



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
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MEMORANDUM

To: Arlington Redevelopment Board
From: Claire V. Ricker, Director
Katie Luczai, Economic Development Coordinator
Date: 8/7/2025
RE: Project updates requested

1306-1308 Massachusetts Avenue

Regarding Docket #3760, on 8/28/2023, RB Farina Roofing Co. was granted a Special Permit for a change of use from retail to a commercial office of greater than 3,000 square feet in the B3 Village Business, and signage. Per section 3.3.5.(B.) of the Arlington Zoning Bylaw, the special permit is valid for three years; however, the special permit issued by the Arlington Redevelopment Board (ARB) is also subject to the state-wide "Mass Leads Act" of 2024 that includes provisions to extend the life of land use permits. The act automatically extends many real estate development permits by two years for "approvals in effect or existence" during the "tolling period" between 1/1/2023, and 1/1/2025. Thus, the Special Permit granted by the ARB has been automatically extended by two years and is now due to expire on 8/28/2028.

A building permit for the property fit out was issued on 10/2/2023 and the applicant commenced construction. The last permit pulled for this project was in August 2024 when a plumbing permit was issued. No inspections have been completed on site since the permits were pulled. Per Massachusetts State Building Code, the building permit for this project (B-23-240) has expired. Building permits expire if the work authorized on site by such permit is suspended or abandoned for a period of 180 days after commencement of construction.

After reaching out to the applicant for a project status update, the applicant informed the Department of Planning and Community Development (DPCD) that the project is on hold and may commence either later this year or early next year. DPCD staff requested the temporary sign installed by the applicant be removed and informed the applicant that the current plywood boarding of the windows was not compliant under the Vacant Storefront Bylaw. The sign was removed shortly after. The applicant has informed DPCD that there are no windows installed on

the property that could be papered should the plywood used to board the property be removed. DPCD staff are working with the applicant to find a solution. The applicant has also been informed that their current storefront signage at 1319 Mass Ave is noncompliant regarding window transparency, and they have agreed to remedy it.

190 & 192-200 Massachusetts Avenue

Regarding Docket #3650, 190 & 192-200 Massachusetts Ave, on 2/27/2023 the Board issued a Special Permit related to the redevelopment of the site to a four-story, mixed-use building with 30 residential units and two ground-floor commercial units. Per section 3.3.5.(B.) of the Arlington Zoning Bylaw, the special permit is valid for three years; however, the special permit issued by the Board is also subject to the state-wide “Mass Leads Act” of 2024. Thus, the Special Permit for Docket #3650 has been automatically extended by two years and is now due to expire on 2/27/2028.

Hazardous material remediation has commenced on the project site with State oversight. Utility services to the existing buildings are due to be cut and capped. The Inspectional Services Department (ISD) has not yet issued a demolition permit for the project as the required remediation work and utility discontinuance have not been completed; however, ISD anticipates that a demolition permit will likely be issued in the coming weeks. DPCD staff have been in contact with the developer and with ISD to ensure that final construction design documents and material selections meet the conditions of the Special Permit issued by the ARB.