

MEMORANDUM

TO: Arlington Redevelopment Board
FROM: Mary Winstanley O'Connor, Esq. 
RE: 9-11 Robbins Road, Arlington, MA 02476, Docket No. 3867
DATE: December 15, 2025

The plans submitted in connection with the above-referenced application under Article 5.8 of the Arlington Zoning By-law for site plan review provide for two (2) driveways on opposite sides of the property at 9-11 Robbins Road, Arlington, Massachusetts (referred to as the "Application", "Site Plan" and "Property", respectively).

The Property is a 7,855 square foot lot that sits at the corners of Robbins Road and Higgins Street. The driveways proposed are on Robbins Road, which driveway provides two (2) parking spaces, and Higgins Street, which provides a driveway for four (4) parking spaces, two (2) of which are sized for compact automobiles. The parking, as proposed, sits on either side of two duplexes.

The parking was designed in this manner to: (a) avoid creating the appearance of a parking lot; (b) avoid an undue concentration of parking on Robbins Road; (c) provide a sense of balance; and (d) be comparable with other houses in the neighborhood.

As the ARB is aware, the applicant substantially reduced the size and scale of the project in response to abutter comments. Abutters wanted balance with respect to the parking on the site.

This is not a situation where there are two driveway curb cuts on the same street.

The applicant suggests that given the size of the lot, the location of the property on a

corner, the location of the two driveways, and the aesthetics, the ARB can find that the proposal:

1. Avoids an undue concentration of population;
2. Allows adequate provision for transportation;
3. Allows for the safety of those using the streets and sidewalks;
4. Conserves the value of the land and buildings in the vicinity;
5. Preserves Protected Trees as defined in Town Bylaws;
6. Having two driveways on two separate streets reduces potential conflicts with pedestrians using the respective streets and sidewalks;
7. Both streets are near intersections which have adequate sight lines;
8. Both streets are two-way. The traffic volume on Robbins Road is greater than Higgins Street; and
9. The proposed driveways do not violate any other driveway, parking, dimensional

or density requirements for the district in which the property is located.

The applicant suggests that the project with the driveways as proposed is precisely the type situation which satisfies Article 6, Subsection 6.1.10. A(2)(a) and (b).