



Arlington Zoning Board of Appeals

Date: Tuesday, July 13, 2021
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. **Remote Participation Details**

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

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

You are invited to a Zoom meeting.

When: Jul 13, 2021 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma-us.zoom.us/meeting/register/tZl0duihrDosGNAAM-LEqcfBzej4k3MQHg7E>

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

Meeting ID: 865 1192 1624

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

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

2. **Members Vote: Approval of Decision for 55 Sutherland Road**
3. **Members Vote: Approval of Decision for 10 Sunnyside Avenue**

Comprehensive Permits

4. **Thorndike Place**

After consultation with the Applicant, the Town, and the Board's consultants, the Board will vote on a motion to continue the scheduled hearing to Tuesday, August 3, 2021 to allow both the Applicant and the Board's Peer Review Consultants time to fully review and revise the proposal discussed at the June 29 hearing. The Board will also vote on a motion to extend the public review period to Friday, September 17, 2021 to allow for drafting and reviewing the revised draft decision.

5. **Thorndike Place - Public Comments**

Meeting Adjourn



Town of Arlington, Massachusetts

Thorndike Place

Summary:

After consultation with the Applicant, the Town, and the Board's consultants, the Board will vote on a motion to continue the scheduled hearing to Tuesday, August 3, 2021 to allow both the Applicant and the Board's Peer Review Consultants time to fully review and revise the proposal discussed at the June 29 hearing. The Board will also vote on a motion to extend the public review period to Friday, September 17, 2021 to allow for drafting and reviewing the revised draft decision.

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	J_Yurewicz_letter_6-29-21.pdf	J Yurewicz letter 6-29-21
▣ Reference Material	zba_letter_july2021_Marci_Shapiro_Ide.pdf	zba letter july2021 Marci Shapiro Ide
▣ Reference Material	M_McCabe_letter_6-30-21.pdf	M McCabe letter 6-30-21
▣ Reference Material	Letter_C_Klein_to_Dep_Chief_Melly_7-6-21.pdf	Letter C Klein to Dep Chief Melly 7-6-21
▣ Reference Material	Thorndike_Place - _Site_Plan_21_0603.pdf	Thorndike Place - Site Plan 21_0603
▣ Reference Material	Turning_Radius_Spec_Sheet.pdf	Turning_Radius_Spec_Sheet
▣ Reference Material	J_Nagle_letter_7-6-21.pdf	J Nagle letter 7-6-21
▣ Reference Material	image0.pdf	image0
▣ Reference Material	image1.pdf	image1
▣ Reference Material	R_Roth_letter_7-11-21.pdf	R Roth letter 7-11-21
▣ Reference Material	L_Barnes_letter_7-11-21.pdf	L Barnes letter 7-11-21
▣ Reference Material	P_Browne_letter_7-12-21.pdf	P Browne letter 7-12-21

Hello,

My name is John Yurewicz.

Since all this began I stood my ground under the assumption that we were against any development at all! Obviously there has been a change of heart among all those who continue to discuss things like parking, assisted living, shadow lines, building heights, etc., etc.

No one speaks about our ZBA denying any building at all. I don't want any building at all in there! That is what we were all for in the beginning. It looks to me like we've given up completely on that and are now content to tweak design issues and let them build and call it a day.

Not me! And not Matt Mckinnon!

Who in Town made it official that this building was going to happen and that keeping the green space and wetland 'Green and Wet' is already a non issue? The ZBA seems to be on the side of building. And there must have been some sort of legal decree to cancel the permit denial and allow them to build. was there? And WHO made that decree?

Lost in all this building design is the fact that the Mugars are horrible landlords and neighbors! They have done NOTHING to maintain, let alone improve the property! Sure, they've conceded to donate \$350K to the town so that THE TOWN will take over and do the work that the Mugars should have been doing all their years of ownership! That is not generosity! That is getting off the hook and passing the buck! The property has been a dump for decades!

What makes everyone think that is going to change? They'll promise us everything and do what they want in the end! Believe me when I say that they and their whole design team are going to cross every line in the sand to get what they want! They do not care one whit about the neighborhood.

My campaign was to NOT BUILD ANYTHING!

If we've given up on that then count me out! Why waste my time staring at a computer listening to ZBA roll calls, thoughts and ideas, three minutes to speak about WHAT, neighborhood design tweaks and the Mugars getting their way after losing every fight over the last fifty years! No thanks. Those conversations are painful!

We've won before and we can do it again! It all depends on how much you want something.

I will sign on tonight and see just where this is all headed. If it looks like we and the Town are all about design issues, well, I'll not sit there and listen to all the stuff that does nothing but irritate and aggravate me.

Sorry, but NOTHING good will come out of this building for the neighborhood or the Town. Sadly we're going to allow it anyway, I guess.

Your neighbor,
John Y.

July 1, 2021

To: Christian Klein, Chair, and the members of the Arlington Zoning Board of Appeals

RE: Transportation and Travel Issues as related to the proposed Thorndike Place development on the Mugar Wetlands property

Dear Chairman Klein and members of the Arlington ZBA,

Thank you for the opportunity to speak during the public comment period during the June 29, 2021 hearing regarding the proposed development in East Arlington in the Mugar Wetlands property. Per your request, I have put my comments in writing, doing my best to recall what I said.

As a social worker at a local Council on Aging, I work in the community, with adults over age 60, on many different issues. Housing is one of the most frequent issues for my clients. I have many clients who live in “independent living” apartments, some market rate, some subsidized by either the state or federal programs.

Arlington is fortunate to have 5 affordable, subsidized (roughly paying 30-33% of ones' monthly income in rent) independent living apartment buildings in town that are for “elderly” (ages 60 or 62+) and “non elderly disabled adults.” Four are subsidized in state programs and run by the Arlington Housing Authority, and one is in a federal program and run by a private management company.

Each of these buildings are on a major roadway, four are right in the center of Arlington, and the exception is the Drake Village complex, which is down off of Mass Ave in Arlington Heights, but right off the bike path and also very close to Walgreens and Trader Joes in the Heights. None of the buildings are tucked away in the very back of a residential neighborhood. None of the buildings are in a neighborhood at all, really, but in more urban, walkable, areas. Wait lists are very long to get into any of these units, often 6 months to a year.

In my experience, some folks do take public transportation, like the route 77 MBTA bus up and down Mass Ave, but not as many venture into the city via public transportation, and few take trips via Alewife. Not all home health workers and the types of visitors listed below would take public transportation to this location.

As folks at the meeting were discussing transportation issues, and how not as many parking spaces are needed at such a large building due to the age of the residents, I noted that, in my experience, as many spots as are available at an apartment building parking lot for an aging population, there will be as many residents with cars to fill those spots. At the existing senior housing apartment buildings noted above, they all have waiting lists for parking spots

I also noted that for those without their own cars, and sometimes for those that do, there will also be an influx of cars, and of the visits IN to the apartment area, in this case, going up and down Littlejohn Street all day and sometimes at night will include the following types of visitors, that I have observed visiting older adults in independent living apartments:

home health aides
personal care attendants
housecleaners
family members
companions
physical therapists
occupational therapists
first responders (sometimes just fire, police, or ambulance, sometimes all three at once)

social workers
nurses
hospice workers
food deliver including Peapod, Meals on Wheels, Arlington Eats (food pantry)
Amazon
UPS
USPS

Also, there will be many trips OUT of the apartment complex, not only by resident's personal cars, but also:

MBTA The Ride
Senior Center/Council on Aging vans
Door to Door Senior transportation
the complexes own proposed "jitney"

Uber, Lyft
medical escorts using their own cars
family
taxi

I am sure I am leaving out some key services, but I think this makes it clear, there will be too much traffic in and out of the neighborhood if this project is allowed to be built as requested by the Mugar.

I also want to point out that although many older adults are active and can walk up to and along the Minuteman Bikeway, there will be more residents that choose to walk the loops of the neighborhood, increasing the likelihood of car/pedestrian accidents, especially near the narrow, singular, entry and exit proposed to this apartment building, as well as the new proposed 14 homes in front of the apartment building along Dorothy Road.

As much as I advocate for (and know we need) more affordable senior housing, this is just not the right spot for such a building. IF it had to be built, I would strongly urge for much more than 25% of the units to be affordable—it should be 100% affordable.

Please feel free to reach out if you have questions about any of the above.

Regards,

Marci Shapiro Ide, LICSW
152 Lake Street

The meeting last night went just as always. The Developers had the floor for 55 minutes. Then ZBA members were allowed to ask questions. When it came time for public comment we were informed that the time would be limited and we would be limited to three minutes. We were also reminded that we had two options for the ZBA. First accept the proposal with conditions placed; Second deny the proposal which would send the developers back to the state and they could get the ability to go forward with their monstrous development. Most of the meeting was about traffic and parking. All the information about the traffic and parking was based on presumptions and not definitive. The traffic and parking information was also compared to other locations that we had no knowledge of for comparisons. It would have been helpful if residents abutting these other locations had any input to their conditions. A poorly run meeting wasting everyone's time.

Mark W. McCabe
4 Dorothy Road
Arlington, MA 02474

Date: Tue, 06 Jul 2021 01:03:52 -0400
Subject: Thorndike Place - Questions about Future Emergency Response

Deputy Chief Melly,

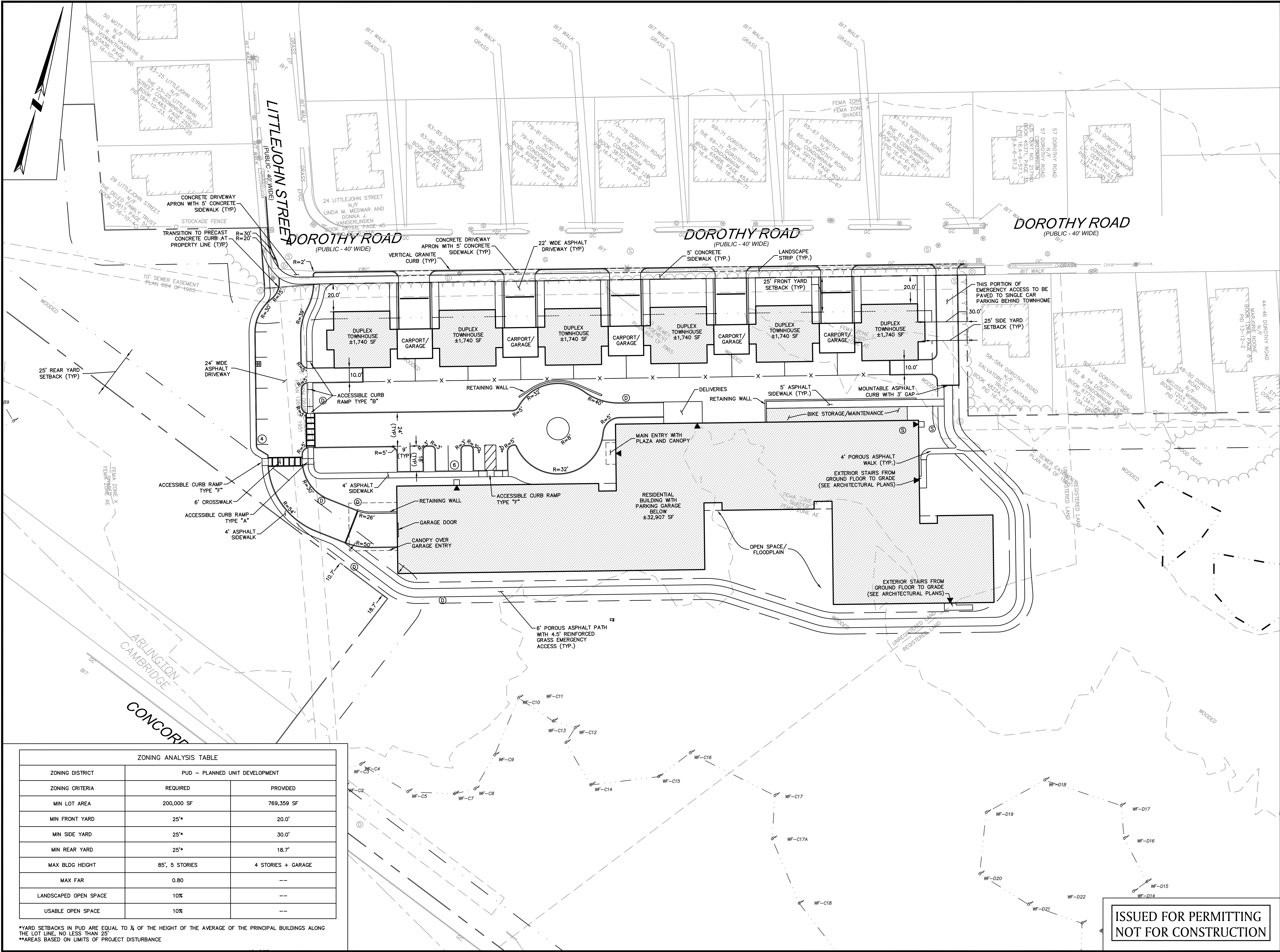
The Zoning Board of Appeals is nearing the end of its review of the proposal for the Thorndike Place development. This project includes 12 residential units in six duplex houses on Dorothy Road and a 124 unit independent living apartment building accessed via a single entry at the corner of Dorothy Road and Littlejohn Street. The ZBA has several questions about this type of development, and the specifics regarding this location in particular. We are hoping you can address these questions for us. I have attached a site plan for your reference.

1. What is the typical number of emergency calls to residential housing in Arlington in a given year? We are trying to understand the baseline for calls to the neighborhood.
2. What is the typical number of emergency calls to the various senior living facilities in Arlington? We are trying to understand what the expected frequency of emergency visits to the neighborhood could be.
3. Both Dorothy Road and Littlejohn Street have a 40 ft. right-of-way, but the paved streets are only 25 ft. curb-to-curb. Are town emergency vehicles able to navigate these streets with vehicles parked on both sides of the street? We assume that they are able to get by vehicles parked along only one side of the street.
4. Do emergency vehicles approach the site of reported calls with their sirens engaged? Is there a specific policy?
5. What delays could be expected if an emergency call was placed during morning or evening rush hour? Access to the site has to go on Lake Street, which has noted traffic issues.
6. The attached plan shows a 32 ft. radius turn-around at the front entrance to the independent living facility. I assume that is sufficiently sized to accommodate a police car or an ambulance. The information the ZBA was provided previously indicates an Arlington fire truck has a turning radius of nearly 41 ft. (see attached) Would that be the size of the fire truck that would typically respond to a resident emergency? If it cannot turn around in that 32 ft. radius area, is there sufficient space for the truck to back out or execute a three-point turn before exiting onto Dorothy Road?
7. The same fire truck information was used to confirm fire truck access around the building. Would there be different trucks responding to fires that would try to circumnavigate the building, like a ladder truck? If so, do you have turning information for that or those vehicles?

We would greatly appreciate your assistance in answering these questions at your earliest convenience.

Sincerely,

Christian Klein
Chair, Arlington ZBA
cklein@town.arlington.ma.us



ZONING ANALYSIS TABLE		
ZONING DISTRICT	PUD - PLANNED UNIT DEVELOPMENT	
ZONING CRITERIA	REQUIRED	PROVIDED
MIN LOT AREA	200,000 SF	769,359 SF
MIN FRONT YARD	25'	20.0'
MIN SIDE YARD	25'	30.0'
MIN REAR YARD	25'	18.7'
MAX BLDG HEIGHT	85', 5 STORIES	4 STORIES + GARAGE
MAX FAR	0.80	--
LANDSCAPED OPEN SPACE	10%	--
USABLE OPEN SPACE	10%	--

*YARD SETBACKS IN PUD ARE EQUAL TO 1/4 OF THE HEIGHT OF THE AVERAGE OF THE PRINCIPAL BUILDINGS ALONG THE LOT LINE, NO LESS THAN 25'

**AREAS BASED ON LIMITS OF PROJECT DISTURBANCE



PROFESSIONAL ENGINEER

THORNDIKE PLACE

DOROTHY ROAD
IN
ARLINGTON
MASSACHUSETTS
(MIDDLESEX COUNTY)

LAYOUT & MATERIALS
PLAN

MARCH 13, 2020

REVISIONS:		
NO.	DATE	DESC.
1	9/18/20	NEW BUILDING FOOTPRINT
2	10/22/20	WETLAND DELINEATION
3	11/03/20	REVISED BUILDING
4	3/11/21	LAYOUT REVISIONS
5	5/10/21	NEW BUILDING FOOTPRINT
6	6/3/21	NEW BUILDING GRADING

PREPARED FOR:
ARLINGTON LAND REALTY, LLC
84 SHERMAN STREET, 2ND FLOOR
CAMBRIDGE, MA 02140

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

© 2020 BSC Group, Inc.
SCALE: 1" = 30'
0 15 30 60 FEET
FILE: \Civil\Drawings\2340700-LM
DWG.:
JOB. NO: 23407.00 SHEET C-103

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



Turning Performance Analysis

03/16/2018

Bid Number: 378

Chassis: Arrow XT Chassis, PAP/Midmount

Department: ARLINGTON FIRE DEPARTMENT, MA

Body: Aerial, Platform, 95', Mid-Mount, No Pump, S/S Body

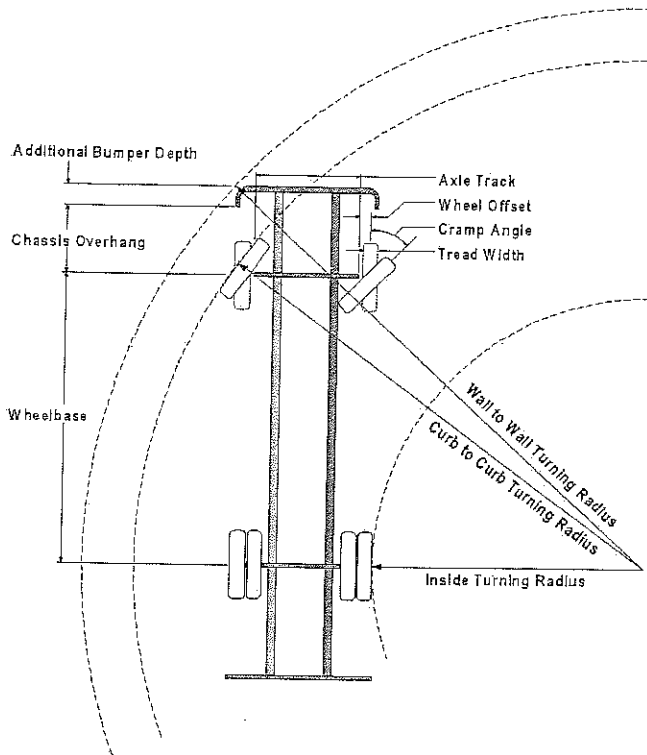
Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.5 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	7 in.
Front Overhang:	75.99 in.
Wheelbase:	261.5 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 10 in.
Curb to curb:	40 ft. 7 in.
Wall to wall:	44 ft. 2 in.

Comments:



Category	Option	Description
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0091794	Wheels, Front, 22.50" x 13.00", Steel, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0550026	Bumper, Non-Extended, Arrow XT
Aerial Devices	0592911	Aerial, 95' Pierce PAP, Mid Mount

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

LADDER 1 TOWER

Hi Christian,

Here is the requested information.

Mystic Gardens – Each of the 5 condo units at Mystic Gardens comes with a parking spot.

Winslow (132 Units)	Visitor	Handicap	Parking Spaces	Total
	1	1	32	34
Chestnut (100 Units)	Visitor	Handicap	Parking Spaces	Total
	1	2	27	30
Cusack (67 Units)	Visitor	Handicap	Parking Spaces	Total
	1	2	19	22
Drake Village (216 Units)	Visitor	Handicap	Parking Spaces	Van
Accessible	AHA parking near garage		TOTAL	
	3	7	76	2
3		91		

Our developments were built during a time when many senior residents did not need access to vehicles. However, times have changed and we have a higher demand for parking than we have available parking spots. As a result, we have waitlists for parking spots at each of these developments. To address this demand, we have added parking spots over the years through creative means. As a result, these developments would have started with even less parking spots.

Very Respectfully,

Jack Nagle
Interim Executive Director
Arlington Housing Authority
4 Winslow Street
Arlington, MA 02474
(781) 646-3400 x12





July 11, 2021

Dear Members of the Zoning Board of Appeals,

On July 9, after the rain stopped, we went for a walk in nearby Acorn Park. The Little River was level with the land and overflowing in places. The pond in the park was higher than we had ever seen it, coming close to the top edges. All around, inches-deep puddles of water sat on top of the saturated ground.

We walked home along the wooden boardwalk near the dog park and Route 2, and noted the similarly high levels of water next to the boardwalk.

When we got home, we read the email from the Town alerting us to sewer backups in East Arlington as a result of the storm.

These events are reminders that we need to take flooding seriously when considering applications to build in wetlands or areas adjacent to wetlands. Last month was the hottest June on record. The climate is changing. If FEMA redrew its flood maps tomorrow, how would the proposed development site fare?

Please consider this along with our previously submitted testimony opposing the Thorndike Place proposal as you continue the hearing process.

Sincerely,

Rachel Roth
Peter Ferguson
Chandler Street
Arlington MA 02474

Since the Mystic rises every year and will overflow the Amelia Earhart dam in 20 years, the whole Mugar Wetlands area will have to be evacuated in 40 years to make room for the river. Global warming is causing the river to rise due to the glaciers melting. Unless drastic and immediate steps are taken to prevent any further climate change, such as planting a trillion trees worldwide, the glaciers will continually melt. If seniors are living in this new building for them off of Dorothy Road, it will be difficult to find new homes for them. It is not worth building this senior housing, as it does not make any sense to construct anything new in the Mugar Wetlands area since in only 40 years, everyone living there will have to leave. We must look at this situation for the long run. Sincerely, Mrs. Louise Barnes

Thank you to all the ZBA members who have worked tirelessly on this (neverending) project.

Here are my concerns:

First, it feels like this project is made of jelly.

There are so many iterations and changes that it is hard to know exactly what the applicant is actually applying for this week. While I do appreciate the proactive changes to a few of the neighborhood concerns, it still feels like they are not thinking the projects through and, instead, presenting things so they can "take the temperature" in the room.

How can we know to be for or against when we don't know exactly what the proposal is?

The newest version, senior...something (assisted living, 55+ community, a la carte senior services??) feels like another of the propose-it-now versions.

While I agree that seniors themselves would be a welcome addition to the neighborhood, all the ancillary services – and arrive by car service providers – would overwhelm our neighborhood. And I am still not clear about in-house medical, food, social, or housekeeping services that would be provided as part of the amenities.

As one of the members also pointed out, since some of the units would be affordable, and affordable units by law must be indistinguishable, how will these a la carte services be made available to residents who may not have the financial means?

There is just so much "To Be Determined" in this project that it is very hard to have an opinion.

Can we get more clarity so there is something concrete to evaluate?

Patricia Browne
49 Mary St
Arlington



Town of Arlington, Massachusetts

Thorndike Place - Public Comments

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Reference Material	image0.pdf	image0
Reference Material	image1.pdf	image1
Reference Material	J_Nagle_letter_7-6-21.pdf	J Nagle letter 7-6-21
Reference Material	J_Yurewicz_letter_6-29-21.pdf	J Yurewicz letter 6-29-21
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Your neighbor,
John Y.

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