



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, 126 Broadway, Docket #3862
Date: August 7, 2025

I. Docket Summary

This is an application by Stephen Maimone and Thomas McDonagh, 126 Broadway LLC, 77 Oak St, Suite B3, Newton, MA 02464, to open Site Plan Review Docket #3862 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 detached garage and construct a five-story mixed-use building with an approximately 1,400 square-foot commercial unit and residential parking on the ground floor, and fourteen (14) residential units above on the property located at 126 Broadway, Arlington, MA, in the Residential Two-Family District and Massachusetts Avenue/Broadway Multi-Family Housing Overlay District. Six (6) residential parking spaces are proposed.

Materials submitted for consideration of this application include:

- Architectural Plans and Drawings, dated 07/08/25;
- Application for Site Plan Review, dated 06/26/25;
- Dimensional and Parking Information;
- Impact Statement, dated 06/23/25;
- Plot plans
- Existing Conditions Photographs, dated 07/08/25;
- Shadow Study, dated 07/08/25;
- Civil engineering plans, dated 07/09/25; and
- Stormwater Management Plan and Checklist, dated 07/11/25.

The subject property is located within 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 building footprint on this corner lot from approximately 1,300 square feet to 3,330 square feet, an increase of over 150%. There is no landscape minimum under the MBMF Overlay District and there will be minimal changes to the existing grade. The Board can find this condition met.

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 Residential Two-Family (R2) and is within the Mass Ave/Broadway Multi-Family Housing (MBMF) Overlay District. The project is located across the street from a four-story mixed-use building and a gas station on Broadway. The neighborhood is primarily residential with a mix of single-family, two-family, duplex, and multi-family low density buildings. The Board can find this condition met.

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.

Three existing street trees on Broadway and Everett Street will be protected during construction. A 5-foot wide strip of new lawn area will be installed along both sides of the building; no plantings are proposed. A green roof with sedum cover is proposed for the fourth floor, and a stockade fence is proposed in the rear and side yards. Each dwelling unit will have access to a balcony at least 50 square feet in size. The Board can find this condition met.

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 proposed project is highly accessible by transit, bike, and walking. The existing curb cut on Everett Street will be reduced to a width of 20 feet. Two uncovered residential parking spaces are proposed, as well as an open garage on the building's ground floor with four additional spaces for residents. No off-street parking for the commercial unit is proposed.

Vehicle Parking Requirements – Residential Use Only		
Required parking spaces	14	
Proposed parking spaces	6	
Bicycle Parking Requirements – Residential Use Only		
Use	Long-Term Parking	Short-Term Parking
Required bicycle parking	21	2
Proposed bicycle parking	22	4

Additional short-term and long-term bicycle parking will be required based on the proposed use for the commercial unit. The applicant should clarify the number and proposed location of EV chargers.

A bike storage room accessible by elevator is proposed for long-term parking. The applicant should clarify whether the two-tier racks shown on the plan meet the requirements in Section 6.1.12 of the Zoning Bylaw. Two racks for short-term parking are proposed in the grass strip between the street and sidewalk on Broadway and Everett Street.

The applicant has not submitted a Transportation Demand Management plan to request a parking reduction from the Board. Additionally, staff notes that the proposed parking garage does not provide a 24-foot drive aisle as required for two-way traffic by Section 6.1.11.C(3).

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 has performed soil testing on site and submitted a stormwater checklist and stormwater management plan. The project will utilize best practices including a subsurface infiltration system under the driveway and will comply with the Town's Stormwater Management Bylaw, during and after construction, as approved by the Town Engineer. The Board can find this condition met.

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 underground. The Board can find this condition met.

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.

Any signage and advertising will be in accordance with the provisions of Section 6.2 of the Zoning Bylaw, compliant with the Business Sign District requirements. Final signage will need to be submitted, reviewed, and approved administratively by the Department of Planning and Community Development or reviewed by the Board for a sign permit. The Board can find that this condition met.

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 site plan should be revised to show the proposed location of the transformer and any screening. The applicant should also clarify how trucks will access the trash and recycling dumpsters located behind the uncovered parking spaces for pick-up, and label any snow storage areas or verify that snow will be removed from the property. The Board can find this condition met.

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 property provides access to the building for fire, police and other emergency personnel and equipment from both Broadway and Everett Street. The applicant has proposed exterior downlighting including at the main entrances for the commercial unit and the residences. The Board can find this condition met.

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 126 Broadway is not listed on the *Inventory of Historically or Architecturally Significant Properties* in the Town of Arlington. The Board can find this condition met.

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.

The applicant proposes white EPDM roofing on the upper roof to reflect sunlight and reduce heat absorption. Sedum cover on the lower roof will promote cooling for the building and its surroundings, and contribute to a green streetscape. The Board can find this condition met.

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.

The applicant has not completed a LEED checklist or demonstrated the proposed rooftop solar energy system complies with the requirements of Sections 5.9.4.H and 6.4 of the Zoning Bylaw. The project will utilize sustainable building practices and include energy-efficient systems, as well as provide electric bike charging in the storage room and EV charging. In addition, the project 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 Housing 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.
3. The vehicle and bicycle parking improvements and proximity of the project to non-automotive transit resources justify the parking reduction per Section 6.1.5 of the Zoning Bylaw, subject to approval of a Transportation Demand Management Plan.

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.