



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice November 1, 2021**

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to [jraitt@town.arlington.ma.us](mailto:jraitt@town.arlington.ma.us) by November 1, 2021 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by October 29, 2021 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, November 1, 2021 at 7:30 PM in the  
**Join via Zoom using the following link and Meeting ID: <https://town-arlington-ma-us.zoom.us/j/8840662329> Meeting ID: 884 0662 3298. To call in, dial 1-646-876-9923, Enter the Meeting ID: 884 0662 3298 then press #.**

#### **1. Continued Public Hearings**

7:30 p.m. - **Continued Public Hearing**

8:30 p.m. **Docket #3665, 645 Massachusetts Avenue**

**\*Please be advised that the Applicant for Docket #3665 has requested that their application be withdrawn without prejudice.**

Board will continue hearing Special Permit Docket #3665 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a Chase Bank location on the premises at 645 Massachusetts Avenue, Arlington, MA in the B5 Business District. The continued hearing provides for additional Board review and public comment on the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

#### **Continued Public Hearing**

**Docket #3348, 833 Massachusetts Avenue**

**\*Please be advised that the Owner has requested the continued hearing be moved from December 6, 2021 to November 15, 2021. The Board must vote on this date change.**

Board will continue hearing Special Permit Docket #3348 in accordance with the provisions of M.G.L. Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review, in order to review compliance with special condition 5 of the Special Permit Decision, dated April 13, 2009, and in order to hear from the property owner regarding such compliance. Special condition 5 of the Special Permit Decision refers to the future redevelopment of the Atwood House at 851 Mass Ave.

## **2. Preliminary discussion of zoning amendments**

8:30 p.m. Board will discuss potential zoning amendments with resident, James Fleming, and from Board members. This discussion and future discussions will inform the Warrant Article filing process for Annual Town Meeting

## **3. Update on upcoming planning meetings and activities**

9:00 p.m. Staff will review upcoming meetings on Housing Production Plan, Open Space Recreation Plan, and other plans and studies in progress.

## **4. Meeting Minutes (10/4)**

9:15 p.m. Board will review and approve meeting minutes

## **5. Open Forum**

9:20 p.m. Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

## **6. Adjourn**

9:40 p.m. Estimated time of adjournment



## Town of Arlington, Massachusetts

### Continued Public Hearings

#### Summary:

7:30 p.m. -

8:30 p.m.

#### Continued Public Hearing

##### Docket #3665, 645 Massachusetts Avenue

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Board will continue hearing Special Permit Docket #3665 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a Chase Bank location on the premises at 645 Massachusetts Avenue, Arlington, MA in the B5 Business District. The continued hearing provides for additional Board review and public comment on the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

#### Continued Public Hearing

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### ATTACHMENTS:

Type	File Name	Description
Reference Material	Request_for_Docket_3665_to_be_withdrawn_without_prejudice_received_from_R._Annese_10122021.pdf	Request for Docket 3665 to be withdrawn without Prejudice from R. Annese 10122021
Reference Material	Agenda_Item_1_-_Memo_from_Town_Counsel_re_EDR_Process.pdf	Memo from Town Counsel re EDR Process 09232021
Reference Material	Continuation_Request__Docket_3665__645_Massachusetts_Avenue_received_9-27-2021.pdf	Continuation Request 645 Mass Ave. 9-27-2021
Reference Material	Docket#_3665_Request_to_be_continued_to_9-27-21_meeting.pdf	Docket #3665 Request to be continued to 9-27-21 meeting Updated Memo
Reference Material	Updated_Memo_to_ARB_re_Docket_3665_09-22-21.pdf	to ARB re Docket #3665 09-22-21
Reference Material	20210922_Memo_Banks_in_Arlington_Center.pdf	Memo Banks in Arlington Center 9222021
Reference Material	Chase_Arlington_MA_-_Response_to_ARB_Meeting_Review_Comments.pdf	Chase Arlington - Response to ARB Meeting Review Comments 9182021

- ▮ Reference Material Agenda\_Item\_1B\_-\_EDR\_Public\_Hearing\_Memo\_#3665\_645\_Mass\_Ave.pdf
- ▮ Reference Material B95122\_CHS.NB.961\_Arlington\_Mass\_Ave\_r3\_r1.pdf
- ▮ Reference Material Agenda\_Item\_1B\_-\_645\_Mass\_Ave\_Combined\_Application.pdf
- ▮ Reference Material Correspondence\_received\_from\_S.\_Mraz\_\_09-08-2021.pdf
- ▮ Reference Material Correspondence\_received\_from\_\_S.\_Tuttle\_09-12-2021.pdf
- ▮ Reference Material Correspondence\_received\_from\_M.\_Guyton\_09-14-2021.pdf
- ▮ Reference Material Correspondence\_received\_from\_J.\_Spiller\_9-23-2021.pdf
- ▮ Reference Material Correspondence\_received\_from\_T.\_Kahmann\_10-25-2021.pdf
- ▮ Reference Material Correspondence\_from\_R.\_Annese\_received\_via\_email\_10262021.pdf
- ▮ Reference Material NEW\_Notification\_of\_Bylaw\_Violations\_821\_Mass.\_Ave.\_to\_G.\_Noyes\_7-21-21.pdf
- ▮ Reference Material Letter\_from\_Annese\_re\_Atwood\_House.pdf
- ▮ Reference Material ARB\_vote\_regarding\_821\_Mass\_Ave\_050420.pdf
- ▮ Reference Material Letter\_to\_Noyes\_re\_special\_permit\_#3348\_12-16-19\_public\_hearing\_11182019.pdf
- ▮ Reference Material 833\_Mass\_Ave\_Book\_and\_Page.pdf
- ▮ Reference Material Cover\_Letter\_Special\_Permit\_833\_Mass\_Ave.pdf
- ▮ Reference Material Decision\_Docket\_3348\_833\_Mass\_Ave.pdf
- ▮ Reference Material Poyant\_Continuance\_Letter\_\_CVS\_Arlington\_MA.pdf
- ▮ Reference Material EDR\_Public\_Hearing\_Memo\_833\_Mass\_Ave.pdf

EDR Public  
Hearing Memo  
#3665 645 Mass  
Ave. - 8-25-21

Docket #3665  
updated plans  
645 Mass Ave  
Combined  
Application 8-  
11-21

Correspondence  
received from S.  
Mraz 09082021

Correspondence  
received from S.  
Tuttle 09122021

Correspondence  
received from  
M. Guyton  
09142021

Correspondence  
received from J.  
Spiller 09232021

Correspondence  
received from T.  
Kahmann  
10252021

Correspondence  
from R. Annese  
regarding 833  
Mass Ave  
received  
10262021

821 Mass Ave  
Notification of  
Bylaw Violations  
07212021

Letter from  
Annese re  
Atwood House  
9-23-20

ARB vote  
regarding 821  
Mass Ave  
05042020

Letter to Noyes  
re special permit  
#3348 12-16-19  
public hearing  
11-18-19

833 Mass Ave  
Book and Page  
Cover Letter  
Special Permit  
833 Mass Ave  
12-10-19

Decision Docket  
#3348 833 Mass  
Ave. 12-9-19

Poyant  
Continuance  
letter, CVS  
Arlington MA  
09052019

EDR Public  
Hearing Memo  
833 Mass Ave 8-  
16-19



- ▢ Reference Letter\_to\_Noyes\_re\_Atwood\_House\_081519.pdf  
Material
- ▢ Reference 2009\_Decision\_Docket\_3348.pdf  
Material

Letter to Noyes  
re Atwood  
House 8-15-19  
2009 Decision  
Docket #3348

From: "Robert Annese" <law@robertannese.com>  
To: "Jennifer Raitt" <JRaitt@town.arlington.ma.us>  
Cc: "Kelly Lynema" <KLynema@town.arlington.ma.us>, "Ian Heanue" <iheanue@peconsultingcorp.com>, "Marc Sides" <msides@core-states.com>, <richard.ramsey@wtphele.com>, <brendan@noonanrealestate.com>, "Cabrera, Brooke C" <brooke.c.cabrera@chase.com>, "Buscemi, Dave" <dave.buscemi@jpmchase.com>, "Steve Tomasello" <stomasello@atlanticretail.com>, "Coral Silsbe" <Csilsbe@peconsultingcorp.com>, "McCool, Matthew J" <matthew.j.mccool@chase.com>  
Date: Tue, 12 Oct 2021 16:54:24 -0400  
Subject: Application Under Environmental Design Review for 645 Massachusetts Avenue i.e., Chase Bank Application

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Hi Jenny:

I have been retained by Chase Bank to represent the Bank with respect to the continued hearing scheduled for October 25, 2021.

I would be requesting that the current application i.e., Docket #3665 be withdrawn without prejudice as I would want to meet with my clients' representatives for the purpose of filing a new application with the ARB.

Would you please let me know whether this request will be granted.

Thank you.

Bob

**Robert J. Annese, Esquire**  
**1171 Massachusetts Avenue**  
**Arlington, MA 02476**  
**Telephone: 781-646-4911**  
**Facsimile: 781-646-4910**  
[law@robertannese.com](mailto:law@robertannese.com)

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**BE AWARE OF WIRE FRAUD – IF YOU RECEIVE AN EMAIL FROM OUR OFFICE REQUESTING THAT YOU WIRE FUNDS, YOU MUST CALL OUR OFFICE AND VERBALLY CONFIRM THE REQUEST PRIOR TO THE TRANSFER OF ANY FUNDS. WIRING INSTRUCTIONS WILL ONLY COME FROM OUR OFFICE. IF YOU RECEIVE INSTRUCTIONS FROM ANY OTHER PARTY (INCLUDING YOUR LENDER) CALL US IMMEDIATELY.**

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**Town of Arlington  
Legal Department**

Douglas W. Heim  
Town Counsel

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E-mail: [dheim@town.arlington.ma.us](mailto:dheim@town.arlington.ma.us)  
Website: [www.arlingtonma.gov](http://www.arlingtonma.gov)

To: Arlington Redevelopment Board;  
Jennifer Raitt, Director of Planning and Community Development

From: Douglas W. Heim, Town Counsel

Date: September 23, 2021

**Re: Special Permit Process for EDR Applications**

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Members of the Arlington Redevelopment Board ("ARB" or "Board"), you inquired as to the appropriate process and standards for hearing special permit applications subject to Environmental Design Review ("EDR") under your purview; specifically, whether or not the Board should evaluate EDR standards under §3.4.4 if and when the Board (or some of its members) believes that a permit application should be denied for failure to satisfy the more general special permit criteria of §3.3.3. Articulated another way, should the Board essentially bifurcate its "regular" special permit criteria from its EDR standards to implement a rounded or "phased" permitting process where it anticipates a denial? As set forth fully below, this Office does not recommend adopting a phased special permit process for EDR-qualified applications at this time. If the Board were inclined to consider such an approach, it is recommended that your regulations and application materials be updated to more clearly reflect the purpose, parameters, and timing of phased or rounded special permit hearings.

## **Background and Context**

To this Office's understanding, the specific context of the Board's inquiry is a pending special permit application before it subject to EDR which may or may not present an undesirable or excessive use under special permit criteria 3.3.3(B) and (G). Board members inquired whether an initial determination that the proposed use was undesirable and/or excessive might foreclose further review at hearing of EDR standards and form the sufficient basis for a denial. The Director of Planning and Community Development responded that the Board's current practice under the Zoning Bylaw and ARB is not to bifurcate your consideration and decision making, and that a denial should incorporate the Board's full consideration of EDR standards as well as baseline special permit criteria of § 3.3.3. The Board, through its Chair sought further review of the issue and the opinion of this Office.

## **The Bylaw, Rules & Regulations, & EDR**

As noted in prior memos to the Board, you are a body of limited, but special jurisdiction, functioning as a Redevelopment Authority, Planning Board, and Special Permit Granting Authority (SPGA) through the lens of Environmental Design Review ("EDR") as codified in the Zoning Bylaw. Accordingly, approximately 10 percent of the Town's special permit applications are submitted to you, each involving commercial, industrial, larger scale residential, or mixed uses "which have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare."

In order to accomplish your goals and realize the ARB's purpose as set forth in the Bylaw, the Board utilizes the more rigorous, but also more flexible and subjective toolkit of the EDR process, which adds to special permitting standards and processes established for predominantly (though not exclusively) residential uses currently governed by the Zoning Board Appeals ("ZBA"). Indeed, §3.4.3 of the Zoning Bylaw outlines a specific procedure for EDR projects which does not apply to "regular" special permits as follows:

### **Procedures**

A. Application. Applicants shall submit an application for Environmental Design Review in accordance with the Arlington Redevelopment Board's ("Board") rules and regulations.

B. The Board shall hold a public hearing in *accordance with Section 3.3 of this Bylaw* and G.L. c. 40A, §§ 9 and 11.

C. The Board shall refer the application to the Department of Planning and Community Development ("Department"), which shall prepare and submit written reports with recommendations to the Board before or at the public hearing. The Board shall not take final action on the special permit application until it has received the Department's report or until 35 days have elapsed after submittal of the proposal to the Department. Failure of the Department to submit

written reports or to give an oral report at the public hearing shall not invalidate action by the Board.

D. A favorable decision by the Board shall require the votes of at least four members.

*E. The Board shall not deny a special permit under this Section 3.4 unless it finds that the proposed use does not comply with the Environmental Design Review Standards listed below to such a degree that such use would result in a substantial adverse impact upon the character of the neighborhood or the town, and upon traffic, utilities, and public or private investments, thereby conflicting with the purposes of this Bylaw.*

(emphasis added).

Reading §§ 3.4.3 (B) and (E) harmoniously suggests that EDR special permitting reflects a holistic approach whereby the ARB requires information fully responsive to both the Special Permit Criteria set forth in §3.3.3 and the twelve (12) EDR criteria set forth in §3.4.4. These requirements are echoed in Rule 14 of your Rules and Regulations, and further clarified by Rule 15, which states:

#### RULE 15 : BOARD DECISIONS

The ARB shall review the plans and may grant a special permit subject to the conditions and safeguards listed in the Arlington Zoning Bylaw *Section 3.3 and 3.3.4*. For stated reasons the ARB may deny approval of a special permit or may approve a special permit without a finding of hardship. As required by M.G.L. c. 40A, §9, a positive vote of at least four members of the Redevelopment Board is needed to issue a special permit. Upon the Board's approval, the Secretary Ex-Officio may sign decisions following a vote of the Board and file decisions per requirements of M.G.L. c. 40A. The final decision shall be emailed and may receive administrative corrections following the Board's votes.

(emphasis added).

Based on the Bylaw, ARB Rules and Regulations, your application requirements, as well as a review of a collection of past decisions of the Board (and c. 40A), it is clear that in any application for an EDR permit, the applicant must address all the Special Permit Criteria set forth in §3.3.3 *and* the twelve (12) EDR criteria set forth in §3.4.4; and further, any approval decision by the ARB must at least assess and address same.<sup>1</sup> The only question therefore is whether or not a denial (or anticipated denial) would be excused from the same process and standard if

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<sup>1</sup> It may well be, and indeed several of your decisions reflect, that one or even several specific EDR standards are not central to the ARB's thinking on any given application, and/or that conditions on a permit focus on some EDR standards more than others.

rooted in a failure to satisfy §3.3.3. For the reasons discussed below, this Office concurs with the Director of Planning and Community Development's assessment that your best practice is to utilize the same process in any instance where denial is possible, but not objectively certain on the face of the application.

### Analysis

As an initial matter, the nuance of denials under c. 40A should be noted. On one hand, c. 40A §9 provides that a Special Permit Granting Authority "shall cause to be made a detailed record of its proceedings, indicating the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and setting forth clearly the reason for its decision and of its official actions..." Further, a decision granting a special permit must include any findings required by the municipal ordinance or bylaw, as well as the findings required by the applicable provisions of the Zoning Act. *Sheehan v. Zoning Bd. of Appeals of Plymouth*, 65 Mass. App. Ct. 52, 56 (2005).

On the other, favorable actions require more vigorous support articulating the basis for the grant of a special permit than a denial of same. *Gamache v. Town of Acushnet*, 14 Mass. App. Ct. 215 (1982) (denial of variance based on town's policy against trailer parks is sufficient absent a clear record to the contrary); *Board of Aldermen of Newton v. Maniace*, 429 Mass. 726 (1999) (even failure to obtain requisite affirmative votes for a draft decision constitutes a sufficient basis for denial). Nonetheless, as a general rule of practice it should be rare that a process is determined by a potential (or even likely) outcome absent a very clear roadmap for fast-tracking a decision or failure to meet entirely objective threshold criteria. In other words, the difficulty in making a decision solely on the basis of §3.3.3 criteria is standardizing the Board's level of certainty that a vote on a subject criteria – the desirability or concentration of a particular use – preempts all further development of the record.

There are examples where boards and bodies adopt a "phased" or "rounded" process" whereby only some facets of an application are considered in different stages. Under such processes, applications essentially pass or fail (typically on a more narrow set of criteria) before proceeding on to the next stage of analysis with the specific goals identified and served by evaluating only portions of an application. In most of those cases however, there is no prejudicial impact of a denial akin to the two (2) year prohibition on repeat applications found in c. 40A §16. The ARB theoretically could implement such a process. However, at present the ARB's Rules and Regulations and application materials do not provide a clear roadmap for the goals, timing, or tools necessary of bifurcating EDR special permit applications into §3.3.3 analysis and *then* §3.4.4 analysis at some later phase.

For example, it is not clear when and how the Board would assess an application and take a vote to make a threshold determination on the baseline Special Permit criteria under §3.3 of the Zoning Bylaw. Would an unsuccessful motion to deny based solely on §3.3.3 criteria preclude later denial on the same grounds after application of EDR standards? If a member of the Board

has further bases for denial that have not yet been addressed on the record under EDR, may those concerns be articulated in the decision as well? Are they sufficiently supported in the record?

It is similarly unclear when and to what extent an applicant's response to EDR standards under §3.4.4 can help or hinder the Board's assessment of §3.3 criteria under a bifurcated review. Both your Bylaw and your Rules and Regulations imply interplay between these criteria. There may be circumstances where after the more robust application of EDR, a member of the ARB is persuaded or dissuaded that a given project is more or less responsive to being "essential or desirable to the public convenience or welfare" – one of the baseline §3.3.4 criteria. Similarly, the Board might be deterred by or impressed with an applicant's proposal with regard to EDR criteria "J" ("[w]ith respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties") in such a manner as to inform the desirability of the use under §3.3.3(B).

Moreover, while the standards for denials of special permit applications are more modest than approvals, in order to best defend its decisions and convey the basis for denials to future applicants, the Board may articulate any and all reasons for denial in the most comprehensive manner practicable. Alternately stated, if the Board is denying a permit for *both* causing an excess of use detrimental to the character of a neighborhood (3.3.3(G)) *and* negative findings with respect to relation of buildings to the environment (3.4.4(B)), such denial is all the better supported. Without engaging in EDR, it begs the question of why EDR supporting materials were required in the first instance and could undermine an otherwise valid denial with respect to any basis from the desirability of use (3.3.3(B)) to unduly impairing pedestrian safety (3.3.3(C)).

The foregoing should not be read to imply that the Board may not deny a special permit under EDR for one of the reasons set forth in §3.3.3 such as an excessive use, or that only EDR standards ought to form the basis for approval or denial to the exclusion of §3.3.3. Such a determination however typically involves some subjective, qualitative judgment, which may be informed positively or negatively by application of full EDR standards and process. There may also be rare instances where an application cannot reasonably proceed because the use requested is not permitted in a district and an applicant has submitted despite efforts to persuade them otherwise. This Office is sensitive to the demands upon the ARB's time and attention. It remains however in the Board's interest to fully examine EDR applications under a full EDR process unless objective or procedural denials are merited, and/or Rules and Regulations harmonious to the Zoning Bylaw are developed to support a bifurcated or staged application review.

### **Conclusion**

For the reasons set forth herein, this Office agrees with the Director of Planning and Community Development's recommendation to assess Special Permit Applications before you with both "Special Permit" Criteria under §3.3.3 and EDR Standards under §3.4.4 before voting upon your decisions unless and until the Board commits to a more detailed bifurcated or phased process in your Rules and Regulations.



From: Ian Heanue <iheanue@peconsultingcorp.com>  
To: Jenny Raitt <JRaitt@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>, Kelly Lynema <KLynema@town.arlington.ma.us>  
Cc: "Marc Sides <msides@core-states.com>" <msides@core-states.com>, "Cabrera, Brooke C" <brooke.c.cabrera@chase.com>, "Steve Tomasello <stomasello@atlanticretail.com>" <stomasello@atlanticretail.com>, "brendan@noonanrealestate.com" <brendan@noonanrealestate.com>, "richard.ramsey@wtphelan.com" <richard.ramsey@wtphelan.com>  
Date: Mon, 27 Sep 2021 19:45:46 +0000  
Subject: Docket 3665, 645 Massachusetts Avenue

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Good Afternoon,

Please accept this email as an official request to have our special permit application (Docket #3665) for JPMorgan Chase NA Bank, at 645 Massachusetts Avenue, Arlington MA, continued to the October 25<sup>th</sup>, 2021 board hearing.

This continuance will allow the team time to prepare our response in greater detail and have Bank representatives present.

If you have any questions or require any additional documentation please feel free to reach out.

Thank You,

Ian Heanue



**Project Expeditors Consulting Corp., WBE, WBENC Certified**  
Project Expeditors Inc, WBE, WBENC Certified  
Faneuil Hall Marketplace  
4 South Market Street  
Suite S-4035, Third Floor  
Boston, MA 02109  
Office: 617-227-0159  
Cell: 908-907-0484  
Fax: 617-227-0501

**From:** "Jenny Raitt" <JRaitt@town.arlington.ma.us>  
**To:** "Mary Muszynski" <MMuszynski@town.arlington.ma.us>  
**Cc:** "Kelly Lynema" <KLynema@town.arlington.ma.us>  
**Date:** 09/07/2021 11:18 AM  
**Subject:** Fwd: Chase Bank - 645 Massachusetts Avenue, Arlington MA -Special permit

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Please post to the ARB page.

Jennifer Raitt  
Director, Department of Planning and Community Development  
Town of Arlington

\*Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.\*

From: Ian Heanue <iheanue@peconsultingcorp.com>  
To: Jenny Raitt <JRaitt@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>, Kelly Lynema <KLynema@town.arlington.ma.us>  
Cc: Marc Sides <msides@core-states.com>, Kaitlyn Flynn <kflynn@core-states.com>  
Date: Tue, 7 Sep 2021 14:42:38 +0000  
Subject: Chase Bank - 645 Massachusetts Avenue, Arlington MA -Special permit

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Good Morning,

Please accept this email as an official request to have our special permit application (Docket #3665) for JPMorgan Chase Bank, at 645 Massachusetts Avenue, Arlington MA, continued to the next board meeting schedule on 9/27/2021.

We will work to have all updated documents submitted to your office by 9/22/2021 in order to meet the deadline for the 9/27 meeting.

If you have any questions or require any additional documentation please feel free to reach out.

Thank You,

*Ian Heanue*



**Project Expeditors Consulting Corp.**, WBE, WBENC Certified

Project Expeditors Inc, WBE, WBENC Certified

Faneuil Hall Marketplace  
4 South Market Street  
Suite S-4035, Third Floor  
Boston, MA 02109  
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Fax: 617-227-0501





**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum - Update**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, Docket #3665  
645 Massachusetts Avenue

**Date:** September 22, 2021

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This memo is provided as an update to the previous memo provided on August 30, 2021. The materials provided for the continued public hearing are not responsive to the ARB's comments. The Applicant provided the following materials:

- Cover letter to the Redevelopment Board, dated September 18, 2021; and
- Sign Package, including elevations and renderings, prepared by Philadelphia Sign, revised September 9, 2021.

The Board requested that the Applicant install clear-glazed windows along the streetfront façade that align with the commercial district and use; move the proposed blade sign; maintain the existing sidewalk seating and planters from the prior tenant; address the rear access point for accessibility; and incorporate the required bike parking. The Board also asked the Applicant to provide a better description of their services and how they differ from similar business uses in Arlington Center.

Regarding the windows along the Massachusetts Avenue and David Lamson Way facades, the renderings and elevations in the sign package show that the gridded windows will be replaced with commercial windows. It appears from the renderings that the glazing has also been addressed. Specifications on window type and glazing have not been provided.

With regard to signage, the Board can find that the request to move the proposed blade has been addressed.

Regarding sidewalk seating and planters, the applicant has revised the renderings to show seating and planters along the Massachusetts Avenue façade. The applicant will need to provide updated site and/or floor plans indicating the locations of these items.

Regarding bicycle parking, the applicant states that submission materials have been updated to show short term bicycle parking in front of the site. A bicycle rack is shown on the rendering on DRC Page 8 of the updated sign package. The applicant should update site and/or floor plans accordingly, indicate the amount of short-term bicycle parking provided. While the applicant indicates that long-term parking will be integrated into the project, the applicant will need to provide updated floor plans identifying the location, quantity, and type of long-term bicycle parking. Bike rack specifications for short- and long-term parking are needed to determine compliance with Section 6.1.12.E.

Regarding providing an accessible entrance at the rear of the building, the applicant concluded that the existing conditions prohibit their ability to improve accessibility through the rear entrance. The closest HP placard parking space to the main entry and ATM is in front of the Coldwell Banker property at 635 Massachusetts Avenue.

The applicant should provide a more detailed update regarding any of the above items at the continued hearing.

Representatives from Chase Bank will be in attendance at the September 27, 2021 hearing to present information on the services they intend to provide at this location, as well as to answer questions regarding any market studies that were completed as part of the bank's decision to establish a branch at this location.

Finally, staff were asked to calculate the total linear feet of banks within Arlington Center. For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units<sup>1</sup>.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

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<sup>1</sup> According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

Bank name	Type	Address	Parcel frontage (ft)	Street-facing building width (ft)
Chase Bank	ATM	323 Broadway	n/a <sup>2</sup>	23
Leader Bank	Bank Branch	449 Mass Ave*	n/a <sup>3</sup>	70 (26)
Cambridge Savings Bank	Bank Branch and Drive-up	626 Mass Ave*	285 (115)	187 (133)
Bank of America	Bank Branch	655 Mass Ave	51	48
Citizens Bank	Bank Branch and Drive-up	699 Mass Ave*	278 (151)	139 (82)
Brookline Bank	Bank Branch and Drive-up	856 Mass Ave*	204 (91)	135 (67)
Leader Bank	Residential Lending	864 Mass Ave*	218 (107)	154 (103)
TD Bank North	Bank Branch and Drive-up	880 Mass Ave*	408 (179)	182 (80)
Watertown Savings Bank	Bank Branch and Drive-up	980 Mass Ave*	268 (110)	155 (69)
<b>TOTAL</b>			<b>1,712 (804)</b>	<b>1,093 (631)</b>
* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

<sup>2</sup> Tenant in a structure with multiple units on one lot

<sup>3</sup> Tenant in a structure with multiple units on one lot



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

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

**MEMORANDUM**

To: Arlington Redevelopment Board  
From: Jennifer Raitt, Director, Department of Planning and Community Development/kl/ac  
Date: September 22, 2021  
RE: Linear Feet of Commercial Banks in Arlington Center

During the Redevelopment Board's August 30, 2021 hearing on Docket #3665 to establish a Chase Bank location within the storefront at 645 Massachusetts Avenue, staff were asked to calculate the total linear feet of banks within Arlington Center.

For economic development purposes, the Town defines the Arlington Center as 375 to 1056 Massachusetts Avenue; 283 to 327 Broadway; Medford, Mill, Mystic Streets; Schouler Court; Summer Street. Within these limits are a total of 264 commercial units<sup>1</sup>.

There are a total of nine banks or ATMs in Arlington Center, or 3.4% of total commercial units. The table below provides the bank name, type, address, parcel frontage, and building width. Parcels on corner lots are indicated with an asterisk; for corner lots, the total parcel and building frontage along both streets are listed first, followed by the frontage specific to Massachusetts Avenue in parentheses.

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* Corner lot				

Linear calculations have been estimated using the Town's GIS data. Should precise numbers be required, individual site plans would need to be requested from each property.

<sup>1</sup> According to Arlington Town Assessor Data. This figure does not include the 180 individual rental units and commercial condos within commercial properties like 22 Mill, 29 Mill, etc.

<sup>2</sup> Tenant in a structure with multiple units on one lot

<sup>3</sup> Tenant in a structure with multiple units on one lot





September 18, 2021

Town of Arlington  
Redevelopment Board  
730 Mass Ave. Annex  
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue – Second Review

The whom it may concern;

We would like to thank the board for their time during the August 30, 2020 Arlington Redevelopment Board meeting. The input that was provided during this meeting was taken into consideration in preparation for our second appearance on the topic of the special permits requested for this site.

To respond to some of the comments issued, we offer the following, in conjunction with the attached revised documents:

**Automobile Parking Relief:** It appeared, from the response from the board, that they were in favor of granting this relief, on the grounds of the large municipal lot behind the proposed site and the presence of on-street parking in front. NO RESPONSE REQUIRED

**Bicycle Parking Relief:** Per the board, no relief would be granted on the bicycle parking requirement. THE SUBMISSION MATERIALS HAVE BEEN REVISED TO REFLECT SHORT TERM BICYCLE PARKING IN FRONT OF THE PROPOSED SITE. LONG TERM PARKING WILL BE INTEGRATED INTO THE PROJECT AS WELL TO MEET THE REQUIREMENT.

**Special Permit for the Installation of a Bank:**

Change of Use: Chase bank is seeking a special permit to allow for a bank use greater than 2,000 sf within the B5 District, as required by the zoning by-laws. Additionally, the previous use was a restaurant, requiring a change of use to the proposed bank (business) use. THE BOARD WAS SPLIT ON THE TOPIC. CHASE BANK REQUESTED A CONTINUATION IN ORDER TO ASSEMBLE ADDITIONAL PRESENTATION MATERIALS AND HAVE REPRESENTATIVES FROM CHASE BANK PRESENT TO DISCUSS THE PROJECT.

Façade: The board recommended changing the existing gridded windows to match the proposed new windows. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE

Sidewalk Amenities: The previously proposed plan reflected the removal of the existing benches and planters. The board recommended retaining this component of the exterior. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE



Accessibility: The board questioned why the vestibule at the rear of the building was not being made accessible and requested studying the addition of a ramp or a wheelchair lift. THERE ARE MULTIPLE EXISTING CONSTRAINTS THAT WILL LIMIT THE ABILITY TO MAKE THE REAR DOOR FULLY ACCESSIBLE, INCLUDING IMPACTS TO THE UPPER-LEVEL TENANT ENTRANCE, EXISTING (MUNICIPAL) PARKING LOT, AND SIDEWALK ALONG DAVID LAMSON WAY. IN SPITE OF THESE CONSTRAINTS, CHASE WILL CONTINUE TO ENDEAVOR TO STUDY THESE CONDITIONS AND EVALUATE THE VIABILITY OF AN ACCESSIBLE REAR ENTRANCE. PLEASE NOTE THAT THERE IS RESERVED ACCESSIBLE STREET PARKING ON MASS AVE NEAR THE FRONT ENTRANCE, WHICH WOULD PROVIDE ACCESS TO THE BANK AND ATM VESTIBULE.

Signage: The board was not in favor of the proposed blade sign. They believed the sign was not in keeping with other signage in the Central Business District as asked if we could consider moving the sign on the gray band along the alley side of the building. THE RENDERINGS HAVE BEEN REVISED TO INCORPORATE THIS CHANGE

We look forward to the opportunity to meet with the board again to review this project. Please let us know if anything additional is required.

Sincerely,

James Lalli  
Director of Architecture - Financial  
908.462.9949 | [jlalli@core-states.com](mailto:jlalli@core-states.com)



South Elevation - Massachusetts Ave

SIGN E10 NOT SEEN FROM THIS ANGLE

10' 6-3/8"

18"

CHASE

1' 11-5/8"

3"

4-1/2"

LIF-WBO-18-LED

WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF

SCALE: NTS

TBD

3' 0"

NMP-XX

DARK NICKEL METAL PAN - DIMENSIONS TBD

SCALE: NTS

6"

9"

4-1/2"

ADA-EP

HANDICAPPED ENTRANCE PLAQUE

SCALE: NTS

CUST-VIN

MATCHING BLUE VINYL BACKER

SCALE: NTS

SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

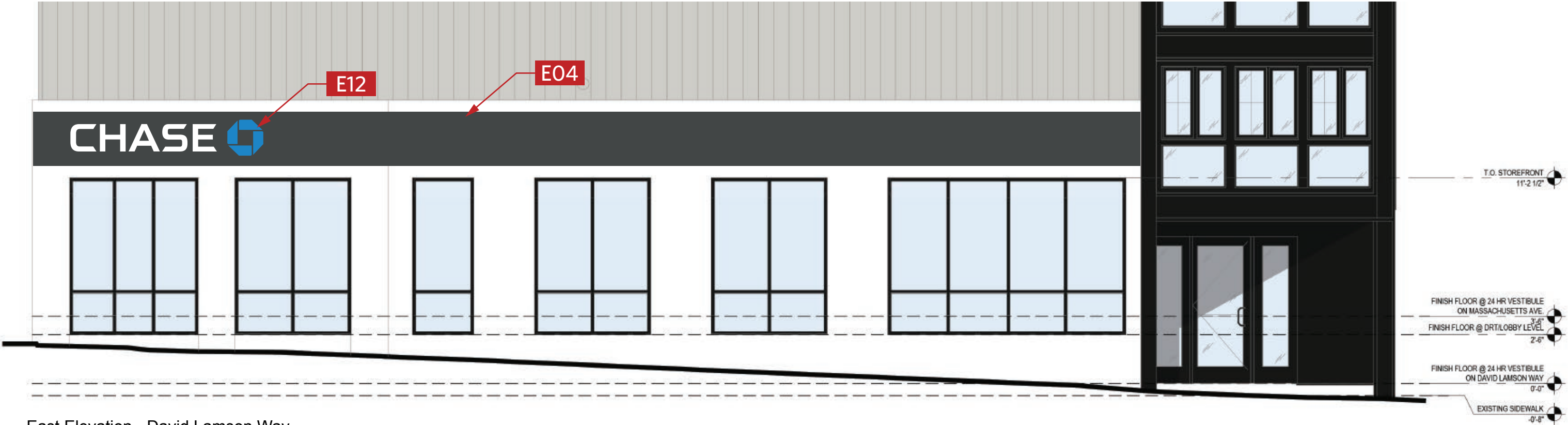
DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122

PHILADELPHIASIGN

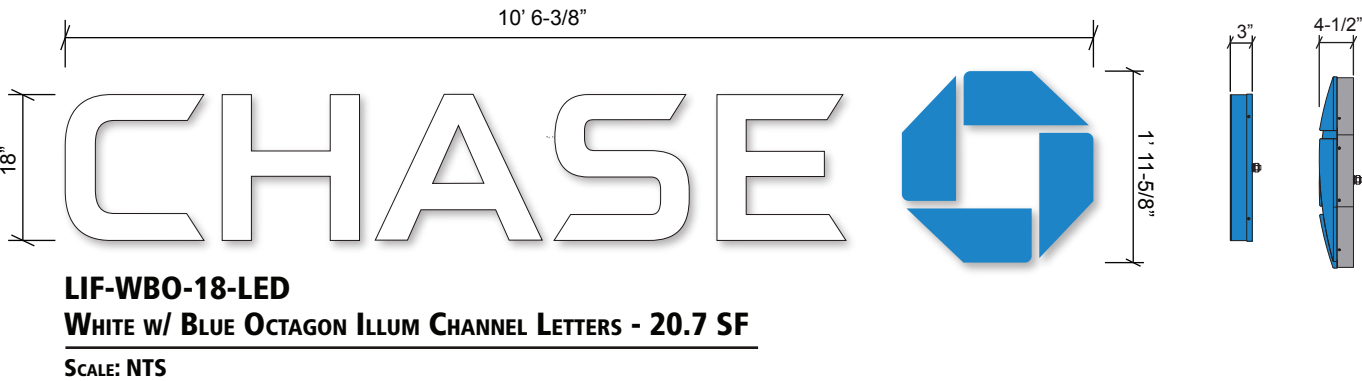
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East Elevation - David Lamson Way



**LIF-WBO-18-LED**  
**WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF**  
SCALE: NTS



**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS



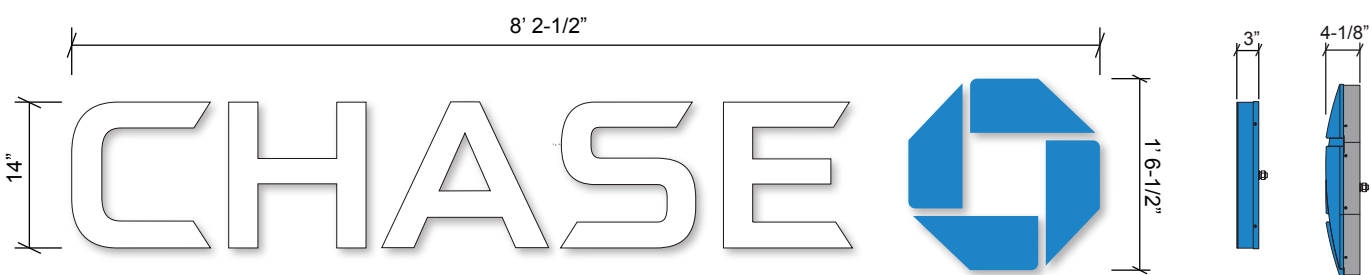
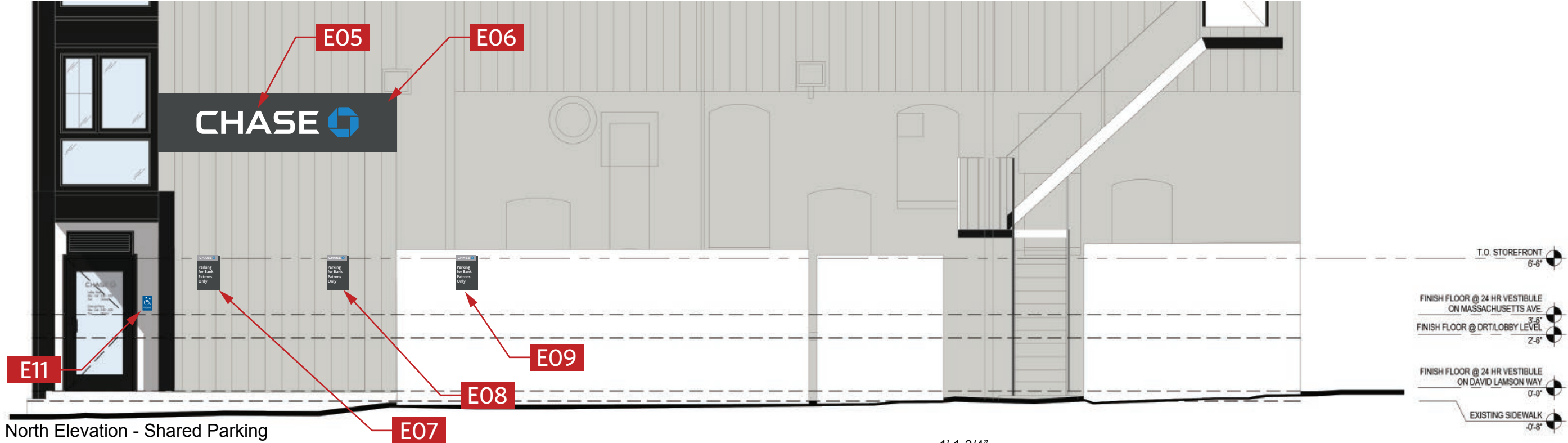
CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



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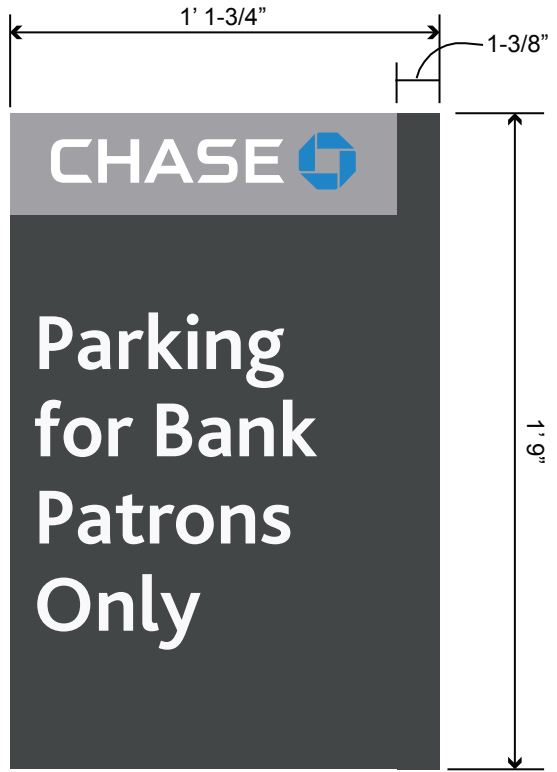
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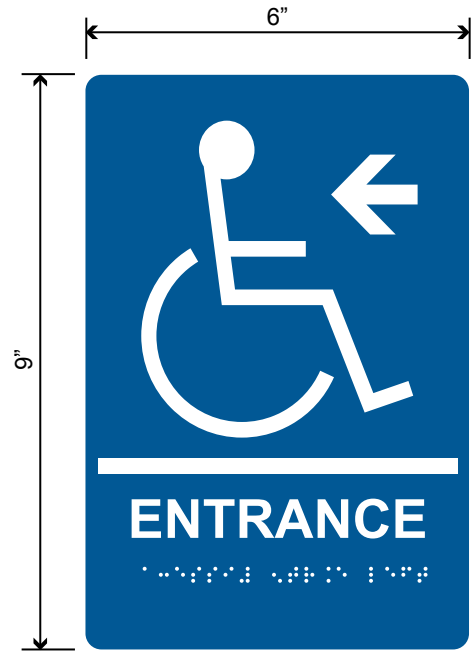
**LIF-WBO-14-LED**  
**WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF**  
SCALE: NTS



**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS



**TC-W-A-RE**  
**WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF**  
SCALE: NTS



**ADA-EP-NA**  
**HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE**  
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue  
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Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

26 of 143

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



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645 Massachusetts Avenue  
Arlington, MA 02476

27 of 143

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

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**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122

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Survey Photos



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Arlington, MA 02476

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DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



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Approach Photos



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

30 of 143

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



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**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, 645 Massachusetts Ave, Arlington, MA  
Docket #3665

**Date:** August 24, 2021

---

**I. Docket Summary**

This is an application by JP Morgan Chase Bank NA, 1111 Polaris Parkway, Columbus, OH to operate a bank and replace the signage at 645 Massachusetts Avenue property owned by Key West Realty LLC, 63 Trapelo Road, Belmont, MA 02478. The opening of the Special Permit is to allow the Board to review and approve the use as a commercial bank branch with greater than 2,000 square feet in the B5 Central Business District, renovations to the building, and alterations to the façade under Section 3.4 Environmental Design Review (EDR). The prior use was a restaurant, a use that has been at this location since at least the 1970s.

Materials submitted for consideration of this application:

- Application for EDR Special Permit dated August 4, 2021;
- Project Narrative by Core States Group, dated July 28, 2021;
- Existing and Proposed Floor Plans and Photographs, prepared by KMS, dated June 9, 2021;
- Dimensional and Parking Information Sheet;
- Parking Plan;
- Sign Submittal Package, prepared by Philadelphia Sign, dated June 17, 2021; and
- Quitclaim Deed dated September 7, 2007.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

**The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.**

A commercial bank of 2,000 square feet or more is allowed in the B5 Central Business District with a Special Permit under the jurisdiction of the ARB due to its location on Massachusetts Avenue. The Board can find that this condition is met.

2. Section 3.3.3.B.

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

The use and the upgrades to the building and site are in the public's interest. However, banking uses can be found throughout the immediate area in Arlington Center, including four banks/ lending institutions and a number of stand-alone ATMs.

3. Section 3.3.3.C.

**The requested use will not create undue traffic congestion or unduly impair pedestrian safety.**

The proposed location is in the heart of Arlington Center. Many customers are likely to access this location by foot, bicycle, or use on-street parking along Massachusetts Avenue, or park in the public municipal lot behind the structure. The use will not impair pedestrian safety any more than the prior restaurant use. The Board can find that this condition is met.

4. Section 3.3.3.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 bank does not have a high demand need for water or sewer. The Board can find that this condition is met.

5. Section 3.3.3.E.

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

All such regulations are fulfilled.

6. Section 3.3.3.F.

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

Multiple other banks are located within the vicinity and have had no detrimental impact on the integrity or character of the neighborhood, district, or adjoining districts, or on the health and welfare of the community. The Board can find that this condition is met.

**7. Section 3.3.3.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.**

At present, there are four different bank branches and additional ATMs in Arlington Center. The site of this proposed use is directly adjacent to another bank branch location. The prior restaurant use contributed to an active, lively streetscape in the afternoon and evening and provided meals tax income to the Town, neither of which can be said of the proposed use.

**III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)**

**1. EDR-1 Preservation of Landscape**

**The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.**

The project site is developed, contains a multi-tenant building, and is entirely impervious. The landscaping around the perimeter of the site will remain in its current state. The Board can find that this condition is met.

**2. EDR-2 Relation of the Building to the Environment**

**Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.**

The existing storefront and entry will be renovated, and a second rear entry will be introduced. Additional windows will be introduced to the façade facing David Lamson Way, increasing the transparency of the ground floor. New signage will be introduced. These updates will rehabilitate the existing storefront consistent with the style of the building and neighborhood.

The applicant proposes to eliminate the awning over the Mass Ave and David Lamson Way façades of the building which was added by the prior tenant. The presence of awnings along Mass Ave is desirable, as they provide shelter for pedestrians in

inclement weather, are within the design vernacular of other storefronts along the corridor and mediate the stark façade of the structure.

The applicant should confirm that the “proposed new storefront” callout along David Lamson Way on floor plans on DRC pages 7 and 8 refer to the new commercial windows and not operable service windows.

**3. EDR-3 Open Space**

**All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.**

There are no changes proposed to the existing building site and currently no open space on the project site. The Board can find that this condition is met.

**4. EDR-4 Circulation**

**With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**

The number of parking spaces will increase from zero to three. The new use requires eight spaces, therefore the applicant requests relief from the Zoning Bylaw parking requirement. The site is adjacent to available on-street parking along Massachusetts Avenue and the public parking in the Railroad lot. The ARB has jurisdiction to reduce the number of parking spaces required by the Zoning Bylaw.

The applicant does not propose to add handicap parking, nor is the proposed rear entry to the building ADA accessible. Under this proposal, accessible access to the building would require parking along Mass Ave and travelling in the right of way until reaching a curb cut, or parking in the Railroad lot and circumnavigating the entire east and south sides of the building before reaching the accessible entry and designate one of the three parking spaces as HC accessible.

The circulation on the site will change with the addition of the second entry to the building off the Railroad lot. The application materials indicate an assumption that 50% of customers will use this entrance. The applicant is strongly encouraged to make the rear entry ADA accessible for the reasons described above.

Related to bicycle parking, the “office, business, or professional use” requires two long term and two short term bicycle parking spaces. The applicant has requested an exemption from the bike parking bylaw, citing bike racks along Massachusetts Avenue and in the Railroad lot as reasonable provision of parking. No long-term bicycle parking is indicated in the application.

The applicant should provide both indoor long-term bicycle parking for employees and short-term parking for visitors. The proximity of the business to the Minuteman Bikeway increases the demand for bicycle parking. For short term parking, the addition of a bike rack to the Massachusetts Avenue or the rear side of the building is recommended, which would support bicycle access to Arlington Center overall. Long term bicycle parking should be provided in an enclosed or covered area or inside the building. Further, indoor bicycle storage shall be included on the plan.

**5. EDR-5 Surface Water Drainage**

**Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.**

**In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.**

**The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.**

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

**6. EDR-6 Utilities Service**

**Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**

There will be no changes to the utility service as a result of this proposal, which will affect only the interior of the building. The Board can find that this condition is met.

**7. EDR-7 Advertising Features**

**The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**

The project site is in the Business Sign District. The proposal exceeds the total number of signs allowable by right. The applicant submitted a sign package with a number of primary and incidental signs proposed:

- One wall sign with illuminated channel lettering located over the main entrance measuring 20.7 square feet;
- One wall sign with illuminated channel lettering located over the rear entrance measuring 12.7 square feet;
- One illuminated projecting sign measuring 8.17 square feet on each side;
- Three (3) wall mounted regulatory signs in parking area measuring 2 square feet each;
- One ADA entrance plaque measuring 0.25 square feet; and
- One ADA directional sign measuring 0.45 square feet.

The existing awning will be removed and the sign band across the Mass Ave and David Lamson Way façades will be covered with a dark nickel metal panel three feet in height.

While the narrative description addresses the two proposed wall signs, it does not describe the projecting sign, incidental signage, or other façade elements such as the new windows on David Lamson way and the dark nickel metal panels on all three facades.

Per Section 6.2.2(C), the ARB may grant a Special Permit to allow more than the number of signs allowed, “provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest.”

In terms of sign area, the two wall signs and the projecting sign comply with Section 6.2.5 of the Zoning Bylaw if the dark metal panels (E02, E03, and E06 in the sign package), for which dimensions are not provided, are not counted toward the total square footage of allowed signage. Dimensional information for the elements on all



three façades, including the mounting height of the projecting sign, are required to determine compliance with Sections 6.2.5(D)(8) and 6.2.5(D)(10).

Overall, the aggregate square footage of incidental signage exceeds what is allowed per Section 6.2.1(E)(3) by 0.076 square feet. The applicant has not proposed any window signage, however any intended signage including hours of operation and logos on entryways needs to be included in the sign package. Any additional window signage or incidental signage would add to the excess of the six feet of allowed incidental signage.

**8. EDR-8 Special Features**

**Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**

There will be no adverse impacts on light, air and water resources, or on noise and temperature levels. The Board can find that this condition is met.

**9. EDR-9 Safety**

**With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

The renovation of the space at 645 Massachusetts Avenue will conform to code requirements for safety and accessibility by emergency personnel and equipment. The Board can find that this condition is met.

**10. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The building containing 645 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the proposal and this permit shall be conditioned on their approval.

**11. EDR-11 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or**

**the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**

There are no proposed changes (new structures, hard surface, ground coverage, or machinery) that will impact the microclimate. The Board can find that this condition is met.

**12. EDR-12 Sustainable Building and Site Design**

**Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

The construction will be primarily indoors, and will prioritize energy efficient HVAC systems, plumbing fixtures, LED fixtures, and products incorporating low/no VOCs and recycled content. The Board can find that this condition is met.

**IV. Conditions**

1. The final sign, exterior material, and lighting plans shall be administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.

6. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



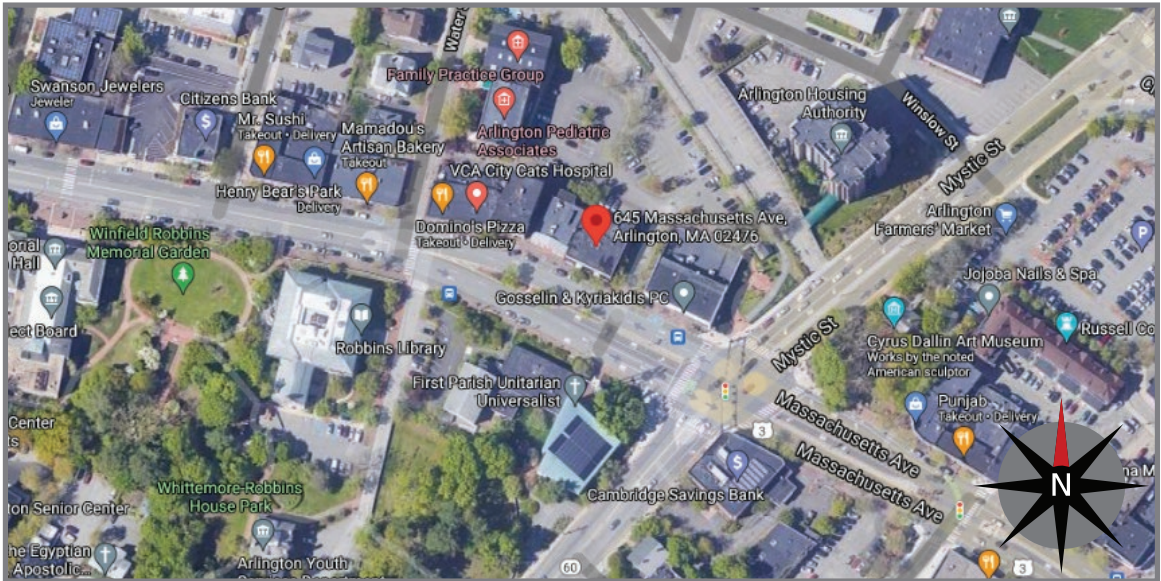
ARLINGTON MASS AVENUE

645 Massachusetts Avenue  
Arlington, MA 02476



**REVISION NOTES:**

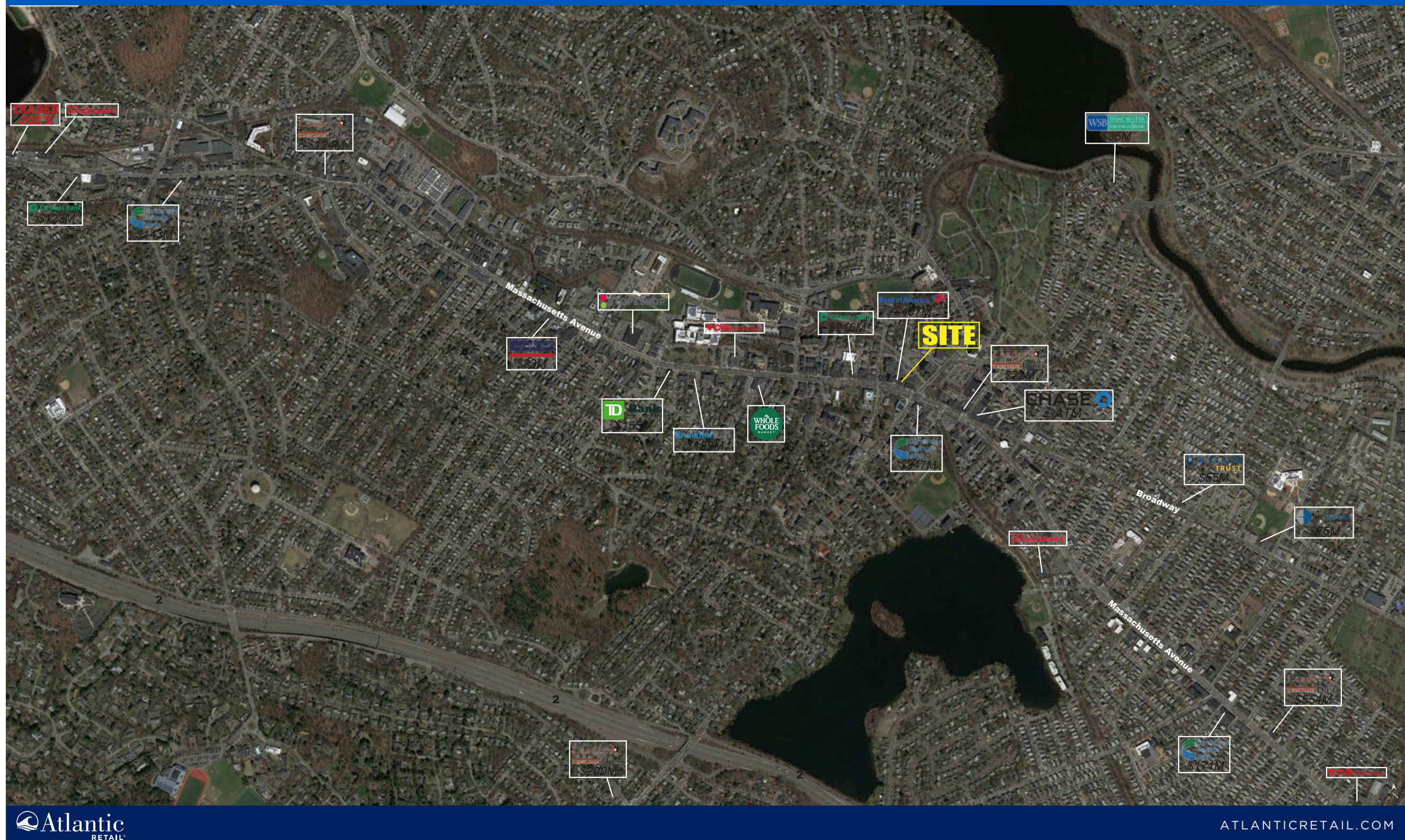
06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.
09.09.21	RJW	Delete E03, add lettersets & elevations.



B95122



## ARLINGTON, MA



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**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

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**DESIGNER - JM**

**CREATED** - 06.17.21

**DRAWING - B95122**



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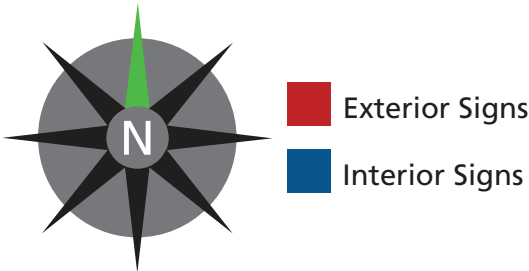
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Exterior Scope of Work			
E01	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF
E02	NMP-XX	DARK NICKEL METAL PANEL	
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7SF
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (Re-ENGINEERED)	2SF
E12	LIF-WBO-18-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	20.7SF

ALL SIGNS TO BE  
REVIEWED/APPROVED  
BY HRC



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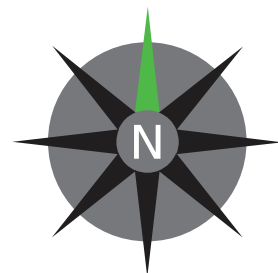
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## Floor Plan

## Interior Scope of Work

101	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
101.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
102	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
102.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
103	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
104	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
105	ADA-TW	ADA TELLER WALL SIGN	.1SF
106	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM	.1SF
107	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON	4SF
108	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0	
109	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER	
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE	.38SF



## Exterior Signs

## Interior Signs



## CHS.NB.961 - Arlington Mass Avenue

645 Massachusetts Avenue  
Arlington, MA 02476

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**DESIGNER - JM**

**CREATED** - 06.17.21

**DRAWING - B95122**

PHILADELPHIA **SIGN**

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South Elevation - Massachusetts Ave

SIGN E10 NOT SEEN FROM THIS ANGLE

10' 6-3/8"

18"

CHASE

1' 11-5/8"

3"

4-1/2"

LIF-WBO-18-LED

WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF

SCALE: NTS

TBD

3' 0"

NMP-XX

DARK NICKEL METAL PAN - DIMENSIONS TBD

SCALE: NTS

6"

9"

4-1/2"

ADA-EP

HANDICAPPED ENTRANCE PLAQUE

SCALE: NTS

CUST-VIN

MATCHING BLUE VINYL BACKER

SCALE: NTS

SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



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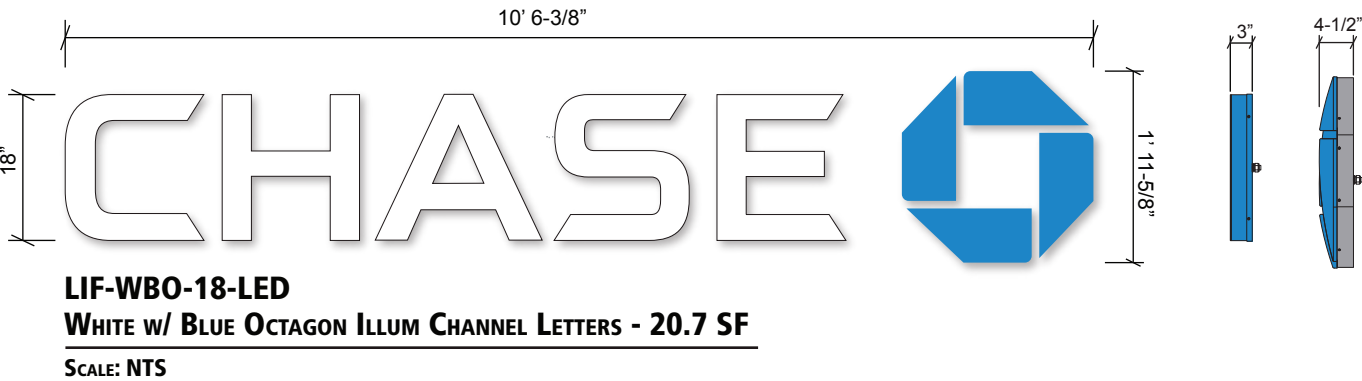
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East Elevation - David Lamson Way



**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS



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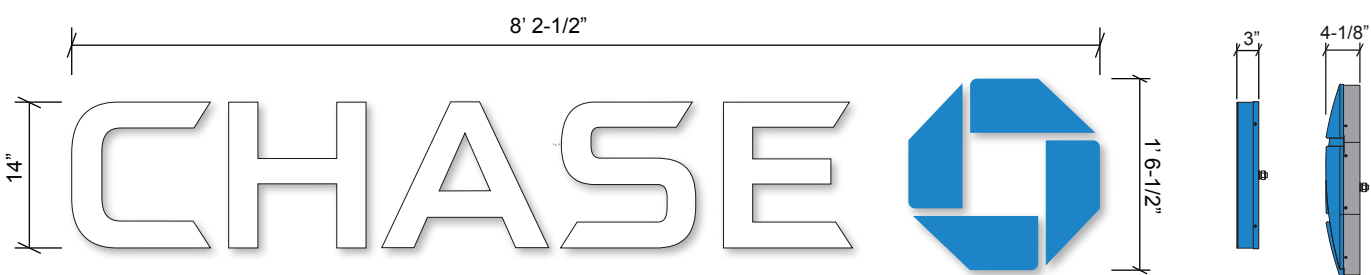
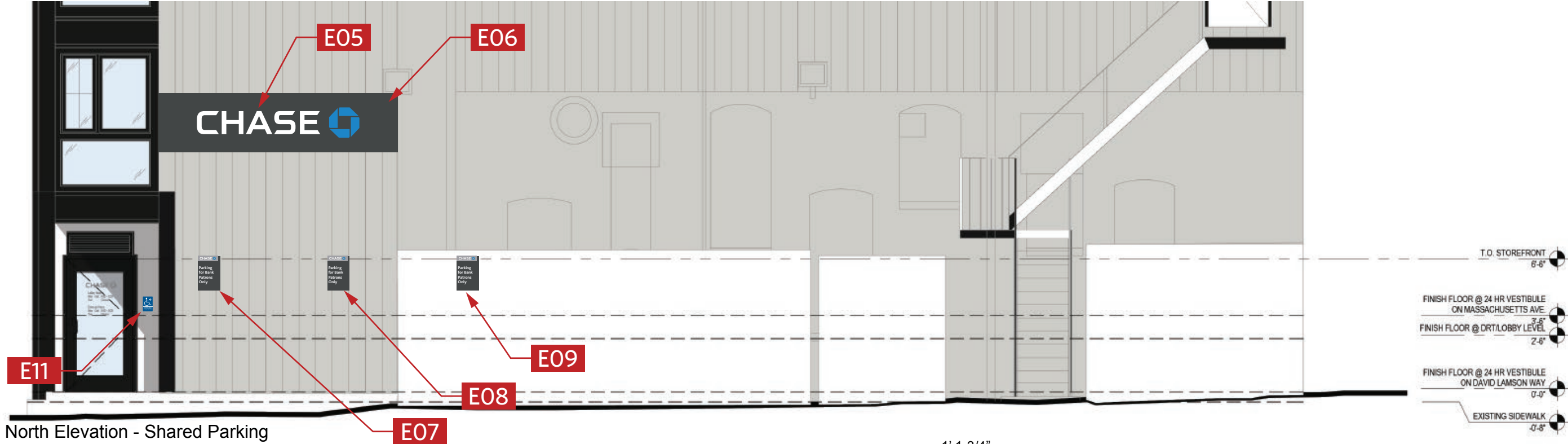


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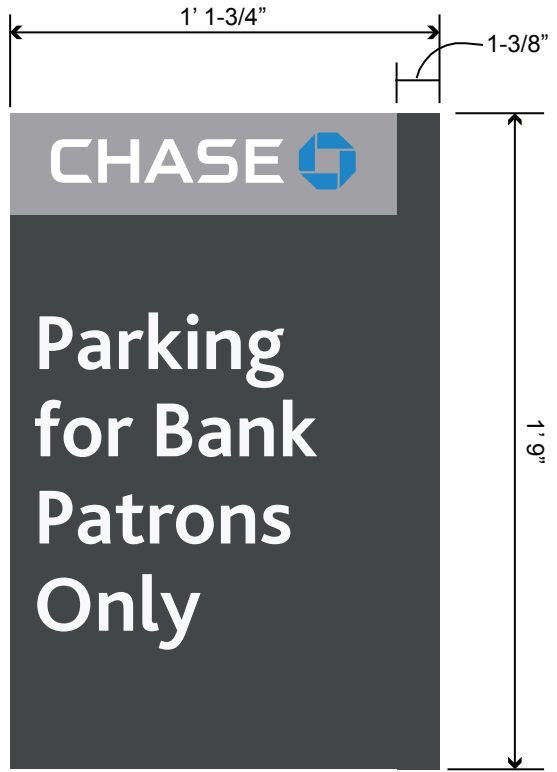
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**LIF-WBO-14-LED**  
**WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF**  
SCALE: NTS



**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS



**TC-W-A-RE**  
**WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF**  
SCALE: NTS



**ADA-EP-NA**  
**HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE**  
SCALE: NTS



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**CREATED - 06.17.21**  
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ARCHITECTURAL RENDERING - CORNER ELEVATION



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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



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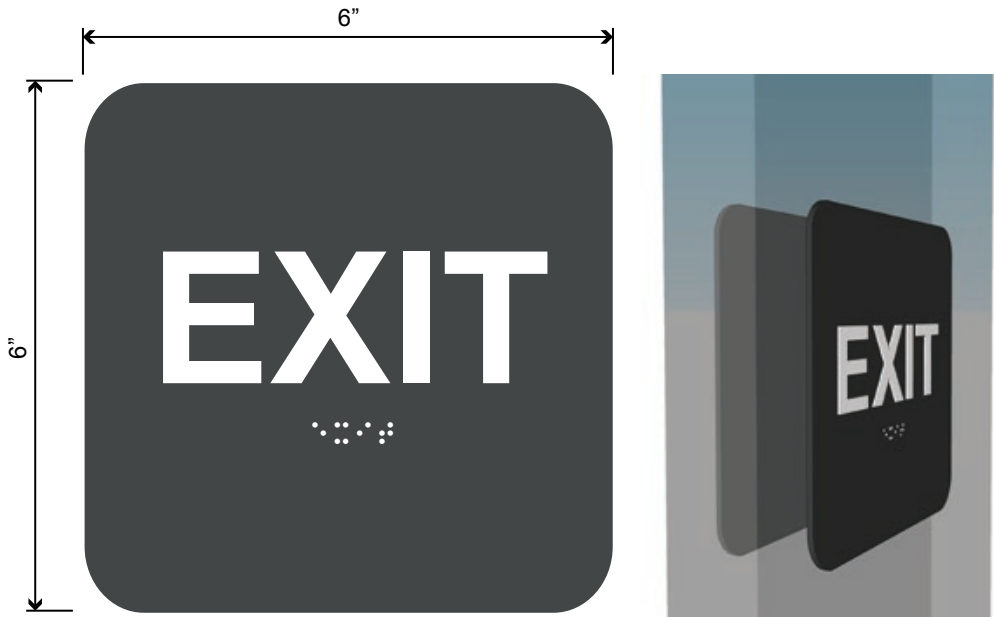
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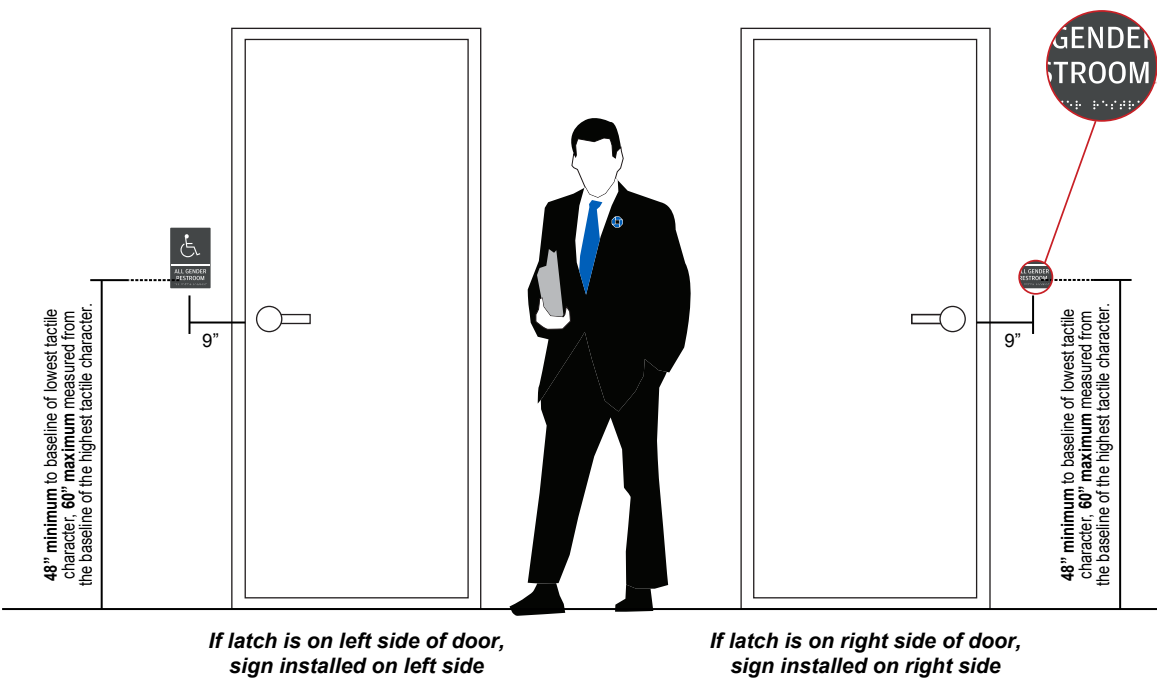
**ADA-EX**  
**HANDICAPPED EXIT PLAQUE**  
SCALE: NTS

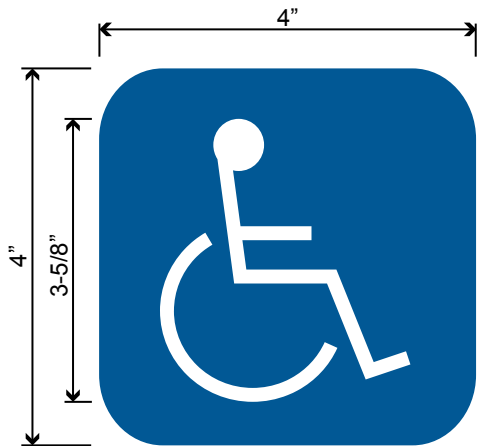
**SIGN I01 MOUNTS  
BACK-TO-BACK WITH  
SIGN E10.**

**CUST-VIN**  
**MATCHING BRONZE VINYL BACKER**  
SCALE: NTS

**ADA-RRAG-A-G** All Gender Neutral Restroom Signage for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.

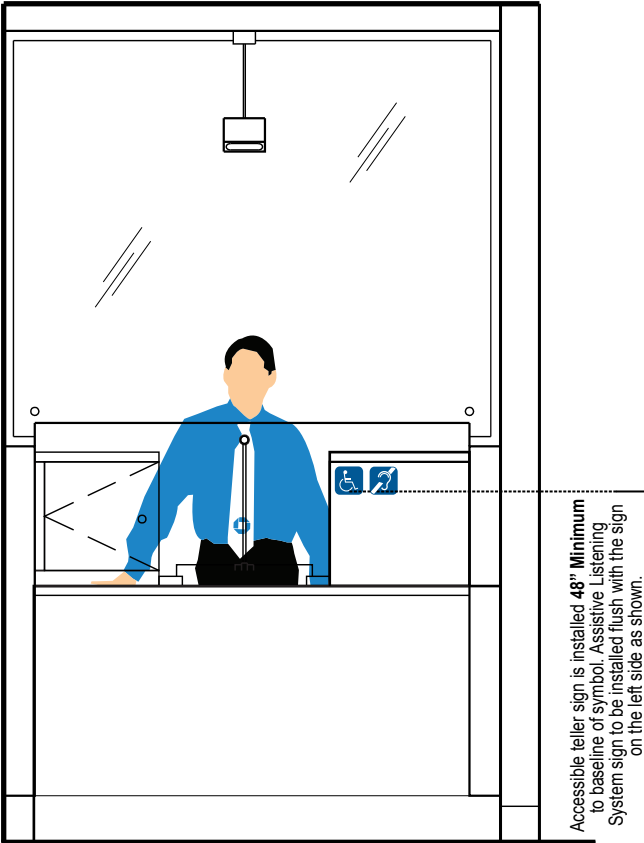




**ADA-TW**  
**ADA TELLER WALL SIGN**  
SCALE: NTS



**ADA-TW-ALS**  
**ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM**  
SCALE: NTS

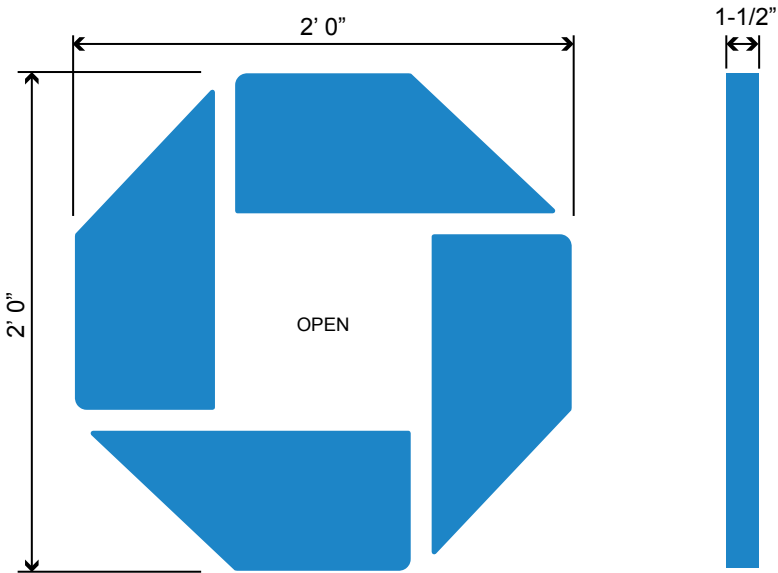


**Placement at Modular Teller Stations  
with Bullet-Resistant Glass**

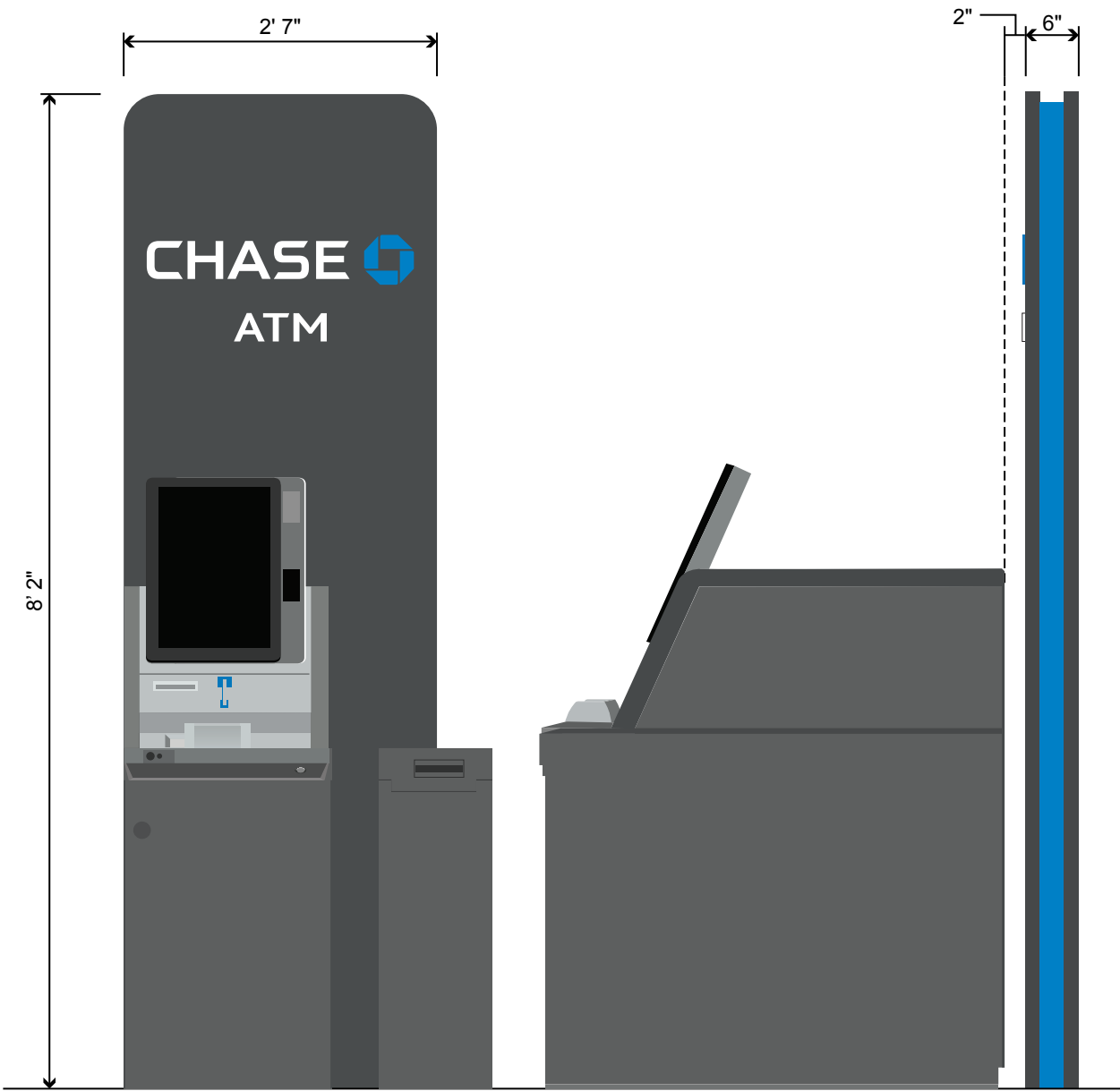




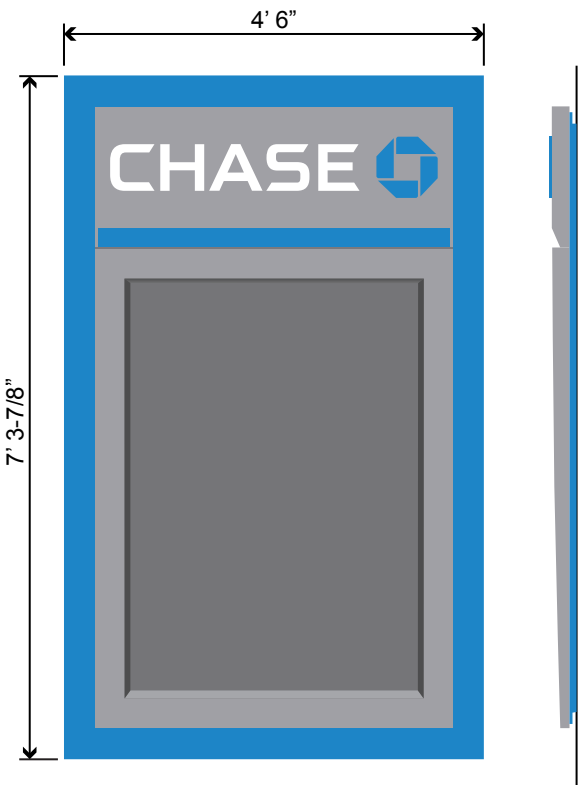
For Reference Only



**TPL-BTR-B-24**  
**24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF**  
SCALE: NTS  
NOTE: Octagon to be Purchased from Bitro.



**eATM-PANEL-SINGLE-SIDE-CAR**  
**BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0**  
SCALE: NTS



**SUR-TTW-U-4-TP**  
**THIN PROFILE ATM SURROUND - 33SF**  
SCALE: NTS



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Survey Photos



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Approach Photos



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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted in the following categories of signs: wall sign, window sign, awning sign



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY  
DEVELOPMENT

2021 AUG 11 10 2 18

Docket No. 3665

1. Property Address 645 Massachusetts Avenue, Arlington MA 02476  
Name of Record Owner(s) Key West Realty LLC Phone \_\_\_\_\_  
Address of Owner 63 Trapelo Road, Belmont MA 02478  
Street City, State, Zip
2. Name of Applicant(s) (if different than above) JPMorgan Chase Bank NA  
Address 1111 Polaris Parkway Columbus OH 43240 Phone c/o 617.874.0131  
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 645 Massachusetts Avenue, Arlington MA 02476 05-07-7  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 50073, Page 393;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_
5. Present Use of Property (include # of dwelling units, if any) Presently a restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Proposed Commercial Bank Branch
7. Permit applied for in accordance with  
the following Zoning Bylaw section(s) 

<u>3.4</u>	<u>Environmental design review</u>
<u>6.1.4</u>	<u>Table of Off-Street Parking Regulations</u>
<u>6.1.12</u>	<u>Bicycle Parking</u>

  
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that \_\_\_\_\_ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 645 Massachusetts Avenue, Arlington MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

  
Matthew McCool - Vice President  
JPMorganChase Bank, N.A.

Signature of Applicant(s)

100 International Dr. Floor 21  
Baltimore, MD, 21202-4673, United States

Address

410-949-2150

Phone



Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at [arlingtonma.gov/arb](http://arlingtonma.gov/arb), for the full list of required submittals.

- X   Dimensional and Parking Information Form (see attached)
- X   Site plan of proposal
- NA  Model, if required
- X   Drawing of existing conditions
- X   Drawing of proposed structure
- NA  Proposed landscaping. May be incorporated into site plan
- X   Photographs
- X   Impact statement
- X   Application and plans for sign permits
- NA  Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____	Special Permit Granted	Date: _____
_____	Received evidence of filing with Registry of Deeds	Date: _____
_____	Notified Building Inspector of Special Permit filing	Date: _____



# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location Corner of Mass Ave/David Lamson Way

Zoning District B-5

Owner: Key West Realty LLC

Address: 645 Massachusetts Ave

Present Use/Occupancy: No. of Dwelling Units:

Restaurant/Bar

Uses and their gross square feet:

6400 sf

Proposed Use/Occupancy: No. of Dwelling Units:

Financial Center > 2000sf

Uses and their gross square feet:

3826 sf (first floor only)

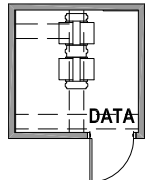
	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6400sf	3826sf	min. >2,000 sf (with special permit)
Frontage	63'-5"	63'-5"	min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable	N/A	N/A	max.
Lot Area per Dwelling Unit (square feet)	N/A	N/A	min.
Front Yard Depth (feet)	N/A	N/A	min.
Side Yard Width (feet) right side	N/A	N/A	min.
left side	N/A	N/A	min.
Rear Yard Depth (feet)	N/A	N/A	min.
Height			min.
Stories	2	2	stories Existing
Feet	31'-6"	31'-6"	feet Existing
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	N/A	N/A	(s.f.)
Usable (square feet)	N/A	N/A	(s.f.)
Parking Spaces (No.)	0	3	min. 8 (based on 1 per 500sf)
Parking Area Setbacks (feet), where applicable	N/A	N/A	min.
Loading Spaces (No.)	0	0	min.
Type of Construction	IIIA		
Distance to Nearest Building	0-Adjacent	0-Adjacent	min. Existing





## INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

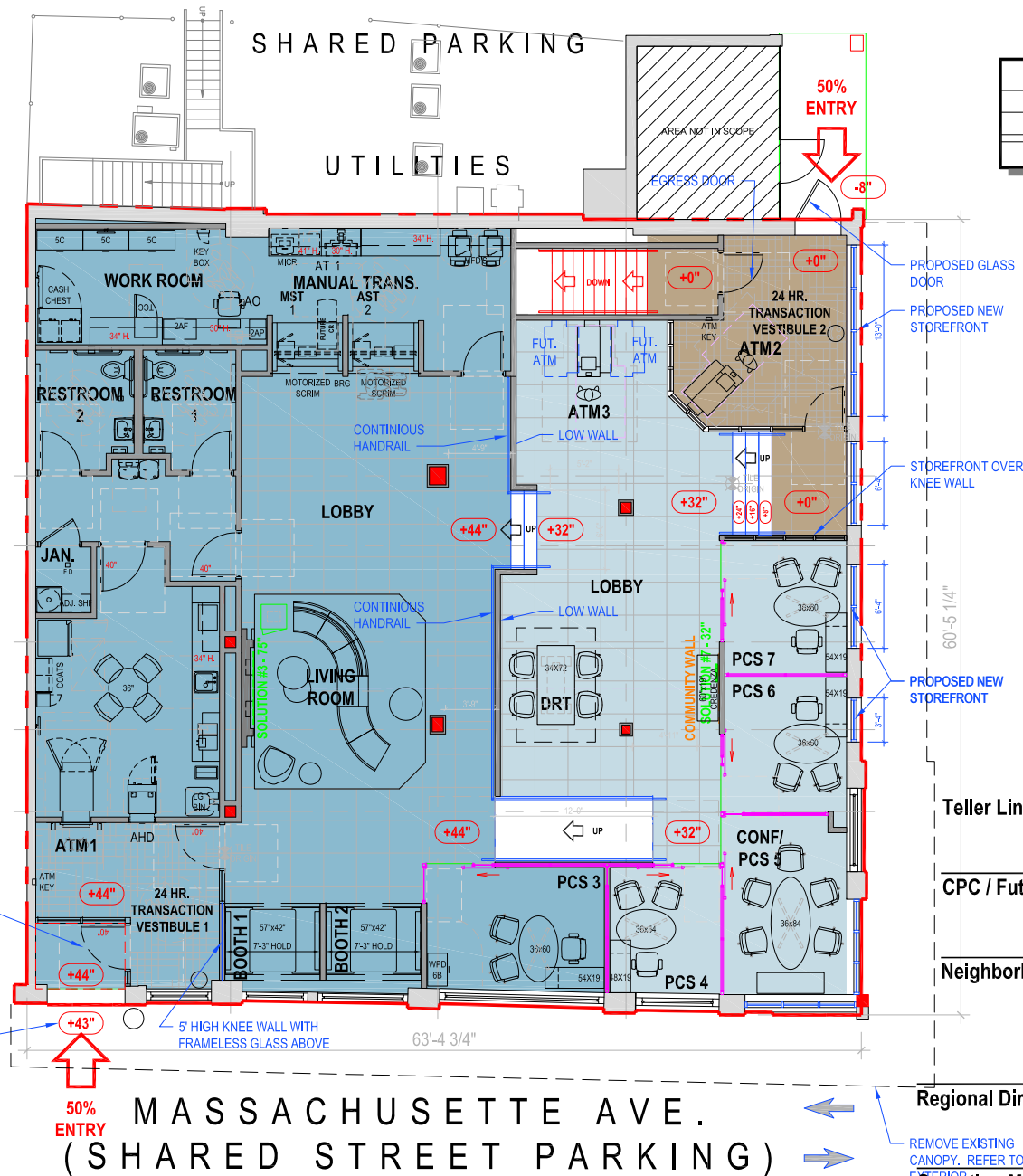


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



## AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
<b>TOTAL (S.F.)</b>	<b>7688</b>

## DESIGN STANDARDS

20.3

## HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE \*  
\* HARDINESS ZONES >= 7A

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



## PROPOSED FLOOR PLAN ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476

62 of 143



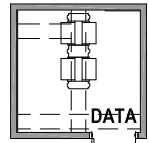
DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

**DRC Page 7**



## INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

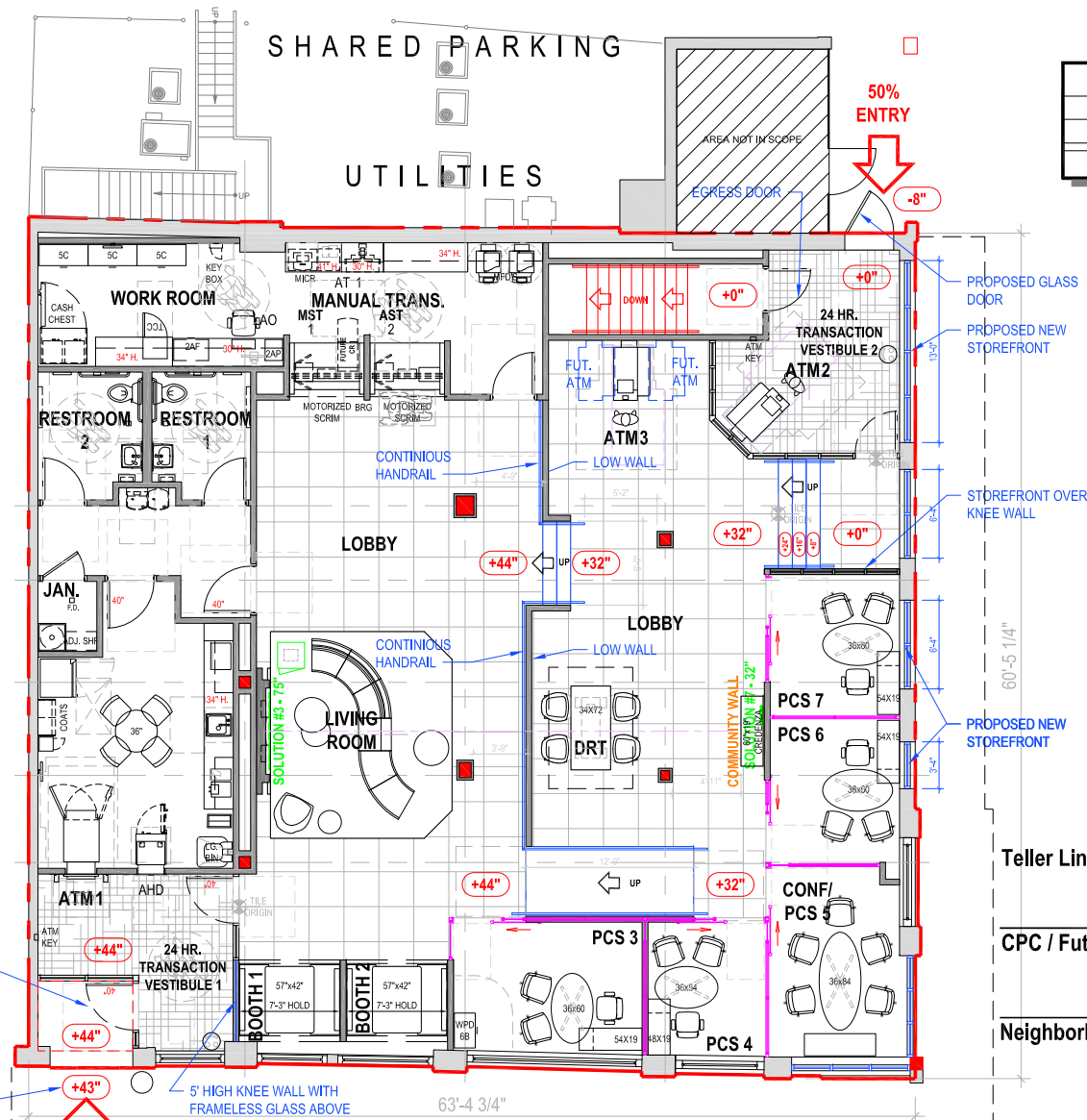


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



## AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
<b>TOTAL (S.F.)</b>	<b>7688</b>

## DESIGN STANDARDS

20.3

## HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE \*  
\* HARDINESS ZONES >= 7A

DAVID LAMSON WAY

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



PROPOSED FLOOR PLAN  
**ARLINGTON MASS AVE**  
645 Mass Ave - Arlington, MA 02476

63 of 143



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

**DRC Page 8**















Rear egress (Not ADA Compliant)

67 of 143

Tenant will have exclusive rights to 3/5 parking spots (TBD)

DRC Page 12





View from Massachusetts Ave



Views from David Lamson Way

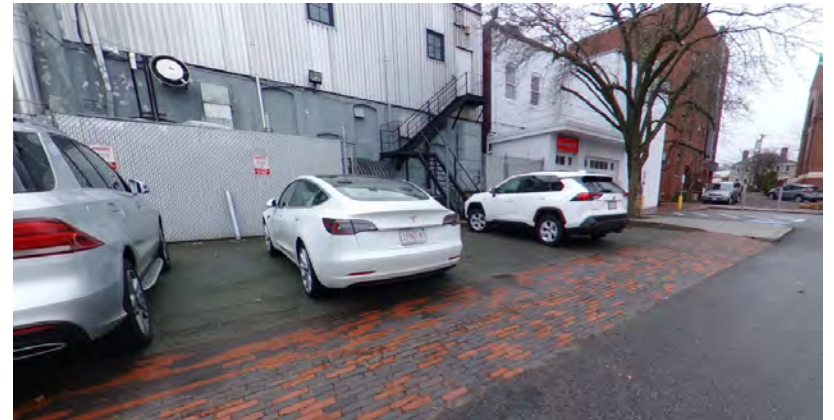




View from  
municipal  
parking



Caldwell Bankers



Bank of America



Rear entrance











July 28, 2021

Town of Arlington  
Redevelopment Board  
730 Mass Ave. Annex  
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue

The whom it may concern;

The following information is regarding a proposed Chase Bank facility at 645 Massachusetts Avenue, Arlington MA. The project will entail the installation of a new financial center in the location formerly occupied by Not Your Average Joe's restaurant and bar. The project will involve work on the first floor of the building and is an interior renovation, not exceeding the building limits.

Please see below, provided to meet the informational requests of the Petition for Special Permit under Environmental Design Review, per section 3.4 of the Arlington Zoning Bylaw for Applicability.

1. Preservation of Landscape: The proposed Chase Bank will be within the existing building limits. As such, the proposed project will not impact any of the existing landscape.
2. Relation of buildings to environment: The proposed project is largely contained in the first floor of the existing two-storey building, so the relationship of the existing building to the adjacent structures will be maintained. Additionally, exterior materials (largely brick) will be maintained, retaining the current building's character.
3. Open Space: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing open space.
4. Circulation: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing circulation. The bank will have two entrances, one in the front, one in the rear facing the parking lot.
5. Surface Water Drainage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not impact any existing surface water drainage, nor will it contribute any new load to the drainage systems.
6. Utility Service: Chase Bank intends to reuse the existing utilities that were feed the prior tenant (Not Your Average Joe's). This includes electrical, gas, water, sewer, and fire sprinkler services.

The bank, in all likelihood, will use significantly less utilities and resources than the prior restaurant use.

7. Advertising Features: The bank is proposing a set of 18" internally illuminated channels over the entrance on Massachusetts Avenue. The bank is also proposing a set of 14" internally illuminated letters at the rear entrance, facing the parking lot. The (2) building letter sets comply with section 6.2.8 of the zoning by-laws. Refer to attached for additional information on the proposed signage package.
8. Special Features: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The bank proposes to remove the existing awning from the front and side of the building as part of the project. While the existing equipment area in the rear of the building is to remain, the bank use will require significantly less equipment, and will remove any of those features made obsolete by the conversion such as the exhaust system, exterior storage, and food waste containment.
9. Safety: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The existing life safety systems, including fire alarm and fire sprinkler, will be modified as needed based on the proposed work to maintain all current and required life safety requirements. The project will not impact the exterior sidewalks, posing no impact to public safety beyond the confines of the building.
10. Heritage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The building will mostly maintain the existing building materials and character, as not to impact the character of the building or the streetscape.
11. Microclimate: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not pose any new impact on the microclimate of the area.
12. Sustainable building and Site Design: Chase Bank incorporates sustainable measures into their projects. While the building is not a LEED building Chase still takes measures in the form of energy efficient HVAC systems, efficient plumbing fixtures, LED light fixtures, and products incorporating low/no VOCs and recycled content.

In addition to the above, Chase bank is seeking relief on the parking requirements in the Zoning By-Laws. Section 6.1.4 of the By-Laws indicate that a business use would be required to provide 1 space per 500sf of gross floor area. Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 8 parking spaces. The landlord is providing the bank with 3 dedicated spaces for their use, which falls short of the 8 space requirement. Since the Chase Bank space has on-street parking directly in front along Massachusetts Avenue and a large municipal parking lot directly behind, Chase Bank is seeking relief from the requirement in the By-Laws.

Chase bank is seeking relief on the bicycle parking requirements in the Zoning By-Laws. Section 6.1.12 of the By-Laws indicate that a business use would be required to provide .3 spaces per 1000sf of gross floor area. . Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 1.2 spaces (rounds up to 2). Since the Chase Bank space has a bicycle rack in the sidewalk directly



in front along Massachusetts Avenue and 6 racks in the large municipal parking lot directly behind, as well as pay per ride bicycles, Chase Bank is seeking relief from the requirement in the By-Laws.

Please let us know should any further information be required.

Sincerely,

James Lalli  
Director of Architecture - Financial  
908.462.9949 | jlalli@core-states.com

Project Details

Project Name:

Arlington Mass Ave P373597

Branch Name:

Document Name:

20210701\_Arlington Mass Ave\_Brand Book\_DRC PENDING.pdf

DRC Date:

07/06/2021

OVP#:

38100P373597

Program:

New Build Program

☐ ATM - Offline

☐ BBI - Offline

☐ Large Cap Retrofit

☐ Merch Only – Offline

☒ NB - Regular or Expansion

☐ Path

☐ Path of Travel - Offline

☐ Relocations

☐ Retrofit - BAU - Offline

☐ Retrofit - Community - Offline

☐ Retrofit - Companion - Offline

☐ RSU

☐ Signage - Offline

Project Type:

New Build Signage/Elevation

Designer:

Kanishka Moham Salehi

Status:

Approved

DND#:

0

Region:

Market:

Address:

City:

State:

Zip:

Project Program:

Comment	By	On
AV Approved. If AV changes during any phase of the project contact Allison Howard	Allison Miche Howard	7/2/2021
Approver	Approval Status	Responded
Ashlee Jo Kelly	Approved	07/08/2021 15:38
Robert John Placek	Approved	07/06/2021 11:14
Tiffany Anne McLeod	Approved	07/08/2021 08:24



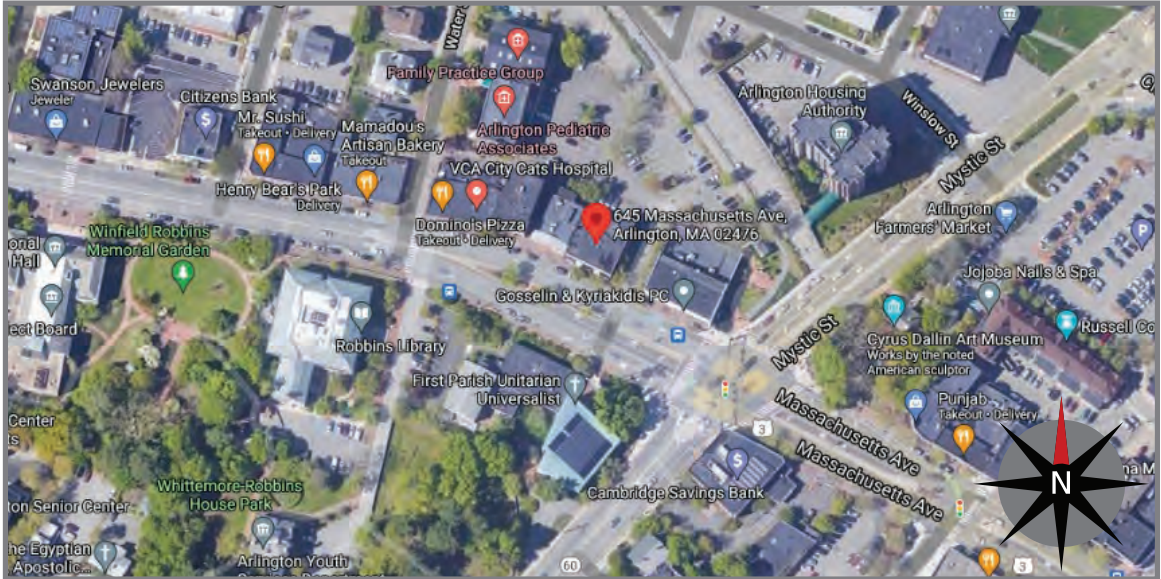
ARLINGTON MASS AVENUE

645 Massachusetts Avenue  
Arlington, MA 02476



**REVISION NOTES:**

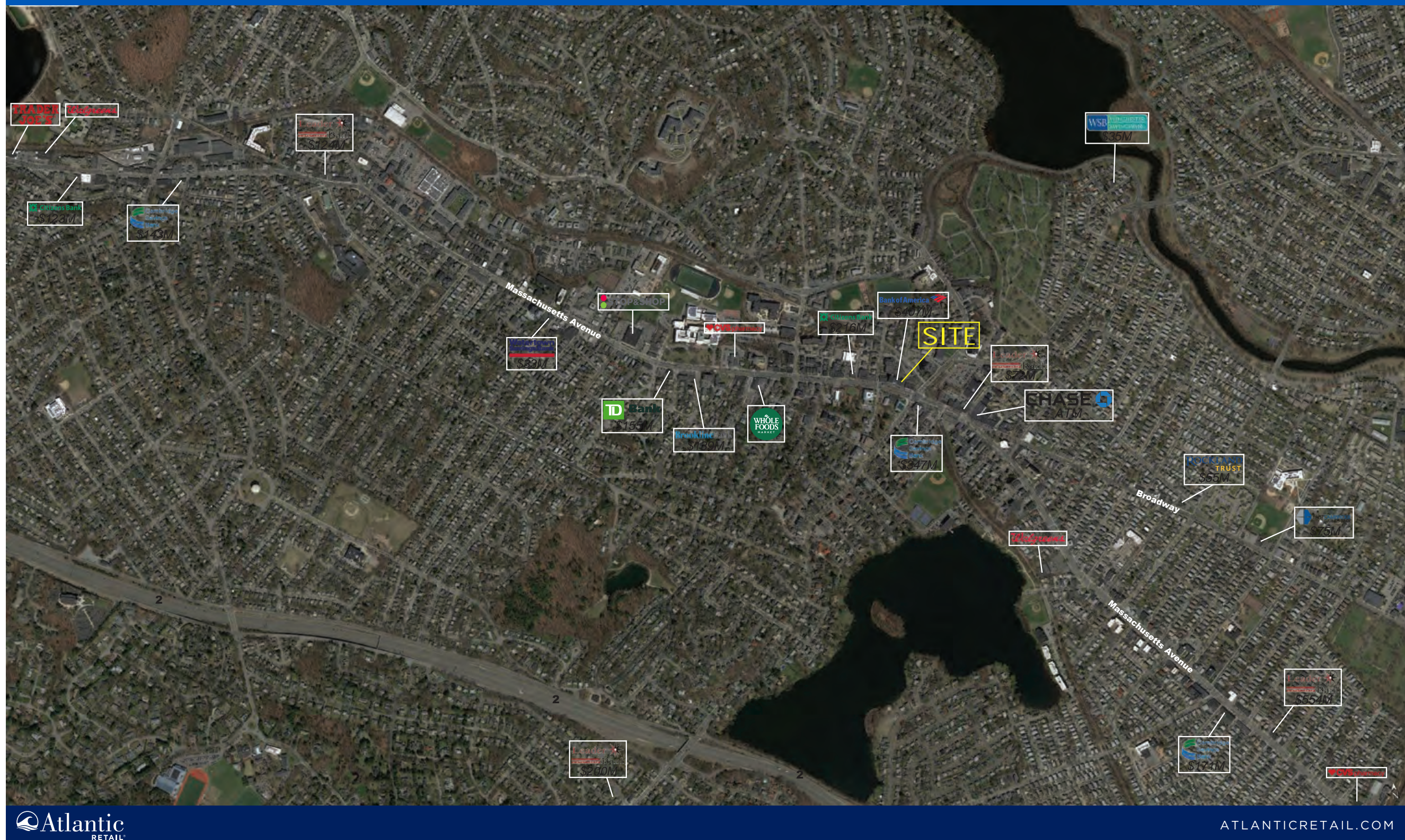
06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.



B95122



## ARLINGTON, MA

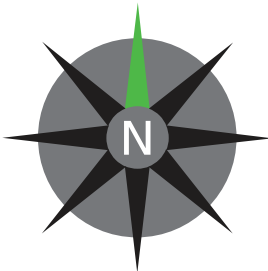




Exterior Scope of Work

E01	LIF-R-BLK-18-LED	BLACK W/ BLUE OCT DAY/NIGHT ILLUM CHNL LTRS - TOP MTD RCWY	20.7sf
E02	NMP-XX	DARK NICKEL METAL PANEL	
E03	F-6	DOUBLE-FACED ILLUMINATED FLAG MOUNTED SIGN	8.2sf
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7sf
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2sf

ALL SIGNS TO BE  
REVIEWED/APPROVED  
BY HRC



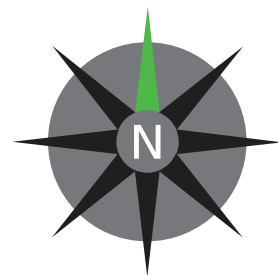
- Exterior Signs
- Interior Signs



## Floor Plan

## Interior Scope of Work

101	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
101.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
102	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
102.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
103	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
104	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
105	ADA-TW	ADA TELLER WALL SIGN	.1SF
106	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM	.1SF
107	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON	4SF
108	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0	
109	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER	
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE	.38SF



- Exterior Signs
- Interior Signs



## CHS.NB.961 - Arlington Mass Avenue

645 Massachusetts Avenue  
Arlington, MA 02476

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**DESIGNER - JM**

**CREATED** - 06.17.21

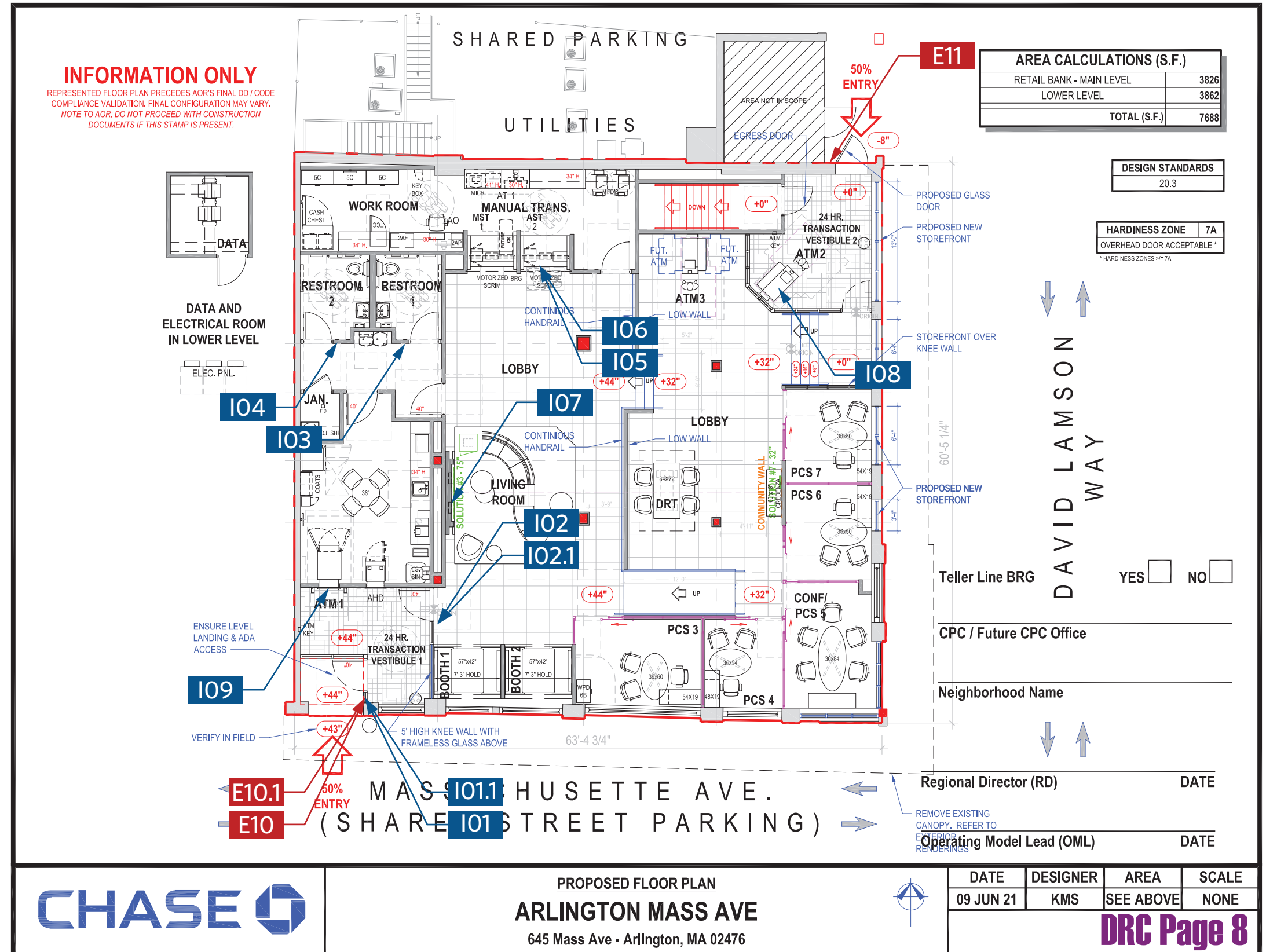
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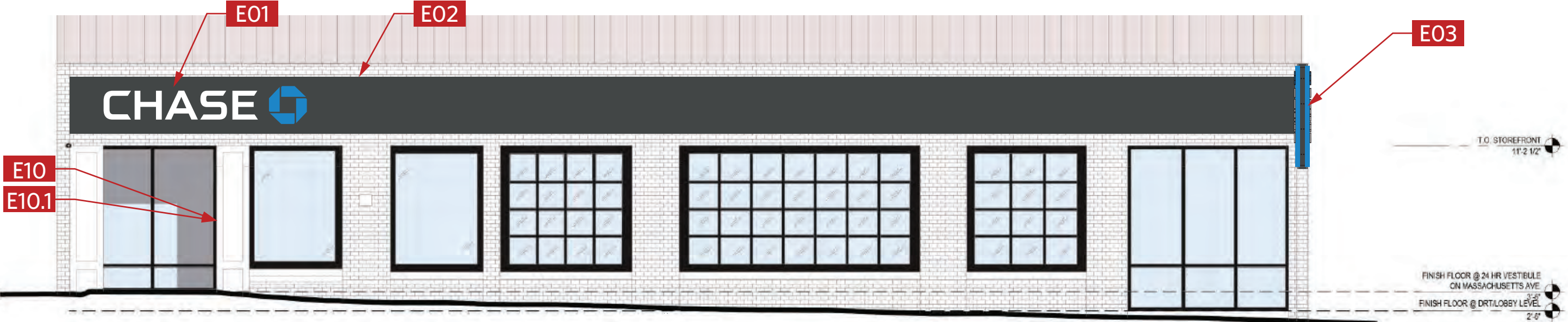
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BRINGING THE WORLD'S BRANDS TO LIFE

707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065  
P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

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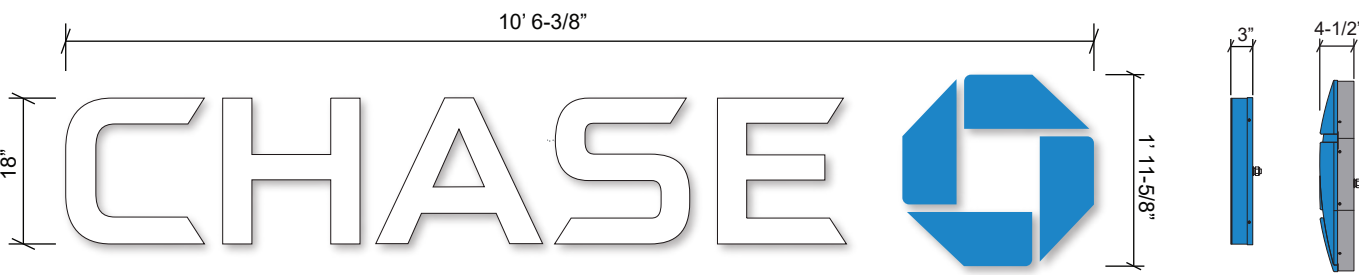






South Elevation - Massachusetts Ave

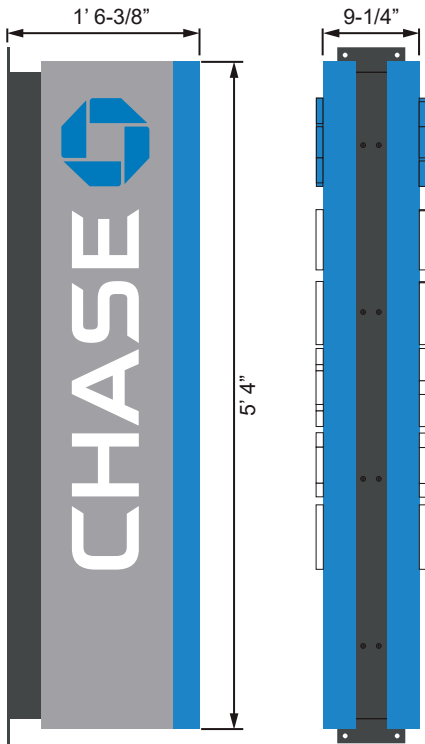
SIGN E10 NOT SEEN FROM THIS ANGLE



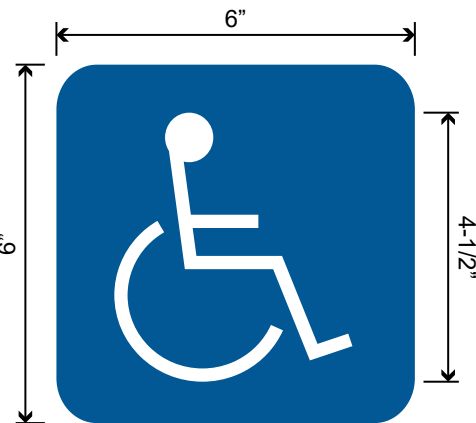
LIF-WBO-18-LED  
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF  
SCALE: NTS



NMP-XX  
DARK NICKEL METAL PAN - DIMENSIONS TBD  
SCALE: NTS



F-6  
ILLUMINATED FLAG SIGN  
SCALE: NTS



ADA-EP  
HANDICAPPED ENTRANCE PLAQUE  
SCALE: NTS  
  
CUST-VIN  
MATCHING BLUE VINYL BACKER  
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



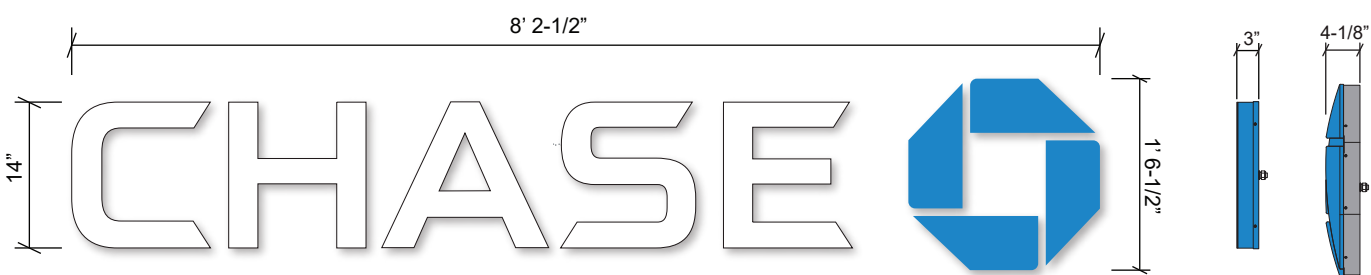
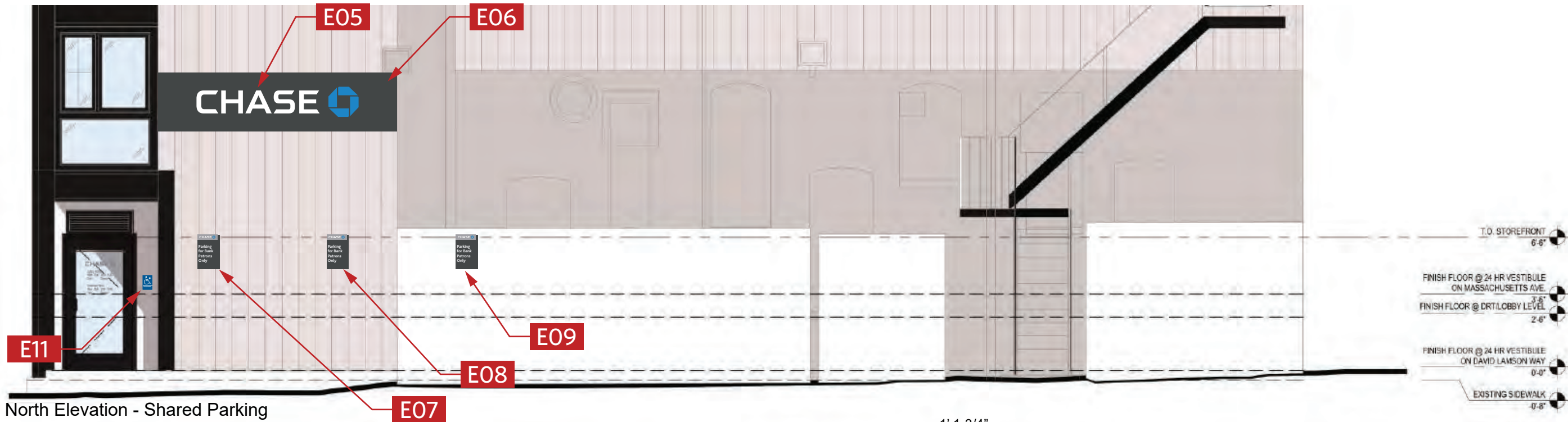
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**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS

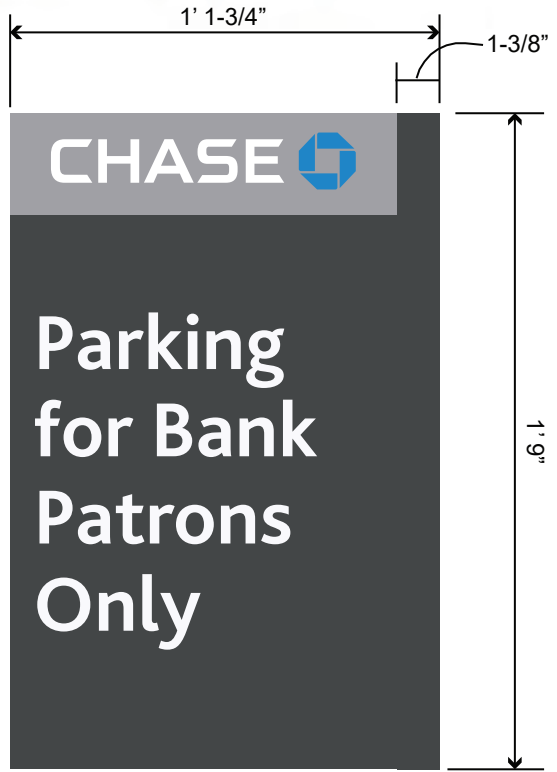




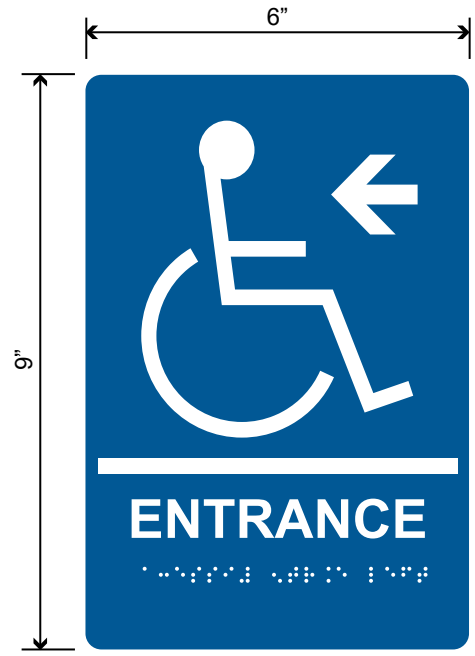
**LIF-WBO-14-LED**  
**WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF**  
SCALE: NTS



**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS



**TC-W-A-RE**  
**WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF**  
SCALE: NTS



**ADA-EP-NA**  
**HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE**  
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122

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ARCHITECTURAL RENDERING - CORNER ELEVATION



**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

83 of 143

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122



**PHILADELPHIASIGN**

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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

84 of 143

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122



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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

85 of 143

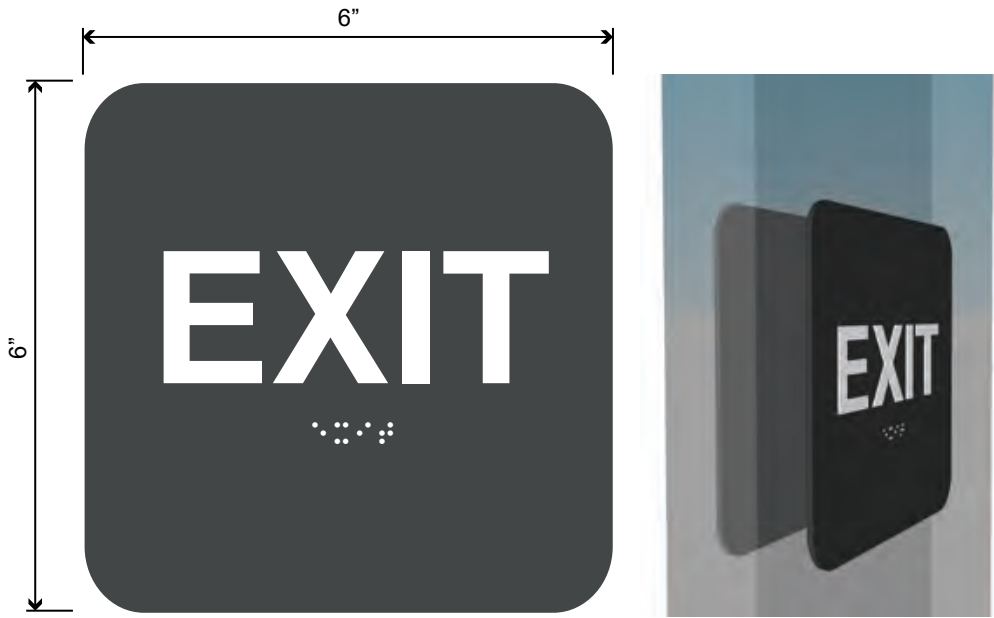
DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



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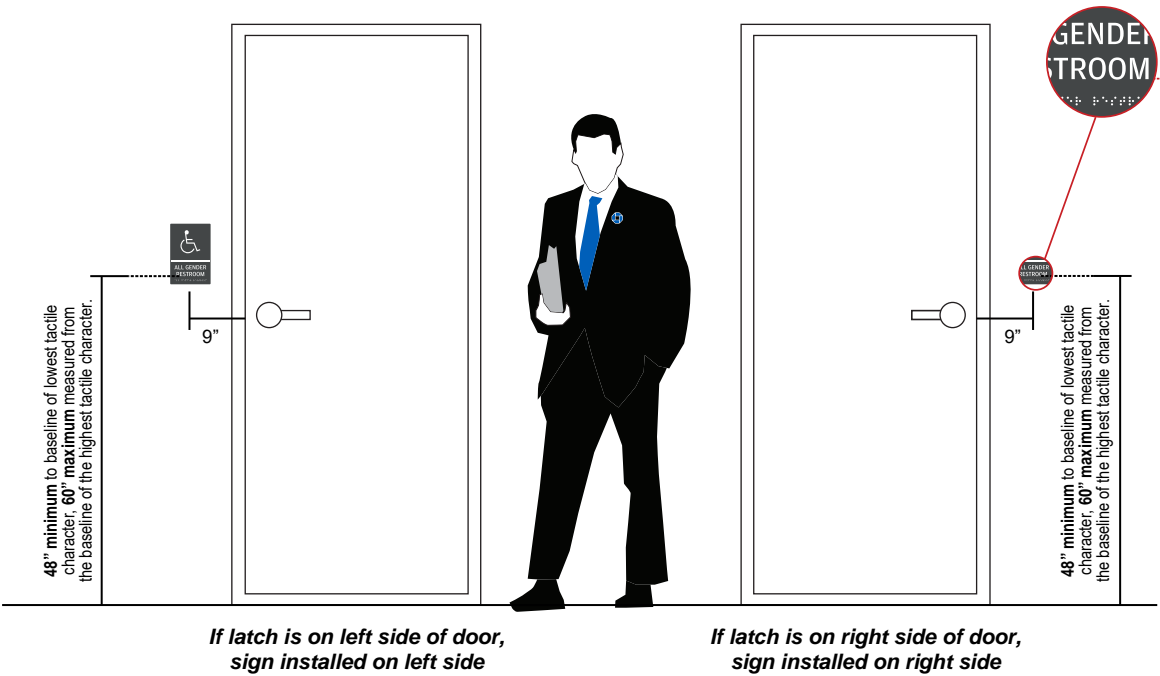
**ADA-EX**  
**HANDICAPPED EXIT PLAQUE**  
SCALE: NTS

**SIGN I01 MOUNTS  
BACK-TO-BACK WITH  
SIGN E10.**

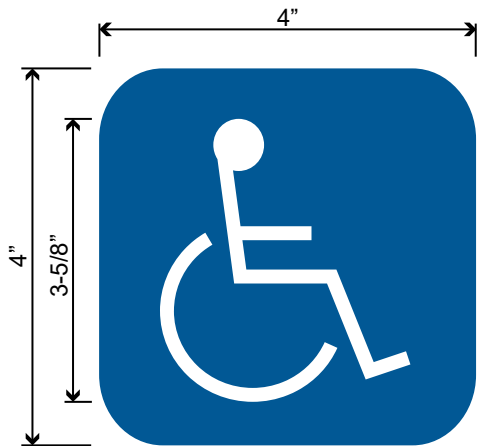
**CUST-VIN**  
**MATCHING BRONZE VINYL BACKER**  
SCALE: NTS

**ADA-RRAG-A-G** All Gender Neutral Restroom Signage  
for Restrooms that **ARE** Accessible

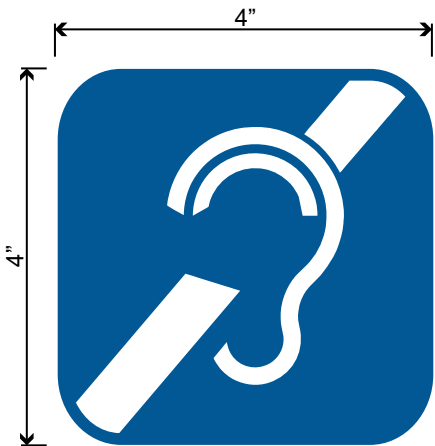
- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.



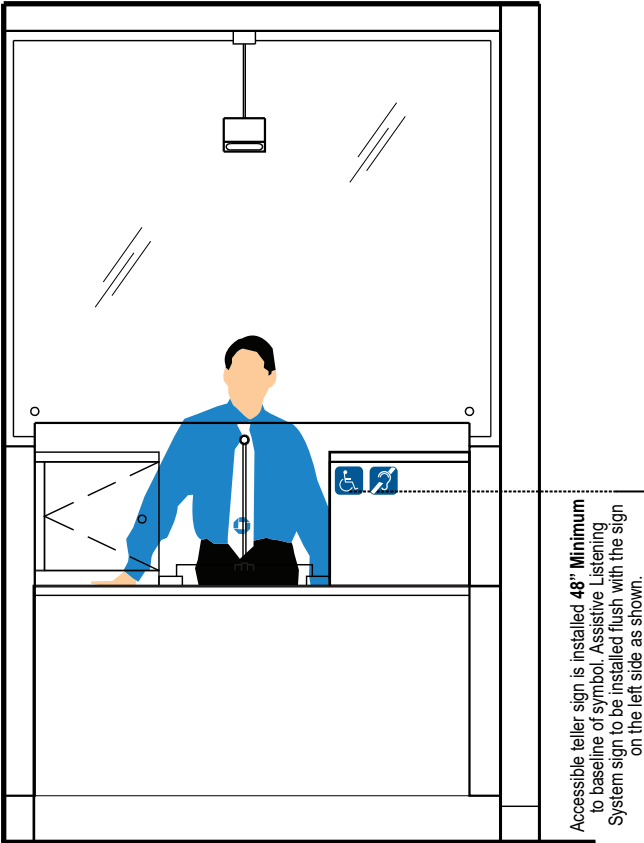




**ADA-TW**  
**ADA TELLER WALL SIGN**  
SCALE: NTS



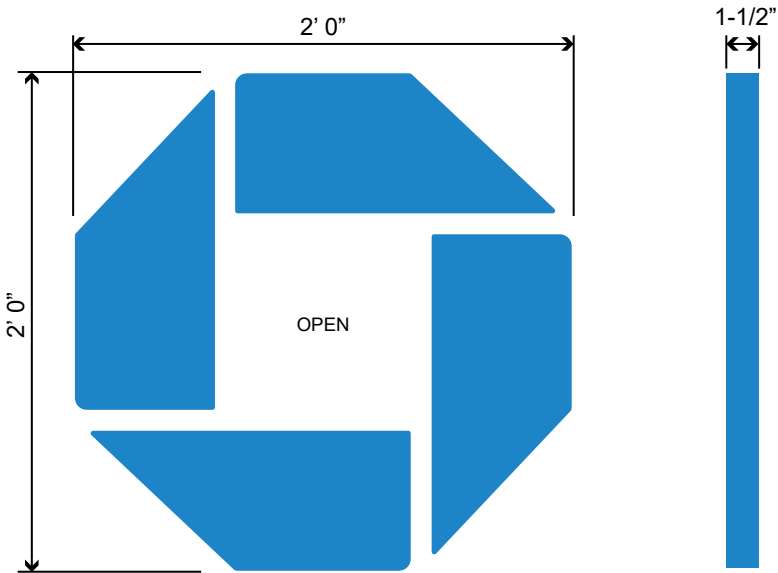
**ADA-TW-ALS**  
**ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM**  
SCALE: NTS



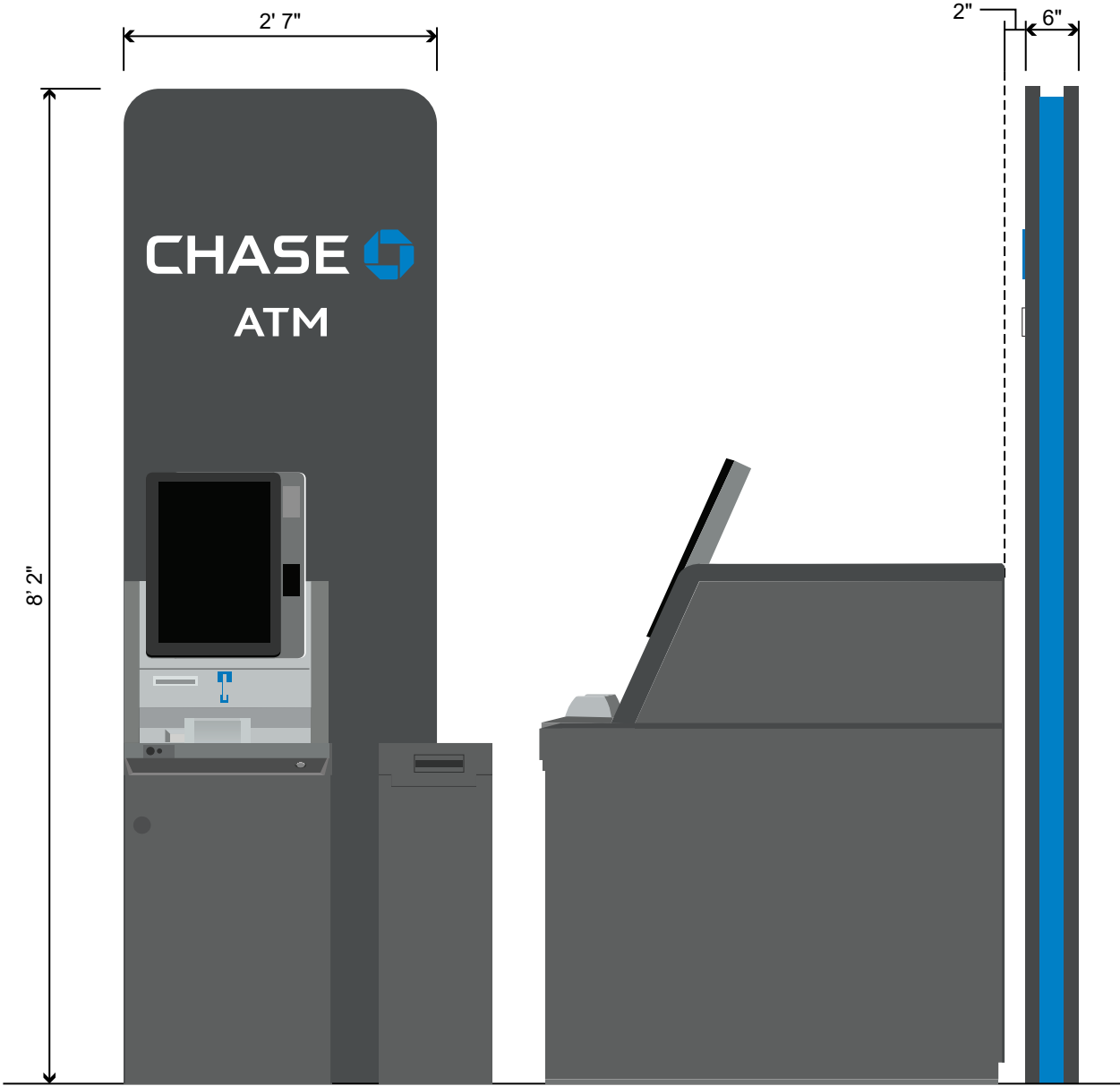
**Placement at Modular Teller Stations  
with Bullet-Resistant Glass**



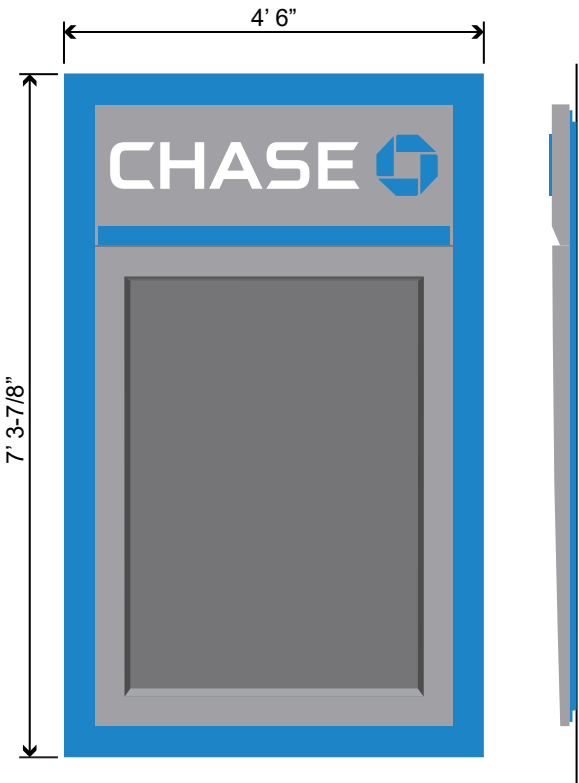
For Reference Only



**TPL-BTR-B-24**  
**24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF**  
SCALE: NTS  
NOTE: Octagon to be Purchased from Bitro.



**eATM-PANEL-SINGLE-SIDE-CAR**  
**BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0**  
SCALE: NTS



**SUR-TTW-U-4-TP**  
**THIN PROFILE ATM SURROUND - 33SF**  
SCALE: NTS



**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

**DESIGNER - JM**  
**CREATED - 06.17.21**  
**DRAWING - B95122**

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Survey Photos



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

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DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



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Approach Photos



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted in the following categories of signs: wall sign, window sign, awning sign



Bk: 50073 Pg: 393 Doc: DEED  
Page: 1 of 2 09/07/2007 04:01 PM

**QUITCLAIM DEED**

645 Mass. Ave. LLC, a Massachusetts limited liability company with a principal place of business at 11 Pepper Hill Drive, Winchester, MA 01890 for ONE MILLION NINE HUNDRED FIFTY THOUSAND and 00/100 (\$1,950,000.00) DOLLARS consideration paid grants to Key West Realty LLC, a Massachusetts limited liability company with a principal place of business at 63 Tropelo Road, Waltham, MA with quitclaim covenants the land and buildings thereon situated in Arlington, Middlesex County, Massachusetts and now numbered 645 to 651 Massachusetts Avenue and shown on a plan of "Land in Arlington, Mass., Boston & Maine Railroad to Myer Dana, E. D. Chapman, R. E. Engr. June 1922" recorded with Middlesex South District Deeds Book 4534, End, and bounded and described as follows:

SOUTHWESTERLY by said Massachusetts Avenue, as now laid out and existing, 64 feet;

NORTHWESTERLY by land now or late of Menotomy Trust Company, 100 feet;

NORTHEASTERLY by land now or formerly of Boston & Maine Railroad, 64 feet; and

SOUTHEASTERLY by other land now or formerly of Boston & Maine Railroad, 100 feet.

Containing about 6,400 square feet according to said plan.

Be any or all of said measurements or contents more or less or however otherwise said premises may be measured, bounded or described.

Together with the right to sue for the ordinary purposes of a passageway to and from the granted premises, the existing passageway on the Southeasterly side of the granted premises, said passageway being shown on said plan and extending 100 feet Northeasterly from Massachusetts Avenue.

Subject to and with the benefit of easements, rights, restrictions and agreements of record so far as now in force and applicable.

For title, see deed recorded with Middlesex South District Registry of Deeds at Book 49471, Page 543.

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 09/07/2007 04:01 PM  
Ctrl# 099332 27101 Doc# 00168668  
Fee: \$8,892.00 Cons: \$1,950,000.00

645 MASS. AVE. LLC

By: 

Donald A. Calareso, Manager

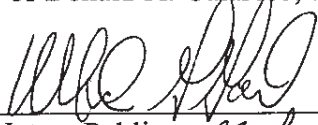
CLARK, HUNT AND EMBRY  
55 CAMERIDGE PARKWAY  
CAMBRIDGE, MA 02142




## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7<sup>th</sup> day of September, 2007, before me, the undersigned notary public, personally appeared 645 Mass. Ave. LLC by Donald A. Calareso, its Manager, proved to me to be the person whose name is signed on the preceding or attached document, through satisfactory evidence of identification, namely, a driver's license issued by the State of Massachusetts bearing the photographic image of the face and signature of Donald A. Calareso, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public Michael G. Gault  
My Commission Expires: March 14, 2008

SAWDOX\Bank\_RE\RE\06423\00009\00010931.DOC

  
Eugene C. Brune  
Attest Middlesex S. Registrar

----- Forwarded message -----

From: **Sarah Mraz** <[sarahmraz@gmail.com](mailto:sarahmraz@gmail.com)>

Date: Wed, Sep 8, 2021 at 5:30 PM

Subject: Chase Bank proposal objection

To: <[acarter@town.arlington.ma.us](mailto:acarter@town.arlington.ma.us)>

Dear Ali,

I am one of many residents deeply disappointed to learn that the beautiful spot formerly occupied by Not Your Average Joe's in Arlington Center is soon to become yet another bank. A big corporate bank- Chase. Bank of America is already in the same building. Furthermore a quick google search tells me there are already 29 physical banking locations (branches and/or ATM) in Arlington for a population of less than 50k in 2021, an online banking age.

Can't anything be done by town officials and the property owner to work together to select/attract a tenant that will contribute to the vibrancy of our community, especially in that key area?

The RDB hearing for this proposal is on 9/27 and I understand they will have very little power to oppose it.

I look forward to hearing from you on what to do next to advocate this tenant not move forward and other solutions be explored that will benefit the community and still provide the owner with rental income.

I understand Lexington changed its zoning laws in 2016 to limit banks and the like in their downtown areas. Is that being considered in Arlington?

Thank you,  
Sarah Mraz  
Chandler Street



From: Sarah Tuttle <s\_g\_tuttle@yahoo.com>  
To: "jraitt@town.arlington.ma.us" <jraitt@town.arlington.ma.us>  
Date: Sun, 12 Sep 2021 00:17:51 +0000 (UTC)  
Subject: Comment on Proposed Chase Branch in Arlington Center

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To Whom It May Concern on the Redevelopment Board,

I am writing as a resident of Arlington regarding the proposed branch of Chase Bank where Not Your Average Joe's used to be on MA Ave in Arlington Center. I sincerely hope that the location does not become a bank of any sort. To be frank-- in Arlington we have so many banks. I am very, very tired of seeing so many store fronts taken up with financial institutions. The location of the property is one of the best in Arlington-- right across from the library, in the heart of the center, with a huge space. It should be used for something that the community can engage with-- not yet another bank. There is already a large Citizen's Bank on one side of the block, and a large Bank of America property on the other side. Yet another bank in such a prime real estate location would be a waste of an opportunity to invite a business with real value to residents. We need restaurants, shops, and other businesses that invite folks to linger in the center. Businesses that the community wants to patronize. Locations that are fun to browse, or comfortable to gather. We don't need yet another reason to drive by our most accessible, valuable commercial real estate.

Thank you for taking these comments into consideration.

Sincerely,  
Sarah Tuttle

Resident-- Grove St. Arlington

**From:** "Matthew C. Guyton" <mcguyton@mit.edu>  
**Date:** September 14, 2021 at 1:51:43 PM EDT  
**To:** JRaitt@town.arlington.ma.us, ebenson@town.arlington.ma.us, KLau@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, rzsembery@town.arlington.ma.us  
**Cc:** srevilak@town.arlington.ma.us  
**Subject:** Chase Bank - please deny

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Dear Redevelopment Board,

I am writing to ask you to deny the special permit for Chase Bank to replace Not Your Average Joe's.

As a frequent pedestrian in Arlington Center (especially around mealtimes), Not Your Average Joe's was what I consider an "anchor restaurant". You could walk out to the food destination of Arlington Center with the intention of patronizing one of the smaller restaurants, and if those restaurants were too busy, your backup plan could be to eat at Not Your Average Joe's, and vice versa. In this manner, the large restaurant helped drive business for the smaller restaurants. For this reason, I expect that if a restaurant does not soon replace NYAJ's, then Pasha and Thai Moon will soon go out of business. I realize that denying Chase's special permit won't bring NYAJ's back, but it will give up the opportunity for a new restaurant to open in this location before giving it a chance (and before the pandemic ends).

Frequently on our walks around the Center, my wife and I would complain about the prevalence of banks and how they ruin the walkable character of the town. The corner of Mass Ave and Pleasant has a plethora of financial institutions (listed going counterclockwise): Cambridge Bank, Coldwell Banker (not a bank, but sounds like one), Chase Bank requesting to go where NYAJ used to be, and Bank of America - leaving no good reason for pedestrians to walk to that part of the Center. Walking West up Mass Ave, the Citizen's Bank drive-thru exit creates a good place to get hit by a car, which makes me cautious when out with my young son. Walking further west up Mass Ave, the cluster of Brookline Bank, Leader Bank's lending center, and TD Bank creates another dead zone for pedestrians (made even worse by Lender Bank's large empty parking lot and crumbling brick planters that have sat unfixed for months). Keeping the Center a walkable area for pedestrians is important for businesses, because all customers are pedestrians. Banks violate this goal and are a poor use of space in the center of town.

Seeing a physical bank is like seeing a piece of history (and not in the good historical way that we strive for in Arlington). Does anyone still use physical bank locations? I have bought a house, refinanced it many times, and bought a car, all without ever visiting a physical bank location. I can't remember the last time I've physically been to a bank, and the last time I went, I was just there for a lollipop. I don't see how these locations are profitable for the banks, except that they serve as expensive billboards which would otherwise not be allowed in Arlington.



Banks are ghost towns in the evening and make the area less walkable. I believe you should be trying to drive most of the banks out of the Center, not letting more banks in. If you let Chase bank replace NYAJ's, then you have essentially given up on having a vibrant welcoming town center in Arlington. (For the record, I'm not opposed to having Chase bank or any other bank in town - I just don't want to see them located at the main corner of Arlington Center).

-Matt Guyton

22 Irving St

From: Jonathans064 <jonathans064@gmail.com>

To: Jenny Raitt <JRaitt@town.arlington.ma.us>

Date: Thu, 23 Sep 2021 14:40:36 -0400

Subject: Re: 645 Massachusetts Avenue Arlington , please don't let another bank move to Arlington

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Hi ok if I email you more comments ? it actually is hard for me to do public speaking on Zoom,

1.

645 Massachusetts Avenue Arlington, wish could be another restaurant or store, not a bank, too many banks in Arlington and read application that Chase Bank wants to expand farther then the zoning requires.

2. 2-14 Medford Street Arlington, don't want a tall building to be built there, what about the small businesses that are located on that block? Gail Ann's Coffee Shop been there a long time, There are too many tall high rises in Arlington, Arlington is a town, don't want it to be a city. All ready is two hotels in Arlington, one in the Heights, and one next to Menotomy Grille. Already will be a tall building across from Stop and Shop, retail and Apartments.  
Jonathan Spiller

Kindness makes the world a better place!

From: Jonathans064 <jonathans064@gmail.com>

To: jraitt@town.arlington.ma.us

Date: Wed, 8 Sep 2021 13:23:58 -0400

Subject: 645 Massachusetts Avenue Arlington , please don't let another bank move to Arlington

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Hi is too late to give feedback? please don't let another bank move in to Arlington, too ma h banks, bank on every corner, Leader Bank, Bank Of America, Citizens Bank, Cambridge Savings Bank.  
Another restaurant should move in there os bar and kitchen in space,  
where Not Your Average Joe's used to be,

[https://www.arlingtonma.gov/Home/Components/News/News/11402/16?cftype=News&fbclid=IwAR1H9CF7S2\\_gHZQujAI80iCtbSfaG9CfPw7JjH2nQ\\_qPXxONXZ2ZMJC8sGw](https://www.arlingtonma.gov/Home/Components/News/News/11402/16?cftype=News&fbclid=IwAR1H9CF7S2_gHZQujAI80iCtbSfaG9CfPw7JjH2nQ_qPXxONXZ2ZMJC8sGw)

Jonathan Spiller

99 of 143



Kindness makes the world a better place!

| | |

**From:** Tom Kahmann <tomkahmann@rcn.com>

**Date:** October 25, 2021 at 9:26:48 AM EDT

**To:** JRaitt@town.arlington.ma.us, ebenson@town.arlington.ma.us, KLau@town.arlington.ma.us, sreivilak@town.arlington.ma.us, mtintocalis@town.arlington.ma.us, zsembery@town.arlington.ma.us

**Cc:** ACarter@town.arlington.ma.us

**Subject:** Chase Bank Proposal for Average Joe's Location

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### **Another Bank Storefront in Arlington Center?**

Bank Storefronts crowd out the uses that people actually want, and "deaden" the very places we are trying to enliven. 645 Mass Ave is larger and more prominent than many storefronts in Arlington Center. We can't lose it to yet another bank especially when many of us bank online now--the banks all want these locations simply as advertising their brand, and to compete with each other, not because they are "essential or desirable to the public convenience or welfare."

There are already nine banks within a short distance, even walking distance, to this location, so it's hardly desirable or necessary for the public convenience :

449 Mass Ave, Leader Bank

880 Mass Ave, TD Bank

626 Mass Ave, Cambridge Savings Bank

856 Mass Ave, Brookline Savings Bank

699 Mass Ave, Citizens Bank

655 Mass Ave, Bank of America

980 Watertown Savings Bank

864 Mass Ave, Leader Mortgage

905 Mass Ave, Citizens Bank ATM

833 Santander

325 Broadway, Chase ATM

Chase also has a full service branch a 6 minute drive from Not Your Average Joes

"essential or desirable to the public convenience or welfare". I don't think so....

**Please do NOT let another large Bank Storefront come to the center and displace a potential restaurant site or other essential use.**



From: "Robert Annese" <law@robertannese.com>  
To: "Jennifer Raitt" <JRaitt@town.arlington.ma.us>, "Kelly Lynema" <KLynema@town.arlington.ma.us>  
Cc: "Geoffrey Noyes" <gpnoyes@comcast.net>, <monte@mfd-bos.com>  
Date: Tue, 26 Oct 2021 09:15:35 -0400  
Subject: Atwood House

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**CAUTION:** This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Hi Jenny:

I spoke with Geoff Noyes this morning and I recommended to him that we should not wait until December 6<sup>th</sup> to report back to the ARB regarding the outcome with the Historical Commission.

He agrees.

Can we recapture the November 15<sup>th</sup> date with the ARB.

Please let me know.

Thank you.

Bob

***Robert J. Annese, Esquire***  
***1171 Massachusetts Avenue***  
***Arlington, MA 02476***  
***Telephone: 781-646-4911***  
***Facsimile: 781-646-4910***  
***[law@robertannese.com](mailto:law@robertannese.com)***

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-

**BE AWARE OF WIRE FRAUD – IF YOU RECEIVE AN EMAIL FROM OUR OFFICE REQUESTING THAT YOU WIRE FUNDS, YOU MUST CALL OUR OFFICE AND VERBALLY CONFIRM THE REQUEST PRIOR TO THE TRANSFER OF ANY FUNDS. WIRING INSTRUCTIONS WILL ONLY COME FROM OUR OFFICE. IF YOU RECEIVE INSTRUCTIONS FROM ANY OTHER PARTY (INCLUDING YOUR LENDER) CALL US IMMEDIATELY.**

CONFIDENTIALITY NOTICE: This communication contains privileged and confidential information that is intended for the use of the individual or entity named above, only. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering to addressee, you are notified that any dissemination or copying of this communication is strictly prohibited. If you received this message in error, please notify the Law Office of Robert J. Annese by phone at (781) 646-4911 and delete this communication from your system.



## ARLINGTON REDEVELOPMENT BOARD

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

### By Certified First Mail

Notification of Bylaw Violations at 821 Massachusetts Avenue

July 21, 2021

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Dear Mr. Noyes:

Please receive this letter as notice of numerous violations of Town of Arlington Bylaws and Zoning Bylaws as a result of specific actions taken by your contractors and agents on or about June 28, 2021 through July 2, 2021 at your property known as the "Atwood House;" as well as ongoing, long-term conditions at such property, which are governed not only by Town ordinances, but a special permit issued by the Arlington Redevelopment Board.

In brief, despite a scheduled hearing on August 3m 2021 regarding a demolition permit on an historic building before the Arlington Historical Commission (AHC), your contractors and agents conducted significant demolition of the Atwood House over an approximately weeklong period in advance of the July 4<sup>th</sup> holiday weekend without any permits or notices to the Town. As a result, Director of Inspectional Services Michael Ciampa issued a stop-work order on or about July 3, 2021 to your contractor, Groom Construction. Performing such work, particularly given your pending application for a demolition permit and scheduled hearing before the AHC, as well as this Department's efforts to work collaboratively with you on options for redevelopment is particularly egregious. As the property owner of record, you are hereby noticed of the following fines *at a minimum* for violations of the following sections of the Town Bylaws due to unpermitted, premature, and improper demolition and site maintenance activities on or about the week of June 28 through July 2, 2021, including the following:

Title V, Article 7 Section C	\$1,350
Title V, Article 9.1	\$350
Title V, Article 17	\$700
Title IX, Article 1	\$80
	<u>\$2,480</u>

Further, as the property owner of record, despite last registering your property on January 29, 2020, you have remained non-compliant with the Town's Vacant Storefront Bylaw (Title V Article 17) and are hereby noticed that absent immediate compliance, the Town will pursue up to two years of this Bylaw provision, totaling \$73,000. Please also be advised that you will be fined an additional \$100 per day until the building conditions are corrected to the Town's satisfaction. If you wish to avoid these fines, conditions at the Atwood House property including securing the building, properly registering it on the Vacant Storefront Registry, must improve swiftly and dramatically. Secure building conditions shall encompass the following: removal of all boarded windows and installing new windows and siding which shall be reviewed and approved by the Arlington Historical Commission and installation of a 24-hour security and monitoring system.



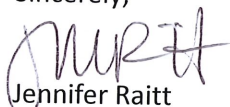
Moreover, the Town intends to reopen your Environmental Design Review Special Permit Docket #3348 for 833 Mass Ave due to continued non-compliance with Special Condition #5. This Special Permit is recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requested follow-up on actions with regard to future redevelopment of the "Atwood House" as referenced in Special Condition #5 in the original Special Permit. You remain in non-compliance of the letter sent to you via certified mail on May 4, 2020. You were required to do the following and failed to follow through: you were to apply for a demolition permit within 30 days following the Board's vote or by May 27, 2020; you were to apply for an Environmental Design Review Special Permit following expiration of the demolition delay period or earlier contingent upon Arlington Historical Commission rulings per Town Bylaw Article 6 Historically or Architecturally Significant Buildings. If you had not filed for a demolition permit, you were to apply for an Environmental Design Review Special Permit with a renovation plan for the existing building within 60 days or by June 27, 2020. Please be advised that the Arlington Redevelopment Board reserves the right to revoke this Special Permit and staff may advise the Board of this option accordingly. As the owner, you have demonstrated willful and reckless negligence since this Special Permit was granted in 2009.

Finally, Inspectional Services advises this Department that commencing work prior to obtaining a permit constitutes a violation of the State Building Code, 780 CMR Sections 105.1 and 109.4, each of which are punishable by \$1,000 (or one year imprisonment) per violation, with each day constituting a separate violation. Inspectional Services will separately contact you and/or your contractor regarding penalties for commencing work without a permit.

Unless and until all of the above fines are paid and the violations are corrected to the satisfaction of the Arlington Historical Commission, the Town of Arlington intends to the full extent permitted by law to place a municipal lien on your property.

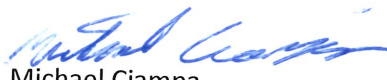
Please contact this office with questions regarding this notice at [781-316-3090](tel:781-316-3090).

Sincerely,



Jennifer Raitt

Director of Planning and Community Development



Michael Ciampa

Interim Director of Inspectional Services

cc: Robert J. Annese, Esquire

Rachel Zsembery, AIA, Chair, Arlington Redevelopment Board

JoAnn Robinson, Chair, Arlington Historical Commission

Douglas Heim, Town Counsel

Christine Bongiorno, Director of Health and Human Services

Chief Juliann Flaherty, Police Department

Chief Kevin Kelley, Fire Department

**ROBERT J. ANNESE**  
ATTORNEY AT LAW

September 23, 2020

*Via e-mail: robinsarcn.com*

JoAnn Robinson, Chair  
Historical Commission  
Whittemore Robbins House  
670R Massachusetts Ave  
Arlington, Ma 02476

RE: Noyes Realty LLLP  
(Atwood House) 821 Massachusetts Avenue, Arlington, Massachusetts

Dear Ms. Robinson:

My client is going to develop the real estate located at 821 Massachusetts Avenue, Arlington, i.e. the "Atwood House" and is filing a demolition application in connection with its building plans.

The building plans have not yet been finalized and will be the subject of further hearings before the Arlington Redevelopment Board.

I am sending a preliminary draft of the development plans in connection with the development of the property which will likely change as any hearings progress before the Arlington Redevelopment Board.

I am sending this material along to the Historical Commission at this time and would request that the Commission schedule if necessary a hearing regarding this matter with respect to my client's demolition application and plans.

Very truly yours,

  
Robert J. Annese

RJA:lm

Enclosures

cc: Mr. Geoffrey P. Noyes  
Noyes Realty, LLLP





**ARLINGTON REDEVELOPMENT BOARD**

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

May 4, 2020

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348

Dear Mr. Noyes,

I am writing to follow-up from the April 27, 2020 Redevelopment Board meeting regarding the property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requested follow-up on actions with regard to future redevelopment of the "Atwood House" as referenced in Special Condition #5 in the original Special Permit.

I am writing to inform you that on Monday, April 27, 2020, the Arlington Redevelopment Board voted unanimously (5-0) to close the hearing. In their vote, closing this hearing was conditioned on the following actions:

- The property owner shall apply for a demolition permit within 30 days following this vote or by May 27, 2020.
- The property owner shall apply for an Environmental Design Review Special Permit following expiration of the demolition delay period or earlier contingent upon Arlington Historical Commission rulings per Town Bylaw Article 6 Historically or Architecturally Significant Buildings.
- If the property owner does not file a demolition permit, the owner shall apply for an Environmental Design Review Special Permit with a renovation plan for the existing building within 60 days or by June 27, 2020.

Should you have any questions about this vote, please contact me at 781-316-3092.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Raitt".

Jennifer Raitt  
Secretary Ex-Officio

cc: Andrew Bunnell, Chair  
Robert J. Annese, Esquire



**ARLINGTON REDEVELOPMENT BOARD**

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

November 18, 2019

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348

Dear Mr. Noyes,

I am writing to follow-up from the October 7, 2019 Redevelopment Board meeting regarding the property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board requests follow-up on actions with regard to future redevelopment of the "Atwood House" which was discussed with the Board on October 7<sup>th</sup> and is referenced in about Special Condition #5 in the original Special Permit.

The Board requests your attendance at their public hearing on December 16<sup>th</sup> at 8:30 p.m. in the Town Hall Auditorium at 730 Massachusetts Avenue. The Board requests your attendance at this meeting in order to provide a property update regarding this special condition and your ability to meet the permit requirement.

Please contact me at your earliest convenience should you wish to discuss these matters. Otherwise, your presence is expected at the hearing date, time, and location noted above.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Raitt".

Jennifer Raitt  
Secretary Ex-Officio

cc: Andrew Bunnell, Chair  
Robert J. Annese, Esquire



DEC 18 2019

COMMONWEALTH OF MASSACHUSETTS.  
MIDDLESEX S.S. \_\_\_\_\_  
SOUTH DIST. REGISTRY OF DEEDS  
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING  
IS A TRUE COPY OF A PAPER  
RECORDED IN BOOK 73849

PAGE 534

*Marie P. Chittaro*  
REGISTER



## ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

December 10, 2019

CVS  
c/o Gary McCoy, Poyant Signs  
125 Samuel Barnet Boulevard  
New Bedford, MA 02745

Re: 833 Massachusetts Avenue, Docket No. 3348

Dear Mr. McCoy,

Enclosed please find a copy of special permit, Docket No. 3348, for the property located at 833 Massachusetts Avenue, Arlington, MA 02476. The Decision was filed with the Town Clerk on November 18, 2019 and then certified on December 8, 2019 after the expiration of the appeal period.

Please pay close attention to the general and special conditions. Some of them, such as recording the Decision at the Registry of Deeds, must be done before you can apply for a building permit. It is our practice to forward the special permit to the Building Inspector after such conditions have been fulfilled and we have been provided evidence of same.

Should you have any questions, please contact me at your earliest convenience.

Yours truly,

Jennifer Raitt  
Secretary ex-officio

Encl: Special Permit

Cc: Michael Byrne, Building Inspector



I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

Date of Issue 12-9-2019 ASST. Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

2019 NOV 18 AM 9:34

RECEIVED

## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3348

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: CVS  
One CVS Drive, Woonsocket, RI 02895  
Property Address: 833 Massachusetts Avenue, Arlington, Massachusetts 02476

Date of Hearings: August 12, 2019, November 4, 2019  
Date of Decision: November 4, 2019

20 Day Appeal Period Ends: December 8, 2019

Members  
Approved

Opposed

Eugene B. Benson  
David M. Woot  
[Signature]  
[Signature]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jessie G. Weber  
ASST. Town Clerk's Certification

12-9-2019  
Date

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on and that 20 days have elapsed after the Decision and no Appeal has been filed ATTEST:

Date of Issue 12-9-2019



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02178

2019 NOV 18 AM 9:33

RECEIVED

Town Clerk  
**Town of Arlington, Massachusetts**

Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

## DECISION OF THE BOARD

**Environmental Design Review Docket #3348**

**833 Massachusetts Avenue, Arlington, MA 02476**

**CVS**

**November 4, 2019**

This Decision applies to the re-opening of Special Permit Docket 3348 by CVS to install new signage consistent with CVS rebranding. The CVS store is located at 833 Massachusetts Avenue within a B4 Vehicular Oriented Business District. The re-opening of the Special Permit is to allow the Board to review and approve the signage, under Section 3.4, Environmental Design Review, and section 6.2, Signs. A public hearing was held on August 12, 2019, and continued to November 4, 2019, when this decision was rendered.

Materials submitted for consideration of this application:

Application for Environmental Design Review Special Permit application dated June 27, 2019.

**The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:**

1. The retail pharmacy is allowed in the B-4 Vehicular Oriented Business District.
2. The retail pharmacy has operated in this location for many years.
3. There are no exterior alterations other than signage.
4. The retail pharmacy will not overload any public utilities: public water, drainage or sewer system or any other municipal system.
5. No special regulations are applicable to the use.
6. The use does not impair the integrity or character of the neighborhood. Although additional directional signs will be installed to assist in circulation on the site, the large wall signs will be smaller than the existing signage on the building.
7. The use will not be in excess or detrimental to the character of the neighborhood.



The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

**A. EDR-1 Preservation of Landscape**

There are no changes to the site that would impact existing natural features.

**B. EDR-2 Relation of the Building to the Environment**

There are no changes to the exterior of the building other than the installation of new signage to replace the existing signage.

**C. EDR-3 Open Space**

The 2009 Decision indicated that landscaping would be installed between the front of the building and the Massachusetts Avenue sidewalk. This area is entirely sidewalk and three benches are present. The tenant and the property owner will work with the Department of Planning and Community Development to come to a reasonable solution that reflects the previous Decision. There are no other changes to open space as a result of the signage rebranding.

**D. EDR-4 Circulation**

The existing circulation does not change; however, the addition of a Do Not Enter sign will help ensure that internal circulation occurs as it is intended.

**E. EDR-5 Surface Water Drainage**

The signage rebranding will not affect surface water run-off.

**F. EDR-6 Utilities Service**

There are no changes to the utility service as a result of the signage rebranding.

**G. EDR-7 Advertising Features**

The existing CVS signage includes a slash, and reads as CVS/pharmacy. The rebranding eliminates the slash, but includes a heart shape in front of the words CVS pharmacy. The rebranding retains the typical red color associated with CVS.

The new signage includes removing the large signage above the main entrance of the building and other plaques, and replacing it with updated signage. A Do Not Enter sign will be installed. All other directional signage will be retained.

The signage on the Massachusetts Avenue frontage is currently 75.18 square feet and will be replaced with signage that measures approximately 33.08 square feet. The reason for the reduction is the size of the letters. The existing letters are approximately 36 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

The main signage facing the parking lot is currently 33.41 square feet and will be replaced with signage that measures approximately 33.08 square feet. The existing letters are

approximately 24 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

Three plaques on the property will be updated. A plaque at the main entrance will be replaced. This plaque conveys information regarding the opening hours, the store manager, and the pharmacy manager. The plaque will remain but the CVS/pharmacy will be replaced with the heart branding. The receiving entrance plaque will be replaced with a 3 square foot plaque. A directional sign will be replaced at the drive-thru pharmacy that indicates both lanes offer full service. It is approximately 4.17 square feet.

A Do Not Enter sign will be installed at the end of the main drive aisle in the parking lot. At the rear of the site, the circulation is one way in order to access the drive-thru pharmacy. The Do Not Enter sign will reinforce the circulation pattern. The sign will be installed about 3 feet above grade and is approximately 2.25 square feet.

An additional directional sign that was not accounted for previously was also acknowledged during the public hearing. The directional signage provides a visual cue on the best way to access the drive through pharmacy.

All other directional signage remains as is on the property.

The reduction in the size of the main signage, the lighting upgrade, and the addition of the Do Not Enter sign are improvements to the property.

**H. EDR-8 Special Features**

There are no changes to the building or the site that would cause any adverse impacts on light, air and water resources, or on noise and temperature levels.

**I. EDR-9 Safety**

There are no changes to the building or the site that would cause any safety or accessibility concerns.

**J. EDR-10 Heritage**

The CVS building is not located on any local or State historic property listing. The adjacent Atwood House is identified as a significant building per Title VI, Article 6 of the Town Bylaw. The signage rebranding does not impact the Atwood House and the 2009 Decision retains jurisdiction over future plans for the structure as does the Historical Commission. The Redevelopment Board requests that the property owner attend the December 16, 2019 meeting to discuss the future of the Atwood House.

**K. EDR-11 Microclimate**

The signage rebranding will not impact the microclimate.



**L. EDR-12 Sustainable Building and Site Design**

The signage rebranding will support sustainable building and site design through the usage of LED fixtures to illuminate the signage.

**The project must adhere to the following general conditions:**

1. The final plans and specifications for signage shall be subject to final approval by the Department of Planning and Community Development (DPCD).
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The conditions of the 2009 Special Permit decision are still in force. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

**The project must adhere to the following special conditions:**

1. The Applicant and the property owner will work with the Department of Planning and Community Development to come to a reasonable solution that reflects the requirement of the 2009 Decision to install landscaping between the front of the building and the Massachusetts Avenue sidewalk.
2. The Applicant and property owner appear at the December 16, 2019, Redevelopment Board hearing to discuss the ongoing compliance with the 2009 Decision, with special attention to the Atwood House.



Corporate Office  
125 Samuel Barnett Boulevard  
New Bedford, MA 02745

Northern New England  
3 Bud Way #19  
Nashua, NH 03063

September 5, 2019

Attn: Erin Zwirko  
Town of Arlington

Re: CVS Pharmacy 833 Mass Ave: Continuance Request

Dean Erin Zwirko / Town of Arlington,

Please use this letter as formal request for a continuance to October 7<sup>th</sup>, 2019 for the  
Special Permit for CVS Pharmacy, 833 Mass Ave. Arlington MA.

Sincerely,

Gary McCoy  
Account Executive  
Poyant Signs  
508-328-1457





**Town of Arlington, Massachusetts**  
Department of Planning & Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

**Subject:** Environmental Design Review, 833 Massachusetts Ave, Arlington, MA  
Docket #3348

**Date:** August 6, 2019

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**I. Docket Summary**

This is an application by Gary McCoy, Poyant Signs, for CVS, at 833 Massachusetts Avenue, to re-open Special Permit Docket #3348. This is in accordance with the provisions of M.G.L. Chapter 40A Section 11, and the Town of Arlington Zoning Bylaw Section 3.4 Environmental Design Review. The applicant proposes to install new signage consistent with CVS rebranding. The re-opening of the Special Permit is to allow the Board to review and approve the signage, under Section 6.2, Signs.

Materials submitted for consideration of this application:

1. Environmental Design Review Special Permit Application dated June 27, 2019.

**II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)**

**1. Section 3.3.3.A.**

**The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.**

The retail pharmacy is allowed in the B-4 Vehicular Oriented Business District. The Board can find that this condition is met.

**2. Section 3.3.3.B.**

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

The retail pharmacy has operated in this location for many years. The Board can find that this condition is met.

**3. Section 3.3.3.C.**

**The requested use will not create undue traffic congestion or unduly impair pedestrian safety.**

There are no exterior alterations other than signage. The Board can find that this condition is met.

**4. Section 3.3.3.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.**

This retail pharmacy has operated in this location for many years without overloading any public utilities. The Board can find that this condition is met.

**5. Section 3.3.3.E.**

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

All such regulations are fulfilled.

**6. Section 3.3.3.F.**

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

The use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

**7. Section 3.3.3.G.**

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

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

A. EDR-1 Preservation of Landscape

**The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.**

There are no changes to the landscape as there are no proposed exterior alterations. The Board can find that this condition is met.

B. EDR-2 Relation of the Building to the Environment

**Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.**

There are no changes to the exterior of the building other than the installation of new signage replacing the existing signage. The Board can find that this condition is met.

C. EDR-3 Open Space

**All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.**

There are no changes to open space. The Board can find that this condition is met.

D. EDR-4 Circulation

**With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**

The existing circulation does not change; however, the addition of a Do Not Enter sign will help ensure that circulation occurs as it is intended. The Board can find that this condition is met.



**E. EDR-5 Surface Water Drainage**

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

There will be no changes to the exterior of the building or surface water run-off as a result of this proposal. The Board can find that this condition is met.

**F. EDR-6 Utilities Service**

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

There will be no changes to the utility service as a result of this proposal. The Board can find that this condition is met.

**G. EDR-7 Advertising Features**

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The existing CVS signage includes a slash, and appears as CVS/pharmacy. The proposed rebranding eliminates the slash and includes a heart in front of the words CVS pharmacy. The heart rebranding retains the typical red color associated with CVS.

The scope of work for the new signage includes removing the large signage above the main entrance of the building and other plaques, and replacing it with updated signage. A new Do Not Enter sign will be installed. All other directional signage will be retained.

The signage on the Massachusetts Avenue frontage is currently 75.18 square feet and will be replaced with signage that measures approximately 33.08 square feet. The reason for the reduction is the size of the letters. The existing letters are approximately 36 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

The main signage facing the parking lot is currently 33.41 square feet and will be replaced with signage that measures approximately 33.08 square feet. The existing letters are approximately 24 inches and the proposed letters are 22.5 inches. Additionally, the new signage will include channel LED illumination.

Three plaques on the property will be updated. A plaque at the main entrance will be replaced. This plaque conveys information regarding the opening hours, the store manager, and the pharmacy manager. The plaque will remain but the CVS/pharmacy will be replaced with the heart branding. The receiving entrance plaque will be replaced with a 3 square foot plaque. A directional sign will be replaced at the drive-thru pharmacy that indicates both lanes offer full service. It is approximately 4.17 square feet.

A new Do Not Enter sign will be installed at the end of the main drive aisle in the parking lot. At the rear of the site, the circulation is one way in order to access the drive-thru pharmacy. The Do Not Enter sign will reinforce the circulation pattern. The sign will be installed about 3 feet above grade and is approximately 2.25 square feet. All other directional signage remains as is on the property.

The reduction in the size of the main signage, the lighting upgrade, and the addition of the Do Not Enter sign are improvements to the property. The Board can find that this condition is met.

#### **H. EDR-8 Special Features**

**Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**

No changes are proposed. The Board can find that this condition is met.

**I. EDR-9 Safety**

**With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

No changes are proposed. The Board can find that this condition is met.

**J. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The CVS building is not located on any local or State historic property listing. However, the adjacent Atwood House is identified as a significant building per Title VI, Article 6 of the Town Bylaw. The signage rebranding does not impact the Atwood House and the Special Permit Decision retains jurisdiction over future plans for the structure as does the Historical Commission. The Board can find that this condition is met.

**K. EDR-11 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.**

No changes are proposed. The Board can find that this condition is met.

**L. EDR-12 Sustainable Building and Site Design**

**Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

No changes are proposed. The Board can find that this condition is met.

**IV. Conditions**

1. The final plans and specifications for signage shall be subject to final approval by the Department of Planning and Community Development (DPCD).



2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The conditions of the original Special Permit decision are still in force. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.



**ARLINGTON REDEVELOPMENT BOARD**

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

August 15, 2019

Geoffrey Noyes  
208 Beacon Street  
Marblehead, MA 01945

Re: Environmental Design Review Special Permit 3348 - CVS

Dear Mr. Noyes,

I am writing regarding the condition of property you own located at 833 Massachusetts Avenue in Arlington, MA. This property has a Special Permit 3348 recorded at the Middlesex South Registry of Deeds Book 131350 and Page 69 on August 18, 2009. Pursuant to this Decision, as the property owner you are required to abide by all permit conditions. The Arlington Redevelopment Board is specifically concerned about Special Condition #5 with regard to your responsibility to maintain the "Atwood House". This condition requires you to make reasonable and diligent efforts to prevent any damage from the elements or otherwise, until the property is redeveloped. Currently, the property is partially boarded and partially exposed to the elements. The partial exposure is not compliant with the Decision.

Your tenant CVS Health recently requested an amendment to Special Permit 3348 in order to increase the number of signs on the property. At the opening of the public hearing on August 12<sup>th</sup>, the Board quickly indicated that they were concerned about broader property issues referenced above and subsequently continued the hearing to September 9<sup>th</sup> at 7:30 p.m. in the Town Hall, 730 Massachusetts Avenue, second floor conference room. The Board requests your attendance at this meeting in order to provide a property update regarding the conditions and your ability to meet permit requirements.

Please contact me at your earliest convenience should you wish to discuss these matters. Otherwise, your presence is expected at the hearing date and time noted above.

Sincerely,

  
Jennifer Raitt  
Secretary Ex-Officio

cc: Andrew Bunnell, Chair  
Robert J. Annese, Esquire



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## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3348

REQUEST FOR SPECIAL PERMIT  
Subject to  
ENVIRONMENTAL DESIGN REVIEW

Applicant CVS

Date of Hearings October 20, 2008, November 17, 2008,  
December 22, 2008, February 23, 2009,  
March 9, 2009, March 30, 2009,  
April 6, 2009, April 13, 2009

Date of Decision April 13, 2009

Date of Filing April 28, 2009

### Members

Approved

Andrew P. Neri chair  
[Signature]  
Edward Tsai  
[Signature]  
[Signature]

Opposed

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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## TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### OPINION OF THE BOARD

This application by G. B. New England 2, LLC seeks a special permit to construct a CVS drugstore at the subject address. The property has been the site for an automobile dealer and a small office building (formerly a residence) for many years. The applicant originally proposed to construct a 12,900-square-foot retail store on a part of the site that did not include the former residence at 821 Mass. Ave., known as the Atwood House. Prior to the public hearing, the applicant notified the Town that it wished to modify its proposal. It had arranged to include the property on which the Atwood house is located. It now proposed to demolish both buildings, construct the same CVS drug store, and construct an automated bank teller machine in a freestanding, 70-square-foot building. The applicant requested more time to modify its application. Accordingly, the hearing scheduled for October 20, 2008 was opened and immediately continued to November 17, 2008 with no discussion of the project. The hearing was advertised in the Arlington Advocate on October 2 and October 9, 2008.

When it was questioned if the drive-thru pharmacy could be permitted, the Inspector of Buildings determined that the proposed drive-thru for the pharmacy could be permitted as use number 8.17, which requires a special permit. The public hearing for that special permit use was advertised in the Arlington Advocate on December 4 and December 11, 2008, and scheduled for December 22, 2008 which coincided with the continuation date (from November 17, 2008) for the original permit application. Subsequently, hearings have been held for all proposed uses on January 26, 2009, February 23, 2009, March 9, 2009, Mar 30, 2009, April 6, 2009, and April 13, 2009.

The proposal has changed in response to the discussion at these hearings. The Atwood House will not be demolished, but will remain. There has been a great deal of discussion about using the house as a multi-family residence. However, at this time, there is no specific proposal for the use of the Atwood House. The applicant has indicated that it wishes to complete the permitting of the CVS drugstore, and will return to modify the special permit when the use of the Atwood House is determined. The proposed site plan includes the Atwood House, parking spaces that are dedicated to it, and space for an addition to the rear of the structure.

#### FINDINGS OF FACT

**Section 10.11a-1 The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.**

The applicant seeks a special permit to operate a retail store having more than 3,000 square feet of gross floor area. The use, number 6.16 in the Table of Use Regulations (Section 5.04 of the Zoning Bylaw), is a special permit use in the B4 zoning district. The fact that the proposed development also requires a building permit and is located on Massachusetts Avenue means that the special permit is subject to environmental design review (Section 11.06 of the Zoning Bylaw). The applicant also seeks special permits for signs under Section 7.09, and for parking and loading space standards under Section 8.12 of the Zoning Bylaw. The proposal includes two drive-thru pharmacy

windows, which the Inspector of Buildings has said can be permitted special permit under accessory use number 8.17. The Board finds that the proposal meets this standard.

**Section 10.11a-2      The requested use is essential or desirable to the public convenience or welfare.**

The town is now served by four large drugstores (two of which are CVS, one of which does not have a pharmacy) and two additional pharmacies. The proposed use of the site will establish the fifth large drugstore in Arlington (and the third CVS store) and the sixth pharmacy. The proposed store will be the only pharmacy with a drive-thru. Public input at the public hearing has been mixed, but some clearly want a convenient, large drugstore with a drive-thru pharmacy. The Board finds that the proposed use is desirable to the public convenience or welfare.

**Section 10.11a-3      The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.**

The applicant submitted a traffic impact report, and then modified it several times to include the impact of the project on pedestrians, the impacts when the abutting high school is in session, the re-positioning of the retail store, and the preservation of the Atwood House. At each step of the way, the Board's traffic consultant has reviewed the reports. The Town's Transportation Advisory Committee has also reviewed the traffic impact studies and made recommendations to the Board.

The following is the sequence of documents regarding traffic impacts:

1. Traffic Impact Study by GEOD (for CVS), August 18, 2008
2. Traffic Impact Study by GEOD (for CVS), November 17, 2008 – This study reflected an altered site plan because CVS had arranged to control more of the property and proposed to demolish the Atwood House and add more parking and an ATM on the site.
3. Memo from BSC Group (ARB's consultant), December 4, 2008 – This memo asked for clarification of parts of the proposal and asked for some technical corrections.
4. Revised Traffic Impact Study by GEOD (for CVS), January 19, 2009 – This study responded to comments from BSC and those made at the December 22 hearing. It also reflected a second change to the site plan: the Atwood house is to remain and put to a new use (as yet undetermined). It also recommended a new crosswalk near Carey Drive and improvements that could be made to the Jason and Mill Streets intersection.
5. Comments by Jeff Maxtutis (TAC), January 19, 2009 – The comments asked for minor changes in the impact analysis.
6. Memo from BSC Group (ARB's consultant), January 22, 2009 – The memo expressed general agreement with the responses in the January 19 report and suggested some refinements.
7. Memo from GEOD regarding pedestrian movements, February 4, 2009 – This report provided more detail about pedestrian movements and studied alternative crosswalk locations.
8. Comments by Jeff Maxtutis (TAC), February 6, 2009 – These comments evaluated the proposed improvements to the Jason and Mill Streets intersection and the proposed crosswalk. It also expressed concern about the site entrance and exit being close to Carey Drive.
9. Memo from GEOD summarizing comments, February 20, 2009 – This memo summarized the recent months' studies, comments, and responses.
10. Memo from TAC, February 26, 2009 – This memo indicated general satisfaction with the impact studies and the changes made to the project. It listed items it still thought were

unresolved: 1) the proximity of the access to Carey Drive, 2) the need for bump-outs at Bartlett Street, 3) the need for bump-outs at the new crosswalk near Carey Drive, and 4) a commitment to make improvements to the Jason and Mill Streets intersection.

11. Email from Chris Emelius (GEOD), March 4, 2009 – Clarified distance from Carey Drive to proposed site entrance.
12. Local CVS traffic counts by Ed Starr (TAC), March 5, 2009 – Counts of pedestrians and vehicles were made at Walgreens in East Arlington for comparison purposes.
13. Memo from BSC Group. March 5, 2009 – This memo concurred with the new crosswalk location and recommended bump-outs. It also made a number of recommendations regarding circulation on the site (parking, drive-thru, delivery).
14. Local traffic counts (various) from Ed Starr (TAC), March 9, 2009 – Additional local counts for comparison purposes.
15. Hours of operation, local drug stores, by E. Carr-Jones (TAC), March 10, 2009 – Hours of operation of local drug stores for comparison purposes.
16. Report on meeting with TAC by Bruce Fitzsimmons (ARB), March 12, 2009 – TAC was pleased with bump-outs, thought \$5,000 offer to mitigate Jason and Mill Streets intersection was too low, offered compromise on site entrance location, and expressed concern over the trip generation numbers.
17. Memo from BSC Group. March 20, 2009 – This essentially endorsed the TAC comments of March 12.
18. Memo from TAC, March 23, 2009 – Reiteration of concerns and proposal of \$50,000 mitigation fund for unforeseen traffic impacts.
19. Memo from GEOD, March 26, 2009 – This is a discussion of TAC and BSC concerns, and acceptance of the crosswalk bump-outs, and of the site entrance drive 113 feet from Carey Drive.
20. Memo from TAC, March 30, 2009 – This is a defense of TAC's March 23rd memo.
21. Email from Sam Offei-Addo (BSC Group), April 2, 2009 – This listed recommended improvements to signage and traffic lines on the site and at one of the bump-outs.
22. Questions on the Permitting Process for the Proposed CVS Pharmacy at 837 Massachusetts Avenue, Arlington Citizens for Responsible Development, April 6, 2009 by David Wright – This paper expressed concern about the intersection at Jason and Mill Streets, traffic congestion at the high school, the validity of pedestrian counts, traffic generation figures, and traffic impacts on neighboring streets.
23. Traffic and Safety issues Relating to the CVS Special Permit Application, Arlington Citizens for Responsible Development, April 6, 2009 by Dorothy Nash Webber – This paper made comparison of the proposal to the Osco proposal, which was denied some ten years earlier, and reiterated the concerns made in David Wright's paper, above.

The Board considered the traffic safety issues very carefully and asked its traffic consultant and TAC to do likewise. The trip generation numbers were discussed in great detail, with general agreement on the PM numbers and the feeling that the AM numbers may be low. The effects of the traffic on intersection performance were assessed using the PM numbers which corresponded to the TAC's AM counts. The Board therefore felt it had adequate indication of the impacts. Because of the potential impacts at the site entrance, the Board felt compelled to create the ability through an escrow fund to mitigate unexpected vehicle activity near the site. Should mitigation near the site not be deemed necessary, the escrow may be used at the Jason and Mill Streets intersection, which is expected to require mitigation regardless of whether or not the CVS is built.



As a result of the discussions about pedestrian safety and traffic congestion, the applicant has moved the driveway away from Carey Drive to lessen the impact on pedestrians and vehicles entering the high school, and will install a new crosswalk between Carey Drive and the CVS driveway, and will install crosswalk bump-outs on Mass. Ave. at that crosswalk and at Bartlett Avenue. The bump-outs will shorten the crossing distance, and help prevent illegal parking in the crosswalk. The applicant has agreed to contribute funds to help mitigate the impact of increased traffic along Mass. Ave., including at the Jason Street and Mill Street intersection. Based on the data and reports submitted by the applicant's consultant, as revised, and the materials and comments submitted by the Board's consultant and TAC, the mitigation measures agreed to by the applicant as part of this special permit, and the funding of future mitigation measures as required, the Board finds that this standard is met.

**Section 10.11a-4      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 impact of the proposed development on public water and sewer will be minimal, but the Town Engineer has given the applicant instructions for making such connections. The applicant has submitted a very detailed stormwater management plan. The stormwater management plan has been revised to conform to the significant changes that have been made in the site plan, but the system remains essentially the same, with most of the stormwater filtered through a large rain garden at the rear of the site. The Board finds that the proposal meets this standard.

**Section 10.11a-5      Any special regulations for the use, set forth in Article 11 are fulfilled.**  
The environmental design review standards of Section 11.06 are evaluated below.

**EDR-1 Preservation of Landscape: The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.**

The current site is covered almost entirely by building or paving. There is some lawn area in front and to the right of the Atwood House, and minimal other landscaping. With the Atwood House remaining on the site, it is possible to preserve a 22-inch-diameter pine tree in its front yard. The northern side of the lot slopes steeply down, and is covered with scrub growth, including trees. The proposed development will retain most of the treed area to the north, and introduce significantly more landscaping on the remaining three sides, as well as some landscaped areas within the parking lot. Besides that mentioned above, there is no existing landscaping to be preserved; the site is either paved or covered by building. The proposed plan will replace some of the impermeable surface with landscape, and the total landscaped area exceeds the amount required by the Zoning Bylaw. The Board finds that the proposal meets this standard.

**EDR-2 Relation of the Building to the Environment: Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.**

The current proposal is much improved from the original application. The proposed store building has been moved up to the front of the lot, consistent with business uses along Mass. Ave. The Atwood House is to remain. It is important that the current design retains the Atwood House in its

current location on the site, and accommodates the possible future expansion at the rear of the structure. The Atwood House, and the current design of the CVS building itself, present an appropriate streetscape for Mass. Ave. in this area. The Board finds that the proposal meets this standard.

**EDR-3 Open Space:** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The open space provided on the site is appropriately and attractively landscaped, and exceeds the amount of landscaped space required by the Zoning Bylaw. The changes to the parking lot configuration result in the proposal meeting the required open space within the parking lot. In addition, the applicant has agreed to provide landscaping between the setback at the front of the new building and the sidewalk. The spaces will be attractively planted and placed to provide a pleasant view or screening as needed. The Board finds that the proposal meets this standard.

**EDR-4 Circulation:** With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures, and the neighboring properties.

The traffic circulation on the site is designed to accommodate large delivery trucks and the pharmacy drive-thru, and to provide parking for customers. The evolution of the site plan is such that the current proposal meets the standard. Some minor changes to the directional signage have been suggested. There is bike parking provided near the store entrance, and extensive changes involving a crosswalk; and curb bump-outs are proposed near the vehicle entrance to the site, helping to protect pedestrian traffic.

**EDR-5 Surface Water Drainage:** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 10.11.b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities, such as catch basins, leaching catch basins,

detention basins, swales, etc., within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

**The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.** The applicant has submitted a very detailed stormwater management plan, which was revised to match the current plan. It has been reviewed by the Town Engineer, and the applicant has responded to the comments. The storm drain system discharges storm flow in the same location as the flow is directed today. The permeable surface on the site has been reduced, and the system includes an underground detention and infiltration chamber and a rain garden to reduce, clean, and slow the flow of storm water. The Board finds that the proposal meets this standard.

**EDR-6 Utilities Service: Electric, telephone, cable, TV, and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**

The plans indicate adequate underground utility connections; they also show the location of an electric transformer in a landscaped island in the parking lot. The Town Engineer made some modifications to the plans relative to the hook-ups in Mass. Ave. The applicant has moved the transformer location to a less visible location. The Board finds that the proposal meets this standard.

**EDR-7 Advertising Features: The size, location, design, color, texture, lighting, and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**

The main signage on the building consists of two wall signs, one facing Mass. Ave., and one facing the parking lot on the west side of the building. The two signs meet the bylaw standards. Several signs are located within the parking lot area to direct traffic. These signs exceed the one-square-foot area that is allowed. The directional signs are helpful and important in helping vehicles navigate a fairly complicated parking lot. The signs are slightly larger than three square feet each, and the Board has determined that the larger size is in the public interest, and is allowed by special permit. Other directional signs are posted on, and identify, the pharmacy drive-thru. These also are larger than one square foot, and the Board has determined that they are allowed by special permit.

**EDR-8 Special Features: Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings, or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**

The proposal includes two dumpsters at the rear of the parking lot, which are visible from the street. The sides of the dumpster are screened by plantings, and the front is stockade fence. Planting has been sited to the rear of the Atwood House to effectively screen the dumpster area from the street and from the Atwood House. There is a large electrical transformer in a landscaped island in the parking lot. It was moved to a less visible location, and is appropriately screened with vegetation. The proposal locates rooftop HVAC and refrigeration units behind the screen of the slanted roof surfaces; this equipment will not be visible from the ground. The Board finds that the proposal meets this standard.



**EDR-9 Safety:** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The plan appears to be generally safe, with all accessible spaces open to the public view. The parking lot is well lighted to serve the parking lot users well. The Board requested reduced lighting on the Atwood House side of the proposed building; the plan calls for some light in this area for safety. The source of lighting on the site will not be visible from off the site. The Board finds that the proposal meets this standard.

**EDR-10 Heritage:** With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical, whether these exist on the site or on adjacent properties.

The site has no historical structure, and the site has no historical significance. Before it became an auto dealership, there were three or four houses on the site, including the Atwood House, which remains today. The Atwood House is listed as a significant building under Arlington Town Bylaws, as is the Baptist Church next door. The applicant has stated that the Atwood House will be retained on the site, and the proposed plan reflects that. Any addition or modification of the Atwood House would have to respect Town bylaws regarding significant structures. Any modification of the Atwood House will require an amendment of this special permit. The Board finds that the proposal meets this standard.

**EDR-11 Microclimate:** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impacts on light, air, and water resources, or on noise and temperature levels of the immediate environment.

The proposal will reduce the amount of impermeable area on the site. The HVAC and refrigeration equipment are located on the roof of the CVS building in a well, behind slanted roofs on all four sides. The site is large relative to the amount of equipment, and the heat, light, vapor, or fumes will not be detectable. The Board finds that the proposal meets this standard.

**EDR-12 Sustainable Building and Site Design:** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The applicant has submitted the LEED checklist, and the narrative required by this standard. The plan shows the methods to control soil erosion and sedimentation of storm sewers. The plan increases the amount of permeable surface, and exceeds the Town's open space requirement. The planned lighting is designed to prevent up lighting, and to minimize light trespassing onto abutting properties. Low-flow toilet fixtures will be used, and the performance of the proposed energy systems in the building has been optimized.

The project site has certain characteristics that help make it sustainable. The project uses an already-built site with existing infrastructure, and is accessible to public transportation. The developer has provided a landscaped rain garden and bio-retention area at the rear of the site to help reduce water runoff. The applicant considered permeable paving for portions of the parking lot, but it was determined that the potential pollutant load created by a commercial parking lot made such paving environmentally unfriendly. The Board finds that the proposal meets this standard.

**Section 10.11a-6      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 retail drugstore use located right next to the high school is convenient for students; school officials have endorsed the use. The site is zoned for commercial use, and has been used in that manner for many decades. The retention of the Atwood House and the siting of the CVS building near the sidewalk have improved the presence the development makes on the avenue. The store obviously provides a convenience to consumers, and is more of a community use than the auto dealership that existed there for decades. The Board finds that the proposal meets this standard.

**Section 10.11a-7      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.**

As pointed out above, there are several pharmacies and drug stores in Arlington, but few near the site of the proposed CVS. The nearest is a small pharmacy located in a Stop & Shop supermarket 2/10 of a mile away. The nearest comparable store (a Walgreens east of Arlington Center) is almost 9/10 of a mile away; a Walgreens in Arlington Heights is 1.5 miles away; and the CVS in East Arlington is 1.6 miles away. In addition, the proposed development improves upon the character of the neighborhood by replacing a closed auto dealership. The building design has been changed to be much more in keeping with the appearance of the neighborhood. The site is appropriate for retail use. The Board finds that the proposal meets this standard.

## **DECISION**

The Board finds that the proposal is an appropriate re-use of the property, and grants the following special permits, subject to the following general and special conditions:

- Uses 6.16 and 8.17 from the Table of Use Regulations (Sect. 5.04 of the Zoning Bylaw);
- special permit for signs (Sect. 7.09 of the Zoning Bylaw); and,
- special permit for parking (Sect. 8.12 of the Zoning Bylaw).

### **General Conditions**

1. The final plans and specifications for the site; including all buildings, signs, exterior lighting, and landscaping, shall be subject to the approval of the Arlington Redevelopment Board. The Board shall maintain its jurisdiction over plans and specifications by approving them at 50% and 100% of completion.

At the time of submission of the 50% drawings, the applicant shall submit for approval samples of exterior materials proposed for the building, and the specifics of the location, type, and noise levels of all HVAC and refrigeration machinery.

Final plans and specifications shall include complete information concerning colors, materials, lighting, and other features that comprise the details of the final design. The applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development.

2. The final plans and specifications approved by the Board for this permit shall be the final plans and specifications submitted to the Building Inspector of the Town of Arlington in connection with the application for building permits. There shall be no substantial or material deviation during construction from the approved plans and specifications without the express written approval of the Arlington Redevelopment Board.

3. No building permit shall be issued until the Board has received evidence that the special permit has been recorded at the registry of deeds.

4. The Board maintains continuing jurisdiction over this permit, and may, after a duly advertised public hearing, attach other conditions, including, but not limited to, restricting the store opening hours, or it may modify these conditions as it deems reasonably appropriate to protect the public interest and welfare. Such modifications shall not require the applicant to modify the size or dimensions of the retail building shown on the approved plan, nor restrict the opening hour to any time later than 8:00 AM.

5. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant, and shall be accomplished in accordance with the Town bylaws.

6. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Title V, Article 9, of the Bylaws of the Town of Arlington.

7. Trash shall be picked up only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday.

8. No final or permanent Certificate of Occupancy shall issue on this project until the project is completed in its final form, and approved by the Redevelopment Board as being in compliance with the final plans and specifications, including the landscape plan.

9. The Building Inspector is hereby notified that he is to monitor the site, and should proceed with appropriate enforcement procedures at any time he determines that violations are present. The Inspector of Buildings shall proceed under Section 10.09 of the Zoning Bylaw, pursuant to the provisions of MGL c. 40, s. 21D, and institute non-criminal complaints. If necessary, the Inspector of Buildings may institute appropriate criminal action also, in accordance with Section 10.09.

#### **Special Conditions**

1. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.

2. Upon installation of landscaping materials and other site improvements, the applicant shall remain responsible for such materials and improvement, and shall replace and repair such as necessary, to remain in compliance with the approved site plan.



3. All utility work off site in public rights-of-way of the Town of Arlington shall be undertaken in accordance with the provisions of the Town bylaws.
4. Upon the issuance of the building permit, the applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
5. The Atwood House shall remain at its present location on the site, and reasonable and diligent efforts shall be used to maintain its present condition to prevent any damage from the elements or otherwise, until it is redeveloped. It is acknowledged that ten parking spaces behind the Atwood House are reserved for its use. It is further acknowledged that the plan of the site leaves space behind the Atwood House to accommodate a possible future expansion of the structure, and that no use of that portion of the site will preclude such an expansion. Redevelopment of the house will require the amendment of this special permit, regardless of whether the proposed use of the structure is allowed by right or by special permit (as such are listed in the Arlington Zoning Bylaw). No requests to move or demolish the house by amending this special permit will be made within 24 months of the date of issuance of this permit.
6. The applicant shall install bump-outs and thermo-plastic crosswalks on Mass. Ave. at Carey Drive and at Bartlett Avenue. Bump-outs shall be installed on both sides of Mass. Ave. The design and construction of the bump-outs and crosswalks shall be approved by the Town Engineer, and shall take into account drainage at those locations.
7. Post construction monitoring: The Town will measure traffic volume at the CVS driveway six months, and again twelve months, after the opening of the CVS, and when school is in session, to compare with the analyzed volume data. Driveway traffic volumes will be recorded during the weekday AM (7-9 AM) and PM (4-6 PM) peak periods. Based upon this data, and the safety and performance of the area at least 6 months after opening, the Town will decide what, if any, mitigation is needed on roadways near the site. Possible mitigation may include addition of a left turn lane, or other measures, to improve safety and operations along Mass. Ave. between Carey Drive and the intersection of Jason and Mill Streets, at the Town's discretion. The funding for the mitigation shall be paid from the traffic mitigation escrow account referred to in Condition No. 8 below.
8. CVS will contribute the total sum of \$50,000 to a traffic mitigation escrow account, prior to receipt of an occupancy permit. These funds would first be used for mitigations around the site if it were determined during post-construction monitoring that further mitigation is needed. If it is not needed at the site, it may also be used as a contribution toward improvements at Jason/Mass/Mill Streets. Said escrow account will be closed, and unspent monies returned to CVS, five years after the date of the occupancy permit. All disbursements from the CVS escrow account will be subject to the approval of the ARB.
9. Prior to receiving a building permit, the applicant shall submit to the ARB for its review a plan for reduction of energy use, including use of energy-efficient lighting and appliances, to be incorporated into the plans and specifications.

10. Changes to signage, such as wording, color, or material of construction, but not changes in the number, location, or size of signs, may be deemed by the Planning Director to be consistent with the existing special permit, and such changes may be made by sign permit.

11. In accordance with Standard EDR-5, the applicant is required to post a bond in the amount of \$1,500 as security that the storm drain system will be maintained in good working order. The ARB may use the funds to conduct cleaning and maintenance of the system if the applicant fails to do so. Town personnel, or the Town's agents, may enter upon the property to perform such cleaning and maintenance.

12. This permit is contingent upon the applicant receiving an Order of Conditions from the Arlington Conservation Commission for the project essentially as approved by the Arlington Redevelopment Board.

13. The drive-thru pharmacy shall be open only between the hours of 8:00 AM and 10:00 PM, and only when the main store is open, and only pharmacy and pharmacy-related items (but not general merchandise) may be sold through the drive-thru window. Bicyclists will be allowed to use the drive-thru pharmacy, and "No Idling" signs will be posted for vehicles using the drive-thru. Pedestrian walkup business will not be allowed.

14. Aside from the shutters described in the approved plans, first floor windows shall not be covered or obscured in any way that prevents a clear view into the store, without the prior written permission of the ARB. No film, paper, or other material, including advertisements, may be used to cover any windows.

15. The applicant shall maintain a clean site at all times, and the landscaped area on the north side of the site, extending down the hill to the property below, shall be cleaned at least once in the spring and once in the fall. Litter and fallen branches and such shall be removed, and trees and shrubs shall be pruned as necessary.



## **Town of Arlington, Massachusetts**

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### **Preliminary discussion of zoning amendments**

#### **Summary:**

8:30 p.m. Board will discuss potential zoning amendments with resident, James Fleming, and from Board members. This discussion and future discussions will inform the Warrant Article filing process for Annual Town Meeting





## Town of Arlington, Massachusetts

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### Update on upcoming planning meetings and activities

#### Summary:

9:00 p.m. Staff will review upcoming meetings on Housing Production Plan, Open Space Recreation Plan, and other plans and studies in progress.

#### ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	DPCD_November_Meetings_and_Engagement.pdf	DPCD November Meetings and Engagement



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

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

**MEMORANDUM**

To: Arlington Redevelopment Board  
From: Kelly Lynema, Assistant Director of Planning and Community Development  
cc: Jennifer Raitt, Director of Planning and Community Development  
Date: October 28, 2021  
Re: November Planning and Community Development Meetings

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The Department of Planning and Community Development is managing several ongoing plans and projects for which there are public meetings scheduled in November. Below in chronological order is an outline of these opportunities to engage, learn more, and share your feedback on key planning initiatives.

**Minuteman Bikeway Planning Project Public Meeting (11/3, 7:00 – 8:30 p.m.)**

The Town of Arlington Department of Planning & Community Development is completing a planning study on the Minuteman Bikeway to improve safety, access, and user experience. Your input is critical as we identify issues and opportunities along the Bikeway in Arlington. The Town's consultant, Kittelson & Associates, will present information on existing conditions on the Bikeway and take feedback from the community.

Date: Wednesday, November 3

Time: 7:00 – 8:30 p.m.

Registration link: <https://town-arlington-ma-us.zoom.us/meeting/register/tZMucuigrD8vGt0T-gaLdwKxXHNgLZUaW9vO>

Project information: [Arlington Bicycle Advisory Committee web page](#).

Whether you can or cannot attend this meeting, please take a moment to complete the Minuteman Bikeway User Survey: [surveymonkey.com/r/ArlingtonMinuteman](https://surveymonkey.com/r/ArlingtonMinuteman)

**Housing Plan Public Meeting (11/9, 7:30 – 9:30 p.m.)**

The draft of the Arlington Housing Plan will be shared at the Housing Plan Public Meeting on Tuesday, November 9, 2021. This meeting will begin at 7:30pm with a refresher on what has been discussed at prior meetings and related outreach for the Housing Plan. At 8:00pm, our project consultants, Barrett Planning Group and Horsley Witten will lead a presentation of the draft Housing Plan.

Date: Tuesday, November 9

Time: 7:30 – 8:00 p.m.: Housing Plan background

8:00 – 9:30 p.m.: Presentation of Draft Housing Plan

Registration link: <https://town-arlington-ma-us.zoom.us/meeting/register/tZEsce6prjwiEtVr2zyjjQrwWUyckkwJKOa>

Project information: [Housing Plan Implementation Committee web page](#).

**Stratton Safe Routes to School Infrastructure Project (11/10, 6:00 – 7:30 p.m.)**

DPCD is holding a public meeting to share information and gather feedback about the Safe Routes to School Infrastructure Project for the Stratton Elementary area. In 2019 the Town received a Massachusetts Department of Transportation (MassDOT) Safe Routes to School (SRTS) Infrastructure Project Award to fund new sidewalks, sidewalk repairs, and safe roadway crossings near the Stratton Elementary School. The public meeting will be an opportunity for the community to hear about the project's progress since the award was announced and provide. MassDOT's consultant on the project, Pare Corporation, is seeking guidance on issues around tree impacts; on-street parking impacts; sidewalk accessibility; project scope and length; and location of pedestrian crossings.

Date: Wednesday, November 10

Time: 6:00 – 7:30 p.m.

Registration link: <https://town-arlington-ma-us.zoom.us/meeting/register/tZcscO6gqDljHtfHl4JBlubBNX3qq-Gu5EoS>

Project information: Visit the [DPCD Transportation Planning page](#).

**Community Development Open House (11/10, 7:00 – 8:00 p.m.)**

Community organizations, agencies, and their advocates are invited to attend the Department of Planning and Community Development's virtual Community Development Grants Open House on November 10. Attendees will learn about the CDBG program and its legacy in Arlington, share input on the program's future priorities, and learn how to apply for funding for eligible projects. Organizations and agencies interested in learning more about the application or with questions pertaining to project eligibility are encouraged to participate in Part 2. We also welcome participation from grassroots advocates who are curious about how to encourage organizations they engage with to apply for funding.

Date: Wednesday, November 10

Time: 7:00 – 8:00 p.m.

Registration link: <https://town-arlington-ma-us.zoom.us/meeting/register/tZU5fu6trDMoGtPVXbJOT3VfHH160ClpLP6p>

CDBG Information: [arlingtonma.gov/cdbg](http://arlingtonma.gov/cdbg).

**Open Space & Recreation Plan Virtual Community Forum (11/16, 7:00 – 9:00 p.m.)**

This will be the second community forum for the Open Space and Recreation Plan (OSRP) Update. Attendees will hear about the OSRP Update process and work done to date, learn about how the Action Plan was developed, and will be invited to provide feedback on the draft actions to inform the project team if they are on track, need adjustment, or not appropriate for the Town.

Date: Tuesday, November 16

Time: 7:00 – 9:00 p.m.

Registration link: <https://town-arlington-ma-us.zoom.us/meeting/register/tZYtce-qpiMoG9BVtXxeFA0ftXKGC2nrcl4f>

Project information: Visit the Open Space Committee web page at [arlingtonma.gov/openspace](http://arlingtonma.gov/openspace).





## Town of Arlington, Massachusetts

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### Meeting Minutes (10/4)

#### Summary:

9:15 p.m. Board will review and approve meeting minutes

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	10042021_Draft_ARB_Minutes.pdf	10012021 Draft Meeting Minutes

**Arlington Redevelopment Board**  
**Monday, October 4, 2021, 7:30 PM**  
**Meeting Conducted Remotely via Zoom**  
**Meeting Minutes**

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Melisa Tintocalis, Steve Revilak

**STAFF:** Jennifer Raitt, Director of Planning and Community Development, Kelly Lynema, Senior Planner for the Department of Planning and Community Development, and Michael Ciampa, Interim Director of Inspectional Services

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The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Urban Renewal Planning, and said that as a follow up to the Board's goal setting meeting Ms. Raitt prepared a presentation to help the Board explore the opportunism of an urban renewal authority for the Town.

Ms. Raitt gave an overview of the Board's creation and jurisdiction. Ms. Raitt gave an overview of urban renewal and some of the unfortunate effects of projects labeled as urban renewal in the past. Ms. Raitt said that today the goal for urban renewal is to redevelop areas that are struggling to redevelop and as an opportunity to direct investment to areas that are not receiving the investments that they could. Ms. Raitt said that the Board has the authority to buy, sell, and hold property to undertake urban renewal with Town Meeting approval. The Arlington Center Conservation and Improvement Project was the Board's first Urban Renewal Plan. The Board has the authority to manage and lease three buildings: 20 Academy Street/ 27 Maple Street, 23 Maple Street, and the Jefferson Cutter House at 611 Mass. Ave. In the 1980s there was the Commercial Area Revitalization District plan which directed local and state funds to improvements in Arlington Center. The Urban Renewal Plan in Arlington Center expired in 2011.

Arlington's next urban renewal project was the Symmes Arlington, Conservation and Improvement project, which was approved in 2002. The Arlington Center plan was a 40-year plan but now the Department of Housing and Community Development recommends 20 year plans, which means the Symmes plan expires in 2022. Urban Renewal eligible activities include the following: prepare and implement Urban Renewal Plans, carry out planning studies, establish rehabilitation and design standards, acquire real estate, including acquisition by eminent domain (with Arlington Town Meeting approval), demolish and /or rehabilitate structures, undertake site preparation and environmental remediation, assemble and dispose of land for private development (with Arlington Town Meeting approval), relocate displaced businesses and residents, issue bonds and borrow money, and receive grants and loans. Ms. Raitt said that these projects are usually undertaken when there is no public action to improve a property. Urban Renewal Plans include improvements by public and private entities. The criteria for meeting Urban Renewal approval include: without public action the project/site would not be developed, project will promote desired private investment, plan for financing the project is sound, project area is a substandard, decadent, and/or blighted open area, the Urban Renewal Plan submission is complete, Urban Renewal Plan includes a Relocation Plan (c. 79A), as appropriate. The plan also needs to include the following components: proposed area – proposed boundaries (to review any deed restrictions), descriptions of conditions (which must meet Urban Renewal Plan definitions), project objectives and anticipated impacts for proposed redevelopment activities, proposed relocation for displaced persons/businesses, proposed public improvements to accomplish objectives and plans for any potential project

impediments, parcel description (including property owners, zoning, land use, proposed zoning amendments), financial plan with all funding sources and uses, project implementation timeline, citizen participation, municipal approvals, Massachusetts EPA review and approval.

The Chair opened the floor to questions for Ms. Raitt from the Board. Mr. Benson asked if the Board has the authority, with Town Meeting approval, to take a property using eminent domain without creating an Urban Renewal plan. Ms. Raitt confirmed that it is possible. Ms. Tintocalis asked Ms. Raitt where the initiatives for past plans came from. Ms. Raitt said the Town Manager, the Select Board, the Board, the Planning Department, the Finance Committee, and other bodies that were interested in the revitalization of Arlington Center came together to create that plan. Ms. Raitt said that the Symmes initiative was led by members of the community that were interested in redeveloping the hospital site, including the site's neighbors. Mr. Revilak asked Ms. Raitt for a description/definition of a blighted open area. Ms. Raitt said that a parking lot could be considered a blighted open area. A parking lot is potentially a high value parcel, underutilized, down-zoned, in disrepair, and possibly degrading the environment. Ms. Raitt said an open vacant space that is underutilized and could be improved for another use, such as a public open space, could also be considered a blighted open area. Ms. Tintocalis asked if the Master Plan includes any suggestions for urban renewal. Ms. Raitt said that those suggestions were not included with the Master Plan.

The Chair introduced the second portion of Ms. Raitt's presentation, Options for Blighted Properties. Ms. Raitt said four properties in town were identified as underutilized and potentially blighted. Ms. Raitt said she would like to review some strategies for these properties and potential funding options. An Urban Renewal Plan must consider the blighted property and its impact on the surrounding area, environment, and neighborhood. Successful revitalization planning processes include strong leadership (not just from the Board) that engages diverse constituencies, articulates a clear and compelling vision, recognizes and finds a way to capitalize on existing assets, assembles resources to strengthen commercial areas/neighborhood. Ms. Raitt said that Arlington has so many assets, especially along the Mass. Ave. and Broadway corridor, which include parks, historic and cultural resources, the Minuteman Bikeway, and the Mill Brook. The improvements would then strengthen commercial areas/neighborhoods, so the improvements would have a spillover effect in the area. A range of tools and policies would need to be applied to create a complex package to ultimately address how to revitalize the property and to leverage assets. The tools would include zoning amendments, overlay districts, incentives/bonuses, and tax abatements. Ms. Raitt said that she thinks that Arlington has many funding options with an opportunity to leverage State resources. Depending on the proposed uses there are more possible funding sources that are contingent upon uses such as housing trust funds, environmental remediation, tax credit programs, and other state sources. Arlington Affordable Housing Trust Fund under state law may: accept and receive real property, purchase and retain real or personal property, sell, lease, exchange, transfer or convey and personal, mixed, or real property, at public auction or by private contract, manage or improve real property, hold all or part of the Trust property uninvested for such purposes and for such time as the trustees may deem appropriate. Ms. Raitt said that this list is abbreviated to just focus on real property development.

The Chair opened the floor to questions for Ms. Raitt from the Board. Mr. Benson asked if the Department of Housing and Community Development has actual regulations for the criteria for Urban Renewal Plans. Ms. Raitt confirmed that the Department of Housing and Community Development reviews are regulatory. Mr. Lau asked if there is a scale when addressing blighted properties. Ms. Raitt said that there are two definitions: spot blight, such as one property/parcel or building, or area blight, like a block, neighborhood, or district. The Chair asked if there are a few areas of spot blight in one area that undermine an entire neighborhood to live up to its potential, would the Town look at the individual parcels or the neighborhood and the overall affects in general. Ms. Raitt said for the Urban Renewal Plan both situations would have to be



considered, especially with Arlington's zoning map. Ms. Raitt said that the Town's Plan would look at each individual parcel in the area.

The Chair opened the floor to public comment.

Don Seltzer said that he appreciates Ms. Raitt's presentation. Mr. Seltzer asked if this would have applied to the Mugar tract and if there are any particular target properties in mind. Ms. Raitt said that an Urban Renewal Plan may have been applicable for the Mugar property. Eminent domain, separate from an urban renewal planning process, would have been the more likely pathway to acquiring the property.

With no other members of the public in queue to speak the Chair closed the floor to public comment. Mr. Revilak moved to close the open session portion of the meeting and reopen in Executive Session to discuss the 821 Mass. Ave. property with Town Counsel to explore potential ARB development actions or acquisition. The Board will then adjourn after the Executive Session. Mr. Lau seconded, approved 5-0.