



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
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MEMORANDUM

To: Arlington Redevelopment Board
Cc: Katie Luczai, Economic Development Coordinator
From: Claire Ricker, Director
Date: October 2, 2025
RE: Docket #3831 – 1323 Mass Ave, Fiesta Bites Signage

Regarding Docket #3831, 1323 Mass Ave, Fiesta Bites, DPCD has been in regular communication with the tenant about ongoing issues with non-compliant signage.

The owner of Fiesta Bites, Mr. Asael Sanchez, continues to work with his sign contractor on the pre-existing cabinet signs over the storefront. Mr. Sanchez is currently unable to contract for new signage due to financial constraints and is seeking some restitution from the sign contractor who initially designed and installed the non-conforming signage. Mr. Sanchez has offered to not turn on the lighting for the cabinet sign in the interim.

Given that the storefront windows are scheduled to be replaced, and that most non-conforming signage has been removed from the existing windows, DPCD recommends that the ARB vote to close Docket #3831 and allow for the Department to continue working with Mr. Sanchez on the removal of non-compliant signage and installation of new, compliant signage. Any proposed new signage proposed will undergo administrative review for strict compliance with Section 6.2 of the Arlington Zoning Bylaw. Any proposed non-conforming signage will be subject to a new public hearing of the Board.