

**Arlington Redevelopment Board**  
**Monday, September 8, 2025, at 7:30 PM**  
**Community Center, Main Hall**  
**27 Maple Street, Arlington, MA 02476**  
**Meeting Minutes**

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

**STAFF:** Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

---

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

August 11, 2025 – The Board members made no changes to the minutes. The Chair requested a motion to approve the August 11 minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3857, 225 Broadway (continued from July 14, 2025).**

Ms. Ricker explained that the applicant has requested a continuance of the hearing to October 20, 2025. The developer has hired a new designer, who requested more time to prepare materials.

The Chair asked for a motion to continue the public hearing for Docket #3857, 225 Broadway, to October 20, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3866, 18 Grafton Street.**

Ms. Ricker explained that the applicant has requested a continuance of the hearing to November. She said that the plans were evaluated by DPCD staff, who determined that it was likely that the project would be required to include an accessible unit. The applicant will be meeting with Director of Inspectional Services Mike Ciampa tomorrow to determine if that is the case. Mr. Benson said that in addition to the accessible unit, the plans for this project do not meet the zoning bylaw requirements in other ways as well. Ms. Ricker agreed.

The Chair asked for a motion to continue the public hearing for Docket #3866, 18 Grafton Street, to November 3, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Open Forum.**

The Chair opened the floor:

- June Scott, 12 Grafton St – She lives next door to the proposed development at 18 Grafton St. She believes that part of the plans for 18 Grafton St are actually on her property. She is concerned that they plan to remove hedges and possibly a wall on her property. She is also concerned because the garage that they propose to demolish is very close to her house, and she wants to know if the applicant will cover the cost of damage to her property.

Ms. Ricker replied that Ms. Scott and others with concerns can always contact DPCD.

- Jen Thompson, 22 Grafton St – Her house is on the other side of 18 Grafton St from Ms. Scott, and she has similar concerns regarding property lines and the impact of construction.

The Chair replied that Ms. Thompson can contact DPCD with concerns. She also said that DPCD will pass these concerns on to the applicant. She also noted that when the hearing takes place on November 3, 2025, it will include time for public comment.

- Ms. Thompson also asked how an accessible unit is defined, and whether it refers to physical or financial accessibility.

The Chair replied that the Fair Housing Act requires that a multi-family development with four or more units have at least one unit that is accessible or able to be made accessible to those with mobility restrictions. Ms. Ricker also noted that the Town's inclusionary zoning requiring that 15% of units be affordable does not apply to a development of this size, so the developer will not be required to include an affordable unit.

- Kristin Skrabut, 15 Everett St – Her house is directly behind 18 Grafton, and she shares the concerns already mentioned about property lines and demolition. She would like to know how the developer proposes to mitigate problems posed by hazardous materials during demolition. She also noted that there is a large tree shared by eight families, and she is concerned that it will be damaged during construction.

Ms. Ricker replied that Ms. Skrabut can contact DPCD, and she can also send correspondence to the Board, as can others with concerns. The Board reads and considers all correspondence relating to applications before them.

Mr. Benson noted that the Board cannot speak to the proposal itself this evening, given the continuation of the hearing, but he recommended that if any of the neighbors have had their property surveyed, they share that information with DPCD.

Seeing no one else who wished to speak, the Chair closed open forum.

The Chair moved to **Agenda Item 5 – New Business.**

Ms. Ricker confirmed the remaining meeting dates for 2025: September 15, October 6, October 20, November 3, November 17, December 1, December 15, with a retreat on October 19.

Mr. Revilak noted that Arlington was recently designated one of the state's Housing Choice Communities. He asked how the Town received that designation and what it means. Ms. Suarez, who worked on attaining the designation, explained that the Town applied for the designation, which included a process looking at the number of housing units developed over the past five years, the Town's policies that affect housing, and initiatives the Town is taking to encourage more housing units. It considers housing overall, not specifically affordable housing, with the goal of dealing with the housing shortage the state currently faces. She said that over the past five years, the Town has permitted 321 new housing units. The policies and zoning bylaws that factored into the decision include the ADU bylaw, the Multi-Family Housing Overlay Districts created to comply with the MBTA Communities law, participating in the Fossil Fuel Free Pilot program, and the Town's Housing Production Plan that considers ways to increase diverse housing stock. Being designated a Housing Choice Community allows Arlington to participate in the Housing Choice grant program, an annual process awarding up to \$500,000 grants for site plan development, building infrastructure, feasibility studies, and other work to help increase housing. Arlington will also qualify for up to \$150,000 per year in planning and zoning grants, which would allow us to conduct studies to determine what makes the most sense to build in particular locations, consider ways to increase sustainability and energy efficiency in housing, look at traffic mitigation options, and other issues relevant to and affected by increasing housing stock. The designation also gives Arlington bonus points when applying for other state grants, including MassDOT's Complete Streets program, MassWorks' grants for infrastructure, grants to acquire park space and conservation land, water quality improvement measures, and others. Out of 350 municipalities in Massachusetts, only about 90 have been awarded this designation.

Mr. Revilak asked how many of the 321 new units permitted in the last five years were deed-restricted as affordable. Ms. Suarez replied that it was approximately 99 units.

Mr. Benson noted that 366 Mass Ave, a vacant office building, seems to be in worse condition every time he sees it. He asked staff if they have any information about that property. Ms. Ricker said that her understanding is that the building was damaged in a fire, and the units are in varying states of disrepair and habitability. As far as she knows, there are no plans for the building at this time. She said that she needs to speak to Mr. Ciampa about the state of the building and

what measures Inspectional Services has taken. She can give the Board a more complete update at a future meeting. The Board has the authority to implement an urban renewal plan, which would allow the Town to take the property for a potential development.

The Chair asked the other Board members for feedback for the Town Moderator about the Town Meeting schedule, and whether the schedule could be modified to improve the ability of Town Meeting Members to get timely information about and better understand proposed zoning amendments.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 8:55 pm.**

**Documents used:**

- Agenda Item 1      Draft Minutes – August 11, 2025
  
- Agenda Item 2      18 Grafton St – Site Plan Review Application – 8-8-25  
                          18 Grafton St – Impact Statement – 8-6-25  
                          18 Grafton St – Proposed Plot plan – 8-1-25  
                          18 Grafton St – Plans & Drawings – 8-8-25  
                          18 Grafton St – LEED Checklist – 8-11-25  
                          18 Grafton St – Civil Set-ST – 8-1-25  
                          18 Grafton St – Sustainability Analysis – 8-6-25  
                          18 Grafton St – Stormwater report – 7-21-25  
                          Docket 3866 18 Grafton St – SPR Legal Notice 8-21, 8-28  
                          SPR memo Docket 3866 18 Grafton St – 09-04-2025
  
- Correspondence    18 Grafton St – Seltzer, D, 9/8/25  
                          225 Broadway – J. Cullinane, 7/17/25  
                          225 Broadway – D. Seltzer, 7/17/25  
                          1500 Mass Ave – J. Cullinane, 9/2/25