



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice December 6, 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 by December 6, 2021 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by December 3, 2021 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, December 6, 2021 at 7:30 PM in the **Join Zoom Meeting with audio and video by connecting using this link and Meeting ID: <https://town-arlington-ma-us.zoom.us/j/87206900740>, Meeting ID: 872 0690 0740. To call in, dial 1-646-876-9923, 872 0690 0740 followed by #**

1. Public Hearing

7:30 p.m. - **Docket #3680, Citizens Bank, 699 Massachusetts Avenue**
8:00 p.m.

Notice is herewith given that an application has been filed on October 28, 2021 by Tracey Diehl, 6487 Hilliard Drive, Canal Winchester, OH, 43110 for Charles C. Hajjar Trustee/Citizens Six Realty Trust, 30 Adams Street, Milton, MA 02186 for 699 Massachusetts Avenue to open Special Permit Docket #3680 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2 Signs. The applicant proposes to install new signage in a B3 Village Business District. The opening of the Special Permit is to allow the Board to review and approve signage.

- Applicant will be provided five minutes for a presentation.
- DPCD staff will be provided three minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

2. Continued preliminary discussion of zoning amendments

8:00 p.m. - Zoning Bylaw Working Group update
- Proposed article/ Two-Family Housing - Annie LaCourt and Laura Wiener

- Proposed article/ Starter Homes – Barbara Thornton
- Proposed article/ Floor to area ratios in Business Zoning Districts - Xavid Pretzer
- Update from Director of Planning and Community Development

Board will discuss potential zoning amendments, including a report out from the Zoning Bylaw Working Group and other proposed Zoning Warrant Articles. This discussion and future discussions will inform the Warrant Article filing process for 2022 Annual Town Meeting

3. Central School

- 9:00 p.m. - Memorandum of Understanding between Town of Arlington Comptroller’s Office and Arlington Redevelopment Board
- Lease extension for Arlington Contributory Retirement Board

Board members will documents and authorize Chair and Director to execute documents

4. ARB Meeting Schedule

- 9:20 p.m. ARB Meeting Schedule for January through April 2022
- Board will review and vote on schedule

5. Meeting Minutes (11/1 and 11/15)

- 9:25 p.m. Board will review and approve meeting minutes

6. Open Forum

- 9:30 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.

7. Adjourn

- 9:50 p.m. - Estimated time of adjournment



Town of Arlington, Massachusetts

Public Hearing

Summary:

7:30 p.m. -
8:00 p.m.

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- Board members will discuss each docket and may vote.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	EDR_Public_Hearing_Memo_Docket_3680_699_Mass_Ave.pdf	EDR Public Hearing Memo Docket 3680 699 Mass Ave
▢ Reference Material	699_Mass_Ave._Docket_3680_Application_Materials.pdf	699 Mass Ave. Combined Application Materials



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

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, 699 Massachusetts Avenue, Arlington, MA
Docket #3680

Date: November 30, 2021

I. Docket Summary

This is an application by Tracey Diehl, 6487 Hilliard Drive, Canal Winchester, OH, 43110 for Charles C. Hajjar Trustee/Citizens Six Realty Trust, 30 Adams Street, Milton, MA, 02186 for 699 Massachusetts Avenue to install new signage in a B3 Village District. The opening of the Special Permit is to allow the Board to review and approve signage under Section 3.4, Environmental Design Review, and Section 6.2, Signs.

Materials submitted for consideration of this application:

- Application for EDR Special Permit;
- Impact Statement;
- Affidavit of Permit Authorization, dated July 7, 2021;
- Building Permit Application, dated July 13, 2021;
- Sign Submittal Package, prepared by AGI, dated October 13, 2021.

The property at 699 Massachusetts Avenue has been used since its construction in 1934 as a bank with more than 2,000 square feet of gross floor area, a use permitted by special permit in the B3 Village District/Business Sign District. Section 6.2, Signs, directs the Redevelopment Board to review any requests for sign special permits via Environmental Design Review.

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 bank with more than 2,000 square feet of gross floor area with drive-up banking services requires a special permit. A bank has operated at this location since the building was constructed in 1934. 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.

This location has operated as a bank for many years and is essential and desirable for the public convenience and welfare. The Board can find this condition is met.

3. Section 3.3.3.C.

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

Only the signage is subject to review. The Board can find 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.

A bank has operated in this location since the 1930s and will not overload any municipal systems. The Board can find this condition met.

5. Section 3.3.3.E.

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

There are no special regulations for this particular use. The Board can find this condition met.

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 continuation of the bank use, a use that has existed onsite since the 1930s, will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health and welfare. The Board can find 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 this condition is met.

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.

There are no changes to the landscape and there are no proposed exterior alterations other than the proposed new signage. 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.

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

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 to open space as a result of the sign proposal. 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.

There are no changes to any circulation patterns. The Board can find that this condition is met.

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 ensure 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 because 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. 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 applicant submitted an updated sign package with a number of signs proposed:

1. Signs S1 and S11: Twenty-three (23) custom awnings are proposed over the first floor windows; twenty-two of the awnings are unprinted, the awning over the principal entrance is custom printed with a Citizens “daisy” logo overlay (precise dimensions not provided);
2. **Signs S2 and S4:** The two existing service island canopy signs over the front and side facades of the drive through will be replaced with internally illuminated channel lettering signs, which will be mounted in the sign band of the structure (26.04 square feet each; 52.08 square feet total);
3. Sign S8: A pole mounted customer parking plaque will be refaced (2.5 square feet);
4. Sign S9: A pole mounted directional sign will be replaced with a monument-style directional sign (4.58 square feet);
5. Signs S10 and S15: Two pole mounted parking signs will be refaced (2.5 square feet, 5 square feet total);
6. **Sign S12:** A new wall sign mounted on a light bar against the building façade and above the entry awning (approximately 6.7 square feet);
7. Sign S13: An existing wall plaque at the drive through entry noting “teller service inside” will be replaced with a similar plaque (2.5 square feet); a second existing wall plaque will be removed;
8. Sign S16: The existing double-sided rooftop sign will be refaced (25 square feet each side, 50 square feet total);
9. Sign S17: The existing “Citizens Bank” vinyl signage on the entry door will be replaced (dimensions not provided);
10. Sign S18: Two existing pole-mounted and two existing wall-mounted “do not enter” signs will be replaced (2.5 square feet each; 10 square feet total); and
11. Sign S20: The topper on the existing exterior drive-up ATM will be replaced (dimensions not provided).

With the exception of the proposed awnings and wall sign (signs 1, 11, and 12), the proposed signs would replace or reface preexisting signage. The items below require clarification or are in excess of the allowed size and number of signs for the property:

- The applicant should provide the mounting height dimensions and description of mounting hardware for the proposed window awnings (signs 1 and 11) per Section 6.2.5 D(1).
- Dimensional details regarding the printed awning sign over the principal entrance to the building (sign S11) are requested. Per Section 6.2.5 D(1), awning signs must be set back a minimum of two feet from the back of the curb.

- The proposed service island canopy signs, signs S2 and S4, exceed the allowed size for service canopy signage, which is 20 square feet per sign according to Section 6.2.5 D(9).
- The proposed monument sign for directional signage exceeds the allowed area of 3 square feet for directional signage per Section 6.2.5 D(4).

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.

No changes are proposed. 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.

No changes are proposed. 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 and property at 699 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 signage 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.

No changes are proposed. 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.

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

IV. Findings

1. The ARB finds that allowing the replacement of the existing signs is in the public interest, aligned with the building use, and consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

General

1. 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. 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.
3. Signs S2, S4, S12 are subject to Section 6.2.4. (C)(1) no sign shall be illuminated between 12:00 a.m. and 6:00 a.m.



TOWN OF ARLINGTON REDEVELOPMENT BOARD

PLANNING & COMMUNITY DEVELOPMENT

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

2021 OCT 28 P 5:17

Docket No. 3680

1. Property Address 699 Massachusetts Avenue
Name of Record Owner(s) Charles C. Hajjar Trustee/Citizens Six Realty Trust
Address of Owner 30 Adams Street, Milton MA 02186

2. Name of Applicant(s) Tracey Diehl
Address 6487 Hilliard Drive, Canal Winchester, OH 43110
Status Relative to Property permit manager

3. Location of Property Block 0004 Lot 0011.A Map 051.0
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 1316, Page 110;
-or- registered in Land Registration Office, Cert. No., in Book, Page

5. Present Use of Property Bank

6. Proposed Use of Property Bank

7. Permit applied for in accordance with the following Zoning Bylaw section(s)
6.2.5 D (1) Window Awnings
6.2.5 D (9) Canopy Signs
6.2.5 D (4) Directional Sign

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.

RECEIVED 2021 NOV -8 PM 3:32 TOWN CLERK'S OFFICE ARLINGTON, MA 02174

(In the statement below, strike out the words that do not apply)
The applicant states that Citizens Bank is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 699 Massachusetts Avenue 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.

Signature of Applicant(s) Tracey Diehl

6487 Hilliard Drive, Canal Winchester, OH 43110 614-828-8215
Address 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, for the full list of required submittals.

- N/A Dimensional and Parking Information Form (see attached)
- N/A Site plan of proposal
- N/A Model, if required
- Drawing of existing conditions
- Drawing of proposed structure
- N/A Proposed landscaping. May be incorporated into site plan
- Photographs
- Impact statement
- Application and plans for sign permits
- N/A 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: _____



Citizens Bank has changed their name to Citizens. The signs are being changed to bring them into their current branding standards all across the region. The location at 699 Massachusetts Avenue is zoned B3 will receive upgraded signs as well as new window awnings. The attached plans show the scope of work as follows:

S1 All first floor windows to receive new awnings in the green color

S2 Remove and replace the canopy sign. The proposed Citizens channel letters are green, internally illuminated they measure 2'1 3/4" x 12' 6" totaling 26.04 sq. ft. and they are placed along the canopy at the drive thru exit on the south elevation. The existing green trim on this elevation would be resurfaced.

S4 Remove and replace the canopy sign. The proposed Citizens channel letters are green, internally illuminated they measure 2'1 3/4" x 12' 6" totaling 26.04 sq. ft. and they are placed along the canopy at the drive thru exit on the east elevation of the canopy. The existing green trim on this elevation would be resurfaced.

S8 Reface the existing parking lot sign along the north side of the lot. This is a non illuminated sign that measures 2.5 sq. ft. Green background with white letters.

S9 Remove and replace the directional with a non-illuminated 4.58 sq. ft. directional in the same location. Green background with white letters.

S10 Replace this non illuminated parking lot sign that is along the parking lot frontage inside the parking lot. Green background with white letters.

S11 reskin the existing awning. The size of the awning will not change. The surface will be the same color with the daisy logo. The Citizens Bank letters will be removed from the awning.

S12 Install dimensional letters that measure 1' 0 7/8" x 6'3" above the awning on a light bar that would provide low voltage lighting at this entry way.

S13 remove and replace non-illuminated Teller sign that is under 2 sq. ft. in size. Green background with white letters.

S15 remove and replace pole mounted parking sign that is non illuminated 2.5 sq.ft and informational in nature. Green background with white letters.

S16 reface the existing roof sign, 4' x 6'3" – 25 sq. ft. reface of this existing internally illuminated sign that reads "Citizens". Green background with white letters.

S17 replace the door vinyl with vinyl the exact same size to identify the door entrance "Citizens" Green background with white letters.

S18 Do not enter signs needed for safety they are standard DOT signs, red with white letters

S20 reface the existing ATM machine topper inside the drive thru, with a topper skin the same size as the existing.

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.

- This proposal is only related to signage and will have no impact on landscaping as there are no ground signs at this location that would disturb existing landscaping, all landscaping will remain intact.

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

- The signs here are existing, and what's being replaced is mostly existing. This will have no adverse affect on the environment. The awnings will have a positive impact on the cooling of the building during the summer months by providing shade to the windows and this will not produce shadows on adjacent properties.

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 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 will be no change to the existing open space.

Circulation. With respect to vehicular, 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.

- There will be no change to the existing circulation of traffic.

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 storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water 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 at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

- There will be no change to water drainage, ground coverage, impervious coverage etc. This is only related to replacing existing signs and installing window awnings.

Utility 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

- There will be no impact on existing utilities.

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. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

- The design, color, location of the proposal is consistent with the current signs that are already in use. The sign designs are consistent with the design of the signs at this location. The lighting is the same as what is already in use. The materials are durable and consistent with the materials already in use at this location. The advertising features are the minimum necessary to identify this banking location for citizens of the community as well as those that are transient and in search of their bank. The signs are proportionate to the space and the awnings are appropriate in scale. Overall the advertising features here are the minimum necessary for a financial institution to take its place in the community.

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.

- This is only related to signage and awnings and will have no impact on setbacks, screen plantings, or surrounding properties.

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 as 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.

- Adequate bank branding is essential to the safety and welfare of motorists that are searching for this destination. Consistency in the brand throughout the region is important when transient guests are trying to make sure that they are in a familiar financial institution. The awnings on the window provide the bank with a little more privacy. The signs provide consistent branding and adequate lighting as needed for the safety of patrons.

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 practicable, whether these exist on the site or on adjacent properties.

- The bank already has an awning at the entry. The addition of the window awnings is complimentary to that. Many of the locations throughout historical Massachusetts have the window awnings. These awnings are aesthetically pleasing. Signs already exist here and we've made every effort to keep the proposal consistent with the sign size and type that are already in place to minimize this change. The removal of the word "BANK" will have an overall reduction of sign area in their linear logo. Our intent is to respect Arlington's heritage, architectural elements, and overall design.

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 impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

- This will have no impact on the environment – as this submission only relates to the replacement of signage.

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.

- All sign lighting where applicable uses LED which is energy efficient.

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. We hereby address the following criteria:

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

- The requested use is related to an upgrade to existing signage. This bank is a financial service that provides service to the community, as well as being a major contributing partner to the community overall. This proposal is to upgrade their signage and aesthetics while keeping the overall design consistent with what is currently in place.

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

- The requested signs and awnings will not create undue traffic congestion or impair pedestrian safety. Signs are necessary for the flow of traffic in the site, for the identification of this destination, and without the signs there are hazards and motorist confusion. This is the minimum signage necessary for this location to be readily identified by pedestrians and motorists.

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.

- Signs here would have no impact on the utilities, drainage, sewer system. These signs will not be injurious to the public health, safety or welfare.

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

- The sign types are consistent with the overall intent of the zoning bylaw.

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 signs and awnings proposed will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

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

- The signs and awnings will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 for Application to
 The Arlington Redevelopment Board

Docket No. _____

Property Location 699 Massachusetts Avenue

Zoning District _____

Owner: Charles C Hajjar / Trustee

Address: 30 Adams Street, Milton MA 02186

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Bank _____

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Bank _____

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	5640	no change	min.
Frontage		no change	min.
Floor Area Ratio		no change	max.
Lot Coverage (%), where applicable		no change	max.
Lot Area per Dwelling Unit (square feet)		no change	min.
Front Yard Depth (feet)		no change	min.
Side Yard Width (feet) right side		no change	min.
left side		no change	min.
Rear Yard Depth (feet)		no change	min.
Height		no change	min.
Stories		no change	stories
Feet		no change	feet
Open Space (% of G.F.A.)		no change	min.
Landscaped (square feet)		no change	(s.f.)
Usable (square feet)		no change	(s.f.)
Parking Spaces (No.)		no change	min.
Parking Area Setbacks (feet), where applicable		no change	min.
Loading Spaces (No.)		no change	min.
Type of Construction			
Distance to Nearest Building		no change	min.

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permit(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, Charles C. Hojjar "owner of the property listed below certify that I have granted, Architectural Graphics Inc. and its subsidiary agent, permission to obtain the sign permits and related documents necessary for the construction (or installation) of signs at the following address:

699 Massachusetts Avenue Arlington MA 02476
Address of permit location

I understand that I am authorizing them to apply for necessary permit and related permit documents. This is limited to what is necessary for sign permit projects to be completed.

Charles C. Hojjar
Signature of Property Owner

7/7/21
Date



TOWN OF ARLINGTON

51 GROVE STREET
ARLINGTON, MASSACHUSETTS 02476

APPLICATION FOR PERMIT TO BUILD

To the:
INSPECTOR OF BUILDINGS:

Date: 07-13 2021

The undersigned hereby apply for a permit to { alter / build } according to the following specifications and the plans filed herewith:

- 1. Street and No. 699 Massachusetts Ave Lot No. _____
- 2. Owner Charles Hasser Address 30 Adams St, Milton
- 3. Architect AGI Address 2655 International Pkwy
- 4. Builder Batten Bros INC Address 893 Main St Wakefield
- 5. Class of Construction Signs Material Vinyl, Plastic, metal
- Zoning B3

DESCRIPTION OF PROPOSED CONSTRUCTION

Installing awnings, replacing canopy signs, building signs, refacing parking lot signs, adding wall sign above entry, refacing the roof sign and refacing the ATM.

- 6. Size of Lot front NA rear _____ depth _____ Area sq. ft. _____
- 7. Size of Building front Existing rear _____ depth _____ Area sq. ft. _____
- 8. Distance from Street Existing
- 9. Distance from lot Lines side (left) NA rear _____ side (right) _____
- 10. Number of Stories NA (signs) Height in Feet _____
- 11. Foundation on Filled Land NA Yes _____ No _____
- 12. Foundation Material NA thickness _____ depth _____ mortar _____
- 13. Roof Truss Construction NA Yes _____ No _____
- 14. Duplicate Plans 2 sets enclosed Plot Plan Site plan included
- 15. Estimated Cost \$14,750

CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO AND APPROVED BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED

The applicant shall locate proposed building with due regard to lines, grades and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above is subscribed to and executed by me under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws.

Tel No. 614.828.3215 Owner's Signature see enclosed letter
 Tel No. 509.738.4679 Builder's Signature Charli Schoonover
charli@etd.website License No. on file
 Home Improvement Contractor Reg. No. _____

Town of Arlington - 2nd Quarter Preliminary Real Estate Tax Bill

Due Date: 11/01/2021
 Bill Number: 4991 Fiscal Year: 2022

Property Description	
699 MASS AVE	
Class	341
Land Area	0005640
Parcel ID	051.0-0004-0011.A
Book/Page	1316-110

Assessed Owner as of: January 1, 2021
 HAJJAR CHARLES C/TRUSTEE

HAJJAR CHARLES C/TRUSTEE
 CITIZENS SIX REALTY TRUST
 30 ADAMS STREET
 MILTON MA 02186

Preliminary Real Estate Tax	\$6,862.20
Preliminary CPA Tax	\$94.28
Total Real Estate/CPA Tax	\$6,956.48
1st Qtr Due 08/02/2021	\$3,478.24
Payments Received	\$3,478.24
Previous Balance	\$.00
Interest	\$.00
2nd Qtr Due 11/01/2021	\$3,478.24
Amount Due: 11/01/2021	\$3,478.24
Scholarship Foundation Donation	
\$1	\$2
\$5	\$10
Other	
Elderly and Disabled Tax Aid Donation	
\$1	\$2
\$5	\$10
Other	
Contribution	
\$	
Total	
\$	

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

The Preliminary Tax for the Fiscal Year July 1, 2021 - June 30, 2022, on the parcel of Real Estate described, is shown above.

Town Hall Hours: Monday-Wednesday 8:00 am - 4:00 pm; Thursday 8:00 am - 7:00 pm; Friday 8:00 am - 12:00 pm; Phone: 781-316-3030

PLEASE DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT. THANK YOU

Pay Online at www.arlingtonma.gov

2nd Quarter Preliminary Real Estate Tax Bill

Fiscal Year 2022

Make Check Payable and mail to:

Town of Arlington
 P.O. Box 128

Arlington, MA 02476-0002

Please include Bill Number on Check

HAJJAR CHARLES C/TRUSTEE
 CITIZENS SIX REALTY TRUST
 30 ADAMS STREET
 MILTON MA 02186



Town of Arlington

730 Massachusetts Avenue

Arlington, MA 02476

Treasurer's Office

Phyllis L Marshall, Collector of Taxes

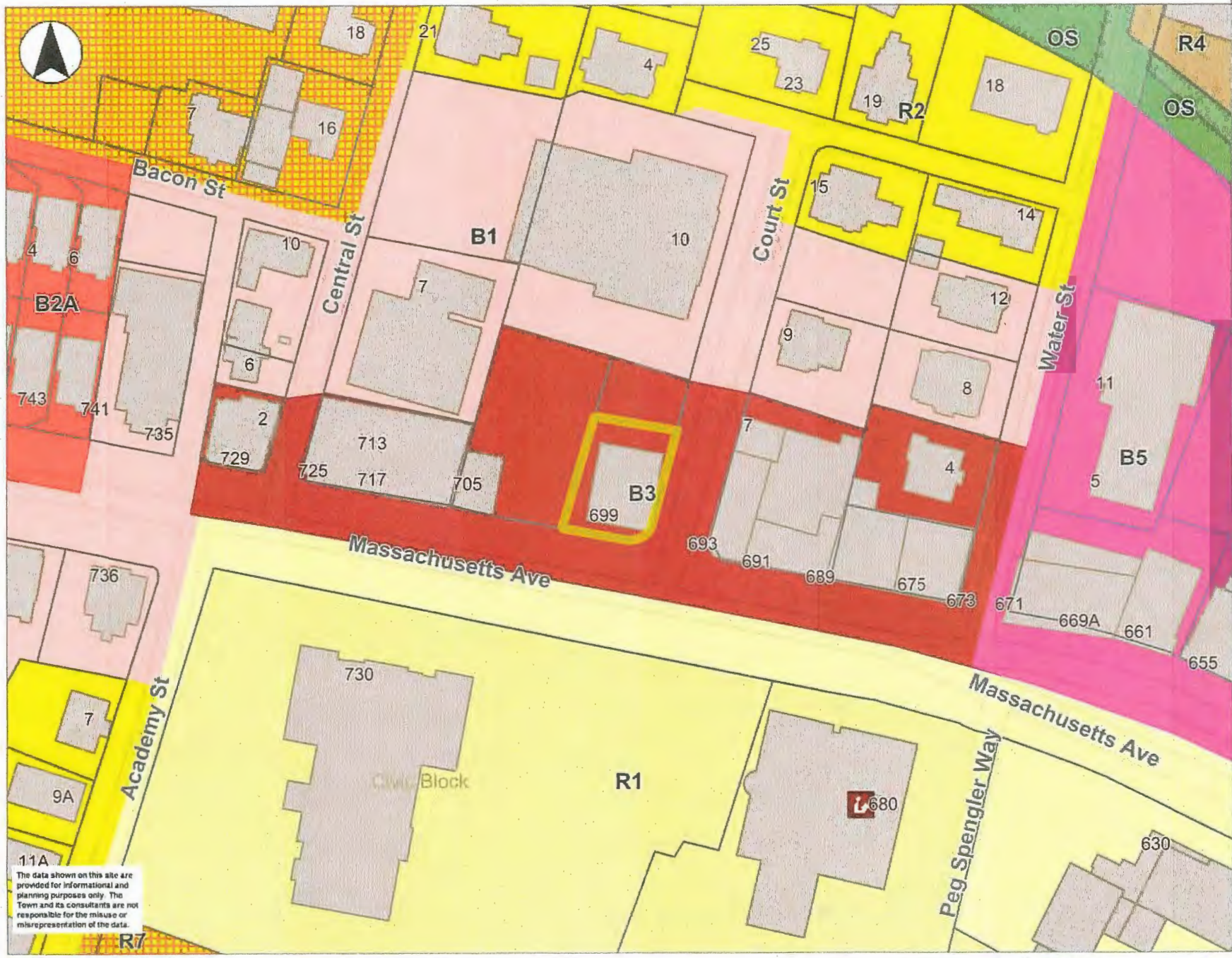
Property Loc: 699 MASS AVE

Bill Number	4991
Parcel ID	051.0-0004-0011.A
Preliminary Tax	\$6,862.20
Preliminary CPA	\$94.28
Previous Balance	\$.00
Interest	\$.00
Amount Due: 11/01/2021	\$3,478.24

Scholarship Foundation Donation \$ _____

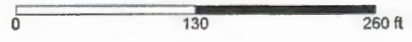
Elderly and Disabled Tax Aid Donation \$ _____

Total \$ _____



- Places by Category
 - Police Station
 - Fire Station
 - School
 - Library
 - Public Works
- Tree - Inventory (for Base I)
- Poles (For Base Maps - H)
 - Traffic Signal Pole
 - Pedestrian Signal Pole
 - Street Light
- Parcels
- Buildings
- Zoning
 - B1: Neighborhood O
 - B2: Neighborhood B
 - B2A: Major Business
 - B3: Village Business
 - B4: Vehicular Orient
 - B5: Central Business
 - I: Industrial
 - MU: Multi-Use
 - OS: Open Space
 - PUD: Planned Unit C
 - R0: Large Lot Single
 - R1: Single Family
 - R2: Two Family
 - R3: Three Family
 - R4: Town House
 - R5: Apartments Low
 - R6: Apartments Med
 - R7: Apartments High
 - T: Transportation
- Recreation - Facilities
 - Recreation - Fields Courts
 - Recreation - Fields Courts
 - Open Space: Conservator
 - Open Space - Minuteman I
 - Open Space - Labels
 - Open Space
 - Town, State, or Private
 - Other Town Owned
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Towns
- Town Boundary
- Cemetery - Roads
 - Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
 - Impervious Surface - For B
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
- Roads - For Large Scale (f)
 - Major Road
 - Local Road
- Roads - For Small Scale (f)
 - Major Road
 - Local Road
- Master Plan Base Map - M
- Water Line
- Water Body

11A
 The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 10/23/2021 at 10:26 PM



Citizens

SIGN SUBMITTAL PACKAGE

Arlington Center



GENERAL NOTES & PERMIT TIMES		TABLE OF CONTENTS				VARIANCE			
		PAGE	SIGN TYPE	COLOR	SQ.FT.	REQUIRED?	EXPLANATION (IF REQD.)		
GC Scope: 1. Patch and paint holes from all sign removals. 2. Ensure power is provided for new illuminated letters. 3. GC to install SW "Greenbelt Green" bollard covers.		2	Site Map						
		3	S1 - ALB-1 Custom awnings				No		
		4	S2 - ICLL-1-24 - Channel Letters, White - illum, Horiz.			26.04	No		
		5	S4 - ICLL-1-24 - Channel Letters, White - illum, Horiz.			26.04	No		
		6	S8 - RPS-4-1 - Plaque signs No Right Turn pole mounted			2.5	No		
		7	S9 - RD-1-30- Directional sign 2'-6" x 1'-10", 4.58 SF			4.58	No		
		8	S10 - RPS-4-1 - Plaque signs No Right Turn pole mounted				No		
		9	S11 - ALB-2 Custom Awning Reskin				No		
		10	S12 - ICLL-2-12- Channel Letters, White - illuminated, Horizontal			6.71	No		
		11	S13 - RPS-3-7 Wall Mount Regulatory Sign			3	No		
		12	S15 - RPS-4-1 - Plaque signs No Right Turn pole mounted				No		
		13	S16 - Custom Sign Reface				No		
		14	S17 - DHR-1 - Door hours single door				No		
		15	S18 - RPS-3-8 Wall Mount Do Not Enter Sign				No		
		ELECTRICAL ACCESS It is recommend for Electrician to put all exterior signage on a single circuit with a timer or photo-cell to allow for signs to illuminate at night only.		16	S19 - RPS-4-8- Plaque signs Do Not Enter pole mounted		3	No	
				17	S20 - ATM-EDUT-2- Exterior Drive Up Topper, illum.		2.5	No	
				18	Existing Sign Photos				No
19	Code Check						No		
						No			

AGI
 2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - FAX: (757) 430-1297
 www.AGI.net

BRANCH NUMBER: R/C NUMBER:
 REQUIRES VARIANCE: NO YES TBD
 BRANCH NAME & ADDRESS:
 Citizens - Arlington Center
 699 Massachusetts Ave
 Arlington, MA
 DESIGNER: SRP/JER DATE: 6/4/2021 REV. DATE: 10/13/2021
 PATH: O:\Citizens Bank\Site Folders\ArlingtonCtr, MA

CONTACTS
 PROJECT MANAGER:
 Devin White
 CITIZENS BANK PROJECT MANAGER:

 CITIZENS BANK DESIGN MANAGER:
 22 of 59

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**SITE MAP &
STREET VIEWS**

<https://www.google.com/maps/place/699+Massachusetts+Ave,+Arlington,+MA+02476/@42.4163816,-71.1578609,17z/data=!3m1!4b1!4m5!3m4!1s0x89e3765009ed4749:0xe211f228436663d0!8m2!3d42.4163816!4d-71.1556668>




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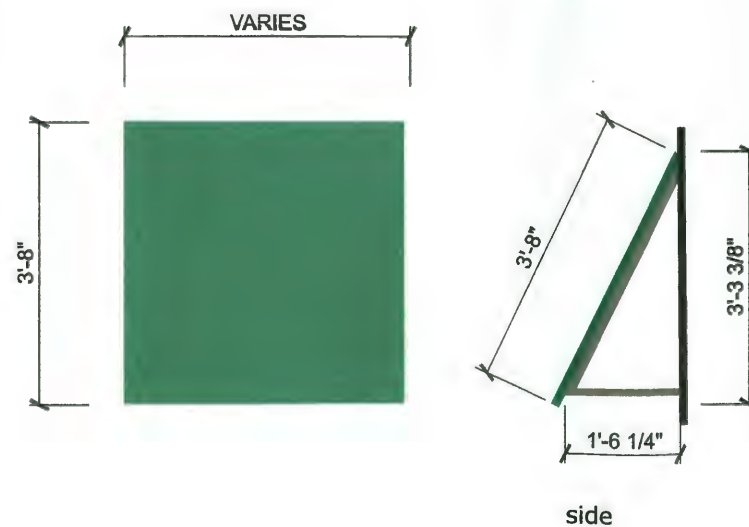
SITE MAP

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S1 - ALB-1 - Custom Awnings to fit window space. Qty. 23 Total

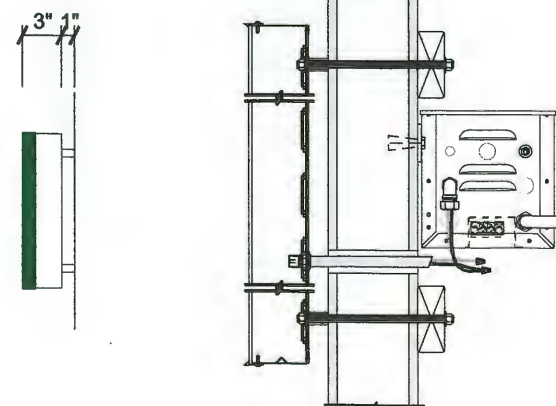
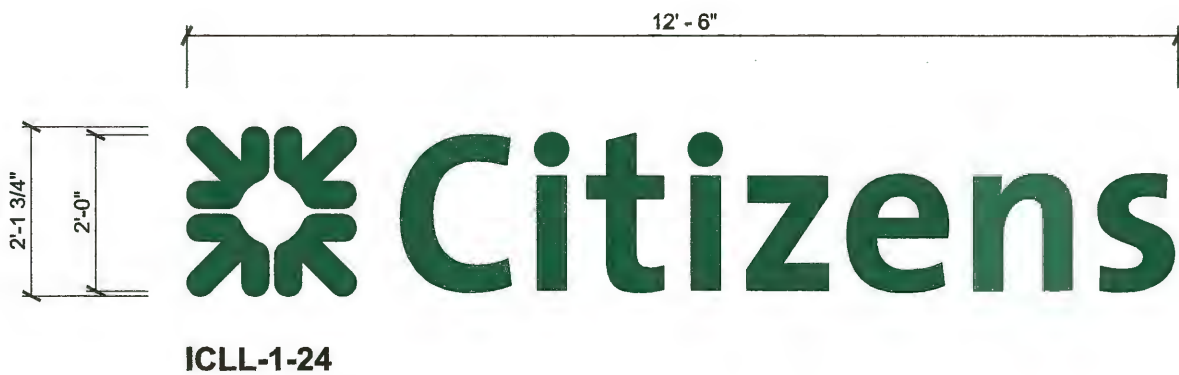
Note: Exact dimensions TBD. Survey Required.

Window #	Eldg Fascia	Width of Limestone Recess	Width of Awning	Height of Awning
1	West	2'-11 3/4"	3'-3 3/4"	3'-8"
2	West	2'-11 3/4"	3'-3 3/4"	3'-8"
3	West	3'-7 3/4"	3'-11 3/4"	3'-8"
4	West	7'-3 3/4"	7'-7 3/4"	3'-8"
5	West	3'-7 3/4"	3'-11 3/4"	3'-8"
6	West	3'-7 3/4"	3'-11 3/4"	3'-8"
7	South	3'-7 3/4"	3'-11 3/4"	3'-8"
8	South	3'-7 3/4"	3'-11 3/4"	3'-8"
9	South	3'-7 3/4"	3'-11 3/4"	3'-8"
10	South	3'-7 3/4"	3'-11 3/4"	3'-8"
11	South	3'-7 3/4"	3'-11 3/4"	3'-8"
12	South	3'-7 3/4"	3'-11 3/4"	3'-8"
13	East	3'-7 3/4"	3'-11 3/4"	3'-8"
14	East	3'-7 3/4"	3'-11 3/4"	3'-8"
15	East	7'-3 3/4"	7'-7 3/4"	3'-8"
16	East	3'-7 3/4"	3'-11 3/4"	3'-8"
17	East	3'-0"	3'-4"	3'-8"
18	East	3'-0"	3'-4"	3'-8"
19	East	3'-0"	3'-4"	3'-8"
20	North	3'-0"	3'-4"	3'-8"
21	North	3'-0"	3'-4"	3'-8"
22	North	3'-0"	3'-4"	3'-8"



S2: ICLL-1-24- Channel letters, Green - illuminated, Horizontal
 2'-1 3/4" OAH x 12'-6" OAW, 26.04 SF

PROPOSED



EXISTING



Electrician to make connection to new sign from existing



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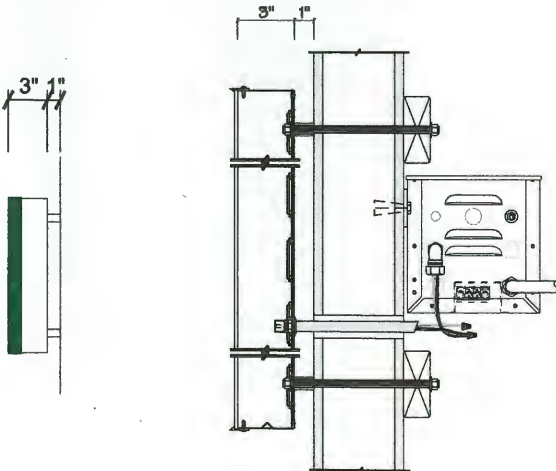
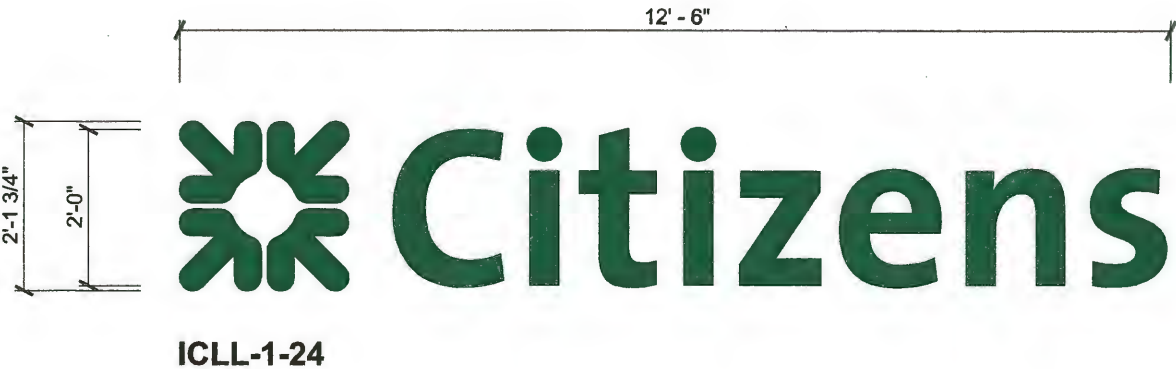
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PROPOSED

S4: ICLL-1-24- Channel letters, Green - illuminated, Horizontal
2'-1 3/4" OAH x 12'-6" OAW, 26.04 SF



EXISTING



Electrician to make connection to new sign from existing



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RPS-4-1 - Plaque Sign - pole mounted, 18" x 20"
SQFT: 2.5

PROPOSED



EXISTING



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S9: RD-1-30- Directional sign 2'-6" x 1'-10", 4.58 SF



top

PROPOSED



EXISTING



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S10: RPS-4-1

PROPOSED

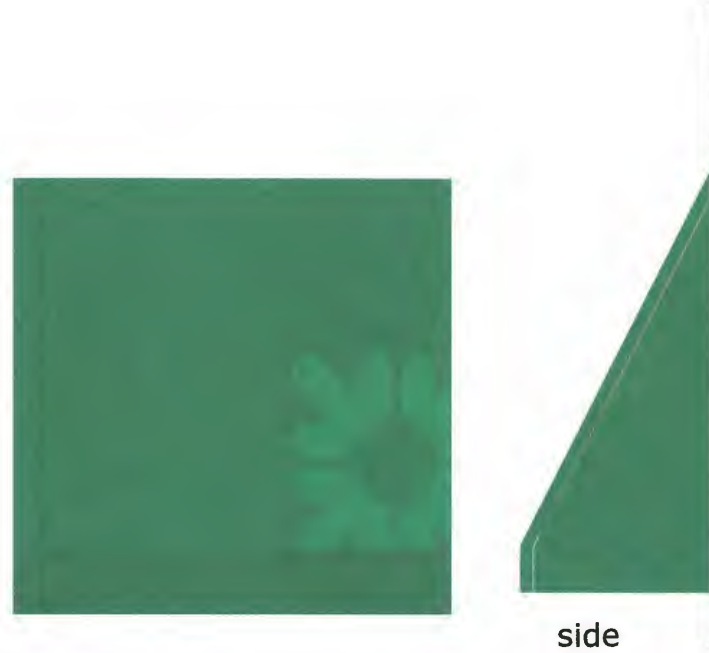
EXISTING



RPS-4-1 - Plaque Sign - pole mounted, 18" x 20"
SQFT: 2.5



S11: ALB-2 Custom Awning Reskin
 Existing Awning Frame Dims =
 5'-7" W x 3'-7" H x 48" D



side

ALB-2 Custom Green Awning w/ Daisy Re-skin

PROPOSED



EXISTING



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S12: DLL-2-12-Custom Mounted to Light Bar
 Note: Power to be provided by GC on right leg of light bar. 120v @ 2amps

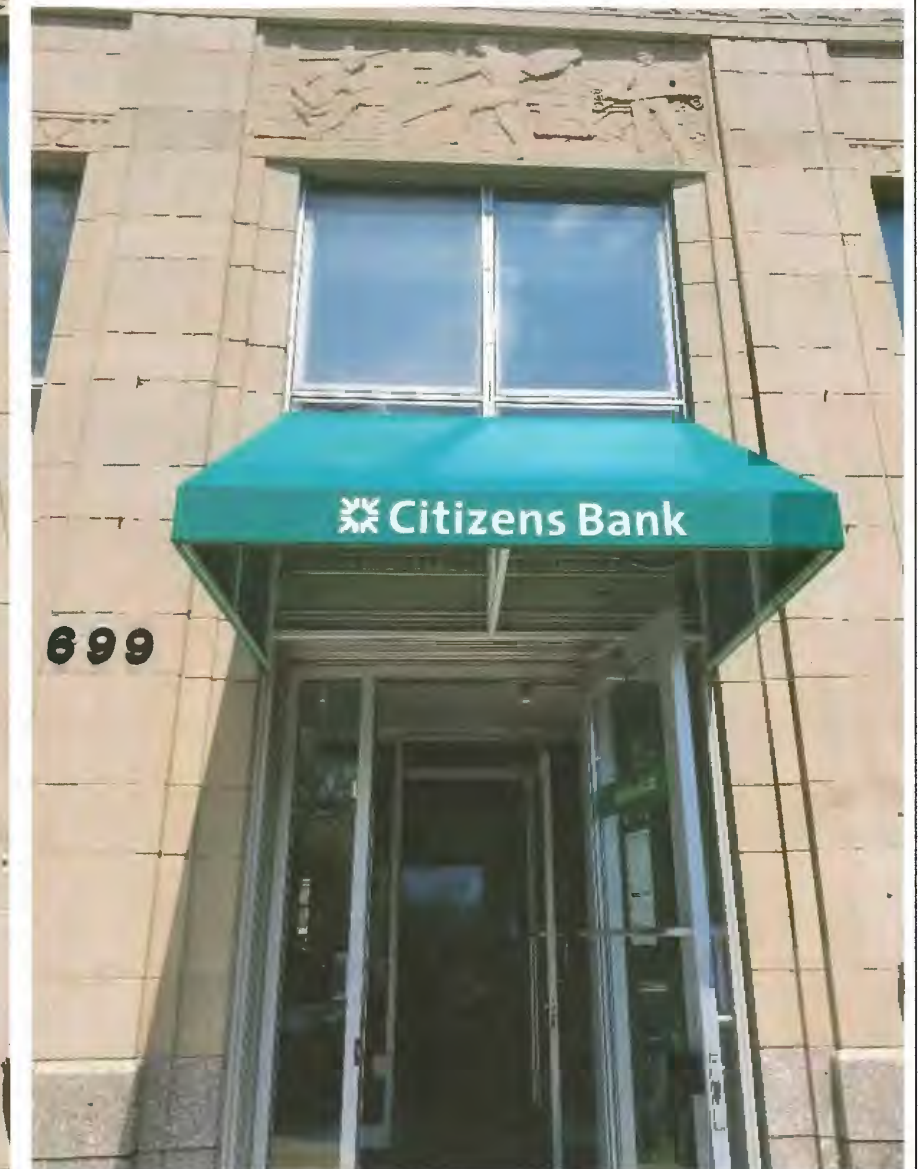


DLL-2-12 - Fabricated Dimensional Letters - white, horizontal, 1'-0 7/8" x 6'-3"

PROPOSED



EXISTING



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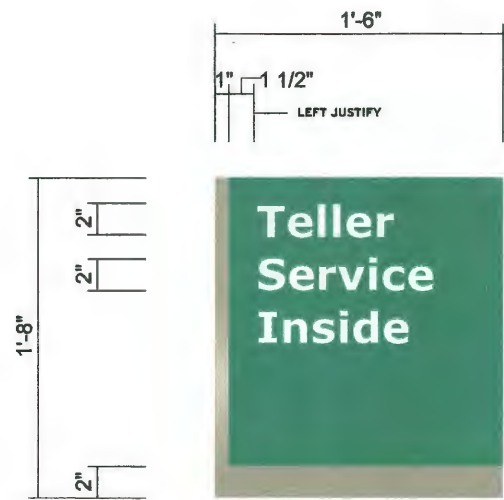
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PROPOSED

S13: RPS-3-7



RPS-3-7 - 18" x 20" (Wall Plaque)



EXISTING



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S15: RPS-4-1

PROPOSED



RPS-4-1 - Plaque Sign - pole mounted, 18" x 20" SQFT: 2.5



EXISTING



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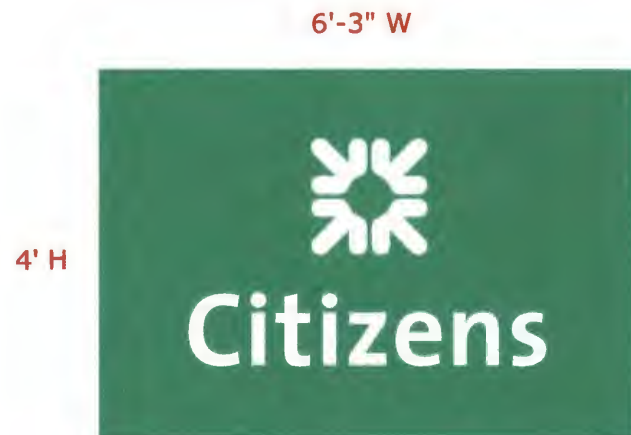
APPROVAL STAMP:

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S16: Custom Sign Double Reface 6'-3" W x 4' H QTY - 2 Panels

PROPOSED

EXISTING



GC to paint Citizens Greenbelt

2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - FAX: (757) 430-1297
 www.AGI.net

BRANCH NUMBER: R/C NUMBER:
 REQUIRES VARIANCE: NO YES TBD
 BRANCH NAME & ADDRESS:
 Citizens - Arlington Center
 699 Massachusetts Ave
 Arlington, MA
 DESIGNER:SRP/JER DATE:6/4/2021 REV. DATE: 10/13/2021
 PATH: O:\Citizens Bank\Site Folders\ArlingtonCtr, MA

CONTACTS
 PROJECT MANAGER:
 Devin White
 CITIZENS BANK PROJECT MANAGER:
 CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

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S17: DHR-1 & DH-1 Door Handle and Door Vinyl

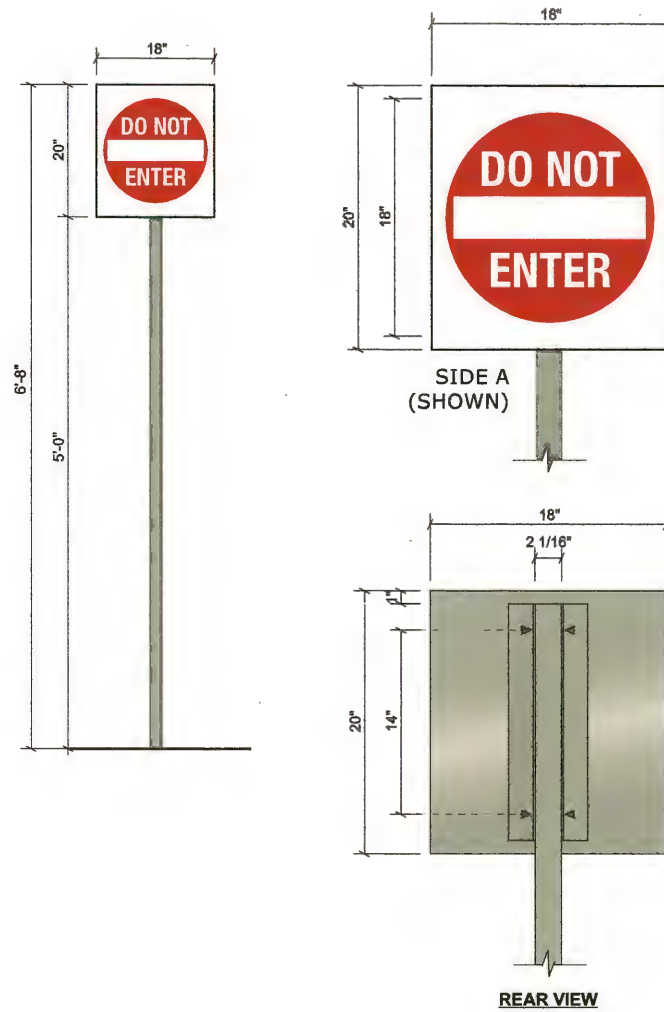
PROPOSED



EXISTING



S18: RPS-4-8 - Pole Mounted - QTY 2



PROPOSED



EXISTING



S19 - Plaque signs pole mounted 1'-8"H x 1'-6"W, 2.5 SF



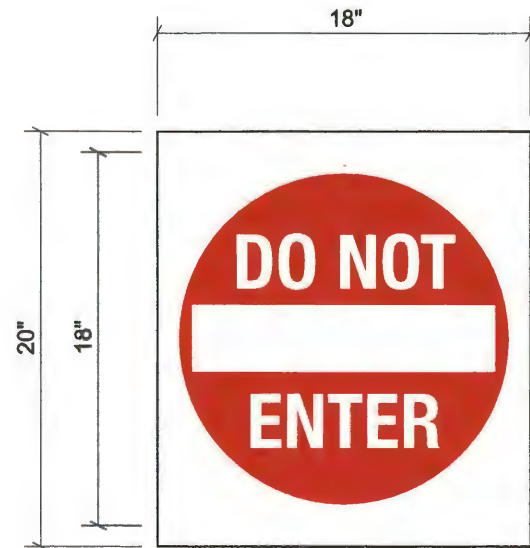
BRANCH NUMBER: R/C NUMBER:
 REQUIRES VARIANCE: NO YES TBD
 BRANCH NAME & ADDRESS:
 Citizens - Arlington Center
 699 Massachusetts Ave
 Arlington, MA
 DESIGNER: SRP/JER DATE: 6/4/2021 REV. DATE: 10/13/2021
 PATH: O:\Citizens Bank\Site Folders\ArlingtonCtr, MA

CONTACTS
 PROJECT MANAGER:
 Devin White
 CITIZENS BANK PROJECT MANAGER:
 CITIZENS BANK DESIGN MANAGER:
 36 of 59

APPROVAL STAMP:

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S19: RPS-3-8 - Wall Mounted - QTY 2



SIDE A
(SHOWN)

PROPOSED



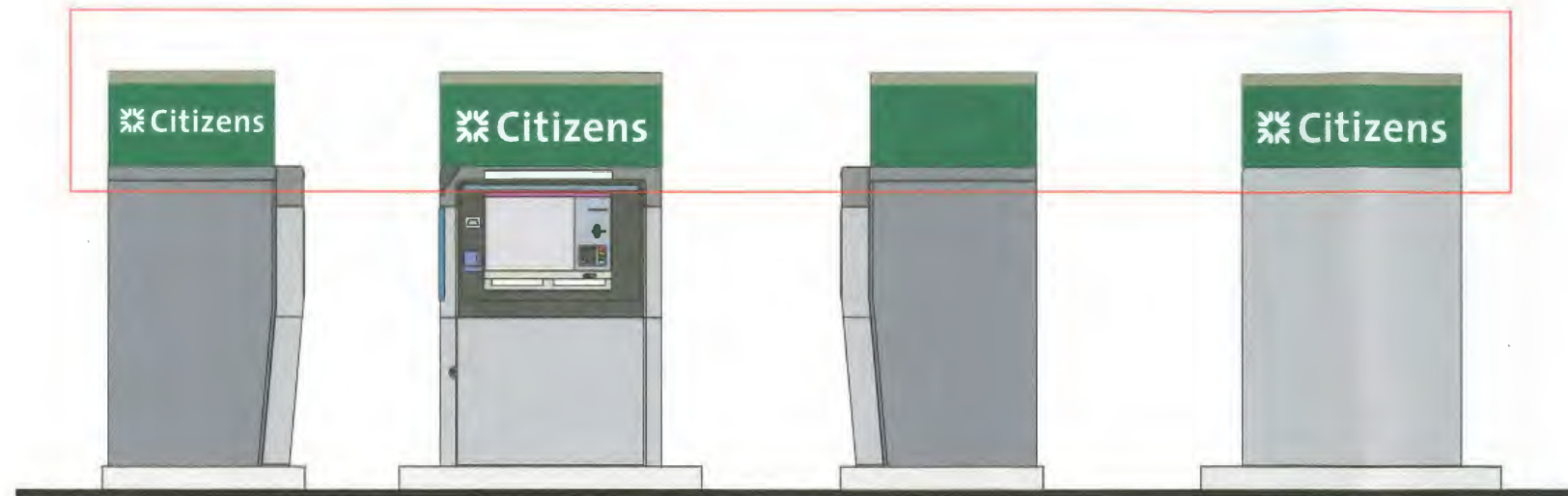
EXISTING



S19 - Plaque signs wall mounted 1'-8"H x 1'-6"W, 2.5 SF

S20: ATM-EDUT-2-Custom Topper for Opteva 750 ATM Unit to remain.

Note: ATM not being replaced. Topper Only



ATM-EDUT-2 - Exterior Drive Up ATM Topper, illum.

PROPOSED



EXISTING



EXISTING SIGNS




2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - FAX: (757) 430-1297
 www.AGI.net

BRANCH NUMBER: **R/C NUMBER:**
REQUIRES VARIANCE: NO YES TBD
BRANCH NAME & ADDRESS:
 Citizens - Arlington Center
 699 Massachusetts Ave
 Arlington, MA
DESIGNER: SRP/JER **DATE:** 6/4/2021 **REV. DATE:** 10/13/2021
PATH: O:\Citizens Bank\Site Folders\ArlingtonCtr, MA

CONTACTS
PROJECT MANAGER:
 Devin White
CITIZENS BANK PROJECT MANAGER:
CITIZENS BANK DESIGN MANAGER:

APPROVAL STAMP:

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EXISTING SIGNS





Town of Arlington, Massachusetts

Continued preliminary discussion of zoning amendments

Summary:

8:00 p.m.

- Zoning Bylaw Working Group update
- Proposed article/ Two-Family Housing - Annie LaCourt and Laura Wiener
- Proposed article/ Starter Homes – Barbara Thornton
- Proposed article/ Floor to area ratios in Business Zoning Districts - Xavid Pretzer
- Update from Director of Planning and Community Development

Board will discuss potential zoning amendments, including a report out from the Zoning Bylaw Working Group and other proposed Zoning Warrant Articles. This discussion and future discussions will inform the Warrant Article filing process for 2022 Annual Town Meeting

ATTACHMENTS:

Type	File Name	Description
Reference Material	Agenda_Item_2_Memo_to_ARB_from_JR_regarding_potential_zoning_bylaw_amendments_for_2022_Town_Meetings_120621.pdf	Memo to ARB from JR regarding potential zoning bylaw amendments for 2022 Town Meeting 12-6-2021



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

Memorandum

To: Arlington Redevelopment Board

From: Jennifer Raitt, Director of Planning and Community Development and Secretary Ex Officio, Arlington Redevelopment Board

Subject: Potential Zoning Bylaw amendments for 2022 Town Meetings

Date: December 2, 2021

Please accept this memo as an overview of potential zoning amendments for 2022 Annual Town Meeting and potentially a Special Town Meeting. I look forward to reviewing and discussing this with the Board at the December 6th meeting. The following describes the initiatives and articles the Department of Planning and Community Development (DPCD) propose advancing to Town Meeting.

Zoning Bylaw Working Group Recommendations

The Zoning Bylaw Working Group reviewed the Zoning Audit included in the Master Plan (2015) and as part of the recodification of the Zoning Bylaw (2018). The ZBWG began identifying and prioritizing outstanding zoning amendments. The Department recommends the following proceed:

1. Reduce the overall number of Business Zoning Districts to address infill development and ease of use of the bylaw: address setbacks, dimensional standards, building height maximums, FAR, and minimum lot area per dwelling (Master Plan Zoning Audit, 2015 and Zoning Recodification Audit, 2017);
2. Reduce the number of uses requiring Special Permits which makes the bylaw overly restrictive, confusing, and impractical for the purposes of determining build out and growth (Master Plan Zoning Audit, 2015);
3. Amend the Special Permit for Large Additions (Section 5.4.2.B(6)) for clarity and to conform with current practice (Master Plan Zoning Audit, 2015);
4. Address parking issues throughout the bylaw, including parking in front setbacks, maximum instead of minimum parking requirements, and provide greater reductions for residential and some commercial parking (Master Plan Zoning Audit, 2015 and Zoning Recodification Audit, 2017);

5. Amend standards for townhouses (2015);

The DPCD recommends a process to address items 1 and 2 which will culminate in Zoning Warrant Articles to a Special Town Meeting in Fall 2022 (as determined by the Select Board). The Department will consider working with the Zoning Board of Appeals on prioritization of Item 3 for 2022 Annual Town Meeting. Item 4 is discussed in the paragraphs below. Item 5 should be considered as part of any recommendations emerging from the Housing Plan for a Special Town Meeting in Fall 2022; as noted during Board and Zoning Bylaw Working Group discussions on the topic of townhomes, standards should be amended as well as which Zoning Districts the use is permitted.

Long-Range Plan Recommendations

The DPCD is wrapping up a year-long Housing Plan process. The Draft Housing Plan was issued on November 29th and includes many recommendations for future zoning amendments. The Board will hear a presentation on the final draft plan at the December 16th meeting. The public comment period is open at this time and both the ARB and Select Board will be discussing the plan and various priorities. The DPCD is committed to concluding the finalization of the plan and its adoption prior to advancing amendments. While citizen petitions may be filed for 2022 Annual Town Meeting that align with the Housing Plan, the Department anticipates advancing zoning recommendations vital to the success of the Housing Plan to a Special Town Meeting in Fall 2022.

The DPCD completed three long-range plans this year: Connect Arlington, the town's sustainable transportation plan and the Net Zero Action Plan (NZAP), the town's commitment to achieve net zero carbon emissions by 2050, and the Fair Housing Action Plan, which addresses equitable access to housing choice and describes actions to eliminate housing discrimination and segregation. The Fair Housing Action Plan and Connect Arlington Plan both made recommendations for zoning amendments relative to parking requirements. The recommendations differ in important ways. The Fair Housing Action Plan recommends an amendment to parking requirements that may hinder the development of multifamily dwellings. The Connect Arlington Plan recommends zoning amendments and incentives to provide transportation options and reduce the need to drive. The Plan also considers parking maximums (instead of minimum parking requirements, essentially setting a ceiling on the total parking allowed for specific uses). Further, Connect Arlington offers a holistic perspective which encourages the amount of bicycle parking required and space allocated to car share vehicles. Both plan recommendations should be explored for 2022 Annual Town Meeting.

The following recommendations related to these plans may be filed as Zoning Warrant Articles for 2022 Annual Town Meeting:

- Advance solar ready recommendations. (May be advanced by the Clean Energy Future Committee. Recommended in Net Zero Action Plan.)
- Allow two-family development by right in nominally single-family districts where two-family dwellings were historically commonplace. (A citizen petition on this type of amendment will be discussed. Recommended in Fair Housing Action Plan.)
- Amend restrictive dimensional and parking requirements for multifamily uses that make development infeasible in districts where those uses are appropriate. (A citizen petition on

this type of amendment will be discussed. Recommended in Fair Housing Action Plan and Connect Arlington.)

- Ensure zoning conforms with new state-level requirements for MBTA communities. (This item is discussed below. Recommended in Fair Housing Action Plan.)

Recommendations Related to MBTA Communities / Housing Choice Legislation

The DPCD recently received updated information about the status of the new multifamily zoning requirement for MBTA communities, as outlined under new Section 3A of the Zoning Act. Passed into law under the 2021 economic development bill, the new Section 3A of Chapter 40A requires MBTA communities to have a zoning ordinance or by-law that provides for at least one district of reasonable size in which multi-family housing is permitted as of right. The law also provides that the Department of Housing and Community Development (DHCD), in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, must promulgate guidelines to determine if an MBTA community is in compliance with this section.

The draft guidelines are anticipated for review and public comment by mid-December. The Administration intends to conduct a robust engagement process in early 2022 to gather input and feedback from interested parties, including MBTA communities, developers, planners, and other interested stakeholders. The draft guidelines may be modified as appropriate based on this additional public input. The release in mid-December will include draft compliance criteria, guidance relative to the upcoming [Community One Stop for Growth](#) application process, how “reasonable size” should be calculated for MBTA communities.

As part of the Board’s annual goals, the ARB prioritized zoning amendments that can better unlock the potential of development along our major transportation corridors, including addressing floor area ratios and building height. The DPCD plans to begin a planning process to explore those amendments and recommend Zoning Warrant Articles for a Special Town Meeting in Fall 2022 (should one be called by the Select Board). The DPCD recommends the Board consider the following two potential amendments related to corridor development: Enhanced Business Districts and Street Tree requirements. The Enhanced Business District would be aimed at encouraging pedestrian activity and maintaining an active street and limiting the amount of ground floor retail space occupied by banks, offices, lobbies, and other non-active uses, when feasible. For Street Trees, the DPCD recommends that the site standards require street tree plantings for every 25 feet of property facing a street, when feasible. The DPCD would work with the Tree Committee and Tree Warden to develop more specific planting requirements.

Summary of Warrant Articles and Timeline

2022 Annual Town Meeting

- Amending special permit for large additions (Zoning Bylaw Working Group)
- Amending dimensional and parking requirements for multifamily uses (citizen petition)
- Amendments to advance solar ready recommendations (CEFC/ ARB)
- Amendment to allow two-family homes by right in nominally single-family districts where two-family dwellings were historically commonplace (citizen petition)

2022 Special Town Meeting

- Amendments to related to the commercial corridors, which may include reducing the overall number of zoning districts, reducing the number of uses requiring special permits, amendments designed to unlock development along commercial corridors and improve the public realm through ground floor activation and street tree plantings (ARB, Zoning Bylaw Working Group).
- Recommendations from the Housing Plan, which may include amendments to standards for townhouses (Zoning Bylaw Working Group, ARB).
- Amendments related to the MBTA Communities Housing Choice legislation (ARB).



Town of Arlington, Massachusetts

Central School

Summary:

- 9:00 p.m.
- Memorandum of Understanding between Town of Arlington Comptroller's Office and Arlington Redevelopment Board
 - Lease extension for Arlington Contributory Retirement Board

Board members will documents and authorize Chair and Director to execute documents

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_3A_-_MOU_between_Comptroller_and_ARB.pdf	MOU between Comptroller and ARB
▢ Reference Material	Agenda_Item_3B_-_Amended_lease_between_ACRB_and_ARB_12_21.pdf	Amended lease between ACRB and ARB

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN
THE TOWN OF ARLINGTON REDEVELOPMENT BOARD,
AND
THE TOWN OF ARLINGTON OFFICE OF THE COMPTROLLER**

This MEMORANDUM OF UNDERSTANDING (“MOU”) is made this ___ day of December, 2021, by and between the Town of Arlington’s Redevelopment Board (“Redevelopment Board”) and the Town of Arlington’s Officer of the Comptroller (“Comptroller”) may hereafter be referred to as “Party” or “Parties.”

WHEREAS, the property located at 20 Academy Street Suite 202A (“the property”) is owned and managed by the Redevelopment Board; and

WHEREAS, certain employees from the Comptroller’s Office will begin use of the property for their regular and customary work as employees of the Town of Arlington; and

WHEREAS, the parties seek to set forth the parameters for their use of the property for official Town of Arlington business so that any impact on the neighborhood and its residents will be minimized;

WHEREAS, an “ordinary work day” shall be defined as a Monday, Tuesday, Wednesday, Thursday or Friday between the hours of 8:30 A.M. and 5:00 P.M;

NOW THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained, the parties hereto hereby agree as follows:

SECTION 1. ORDINARY WORK DAY USE OF 20 ACADEMY STREET BY TOWN OF ARLINGTON EMPLOYEES.

A. Beginning on or about December __, 2021, the property will be used by certain Town of Arlington employees from the Comptroller’s Office.

B. The use of the property by Town of Arlington employees shall occur as follows: Town of Arlington Comptroller employees shall occupy Suite 202A of the property for their regular and customary work. It is expected that the number of Town of Arlington Comptroller employees working at the property during an ordinary work day will be approximately four (4) employees.

C. It is understood and agreed by the parties that employees from the Comptroller may need to access and use the property on occasions outside the defined “ordinary work day” hours for their work as Town of Arlington employees and that such access and use of the property is permitted.

SECTION 2. PARKING OF TOWN OWNED OR TOWN EMPLOYEE VEHICLES.

The parties agree and understand that there are no spaces assigned to the Comptroller's Office in the rear parking lot of the 27 Maple Street facility.

SECTION 3. PARKING OF PRIVATE VEHICLES FOR THE PURPOSE OF CONDUCTING BUSINESS WITH TOWN DEPARTMENTS LOCATED AT 27 MAPLE STREET.

The parties agree and understand that visitors may park at available on-street parking locations along Maple Street and Academy Street.

SECTION 4. MODIFICATIONS TO PROPERTY AND SIGNAGE

No tenant shall make any interior modifications to the property, parking layout, usage, or affix any signage to the building without express review by the Director of Planning and Community Development and, in the case of signage or any requests for exterior modifications, review and approval by the Arlington Historic Districts Commission.

SECTION 5. RENTAL PAYMENT

The Annual Fixed Rent to be paid for the first year of the MOU shall be \$_____. The Comptroller shall make a monthly payment to the Redevelopment Board in the amount of \$_____.

SECTION 6. TERM OF MEMORANDUM OF UNDERSTANDING

This MOU shall take effect on or about December __, 2021 and shall run for a period of ___ months during construction of the Arlington High School campus. This MOU may be extended by mutual agreement of the Parties.

SECTION 5. AMENDMENTS

This MOU may be modified or amended only in writing duly executed by all Parties. It may not be amended or modified by oral agreements between the parties unless they are in writing duly executed by the Parties.

SECTION 6. ENTIRE AGREEMENT

This MOU constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, expectations, negotiations, and discussions of the parties, whether oral or written. There are no representations by either party which are not specifically set forth in this agreement.

SECTION 7. COUNTERPARTS

This agreement shall be executed in duplicate counterparts, each of which shall be deemed an original and both of which shall constitute one and the same instrument.

SECTION 8. SEVERABILITY

If any provision of this MOU is held to be unenforceable, invalid or illegal, such provision shall be deemed severable from the MOU and the remainder of the MOU shall remain fully valid and enforceable.

SECTION 9. GOVERNING LAW

This MOU shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

SECTION 10. AUTHORITY TO EXECUTE AGREEMENT

The parties to this MOU represent and warrant that each has the right, power and authority to execute this MOU.

**AMENDMENT TO LEASE
EXTENSION
Between the
ARLINGTON REDEVELOPMENT BOARD
and
ARLINGTON CONTRIBUTORY RETIREMENT BOARD
December _ 2021**

The Arlington Redevelopment Board (the Landlord) issues this written Amendment to the current lease with the Arlington Contributory Retirement Board (the Tenant), dated November 5, 2020.

The Amendment is listed below.

Section 2 - Demised Premises, Term of Lease. The Landlord agrees to extend the lease through November 1, 2025, adding two additional years to the existing lease beginning on November 1, 2020, and ending on November 1, 2023.

ARLINGTON CONTRIBUTORY RETIREMENT BOARD

By: _____

Date: _____

ARLINGTON REDEVELOPMENT BOARD

By: _____

Date: _____

Approved as to Legal Form

By: _____

Date: _____



Town of Arlington, Massachusetts

ARB Meeting Schedule

Summary:

9:20 p.m. ARB Meeting Schedule for January through April 2022
Board will review and vote on schedule

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_4_-_Meeting_Schedule_Jan_through_Apr_2022.pdf	Draft Meeting Schedule January through April 2022



ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476

TELEPHONE 781-316-3090

January – April 2022 Meeting Schedule

In general, the ARB meets on the 1st and 3rd Monday at 7:30 p.m. of every month. Monday holidays or other events may cause this schedule to change. All meetings will be conducted remotely until further notice by the Town. If there are no pressing agenda items meetings may be cancelled.

January 3
January 24
February 7
February 28
March 7
March 14
March 21
March 28
April 4
April 7

April 25 (Town Meeting begins)



Town of Arlington, Massachusetts

Meeting Minutes (11/1 and 11/15)

Summary:

9:25 p.m. Board will review and approve meeting minutes

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Agenda_Item_5A_-_11-01-21_Draft_ARB_Minutes.pdf	Draft ARB Meeting Minutes 11/1/21
▢	Reference Material	Agenda_Item_5B_-_11-15-21_Draft_ARB_Minutes.pdf	Draft ARB Meeting Minutes 11/15/21

Arlington Redevelopment Board
Monday, November 1, 2021, 7:30 PM
Meeting Conducted Remotely via Zoom
Meeting Minutes

This meeting was recorded by ACMi.

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

STAFF: Jennifer Raitt, Director of Planning and Community Development and Kelly Lynema, Assistant Director, Department of Planning and Community Development

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, Continued Public hearings. The first hearing is for Docket #3665, 645 Massachusetts Avenue and the Chair explained that the applicant for Docket #3665 has requested that their application be withdrawn without prejudice. Bob Annese said he is taking a new look at the case and relief requests and a new application will be filed. The Chair explained that since Mr. Lau is absent (Mr. Lau was absent for the first portion of this meeting) and Mr. Revilak did not hear the case, the Board did not have four voting members available to vote this evening. Ms. Raitt suggested that the Board move to the next case and if Mr. Lau is present later in the evening the Board will vote. Mr. Benson moved to continue the hearing for Docket #3665 for 645 Mass. Ave. to November 15, 2021, Ms. Tintocalis seconded, approved 4-0 (Mr. Lau was absent).

The Chair introduced the second continued public hearing for Docket #3348, 833 Massachusetts Avenue. The Chair explained 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. Mr. Annese said that after speaking with his client that his client should have an update from the Historical Commission by November 15, 2021 and would prefer to meet with the Board earlier. Mr. Benson moved to reschedule the continued public hearing for Docket #3348 from December 6, 2021 to November 15, 2021, Ms. Tintocalis seconded, approved 4-0 (Mr. Lau was absent).

The Chair introduced the second agenda item, Preliminary Discussion of Zoning Amendments. Ms. Raitt briefly reviewed Warrant Article filing process with the Board and introduced resident James Fleming. Mr. Fleming is exploring potential zoning amendments: a parking reduction for multifamily dwellings and amending allowed uses in the Open Space Zoning District for a variety of activities. Mr. Fleming said he is suggesting changes to the off-street parking table to address these requirements down to one parking space per apartment unit.

Mr. Benson said that he thinks that this is an excellent idea and asked if Mr. Fleming intends to change the parking requirements for Elderly Housing, a separate use. Mr. Fleming said that he does not intend to change those requirements. Ms. Tintocalis asked if Mr. Fleming examined how many parking spaces this proposal would change. Ms. Raitt said that the purpose of this conversation is to give Mr. Fleming things to think about to prepare for future presentations regarding his proposals. Ms. Tintocalis said that she would be interested to see what else this change would impact and how this meets the requirements of the Master Plan and recent town parking analyses. Mr. Revilak said that he agrees that the parking for public housing for seniors should fall under its own regulation. Mr. Revilak is in favor of the parking requirements for apartment buildings to match the requirements of single-, two-, or three-family dwellings. Land cost is a significant driver. If land could be dedicated to more open space or more dwellings instead of being used for parking, then it would be a better outcome. Mr. Revilak said he would like to know if there has been a cost per unit under both

regulations. Mr. Revilak said that the last larger apartment building development at 1165R Mass Ave. had a parking space ratio of just over one space per unit. Mr. Benson said he was interested in the possibility of the change being retroactive or not. The Chair said that she agrees with the questions that Ms. Tintocalis posed to Mr. Fleming.

Mr. Fleming introduced his second proposed article, amending allowed uses in the Open Space Zoning District. Mr. Benson said he does not feel amending the definition in 5.6.1E is necessary to specify the types of uses. Mr. Benson said regarding section 5.6.3, that it makes sense to have the responsible Town entity approve temporary food or beverage sales for that open space. Mr. Benson suggested keeping the Special Permit for accessory off-street parking. Ms. Tintocalis asked about Mr. Fleming's intention for these zoning amendment suggestions. Mr. Fleming said he was thinking of fitness businesses and cultural arts organizations, and he realized that uses require a Special Permit in the Open Space Zoning District. The intent is to rewrite the bylaw so that the responsible Town Department gives permission for use of their open space, as they usually do. Ms. Tintocalis said she would like to hear from staff regarding what types or requests come in, how often, and Town policies regarding for profit organizations using Town land. Ms. Tintocalis said she supports activating and enlivening spaces. Mr. Revilak asked if the Town charged fees for the beer gardens that were held in the past. Ms. Raitt explained that nominal fees were collected to maintain the lawn at the Jefferson Cutter House and for custodial fees. Ms. Raitt said that the outdoor permitting has only been allowed during COVID. Mr. Revilak said he is in favor of less stringent permitting requirements and process and would like to hear from the Town's Economic Development Coordinator about how the business community would feel about such a thing. Mr. Revilak suggested wording the use description as temporary group activities conducted by profit and non-profit organizations. The Chair said that she agrees with Mr. Revilak that if the goal is to remove impediments and streamline the process. The Chair said it might be helpful to look at the pre- and post-pandemic permits, and which have been approved which have not to see if there are any other barriers to be addressed to create this new process.

The Chair opened the floor to public comment. Don Seltzer referred to Mr. Fleming's first proposal and stated that handicapped parking may be unintentionally reduced with other parking reductions for parking at apartment buildings. Mr. Seltzer said that the Open Space use should be included with the Town Bylaws not the Zoning Bylaws.

Mr. Lau joined the meeting. The Chair closed the floor to public comment for agenda item number two.

The Chair introduced the third agenda item, update on upcoming planning meetings and activities. Kelly Lynema provided the Board with an update on upcoming community meetings: Minuteman Bikeway Planning Project Meeting on 11/3/21, Housing Plan Public Meeting with the Presentation of the Draft Housing Plan on 11/9/21, Stratton Safe Routes to School Infrastructure Project on 11/10/21, Community Development Open House for the Community Development Block Grant on 11/10/21, and the Open Space and Recreation Plan Virtual Community Forum on 11/16/21. Ms. Tintocalis asked if there are parameters surrounding who should consider applying for CDBG. Ms. Raitt said that there are requirements, and the meeting is intended to give an overview of the CDBG program and application process.

The Chair introduced the fourth agenda item, Meeting Minutes from 10/4/21. Mr. Benson moved to approve the minutes as amended, Ms. Tintocalis seconded, approved 5-0. The Chair introduced the last agenda item for the evening, Open Forum, and opened the floor to public comment. With no members of the public waiting in queue to speak the Chair closed the Open Forum portion of the meeting. Mr. Revilak moved to adjourn, Ms. Tintocalis seconded, approved 5-0. Meeting adjourned.

Arlington Redevelopment Board
Monday, November 15, 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

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, Public Hearings. The first Continued Public Hearing for the evening is for Docket #3665, 645 Massachusetts Avenue. The Chair explained that the applicant for Docket #3665 has requested that their application be withdrawn without prejudice. Attorney Bob Annese asked if he would be able to withdraw this application without prejudice, if not he would like to request a new hearing date. Mr. Annese said that he would like to start the application process anew since he was brought in after the application was filed. Mr. Annese said that he might not bring a client's application to the Board if there is a four person Board again. Mr. Annese said that he has not had a request for an application to be withdrawn without prejudice since he started in the 1970s. Mr. Benson said he thinks that Chapter 40A, Section 16 is clear that Mr. Annese cannot withdraw and file again without Board permission. Mr. Benson said that if Mr. Annese asked the Board to vote on withdrawal and the Board will not withdraw without prejudice, then the application is a continuation and must have a unanimous decision made by four members of the Board, as Mr. Revilak was not yet appointed to the Board. Mr. Benson said that he does not think that this is a good precedent to make. Mr. Benson said only because of this special circumstance would he vote to allow withdrawal without prejudice. Ms. Tintocalis said she is concerned that the exact same application will be filed again. Mr. Annese said he is not sure if there will be any changes and Mr. Annese has ideas about the new presentation to the Board, including changes to bicycle parking. The Chair asked the Board if they have any concerns approving considering the special circumstances of having only four Board members at the time of the original hearing. Ms. Tintocalis said that she does not support Mr. Annese's request to withdraw without prejudice. The Chair then asked Mr. Annese when he would like to schedule to continue the hearing.

Mr. Benson moved to continue the hearing for Docket #3665, 645 Mass. Ave., to the January 3, 2022 meeting, Mr. Lau seconded, approved 4-0 (Mr. Revilak did not vote as he was appointed to the Board after the first hearing date).

The Chair introduced the second Continued Public Hearing for Docket #3348, 833 Massachusetts Avenue. Mr. Annese updated the Board on the client's meeting with the Historical Commission. Mr. Annese said that the Commission would like to see the building retained. Mr. Annese said he showed two options that were presented to the Board and Mr. Annese said he feels that the Historical Commission preferred the option to move the existing building closer to Mass. Ave. Mr. Annese asked what the Board would prefer to do. Mr. Annese reminded the Board that there is a third option, that Mr. Noyes waits two years for demolition approval. Mr. Annese said if the existing building is moved towards Mass. Ave. the lot is narrower and might cause architectural problems and problems keeping the side porch. Mr. Annese said that if the building is moved forward there will be more residential units including affordable units. Mr. Annese said that the commercial space would most likely be an office, not a retail space due to the restrictions with neighboring tenant, CVS. Monty French, Architect for the project, said that moving the house closer to Mass. Ave. and adding to the rear of the building would yield the most units. Mr. Annese said that in his experience the Historical Commission usually rules on the exterior of the building, and he thinks that the Board should make the determination where the building is placed on the lot. The Chair reminded the Board that at the last hearing they identified option two as their preferred option, to move the building forward and creating mixed-use space, if the Historical Commission would waive the demolition delay. Mr. Lau asked if the Historical Commission was against waiving the demolition delay. Mr. Annese said he did not ask the Historical Commission about waiving the demolition delay, Mr. Annese said he would prefer direction from the Board before asking the Historical Commission. Mr. Lau said he still prefers

option two with more street activation, and a mixed-use building. Mr. Lau said he does not want a wrapped house without siding on the site for two years so the demolition delay must be waived. Mr. Benson said that pulling the building forward and allowing for a larger building is better for the streetscape and the town. Mr. Benson said that the Commission has allowed historical houses to be moved in the past. Mr. Lau said that he feels moving the existing building forward would not activate the streetscape, that new development is needed to suit Mass. Ave. Ms. Tintocalis said that she also supports bringing the building forward as long as the building is functional and creates housing. Mr. Revilak said he agrees with Mr. Lau. The Chair summarized that the Board needs to understand if the demolition delay will be waived by the Commission to move forward with the preferred proposal, if the demolition delay is not granted the Board will select the option which includes moving the building forward. Mr. Annese said that the Historical Commission's preference is to see the entire building as is moved forward. Mr. Annese said that he can wait the two years for the demolition delay if necessary. Mr. Lau asked Mr. French if the building is moved forward if it can also be lowered to create a more welcoming streetscape. Mr. French said that the sewer line might not allow the building to be lowered. Mr. Lau said that the first floor is about 6 feet from the ground and that he does not want to see a large foundation or wall right on Mass. Ave. Mr. French said that the stormwater and sewer lines would have to be redesigned to lower the building. Ms. Tintocalis asked if the Board could support moving the building forward, as the Historical Commission prefers, with the addition in the back and plans for an activated streetscape, so the project can proceed. Mr. Revilak said that an elevated entry may work with the streetscape. Mr. Benson said that he did not support the plan to move the building forward because the residents would have to use the CVS parking lot to access the back of the building. Mr. Benson said that if Mr. Annese and his client feel demolition is best option Mr. Benson would support that option and Mr. Annese and his client must submit plans for the new building to the Board as soon as the demolition approval is granted. Mr. Benson said that way the plans can be approved by the time the demolition delay ends. Mr. Lau said he supports Mr. Benson's suggestion. Mr. French said that a tree lined walkway to the rear of the building was added to the plans after the plans were reviewed by the Board. The Chair reminded the Board that the goal for this project is to ensure that this project moves along as expeditiously as possible considering the length of time this building has been sitting neglected, while working with the goals of the Historical Commission, and in the spirit of the original special permit to retain a portion for the building if possible. The Chair said that accessibility options will have to be addressed if the building is moved forward. The Chair reviewed the Board's three options and asked the Board to rank the options: option one is pulling the existing building forward, option two is to pull a portion of the building forward and add the addition behind, option three is demolition with a new building situated closer to the sidewalk. Mr. Benson said he supports pulling the building forward but said he is afraid that may not be a viable zoning option due to the lot lines. Mr. Benson said he also supports the Board's third option, he would like Mr. Annese to ask the Historical Commission to waive the demolition delay and build a new building situated closer to the sidewalk. Mr. Lau said that he agrees with Mr. Benson that he does not think is possible to move the building forward, so he supports the third option, as long as the new building includes historical references that reflect that area of Mass. Ave. The Chair said that option three could happen more quickly if Mr. Annese is granted the demolition delay waiver, otherwise option two and three could take the same amount of time. Ms. Tintocalis said her first choice is option two and then option three. Mr. Revilak said that option three is also his preference and option two is his second choice. The Chair said she would like to see a portion of the existing building retained, option two. Mr. Lau said he does not think that option two is feasible, he appreciates that the building is old but he would rather see a nice new building. Mr. Lau said that the Board will have to approve plans for the new building so they will have say in the look of the new building. The Chair stated that a majority of the Board would like to see a new building with historical references, to go forward with the demolition delay. It does not seem that it is feasible to retain a portion of the building, such as the façade, to move forward due to the lot lines.

Mr. Benson moved to continue this hearing until December 20, 2021 when Mr. Annese can return with the results of the Historical Commission's ruling on the demolition delay, Mr. Lau seconded, approved 5-0.

The Chair introduced the second agenda item, Continued preliminary discussion of zoning amendments. Ms. Raitt gave a summary from the Zoning Bylaw Working Group meeting. Ms. Raitt said that many of the recommendations from the last two zoning audits remain priorities. Ms. Raitt said that she feels that the first recommended item listed: reducing the overall number of zoning districts to address infill development and ease the use of the bylaw: address setbacks, dimensional standards, building height maximums, FAR, and minimum lot area per dwelling, and a map amendment, will be important. Ms. Raitt said this item is mainly focused on the business districts, which aligns with the Board's priorities. Ms. Raitt said that the next item is reduction of the number of uses requiring special permits which makes the bylaw overly restrictive, confusing

and impractical for the purposes of determining build out and growth. Ms. Raitt said that this would involve an evaluation and study into impediments to the bylaw. Ms. Raitt said that there was not a lot of agreement within the working group regarding the next item; amend the Special Permit for large additions section for clarity and updates. The next item was to address parking issues throughout the bylaw, including parking in front setbacks, maximum instead of minimum parking requirements, greater parking reductions for residential and some commercial uses. Ms. Raitt said that the working group had varying feelings regarding this issue. The next item is included with the Board's goals to amend the Environmental Design Review process, including conducting a study of special permits granted, incorporating staff review of smaller projects, and creating an easier to use table to determine appropriate criteria. The working group believed that further analysis is needed; this aligns with the Board's goals. The next items need more study and clarification, they are: add regulations for solar, add regulations for short term rentals, and add transfer of development rights. The last item Ms. Raitt reviewed was to amend standards for townhouses, the working group agreed that there are more areas needed to build this type of housing. Mr. Lau said he is very supportive of the first and fourth items and is interested in the fifth item, to streamline the Environmental Design Review for smaller projects. Mr. Lau said he is wary of the "add solar" zoning suggestion being used to inhibit development. Ms. Tintocalis asked if the first item was dimensional, Ms. Raitt said that it was dimensional and intended to reduce the number of districts not the total area of them. Mr. Benson said that as districts are looked at then uses must also be addressed. Mr. Revilak said he agrees with reducing the number of zoning districts and perhaps making the business districts larger than they are now. Mr. Revilak said that the current zoning districts do not make sense and does not have a forward looking plan for the future. Mr. Revilak said that he agrees that there should be Environmental Design Reviews in the business districts for new construction but does not think it is necessary for changes of use in existing buildings as it is required today. The Chair said that she agrees with Mr. Revilak. The Chair said that some of the items the Board has started working on, like the parking suggestion, would be helpful to have the zoning reviewed in its entirety. Ms. Raitt said that she has ideas that address street trees and ground level storefront activation that she would like to vet before presenting to the Board. Ms. Raitt said that the first item, due to the necessary outreach that would be involved, could be more realistically be prepared for a fall Town Meeting rather than this spring. Ms. Raitt said that this discussion could be continued at the next meeting.

The Chair introduced the third agenda item, Update on Arlington Housing Plan. Ms. Raitt said the final forum reviewed the final draft, goals, and strategies to put in place. Ms. Raitt said that she expects to have a draft of the plan ready for Board and public review on November 29th. Ms. Raitt said that the extra Board meeting on December 16th will be devoted to discuss the Housing Plan. Ms. Raitt said it might be helpful to have a joint Select Board and Redevelopment Board meeting to talk over how to move forward after the plan is adopted by both boards. The Chair asked about the goals for moving any of these items to meet this year's Town Meeting. Ms. Raitt said that she is not sure at this time. The Chair suggested a joint meeting with the Zoning Board of Appeals since that Board to discuss the ZBA's perspective. Ms. Raitt suggested asking the ZBA Chair to attend a Board meeting.

The Chair introduced the fourth agenda item, 10/25/21 Meeting Minutes.

Mr. Benson moved to approve the 10/25/2021 meeting minutes as amended, Mr. Lau seconded, approved 4-0 (Ms. Tintocalis abstained as she was absent on 10/25/21.)

The Chair introduced the last agenda item, Open Forum and opened the floor to the public.

Eliza Burden said that she is a member of the Tree Committee and wanted to point out that the Tree Committee is trying to address the areas of town with the greatest heat island effect, which includes the area along Mass. Ave. Ms. Burden asked that the Board leave as much room as possible for street trees when considering zoning and Environmental Design Reviews.

James Fleming asked about townhouses as a use in residential districts. Mr. Fleming asked if the zoning would allow adjoining/party walls, like are common in the Back Bay area of Boston, and if so what is keeping the town from allowing it. Mr. Revilak said that there is only one place in town where single family attached homes are allowed. Mr. Benson said that he thinks that the bylaw does allow an adjoining wall. It is the dimensional requirements that are required that prohibit building townhomes that meet the bylaw. The Chair said that the Board would love to have a discussion if this is something that Mr. Fleming is interested in. Ms. Raitt said that she will let Mr. Fleming know where to find the zoning proposal and townhome study done in 2019.

With no other members of the public in queue the Chair closed the floor for public comment.

Mr. Lau moved to adjourn, Ms. Tintocalis seconded, approved 5-0.

Meeting adjourned.

DRAFT