



## Arlington Zoning Board of Appeals

**Date:** Tuesday, December 8, 2020  
**Time:** 7:30 PM  
**Location:** Conducted by remote participation  
**Additional Details:**

### Agenda Items

#### Administrative Items

##### 1. Remote Participation Details

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

The Zoning Board of Appeals is inviting you to a scheduled Zoom meeting.  
Topic: Zoning Board of Appeals, Meeting/Hearing  
Time: December 8, 2020, 7:30 PM Eastern Time (US and Canada)

Hi there,

You are invited to a Zoom meeting.  
When: Dec 8, 2020 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:  
[https://town-arlington-ma-us.zoom.us/meeting/register/tJcvcO-srzgiGtfl42UDelshKD117\\_WiF0pn](https://town-arlington-ma-us.zoom.us/meeting/register/tJcvcO-srzgiGtfl42UDelshKD117_WiF0pn)

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 932 7641 3803

Find your local number: <https://town-arlington-ma-us.zoom.us/j/adNWeNXzLr>

Dial by Location: 1-646-876-9923 US (New York)

2. **Members Vote: Approval of Meeting Minutes from November 24, 2020**

#### **Hearings**

3. **Docket #3639 - 50-52 Newcomb Street**

#### **Comprehensive Permits**

4. **Thorndike Place - Hearing on Wetland and Floodplain Impacts**

The Zoning Board of Appeals will have a public hearing with representatives from Arlington Land Realty, LLC, BSC Group, and BETA Group to review the to review the updated permit application materials for Thorndike Place related to wetlands and stormwater.

Accepted Documents

5. **Thorndike Place - Correspondence Received**

#### **Meeting Adjourn**



## Town of Arlington, Massachusetts

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### Docket #3639 - 50-52 Newcomb Street

#### ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	ZBA_PACKAGE__50-52_NEWCOMB_STREET.pdf	ZBA PACKAGE, 50-52 NEWCOMB STREET
▣ Memorandum	3639_50-52_Newcomb_St.pdf	3639_50-52 Newcomb St



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **50-52 Newcomb Street LLC** of Arlington, Massachusetts on October 20, 2020 a petition seeking permission to alter their property located at **50-52 Newcomb Street - Block Plan 007.0-0001-0004.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening December 8, 2020, at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

**DOCKET NO 3639**

**Zoning Board of Appeals**  
**Christian Klein, RA, Chair**

For information contact: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**



**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 For application to The Zoning Board of Appeals

1. Property Location: 50-52 Newcomb Street, Arlington, MA 02474 Zoning District: R2
2. Present Use/Occupancy: two-family No. of dwelling units (if residential) two
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: 2,675 square feet
4. Proposed Use/Occupancy: Unchanged No. of dwelling units (if residential) two
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 3,859

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	3368	Unchanged	min.
7. Frontage (ft.)	45	Unchanged	min. 60 Ft.
8. Floor area ratio	0.8	1.14	max. not specified
9. Lot Coverage (%)	0.38	Unchanged	max. not specified
10. Lot Area per Dwelling Unit (Sq. ft.)			min.
11. Front Yard Depth (ft.)	10.2	Unchanged	min. 20
12. Left Side Yard Depth (ft.)	12.1	12.4	min. 15
13. Right Side Yard Depth (ft.)	7.7	7.7	min. 15
14. Rear Side Yard Depth (ft.)	13.3	13.3	min. 20
15. Height (stories)	2 ½	2 ½	max.
16. Height (ft.)	31	31	max. 35
17. Landscaped Open Space (% of GFA) Sq. ft. <u>1570</u>	34.8%	34.8%	min. 10%
18. Usable Open Space (% of GFA) Sq. ft. <u>1798</u>	0%	0%	min. 30%
19. Parking Spaces (number)	2	2	min.
20. Parking area setbacks			min.
21. Loading Spaces (if applicable)	no	no	min.
22. Type of construction	5A		

## OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address: 50-52 Newcomb Street, Arlington, MA 02474

Zoning District: R2

<b><u>OPEN SPACE</u></b> <b>*See Plot Plan</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Total lot area	3368 +/-	3368+/-
Open Space (Usable)*	0%	0%
Open Space (Landscaped)	34.8%	34.8%

\*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

<b><u>GROSS FLOOR AREA (GFA)</u></b>		
Accessory building	—	—
Basement or cellar (>5' excluding mechanical area)	—	738
1 <sup>st</sup> Floor	1140	1140
2 <sup>nd</sup> Floor	1186	1186
3 <sup>rd</sup> Floor	—	—
4 <sup>th</sup> Floor	—	—
5 <sup>th</sup> Floor	—	—
Attic (>7'3" in height, excluding elevator, mechanical)	349	446
Parking garages (except as used for accessory Parking garages or off street loading purposes)	—	—
All weather habitable porches and balconies	—	—
<b>Total Gross Floor Area (GFA)</b>	<b>2675</b>	<b>3859</b>

### **REQUIRED MINIMUM OPEN SPACE AREA**

Proposed Usable Open Space Percent of GFA      0%

Proposed Landscaped Open Space Percent of GFA      34.3% of 3859 = 1,343 Sf

This worksheet applies to plans dated: 05/25/2019 designed by T. Design, LLC

Reviewed by Inspectional Services \_\_\_\_\_ Date: \_\_\_\_\_

**REQUEST FOR SPECIAL PERMIT**  
**TOWN OF ARLINGTON**

In the matter of the Application of **50-52 Newcomb St. LLC, a Massachusetts limited liability company** to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 10.11 of the Zoning Bylaw for the Town of Arlington, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, Special Permit Criteria: **Petitioner seeks a Special Permit in accordance with the provisions of Section 8.1.4 to allow construction of a shed dormer to the building all as shown on Petitioner's plans submitted with this petition for Special Permit relief. Section 8.1.4 allows the Members of the Zoning Board to grant relief to Petitioner with respect to the fact that there is no useable open space existing at the property and there would be no useable open space at the property if the Petition for a Special Permit to allow construction of the dormer is allowed.**

The Petitioner states to the Members of the Board that its proposal will satisfy the provisions of Section 3.3.3, i.e. the Decision Criteria for the grant of a Special Permit for the following reasons: Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the characteristics of the site and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a special permit are met:

- A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
- B. The requested use is essential or desirable to the public convenience or welfare.
- C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
- D. The requested use will not overload any public water, drainage or sewer system or

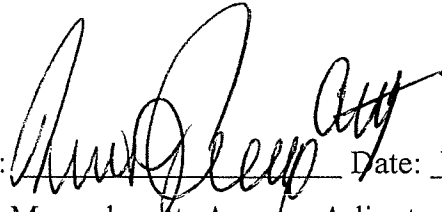
any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

E. Any special regulations for the use as may be provided in this Bylaw are fulfilled.

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

G. 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.

**The Petitioner states it is the owner** of the land in Arlington located at with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals or its predecessors upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows: **Petitioner seeks to create more living space in an existing two-family dwelling so that the additional living space can accommodate the needs of a growing family.**

E-Mail: [law@robertannese.com](mailto:law@robertannese.com) Signed:  Date: November 3, 2020  
Telephone: 781-646-4911 Address: 1171 Massachusetts Avenue, Arlington, MA 02476

**Special Permit Criteria-** The following standards must be addressed and met for the grant of a Special Permit:

1.) Indicate where the use requested is listed in the Table of Use Regulations as a Special Permit in the district for which the application is made or is so designated elsewhere in the Arlington Zoning Bylaw.

**Section 8.1.4**

2.) Describe how the requested use is essential or desirable to the public convenience or welfare.  
**The proposed dormer addition would be in keeping with the physical characteristics of other homes in the neighborhood the property and will not represent an intrusion into the mobility and habitability of other residences in the neighborhood of the property.**

3.) Describe how the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

**There will be no increase of traffic if the Special Permit is approved.**

4.) Describe how 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.

**There will be no overloading of any public water, drainage or sewer system, or any other municipal system if the Special Permit is approved.**

5.) Describe how any special regulations for the use, set forth in Article 11, are fulfilled.

**Such regulations have been fulfilled.**

6.) Describe how the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

**The request use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health morals, or welfare because the proposed addition is in keeping with the character of other homes in the neighborhood of the property and will not represent an intrusion into the privacy and livability of the inhabitants of the homes in the neighborhood of the property.**

7.) Describe how the requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

**The requested use will not by its addition to the neighborhood cause an excess of that particular use as there are other homes in the neighborhood of the property with similar physical characteristics to that of the Petitioner's property.**

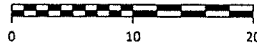
PREPARED FOR:  
OWNER OF RECORD:  
50-52 NEWCOMB ST. LLC  
50-52 NEWCOMB STREET  
ARLINGTON, MA 02474

REFERENCES:  
DEED: BK 72278; PG 245  
PLAN: PL BK 184; PG 44  
PL BK 241; PG 22  
PL 1993 #401

# CERTIFIED PLOT PLAN

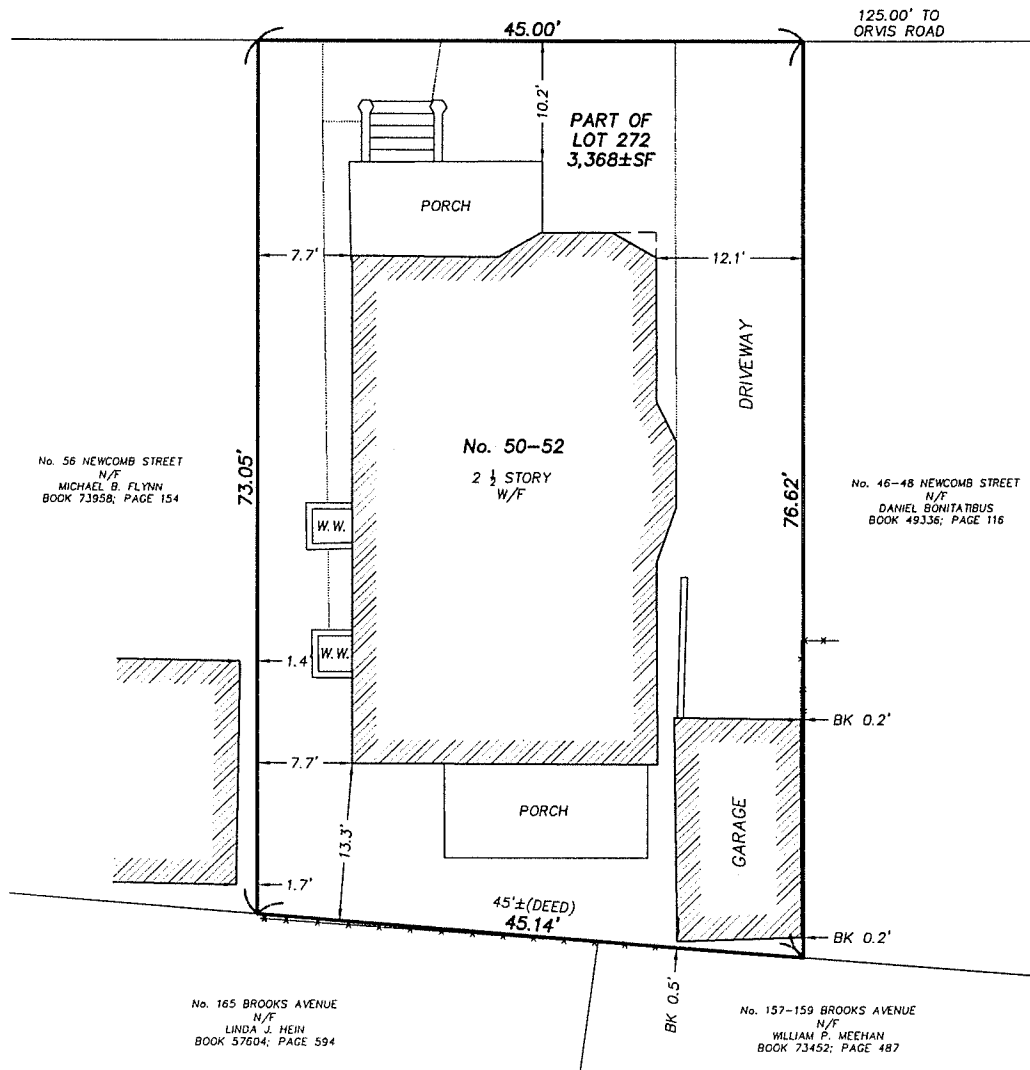
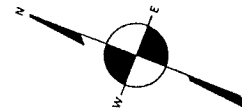
LOCATED AT  
50-52 NEWCOMB STREET  
ARLINGTON, MA

SCALE: 1.0 INCH = 10.0 FEET



BOSTON  
SURVEY, INC.  
UNIT C-4 SHIPWAY PLACE  
CHARLESTOWN, MA 02129  
(617) 242-1313

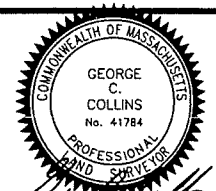
NEWCOMB STREET  
(PUBLIC - 40.0' WIDE)



I CERTIFY THAT THIS PLAN WAS MADE FROM  
AN INSTRUMENT SURVEY ON THE GROUND ON  
THE DATE OF MARCH 4, 2020 AND ALL  
STRUCTURES ARE LOCATED AS SHOWN  
HEREON.

ACCORDING TO THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE  
MAJOR IMPROVEMENTS ON THIS PROPERTY  
FALL IN AN AREA DESIGNATED AS  
ZONE: X  
COMMUNITY PANEL: 25017C0419E  
EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	01/22/20
JOB #	19-00284



10 of 75

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 4, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

COMMUNITY PANEL: 250170419E  
EFFECTIVE DATE: 06/04/2010

# CERTIFIED PLOT PLAN LOCATED AT 50-52 NEWCOMB STREET ARLINGTON, MA

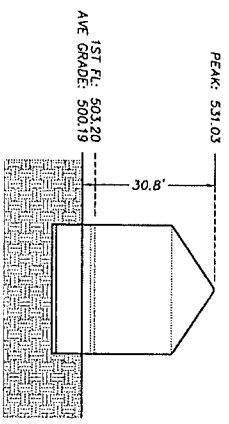
DATE: JULY 23, 2020 SCALE: 1.0 INCH = 10.0 FEET  
0 10 20 30



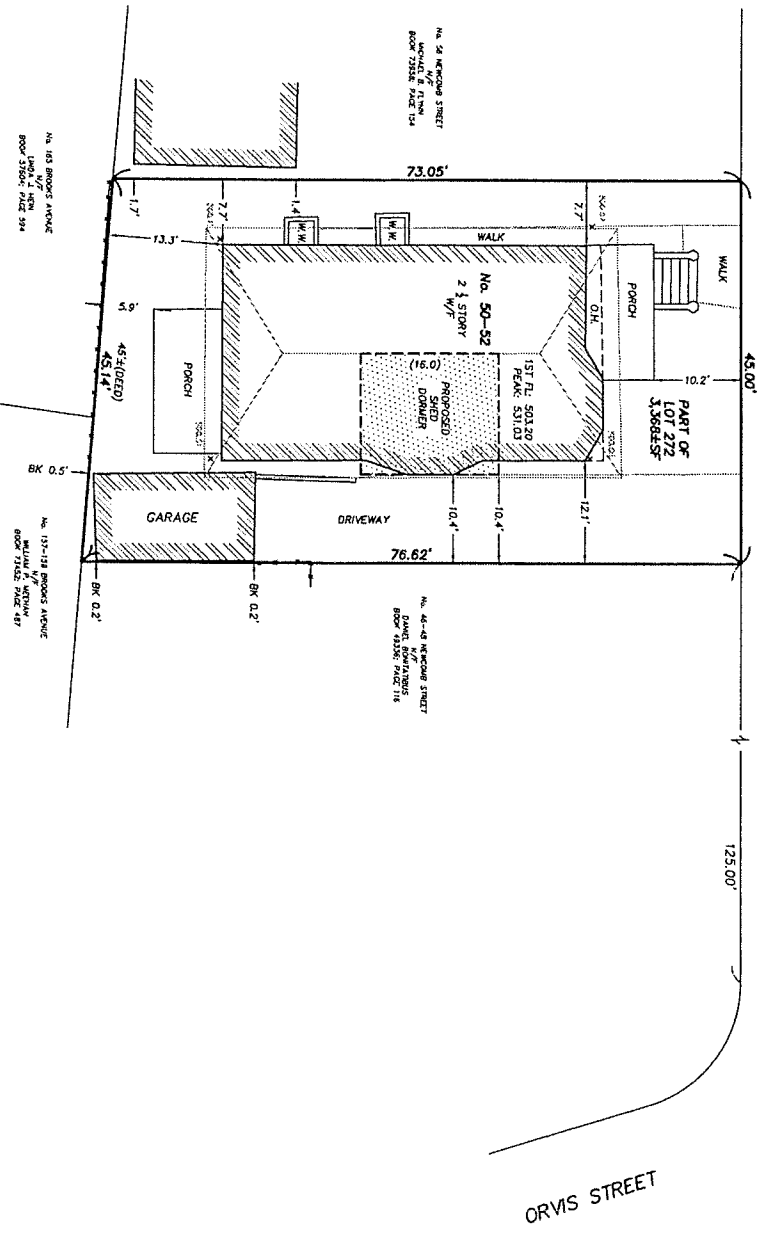
PREPARED FOR:  
OWNER OF RECORD:  
50-52 NEWCOMB ST. LLC  
50-52 NEWCOMB STREET  
ARLINGTON, MA 02174

REFERENCES:  
DEED: PL 72273 R, PG 245  
PL BK 184, PG 44  
PL BK 241, PG 22  
PL 1993 #401

## PROFILE NOT TO SCALE



ZONING	007 D-0001-0004.0
REQUIREMENT	R2, TWO FAMILY
LOT AREA	(MIN) 5,000 SF
LOT AREA, DW/JO	(MIN) 60'
FRONTAGE	(MIN) 25'
FRONT SETBACK	(MIN) 6'
REAR SETBACK	(MIN) 35'
LOT COVERAGE	(MAX) 35%
LANDS, OPEN SPACE	(MIN) 10%
USABLE, OPEN SPACE	(MAX) 30%
HEIGHT, FEET	(MAX) 35'
HEIGHT, STORIES	(MAX) 2.5
FAR	0.35
* = NON-CONFORMING	
GROSS FLOOR AREA	2,675.55 SF
(PROVIDED BY ARCHITECT)	3,859.55 SF



FIELD:	NO
DRAFT:	NIP, RAB
CHECK:	GIC
DATE:	07/23/20
JOB #	15-02034

COMMONWEALTH OF MASSACHUSETTS  
REGISTERED PROFESSIONAL SURVEYOR  
No. 41794  
GEORGE C. COLLINS

# PROPOSED RENOVATION AND DORMER ADDITION CONSTRUCTION 50-52 NEWCOMB STREET ARLINGTON, MASSACHUSETTS

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20. ATTIC FRAMING PLAN	S-2
21. ROOF FRAMING PLAN	S-3
22. CROSS SECTION AT DORMER	S-4

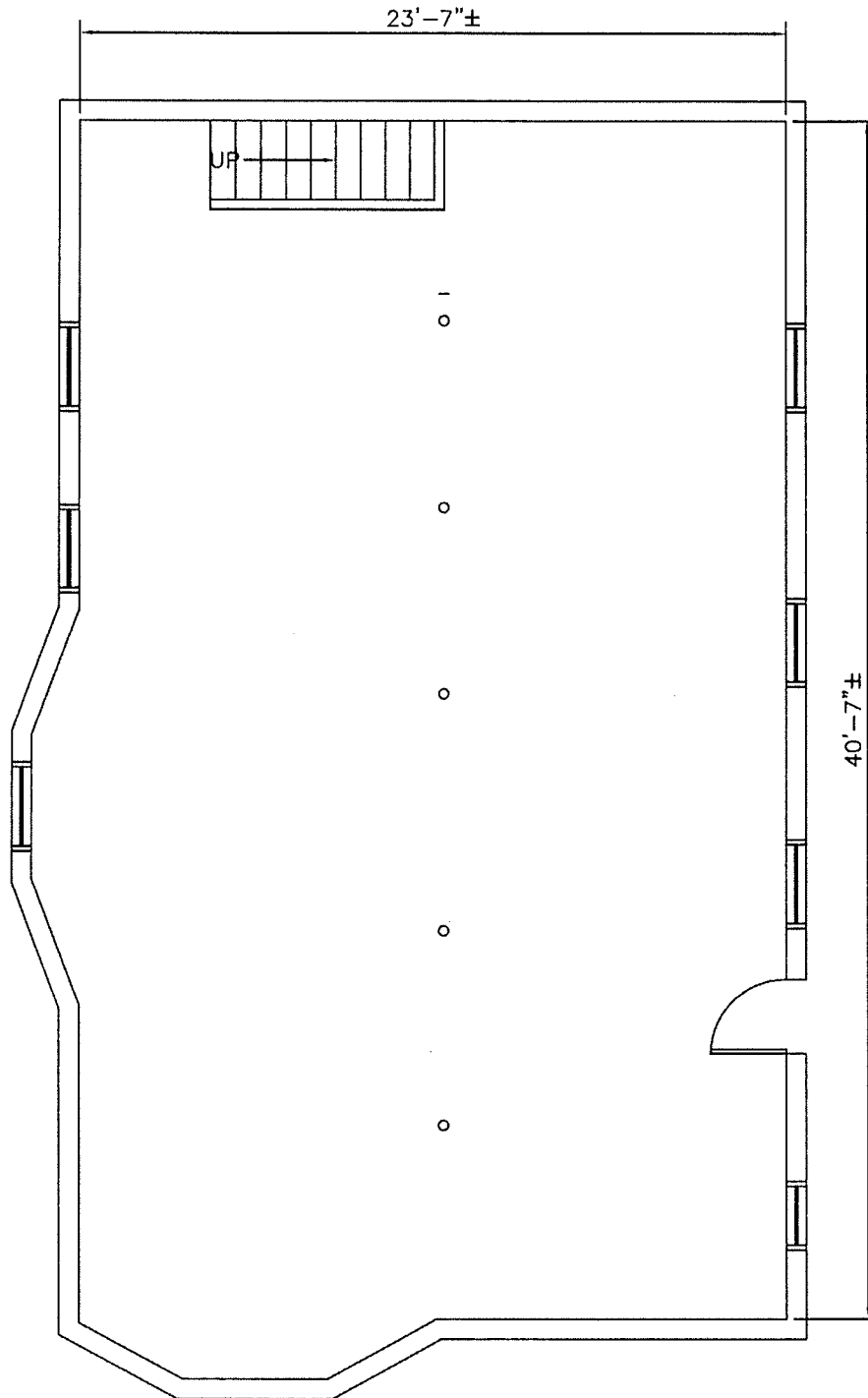
## LEGEND

- EXISTING WALL
- NEW WALL CONSTRUCTION
- DEMOLITION WALL CONSTRUCTION
- SD HARDWIRED SMOKE DETECTOR
- CO HARDWIRED CARBON MONOXIDE/SMOKE COMBO DETECTOR
- ✕ BATHROOM EXHAUST VENT

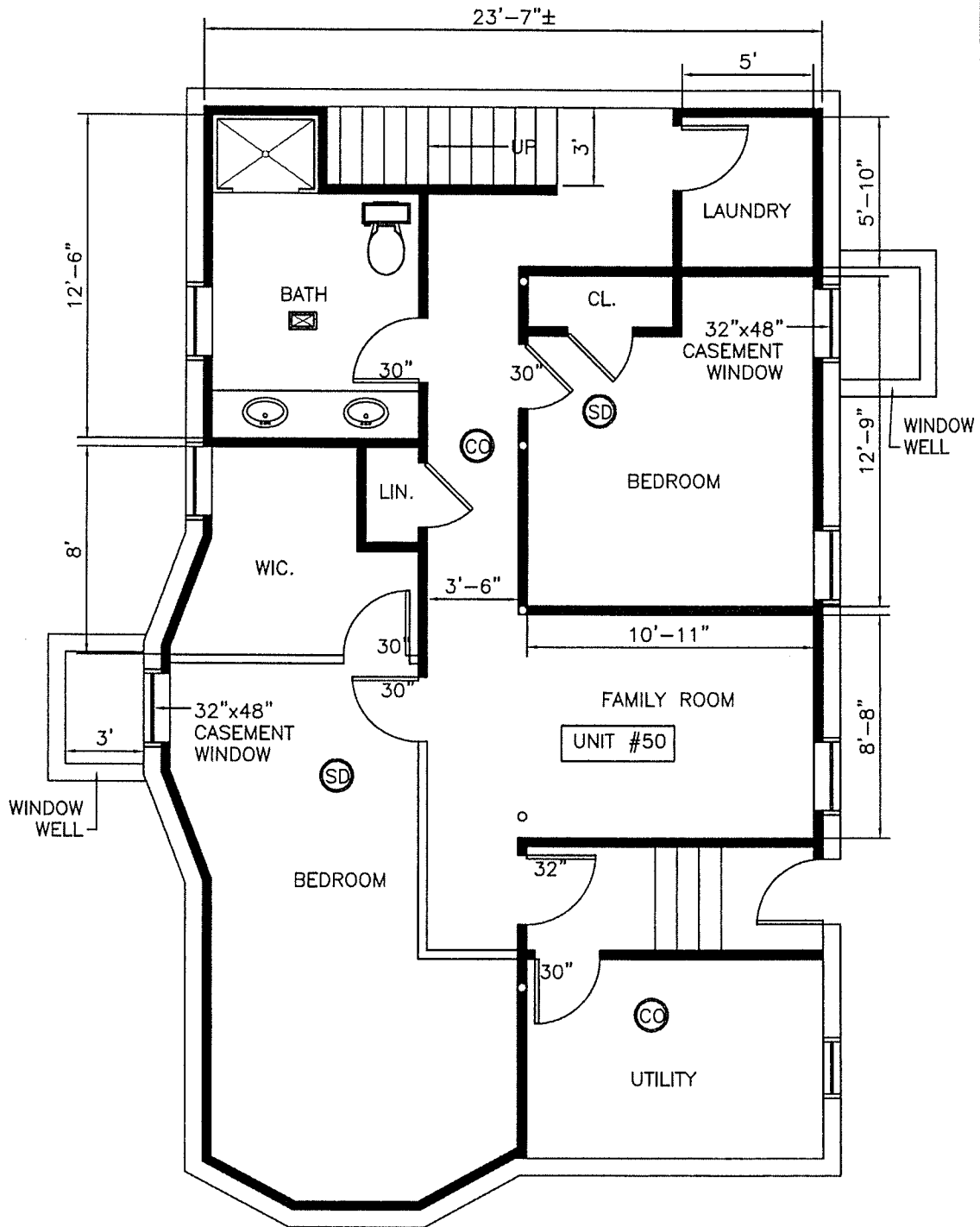
## GENERAL NOTES:

1. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COMMONWEALTH OF CURRENT MASSACHUSETTS STATE BUILDING CODE (IBC 2015, 780 CMR 9TH EDITION) AND OTHER APPLICABLE CODES.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
4. DIMENSIONS ARE NOT GUARANTEE, THE CONTRACTOR SHOULD VERIFY ALL DRAWING DIMENSIONS BEFORE PERFORM WORK.
5. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO T DESIGN IMMEDIATELY.
7. CONCRETE AND REBAR STRENGTH SHALL HAVE MINIMUM OF 3,000 PSI AND 60,000 PSI RESPECTIVELY
8. BATHROOM WINDOW MUST BE TEMPERED GLASS
9. NEW WINDOW MUST HAS DOUBLE PANE AND U FACTOR = 0.27

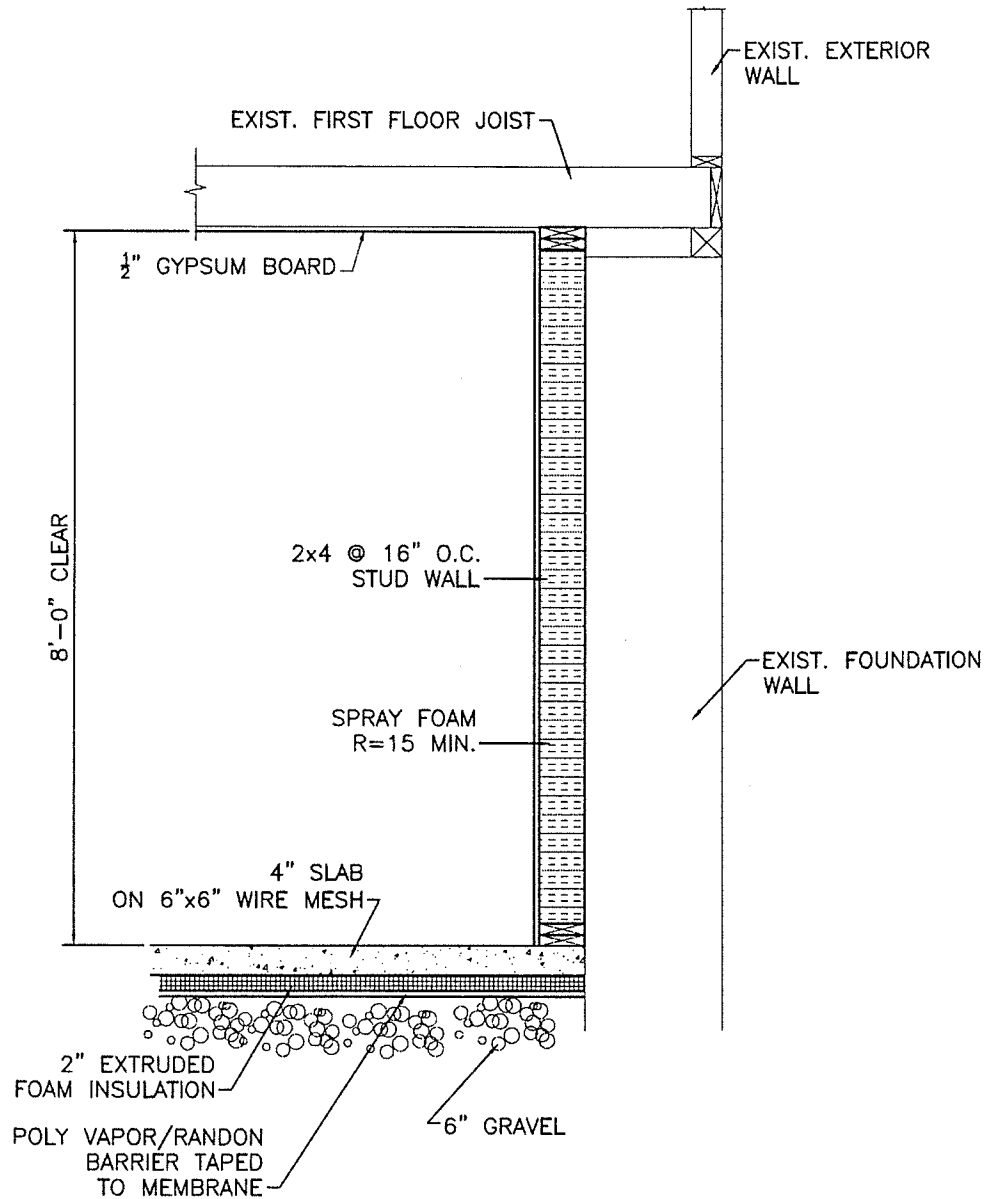




EXISTING BASEMENT PLAN  
SCALE:  $\frac{1}{4}$ "=1'

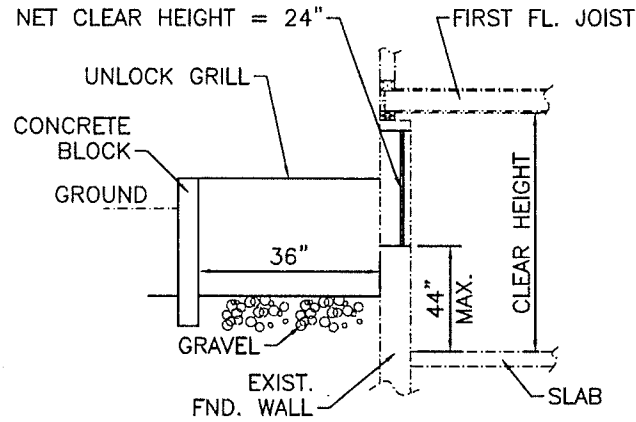


PROPOSED BASEMENT PLAN  
SCALE: 1/4"=1'



BASEMENT CROSS SECTION

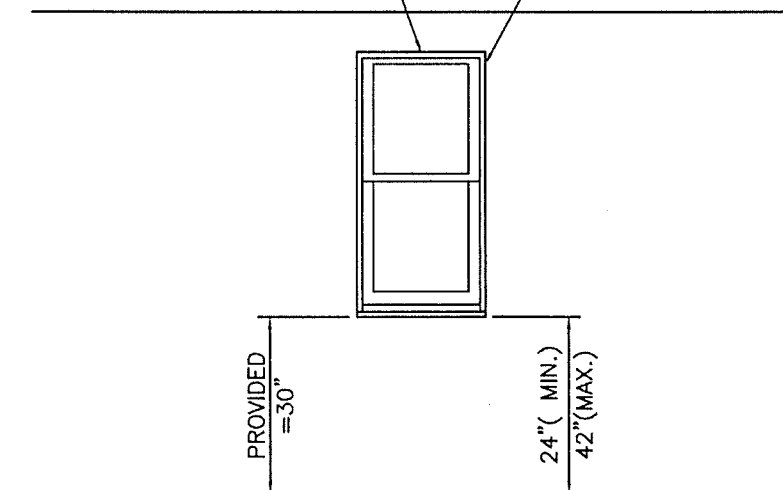
WINDOW MINIMUM NET  
CLEAR OPEN IS 5.7 S.F.  
MIN. NET CLEAR WIDTH = 20"  
MIN. NET CLEAR HEIGHT = 24"



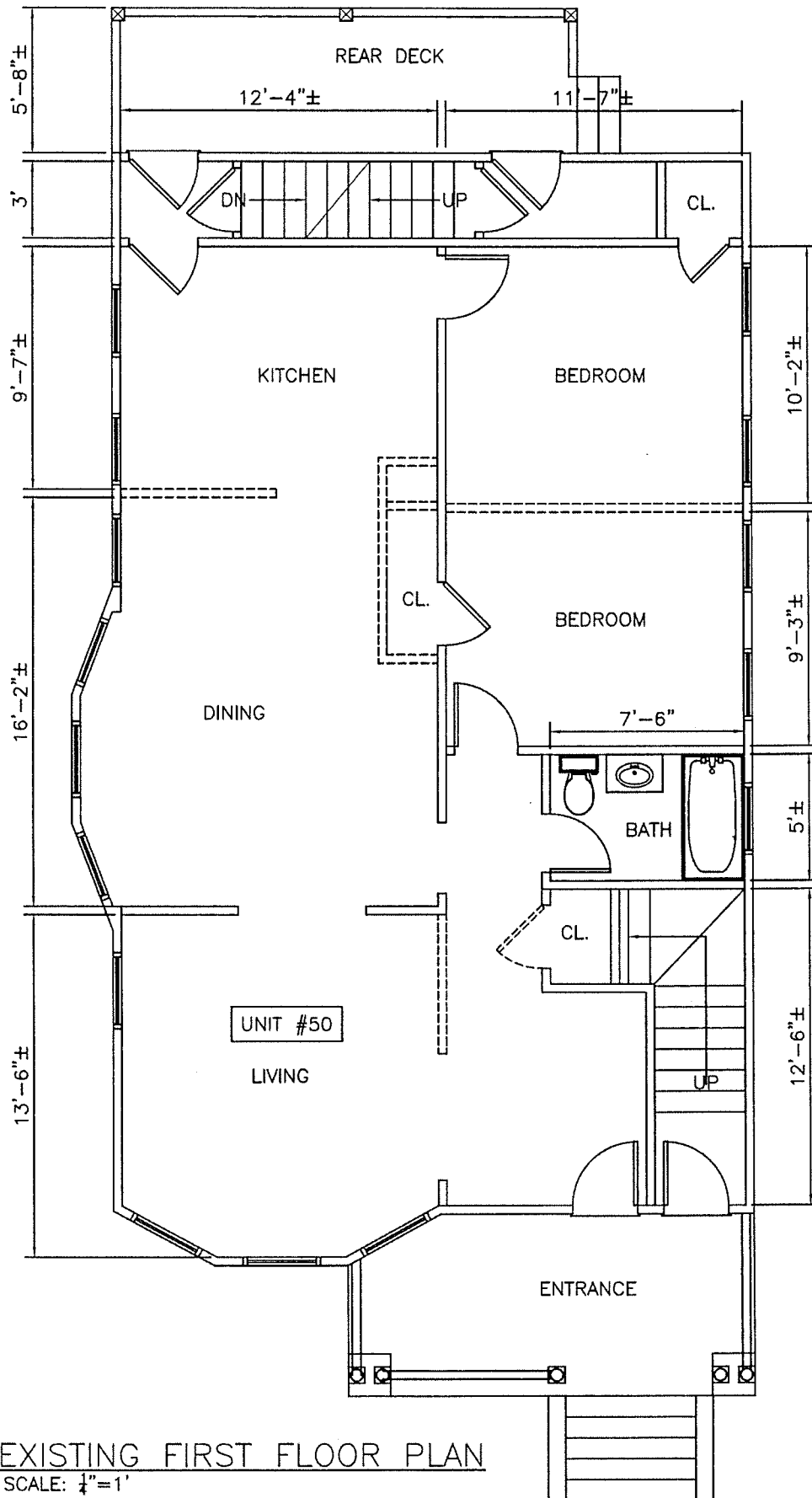
### WINDOW WELL DETAIL

PER 780 CMR 3603.10.4.1  
WINDOW MINIMUM NET  
CLEAR OPEN AREA IS 3.3 S.F.  
MIN. NET CLEAR WIDTH = 20"  
MIN. NET CLEAR HEIGHT = 24"

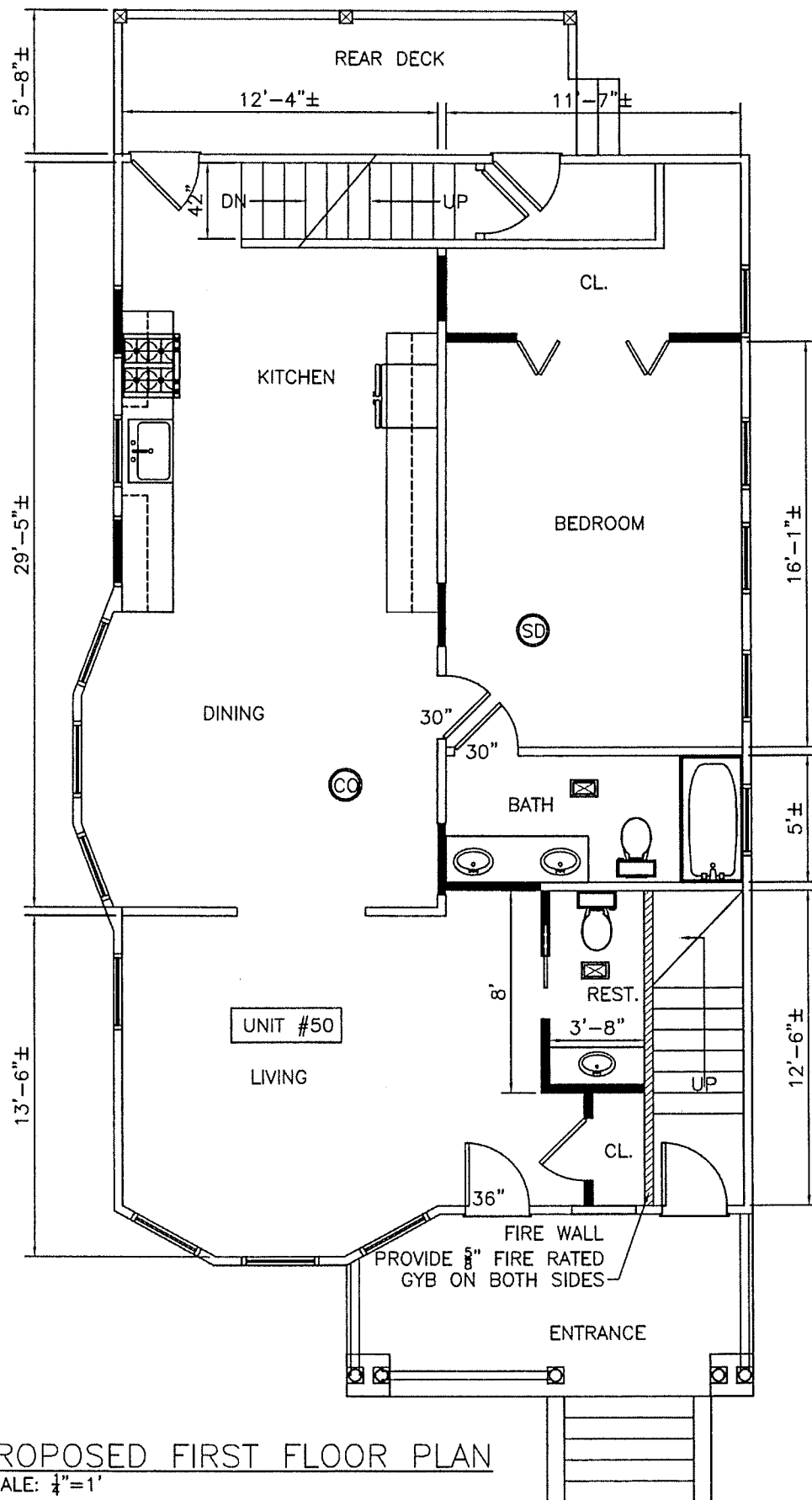
PROVIDED 30"(W)x52"(H)  
DOUBLE HUNG WINDOW  
CLEAR OPENING IS 30" > 20" OK.  
CLEAR NET HEIGHT = 25" > 24" OK.  
WINDOW MINIMUM NET CLEAR  
OPEN AREA = 4.5 SF. > 3.3 OK.



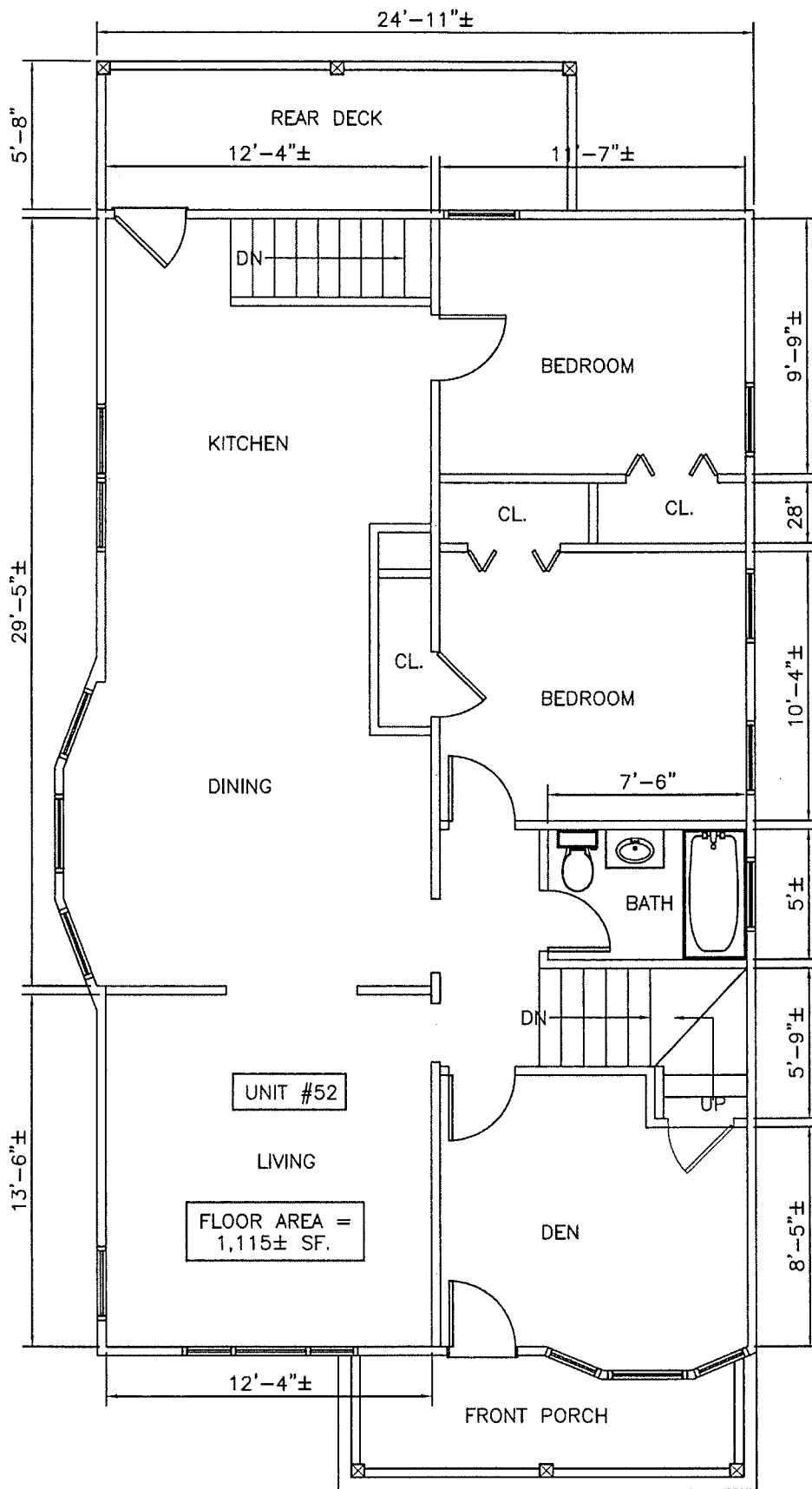
### BEDROOM FIRE ESCAPE WINDOW DETAIL



EXISTING FIRST FLOOR PLAN  
SCALE:  $\frac{1}{4}"=1'$



PROPOSED FIRST FLOOR PLAN  
SCALE:  $\frac{1}{4}"=1'$



# EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'

PAGE NUMBER

A-7

T DESIGN, LLC

1248 RANDOLPH AVE  
MILTON, MA. 02186

617-797-6637  
QUOCTUANPE@GMAIL.COM

DESIGNED BY

DRAWN BY

CHECKED BY

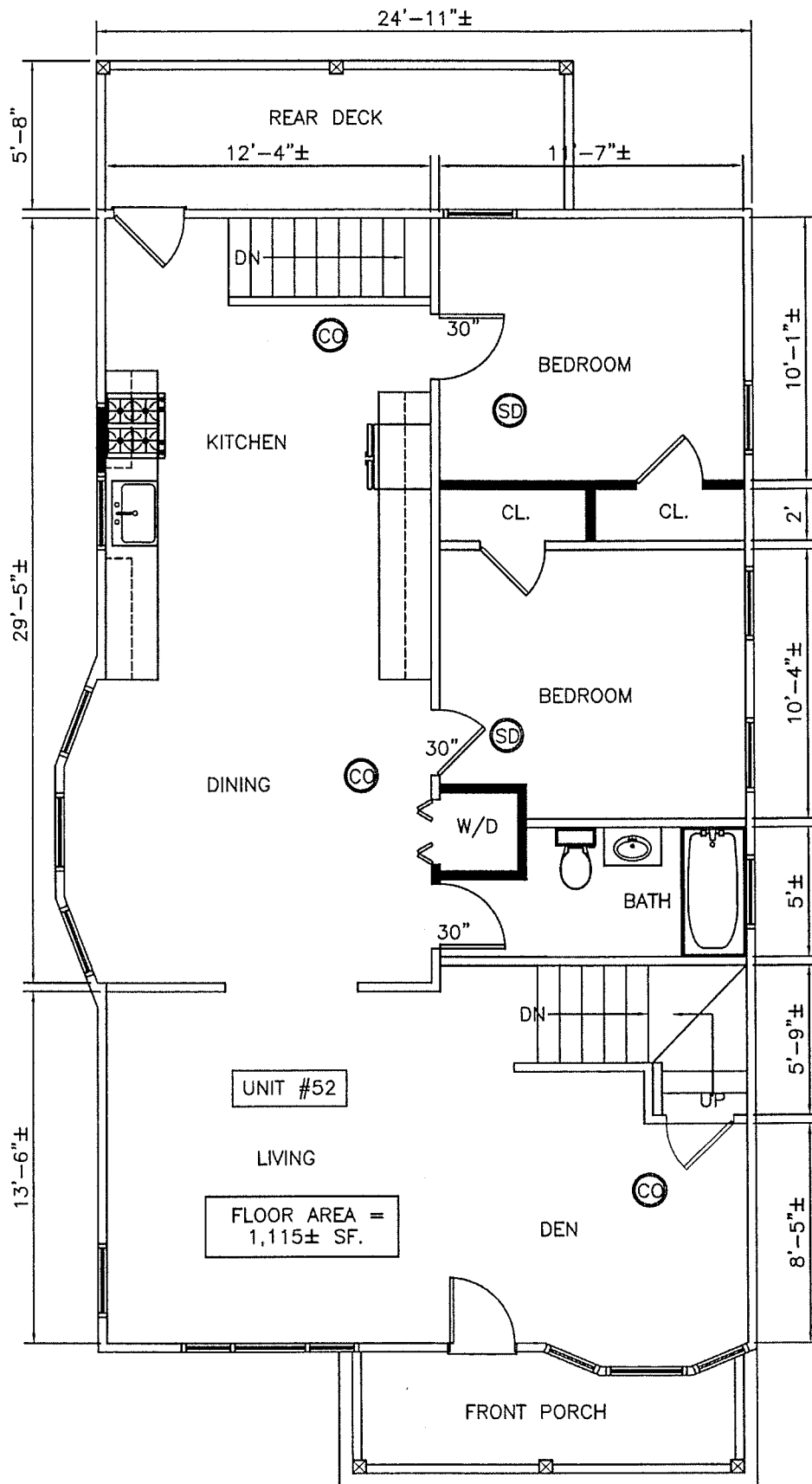
DATE: 10/25/19

APPROVED BY

RENOVATION AND DORMER ADDITION CONST  
50-52 NEWCOMB STREET  
ARLINGTON, MASSACHUSETTS

REVISION

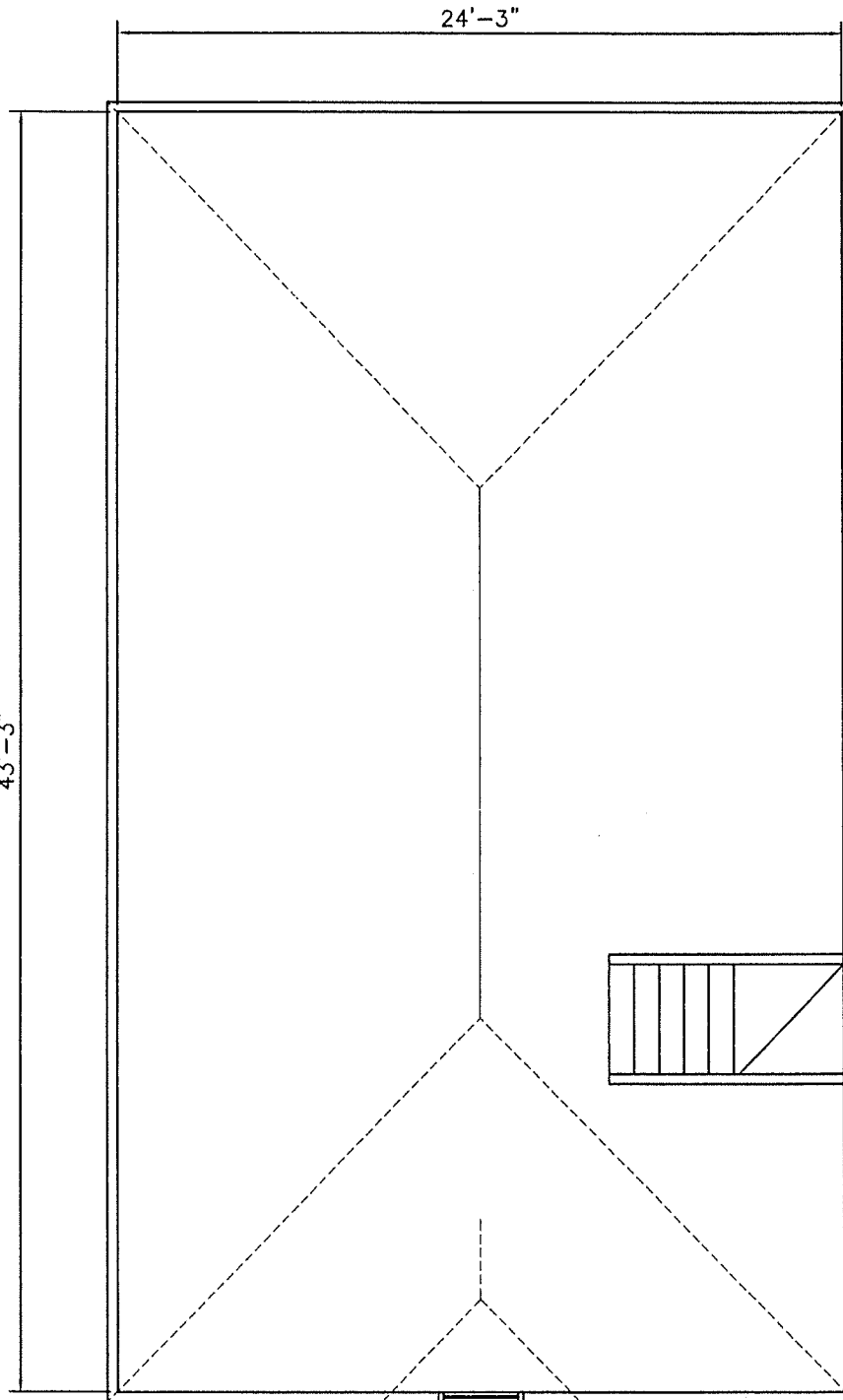
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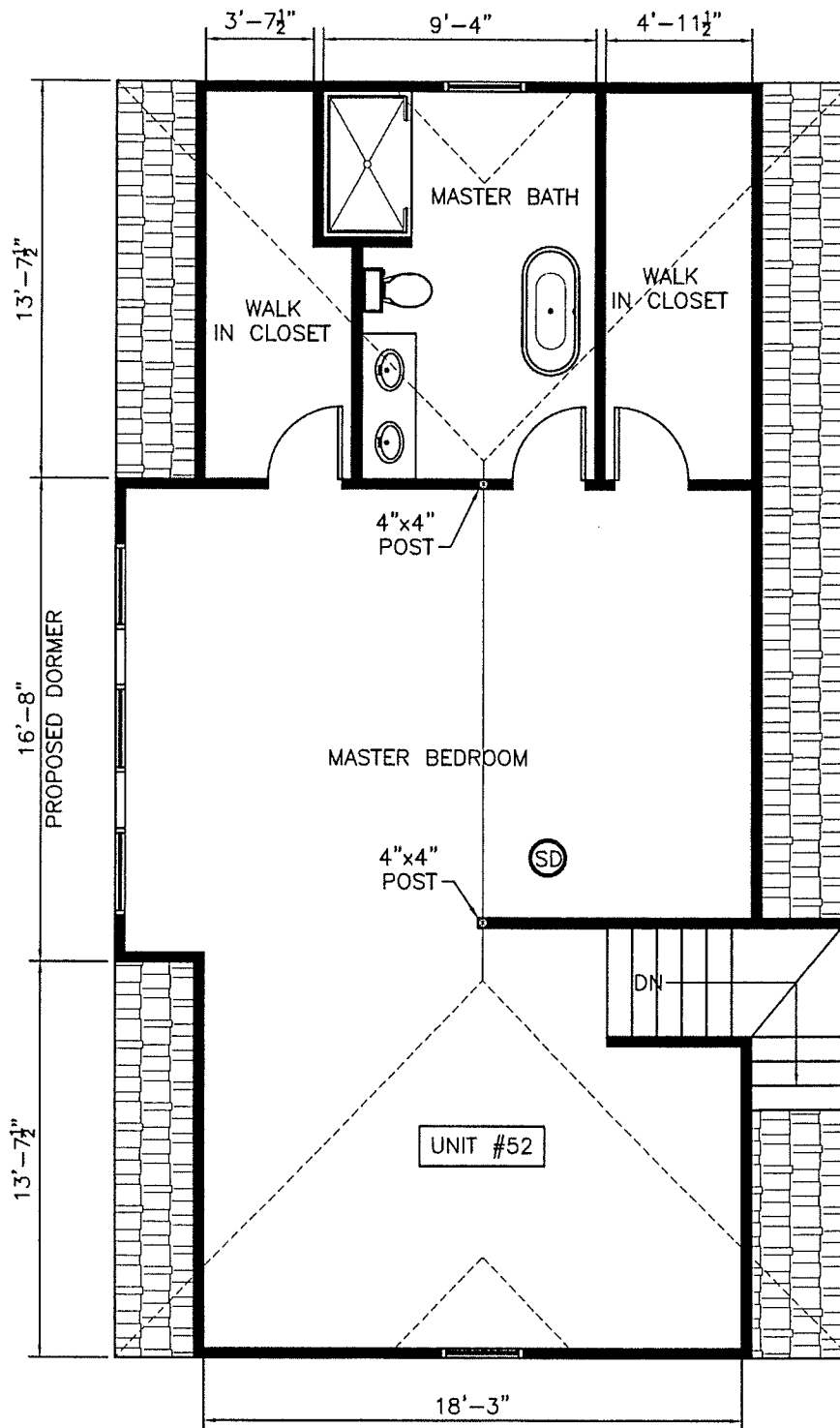
# PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'



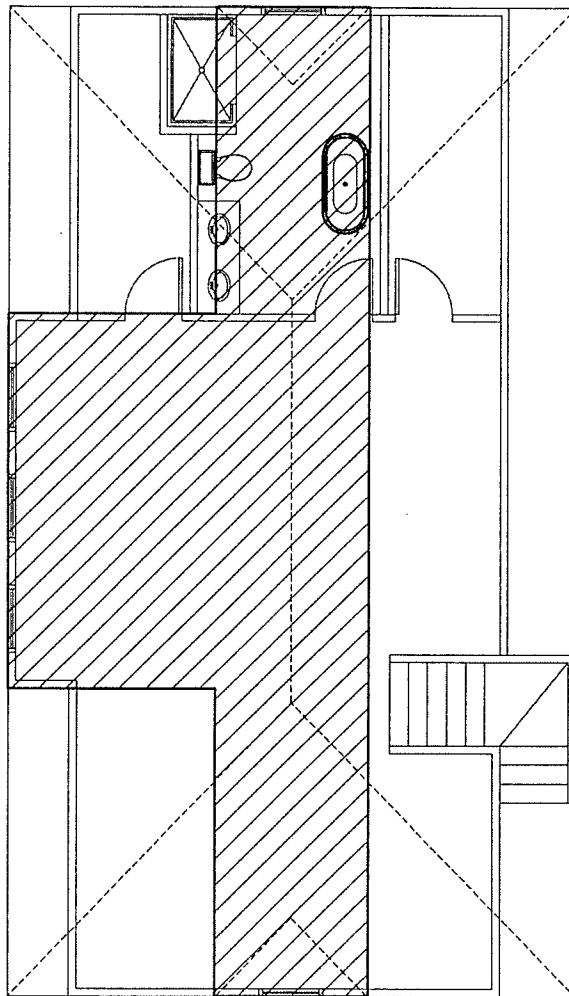
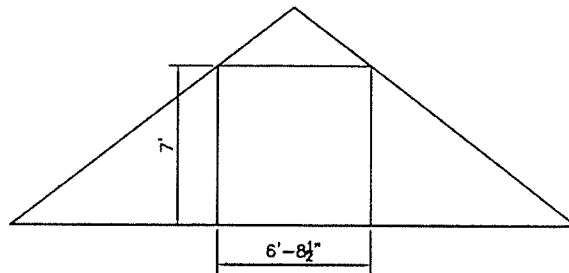


EXISTING ATTIC PLAN  
SCALE:  $\frac{1}{4}$ "=1'



# PROPOSED ATTIC PLAN

SCALE:  $\frac{1}{4}$ "=1'



SHADED AREA (CEILING HEIGHT 7 FT OR HIGHER = 446 SF.  
 SECOND FLOOR AREA = 1,115 SF.  
 $\% \text{ 7FT CEILING HEIGHT} = 446 / 1115 = 0.4 < 0.5 \text{ OK.}$

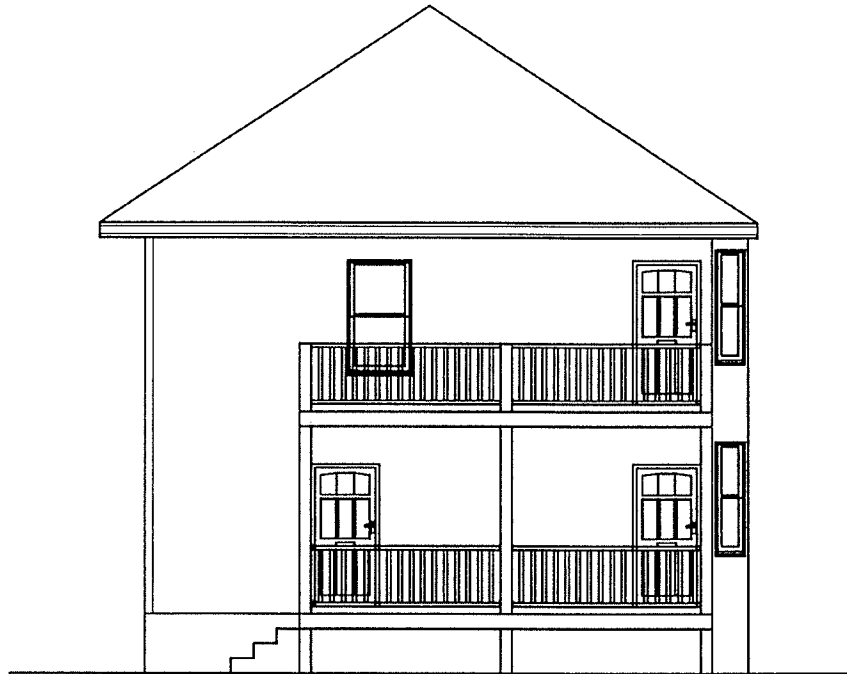
ATTIC AREA CALCULATION  
 SCALE:  $\frac{1}{8}" = 1'$



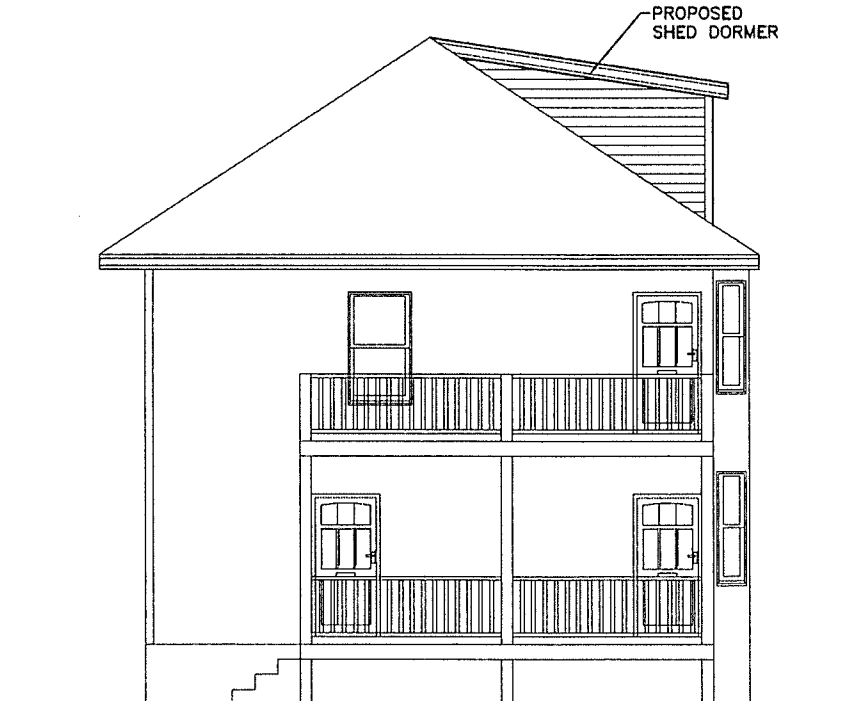
EXISTING FRONT ELEVATION VIEW  
SCALE:  $\frac{1}{8}"=1'$



PROPOSED FRONT ELEVATION VIEW  
SCALE:  $\frac{1}{8}"=1'$

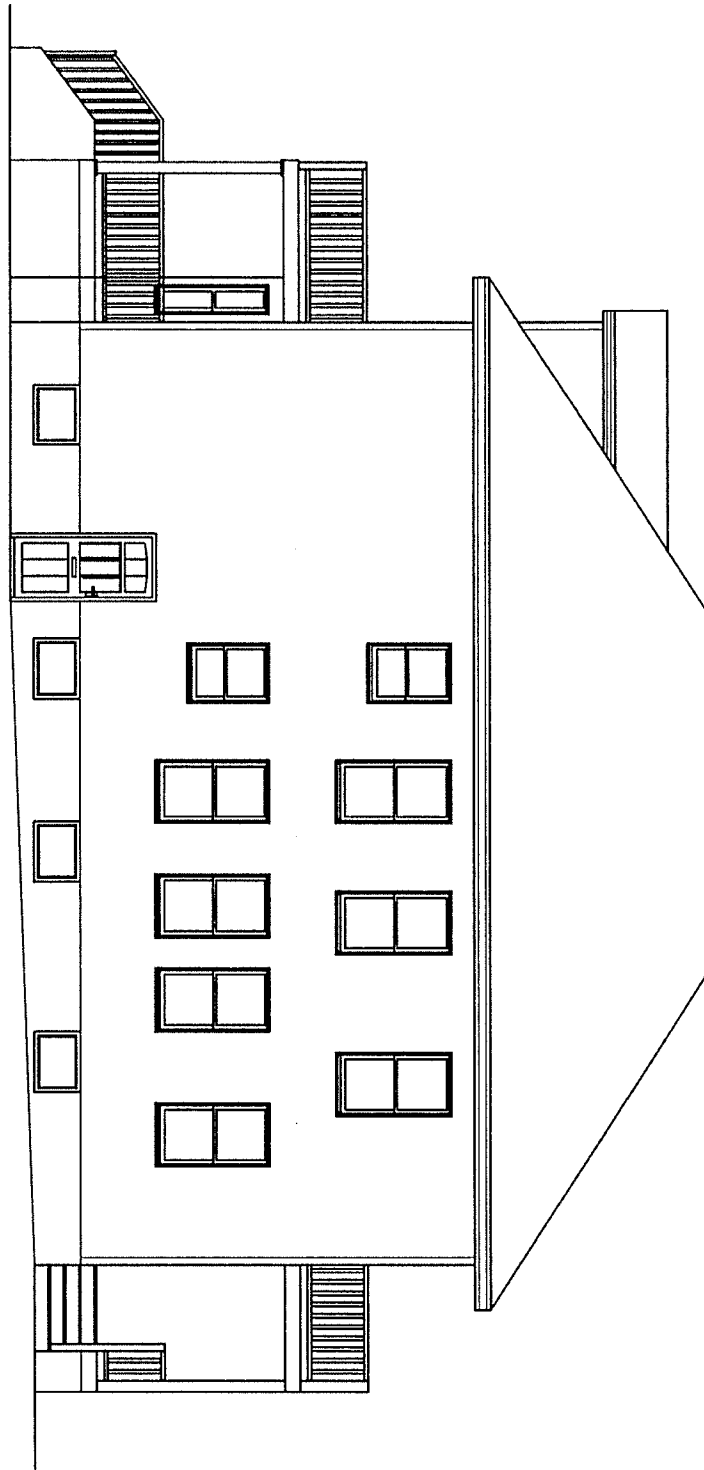


EXISTING REAR ELEVATION VIEW  
SCALE:  $\frac{1}{4}"=1'$



PROPOSED REAR ELEVATION VIEW  
SCALE:  $\frac{1}{4}"=1'$

EXISTING RIGHT ELEVATION VIEW  
SCALE: 1/2"=1'

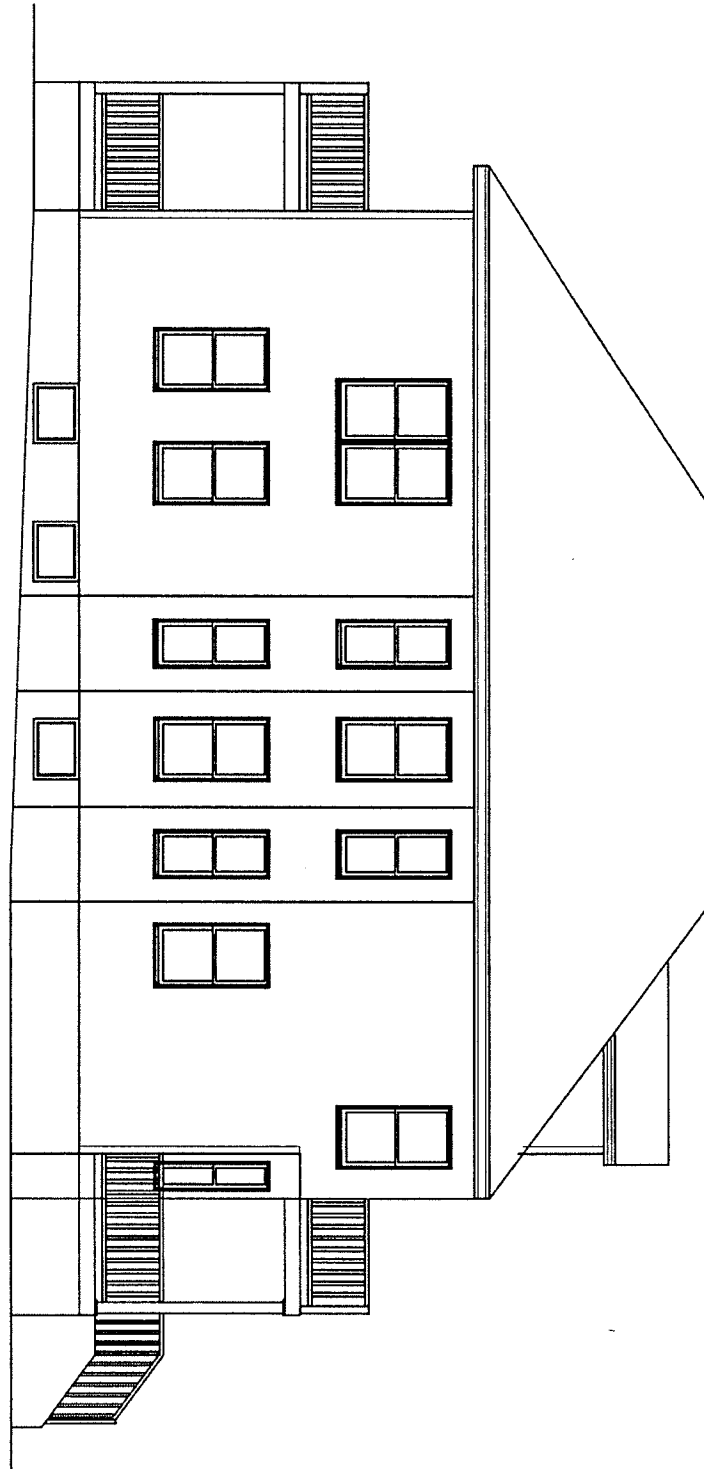


PROPOSED RIGHT ELEVATION VIEW  
SCALE: 1/8"=1'

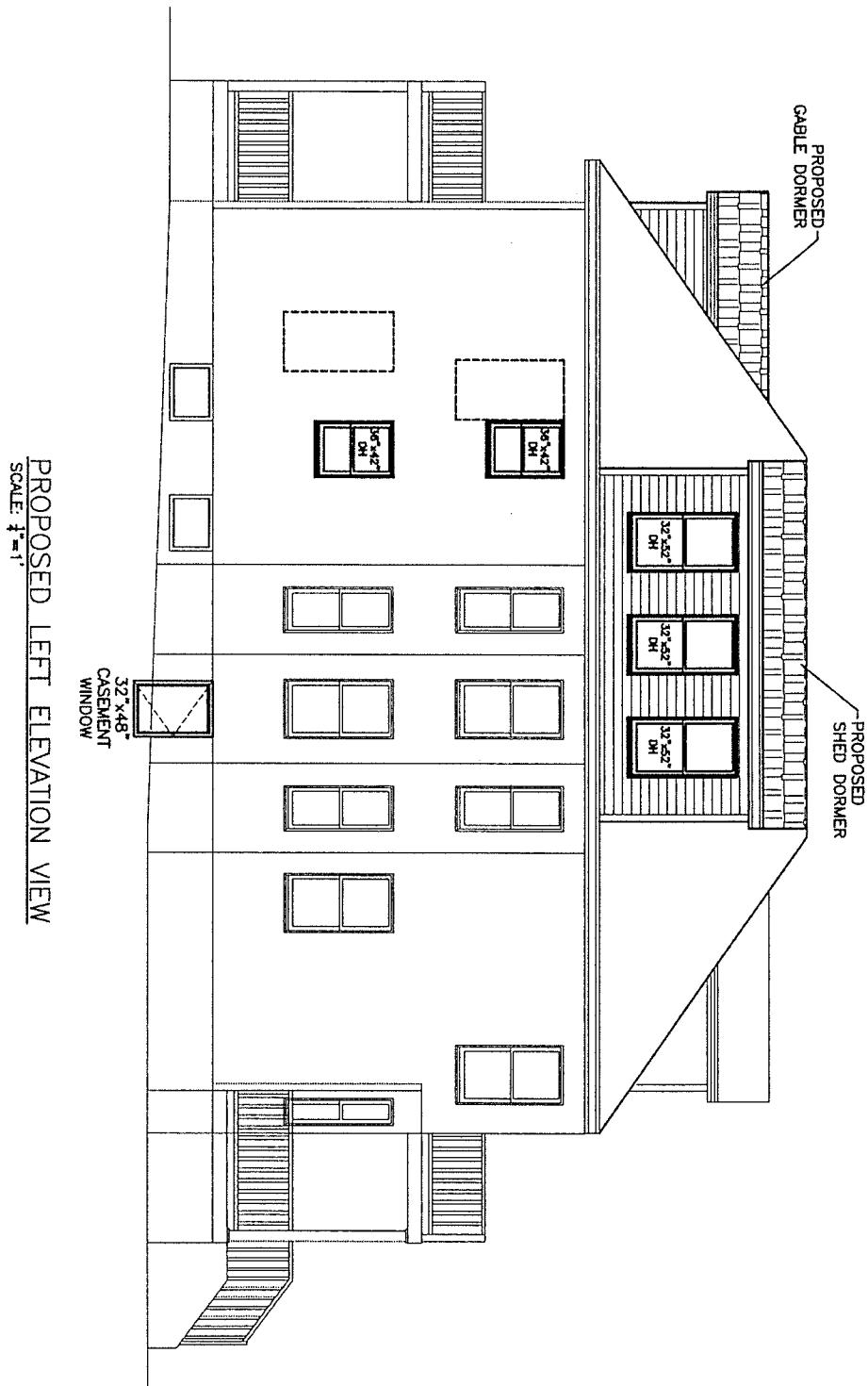
32' x 48'  
CASEMENT  
WINDOW

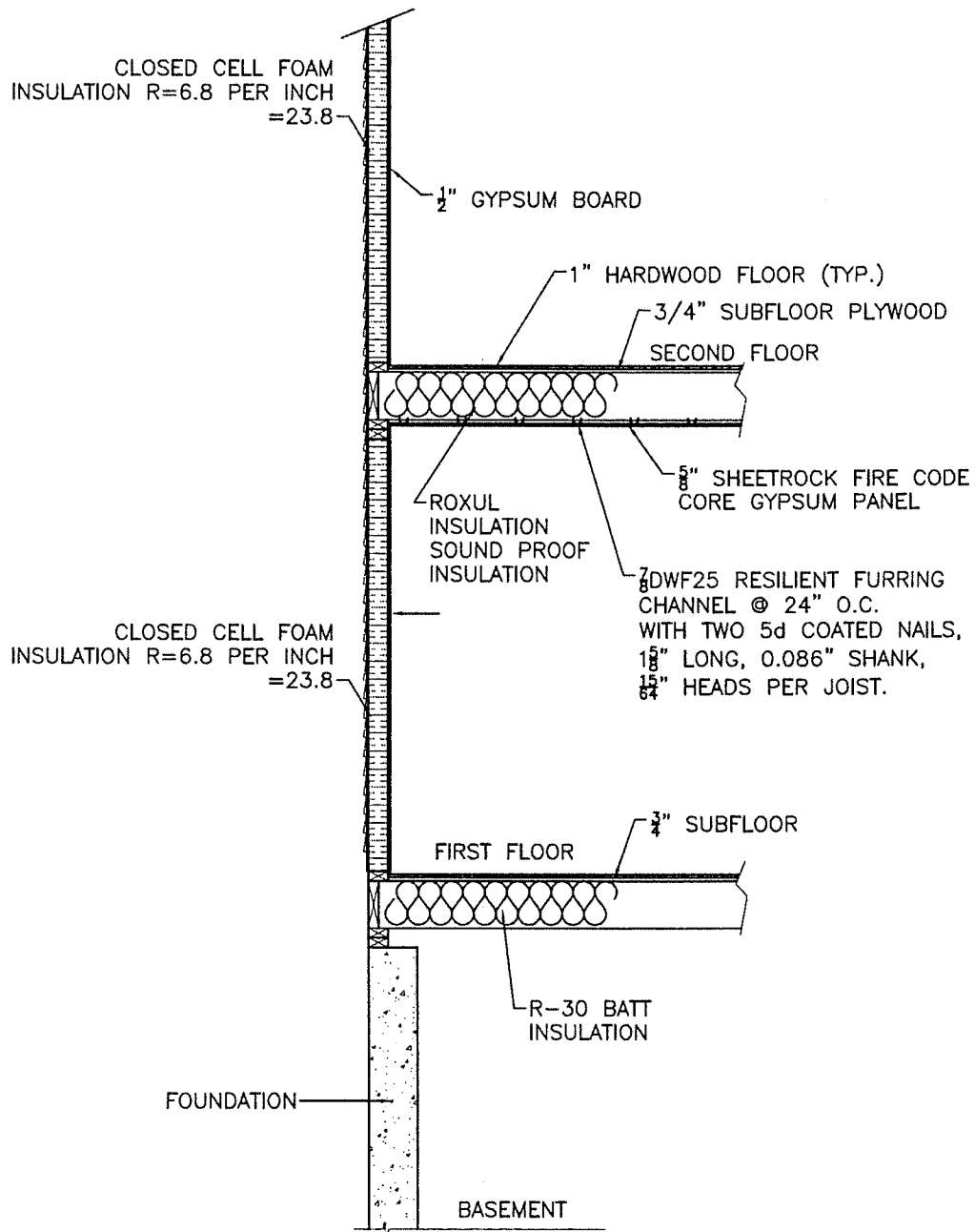
PROPOSED  
GABLE DORMER

EXISTING LEFT ELEVATION VIEW  
SCALE: 1/4"=1'

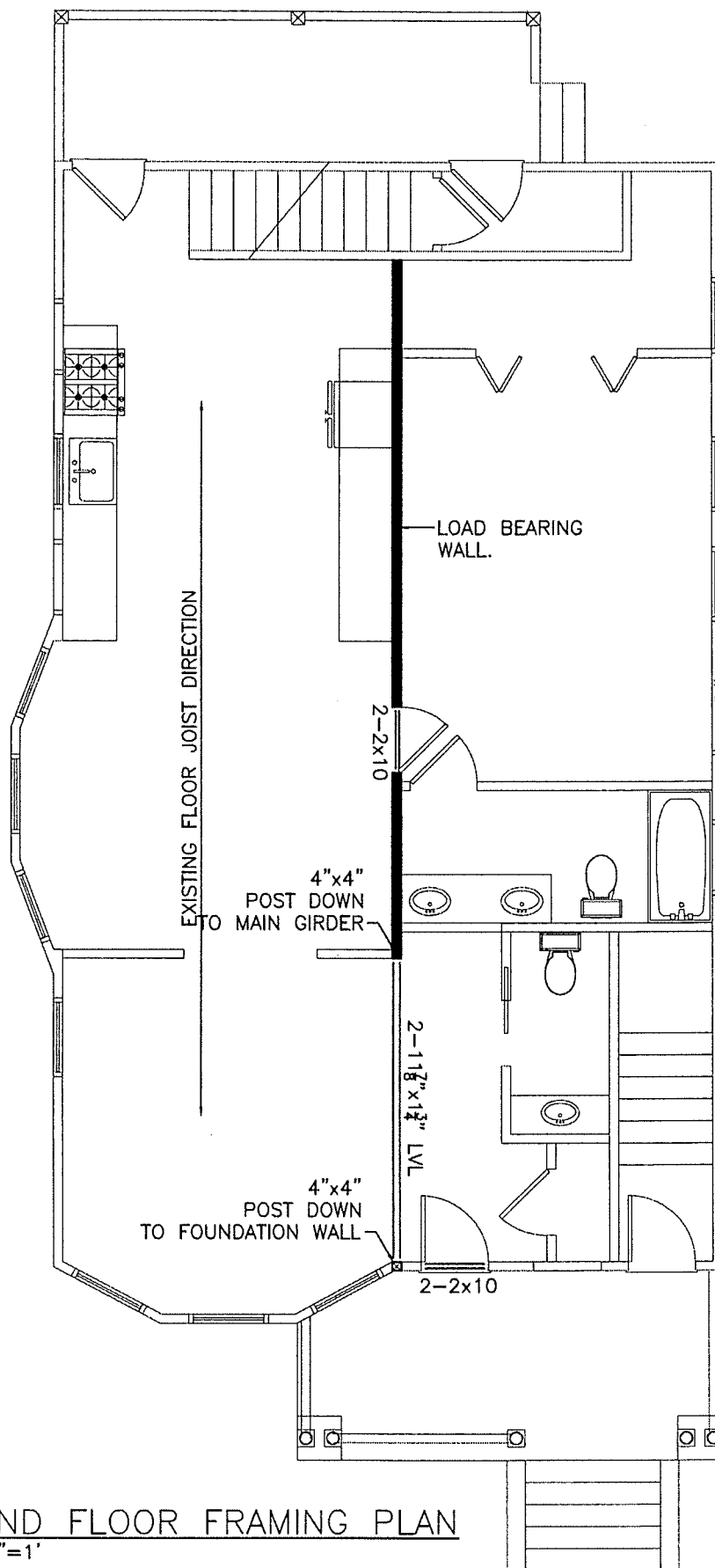




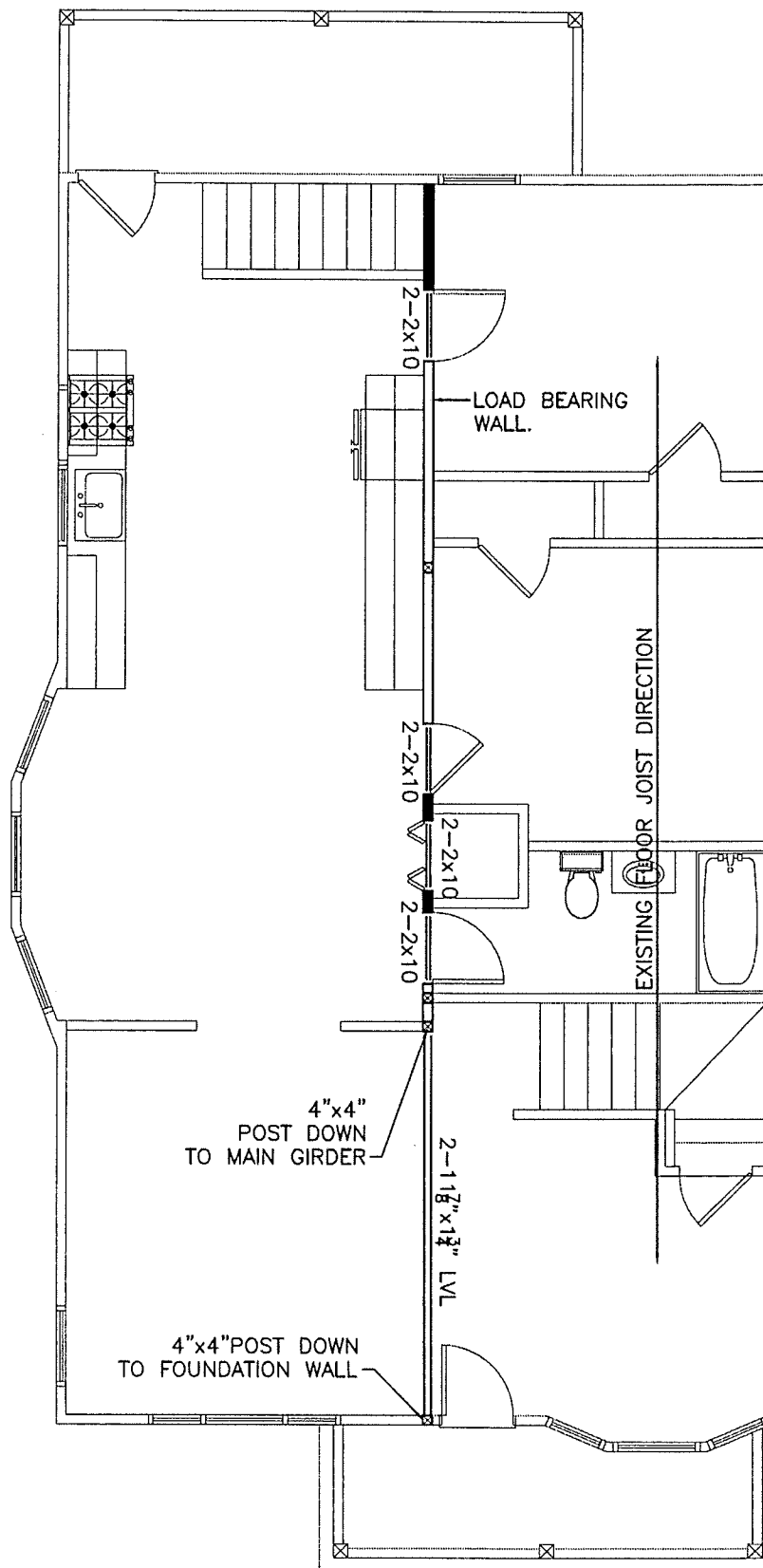




## TYPICAL EXTERIOR WALL SECTION



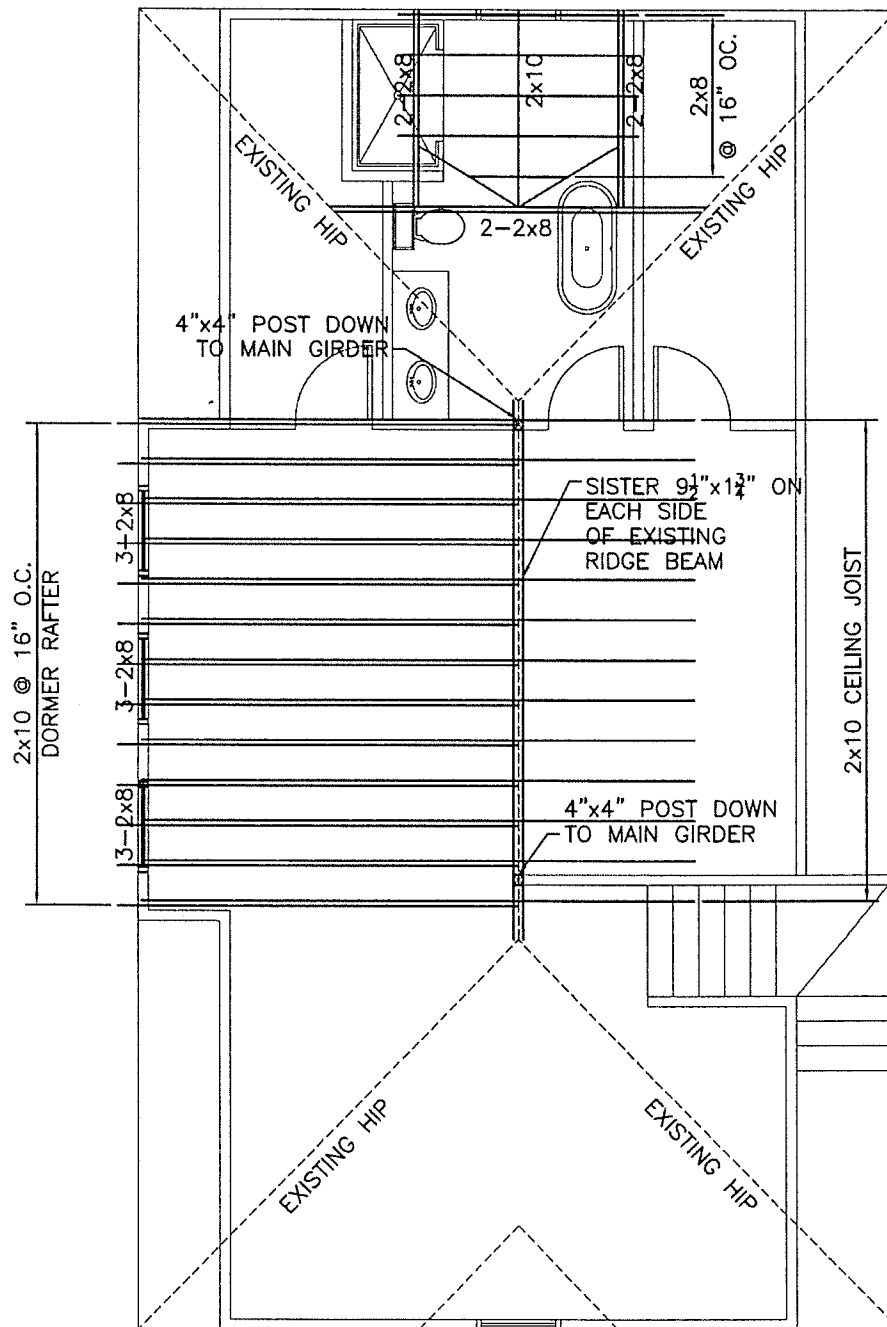
**SECOND FLOOR FRAMING PLAN**  
 SCALE: 1/4"=1'



# ATTIC FRAMING PLAN

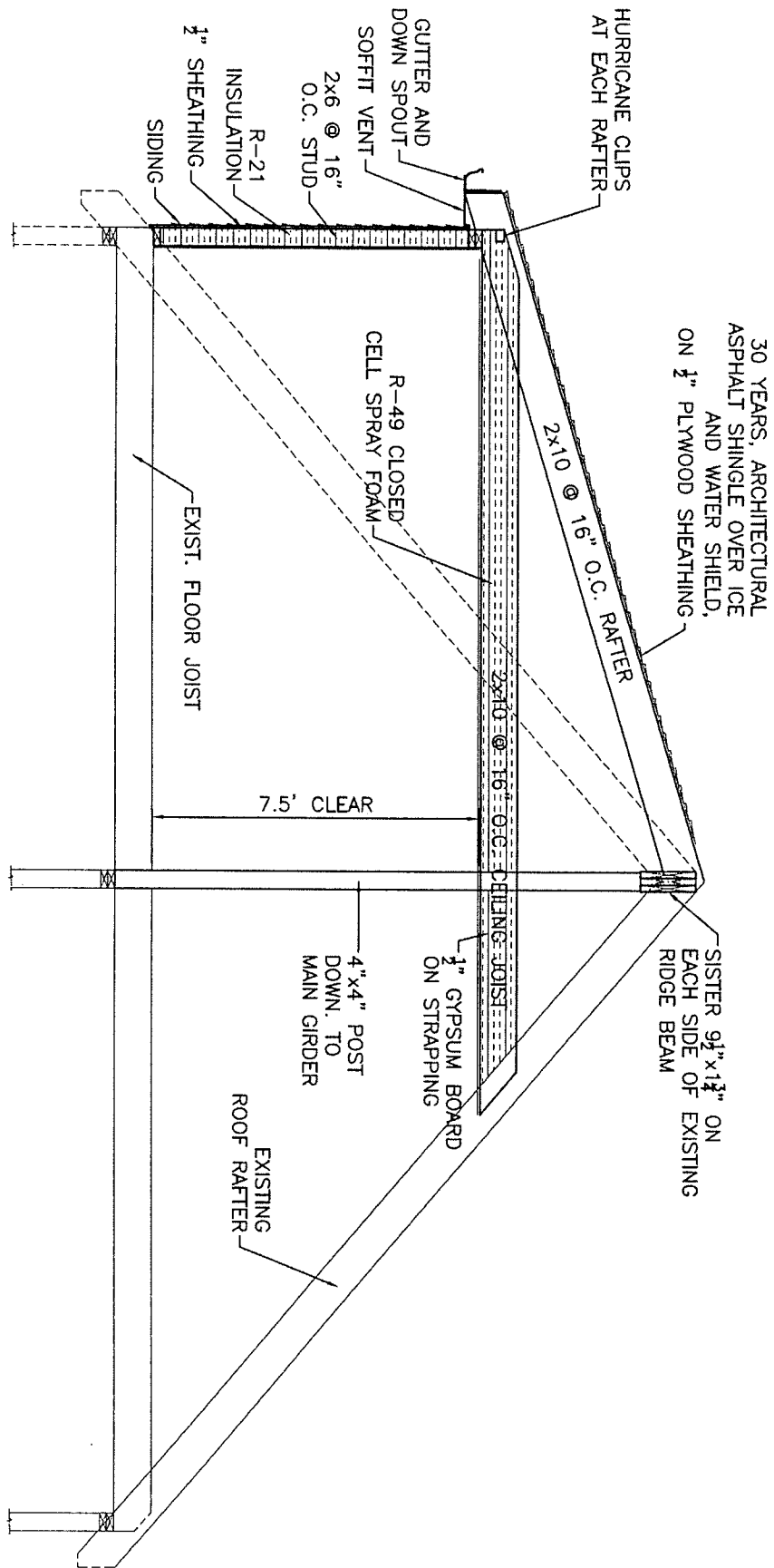
SCALE: 1/4"=1'

PAGE NUMBER S-2	T DESIGN, LLC 1248 RANDOLPH AVE MILTON, MA. 02186 617-797-8637 QUOCTUANPE@GMAIL.COM	DESIGNED BY DRAWN BY CHECKED BY DATE 8/20/10 APPROVED BY RENOVATION AND DORMER ADDITION CONST 50-52 NEWCOMB STREET ARLINGTON, MASSACHUSETTS	REVISION 32 of 45
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# DORMER FRAMING PLAN

SCALE:  $\frac{1}{4}" = 1'$



# DORMER CROSS SECTION



**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE  
ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

**MEMORANDUM**

To: Zoning Board of Appeals  
From: Jennifer Raitt, Director, Dept. of Planning and Community Development/kl  
Date: 12/2/2020  
RE: Docket 3639 – 50-52 Newcomb St; Special Permit under Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)

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The applicant, 50-52 Newcomb Street LLC, seeks a Special Permit in accordance with Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings). The applicant seeks to construct an addition of a shed dormer and a gable dormer onto the existing structure, thereby expanding the living area on the third floor. Under the proposal, less than half of the finished square footage (446 of 1,115 square feet) would have a ceiling height greater than seven feet, thereby complying with the definition of a half story. Under the current proposal, the total square footage of the structure would increase from 3,413<sup>1</sup> to 3,859 square feet (+446 square feet).

The property is in the R2 Zoning District, and is nonconforming with the Zoning Bylaw's minimum lot size, frontage, front yard, left side yard, right side yard, rear side yard, and usable open space requirements. No existing nonconformities would be increased by the proposal.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested is permitted in the R2 Zoning District through the granting of a Special Permit.

Criterion #2: Public Convenience/Welfare

This proposal would provide additional living space for one of the occupants in the two-family structure. The Department understands that the current unit is unoccupied, therefore the applicant's suggestion that the addition will provide additional living space to accommodate the needs of a growing family is inaccurate.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems.

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<sup>1</sup> The Open Space/Gross Floor Area worksheet indicates that 738 square feet will be converted to habitable space in the basement, but that work has already been completed. This brings the existing gross floor area to 3,413 square feet, not 2,675 square feet.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

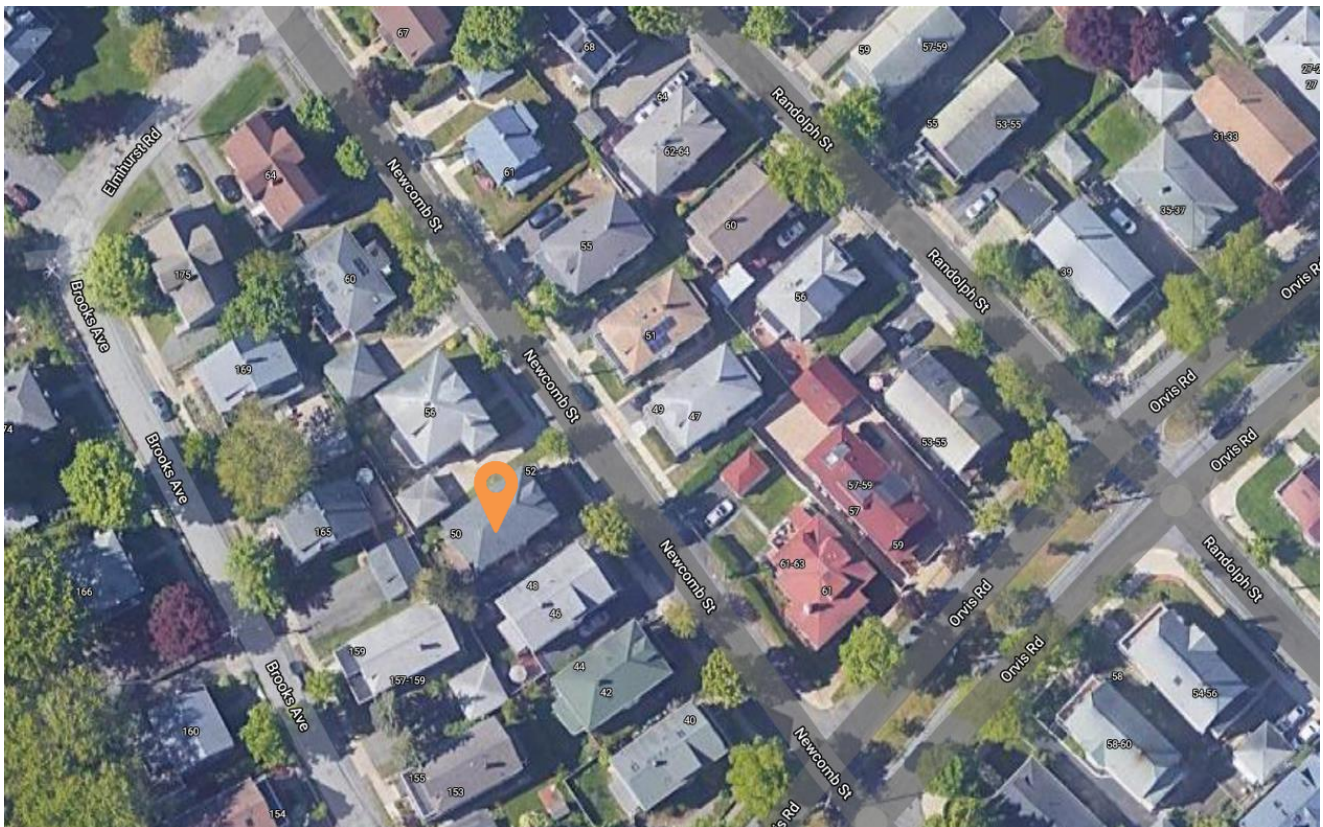
Gable dormers like the one proposed for the rear of the house are a common feature of homes in the area. While shed dormers are not common on Newcomb St, there are multiple examples of similar dormers along the abutting streets (Randolph and Freeman Streets). Furthermore, the shed dormer would be set back from the front façade of the structure, minimizing the appearance from the street. The Department recommends that the applicant consider modifying the window plan so that the dormer windows can be aligned with existing elements on the walls below.

The proposed design would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

This proposal would not cause any detrimental excesses.

Below are aerial and street-view photos of the existing building:







Recommendation:

The Department of Planning and Community Development maintains that this proposal is consistent with the Zoning Bylaw, and recommends that the Zoning Board of Appeals approve this application.



## **Town of Arlington, Massachusetts**

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### **Thorndike Place - Hearing on Wetland and Floodplain Impacts**

#### **Summary:**

The Zoning Board of Appeals will have a public hearing with representatives from Arlington Land Realty, LLC, BSC Group, and BETA Group to review the to review the updated permit application materials for Thorndike Place related to wetlands and stormwater.

Accepted Documents



## Town of Arlington, Massachusetts

### Thorndike Place - Correspondence Received

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	M_McCabe_letter_12-2-20.pdf	M McCabe letter 12-2-20
Reference Material	S_Dominguez_letter.pdf	S Dominguez letter
Reference Material	B_Barton_letter_11-28-20.pdf	B Barton letter 11-28-20
Reference Material	E_Brown_letter_11-25-20.pdf	E Brown letter 11-25-20
Reference Material	L_Krupp_11-25-20.pdf	L Krupp letter 11-25-20
Reference Material	N_Dangle_letter_12-3-20.pdf	N Dangle letter 12-3-20
Reference Material	ACC_Comments_at_ZBA_Hearing_Thorndike_Place_08DEC2020_Chapnick.pdf	ACC Comments at ZBA Hearing Thorndike Place_12-8-20 Chapnick
Reference Material	MugarWaterIssues12-6-20.pdf	MugarWaterIssues12-6-20
Reference Material	MugarTrafficIssuesAmmended12-6-20.pdf	MugarTrafficIssuesAmmended12-6-20
Reference Material	Letter_to_ZBA_Thorndike_Place_November_2020.pdf	P Fiore letter 11-2020
Reference Material	Mugar_site_AU-B9_1983.pdf	Fiore Mugar site 1983(1)
Reference Material	Mugar_site_CS-1_1983.pdf	Fiore Mugar site 1983
Photograph / Image	008_Deer_58_Mott.JPG	Fiore Deer 58 Mott(1)
Photograph / Image	009_Deer_58_Mott.JPG	Fiore Deer 58 Mott
Photograph / Image	263_Mugar_turkeys.JPG	Fiore Mugar turkeys
Photograph / Image	DSCN0510.JPG	Fiore DSCN0510
Photograph / Image	759_Mugar_fox.JPG	Fiore Mugar fox
Photograph / Image	Deer_drinking_water_58_Mott_St.jpg	Fiore Deer drinking water 58 Mott St
Photograph / Image	DSCN0461.JPG	Fiore DSCN0461
Photograph / Image	DSCN0490.JPG	Fiore DSCN0490
Photograph / Image	DSCN0517.JPG	Fiore DSCN0517
Photograph / Image	DSCN0648.JPG	Fiore DSCN0648
Photograph / Image	DSCN0594.JPG	Fiore DSCN0594
Photograph / Image	DSCN0844.JPG	P Fiore DSCN0844

- ▢ Photograph / Image DSCN0924.JPG
- ▢ Photograph / Image DSCN0944.JPG
- ▢ Reference Material M\_Shapiro\_letter\_10-13-20.pdf

P Fiore DSCN0924

P Fiore DSCN0944

M Shapiro letter 10-13-20

Conservation Commission,

According to floodplain management the purpose is to protect human life and health, **minimize property damage, protect unwittingly buying land subject to flood hazards, to protect water supply, sanitary sewage disposal and natural drainage.** The prevention of unwise development in areas subject to flooding will reduce financial burdens to the **community** and the State, and will prevent future displacement and suffering of its residents.

**According to the Flood Disaster Protection Act of 1973** EXIT (Public Law 93-234, 87 Stat. 975), in order avoid to the extent possible the long and short term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative, it is hereby ordered as follows:

In carrying out the activities described in Section 1 of this order, each agency has a responsibility to evaluate the potential effects of any actions it may take in a floodplain; to ensure that its planning programs and budget requests reflect considerations of flood hazard and floodplain management; and to prescribe procedures the policies and requirements of this Order, as follows:

(b) If, after compliance with the requirements of this Order, new construction of structures or facilities are to be located in a floodplain, accepted flood proofing and other flood protection measures shall be applied to **new construction** or rehabilitation. To achieve flood protection, agencies shall, wherever practicable, elevate structures (not to include underground parking) above the base flood level rather than filling in land.

The development of the Mugar site will extend the existing floodplain into the neighborhoods leading to a decrease in property value and possible destruction to the surrounding properties.

I have confidence in the Conservation Commission that these facts will be taken into consideration when making any decisions to development of the Mugar property.

Thank you,  
Mark W. McCabe  
4 Dorothy Road  
Arlington, MA 02474

Hello

There is nothing more important than leaving wetlands alone under the current and near future context of climate change. Its time for towns to stop listening to developers when it comes to avoiding massive flooding of our homes. Please stop this an any development in this limited and struggling to survive parcel.

Nothing these developers can do to alter the fact that the wetlands need to be protected.

Silvia Dominguez  
Town Meeting member District 4.

Dear ZBA members,

As a resident at 27 Burch Street, I am writing to ask that in your review of the new documents submitted by the Oaktree development, that you ensure that you take into account the important questions raised by the Arlington Town Trust in their review and to share my confidence and expectation that you will hold the developer to full compliance with the local Wetland Protection Bylaw and regulations pertaining to stormwater and flood zones by denying waiver of these requirements.

As an environmental professional and local resident, I would emphasize the significant degrees of warming we are locked into in the decades ahead due to historical global carbon emissions, which will put a premium on the value of our natural and constructed green infrastructure (wetlands, permeable pavements) in protecting our community from the full range of flooding risks we face.

Thank you for your diligence and support on this review.

Sincerely,  
Brooke Barton  
27 Burch Street, Arlington, MA 02474  
VP, Innovation & Evaluation, [Ceres](#)

To: The Honorable Members of the Zoning Board of Appeals, Town of Arlington,

First let me thank you for your dedicated service to the town of Arlington and its citizens. Your continued focused efforts on this and all the important topics before the board is very important and I applaud you.

My comment on the proposed project called "Thorndike Place" is based on and informed by over three decades of development & construction project experience in the healthcare sector where I have experienced numerous, similar challenges with projects not unlike the one before you in both Massachusetts and Connecticut

In short, my expectation is that the Zoning Board of Appeals hold the developer to full compliance with the local Wetlands Protection Bylaw and regulations pertaining to stormwater and flood zones by denying any waivers of these requirements, as the regulations are to protect critical resources and public safety, and should be fully enforced.

Sincerely and Respectfully Submitted

Ed

Edward M. Browne  
49 Mary Street  
Arlington, Ma  
M: 617-849-2145



Hi,

Larry Krupp here, listened in on last night's discussion re posting website content. Strongly suggest you consider a sort-able table or more than one. E.g., each document or public comment is a separate row, with columns such as Title, Date, Submitter, Type, Whether Controlling, and Full Text (or link to it). This gives different people the ability to see the data their own way; e.g., someone might want to see just what's new in the last week - so they can click and sort by date. Others might want to see all items of a particular type (e.g., Public Comments) so they click that column. Etc.

I work with this kind of stuff a lot, and listening to your conversation last night this immediately came to mind.

Done the right way it can be easy to manage/update and provide the public with a lot more of what they want.

My 2 cents,

- Larry

Hello,

Adding my name to the opposition for this build out. The wetlands are needed more than ever.

Thank you.

Nancie Dangel  
4-B Sargent Street  
Cambridge, MA 02140

Comments Summarized from the Arlington Conservation Commission

as given by Susan Chapnick, Chair

ZBA Hearing Dec. 8, 2020

Thank you, Chairman Klein, for the opportunity to summarize the Arlington Conservation Commission's comments from our fourth set of written comments on the Thorndike Place submittals – by letter dated Nov. 20, 2020 and from the Working Session held at the Conservation Commission's public meeting of Dec 3rd, where BSC Group and BETA Group (Town's peer review consultant) discussed the supplemental materials presented by the Applicant in November (as presented tonight).

The purpose of the Working Session was informational and to define next steps.

The ACC is pleased that the supplemental materials were responsive to many of our prior comments, however an important requirement of the ACC's wetland regulation to protect the ability of the 100-year floodplain to hold flood waters has not been fully addressed, as was discussed and will be summarized tonight.

In addition to those issues specifically discussed at the Working Session, I want to stress that the ACC's prior comments concerning the value of the wetland resources, vegetation replacement, floodplain, and stormwater impacts are still valid. I will summarize issues discussed at the Working Session as well as some others and recommend next steps.

**Issue #1. Wetlands Delineation**

ACC understands that BETA Group has performed a review of BSC's wetland boundary delineations and has agreed with the updated delineation. However, the Conservation Commission does not yet agree with the conclusion of BSC and BETA that the 2 Isolated Vegetated Wetlands no longer exist on the site. BETA's review does not appear to be based on any examination of the soils at the site. The Commission agrees with the Town Engineer's observation that the potential for the existence of the 2 isolated wetlands has not been adequately evaluated.

**Recommendation:**

- ***Perform soil investigation to evaluate the potential for Isolated Vegetated Wetlands in the northeast disturbed portion of the site, consistent with 310 CMR 10:55(2)(c)3 and Arlington Wetland Regs Section 21.B.(3)(c).*** BETA concurred at our Working Session.

These regulations say that "Where an area has been disturbed (e.g., by cutting, filling, or cultivation), the boundary is the line within which there are indicators of saturated or inundated conditions sufficient to support a predominance of wetland indicator plants, or credible evidence from a competent source that the area supported, or would support under undisturbed conditions, a predominance of wetland indicator plants prior to the disturbance or characteristic of hydric soils."

**Issue #2. Floodplain & Compensatory Flood Storage**

ACC understands that BETA Group has found that the flood storage volume lost and compensatory flood storage proposed are consistent.

ACC finds the 2:1 compensatory flood storage proposed consistent with Town Bylaw and Regulations.

**Recommendations:**

- **Require that the applicant provide plans for floodplain restoration for the proposed compensatory flood storage area, compliant with the Vegetation Removal and Replacement Section 24 of the Arlington Wetland Regulations.**
- **Review existing FEMA Floodplain line.** The ACC included this in our comment letter of July 9<sup>th</sup>; however, it has not been addressed by BSC or BETA but was brought up in Public Comment of the Working Session last week. The existing FEMA mapping is 10 years old and likely not based on the Cornell dataset (as required in our Wetland Regulations). When the Commission has valid documentation or compelling evidence suggesting that the FEMA floodplain and base flood elevation is not accurate, it can require an Applicant to re-delineate the floodplain line. Reference the Arlington Wetland Regulations Section 23.B(1)(c)ii:

“Notwithstanding the foregoing, where National Flood Insurance Program (NFIP) profile data [FEMA Floodplain line] is unavailable or determined by the Commission to be outdated, inaccurate or not reflecting current conditions, the boundary of bordering land subject to flooding shall be the maximum lateral extent of floodwater which has been observed or recorded or the Commission may require the applicant to determine the boundary of Bordering Land Subject to Flooding by engineering calculations which shall be...” [continues with specific requirements, including use of Cornell precipitation data]

- **Require that climate change impacts be evaluated in consideration of the requirements of the “Limited environmental impact” review criteria specified in the ZBA Comprehensive Permit Regulations (adopted 7/08/2015) Section 6.2 & 6.3** – specifically, how the development demonstrates that it will “improve water quality, control flooding, maintain ecological diversity, promote adaptation to climate changes.” The ACC recommends using data available for Arlington in the Massachusetts Coastal Flood Risk Model (MC-FRM, communication from Woods Hole Group) and information generated by Cambridge’s Climate Change Vulnerability Assessment - *considering that the base flood elevation/extent of flooding in the area is projected to rise in the coming decades.*

**Issue #3. Stormwater Management**

ACC understands that BETA Group reviewed the efficacy of the stormwater management design presented by BSC and has enumerated several concerns. We have further recommendations for the design of the stormwater management system.

**Recommendations:**

- **Require the use, in the stormwater modeling, of minimum standards now recommended by the MassDEP Stormwater Advisory Committee and the Town of Arlington proposed Stormwater requirements including the use of “NOAA Plus” precipitation data, 90% TSS removal, and revised recharge guidance.** While ACC is aware that formal revisions to MassDEP regulations will not occur until next spring 2021, these stormwater standards will be in effect prior to the proposed project construction and, furthermore, it is within the spirit of the State Executive Order 569, State Hazard Mitigation and Climate Adaption Plan, and Arlington’s Comprehensive Permit Regulations to conservatively design a stormwater management system so that *climate change and hazard mitigation are taken into account.*

- ***Require verification of existing groundwater elevations based on test-pit data.*** BETA concurred at our Working Session.

#### **Issue #4. Evaluation of Wildlife Habitat & Vegetation**

BSC provided a comprehensive Wildlife Habitat and Vegetation Evaluation report supported with field survey notes, as requested by the ACC.

##### ***Recommendation:***

- ***Require the Applicant to quantify the numbers and types of trees (including species and DBH) that will be removed during construction in the AURA and impacted in the floodplain and provide a vegetation replacement planting plan as mitigation for loss of canopy, wildlife habitat, and climate change resilience attributes.*** This type of tally is required by Section 24 of the Arlington Wetlands Regulations on Vegetation Replacement.

#### **Issue #5. Conservation Restriction for Undeveloped Lands of the Mugar Parcel**

##### ***Recommendation:***

- ***Propose an appropriate conservation and stewardship mechanism for the undeveloped portions of the site as a condition of the permit.*** ACC recommends that the ZBA work with the ACC, the Arlington Land Trust, the Arlington Open Space Committee and other Town officials to develop an appropriate conservation and stewardship mechanism similar to the Symmes Conservation areas that are protected resource areas under the Town Bylaw and implementing Wetlands regulations. This mechanism should include funding considerations.

December 6, 2020

Zoning Board of Appeals  
Town of Arlington  
51 Grove Street  
Arlington, MA 02476

**RE: Water Issues – Mugar Property - Thorndike Place Development**

Dear Zoning Board of Appeals Members:

I am writing in regard to the proposed Thorndike Place development. The changes generated by this proposed project would have a devastating impact on the neighborhood. There are three major issues:

- Removal of trees
- Sewage system limitations
- Stormwater management

As everyone should be aware, the neighborhood where this proposed project is located has major issues with water, particularly with a high groundwater level and subsequent basement flooding, and developing this project will only make them worse. When it rains a lot, the water table rises and impacts basements in the area. In many areas, the groundwater rises to the surface and ponds.

Trees help lower the water table by drinking up groundwater. Removing trees will impact the groundwater level in the area. Replacing trees with impermeable surface will further reduce the area that can act as a sponge and soak up water. Trees also take carbon dioxide, a greenhouse gas out of the air and help efforts to fight global warming. In addition, trees provide cooling and help mitigate the urban heat effect, reducing the energy use for cooling in the summer. We need to do everything we can to combat climate change which has known negative impacts to this area due to storms with increased rainfall and subsequent flooding. Lastly, trees provide much needed habitat for animals and birds and should be preserved.

The proposed project will add a significant amount of sewage to the system in the area. The system relies on gravity to work properly. Much of the piping is in contact with the groundwater, particularly when it rains a lot and the groundwater level rises. Unfortunately, this old piping has leaks and allows groundwater to infiltrate. During the big storms of October 1996 and March 2010, sewage was bubbling up out of the manhole in Margaret Street at the entrance to Thorndike Field (it is labeled as sewer not stormwater). There are serious questions about the capacity of the sewage system to safely handle the significantly increased flow the proposed project will generate.

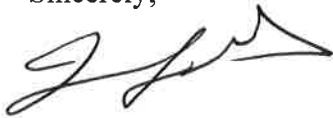
Stormwater management is of the greatest concern. The stormwater management and compensatory system must be designed using the current industry-standard which is the 100-year rainfall amount supplied by NOAA or Cornell. **Using old rainfall data published in 1961**

**(Technical Paper 40) is unacceptable and morally wrong.** Scientists and lay-persons alike know that climate change has increased the frequency and intensity of high-rainfall events since the pre-1960 years, and are only going to increase further as climate change continues. The system must at least be able to handle the amount of rainfall that professional and ethical stormwater management engineers use – the NOAA or Cornell data sets – and provide adequate compensatory storage. There are other negative impacts associated with the proposed project, including:

- Retention ponds will raise the groundwater level around them (mounding) and impact homes located in close proximity.
- All outlets from stormwater management structures must be located far away from nearby homes because the groundwater level will be raised locally around the outlet.
- Any below ground level areas of the proposed building will be in contact with the groundwater, particularly when it rises during and after storm events. This will interfere with groundwater flow, creating a barrier and raising the groundwater level upgradient, increasing basement flooding of nearby homes.
- **Over time, initially tight construction will develop cracks and the groundwater will enter below-ground stormwater management structures rendering them ineffective.** In addition, they will interfere with groundwater flow as discussed in the prior bullet.

Bottom line – given the existing high groundwater level in the neighborhood, particularly during and after storm events, the project will have devastating impacts on the neighborhood. Please do not allow it. Please contact me with any questions or for additional information.

Sincerely,



Jennifer Griffith  
4 Edith Street  
Arlington, MA 02474

December 6, 2020

Zoning Board of Appeals  
Town of Arlington  
51 Grove Street  
Arlington, MA 02476

**RE: Amend My September 2020 Letter on Traffic Issues – Mugar Property - Thorndike Place Development**

Dear Zoning Board of Appeals Members:

I am writing to update my earlier letter, dated September 21, 2020 in regard to traffic issues related to the proposed Thorndike Place development to reflect the changes in design submitted since then. In my earlier letter I outlined two major issues:

- Pedestrians walking to Alewife and soccer fields
- Turning left onto Lake Street to access Route 2/Belmont

The updated project design as currently proposed largely alleviates the safety concerns related to how the neighborhood is used for parking during the week for commuters accessing the Alewife T station and on weekends in the Spring and Fall by families for soccer games in Thorndike and Magnolia Fields. Most of this parking and resulting pedestrian traffic is in the Burch, Edith, Margaret, and Osborne Street areas and the portion of Dorothy Road between Parker and Margaret Streets, and the current design does not bring traffic in or out through this area any longer.

However, the other concern – turning left onto Lake Street to access Route 2 and Belmont is still valid. In normal times, as everyone is aware, the traffic on Lake Street heading towards Massachusetts Avenue is backed-up for hours both in the morning and in the evening. Leaving the neighborhood to access Route 2, the Alewife area, and Boston and other areas via Belmont, is treacherous. The cars on Lake Street are basically parked. There are NO sightlines for cars that need to turn left out of the neighborhood. Cars on Lake Street block the intersections so it can take time for someone to leave space to get out. And then you cannot see if anyone is coming from the right. After their frustration with the back-ups at the Brooks Avenue traffic light and the bike path, once “released” cars are traveling Lake Street at speed. Turning left out of the neighborhood is treacherous enough and takes enough time as it is. **Adding a significant number of additional cars to this situation is extremely dangerous** and will cause a significant line of back-ups in the neighborhood. **A new traffic light will be needed on Lake Street at the intersection with Little John Street** to let all these additional cars from the proposed project out of the neighborhood safely.

Bottom line – adding more cars into the neighborhood is unacceptably dangerous. Please do not allow it. Please contact me with any questions or for additional information.

Sincerely,



Jennifer Griffith  
4 Edith Street  
Arlington, MA 02474



Mr. Christian Klein  
Chair, Zoning Board of Appeals  
Arlington, MA 02474

November 23, 2020

Dear Mr. Klein,

Most of my life has been spent living in a home that abuts the Mugar property. I was attending Hardy School in 1970 when Town Meeting zoned the Mugar Property for Planned Unit Development. My family's name is mentioned as one of the abutters in Warrant Article 99 that year. I write you now about the latest proposal by the Mugar family: Thorndike Place.

I stand in solidarity with my neighbors concerns regarding the future overcrowding at Hardy School, the increased vehicle traffic, the increased likelihood of neighborhood flooding, rodents, and increased strain on municipal services.

In this letter I choose to focus on the areas designated CS – 1 and AU – B9 in the BSC Group Wildlife Habitat and Vegetation Evaluation of November 2020. These are areas of proposed parking lots.

I have observed these loci from my kitchen window and backyard for decades. I witnessed the individual in his green vest doing the evaluation out behind my house approximately 9:00 A.M. on Tuesday, October 27<sup>th</sup>. However, a report based on one day of surveying cannot do this area justice.

As recently as Monday November 9<sup>th</sup> at 7:30 A.M. there were three deer in my backyard. I attached a photo of one drinking water from the bird bath I have out back on the lawn. I attached another photo from earlier in the summer of a deer eating mulberries off the ground as do many species of birds and other wildlife from the Mugar property when the berries ripen. These deer have been coming for several years now and I watch them come out from the Mugar property and disappear back into it in the areas of CS-1 and AU-B9.

There are numerous species of what might be considered garden variety birds and animals that go in and out of the property. I have attached photos of some of them. I do not have photos of owls and hawks, but I have seen them in the trees out there. Fireflies have returned in the evenings at the edge of my backyard where it meets the Mugar property.

While I have photographed a fox and seen a coyote, they have not been problems and no doubt are feeding on rodents. If there is destruction of their habitat and they are driven out the rodent problem will no doubt go from bad to worse and possibly require the use of poison and the risk that poses to raptors and other wildlife.

It is to the Mugar's credit that through their passive management of the property they have allowed the area of CS-1 and AU-B9 to become forested. The trees there are soaking up groundwater and cleaning the air of CO<sub>2</sub>. Cleaning the air of CO<sub>2</sub> is probably particularly helpful given the proximity of Route 2 and the volume of traffic on it. It would be a shame to clear cut this area for parking lots and destroy wildlife habitat decades in the making and increase the likelihood of additional neighborhood flooding.

This is an area that would seem to be of future use by students of biology and ecology in the Arlington Public Schools if conserved.

As for the parking lots, if the tenants of the development want the benefit of parking, they should shoulder the burden of it. The parking lots should be immediately adjacent to the development. To put their parking lots in the neighbors back yards requires the clear cutting of trees that consequently destroys privacy. The parking lots and the associated 24/7 noise, exhaust, and traffic in the lots will lead to permanent loss of neighbor's quiet enjoyment of their property. It also is likely that plows, sanders, dumpsters, and other maintenance equipment needed to maintain the parking lots and the development itself would be stored in these lots.

I have also attached photos from 1983, pre-forestation, to demonstrate the prevalence of water in the area. The first photo of the rear of two homes and the water in the foreground is the area of CS-1. In other photos those of us of vintage age will remember the large Faces nightclub sign across Route 2. This dry summer is an exception.

These two areas, CS-1 and AU-B9, provide habitat for wildlife, trees that soak up ground water and clean the air of CO<sub>2</sub>, and act as a buffer for the neighbors from the property. They should be preserved for such.

Thank You for your consideration.

Sincerely, Peter Fiore, 58 Mott Street, Arlington, MA 02474





2



3



5



6





3/2, '83 A.M.  
various  
places on  
the Mugar  
Site



4



























































Dear Town of Arlington Zoning Board of Appeals and Conservation Commission,

For almost 13 years now, I have been a resident of the neighborhood directly impacted by the development of the Mugar Wetlands/property which the hopeful developers call "Thorndike Place."

I was very surprised at the October 1, 2020 meeting of the Conservation Commission to learn that the developers have intended to greatly decrease the size of the development, but I am still very concerned about the overall size and scope of the project.

First, I still object that this project as only a 40b project in name--as a social worker who helps many individuals with the complex task of securing truly affordable housing, I can assure you 20% of units made "affordable" or below market rate, for just 20 years, is NOT true affordable housing.

Second, is the developer really allowed to pull a "bait and switch" where the building is much smaller with less impact (on paper)? As I understand it, the flood plain study was conducted by the developer in winter during a drought, and the independent company who was supposed to verify this mapping was not given the information as of the October 1, 2020 meeting of the Conservation Commission to do so. Please assure me they are not allowed to forge ahead without this important step.

In addition, I can assure you, given the minimal plans presented at last month's Conservation Commission meeting, the building is still way too big for the area. The new October 2020 proposal is three stories along Dorothy Road, and four to five stories as it goes back into the woods? The houses in that area are MUCH smaller than that.

I invite you to come and take a walk with me along the proposed length of Dorothy Road, and see how large the proposed apartment building would look right along the road. It is still WAY too big for that area, and although I am not an engineer, I can tell you a full underground parking garage in that area, official flood plain or not, is just going to cause more flooding in the surrounding houses and streets.

And twenty to thirty units??? Once again, unless they are ALL affordable apartments (30% of someone's income, with income guidelines, to follow as well), it is really not true affordable housing, and not really helping the community out, in addition to just being too large for that part of the neighborhood. The new proposed single building is still too big for the marked area out of the flood plain delineated by the developers. I am also very concerned about the process of building a very large underground parking garage, and the damage that the process of building it will cause to the houses in the neighborhood.

If the developers really want to build multiple units, and make a lot of money, which is of course why they are developing land known as wetlands at all, why don't they just build the six to seven townhouses, with two units each, as was part of the original plan, leaving out the building behind it? Each of the twelve to fourteen units would sell for

about a million dollars each, and fine, the developers would make some money, but the houses would at least be within the scope of the existing neighborhood.

I also hope you ensure that the continued and ongoing review of the wetlands is thorough and accurate, and includes investigation of whether they have been altered or covered by dumping or filling during the site's decades of neglect. Please don't take the developers at their word that they have done their "due diligence" and continue to monitor and assess what they are telling you. From the newest proposed building, it is clear to me that money is the most important issue to the owners of this land, NOT making affordable housing NOR protecting our dwindling natural environment, let alone take care of a property that has essentially been abandoned for many years with little care or concern for prior dumping or filling.

Thank you for reading my comments, and please feel free to contact me further if you would like to discuss true affordable housing issues, or tour the neighborhood with me. I am passionate about this project, because I care deeply about the area in which I live, the environment, my neighbors, and low income housing and their residents.

Regards,

Marci Shapiro Ide  
152 Lake Street  
Arlington, MA 02474

Windows User

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