

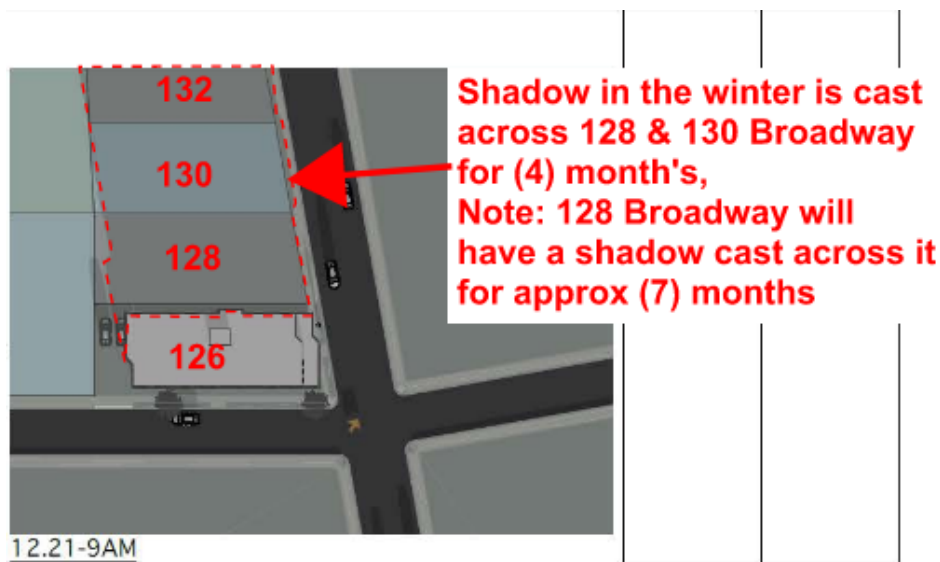
I am providing comments to the plans submitted for the property at 126 Broadway, Arlington MA.

There are several areas where the proposed plan does not comply with the Zoning Bylaws.

1. Arlington Zoning Bylaws Req. for Open space is 30% of lot size.
A. Proposed open space is 18% open space which is a reduction by 40%
2. Arlington Zoning Bylaws Req. front set back is 20'-0".
A. Proposed Front set back is 0'-0" which is a reduction by 100%
3. Arlington Zoning Bylaws Req. Side yard setback is 10'-0".
A. Proposed Side yare setback is 5'-0" which is a reduction of 50%.
4. Arlington Zoning Bylaws Req. Height is 2 ½ stories or 35'-0"
A. Proposed Height is 5 stories or 50'-0" which is an increase of 48%
5. Arlington Zoning Bylaws Req. off street parking is 14 spaces
A. Proposed off street parking is 6 spaces which is a reduction of 56%.

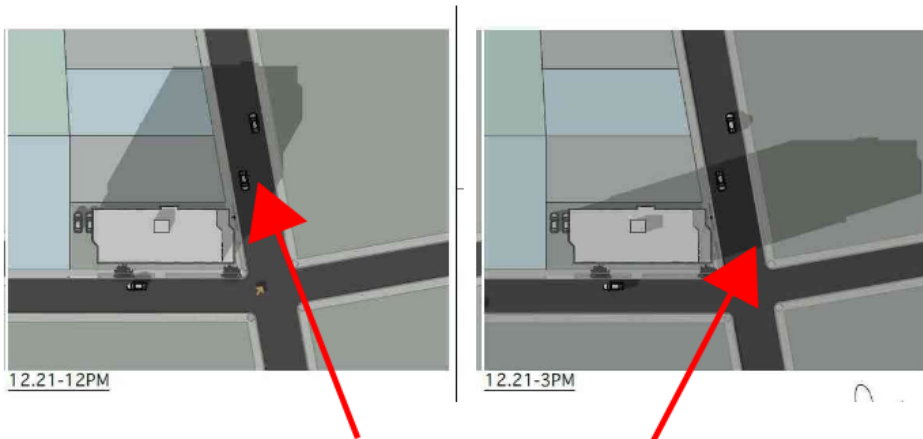
The Shadow study (below) does not properly show that there is an impact to the property at 128, 130 & 132 during the winter for (4) months +/- and that the property at 128 Broadway will have a shadow cast on it for approx. (7) months a year. A project should not have such a

Large impact on its adjacent neighbors.





The Shadow study(below) and the perspective (above) do not meet the Town of Arlington Design guidelines for commercial Corridor, this will create a Canyon effect and is not inviting at the street



Arlington Design standards for Commercial Corridor

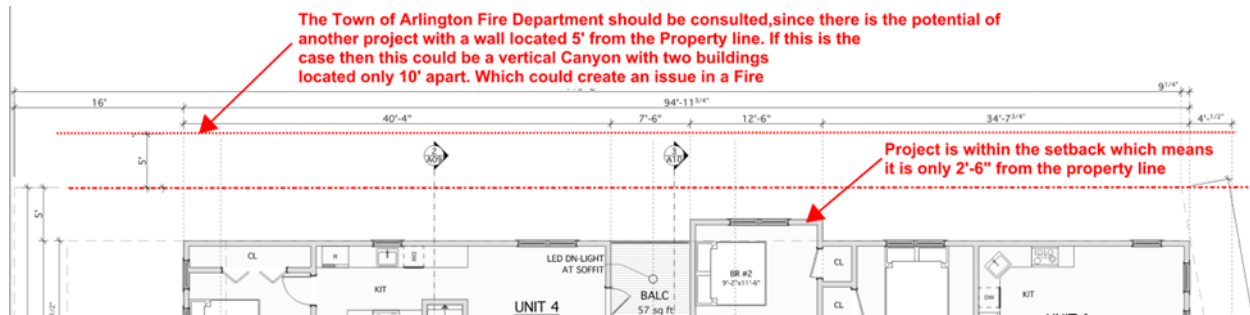
1 BUILDING SETBACKS

ENCOURAGE

- An appropriate relationship to the street based on the street size and sidewalk width
- Plazas and open spaces with landscaping and street furniture
- Upper-level step-backs to diminish effect of tall building height

DISCOURAGE

- The "canyon effect" with large buildings in close proximity to the street
- Surface parking in setback zones
- Large setbacks that disconnect the building from the sidewalk and public realm



The Town of Arlington Fire Department should be consulted, since there is the potential of another project with a wall located 5' from the Property line. If this is the case then this could be a vertical Canyon between two buildings located only 10' apart. Which could create an issue in a Fire. The question is should this wall and windows be protected with a 1hr fire rating for safety?



Scale of project on the right will overpower the existing homes.

The above is a comparison of a well-known building in town to demonstrate what the height will be

CONCLUSIONS:

The project at 126 Broadway Arlington Ma, not only will change the fabric and character of the neighborhood but will set the stage for all future development.

It appears that the size and scale of the project will increase density by over 100% on an existing (2) family lot. To maximize profit it appears that most of the Zoning Bylaws are being ignored

Based on the height and scale of the project it will dominate the existing homes and will create a Canyon effect on homes and Broadway; this will be more noticeable during the winter months when the lack of sunshine is more noticeable

While development is essential the project needs to be sensitive to its surroundings and not at the expense of the neighborhood.

I hope that the board considers all of these factors and rejects the proposal in its current form.

Thank you

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