u>2-1/2</u>	<u>5</u>
	feet <u>35' +/-</u>	<u>50 ft</u>	Feet <u>35 ft</u>	<u>65 ft</u>
Open Space (% of G.F.A. or lot size) ³			min.	
	Landscaped (sf) <u>60% +/-</u>	<u>18%</u>	(sf) <u>30%</u>	<u>NONE</u>
	Usable (sf) <u>N/A</u>	<u>N/A</u>	(sf) <u>NONE</u>	<u>NONE</u>
Parking Spaces (#) ⁴	<u>2</u>	<u>6</u>	min. <u>14</u>	<u>10</u>
Parking Area Setbacks (feet) (where applicable)			min.	
Loading Spaces (#)			min.	
Bicycle Parking ⁵	short term <u>UNKNOWN</u>	<u>22</u>	min. <u>21</u>	<u>21</u>
	long term <u>UNKNOWN</u>	<u>4</u>	min. <u>2</u>	<u>2</u>

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.

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

⁴ See Section 6.1, Off-Street Parking and Section 5.9.4.F. 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](#).

June 23, 2025

Proposed mixed-use development

126 Broadway, Arlington, MA

ENVIRONMENTAL DESIGN REVIEW CRITERIA

A. Preservation of Landscape: The existing corner lot is relatively flat with no trees. However, all street trees shall be protected during construction.

B. Relation of Buildings to Environment: The proposed building follows the site organization of the existing building – i.e. front door faces Broadway and secondary door and garage door face Everett St. The massing of the proposed building is reduced via upper floor setbacks, recessed balconies and the design principle tripartite division: façade divided into three distinct horizontal sections – base, the shaft and the capital (or crown).

C. Open Space: At grade, the open space of grass and landscaping at the side yards provide a natural buffer to passersby and abutting lots. Also, the ground floor commercial component features large expanses of glazing providing a transparency to the activities inside. At the fourth floor of the proposed building the front wall is setback 8-1/2 feet to provide another natural buffer in the form of sedum cover–adding a green cornice to Broadway. Lastly, 10 of the 14 balconies face or partially face the street providing opportunities for social interaction.

D. Circulation: As mentioned in section ‘A’, the site organization of the proposed building is a hierarchy of entrances: starting with the commercial entry facing Broadway with direct access to sidewalk and on-street parking; around the corner on Everett St. is the residential entrance–again with access to sidewalk, on-street parking and garage; and, finally the garage entrance is furthest away from the corner for exclusive use of the residents.

E. Surface Water Drainage: Per civil engineering drawings, all roof runoff to drain to subsurface infiltration system located under driveway. And, all parking areas, open and covered, to drain to trench drain located at end of driveway–then to oil separator and infiltration system.

F. Utility Service: Per civil engineering drawings, all new utilities to proposed building to be underground.

G. Advertising Features: Exterior wall sign for commercial space per Section 6.2. Sign lighting via soffit LED down lighting.

H. Special Features: 6 foot stockade fence with lattice topper at lot perimeter.

I. Safety: Safety features include transparency of street level façade providing visual access to commercial space, resident entrance and open garage to passersby. Also, per the Dark Sky Initiative, all exterior lights and all motion-sensing flood lights at building perimeter for security to be downlit and shielded.

J. Heritage: Does not apply.

K. Microclimate: Cooling and water absorption surfaces include white EPDM roofing at upper roof to reflect sunlight and reduce amount of heat absorption by building and surrounding surfaces; and, sedum ground cover at lower roof providing cooling and moisture release and a green cornice line to the passersby. Also, 35% of lot is either landscaping or a pervious surface providing a breathable, moist and visual softness to over 1/3 of site.

L. Sustainable Building and Site Design: The proposed building shall conform to the Stretch Energy Code and specify WaterSense plumbing fixtures and EnergyStar appliances and windows. Also, the building will be all-electric for heating, cooling and cooking.

Owner: Steve Maimone

Architect: Tim Johnson Architect