



Arlington Zoning Board of Appeals

Date: Tuesday, June 29, 2021
Time: 6:30 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>

You are invited to a Zoom meeting.

When: Jun 29, 2021 06:30 PM Eastern Time (US and Canada)

Register in advance for this meeting.

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

<https://town-arlington-ma-us.zoom.us/join>
https://town-arlington-ma-us.zoom.us/meeting/register/tJ0rdumrqi0iH92pb7N6c7cyTQLnwfXgW_OA_

Meeting ID: 996 1034 6859

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

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

2. Members Vote: Approval of Meeting Minutes

March 23, 2021

April 27, 2021

May 11, 2021

Hearings

3. **Docket # 3660: 10 Sunnyside Avenue**

In accordance with the provisions of Section 3.2.3A, of the Zoning Bylaws that there has been filed by M.B. Realty Group LLC of Arlington, Massachusetts on May 30, 2021, a petition seeking permission to operate a business located at 10 Sunnyside Avenue Block Plan No. 057.0-0002-0013.0 Said petition would require a Special Permit under Section 5. Subsection 5-33 of the Zoning Bylaw for the Town of Arlington.

4. **Docket # 3659: 55 Sutherland Road**

In accordance with the provisions of Section 3.2.3A, of the Zoning Bylaws that there has been filed by Ravitha Amarasingham of Arlington, Massachusetts on May 30, 2021, a petition seeking permission to alter his property located at 55 Sutherland Road - Block Plan No. 120.0-0013-0007.0 Said petition would require a Special Permit under Section 5.3.9 (A) (Projections into Minimum Yards) of the Zoning Bylaw for the Town of Arlington.

5. **Thorndike Place**

Meeting Adjourn



Town of Arlington, Massachusetts

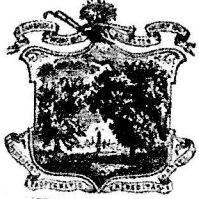
Docket # 3660: 10 Sunnyside Avenue

Summary:

In accordance with the provisions of Section 3.2.3A, of the Zoning Bylaws that there has been filed by M.B. Realty Group LLC of Arlington, Massachusetts on May 30, 2021, a petition seeking permission to operate a business located at 10 Sunnyside Avenue Block Plan No. 057.0-0002-0013.0 Said petition would require a Special Permit under Section 5. Subsection 5-33 of the Zoning Bylaw for the Town of Arlington.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	ZBA_PACKAGE__10_SUNNYSIDE_AVENUE.pdf	ZBA PACKAGE, 10 SUNNYSIDE AVENUE
▢ Reference Material	Revised_Memo_2021_06_16.pdf	Revised Memo 2021 06 16
▢ Memorandum	3660_10_Sunnyside_Ave.pdf	DPCD Memo regarding #3660 - 10 Sunnyside Ave
▢ Reference Material	10_Sunnyside_Ave_OFFICE_SPACE_6.28.21_REDUCED.pdf	10 Sunnyside Ave OFFICE SPACE_6.28.21_REDUCED



BOARD OF APPEALS

Town of Arlington

Arlington, Massachusetts 02476

51 Grove Street
Telephone (781) 316-3396

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 **M.B. Realty Group LLC** of Arlington, Massachusetts on May 30, 2021 a petition seeking permission to operate a business located at **10 Sunnyside Avenue Block Plan No. 057.0-0002-0013.0** Said petition would require a Special Permit under **Section 5, Subsection 5-33** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening June 29, 2021 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL or join via **ZBA website**.

[https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtIBP9)

[upqDlrH9BzpU_mQMF2y5Ys20gtIBP9](https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20gtIBP9) for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.

For documentation relating to this petition, visit the ZBA website at

<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3660

Zoning Board of Appeals

Christian Klein, RA, Chair

For information contact: **ZBA@town.arlington.ma.us**

ROBERT J. ANNESE

ATTORNEY AT LAW

May 26, 2021

Mr. Richard Vallarelli
Town of Arlington
51 Grove Street
Arlington, MA 02476

RE: 10 Sunnyside Avenue, Arlington, Massachusetts

Dear Mr. Vallarelli:

I am sending along an application for a special permit together with eight (8) copies of the zoning package including the plans, the dimensional form as well as the gross floor information form.

I am also including a short statement from the architect, Khalsa Design Incorporated, indicating the changes proposed to the existing buildings at the site.

There will be no exterior changes to the buildings and all of the work will be completed inside of the buildings with the shed which presently covers the steep ramp to the basement being removed and a new ramp with a more comfortable ramp being installed in its place.

The property is going to be used solely in conjunction with the Colum Health business operation located at 339 Massachusetts Avenue and will be used for office space as well as conference space.

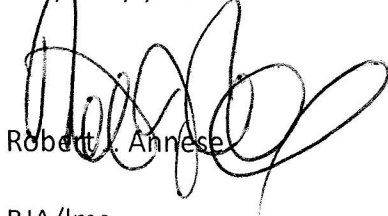
The special permit is necessary because the property is in a B4 zone and a special permit is required with regard to changing the use of the property from the preexisting automotive use to an office use.

There will be no residential component to the project.

Would you please file the enclosed documents and let me know the hearing date.

Thank you for your assistance in this matter.

Very truly yours



Robert J. Annese

RJA/lms
Enclosures

INFORMATION FOR BOARD OF APPEALS RECORD

To be completed by OWNER, signed, and returned to Secretary of the Board of Appeals:

MB Realty Group, LLC

(Owner or Petitioner)

Address: 339 Massachusetts Avenue

City or Town: Arlington

Premises: 10 Sunnyside Avenue, Arlington,

(Street & Number)

(Identify Land Affected)

(City)

the record title standing in the name of: MB Realty Group, LLC

whose address is: 339 Massachusetts Avenue, Arlington, MA

(Street)

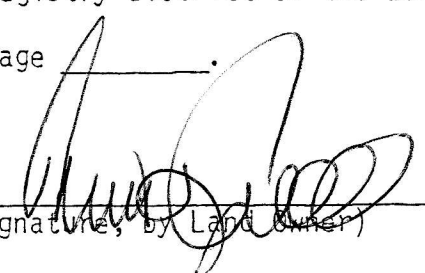
(City or Town)

(State)

by a deed duly recorded in the Middlesex County Registry of Deeds in

Book: 73883 Page: 259, _____ Registry District of the Land

Court Certificate NO. _____ Book _____ Page _____.


(Signature, by Land Owner)

REQUEST FOR SPECIAL PERMIT AND/OR VARIANCE
TOWN OF ARLINGTON

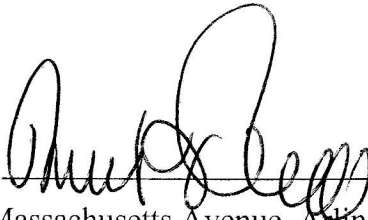
In the matter of the Application of **MB Realty Group, LLC, 339 Massachusetts Avenue, Arlington, MA** to the Zoning Board of Appeals for the Town of Arlington: **concerning real estate located at 10 Sunnyside Avenue, Arlington, Massachusetts**

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw for the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*: **See Special Criteria Form, Section 3.3.3 of the Arlington Zoning Bylaw**

The Applicants state they are the owners of the land in Arlington located at 10 Sunnyside Avenue, Arlington, Massachusetts with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The Applicants expressly agree 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 Applicants represent that the grounds for the relief sought are as follows:

Applicant intends to convert a prior automotive use at the property which is located in a B4 zone with the gross area of the building containing in excess of 3,000 square feet which requires a Special Permit in accordance with the district regulations contained in Section 5-33 of the Bylaw.

E-Mail: law@robertannese.com

Signed: 

Date: 5/26/21

Telephone: 781-646-4911

Address: 1171 Massachusetts Avenue, Arlington, MA 02476

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A.) Indicate where the use requested 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 Arlington Zoning Bylaw.

Section 5-33.

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

The zoning bylaw in Section 5.5 subsection E notes that all vehicular oriented businesses in the B4 zoning district are encouraged to be converted to other retail, service, office or residential use. The office space will be used by Column Health which already has a business location at 339 Massachusetts Avenue and the office space as well as conference space will be used in conjunction with the Column Health business operation.

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

As the result of the limited management staff of Column Health who would utilize the office and conference space, the proposed project will not create undue traffic congestion or unduly impair pedestrian safety if the requested zoning relief is granted.

D.) 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 proposed project will not overload of any public water, drainage or sewer system, and there will be no exterior changes to the building in connection with the project with all of the work being done within the interior of the existing building within the footprint of the existing building.

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

There are no special regulations for this particular use.

F) Explain why 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 project will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health or welfare of inhabitants of the district.

G.) Explain why *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 use will not be in excess or detrimental to the character of the neighborhood.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 10 Sunnyside Ave

Zoning District B4

Owner: Column Health LLC

Address: 339 Massachusetts Avenue

Present Use/Occupancy: No. of Dwelling Units:
Auto Repair: No current DU's

Uses and their gross square feet:
5,523 sf of Auto Repair and vehicle storage

Proposed Use/Occupancy: No. of Dwelling Units:
Office space

Uses and their gross square feet:
Office: 7,283 sf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	16,500 sf	16,500 sf	min. n/a
Frontage	150'-2"	150'-2"	min. 50'-0"
Floor Area Ratio	.49	.44	max. 1.5
Lot Coverage (%), where applicable	32.6%	28%	max. n/a
Lot Area per Dwelling Unit (square feet)	n/a	n/a	min. n/a
Front Yard Depth (feet)	4'-3"	4'-3"	min. 0'-0"
Side Yard Width (feet) right side	79'-0"	78'- 5" (exist)	min. 0'-0"
left side	1'-8"	1'-8" (exist)	min. 0'-0"
Rear Yard Depth (feet)	1'-2"	1'-2" (exist)	min. 10'-0"
Height	+/- 15'-0"	Existing	min. 60'-0"
Stories	1.5	1.5	stories 5
Feet	+/- 15'-0"	+/-15'-0"	feet 60'-0"
Open Space (% of G.F.A.)	n/a	26%	min. n/a
Landscaped (square feet)	unknown	4,392 sf	(s.f.) 10% (1,650 sf)
Usable (square feet)	unknown	4,392 sf	(s.f.) 26% (4,392 sf)
Parking Spaces (No.)	unknown	13 spaces	min. 11 spaces
Parking Area Setbacks (feet), where applicable	n/a	n/a	min. exempt
Loading Spaces (No.)	n/a	n/a	min. n/a
Type of Construction	TBD - Most likely Type 1 construction		
Distance to Nearest Building	+/- 35'-0"	+/- 35'-0"	min. n/a

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 10 Sunnyside Avenue Zoning District: B4

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>16,500 sf</u>	<u>16,500 sf</u>
Open Space, Usable	<u>n/a</u>	<u>n/a</u>
Open Space, Landscaped	<u>none</u>	<u>4,392 sf</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>n/a</u>	<u>n/a</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>2,713 sf</u>	<u>2,713 sf</u>
1 st Floor	<u>4,570 sf</u>	<u>4,570 sf</u>
2 nd Floor	<u>-</u>	<u>-</u>
3 rd Floor	<u>-</u>	<u>-</u>
4 th Floor	<u>-</u>	<u>-</u>
5 th Floor	<u>-</u>	<u>-</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>-</u>	<u>-</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>-</u>	<u>-</u>
All weather habitable porches and balconies	<u>-</u>	<u>-</u>
Total Gross Floor Area (GFA)	<u>7,283 sf</u>	<u>7,283 sf</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>None</u>	<u>4,392 sf</u>
Landscaped Open Space (% of GFA)	<u>10%</u>	<u>26%</u>
Usable Open Space (Sq. Ft.)	<u>None</u>	<u>4,392 sf</u>
Usable Open Space (% of GFA)	<u>None</u>	<u>60%</u>

This worksheet applies to plans dated 05.06.21 designed by Khalsa Deisgn, Inc.
17 Ivaloo St, Suite 400 Somerville, MA 02143 tel: 617-591-8682

Reviewed with Building Inspector: _____ Date: _____



PROJECT ADDRESS:
10 SUNNYSIDE AVENUE
ARLINGTON MASSACHUSETTS


ARCHITECT
KHALSA DESIGN INC.
17 WALDO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

CLIENT
COLUMN HEALTH LLC
339 MASSACHUSETTS AVE
ARLINGTON, MA 02174
617-539-6780

10 SUNNYVALE AVE
(PROJECT LOCATION)

Map showing the project location at 10 Sunnyvale Ave, highlighted in a dark shaded area. The map includes surrounding streets and lot numbers.

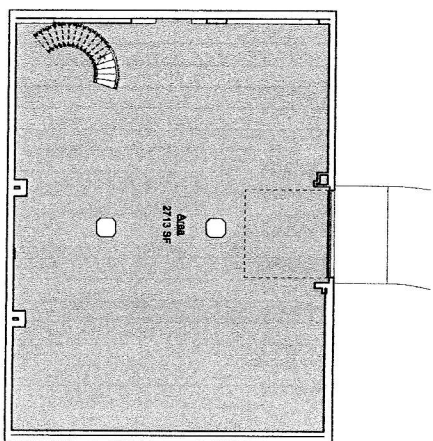
Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	05/06/21
A-018	Gross Area Plan	05/06/21
A-020	Architectural Site Plan	05/06/21
A-101	Basement Floor Plan	05/06/21
A-102	First Floor Plan	05/06/21
A-300	Front & Rear Elevations	05/06/21
A-301	Left Side & Right Side Elevation	05/06/21
A-302	Exterior Perspectives	05/06/21

PROJECT NAME Column Health							
OFFICE 10 Sunnyvale Ave Arlington, VA							
CLIENT Column Health LLC							
ARCHITECT ARCHITECT							
							
KHALSA 17 VALAJO STREET SUITE 400 TELEPHONE: 415-581-9487 FAX: 415-581-9088							
CONSULTANTS:							
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PROJECT NO. 2015 DATE: 11/19/15 DRAWN BY: 06/06/17 CHECKED BY: WC SCALE: AS SHOWN							
REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Cover Sheet</td> <td></td> </tr> </tbody> </table>		No.	Description	Date	1	Cover Sheet	
No.	Description	Date					
1	Cover Sheet						
A-000 Column Health Offices							

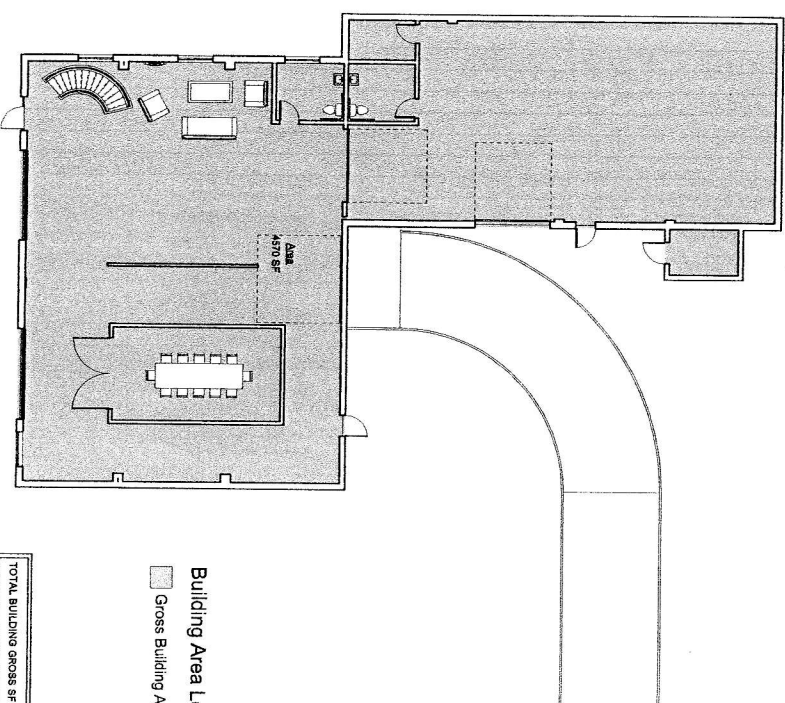
PROJECT NAME
**Column Health
Offices**

PROJECT ADDRESS
10 Sunnyside Ave
Arlington, MA 02460

CLIENT
Column Health LLC



① Basement Level
1/8" = 1'-0"



② 1st Floor Level
1/8" = 1'-0"

Building Area Legend
Gross Building Area

TOTAL BUILDING GROSS SF = 7,283 SF

PROJECT NAME
**Column Health
Offices**

PROJECT ADDRESS
10 Sunnyside Ave
Arlington, MA 02460

CLIENT
Column Health LLC

ARCHITECT
KHALSA

17 WALDO STREET SUITE 400
SONERVILLE, MA 02143
TELEPHONE 617-481-9882 FAX 617-481-9888

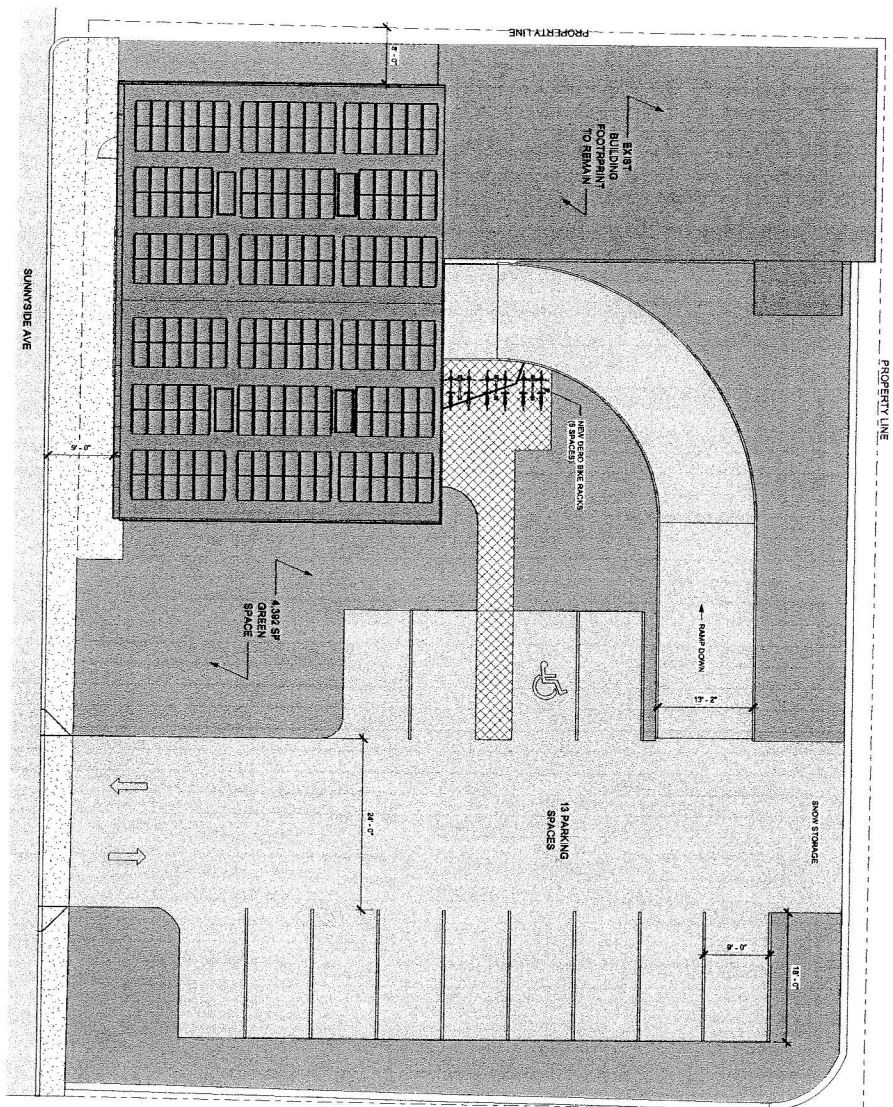
CONSULTANTS:

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ARCHITECTS AND ASSOCIATES, INC.

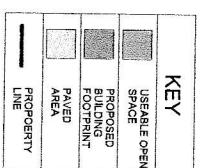
REGISTRATION

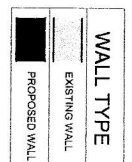
No.	Description	Date
1	Initial Design	06/09/15
2	Final Design	06/09/15
3	Construction Documents	06/09/15
4	Final Construction Documents	06/09/15
5	Final Construction Documents	06/09/15
6	Final Construction Documents	06/09/15
7	Final Construction Documents	06/09/15
8	Final Construction Documents	06/09/15
9	Final Construction Documents	06/09/15
10	Final Construction Documents	06/09/15

Gross Area Plan
A-018
Column Health CH-058



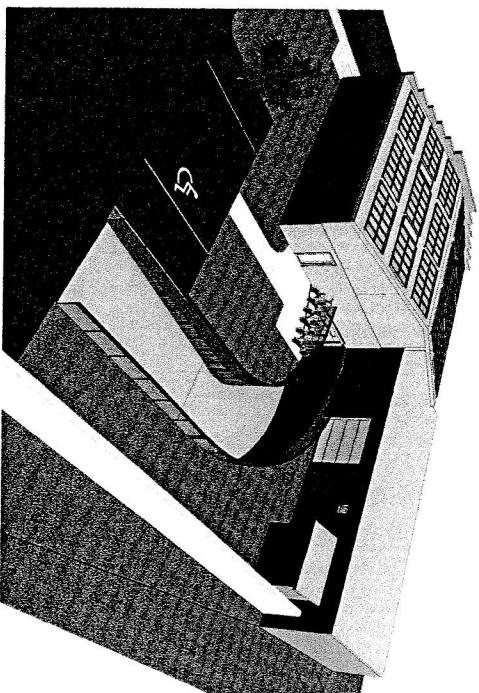
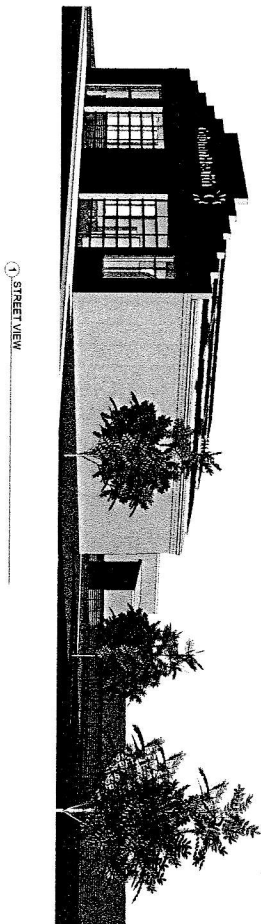
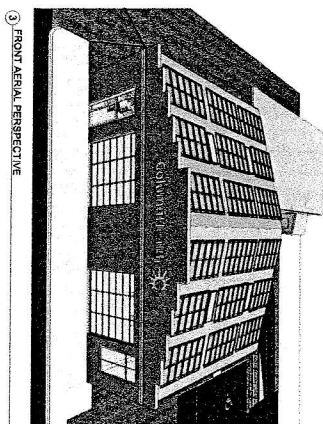
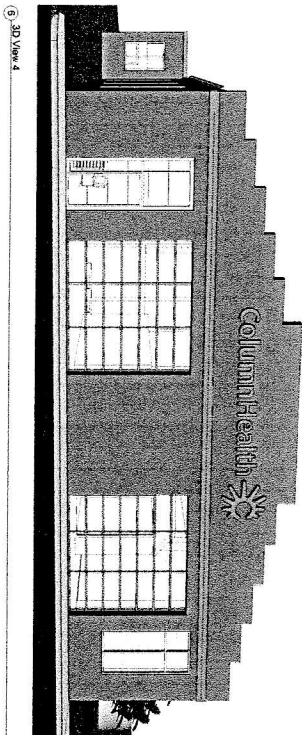
ZONING DIMENSIONAL TABLE: CURRENT ZONING				
	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	BUSINESS B			
USE	VARIES	COMMERCIAL	OFFICE	COMPLIES
MIN LOT SIZE	N/A	4+/-16,500 SF	4+/-16,500 SF	COMPLIES
MAX GROUND COVERAGE	N/A	32.6% (6,390 SF)	28% (4,940 SF)	COMPLIES
LANDSCAPE AREA	N/A	0.42 SF (28%)	0.34 SF (28%)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.5 (24,750 SF)	0.48 (8,223 SF)	0.48 (8,223 SF)	COMPLIES
MAX BUILDING HEIGHT	5 ST / 60'	4+/-20'-0"	EXIST TO REMAIN	COMPLIES
MIN YARD FRONT	0'-0"	4'-3"	4'-3"	COMPLIES
SIDE	0'-0" (PL)	1'-6" (L) 7'-0" (R)	1'-6" (L) 7'-5" (R)	COMPLIES
REAR	10'-0" (10) 100 (30 (L)) 10+/-13'-0"	1'-2"	1'-2"	PRE EXISTING NON CONFORMITY
MIN FOOTAGE	50'-0"	4+/-150'-0"	4+/-150'-0"	COMPLIES
PARKING REQUIREMENTS	11 REQUIRED (1) / PER 500 SF)	UNKNOWN	13.8PACES	COMPLIES
BIKEWAY PARKING	4	UNKNOWN	8 BIKE RACKS	COMPLIES





A-101
Column Health Offices

5/7/2021 9:47:44 AM VTKG-SERVER\DALIB\1919118_10_Summary_Articles - Realty Column Month09 Downloaded from SPCW SD NY IN Connecticut Sun NEWS & CO --



PROJECT NAME

**Column Health
Offices**

PROJECT ADDR

10 Sunnyside Ave
Arlington MA
1

CLIENT

Column Health LLC

ARCHITECT



KHALSA

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-0582 FAX:
617-591-12086

CONSULTANTS:

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REGISTRATION

Project number	1911
Date	05/06/2
Drawn by	M
Checked by	W
Scale	

REVISIONS

No.	Description	Date
-----	-------------	------

Exterior Perspectives

A-302

Column Health Offices



KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p.617-591-8682 / f. 617-591-2086

TO: Robert J. Annese, Esq.
1171 Massachusetts Avenue
Arlington, MA 02476
(781)-646-4911

DATE: 05-17-2021

FROM: Will Chalfant
Khalsa Design, Inc.
17 Ivaloo Street
Somerville, MA 02143
(617)-591-8682

RE: Proposed adaptive re-use of existing garage

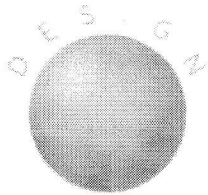
Dear Attorney Annese,

The applicants, Column Health wish to refurbish and re-use the existing garage/ auto repair shop located at 10 Sunnyside Avenue in Arlington, MA.

The existing garage has had several additions tacked on over the years. The garage and these outbuildings are surrounded by a sea of asphalt and gravel. Column Health's intention is to utilize the existing garage to house corporate meetings as well as some small office space. This space is not intended to be a cubicle farm, but rather a place for Column Health's executive management team to work. The existing shed that covers a steep ramp to the basement will be removed and a new ramp with a more comfortable slope will be replaced in its place. This garage in the basement is intended to be used as storage space.

Within the existing building the renovations will be minimal. A new code compliant spiral staircase will connect the upper level with the basement. Two new ADA compliant restrooms will be added, as well as a refurbished paint booth which will be converted into a conference room.

The largest change will be to the site itself. The sea of asphalt and gravel will be replaced with landscaping other than the new parking area and ramp. We believe that this change



KHALSA

KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p. 617-591-8682 / f. 617-591-2086

in use for the site will drastically change the perception of the property and will allow Column Health to have a unique and efficient adjunct workspace for employees and senior staff.

Sincerely,

Will Chalfant
Project Manager
Khalisa Design Inc.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

ZONING BOARD OF APPEALS

ARLINGTON, MASSACHUSETTS

In the matter of)	
)	
10 Sunnyside Avenue)	
Arlington, Massachusetts)	Docket Number:
)	
MB Realty Group, LLC, Petitioner)	

ZONING MEMORANDUM OF FACT AND LAW
IN SUPPORT OF
REQUEST FOR SPECIAL PERMIT

Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
(781) 646-4911
law@robertannese.com

STATEMENT OF FACTS

Petitioner proposes to modify the existing garage/auto repair shop located at 10 Sunnyside Avenue which requires a special permit in accordance with Section 5-33 of the Zoning Bylaw.

The property is located in a B4 zone.

Petitioner operates a health-oriented business located at 339 Massachusetts Avenue in Arlington and would use the modified and refurbished space for its executive management team in conjunction with its business activities at its business office.

The intent would be to use the space both for office space and conference space.

The renovations will take place within the existing building and will be minimal.

With respect to Section 5.3.19, the Petitioner has submitted a Google aerial depiction showing the property in the B4 zone and showing the relation of the property to residential zoning districts located near the property.

The Google aerial depiction and the comments of the Petitioner's architect indicate that 10 Sunnyside Avenue is located approximately 165'0" to the beginning of the R1 zone on Michael Street looking north as denoted with a white line and arrow.

The 10 Sunnyside Avenue property is located approximately 252'0" to the beginning of the R2 zone on Sunnyside Avenue looking northeast as denoted with a yellow line and arrow shown on the Google aerial depiction.

The lot contains 16,500 square feet of land area and the proposed development will transform a prior automobile use from a blighted site and the proposal is in line with the definition of a B4 zone as defined in Section 5-25 subsection 5.5.1 further subsection E of the Zoning Bylaw which provides as follows:

"B4: Vehicular Oriented Business District. The Vehicular Oriented Business District provides for establishments that are primarily oriented to automotive traffic, which means they require large amounts of land in proportion to building coverage. This district also consists of establishments devoted to the sale or servicing of motor vehicles, the sale of vehicular parts and accessories and service stations. Arlington has an abundance of automotive and automotive accessory sales and service establishments. As these businesses gradually close, the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development."

Historically, the property has been the subject of two separate applications filed with the ARB for potential mixed-use developments, the first requesting a mix of retail and residential use containing approximately twenty-two residential units and the second involving a mix of residential and office use with much fewer residential units.

Both applications have been withdrawn before the ARB and the present application before the Zoning Board does not consist of a mixed use proposed development which results in the ARB not having jurisdiction to hear the request for zoning relief because in accordance with the provisions of Section 3.4, i.e. Environmental Design Review, further subsection 3.4.2 subsections A. through M., the substance of the application does not fit within the definition of any of those subsections which would vest jurisdiction in the ARB.

The property has 150.2 feet of frontage on Sunnyside Avenue and there will be no change to the dimensional aspects of the property since all of the work in connection with the building will be completed within the existing footprint of the building. In addition, there will be no changes to the exterior of the building including the height of the building. The provisions of the zoning bylaw would require eleven parking spaces and the proposal contains thirteen parking spaces.

The proposed landscaped square feet would be 4,392 square feet and the proposed usable open square feet would be 4,392 square feet and once again, there will be no exterior changes to the footprint of the building as it presently exists.

According to the assessing records for the Town the building was built in the year 1920 and there were renovations made to the building, none of which changed the use of the building for automotive repair business.

The site lies within the Alewife Brook Watershed but is not located within the 100-year flood plain and is not located within a flood zone as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Town of Arlington, Map#25017C0419E, dated June 4, 2010.

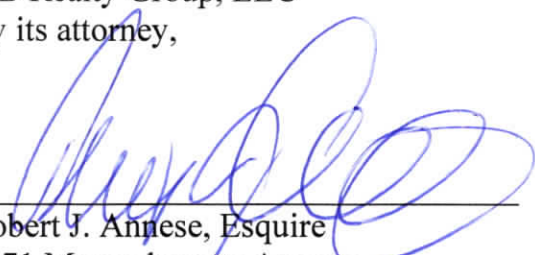
With respect to the special permit criteria contained in Section 3.3.3 of the Bylaw, Petitioner states the following:

- A. **The use requested is listed as a special permit use in the use regulations for the applicable district.** (See Section 5.33);
- B. **The requested use is essential or desirable to the public convenience or welfare.** The requested use which is an extension of the business use of Column Health, an Arlington business located at 339 Massachusetts Avenue would allow the members of that business organization to have much needed room for both office and conference use as the property at 339 Massachusetts Avenue is essentially being used to capacity.
- C. **The requested use will not create undue traffic congestion nor unduly impair pedestrian safety.** The initial proposal before the ARB approximately 2½ years ago, had proposed twenty-two residential units and retail space which would have resulted in an increase in traffic at the site; however, the present petition will have a limited number of employees of Column Health using the office and conference space within the building and the parking spaces provided exceed the number required by the Zoning Bylaw.
- 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.** The requested use will not overload any municipal systems.
- E. **Any special regulations for the use as may be provided in this Bylaw are fulfilled.** There are no special regulations which are applicable.
- F. **The requested use will not impair the integrity or character of the district or adjoining districts nor will it be detrimental to the health or welfare.** The requested use will be an improvement to the

integrity and the character of the neighborhood in which the property is located because a former automotive and repair shop use will be transformed to office and business conference use which will be a much cleaner use than the prior automotive oriented use with respect to the impact of the use upon individuals residing in the neighborhood of the property.

- 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.** There will not be an excess of the use in the neighborhood in which the property is located if the petition for zoning relief is approved by the Board.

Petitioner,
MB Realty Group, LLC
By its attorney,



Robert J. Annese, Esquire
1171 Massachusetts Avenue
Arlington, MA 02476
BBO #019880
(781) 646-4911 - Telephone
(781) 646-4910 – Facsimile
Email: law@robertannese.com



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: June 22, 2021
RE: Docket 3660– 10 Sunnyside Avenue; Special Permit under Zoning Bylaw Section 5.5.3
(Use Regulations for Business Districts)

The applicant, M.B. Realty Group LLC, seeks a Special Permit in accordance with Section 5.5.3 (table of Use Regulations for Business Districts). The applicant is seeking establish a new location for Column Health business operations in an existing structure with a total gross floor area (GFA) of 7,283 square feet, requiring a change of use from the previous automotive use to an office use. The property is in the B4 Zoning District.

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

Criterion #1: Requested Use

The requested office use is permitted through a Special Permit in the B4 Zone.

Criterion #2: Public Convenience/Welfare

The zoning bylaw explicitly states, “as these [automotive establishments] gradually close, the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development.”¹

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.

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

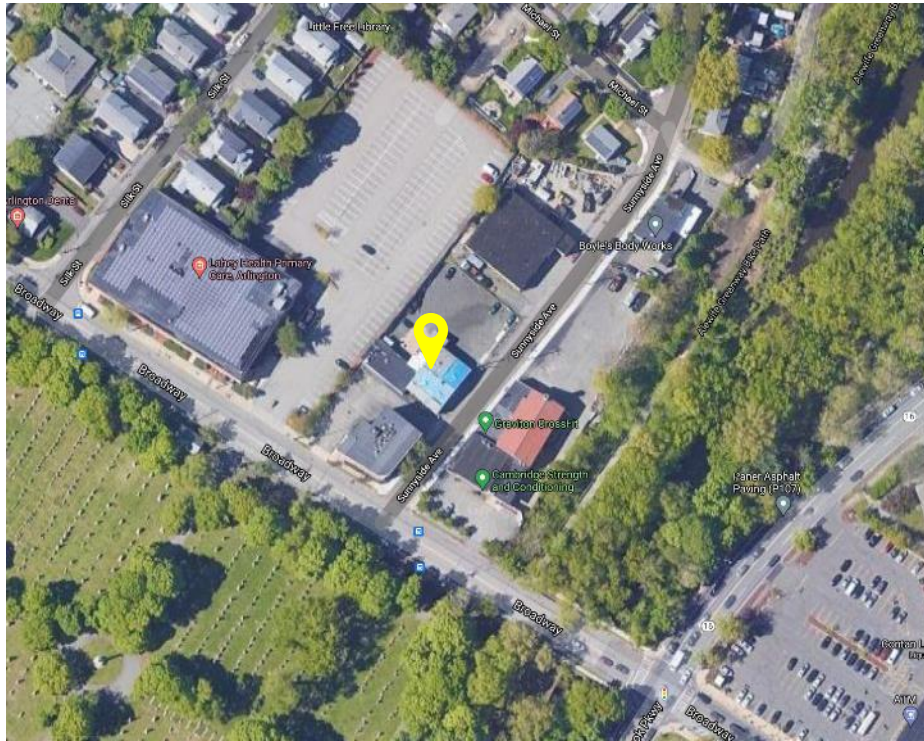
The requested use will not impair the integrity and character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

¹ Arlington Zoning Bylaw, section 5.5.1 (Districts and Purpose),
<https://www.arlingtonma.gov/home/showpublisheddocument/43413/637533162693430000>

Criterion #7: Detrimental Excess in Particular Use

There would not be any detrimental excesses.

Below are aerial and street-based photos of the property:



W





Zoning Board of Appeals (ZBA) Decision History

- Docket 3573 (2018): A request by a prior owner for a Variance to perform mechanical work at an autobody repair shop was denied by the ZBA.
- Docket 3257 (2005): Special Permit granted by the ZBA to allow used car sales on the property.
- Docket 1080 (1970): Special Permit request to install two signs denied by the ZBA.

Recommendation:

The Department of Planning and Community Development maintains that the proposal for a change of use is consistent with the Special Permit criteria. However, the applicant has not provided the minimum number of required long-term bicycle parking spaces required by Section 6.1.12(D). The applicant is required to provide .5 spaces per 1,000 square feet of GFA, rounded up to the nearest whole number—a total of four spaces. Per Section 6.1.12(C), these spaces are typically located within an enclosed, limited-access area designed so as to protect bicycles from precipitation and from theft.

Additionally, the applicant materials note the intent to install an uplit 20 foot long by 1 foot 1 inch tall sign on the front façade of the building. As per Section 6.2.2(A), a Sign Permit is required prior to installation of any permanent sign and is subject to review by the Department of Planning and Community Development and potentially the Arlington Redevelopment Board. Sign Permit applications are available on the Inspectional Services page of the Town website.²

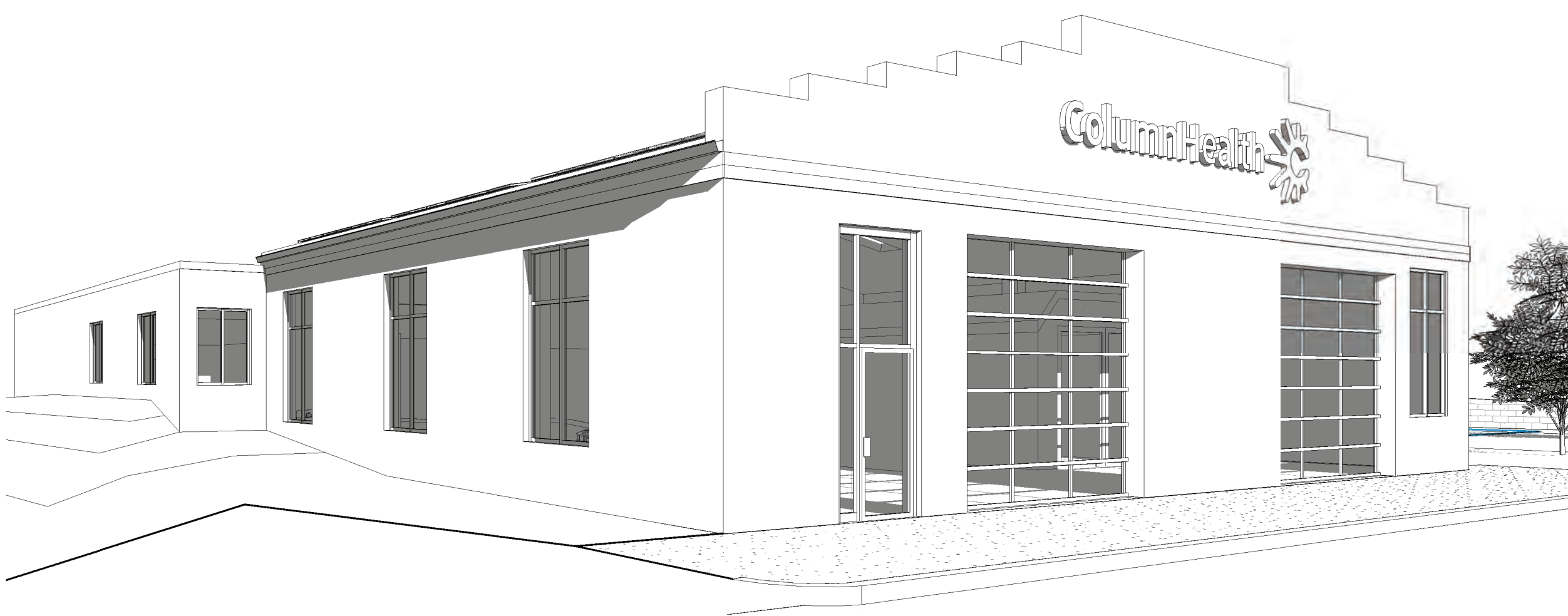
DPCD recommends that the Zoning Board of Appeals request drawings showing the proposed location and quantity of dedicated long-term bicycle parking prior to approving this application.

² Sign Permit Process and required materials: <https://www.arlingtonma.gov/departments/inspectional-services/sign-permit-process>

As noted above, any signage, exterior alterations, and lighting must be reviewed and approved by this department and possibly the Arlington Redevelopment Board.

Related Dockets

- #3645: 5 Forest St— Applicant sought a special permit to establish a consumer service establishment in the B1 Zoning District. Approved with conditions on 2/9/21.
- #3579: 185 Massachusetts Ave—Applicant sought a special permit for a change of use from a retail establishment to a yoga studio in the B3 Zoning District. Approved 10/23/18.



TOWN OF ARLINGTON ZBA MEETING
6-29-2021

PROJECT:
COLUMN HEALTH OFFICES

PROJECT ADDRESS:
10 SUNNYSIDE AVENUE
ARLINGTON MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
617-591-8682

CLIENT
COLUMN HEALTH LLC
339 MASSACHUSETTS AVE
ARLINGTON, MA 02474
617-539-6780

LOCUS PLAN



Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	05/06/21
A-018	Gross Area Plan	05/06/21
A-020	Architectural Site Plan	05/06/21
A-101	Basement Floor Plan	05/06/21
A-102	First Floor Plan	05/06/21
A-300	Front & Rear Elevations	05/06/21
A-301	Left Side & Right Side Elevation	05/06/21
A-302	Exterior Perspectives	05/06/21

PROJECT NAME

Column Health
Offices

PROJECT ADDRESS

10 Sunnyside Ave
Arlington MA

CLIENT

Column Health LLC

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

CONSULTANTS:

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REGISTRATION



Project number 19119
Date 05/06/21
Drawn by MB
Checked by WC
Scale

REVISIONS

No.	Description	Date

Cover Sheet

A-000

Column Health Offices

UTILITY NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND "DIG-SAFE" (1-888-344-7233) PRIOR TO CONSTRUCTION.

LEGEND

□	SBOM	STONE BOUND DRILL HOLE
○	GM	GAS METER
○	GG	GAS GATE
○	WG	WATER GATE
—○—		UTILITY POLE
⊙		SEWER MANHOLE
⊙		DRAIN MANHOLE
⊙		WATER MANHOLE
○	MH	MANHOLE
⊕		MONITORING WELL
⊕ B-1		SOIL BORING
LS		LANDSCAPING
R/W		RETAINING WALL
BB		BITUMINOUS BERM
BT. CONC.		BITUMINOUS CONCRETE
CONC.		CONCRETE
CPD		CONCRETE PAD
GR		GRANITE CURB
EDP		EDGE OF PAVEMENT
PVC		POLYVINYL CHLORIDE
PL		PLASTIC
R		RIIM
CLF	—X—	CHAIN LINK FENCE
	—OHW—	OVERHEAD WIRES
	— — — — —	PROPERTY LINE

PLAN REFERENCES

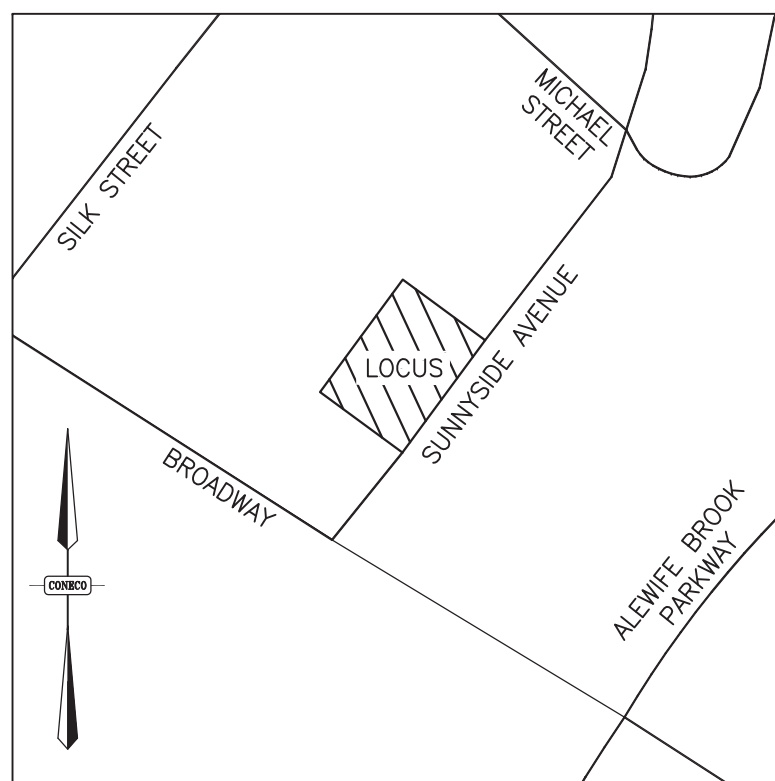
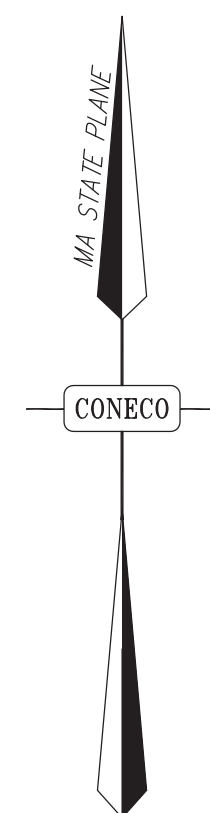
1. BOOK 3202, PAGE END
2. BOOK 2637, PAGE 301
3. PLAN NO. 1177 OF 1946
4. PLAN NO. 415 OF 1947
5. PLAN NO. 345 OF 1957
6. PLAN NO. 723 OF 1955

□ SBH	STONE BOUND DRILL HOLE
○ G	GAS METER
○ GG	GAS GATE
○ WG	WATER GATE
—○—	UTILITY POLE
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	WATER MANHOLE
⊙ MH	MANHOLE
⊕ B-1	MONITORING WELL
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PL	PLASTIC
R	RIM
	INVERT
CLF ——— X	CHAIN LINK FENCE
———	OVERHEAD LINES
———	PROPERTY LINES

Zoning District: "B4" Vehicular Oriented Business District

NOTES:

- I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



LOCUS MAP
(not to scale)

OWNER OF RECORD:
MB REALTY GROUP LLC
PARCEL ID: 33-2-2.B
BOOK 73883, PAGE 259

10 SUNNYSIDE AVENUE
ARLINGTON, MA



C O N E C O
Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324

PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
WEBSITE: www.coneco.com

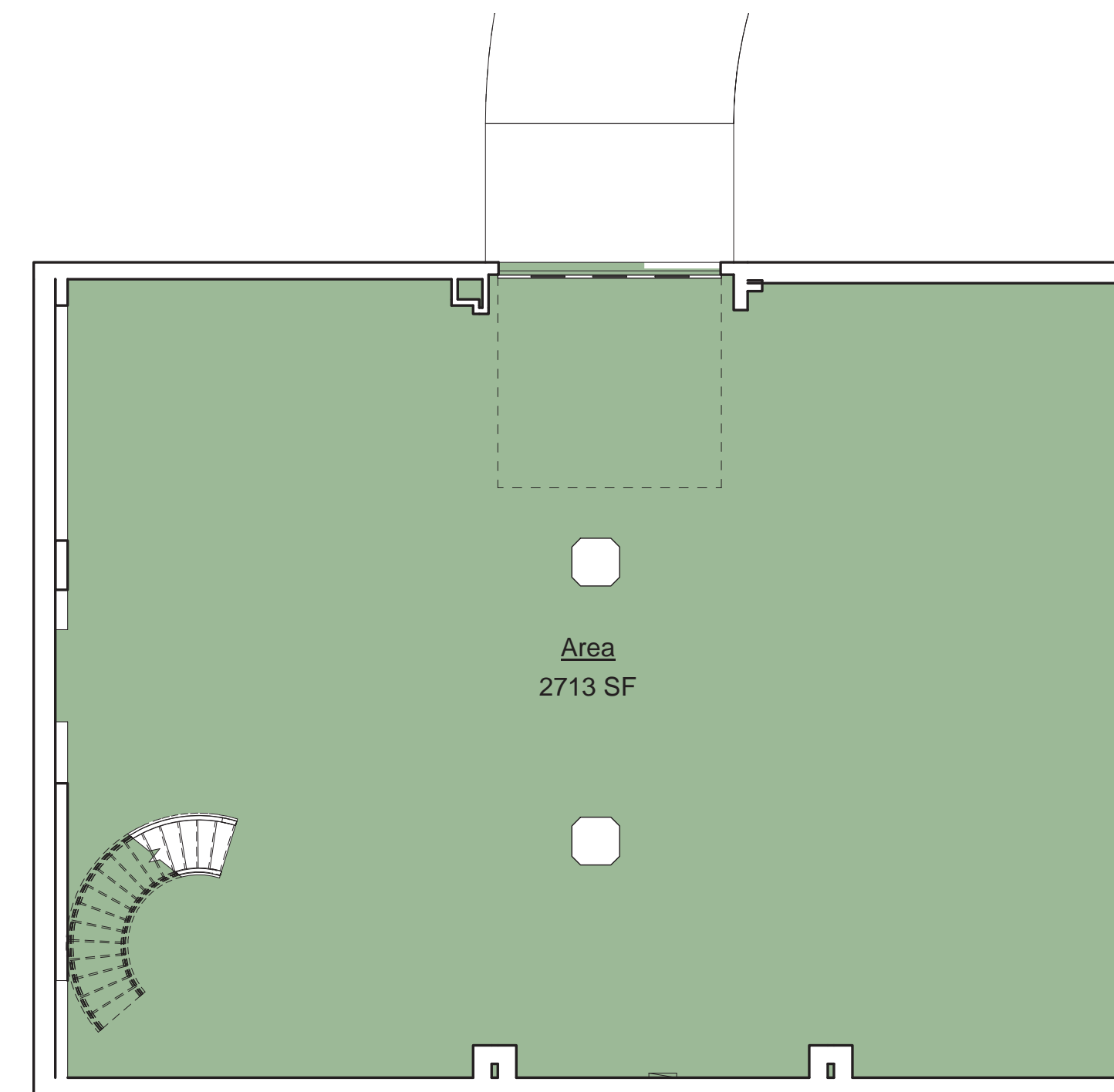
FBI CONSULTING

JOB NO.

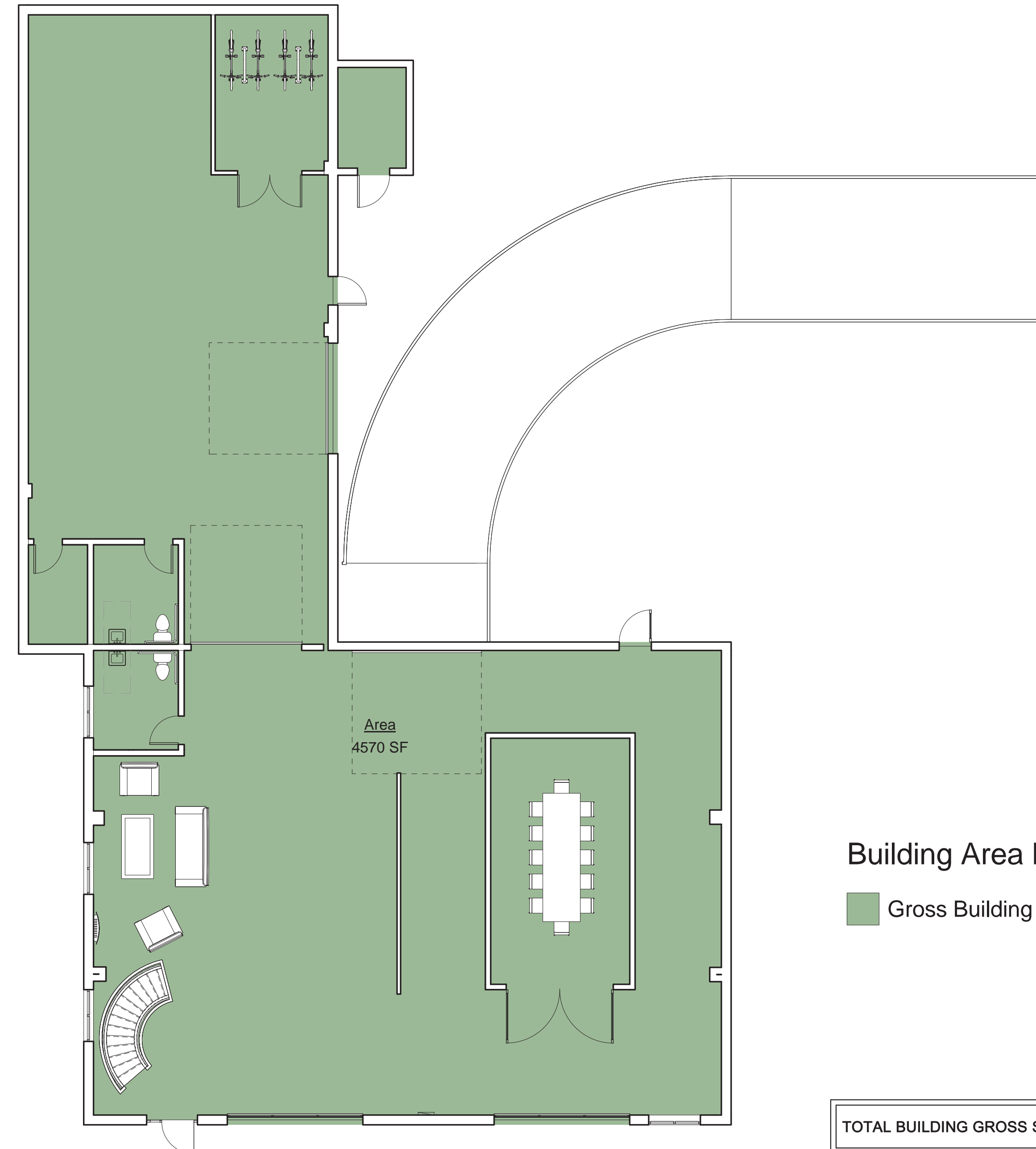
11157

A horizontal graphic scale bar with alternating black and white segments. Above the bar, the markings 20', 0, 20', and 40' are shown. Below the bar, the text "SCALE IN FEET" is centered.

NO.	DATE	DESCRIPTION	BY
REVISIONS			



1 Basement Level
1/8" = 1'-0"



2 1st Floor Level
1/8" = 1'-0"

Building Area Legend

 Gross Building Area

Building Area Legend

 Gross Building Area

TOTAL BUILDING GROSS SF = 7,283 SF

PROJECT NAME

Column Health Offices

PROJECT ADDRESS

10 Sunnyside Ave
Arlington MA

CLIENT

Column Health LLC

ARCHITECT



KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX:
617-591-2086

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Project number	19119
Date	05/06/21
Drawn by	MB
Checked by	WC
Scale	1/8" = 1'-0"

REVISIONS

[illegible]

Gross Area Plan

A-018

Column Health Offices



1 Site Plan
1/8" = 1'-0"

ZONING DIMENSIONAL TABLE: CURRENT ZONING

	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	BUSINESS B4			
USE	VARIES	COMMERCIAL	OFFICE	COMPLIES
MIN LOT SIZE	N/A	+/- 16,500 SF	+/- 16,500 SF	COMPLIES
MAX GROUND COVERAGE	N/A	32.6% (5,390 SF)	28% (4,649 SF)	COMPLIES
LANDSCAPE AREA	N/A	N/A	4,392 SF (26%)	COMPLIES
MAX FLOOR AREA RATIO (FAR)	1.5 (24,750 SF)	0.49 (8,223 SF)	0.44 (7,283 SF)	COMPLIES
MAX BUILDING HEIGHT	5 ST / 60'	+/- 20'-0"	EXIST TO REMAIN	COMPLIES
MIN YARD FRONT	0'-0"	4'-3"	4'-3"	COMPLIES
SIDE	0'-0" (R/L)	1'-8" (L) 79'-0" (R)	1'-8" (L) 78'-5" (R)	COMPLIES
REAR	10+(L/10) 10+(30/10) 10 +3 = 13'-0"	1'-2"	1'-2"	PRE EXISTING NON CONFORMITY
MIN FRONTAGE	50'-0"	+/-150'-0"	+/-150'-0"	COMPLIES
PARKING REQUIREMENTS	11 REQUIRED (1/ PER 500 SF)	UNKNOWN	13 SPACES	COMPLIES
BICYCLE PARKING	4	UNKNOWN	10 BIKE RACKS	COMPLIES

KEY

USEABLE OPEN SPACE

PROPOSED BUILDING FOOTPRINT

PAVED AREA

PROPOERTY LINE

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Scale	As indicated

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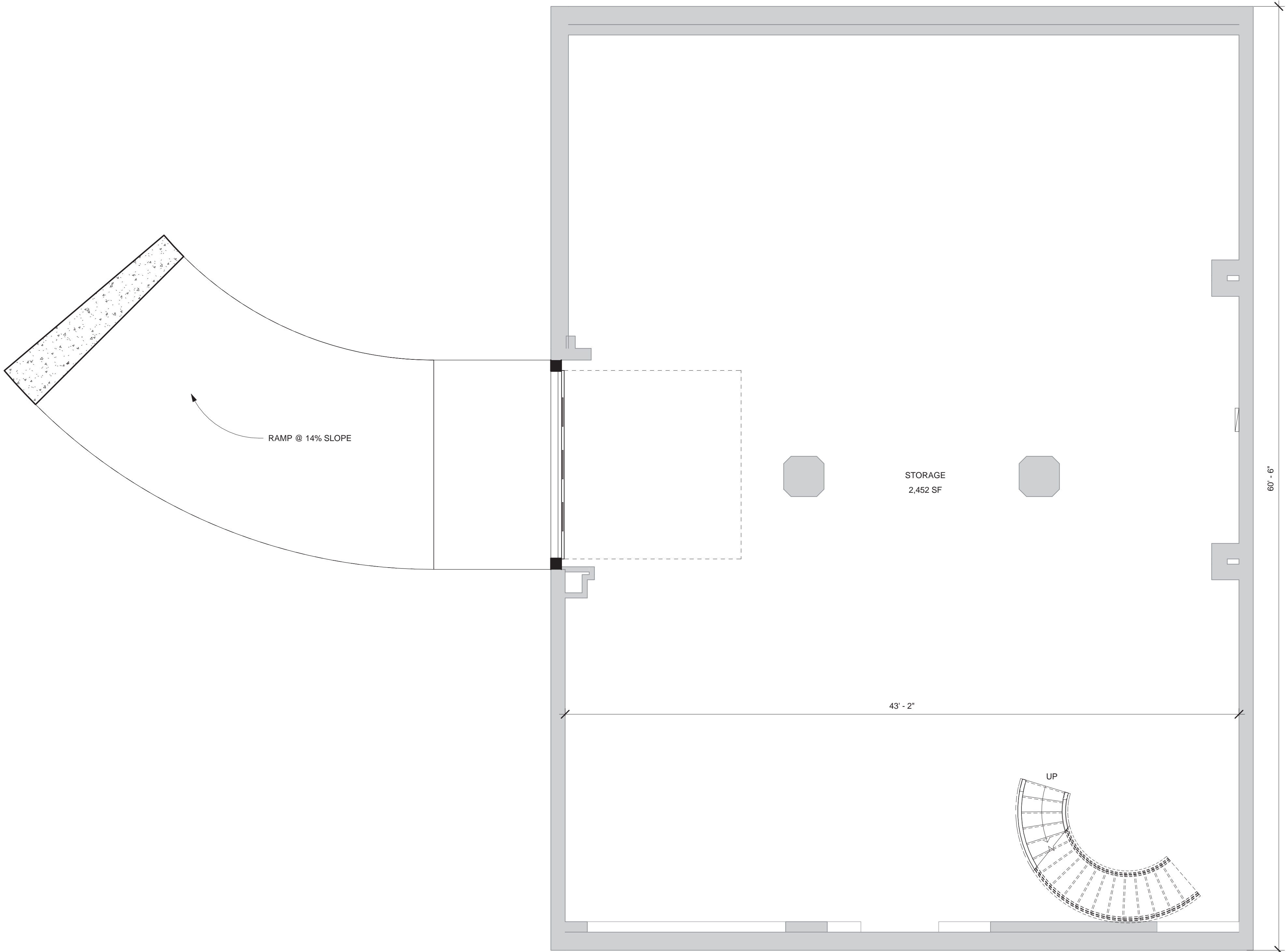
No.	Description	Date

Architectural Site
Plan

A-020

Column Health Offices

PROPERTY LINE



PROPERTY LINE

1 Proposed Basement Level
1/4" = 1'-0"

WALL TYPE

	EXISTING WALL
	PROPOSED WALL

PROJECT NAME

**Column Health
Offices**

PROJECT ADDRESS

10 Sunnyside Ave
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Column Health LLC

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Scale	1/4" = 1'-0"

REVISIONS

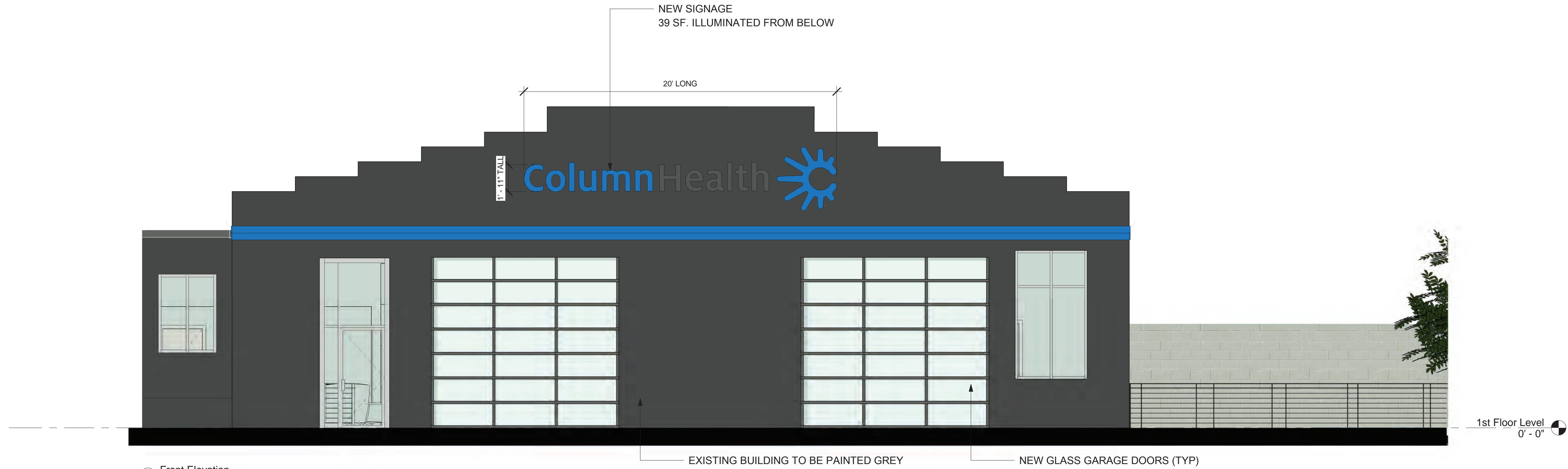
No.	Description	Date

**Basement Floor
Plan**

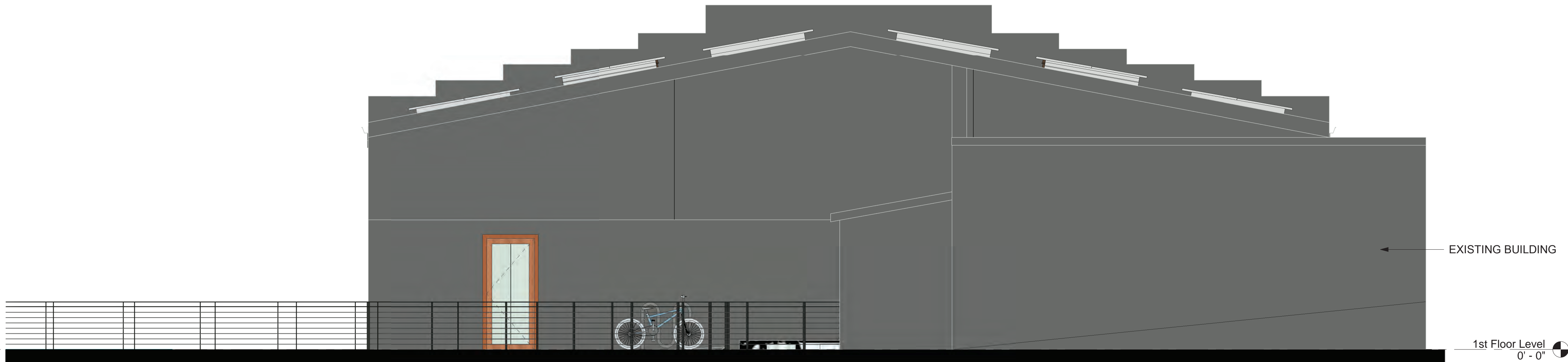
A-101

Column Health Offices

SUNNYSIDE AVE



① Front Elevation
1/4" = 1'-0"



② Rear Elevation
1/4" = 1'-0"

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Offices**

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Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

**Front & Rear
Elevations**

A-300

Column Health Offices

Column Health Offices

CLIENT

Column Health LLC



CONSULTANTS:

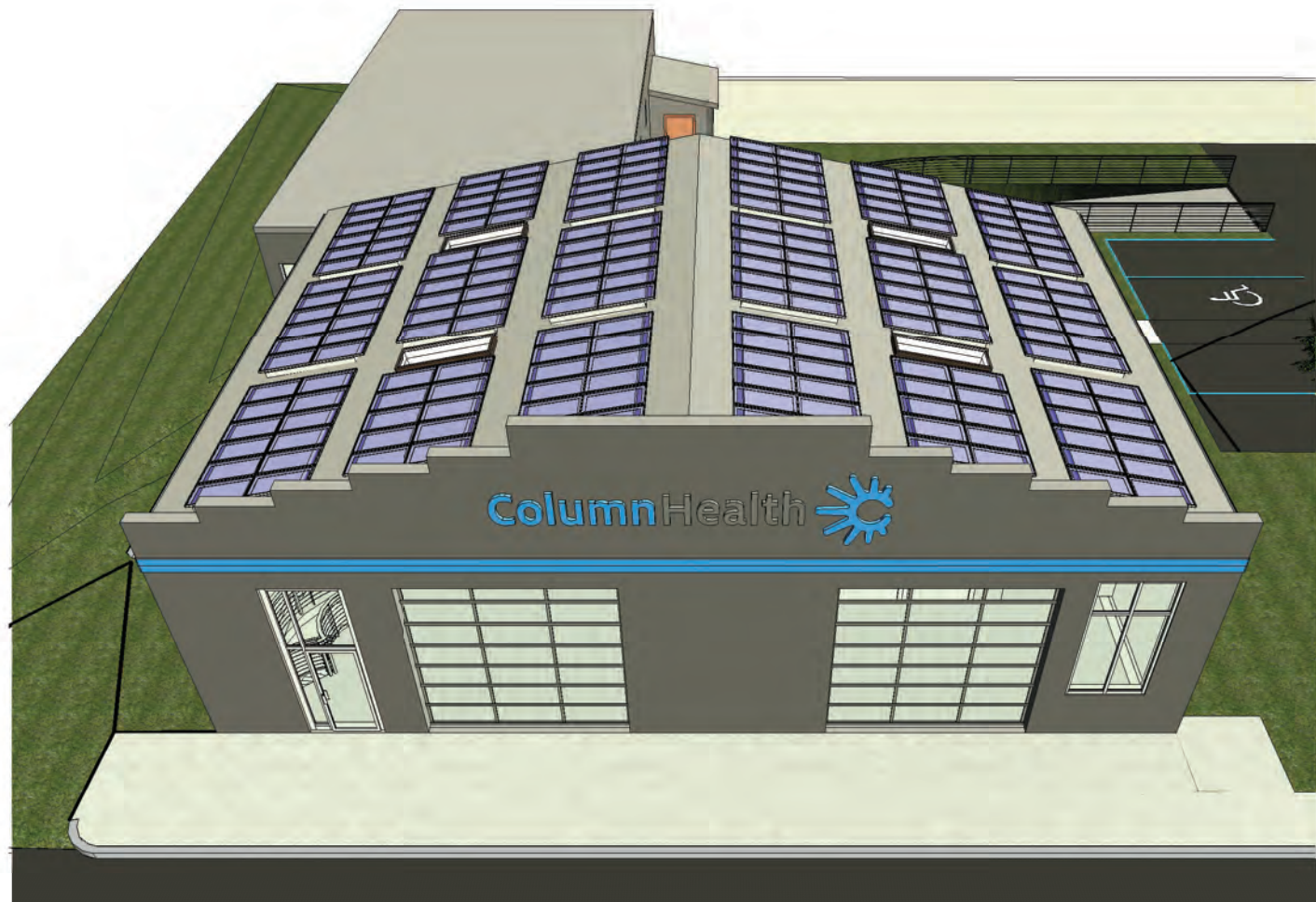
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A-301

6/28/2021 10:01:46 AM



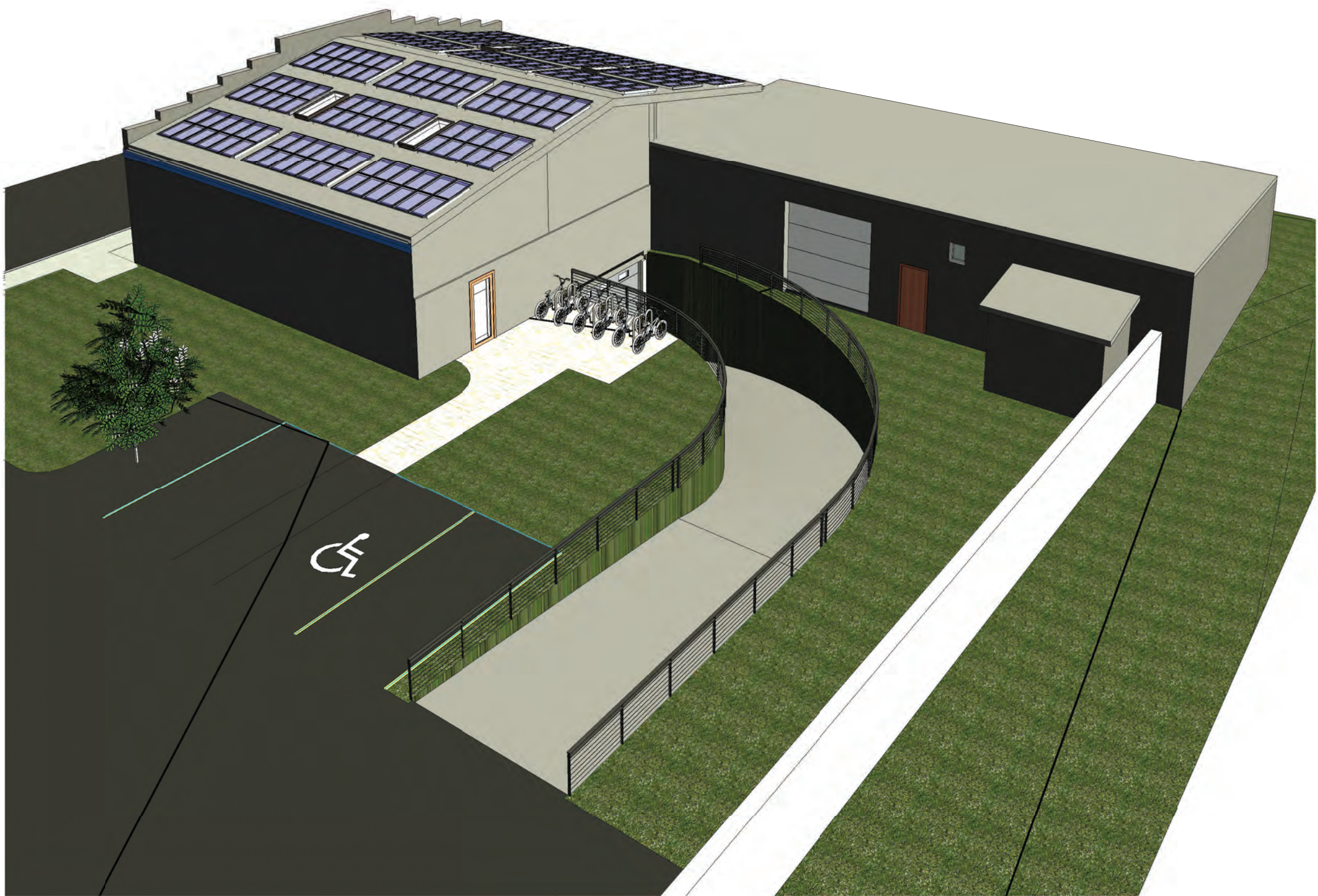
⑥ 3D View 4



③ FRONT AERIAL PERSPECTIVE



① STREET VIEW



② REAR RAMP AERIAL

PROJECT NAME

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Offices

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Checked by	WC
Scale	

REVISIONS

No.	Description	Date

Exterior
Perspectives

A-302

Column Health Offices



Town of Arlington, Massachusetts

Docket # 3659: 55 Sutherland Road

Summary:

In accordance with the provisions of Section 3.2.3A, of the Zoning Bylaws that there has been filed by Ravitha Amarasingham of Arlington, Massachusetts on May 30, 2021, a petition seeking permission to alter his property located at 55 Sutherland Road - Block Plan No. 120.0-0013-0007.0 Said petition would require a Special Permit under Section 5.3.9 (A) (Projections into Minimum Yards) of the Zoning Bylaw for the Town of Arlington.

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	DOC033.PDF	DOC033
❑ Reference Material	DOC034.PDF	DOC034
❑ Memorandum	3659_55_Sutherland_Rd.pdf	DPCD Memo regarding #3659 - 55 Sutherland Rd
❑ Reference Material	M_Stewart_letter_6-14-21.pdf	M Stewart letter 6-14-21
❑ Reference Material	04_55_SUTHERLAND_SUPPORT_LETTERS_8.5X11.pdf	55 SUTHERLAND SUPPORT LETTERS



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
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 **Ravitha Amarasingham** of Arlington, Massachusetts on May 30, 2021, a petition seeking permission to alter his property located at **55 Sutherland Road - Block Plan 120.0-0013-0007.0** Said petition would require a Special Permit under **Section 5.3.9 (A) (Projections into Minimum Yards)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening June 29, 2021 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL or join via **ZBA website**.

https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpU_mQMF2y5Ys20qtIBP9 for documentation relating to this petition, visit the ZBA website at www.arlington.gov/zba.

For documentation relating to this petition, visit the ZBA website at

<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3659

Zoning Board of Appeals
Christian Klein, RA, Chair

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Ravitha Amarasingham
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

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. The requested use is essential or desirable to the
public convenience or welfare. The requested use will not create undue traffic congestion
or unduly impair pedestrian safety.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 55 Sutherland Rd. with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals 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:

The owner is elderly and requires this enlarged entry porch for safe entry to and egress from her
home. The proposed enlarged entry porch will not change the scale or character of the neighborhood,
it will not create new shadows on abutting properties, will not create noise pollution or have any
impact on traffic patterns or off street parking. All Ravitha's neighbors support this application.

E-Mail: ramarasingham55@gmail.com Signed: Ravitha Amarasingham Date: 05/10/2021

Telephone: 617-861-7008 Address: 55 Sutherland Rd Arlington MA

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). 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.

There is no change to the existing use of the existing 2-family dwelling which is permitted use in R-2 zone. The proposed covered entry porch is consistent with the current use

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

The existing entry porch is too small and with advancing age this condition is becoming very challenging and dangerous in rain and snow and ice. The proposed covered entry porch will allow the owner to safely and comfortably enter and exit her home in all weather conditions. Additionally, the existing storm door opens onto the porch and because the landing is too small the owner has no where to lace down her groceries or other kinds of bags when she is entering.

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

The proposed covered entry porch will have no impact whatsoever on traffic patterns or off street parking. The existing driveway and parking spaces will remain unchanged.

D). 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 proposed covered porch will have no plumbing component and will not create any grade changes

E). 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.

N/A

F). 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.

The proposed covered porch entry will support the existing residential use which is allowable per the zoning ordinance.

G). 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.*

The appearance of the front elevation of the owner's home will be enhanced, the scale and character of the neighborhood will be maintained.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For Applications to the Zoning Board of Appeals

1. Property Location: 55 Sutherland Zoning District: R2

2. Present Use/Occupancy: 2-Family DU / 104 No. of dwelling units 2

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,242.0 Sq. Ft.

4. Proposed Use/Occupancy: 2-Family / 104 No. of dwelling units 2

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
No Change Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,000.00	No Change	min. 6,000.00
7. Frontage (Ft.)	40.0	No Change	min. 60.0
8. Floor area ratio	.56	No Change	max. NA
9. Lot Coverage (%)	34.75	.35	max 35
10. Lot Area per Dwelling Unit (Sq. Ft.)	2,000.00	No Change	min. NA
11. Front Yard Depth (Ft.)	17'-2" porch	15'-3" porch	min. 20'-0"
12. Left Side Yard Depth (Ft.)	8.0	No Change	min. 10'
13. Right Side Yard Depth (Ft.)	7.5	No Change	min. 10'
14. Rear Yard Depth (Ft.)	34.3	No Change	min. 20'
15. Height (Stories)	2.5	No Change	max. 2.5
16. Height (Ft.)	24.6	No Change	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	2,217.0	2,206.0	
17A. Landscaped Open Space (% of GFA)	.993	.99	min. NA
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	1,369.0	1,369.0	
18A. Usable Open Space (% of GFA)	.41	.41	min. .30
19. Number of Parking Spaces	1	No Change	min. NA
20. Parking area setbacks (if applicable)	NA	NA	min. NA
21. Number of Loading Spaces (if applicable)	NA	NA	min. NA
22. Type of construction	Type V	Type V	N/A
23. Slope of proposed roof(s) (in. per ft.)	12:5	No Change	min. NA

TOWN OF ARLINGTON
Open Space / Gross Floor Area Information
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 55 Sutherland Zoning District: R2

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>4,000.0</u>	<u>No Change</u>
Open Space, Usable	<u>1,369.0</u>	<u>1,369.0</u>
Open Space, Landscaped	<u>2,217.0</u>	<u>2,206.0</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

<u>GROSS FLOOR AREA (GFA) †</u>		
Accessory Building	<u>NA</u>	<u>NA</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>0.0</u>	<u>0.0</u>
1 st Floor	<u>1,104.0</u>	<u>1,104.0</u>
2 nd Floor	<u>1,128.0</u>	<u>1,128.0</u>
3 rd Floor	<u>NA</u>	<u>NA</u>
4 th Floor	<u>NA</u>	<u>NA</u>
5 th Floor	<u>NA</u>	<u>NA</u>
Attic (greater than 7'-0" in height, excluding elevator machinery; or mechanical equipment)	<u>NA</u>	<u>NA</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>NA</u>	<u>NA</u>
All weather habitable porches and balconies	<u>10.4 ex covered entry</u>	<u>49.0 proposed covered entry</u>
Total Gross Floor Area (GFA)	<u>2,242.4</u>	<u>2,281.0</u>

† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

<u>REQUIRED MINIMUM OPEN SPACE AREA</u>		
Landscaped Open Space (Sq. Ft.)	<u>2,217.0</u>	<u>2,206.0</u>
Landscaped Open Space (% of GFA)	<u>.993</u>	<u>.99</u>
Usable Open Space (Sq. Ft.)	<u>1,369.0</u>	<u>1,369.0</u>
Usable Open Space (% of GFA)	<u>.41</u>	<u>.41</u>

This worksheet applies to plans dated 01/08/2021 designed by GCD Architects

Reviewed with Building Inspector: _____ Date: _____



55 SUTHERLAND

51 SUTHERLAND



55 SUTHERLAND



44 SUTHERLAND

6 LORNE RD



67 SUTHERLAND

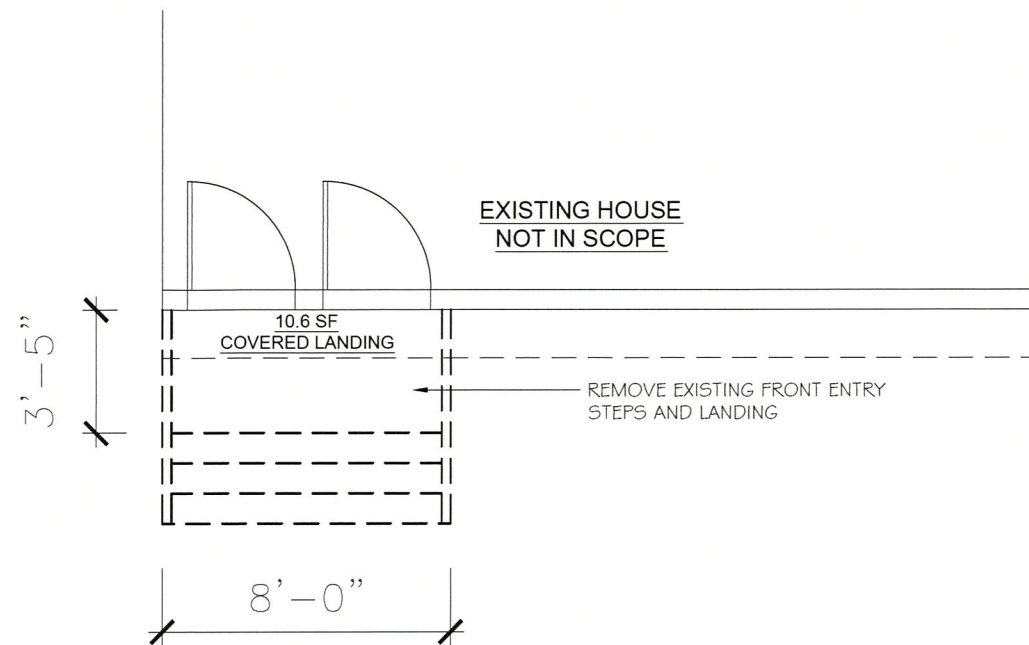
PROJECT:
COVERED ENTRY ADDITION
55 SUTHERLAND ST
ARLINGTON, MA

ARCHITECT
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel: 617-412-8450
aglassman@hotmail.com
www.glassmanchungdesign.com



Drawing Title:
CONTEXT
PHOTOS

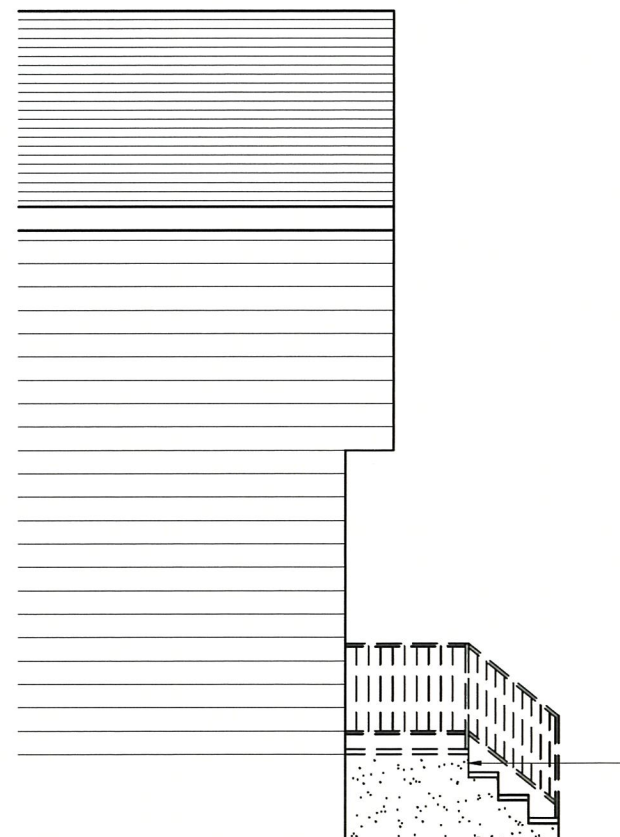
Drawing No.:
Job No.: A160.00
Date: 08 JAN 2021
D1.1



EXISTING ENTRY STAIR PLAN



EXISTING STREET VIEW



LEFT SIDE ELEVATION

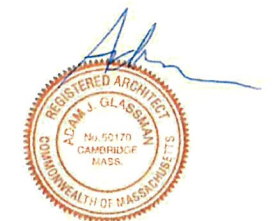


FRONT ELEVATION

PROJECT:
COVERED ENTRY ADDITION

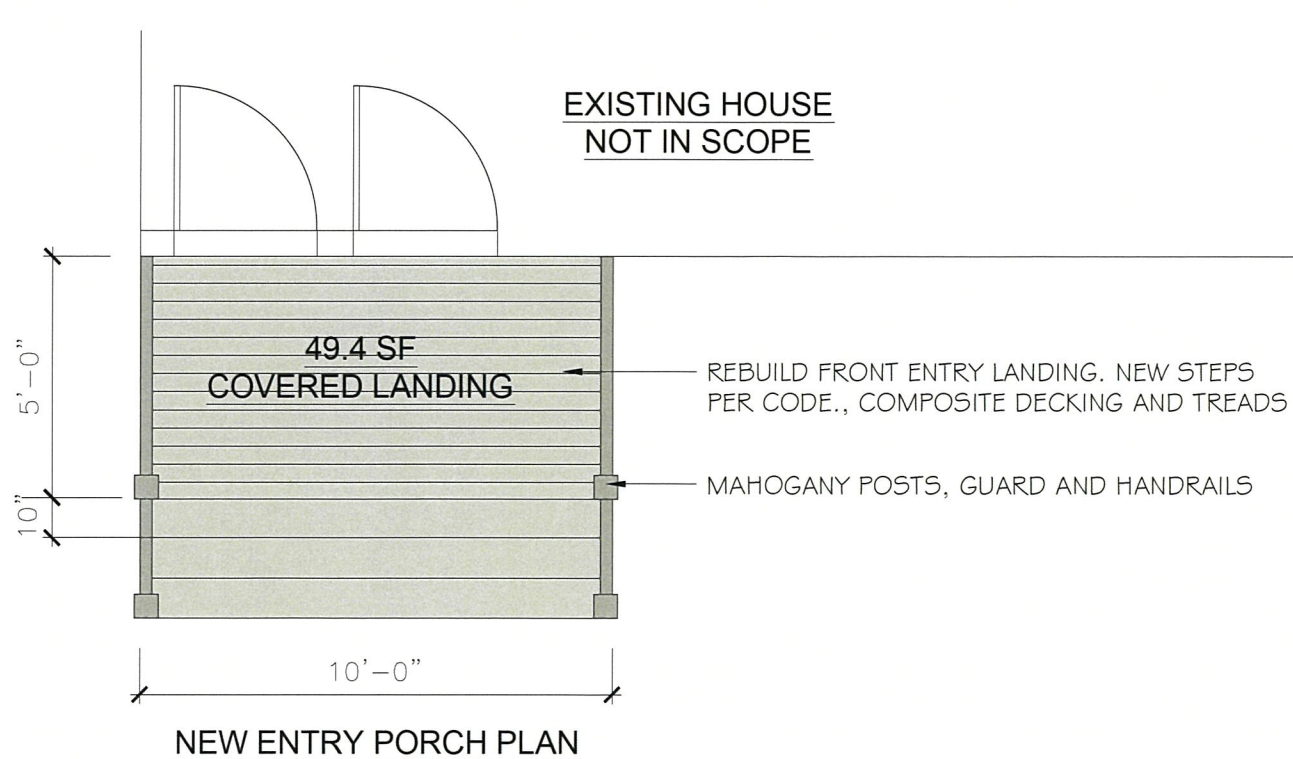
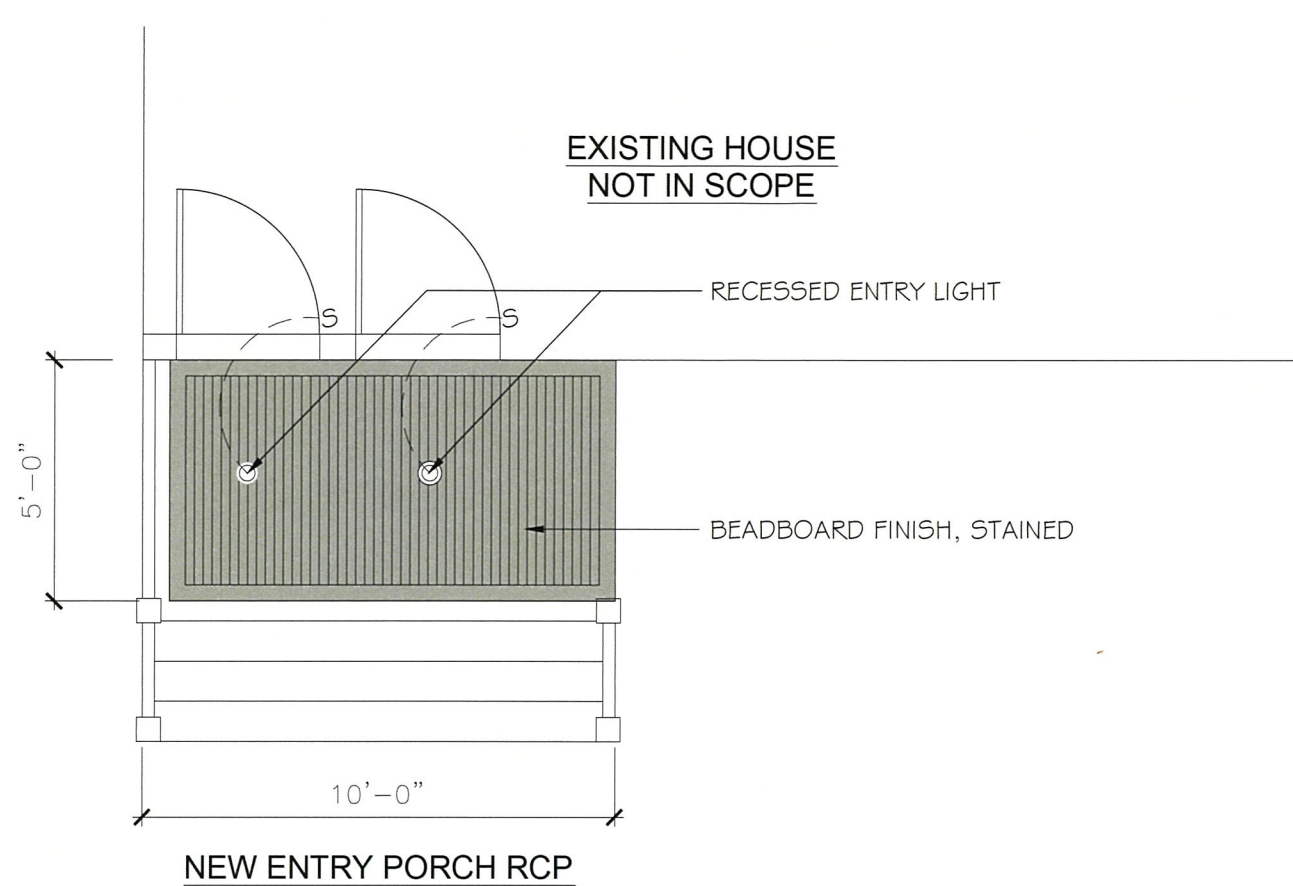
55 SUTHERLAND ST
ARLINGTON, MA

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



Drawing Title:
EXISTING
CONDITIONS

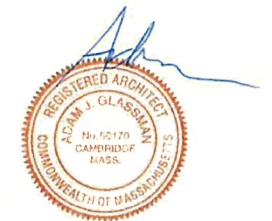
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Job No.: A160.00
Date: 08 JAN 2021 **D1.1**



PROJECT:
COVERED ENTRY ADDITION

**55 SUTHERLAND ST
ARLINGTON, MA**

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



Drawing Title:

**PROPOSED
PORCH PLANS**

Scale: 1/4" = 1'-0"

Drawing No. :

Job No.: A160.00

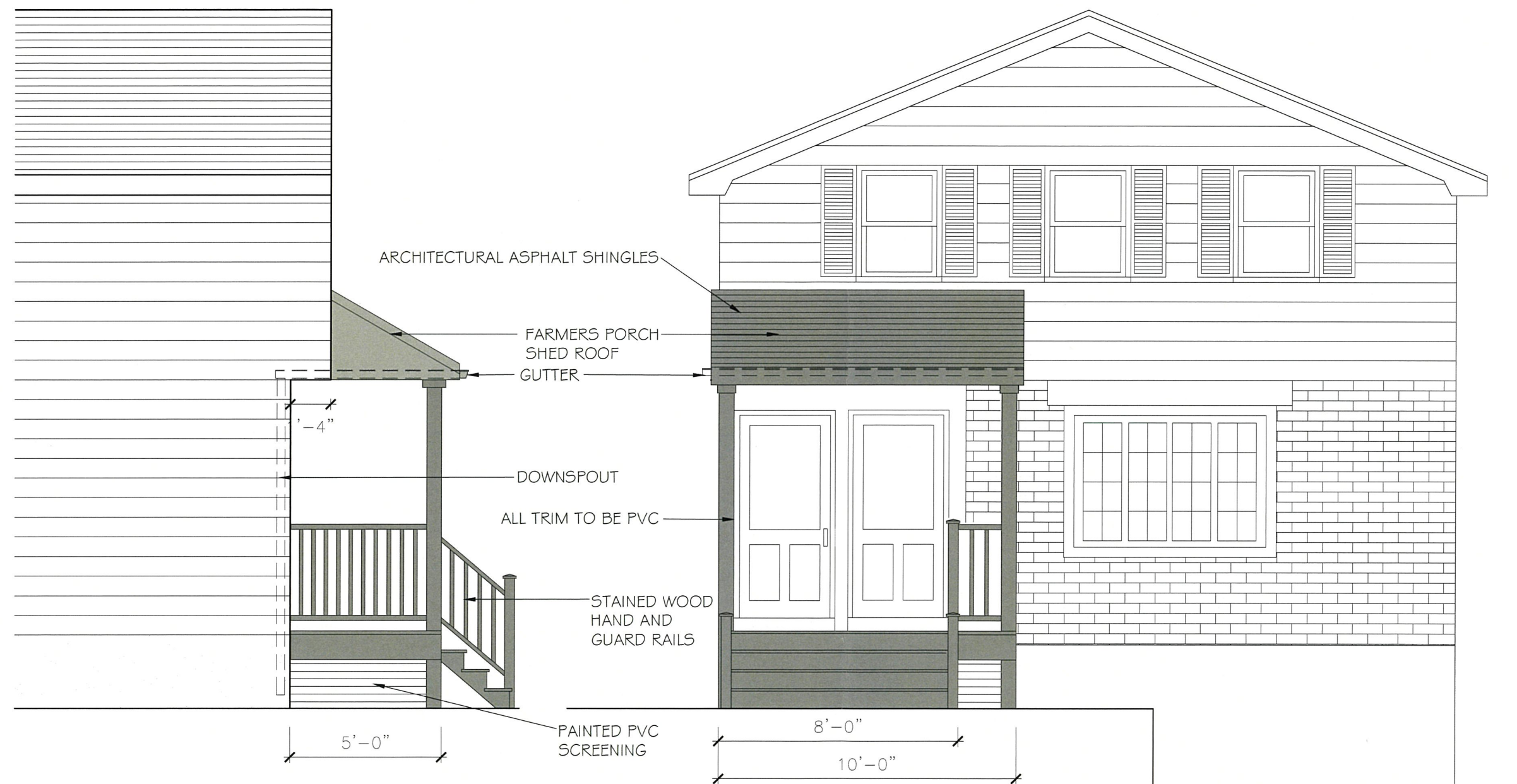
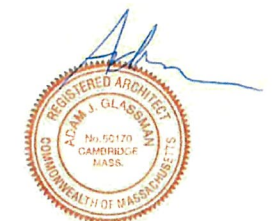
Date: 08 JAN 2021

A1.1

PROJECT:
COVERED ENTRY ADDITION

55 SUTHERLAND ST
ARLINGTON, MA

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



NEW ENTRY PORCH LEFT SIDE ELEVATION

NEW ENTRY PORCH FRONT ELEVATION

Drawing Title:

PROPOSED
PORCH
ELEVATIONS

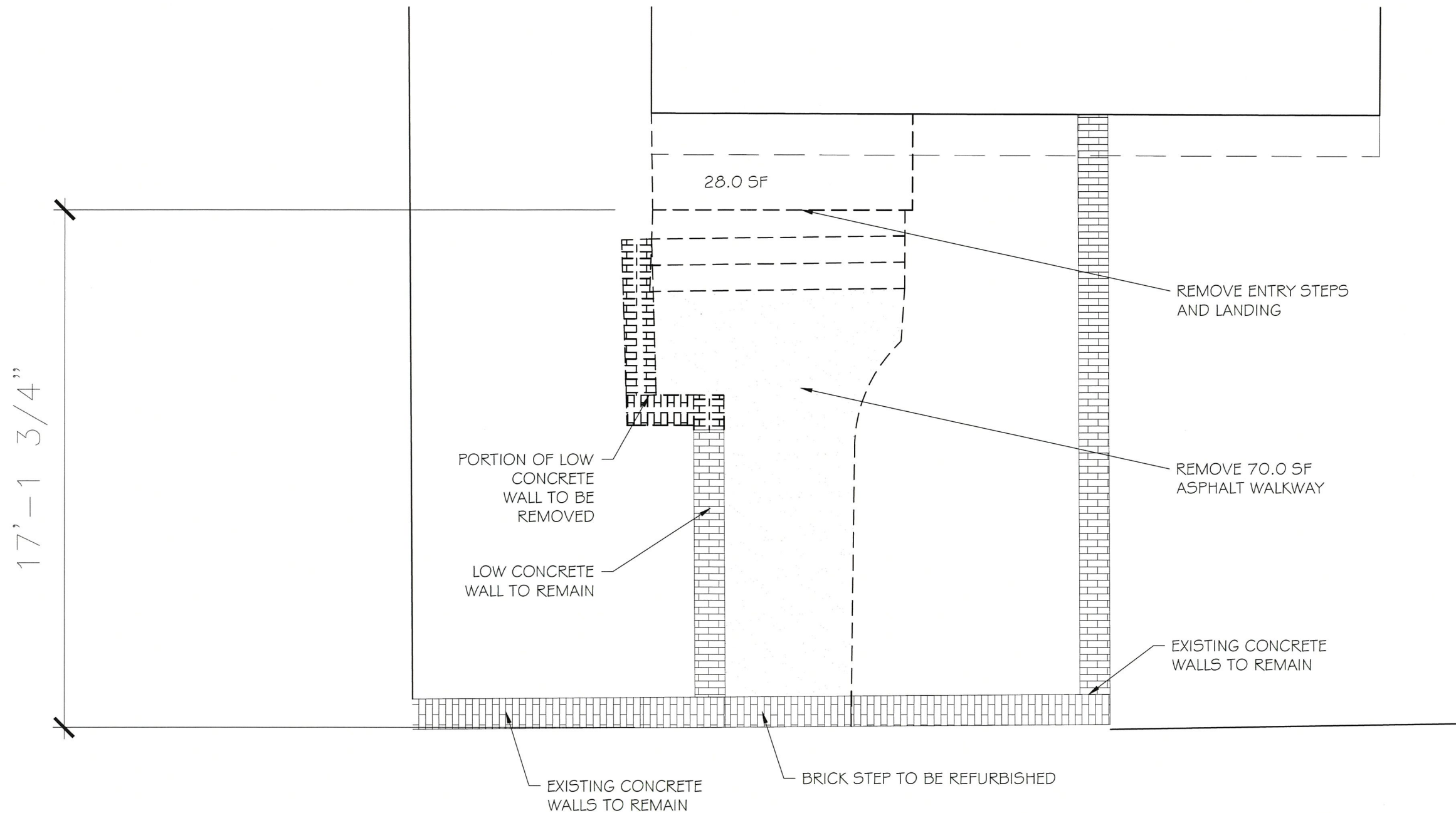
Scale: $\frac{1}{4}" = 1'-0"$

Drawing No. :

Job No.: A160.00

Date: 08 JAN 2021

A2.1



EXISTING WALKWAY PLAN

PROJECT:
COVERED ENTRY ADDITION

55 SUTHERLAND ST
ARLINGTON, MA

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



Drawing Title:

EXISTING
WALKWAY

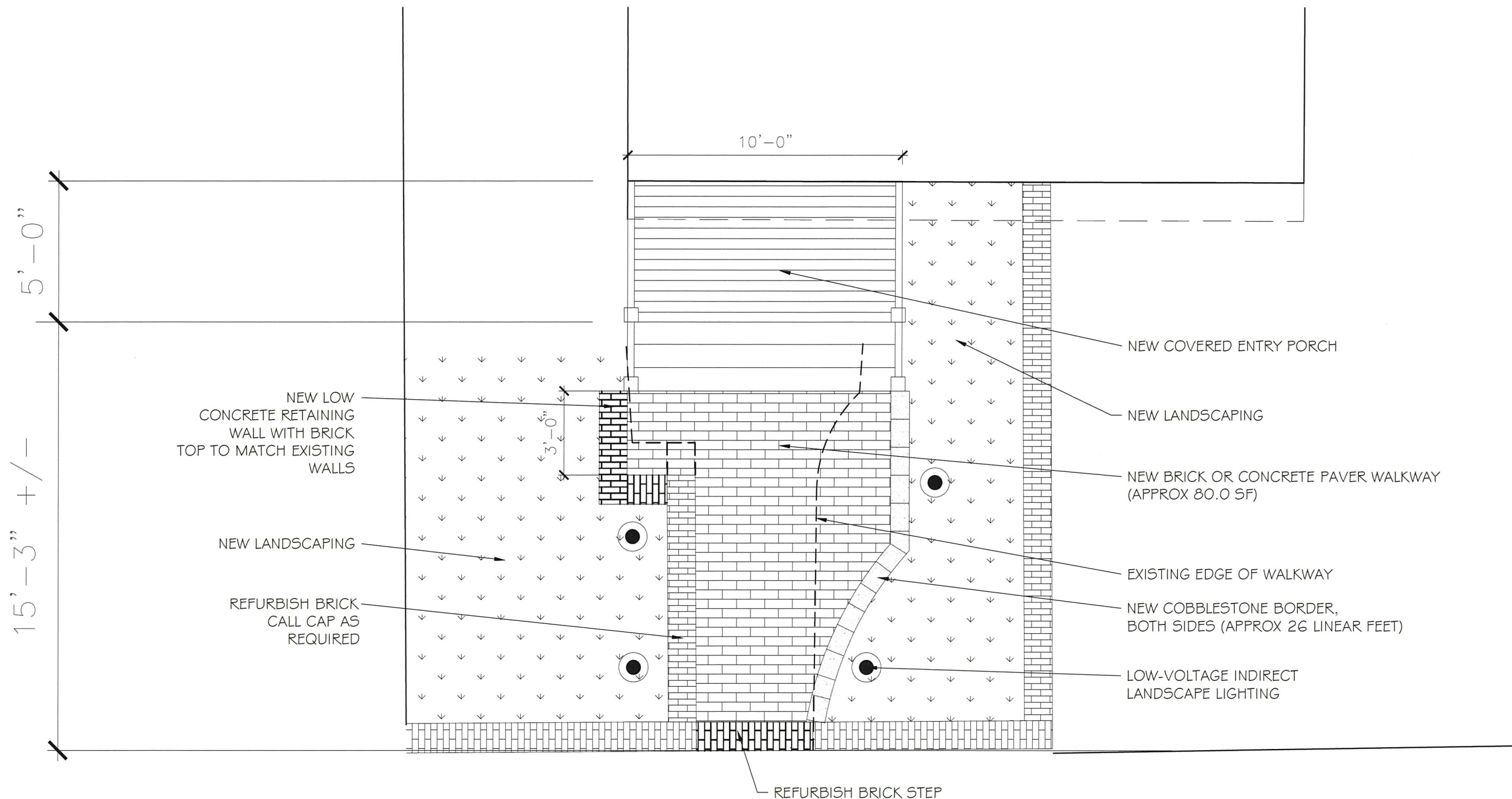
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Drawing No.:

Job No.: A160.00

Date: 08 JAN 2021

A3.1



PROPOSED WALKWAY PLAN

PROJECT:
COVERED ENTRY ADDITION

55 SUTHERLAND ST
ARLINGTON, MA

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



Drawing Title:

PROPOSED
WALKWAY

Scale: 1/4" = 1'-0"

Drawing No.:

Job No.: A160.00

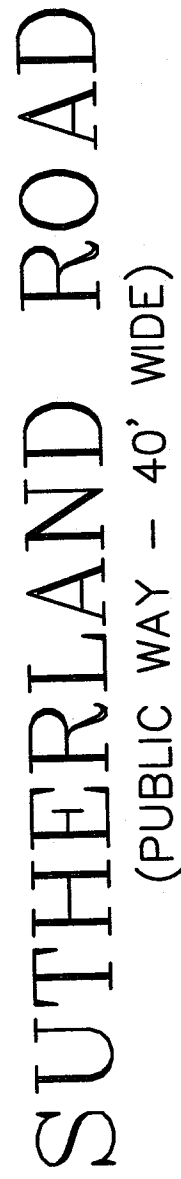
Date: 08 JAN 2021

A3.2

N/F
STEIN WILLIAM G & HAY PAMELA A



N/F
STEIN WILLIAM G & HAY PAMELA A

 $\frac{L}{Z}$ 

X 076066

X 103.05

✓ 10014



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: 6/22/2021
RE: Docket 3659 – 55 Sutherland Road; Special Permit under Zoning Bylaw Section 5.3.9
Projections into Minimum Yards (A)

The applicant, Ravitha Amarasingham, seeks a Special Permit in accordance with Section 5.3.9 (Projections into Minimum Yards (A)). The applicant seeks to construct an addition of a covered landing / entry porch within the front yard setback of their two-family home, which is in the R2 Zoning District. The proposed covered entry porch is 49.4 square feet, which exceeds the maximum 25 square foot projection into a minimum yard allowable by right in the zoning bylaw (Section 5.3.9 – Projections into Minimum Yards (A)). The purpose of the project is to improve the convenience and safety of the front primary entrance to the dwelling.

The pre-existing home is nonconforming with the Zoning Bylaw's lot area, frontage, front, left, and right yard setbacks. The proposal would not increase any existing nonconformities.

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

Criterion #1: Requested Use

The requested use is permitted in the R-2 Zoning District through the granting of a special permit.

Criterion #2: Public Convenience/Welfare

This proposal would improve the convenience and safety of the owner's entrance to their home.

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.

Criterion #5: Special regulations

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

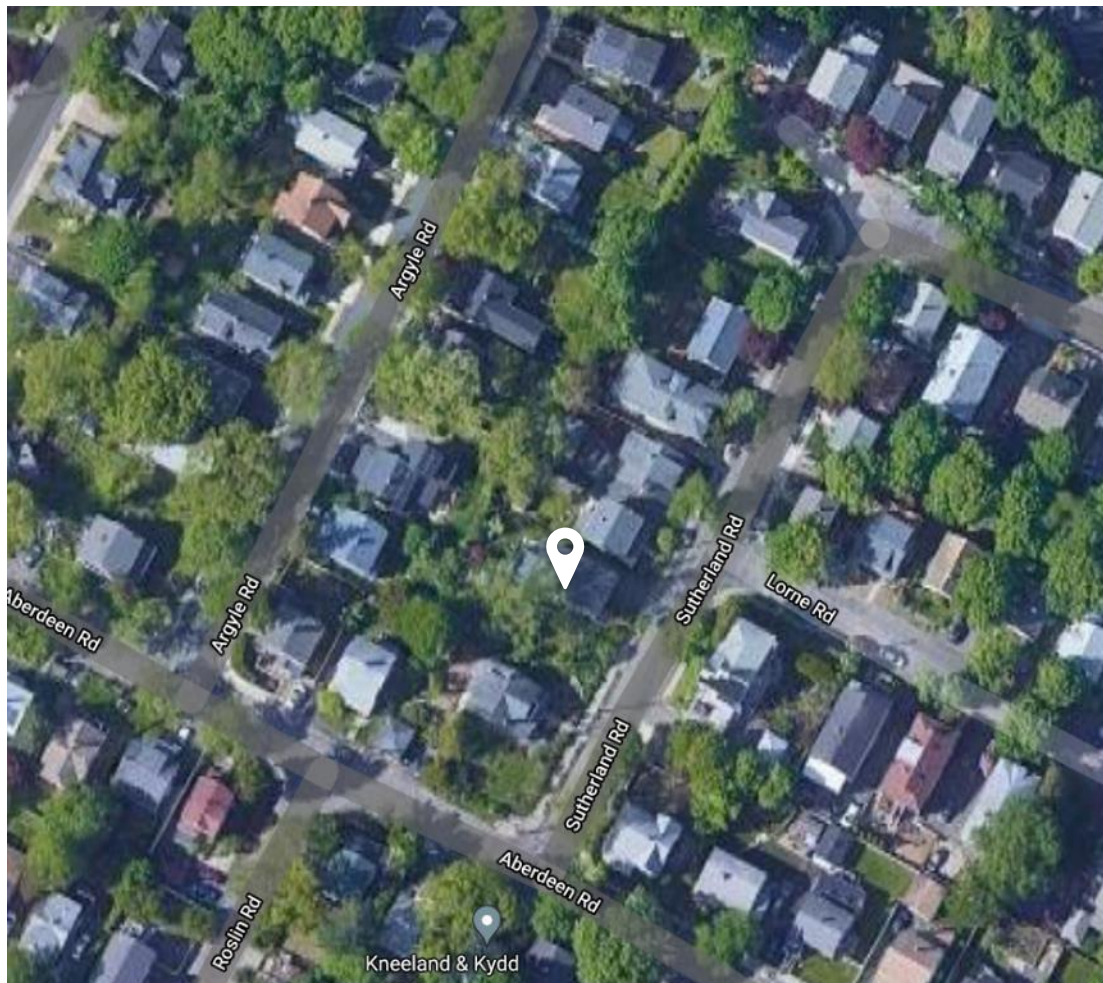
Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

While the proposed porch exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing nonconforming dwelling. Covered entries are a common feature of structures in the surrounding neighborhood. In addition, the proposed porch will add visual interest to the front façade of the structure, and with the new walkway, will improve the link between the sidewalk on Sutherland Street and the entrance to the house¹. Overall, this proposal 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-based photos of the current building:



¹ Principle C-1, Residential Design Guidelines, available at <https://www.arlingtonma.gov/home/showpublisheddocument/54518/637472609831970000>



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.

Related Dockets:

3641: 69 Epping St – Applicant sought

- #3641: 69 Epping St—Applicant sought a special permit to add a mudroom and portico within the minimum front yard setback in an R1 district, citing safety and weather concerns. Approved on 1/12/21.
- #3608: 68 Margaret St—Applicant sought a special permit to increase the size of the existing entryway to 43 square feet, citing the need for weather protection and other structures on their street with entryways larger than 25 square feet. Approved on 10/29/19.

14 June 2021

To:

Arlington Zoning Board of Appeals

Arlington MA

In regard to: 55 Sutherland Road, Arlington Heights

Dear Arlington ZBA,

I am the home owner of 3 Lorne Road, directly across the street from 55 Sutherland Road.

I am writing to express my 100% support for my neighbor Ravitha Amarasingham's plans for a new and enlarged covered front entry porch at 55 Sutherland Road.

The design is tasteful and it complements the scale and character of the neighborhood.

Most importantly, the proposed covered entry porch will make the primary entry and egress from this home safer to use and elderly friendly.

The proposed work requiring zoning relief won't have any negative impacts on our neighborhood.

It will create a more attractive street in addition to a safer entry for Ravitha Amarasingham to use as she grows older and continues to live in her home.

We ask the BZA to support this request for zoning relief.

Sincerely,

A handwritten signature in dark ink that reads "Martha Stewart". The signature is written in a cursive, flowing style.

Martha Stewart

3 Lorne Road

Arlington, MA 02476

June 14, 2021

781 249 1668

15 April 2021

To:

Arlington Zoning Board of Appeals

55 Sutherland Rd.

Arlington MA 02476

Dear Arlington ZBA,

I am writing to express my support for the relief sought by my neighbor and home owner Ravitha Amarasingham for a new and enlarged covered front entry porch at 55 Sutherland Road in Arlington. I have reviewed the plans and elevations for the proposed work, the design is tasteful, reasonable and it compliments the scale and character of our neighborhood extremely well.

Most importantly, the proposed covered entry porch will make the primary entry and egress from this home safer to use and elderly friendly.

The proposed work requiring zoning relief would have no negative impacts on our neighborhood that I can see and will create the benefits of a more attractive street scape in addition to a safer entry for Ravitha Amarasingham to use as she grows older and continues to live in her home.

We ask the BZA to support this request for zoning relief.

Sincerely,

Jason Gonzalez & Deborah Forst

51 Sutherland Rd

Arlington, MA 02476

04/15/2021

512-784-2453

15 April 2021

To:

Arlington Zoning Board of Appeals

55 Sutherland Rd.

Arlington MA 02476

Dear Arlington ZBA,

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We ask the BZA to support this request for zoning relief.

Sincerely,

Lisa Wolfe

67 Sutherland Rd.

Arlington

MA 02476

April 16, 2021

Phone: 781-718-0932

15 April 2021

To:

Arlington Zoning Board of Appeals

55 Sutherland Rd.

Arlington MA 02476

Dear Arlington ZBA,

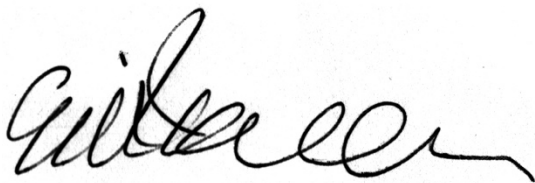
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We ask the BZA to support this request for zoning relief.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Handler", with a stylized, cursive script.

Eric Handler

47 Sutherland Road

Arlington, MA 02476

April 16, 2021

781-643-1515

14 June 2021

To:

Arlington Zoning Board of Appeals

Arlington MA

In regard to: 55 Sutherland Road, Arlington Heights

Dear Arlington ZBA,

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Martha Stewart

3 Lorne Road

Arlington, MA 02476

June 14, 2021

781 249 1668



Town of Arlington, Massachusetts

Thorndike Place

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	Draft_MOU_re_Proposed_Parcel_Transfer_for_Applicant_Comment_(00022742xA050C).pdf	Draft MOU re Proposed Parcel_Transfer for Applicant Comment (00022742xA050C)
<input type="checkbox"/> Reference Material	BOH_memo_6-23-21.pdf	BOH memo 6-23-21
<input type="checkbox"/> Reference Material	BETA_Thorndike_Place_Civil_Wetlands_Peer_Review_20210625.pdf	BETA Thorndike Place Civil Wetlands Peer Review 20210625

Town of Arlington



Memorandum of Understanding Re: Transfer of “Proposed Parcel” ZBA Comprehensive Permit Docket No. 3515

I. Statement of Purpose

The objective of this Memorandum of Understanding is to assist the Thorndike Place, LLC, the Town of Arlington, and _____ (hereinafter “the Parties”) in meeting common goals and expectations regarding an approximately 12.5 acre parcel of land (“the Proposed Parcel”) associated with a proposed G.L. c. 40B Development of “Thorndike Place” (Arlington Zoning Board of Appeals Dock No. 3515).

Contingent upon the grant of a comprehensive permit as submitted by Thorndike Place LLC and approved by _____ on _____ and either acceptance of conditions set forth therein or exhaustion of all appeals regarding same, the parties to this agreement share the goal that the Proposed Parcel shall be appropriately subdivided, recorded, restricted from future development, and remediated so it may be preserved and maintained as undeveloped, natural space appropriate for conservation and/or passive recreation for the benefit of the community of Arlington, especially with respect to community concerns about site development and its impact on local floodplains and environmental resource areas.¹

A. Improvement of Land Conditions

Specifically, Thorndike Place, LLC (“The Applicant”) seeks to create a residential development under a G.L. c. 40B Comprehensive Permit, subject to a decision by the Arlington Zoning Board of Appeals (“ZBA”). As part of its application, the Applicant has proposed both the donation of the Proposed Parcel to the Town of Arlington (or an appropriate third party conservation entity) and the improvement of the Proposed Parcel, which accumulated solid waste and debris from a variety of sources over several decades and has been impacted by various invasive species of flora and fauna.

B. Mitigation of Development Impacts

The Town of Arlington (“Town”) meanwhile, through its Zoning Board of Appeals, Select Board, Conservation Commission, and Health and Human Services Department received significant public comment and testimony, as well as data and analysis from its Conservation Commission forming concern around the impacts of the proposed Comprehensive Permit development on area flood control, habitat, and related environmental concerns.

¹ By entering into this Memorandum of Understanding, the parties do not waive their rights with respect to Comprehensive Permit Docket No. 3515. The Applicant does not waive its right to appeal the decision of the Zoning Board of Appeals (“ZBA”). The Town of Arlington, including the ZBA, does not waive any rights relative to its assertion of conditions or position relative to any appeal by the Applicant.

C. Mutual Desire for Improvement of Land

As such the parties agree that if the site proposed for development is indeed to be developed under a Comprehensive Permit Docket No. 3515, preservation and improvement of the Proposed Parcel is important for addressing both community concerns and the Applicant's goals for their project. This Memorandum of Understanding outlines in further detail the respective responsibilities of the Parties in achieving such mutual desire for improvement of the land and transfer.

II. Parcel Division, Merger, and Restriction

A. Current Parcel Descriptions

As of the date of a Decision on Comprehensive Permit Docket No. 3515, there are three (3) parcels relevant to the Comprehensive Permit Application and this MOU, each owned by "Arlington Land Realty, LLC" of 222 Berkley Street, Suite 1450, Boston MA 02116. These parcels are identified as follows:

- 0 Lot Concord Tpke, Arlington MA, Parcel ID No. 14-2-6, a 217,155 Sq. Ft. parcel presently listed as "Potentially Developable Land" per Arlington Assessor Data (identified herein as "Southeastern Parcel");
- 0 Lot Concord Tpke, Arlington MA, Parcel ID No. 13-12-5.A, a 273,121 Sq. Ft parcel Ft. parcel presently listed as "Potentially Developable Land" per Arlington Assessor Data (identified herein as "Middle Parcel");
- 0 Lot Concord Tpke, Arlington MA, Parcel ID No. 16-8-8, a 117,612 Sq. Ft parcel (identified herein as the "Northwestern Upland Parcel");

B. Parcel Division/Merger

Prior to any transfer of land, issuance of a building permit in connection with ZBA Docket No. 3515, or within three (3) years of a Decision on ZBA Docket No. 3515 being recorded (whichever is first in time), and as soon as possible following a decision from the ZBA and expiration or exhaustion of any appeals the Applicant or their authorized agents shall survey and appropriately divide and/or merge, and record portions of the Northwestern Upland, Middle, and Southeastern parcels such that portions of the Northwestern Upland Parcel shall either be merged with the Middle Parcel, or portions of the Northwestern Parcel, the Middle Parcel and the Southeastern Parcel are all merged together to form one to two parcels forming an approximately 12.5 acre parcel or parcels referenced throughout this MOU as the "Proposed Parcel."

Property title, survey, and any and all property boundary details shall be provided to the Department of Planning and Community Development and Town Legal Department prior to closing and recording of any land transfer.

C. Development Restrictions Recorded with Division/Merger

Prior to any transfer of land, issue of a building permit in connection with ZBA Docket No. 3515, or within three (3) years of a Decision on ZBA Docket No. 3515 being recorded (whichever is first in time) the Applicant shall also record with the newly formed or altered Proposed Parcel a deed restriction in perpetuity to prohibit the development of the Proposed Parcel by any land owner. The restriction may permit improvements

to the land consistent with passive recreation, conservation, and/or use as park and recreation space, but shall prohibit all commercial, industrial, and residential development of any kind on the Proposed Parcel.

The restriction to be recorded shall be submitted to the Department of Planning and Community Development and/or the Town of Arlington Legal Department fourteen (14) days prior to recording for comment to ensure consistency with this MOU.

III. Environmental and Site Condition Survey and Assessment

This section of the MOU outlines the assessments that the Applicant shall conduct prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515. These assessments relate to the current condition of the Proposed Parcel and will determine any required clean-up or remediation work, outlined in Section IV. The Applicant shall coordinate with the Town and submit all relevant assessment reports to the Town as described below.

A. Phase I 21E Environmental Assessment

Prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515, the Applicant or its agents shall perform a Phase I Environmental Assessment of the Proposed Parcel consistent with the requirements of M.G.L. c. 21E and Environmental Protection Agency standards for Phase I Assessments, including All Appropriate Inquiry Final Rule codified in 40 C.F.R. Part 312.

The results of the Phase I 21E Assessment shall be provided to the Town's Department of Planning and Community Development, Conservation Commission, and Legal Department. The results of the Phase I 21E Assessment shall determine the necessity of a possible Phase II 21E Investigation (III B).

B. Phase II 21E Environmental Investigation

Should any findings occur relative to III A, then prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515, the Applicant or its agents shall also complete, if required, a Phase II Environmental Investigation of the Proposed Parcel consistent with the requirements of M.G.L. c. 21E to identify oil or other hazardous waste in soil or groundwater.

The results of the Phase I 21E shall be provided to the Town's Department of Planning and Community Development, Conservation Commission, and Legal Department.

C. Non-Hazardous Solid Waste Assessment

In addition to the foregoing, prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515, the Applicant or its agents shall also perform a survey to identify the nature and extent of non-hazardous solid waste, including but not limited to:

[list suspected conditions from Rt. 2 construction and dumping]: Construction debris, pavement debris,

If a third party has entered an agreement to receive the Proposed Parcel, and if approved by the third party, the Applicant can post a bond of appropriate value to conduct the non-hazardous solid waste assessment.

The results of the Non-hazardous Solid Waste Assessment shall be provided to the Town's Department of Planning and Community Development, Conservation Commission, and Legal Department in a report along with a good-faith estimate of costs to remediate conditions identified therein.

D. Invasive Species Assessment and Proposed Restoration Plan

In addition to the foregoing, prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515, **the Applicant or its agents** shall also perform an invasive species assessment to identify the nature and extent of invasive species of flora and fauna. As part of the assessment, a preliminary restoration planting plan shall be proposed. If a third party has entered an agreement to receive the Proposed Parcel, and if approved by the third party, the Applicant can post a bond of appropriate value to conduct the invasive species assessment and develop a proposed restoration plan.

The results of the Invasive Species Assessment shall be provided to the Town's Department of Planning and Community Development, Conservation Commission, and Legal Department in a report along with a good-faith estimate of costs to remediate conditions identified therein.

The Department of Planning and Community Development and Conservation Commission shall be provided opportunity to comment upon any the Invasive Species Assessment and proposed restoration planting plan.

IV. Environmental Remediation, Non-Hazardous Waste Clean-up, and Invasive Management

This section of the MOU outlines the remediation and clean-up work that the Applicant shall conduct prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515. The specific remediation and clean-up work shall be determined based on the results of Section III. The Applicant shall coordinate with the Town and submit all relevant information to the Town as described below. If a third party has entered an agreement to receive the Proposed Parcel, and if approved by the third party, the Applicant can post a bond of appropriate value to conduct the remediation and clean-up work.

A. 21E Condition Remediation

Should any findings occur relative to III A and B, prior to transfer of the Proposed Parcel, the Applicant shall ensure that any environmental contamination discovered by 21E Phase I or II assessments shall be reported, remediated, or otherwise managed in an appropriate response action outcome ("RAO") with the Massachusetts Department of Environmental Protection in a manner supervised by a Licensed Site Professional (or other professional qualified to perform or supervise relevant clean-up activities) to eliminate any contamination from the Propose Parcel.

B. Non-Hazardous Solid Waste and Invasive Species Management

The Applicant shall provide sufficient funds to establish an escrow account to be utilized for non-hazardous solid waste clean-up and invasive species management, per the approved Comprehensive Permit.

i. Non-Hazardous Solid Waste Removal

Prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515, the Applicant shall establish an escrow account or other appropriate restricted fund for the removal and

disposal of non-hazardous solid waste and other environmental conditions identified in the Non-Hazardous Waste Assessment sufficient to remediate a list of conditions enumerated herein:

[list conditions appropriate for remediation including solid waste and debris removal, berm and culvert clearance, etc.]; and further

ii. Invasive Species Removal and Native Plantings

Prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515, the Applicant shall establish an escrow account or other appropriate restricted fund for removal of invasive species and planting of native species per the preliminary restoration planting plan.

The Applicant shall establish the escrow account or other appropriate restricted fund in the following amounts not to exceed \$500,000 to be deposited as follows:

1. \$250,000, upon the transfer of land; and
2. \$25,000, each year for at least 10 years, or until the Owner, Transferee, Town and LSP and/or other specialist agree that the site is sufficiently remediated.

Mitigation funds shall be employed at the sole discretion of the party to whom the Proposed Parcel is transferred. In the event that the Proposed Parcel is to be transferred to a private or public Third Party other than the Town of Arlington, said party agrees to develop a remediation plan in cooperation with the Town's Conservation Commission. After 11 years from the date of transfer, any unexpended funds in escrow or other appropriate restricted account shall be returned to the Applicant or their designee.

V. Encampments of the Unsheltered and Related Refuse

This section of the MOU outlines the assistance that the Applicant shall provide for the unsheltered residents currently residing in the Proposed Parcel, as well as the clean-up work that the Applicant shall conduct prior to any transfer of land or issuance of a building permit in connection with ZBA Docket No. 3515. This section also outlines the assistance that a possible third party shall provide for unsheltered residents who move to the Proposed Parcel during construction.

A. Pre-Transfer Assistance to the Unsheltered and Refused Cleanup

Prior to transfer of the Proposed Parcel, the Applicant shall to the maximum extent feasible work with the Arlington Board of Health and Health and Human Services Department, the Arlington Police Department, and the Somerville Homeless Coalition to humanely relocate unsheltered persons living on the Proposed Parcel. Following successful relocation, the Applicant shall further remove the extent feasible remaining encampment refuse and personal property at their sole direction and expense, including, but not limited to drug paraphernalia waste.

B. Post-Transfer Assistance to the Unsheltered and Refused Cleanup

To the extent applicable, any Third-Party Transferee with ownership and control of the Proposed Parcel also commits to working in concert with the Applicant and the Arlington Board of Health and Health and Human Services Department, the Arlington Police Department, and the Somerville Homeless Coalition to humanely relocate any unsheltered persons residing in or on the Proposed Parcel during the construction phase of any c. 40B development of the Upland Parcel.

IV. Proposed Timeline

In order to ensure the success of this MOU, the Parties proposed the following non-binding timeline for the foregoing activities and obligations.

[insert timeline for each stage]

TOWN OF ARLINGTON

<i>Name and Position</i>	<i>Phone Number, Email</i>
<i>Signature of Designee</i>	<i>Date</i>

<i>Name of Primary Contact</i>	<i>Phone Number, Email</i>

THORNDIKE PLACE, LLC

<i>Name and Role of Thorndike Place LLC</i>	<i>Phone Number, Email</i>
<i>Signature of Organization/Institution Designee</i>	<i>Date</i>

<i>Name of Primary Contact</i>	<i>Phone Number, Email</i>

THIRD PARTY TRASNFEREE

Name and Role of Third-Party Designee	Phone Number, Email
Signature	Date

<i>Name of Primary Contact</i>	<i>Phone Number, Email</i>

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Approved as to Form:	
Signature	Date
Douglas W. Heim, Town Counsel	



Town of Arlington
Department of Health and Human Services
Office of the Board of Health
27 Maple Street
Arlington, MA 02476

Tel: (781) 316-3170
Fax: (781) 316-3175

MEMO

TO: Zoning Board of Appeals

FROM: Christine Bongiorno, Director of Health and Human Services

DATE: June 23, 2021

RE: Thorndike Place

Thank you for the opportunity to comment on the materials provided by the applicant on the Thorndike Place Project. At this time, the Council on Aging does not feel that there is enough information available in the materials posted online to comment on the proposed efforts of the applicants.

In regards to the conditions on the site, there is extensive debris present from what I believe is both illegal dumping and from abandoned homeless encampments. As such, it would be recommended that the debris be cleared from the site prior to allowing a walk-through of any parties due to the potential risk to persons entering the space.

Please do not hesitate to reach out if you need additional information.

June 25, 2021

Jenny Raitt, Director, Department of Planning and Community Development

Town of Arlington
50 Pleasant Street
Arlington, MA 02476

**Re: Thorndike Place - Arlington, MA
Comprehensive Permit Civil / Wetland Peer Review #3**

Dear Ms. Raitt:

BETA Group, Inc. (BETA) continues to perform peer review of the environmental, civil and stormwater related elements of the site plans and supporting engineering documents for the above-referenced project. We note that the latest submission is a significant revision of the proposed project. As such, we have provided comments to the latest submission as a separate section of the letter. Previous comments and responses are included for reference. The review is based on based on the following materials:

- ***Thorndike Place Comprehensive Permit*** stamped plans Dorothy Road, Arlington MA – Sheets C-103, and C-105 - dated March 13, 2020, revised June 3, 2021 prepared by BCS Group;
- ***Thorndike Place Stormwater Report***, Dorothy Road, Arlington MA, dated November 2020, revised June 2021, prepared by BCS Group;
- ***Wetland Delineation Memorandum and Wetland Delineation Field Data Forms***, prepared by BSC Group, dated October 19, 2020, Revised January 18, 2020;
- FEMA Flood Insurance Study, Middlesex County, Revised June 6, 2016;
- Town of Arlington Zoning Bylaw with Amendments through April 2016;
- Town of Arlington Wetland Protection Bylaw, Article 8 and Regulations for Wetland Protection, June 4, 2015;
- MassDEP Stormwater Management Standards (SMS);

GENERAL

BETA Group was retained to perform a civil / site / stormwater design peer review of the Comprehensive Permit application for the proposed Thorndike Place 40B housing project. Part of this review includes an overall analysis of the existing site to confirm its suitability for the proposed project. Stormwater calculations have been provided and proposed utilities are shown on the site plans.

BETA conducted a detailed site evaluation on November 12, 2020 to verify the data provided in the supplemental materials provided by BSC. The visit included confirmation of wetland boundaries, previously identified isolated wetland areas, review of wildlife habitat, and examination of the site for evidence of potential wetland conditions underlying fill material.

BETA provided initial comments to the Zoning Board in a letter dated November 20, 2020. This letter provides follow-up review of supplemental information submitted by the Applicant on June 8, 2021. As previously noted, the proposed project has been significantly revised. Comments on this submission are included as a separate section of the letter. Previous comments are included for reference.

EXISTING CONDITIONS

The project site includes multiple parcels that total approximately 17.7-acres of land located between Dorothy Road, Burch Street, and the Concord Turnpike (Route 2) in Arlington, Mass. Dorothy Road and Burch Street are both residential neighborhood streets featuring predominantly single-family houses. The site is essentially undeveloped woodland area that has been a location for the dumping of earthen fill and assorted debris throughout the years. Site topography generally slopes southerly towards the Concord Turnpike.

A review of the current FEMA Flood Insurance Study for Middlesex County indicates that a majority of the site is located within the mapped 100-year flood plain Zone AE (Elev. 6.8) and that almost all of the site is located within the 500-year flood plain Zone X.

PROPOSED PROJECT

The proposed project, as revised, includes the construction of a 124-unit 4-story senior living building and six (6) duplex townhouse units located along Dorothy Road. Also included are associated access driveways, parking areas, utilities, infrastructure, and stormwater management system.

June 8, 2021 Revised Submission

1. The Applicant has submitted select plans including Layout and Materials Plan and Grading & Drainage Plan in support of the latest revisions.

Recommendation: A full set of plans should be submitted to the Board reflecting the proposed revisions.

2. Access to the front of the proposed senior living building is provided by an approximately 200-foot long driveway with a cul-de-sac turn around. The proposed building extends about 215 feet beyond the end of the driveway. It is not clear how the fire department will access the entire front of the building for fire fighting purposes.

Recommendation: The Applicant should confirm with the fire chief that the site as proposed will provide adequate access for firefighting. The chief's confirmation should be provided to the Board in writing.

3. A portion of the perimeter emergency access road is shared with the proposed driveway access for Townhouse 6 (easterly building). Parking must be prohibited along this portion of the emergency access to ensure that it remains clear for emergency vehicles.

Recommendation: The Applicant should include appropriate signage and pavement markings to restrict parking.

4. It appears that there is an existing utility pole located in the proposed driveway for Townhouse units 3 & 4 that will require relocation.

Recommendation: The new pole location should be shown on the plans and coordinated with the utility company.

5. The proposed project as revised results in filling within the existing 100-year floodplain. Two areas of compensatory flood storage are proposed south of the senior living building. The areas as proposed appear to provide a compensation ration of 2:1 which meets the Town's requirements. Both areas appear to be partially within the 100-foot AURA but outside the 25-foot No Disturb Zone.

Recommendation: The Applicant should confirm that the Conservation Commission is satisfied with the compensatory storage areas as proposed.

Stormwater Management

The Stormwater Management design for the site is similar to the previous design. Runoff will be collected in a series of catch basins and trench drains and directed to subsurface infiltration systems. A single large infiltration system is proposed for the senior living building and driveways. Separate small infiltration systems are proposed for the Townhouse driveways. A portion of the roof of the senior living building will be used to detain stormwater. A small raingarden is proposed at the easterly side of the site.

6. Each discharge to the large infiltration system (INF-1) is treated by a water quality unit and/or deep sump catch basing to remove total suspended solids before the runoff is infiltrated. This is consistent with the guidance in the Massachusetts Stormwater Policy. However, the trench drain/infiltration systems for the townhouse units do not provide water quality treatment. These systems service a small area. However, accumulation of sediment over time will reduce the effectiveness of infiltration.

Recommendation: The Applicant should consider providing a sump between the driveway trench drains and infiltration systems to allow removal of some total sediment solids.

7. The location of floor drains and connection to the sanitary sewer system should be shown to ensure that they do not conflict with other subsurface utilities.

Recommendation: Show garage floor drain connections on the plans.

8. The top elevations for infiltration systems INF-5 and INF-6 appear to be the finish grade of the driveways.

Recommendation: The Applicant should consider if these systems need to be lowered to accommodate the driveway construction.

Stormwater Report

9. In general, the revised stormwater analysis appropriately models the new design. NOAA 14+ rainfall data has been used in the analysis. Overall post development peak runoff rates for the site are mitigated to be equal to or lower than predevelopment peak runoff rates.
10. Stormwater Management Standards 1 -10 appear to be satisfied.
11. As previously noted, the analysis indicates that post development runoff rates for the entire site are mitigated. However, the analysis also indicates that post development runoff rates towards Dorothy Road are higher than predevelopment runoff rates for the 100-year storm. Predevelopment Subcatchment 2S (*flow to street*) shows a runoff rate of 1.3 CFS. Post development Subcatchment 7S (*flow to street*) shows a runoff rate of 1.9 cfs.

Recommendation: Given the sensitivity of flooding issues on Dorothy Road, the post development runoff rate flowing towards Dorothy Road should not exceed predevelopment rates for any storm. Mitigation of the post development runoff should be provided.

12. The top elevation for the proposed rain garden (Pond 3P) is shown as elevation 7.0' in the analysis. The 100-year water service elevation is calculated to be 6.39'. The Grading and Drainage Plan indicated the top elevation as 6.3 indicating the rain garden would overtop in the 100-year storm.

Recommendation: The plans and analysis should be coordinated to accurately reflect the proposed condition.

13. The bottom elevation of infiltration system INF-1 is proposed to be elevation 6.0'. Groundwater elevation appears to be approximately elevation 3.0'. As noted in previous comments, due to the variation in groundwater at various test pits, BETA recommends that additional test pits be conducted in the infiltration areas during the groundwater season.

Recommendation: Conduct additional test pits to confirm groundwater elevation.

14. Groundwater mounding calculations are provided for infiltration system INF-1 since the bottom of the system is less than 4 feet above the anticipated groundwater table. The analysis indicates that the lateral extent of the ground water mound will extend to the foundations of four townhouse units as well as the foundation of the senior living building. The mounding is a localized effect and should not impact overall groundwater elevations in the area. However, it should be considered in the design of the building foundations.

2015 Comprehensive Permit Application

A Comprehensive Permit Application was originally submitted for the proposed Thorndike Place project by the Applicant in 2015. Nover-Armstrong Associates (N-A) conducted a detailed peer review of the application package and issued a peer review letter dated August 10, 2015. Their review letter contained eighteen (18) comments regarding the site plans and application package. The following comments from the 2015 N-A review letter related to civil/site design remain applicable:

15. Eight boring locations are shown on the Existing Conditions Plan C-1 with surface elevations and depths to groundwater noted. Dated and detailed boring logs are not provided on the plans or in the Application making it difficult to evaluate whether the depth of the groundwater observed represents the seasonal high groundwater elevation. The depth to groundwater is presumed to have been measured the day the borings were advanced and may not represent the actual high ground water elevation.

16. Excavated test holes witnessed by a MassDEP Soil Evaluator are necessary to definitively identify the Site's soil types and whether the conceptual project design is generally appropriate for the Site. Boring logs document encountered type soils on the Project Site which help evaluate what types of BMPs would be feasible for the stormwater management system.

Recommendation: The results of any soil borings or test pits done on the project site should be submitted for review. Determination of the seasonal high groundwater elevation is necessary to confirm that the proposed stormwater BMPs are suitable as shown.

BETA 1: Data for three test pits has been provided. Groundwater elevations are shown as varying from -0.5' to 3.0'. The infiltration system designs reflect these groundwater elevations. Two feet of separation to groundwater is provided for Infiltration basin 1. Infiltration Basin 3 should be raised 0.2 feet to provide a full 2-foot separation. Given the variation in groundwater elevation indicated by the test pits, it is suggested that groundwater be confirmed prior to construction. This should be done during seasonal high groundwater conditions.

2020 Comprehensive Permit Application

The following are new comments based on our review of the revised Comprehensive Permit submittal from November 2020 and supplemental information submitted in January 2021:

SITE PLANS

New Comment 1. The Applicant has submitted select plans in response to previous comments. A full set of plans should be submitted to the Board reflecting all changes since the November 2020 submission.

New Comment 2. Based on discussions at the February 4, 2021 working session meeting it appears that the project design may be revised that include.

- Modifications to the building roof line along Dorothy Road and Littlejohn Street.
- Modification to the proposed surface parking on the west side to reduce the overall footprint.

Recommendation: Revised plans and calculations should be submitted to reflect these changes.

New Comment 3. The stormwater design for the trench drain at the drop-off area in front of the building (Subcatchment 4S) assumes that no runoff bypasses the drain and enters Dorothy Road. The calculated runoff for the 100-year storm is 1.3 cfs.

Recommendation: Calculations should be provided to confirm that the proposed trench drain grate has the capacity to accept this runoff without bypass to Dorothy Road. Alternatively, consideration could be given to revising the driveway grading so that it does not flow to Dorothy Road.

1. The proposed erosion control barrier is shown on the Site Preparation plan only.

Recommendation: The applicant should also show the erosion control barrier on the Layout, Grading and Utility Plans.

Applicant's Response 1/21/2021: Response: The erosion control barriers have been added to the Layout, Grading, and Utility Plans. The revised Grading & Drainage Plan is enclosed. The other plans will be submitted under separate cover.

BETA 1: Propose Erosion Controls have been shown on the January 21, 2021 Grading and Drainage Plans.

Recommendation: A complete plan set should be submitted to confirm that this is followed through on all relevant plan sheets. Also, additional erosion controls should be shown for the proposed compensatory flood storage. It is understood that the proposed compensatory storage will be revised to avoid the 25-foot No Disturb Zone of the adjacent wetland.

2. A 15-ft wide pervious paver emergency access drive is shown looping around the rear of the main site building.

Recommendation: The Applicant should confirm that the access drive can accommodate an emergency vehicle (fire truck) turning around the southeast corner of the site building.

BETA 1: No response received

3. Existing Conditions Plan - The applicant should add a professional surveyor's stamp.

Recommendation: Provide Existing Conditions Plan stamped by a MA Professional Land Surveyor.

BETA 1: No response received

4. General – The applicant proposes to provide stormwater detention/retention on the building roof. The applicant should provide design plans/calcs of the proposed building roof (when developed) for review by an architect and/or structural engineer.

Applicant's Response 1/21/2021: Runoff calculations have been revised to include discharge from the roof detention system in all storms analyzed. This overflow will be at a controlled rate and will flow into the underground infiltration system in the parking lot west of the building. The detailed design of the rooftop detention will be provided as the architectural and plumbing construction plans are developed. In addition, approximately 9,000 square feet of the southeast corner of the building roof will discharge directly to the surface through a roof drain. Please see the enclosed, revised Stormwater Report for additional information and calculations.

BETA 1: The drainage calculations have been revised to include discharge from the roof detention system based on a 4" grate and an 18" diameter connection to Infiltration Basin 1. The calculations indicate a storage depth of 6" – 7" during the 100-year storm.

Recommendation: Additional detail should be provided to confirm the outlet configuration and actual available storage on the roof. Also, maintenance of the outlet needs to be addressed. A single outlet for the roof runoff increases the potential for clogging and failure of the system. The Applicant should also confirm if potential changes to the roofline along Dorothy Road and Littlejohn Street will impact the available roof storage volume.

BETA 1: Calculations have been provided for sizing rip-rap outlet protection at the SE roof discharge and the overflow from Infiltration basin 1. The calculations are acceptable.

Recommendation: The dimensions of the aprons should be labeled on the plans and a detail provided.

5. The applicant proposed a subsurface “Stormtrap” infiltration chamber system on the west side of the project site. The proposed system is located directly on top of an existing 14-inch sewer line. This presents a potential issue regarding accessing the existing sewer line for future maintenance or repair requirements.

Recommendation: The Applicant should confirm with the Arlington Public Works and/or Sewer Department that the proposed location of the infiltration system is acceptable.

Applicant’s 1/21/2021 Response: The system in question has been relocated south of the sewer line to allow Town access should it be needed. Please refer to the enclosed revised Grading & Drainage Plan.

BETA 1: The proposed subsurface infiltration system has been redesigned to avoid the existing sanitary sewer line. Groundwater mounding analysis indicates that the ground water mound will extend beyond the sewer line. However, based on test pit data the sewer is currently below the groundwater table so this should not have a negative impact. Comment resolved.

6. Grading and Drainage Plan – The proposed 15-inch drainpipe from OCS-1 to FES-1 has minimal cover. **Recommendation:** The applicant should revise the proposed grading in this area to provide adequate cover over the proposed drain.

Applicant’s 1/21/2021 response: This pipe has been reduced in size to 12-inch HDPE and the grading as proposed provides sufficient cover. Please see the enclosed revised Grading & Drainage Plan.

BETA 1: The system has been redesigned and the pipe as proposed has adequate cover. Comment resolved.

7. Grading and Drainage Plan – The applicant proposes an entrance door to the garage level on the east side of the building, the proposed finished grade elevation is 2.83. The seasonal high groundwater elevation of the site development area is presumed to be around elev. 3.0 based on past soil borings.

Recommendation: The applicant should confirm the seasonal high groundwater elevation in this area and provide appropriate mitigative measures if necessary, to prevent surface water from entering the garage through the doorway.

BETA 1: No response received. However additional test pit data was submitted indicating groundwater elevations at 0.2 feet in the vicinity of the garage opening. As previously noted, groundwater elevations should be confirmed prior to construction.

8. Areas for trash collection and snow storage are not identified on the site plan.

Recommendation: The Applicant should identify potential areas for trash collection and snow storage on the site plan to confirm that these will not conflict with other site elements.

BETA 1: No response received.

9. Civil and Landscape Details (sheet 1) – The applicant has provided a Silt fence with Haybales erosion control barrier detail.

Recommendation: The applicant should utilize an 18-inch diameter compost filled silt sock with silt fence in lieu of staked haybales for erosion control measures.

Applicant's 1/21/2021 Response: The perimeter erosion controls have been revised as recommended and are shown on the enclosed revised Site Preparation Plan and Grading & Drainage Plan. A detail of the 18-inch diameter compost-filled silt sock with silt fence has been added to the enclosed Civil and Landscape Details (Sheet C-200).

BETA 1: Revisions are acceptable. Comment resolved.

10. The applicant should provide a detail of the proposed Outlet Control Structures #1 and #2. Also, the applicant should review OCS-2 as it appears that the structure is too shallow to be constructed as shown.

Applicant's 1/21/2021 Response: The revised stormwater management system only includes one outlet control structure (OCS, previously designated at OCS-2), as shown on the revised Grading & Drainage Plan. This structure is a 6-foot diameter manhole with an outlet pipe higher than the inlet pipe. A detail has been added to the enclosed Civil & Landscape Details Sheet C-203.

BETA 1: The drainage system design has been revised. A detail of OCS-1 is provided. It is suggested that the detail on Sheet C-203 be revised to more accurately depict that the invert of the 12" outlet pipe is at the top of the 30" inlet. The function of OCS-1 is not clear as the drainage calculations show no discharge from infiltration basin 3 during the 100-year storm.

11. Recommend the applicant adjust the location of the proposed pedestrian ramp on the west side of the site building so that it is located within the proposed crosswalk crossing the site access drive.

BETA 1: No response received

12. Recommend the applicant confirm that any footing of the proposed retaining wall near the driveway garage entrance will not conflict with the existing drainage pipe located in the same area.

Applicant's 1/21/2021 Response: The garage ramp retaining wall and associated grading have been revised to eliminate any potential conflict with the existing drainage pipe and is shown on the revised Grading & Drainage Plan.

BETA 1: The retaining wall has been shortened to avoid impacting the existing drain. To accomplish this the slope of the driveway has been increased from about 5% to about 8%. No further comment.

FLOOD PLAIN

13. A portion of the proposed project design requires filling within the 100-year flood plain. Compensatory storage is required on a 1:1 (per foot) basis by the Mass Wetlands Protection Act (310 CMR 10.57) and on a 2:1 basis by the Arlington Wetlands Bylaw.

The applicant has provided compensatory flood plain storage calculations in the stormwater report (Sec. 2.12) and has designated an upland area on the site plan southeast of the proposed building for compensatory storage. In addition, the southeast courtyard area is labeled "Open Space / Flood Storage".

BETA's wildlife biologist reviewed the revised plans to evaluate the impacts of the newly proposed compensatory flood storage areas. These areas both located south/ southeast of the main building in a heavily wooded area on the site. Currently these regions are densely vegetated and upslope of isolated wetland WF-D series. This serves as a water filtration system to the downstream wetlands as well as preventing erosion by holding on to sediment and slowing stormwater. However, the vegetation is mostly invasive species and an abundance of dead trees. While the dense vegetation and standing deadwood provides good nesting habitat, this feature exists in other areas of the property.

Constructing these compensatory flood storage areas will most likely involve clearing any existing vegetation and re-grading the area creating the opportunity to replant and seed the area with native species to add productivity the remaining area. Dense shrubs such as high bush blueberry can provide dense cover and food sources for wildlife for example. Pollinator species should also be considered to replace what will be lost in the surrounding area during clearing. This will also be an important feature for retaining water and nutrients in these areas and prevent standing water which is a breeding ground for insects.

Recommendation: The Applicant should provide a plan graphic showing the existing flood plain area being altered by the proposed building / site development, currently the building hatch is obscuring the flood plain limits. The proposed compensatory flood storage volume calculations and designated flood storage volume area appear consistent.

BETA 1: No response received. We understand that the compensatory floodplain storage will be revised to avoid impact to the 25 foot No Disturb zone of the adjacent wetland.

STORMWATER MANAGEMENT

14. The Applicant should provide onsite soil exploration / test pit data for review, specifically within the footprints of the two proposed subsurface infiltration chamber systems. The test pit data is required at a minimum to determine the seasonal high groundwater elevations within the project limits.

Applicant's 1/21/2021 Response: In November 2020, BSC performed three soil test pits on site. The results of these test pits confirmed the soils mapping and previously performed borings with regard to seasonal high groundwater. Locations of the test pits are shown on the enclosed revised Grading & Drainage Plan. Test pit logs are included in Appendix D and more detailed information is provided in Section 1.02 of the revised Stormwater Report.

BETA 1: Data for three test pits has been provided. Groundwater elevations are shown as varying from -0.5' to 3.0'. The infiltration system designs reflect these groundwater elevations. Two feet of separation to groundwater is provided for Infiltration basin 1. Infiltration Basin 3 should be raised 0.2 feet to provide a full 2-foot separation. Given the variation in groundwater elevation indicated by the test pits, it is suggested that groundwater be confirmed prior to construction. This should be done during seasonal high groundwater conditions.

15. The proposed site building roof will be designed to provide stormwater detention, with a roof drain connection to the proposed subsurface infiltration chamber system #1 located west of the building. The HydroCAD model included with the Stormwater Report shows zero runoff leaving the roof area for all storms up to and including the 100-year design storm. Discussions with the applicant indicate the disposition of this retained stormwater has not yet been finalized. Until the disposition of the retained rooftop stormwater is known, its effects on the proposed stormwater BMPs cannot be evaluated.

Applicant's 1/21/2021 Response: Runoff calculations have been revised to include discharge from the roof detention system in all storms analyzed. This overflow will be at a controlled rate and will flow into the underground infiltration system in the parking lot west of the building. The detailed design of the rooftop detention will be provided as the architectural and plumbing construction plans are developed. In addition, approximately 9,000 square feet of the southeast corner of the building roof will discharge directly to the surface through roof a roof drain. Please see the enclosed, revised Stormwater Report for additional information and calculations.

BETA 1: See response to Comment 4. Additional information should be provided as the architectural plans are developed to confirm that the roof detention will function as shown in the calculations.

16. The proposed infiltration chamber system #1 receives stormwater from a proposed CB located between the site access drive and proposed parking area west of the site building. The rim elevation of this CB is 8.0. The results of the HydroCAD model indicate that the 50-yr flood elevation within the infiltration system is elev. 8.28. This flood elevation will cause stormwater to surcharge out of the CB grate and overflow down the access driveway to the lower garage level.

Recommendation: The Applicant should reevaluate the proposed infiltration chamber system #1 to provide adequate stormwater capacity so that there is no onsite surface surcharge for any of the proposed design storms.

Applicant's 1/21/2021 Response: The infiltration system has been revised, both in footprint and storage volume and the area around the catch basin regraded (rim elevation 8.84) so that no surcharge will occur. Please refer to the enclosed revised Grading & Drainage Plan.

BETA 1: The proposed grading has been revised on the 1/21/2021 Grading & Drainage plan so that the CB rim is above the 100-year water surface elevation in infiltration basin 1. Comment resolved.

17. The proposed infiltration chamber system #2 located near the southwest corner of the site building receives stormwater from a proposed trench drain located across the access driveway to the lower garage level. The rim elevation of the proposed trench drain is 4.1. The results of the HydroCAD model indicate that the 2-yr flood elevation within the infiltration chamber system is elev. 8.40. This is not possible. The applicant is currently reevaluating the design of Infiltration Chamber System #2.

Applicant's 1/21/2021 response: he proposed system has been resized and the area around the trench drain regraded so that no surcharge will occur.

BETA 1: The rim elevation of the driveway trench drain has been revised to be 0.18 feet above the 100-year water surface elevation in Infiltration basin 3 to avoid surcharging to the driveway surface. However, the infiltration basin bottom should be raised 0.2 feet to provide the required 2-foot separation to groundwater. This may require adjustment of the trench drain rim elevation.

18. The applicant should provide groundwater mounding calculations as the two proposed infiltration chamber systems are designed to provide peak rate mitigation and appear to be within 4-ft of estimated seasonal high groundwater.

Applicant's 1/21/2021 Response: A groundwater mounding analysis of the underground recharge system has been performed and is included in Section 6.05 of the Stormwater Report. The analysis shows that the groundwater mound is less than the provided separation to groundwater.

BETA 1: A mounding analysis has been provided for Infiltration Basin 1. The mounding analysis adequately represents anticipated conditions. The expected vertical extent of the mound will be below the bottom elevation of the basin. The expected horizontal extent of the mound dissipates before it reaches any adjacent existing foundations.

19. The HydroCAD model included in the stormwater report analyzes the proposed stormwater BMPs over a 24-hr time period.

Recommendation: The applicant should increase the analysis time period to 72 hours to allow the BMPs to demonstrate their drain down capacity after the storm event concludes.

Applicant's 1/21/2021 Response: The analysis time period has been extended to 72-hours as requested. In addition, a drawdown calculation in accordance with Volume 3, Chapter 1 of the Massachusetts Stormwater Handbook has been performed demonstrating that the infiltration system will drain within 72-hours. This information is included in Section 6.02 of the accompanying Stormwater Report.

BETA 1: The drawdown calculations have been provided and are acceptable. Comment resolved.

20. MassDEP Stormwater Standard #10 – The applicant should provide a signed Illicit Discharge Compliance statement.

Applicant's 1/21/2021 Response: An illicit discharge compliance statement has been included in Section 6.06 of the Stormwater Report and will be signed by the Applicant prior to issuance of permits.

BETA 1: The Illicit Discharge Statement has been provided. Comment resolved.

UTILITIES

21. The applicant proposes some drain manholes (DMH-2, 3) requiring shallow installations. For these applications the applicant should confirm the frame/cover height (standard 8-in, shallow 4-in) and that adequate cover exists over the inlet/outlet pipes for constructability.

BETA 1: No response received

22. The Utility Plans show the proposed utility services from the project site to the existing municipal/gas/electric utilities in Dorothy Road.

Recommendation: We recommend the Applicant coordinate with the Arlington Public Works Department and local utility companies regarding all proposed site utility connections to the public utilities in Dorothy Road to confirm compliance with applicable construction standards.

BETA 1: No response received.

23. The existing survey shows an existing drain line in Dorothy Road that runs in front of the project site. The Utility Plan shows three proposed sewer service lines from the building to the existing municipal sewer in Dorothy Road that cross the drain line.

Recommendation: The Applicant should confirm the proposed sewer services as shown do not conflict with the existing drain line.

BETA 1: No response received.

CONSTRUCTION

New Comment 1. It is suggested that prior to construction, the Applicant prepare a Construction Management Plan (CMP) for review and approval by the Board. The CMP will provide documentation of various construction related activities. The CMP should include:

- Project Description and outline of primary construction tasks
- Project Schedule including hours of operation, duration of primary construction tasks and estimated completion date
- Project logistics including staging areas, truck routes, laydown areas, contractor parking and traffic management
- Site Management including noise mitigation, dust control and security
- Public Safety and Coordination including contact information and site inspections

New Comment 2. The Long Term Pollution Prevention & Operations and Maintenance Plan should include requirements for inspection and cleaning of trench drains and the roof stormwater outlet to ensure these are functional prior to significant rain events.

New Comment 3. The Long Term Pollution Prevention & Operations and Maintenance Plan should include provisions for maintenance and cleaning of compensatory flood storage areas to ensure these remain functional.

24. Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan – Section 3.10.4 Equipment/Vehicle Maintenance and Fueling Areas:

Recommendation: BETA recommends adding a provision prohibiting refueling of vehicles or equipment within 100-feet of any onsite resource area.

Applicant's 1/21/2021 Response: A prohibition on refueling and maintenance has been added in Section 3.10.5 of the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan as recommended.

BETA 1: Information provided. Comment resolved.

25. Recommend the applicant add a provision to the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan that “Dorothy Road shall be swept clean on a daily basis of any soils tracked onto it from the project site”.

Applicant's 1/21/2021 response: A daily sweeping requirement has been added in Section 3.10.1 of the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan as recommended.

BETA 1: Information provided. Comment resolved.

26. As part of a Construction Management Plan the applicant should develop a map of approved haul routes for trucks traveling to/from the project site during construction as the immediate site vicinity is comprised of narrow residential streets.

RESOURCE AREAS

BETA provides the following comments based on the Applicant's January 2021 revised site plans and submittals. The revised plans dated January 21, 2021 included reestablished isolated wetlands, located in the northeast corner for the site. These wetlands were delineated and approved by the Commission during a 2006 ANRAD filing. Section 21 of the Arlington Wetlands Bylaw defines and protects vegetated wetlands both bordering and isolated¹. Under Section 25 of the Bylaw additional protection is provided to all wetlands with an Adjacent Upland Resource Area (AURA) to resource areas as defined in Section 2, A)1 through 4². The AURA designates and defines the following zones of protection; 25-foot No-Disturbance Zone and 25 to 100-foot Restricted Zone. The Bylaw maintains no work is allowed within the

¹ Section 21, B (1) Vegetated Wetlands are freshwater wetlands, including both bordering vegetated wetlands (i.e. bordering on freshwater bodies,) and isolated vegetated wetlands which do not border on any permanent water body.

² Section 2, A Areas subject to protection under the Bylaw and the regulations: (1) Any marsh, freshwater wetland, vernal pool, wet meadow, bog, or swamp.

25 foot No Disturb zone; no disturbance is allowed within 50 feet of a resource area; limited activities only are allowed within 50 to 75 feet of the resource area; and mitigation must be provided for any disturbances of the 50 to 100 feet area of the AURA.

Given the location and proximity of the reestablished isolated wetlands the proposed Compensatory Flood Storage Area is now located within AURA No Disturbed Zone and Restrictive Zone. In addition, the site's proposed playground area is also located within the AURA Restricted Zone associated with the reestablished isolated wetlands.

During the February 4, 2021 working session meeting the Applicant discussed moving the playground outside of the Restricted Zone as well as moving the Compensatory Flood Storage outside of the No Disturbed Zone to comply with the Bylaw. The plans should be revised showing the new locations of these elements, playground and Compensatory flood area. Section 24 of the Bylaw ensures protection of vegetation within resources by requiring in-kind replacement as part of an "Application for Removal" that all applicants are required to submit as part of a Notice of Intent filing³.

According to Section 23 of the Bylaw the proposed Compensatory Flood Storage Area shall provide a minimum ratio of 2:1 cubic feet of compensatory flood storage⁴. The compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project.

RECOMMENDED CONDITIONS

1. The Applicant shall provide a Compensatory Flood Storage Mitigation Plan for the proposed compensatory flood storage area to mitigate the negative environmental impacts associated with vegetation removal and grading to create this new flood storage area. The goal of the Compensatory Flood Storage Mitigation Plan is to provide a temporary storage area for floodwater as well as provide important wildlife habitat functions including important food source, shelter, migratory or overwintering areas, and breeding areas for wildlife. This flood storage area shall rectify the current adverse impact of the floodplain by providing a better replacement resource area. The Mitigation Plan shall provide the following:
 - a. A minimum ratio of 2:1 cubic feet of compensatory flood storage of a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project.
 - b. With at least a 3-year monitoring schedule with a 100% survival rate.
 - c. Only native non-cultivar species shall be planted on the site.

³ Section 24, E Applicant for Removal. For all projects, the application for vegetation removal shall be submitted as part of the applicant for permit or Notice of Intent as described by the Bylaw and these regulations.

⁴ Section 23, D states The Commission may permit activity on land subject to flooding provided it shall not result in 1) Flood damage due to filling,...; 2) Adverse effect on public and private water supply or groundwater supply,...3) An adverse effect on the capacity of said area to prevent pollution of the groundwater,... Any such activity shall provide compensatory flood storage for all flood storage volume that will be lost at each elevation. Compensatory flood storage shall be at a 2:1 ratio, minimum, for each unit volume of flood storage lost at each elevation.

- d. Plants shall be installed and maintained in accordance with standards of the American Association of Nurserymen (AAN).
 - e. A monitoring report shall be submitted annually in June for the three-year monitoring period. The report shall include the health of the new plantings and the success of the invasive plant management. The report shall include photo documentation and yearly recommendations for future success.
2. As stated in Section 24, A of the Bylaw, an adequate quantity of vegetation must be maintained so that resource areas protected by the Bylaw can provide the resource area values protected by the Bylaw. Section 24, B further states no vegetation in a resource area protected by the Bylaw shall be damaged, extensively pruned, or removed without written approval by the Commission and in-kind replacement. Given the extent of vegetation proposed to be removed within a resource area (BLSF) and AURA the Applicant shall provide a Landscape Plan as described in Section 24 and should include the elements described in the guidance provided in Section 24 E as follows:
 - a. Narrative describing existing conditions, proposed plantings, list of existing and proposed species, size of existing species and proposed species, quantity plants before and after revegetation and the rational the removal and maintenance plan.
 - b. Affirmation of the Revegetation Activities, all plans must be accompanied by written testimony and scale diagram from a certified arborist or wetland scientist or landscape architect. The document must include at a minimum the necessity of vegetation removal, surface area to be removed, quantity of individual plants by species.
 - c. Planting Plan – drawn to scale, properly identified resource area and buffer zone and the project site, location of replacement species, comply with (AAN), erosion controls, estimated tree canopies after 15 years of growth, name, sizes and locations of trees to be planted, and total area of SF of the area shaded by the canopies.
 - d. Existing species list,
 - e. Replacement species list,
 - f. Rational for Removal,
 - g. Maintenance Plan.
 - h. The Plan shall include monitoring reports submitted annually in June for a three-year monitoring period. The reports shall include photo documentation, the health of new plantings and any mitigation. This report can be combined and submitted with the ISMP report.
3. The Applicant shall submit an Invasive Species Management Plan for work in the AURA and other resource areas. The Plan shall identify the location of invasive species management, species and quantities of invasive plants to be managed, and methods of removal and control of each species. Monitoring Reports shall be submitted to the ZBA detailing any invasive species and recommendations for control and removal. The invasive species specialist shall evaluate the restoration areas for evidence of colonization by invasive species during prescribed monitoring site visits. Monitoring Reports submitted to the ZBA shall include a listing of any invasive species, and recommendations for control/removal.
4. No work activities are authorized nor shall occur within the 25-foot No Disturb Zone of Isolated or Bordering Vegetated Wetlands on the Site.

CONCLUSIONS

Based on our findings and recommendations herein, BETA assumes that further revisions to the project plans may be required prior to closing the hearing. Recommendations for additional information presented in this comment letter could be included as Conditions of Approval in the Comprehensive Permit with the understanding that all comments will need to be addressed to the satisfaction of the Board and the Town of Arlington before site development can begin. Any revisions that affect the design of the proposed stormwater system should be supported by revised analysis and calculations.

BETA continues to note that the seasonal high groundwater elevation, particularly in the location of the stormwater BMPs, needs to be confirmed prior to start of site development. BETA's review of the test pit data provided by the Applicant suggests that further evaluation of soil and groundwater conditions should be conducted and potentially witnessed by the Town and / or their representative.

BETA continues to believe that there are opportunities to significantly improve the available open space and floodplain compensation mitigation area environment. A thoughtful mitigation and site restoration plan prepared by a skilled team of multi-disciplinary professionals along with meaningful short term and long-term monitoring is critical to environmental restoration success.

We also continue to recommend that conditions of approval associated with such mitigation and site restoration include the requirement that all mitigation and site restoration plans be reviewed and approved the ZBA and the Conservation Commission, at a minimum.

If you have questions about any of these comments, please feel free to contact us.

Very truly yours,
BETA Group, Inc.



William P. McGrath, P.E.
Senior Associate



Marta Nover
Vice President

cc: Douglas W. Heim, Arlington Town Counsel
Emily Sullivan, Environmental Planner & Conservation Commission Agent