

Record No: SP-25-29

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 12/4/2025


Primary Location

307 WASHINGTON ST
Arlington, MA 02474

Owner

BOSTON GAS COMPANY; DBA NATIONAL GRID;
PROPERTY TAX DEPT
170 Data Drive WALTHAM, MA

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district  for which the application is made or is so designated elsewhere in the Zoning Bylaw. *****Please LIST BYLAW(S)******

Special Permit is required for "Essential Services" uses in the R1 Zoning District pursuant to Table of Use Regulations in Section 5.4.3 of the Zoning Bylaw.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The existing Take Station is located at 305 Washington Street within a below-grade vault and telecommunications equipment within a 20' x 13' building. The Take Station has been in operation since the 1950s. A "take station" is a critical component of a natural gas distribution system. Its primary function is to serve as the point where a local gas utility receives high-pressure gas from an interstate transmission pipeline and processes it for safe delivery to consumers.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The proposed take station will continue to be unmanned and closed off to the public. The property will only be accessed by authorized personnel for upkeep and maintenance of the equipment.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The Project will not require connections or tie-ins to any public water, sewer or storm drainage systems or roadway infrastructure. Downstream properties, water courses, channels and conduits will not be affected by stormwater runoff as a result of the Project.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Please see Statement in Support.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

Please see Statement in Support.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Please see Statement in Support.

Dimensional and Parking Information

Present Use/Occupancy *

Essential Services

Existing Number of Dwelling Units*

0

Proposed Use/Occupancy *

Essential Services

Proposed Number of Dwelling Units*

0

Existing Gross Floor Area (Sq. Ft.)*

273

Proposed Gross Floor Area (Sq. Ft.)*

1990

Existing Lot Size (Sq. Ft.)*

82764

Proposed Lot Size (Sq. Ft.)* ?

82764

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

226

Proposed Frontage (ft.)*

226

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*

0

Proposed Floor Area Ratio*

0.023

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

0.3

Proposed Lot Coverage (%)*

2

Max. Lot Coverage required by Zoning*

34

Existing Lot Area per Dwelling Unit (Sq. Ft.)*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)*

0

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

0

Proposed Front Yard Depth (ft.)*

116

Minimum Front Yard Depth required by Zoning*

24

Existing SECOND Front Yard Depth (ft.)* ?

0

Proposed SECOND Front Yard Depth (ft.)* ?

0

Minimum SECOND Front Yard Depth required by Zoning*

0

? Existing Left Side Yard Depth (ft.)* ?

0

Proposed Left Side Yard Depth (ft.)* ?

26

Minimum Left Side Yard Depth required by Zoning* ?

10

Existing Right Side Yard Depth (ft.)* ?

0

Proposed Right Side Yard Depth (ft.)* ?

110

Minimum Right Side Yard Depth required by Zoning* ?

10

Existing Rear Yard Depth (ft.)*

0

Proposed Rear Yard Depth (ft.)*

76

Minimum Rear Yard Depth required by Zoning*

20

Existing Height (stories)

0

Proposed Height (stories)*

1

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

0

Proposed Height (ft.)*

10

Maximum Height (ft.) required by Zoning*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*

8200

Proposed Landscaped Open Space (Sq. Ft.)*

8200

Existing Landscaped Open Space (% of GFA)*

10

Proposed Landscaped Open Space (% of GFA)*

10

Minimum Landscaped Open Space (% of GFA) required by Zoning*

10

Existing Usable Open Space (Sq. Ft.)*

24500

Proposed Usable Open Space (Sq. Ft.)*

24500

Existing Usable Open Space (% of GFA)* ?

30

Proposed Usable Open Space (% of GFA)* ?

30

Minimum Usable Open Space required by Zoning*

32

Existing Number of Parking Spaces*

0

Proposed Number of Parking Spaces*

0

Minimum Number of Parking Spaces required by Zoning*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

Existing Slope of proposed roof(s) (in. per ft.)*

0

Proposed Slope of proposed roof(s) (in. per ft.)*

0

Minimum Slope of Proposed Roof(s) required by Zoning*

0

Existing type of construction*

See plans

Proposed type of construction*

See plans

Open Space Information

Existing Total Lot Area*

82764

Proposed Total Lot Area*

82764

Existing Open Space, Usable*

24500

Proposed Open Space, Usable*

24500

Existing Open Space, Landscaped*

8200

Proposed Open Space, Landscaped*

8200

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area 

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

0

1st Floor, Proposed Gross Floor Area

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2nd Floor, Existing Gross Floor Area

0

2nd Floor, Proposed Gross Floor Area

0

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing
Gross Floor Area

0

All weather habitable porches and balconies, Proposed
Gross Floor Area

0

Total Existing Gross Floor Area

0 

Total Proposed Gross Floor Area

0 

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

✔ Joshua Lee Smith, Attorney for
Applicant
Oct 8, 2025