



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice May 2, 2022

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. 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 klynema@town.arlington.ma.us by May 2, 2022 by 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, May 2, 2022 at 6:30 PM in the **Join Zoom Meeting with audio and video by connecting using this link: <https://town-arlington-ma-us.zoom.us/j/89642661141>, Meeting ID: 896 4266 1141, or by calling (646) 876-9923, Meeting ID 8964266114 followed by #.**

1. Public Hearing Environmental Design Review Special Permit Docket #3694, 88 Fremont Street, #88

6:30 p.m. Notice is herewith given that an application has been filed on March 28, 2022 by Francia Brito, 88 Freemont Street, #88, Arlington, MA to open Special Permit Docket #3694 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes add an accessory use of a family child care facility for no more than six (6) children at 88 Freemont Street, #88, Arlington, MA in the R5: Apartment District/Low Density District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

2. Public Hearing Environmental Design Review Special Permit Docket #3693, 89 Alpine Street

7:00 p.m. Notice is herewith given that an application has been filed on March 4, 2022 by Nelly Mayorga, 89 Alpine Street, Arlington, MA to open Special Permit Docket #3693 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes add an accessory use of a family child care facility for no more than six (6) children at 89 Alpine Street, Arlington, MA in the R1 Single-Family District. The opening of the Special Permit is to allow

the Board to review and approve the development under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

3. Adjourn to Annual Town Meeting

7:45 p.m. Adjourn to Annual Town Meeting



Town of Arlington, Massachusetts

Public Hearing Environmental Design Review Special Permit Docket #3694, 88 Fremont Street, #88

Summary:

6:30 p.m.

Notice is herewith given that an application has been filed on March 28, 2022 by Francia Brito, 88 Freemont Street, #88, Arlington, MA to open Special Permit Docket #3694 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes add an accessory use of a family child care facility for no more than six (6) children at 88 Freemont Street, #88, Arlington, MA in the R5: Apartment District/Low Density District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their updated Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	EDR_Public_Hearing_Memo_Docket_#3694_88_Freemont_St.pdf	Public Hearing Memorandum 88 Freemont Street Docket #3694
▢ Reference Material	88_Freemont_Statement.pdf	88 Freemont Statement
▢ Reference Material	Combined_application_documents_88_Fremont_Street_Docket_#3694.pdf	Combined Application Documents 88 Freemont #88 Docket # 3694



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, 88 Freemont Street, #88, Arlington, MA
Docket #3694

Date: April 28, 2022

I. Docket Summary

This is an application filed on March 28, 2022, by Francia Brito, 88 Freemont Street, #88, Arlington, MA to open Special Permit Docket #3694 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes add an accessory use of a family child care facility for no more than six (6) children at 88 Freemont Street, #88, Arlington, MA in the R5: Apartment District/Low Density District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

The Application for EDR Special Permit was submitted for consideration of this application.

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 family child care facility is allowed as an accessory use in the R5 Apartment District/Low Density. The Apartment District/Low Density is intended two- to three-story garden apartments, along with small-scale offices on principal arteries. The Board can find that this condition is met.

2. Section 3.3.3.B.

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

The Massachusetts Department of Early Education and Care issued a license to the applicant to operate a family child care facility on December 6, 2021. In-home family child care, where one person cares for a smaller number of children in the comfort of their home, is an attractive child care option for many families because of its home-based nature. Providers offer families care in a setting similar to what children are used to in their own home. Because family child care facilities are typically located in residential neighborhoods, many families choose providers in their own neighborhoods, which provides an added convenience. This use would be appropriately located in a residential district. The Board can find that this condition is met.

3. Section 3.3.3.C.

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

The family child care facility serves up to six (6) children, with hours of operation from 8:00 am to 5:00 pm. Parents/guardians/caregivers walk to the property during drop-off and pick-up hours, or park along Freemont Street for a brief period of time in the morning and late afternoon. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The requested use will not overload any public utilities. The Board can find that this condition is met.

5. Section 3.3.3.E.

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

No special regulations are applicable to the proposal. The Board can find that this condition is 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 requested use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

7. Section 3.3.3.G.

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

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

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

1. EDR-1 Preservation of Landscape

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

The applicant does not propose to change the landscape as this application is to allow an accessory use within the existing structure. The Board can find that this condition is met.

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

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

The applicant is not proposing any changes to the exterior of the building. 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 this 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.

The existing circulation does not change. 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 insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

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

There will be no changes to the exterior of the building that will impact surface water drainage or run-off. 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 because 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.

There is no signage requested for this proposal. The Board can find that this condition is met.

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 at 88 Freemont Street is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The proposed use does not disrupt historic, traditional, or significant uses, structures, or architectural elements. The Board can find that this condition is met.

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.

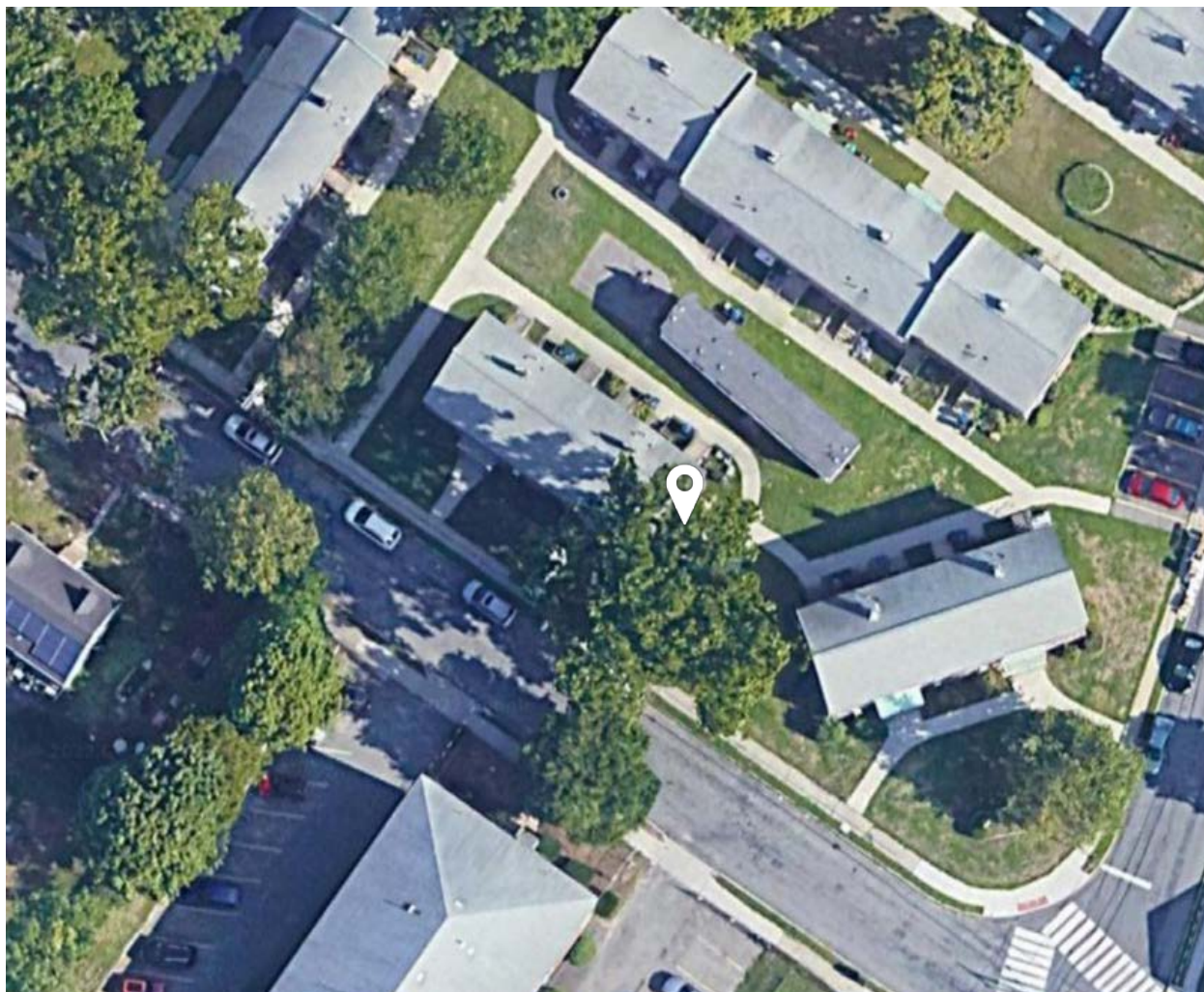
No changes are proposed. The Board can find that this condition is met.

IV. Conditions

1. Any substantial or material deviation from the approved use 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 to protect the public interest and welfare.

The map below shows the location of my home. Photos below identify the front and rear entries. The EEC has not approved our yard for outdoor play, so I will bring children to a nearby park / playground for recreation.









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)

2022 FEB 17 PM 5:48

1. Property Address 88 Fremont Street Docket No. 3694
Name of Record Owner(s) Francia Brito Phone 1-516-655-0897
Address of Owner 88 Fremont Street, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address 88 Fremont Street, Arlington, MA Phone 516-655-0897
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 88 Fremont Street Arlington, MA 02474
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 7437, Page 336;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) _____
Apartment
6. Proposed Use of Property (include # of dwelling units, if any) _____
Same, plus accessory use for family day care for 6 children
7. Permit applied for in accordance with 3.4 Environmental Design Review
the following Zoning Bylaw section(s) _____
_____ title(s)
_____ section(s) _____
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)
The applicant states that Francia Brito is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 88 Fremont Street which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Francia Estrella Brito
Signature of Applicant(s)

88 Fremont Street Arlington, MA 02474 516-655-0897
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.

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

FOR OFFICE USE ONLY

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

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 100 - 168 Gardner (88 Freemont)

Zoning District R5

Owner: Arlington Housing Authority

Address: 4 Winslow St, Arlington 02474

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Apartments / 179 units

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Apartments / 179 Units

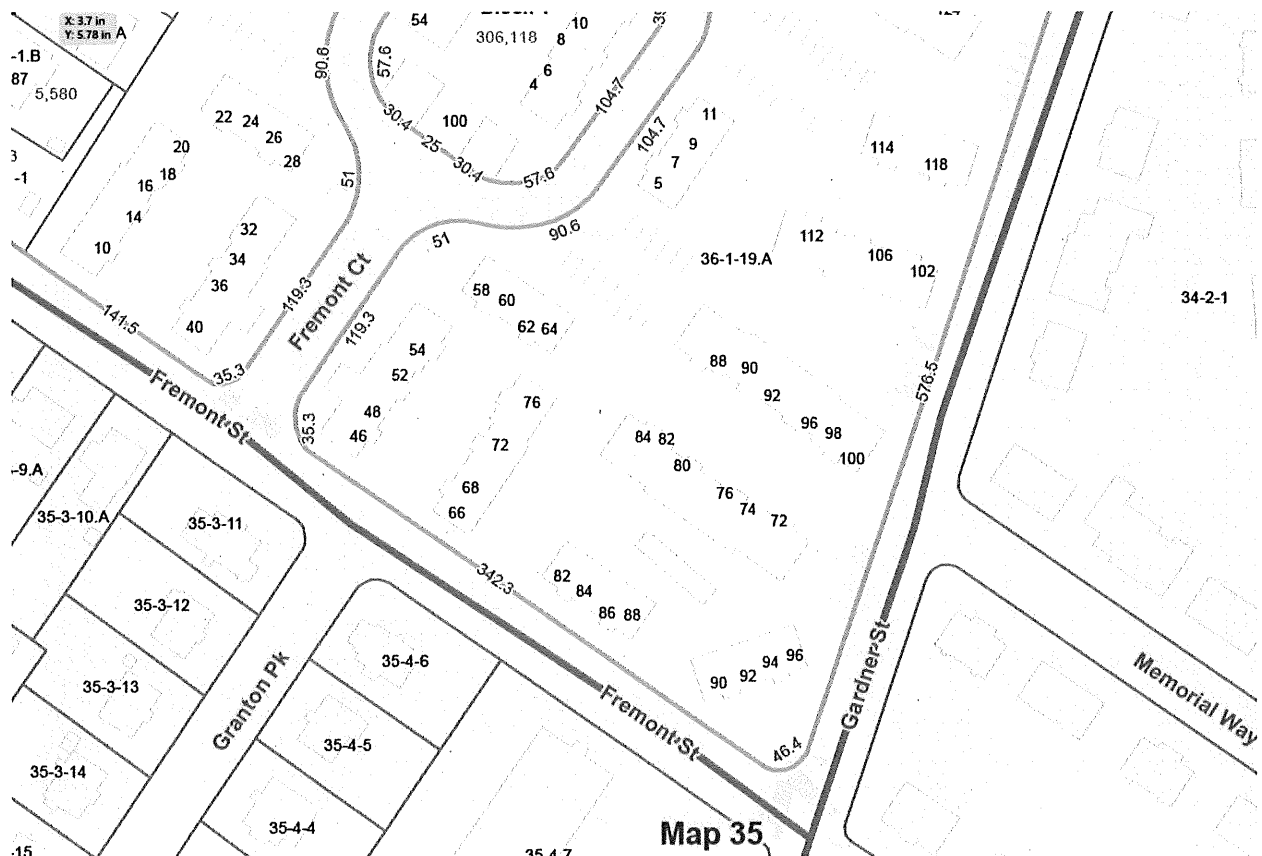
	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	306,118	306,118	min. 20,000
Frontage	342.3	342.3	min. 100
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)	18	18	min. 15
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)			min.
Height			min.
Stories	2	2	stories 3
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

88 Fremont Street, Apartment 88

I rent an apartment at 88 Fremont Street, Apartment 88. I want to open a family daycare as an accessory use at this apartment. This would be a neighborhood-serving business, where I intend and am licensed to care for no more than six children as approved by the Department of Early Education and Care. I received my license to operate a Family Child Care business on 12/06/2021.

At arrival and departure times, families walk to my home or park temporarily along Fremont Street. Children and their caregivers enter through the front door. In the evening during pick up they exit through the rear door.

The map below shows the location of my home. Photos below identify the front and rear entries. The EEC has not approved our yard for outdoor play, so I will bring children to a nearby park / playground for recreation.



7:00 A 8 A N S P M



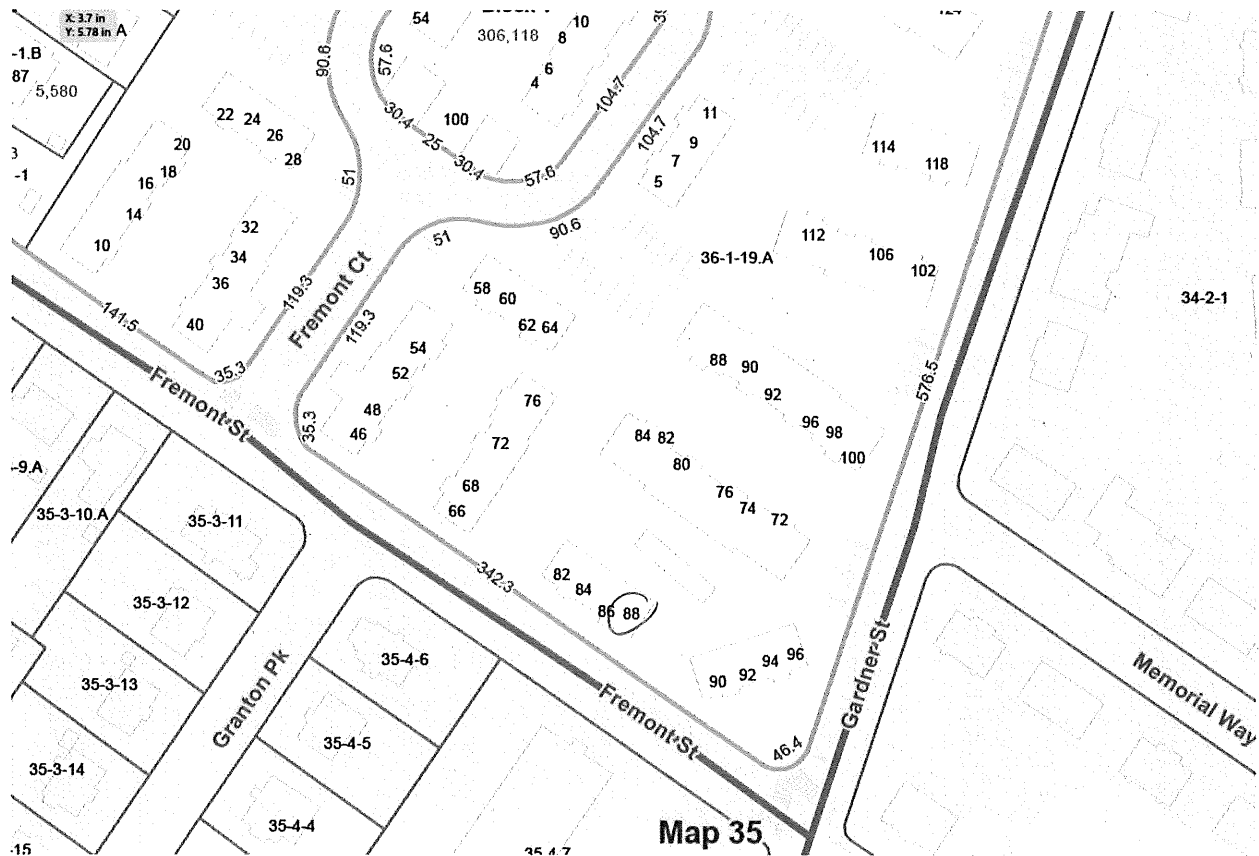


88 Fremont Street, Apartment 88

I rent an apartment at 88 Fremont Street, Apartment 88. I want to open a family daycare as an accessory use at this apartment. This would be a neighborhood-serving business, where I intend and am licensed to care for no more than six children as approved by the Department of Early Education and Care. I received my license to operate a Family Child Care business on 12/06/2021.

At arrival and departure times, families walk to my home or park temporarily along Fremont Street. Children and their caregivers enter through the front door. In the evening during pick up they exit through the rear door.

The map below shows the location of my home. Photos below identify the front and rear entries. The EEC has not approved our yard for outdoor play, so I will bring children to a nearby park / playground for recreation.





THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF EARLY EDUCATION AND CARE

Charlie Baker, Governor

Regular License to Provide Family Child Care Services

Program Number: P-254275 | 8035864

License Number: 9085607

In accordance with the provisions of Chapter 15D of the General laws, and regulations established by the Department of Early Education and Care, a license is hereby granted to:

Program Name: Brito, Francia

Address: 88 Fremont Street, Arlington, MA 02474

Total Capacity: 6

Floors/Rooms: 1ST FLOOR: LIVING ROOM, KITCHEN

Condition: Educator's yard is not approved for outdoor play. Educator will use an alternative playspace.

Issue date: 12/06/2021

Expiration date: 12/05/2024

License printed on: 12/13/2021
Licensor: Eileen Caranza

Please Post Conspicuously

Samantha L. Aigner-Treworgy, Commissioner

This License is Not Transferable



Town of Arlington, Massachusetts

Public Hearing Environmental Design Review Special Permit Docket #3693, 89 Alpine Street

Summary:

7:00 p.m.

Notice is herewith given that an application has been filed on March 4, 2022 by Nelly Mayorga, 89 Alpine Street, Arlington, MA to open Special Permit Docket #3693 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes add an accessory use of a family child care facility for no more than six (6) children at 89 Alpine Street, Arlington, MA in the R1 Single-Family District. The opening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
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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, 89 Alpine Street, Arlington, MA
Docket #3693

Date: April 28, 2022

I. Docket Summary

This is an application filed on March 4, 2022, by Nelly Mayorga, 89 Alpine Street, Arlington, MA to open Special Permit Docket #3693 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to continue an accessory use of a family child care facility for no more than six (6) children at 89 Alpine Street, Arlington, MA in the R1 Single-Family District. The opening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review.

The Application for EDR Special Permit was submitted for consideration of this application.

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 family child care facility is allowed as an accessory use in the R1 Single-Family District. The Single-Family District is intended for residential uses and other uses that do not detract from the single-family residential character of those neighborhoods. The Board can find that this condition is met.

2. Section 3.3.3.B.

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

The Massachusetts Department of Early Education and Care renewed the applicant's license to operate a family child care facility at this location on February 5, 2021. In-home family child care, where one person cares for a smaller number of children in the comfort of their home, is an attractive child care option for many families because of its home-based nature. Providers offer families care in a setting similar to what children are used to in their own home. Because family child care facilities are typically located in residential neighborhoods, many families choose providers in their own neighborhoods, which provides an added convenience. This use would be appropriately located in a residential district. The Board can find that this condition is met.

3. Section 3.3.3.C.

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

The family child care facility serves up to six (6) children, with hours of operation from 7:30 am to 5:30 pm. Parents/guardians/ caregivers walk to the property during drop-off and pick-up hours or use the two parking spots in front of the home for short term parking in the morning and late afternoon. In the afternoon, Parents/guardians/ caregivers call before arriving to pick up their children so that the applicant can ensure the child and any belongings are prepared to reduce the length of time parking is necessary. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The requested use will not overload any public utilities. The Board can find that this condition is met.

5. Section 3.3.3.E.

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

No special regulations are applicable to the proposal. The Board can find that this condition is 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 requested use does not impair the integrity or character of the neighborhood. The Board can find that this condition is met.

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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.

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

1. EDR-1 Preservation of Landscape

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

The applicant does not propose to change the landscape as this application is to allow an accessory use within the existing structure. The Board can find that this condition is met.

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

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

The applicant is not proposing any changes to the exterior of the building. The Board can find that this condition is met.

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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 this 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.

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

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

There will be no changes to the exterior of the building that will impact surface water drainage or run-off. 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 because 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.

There is no signage requested for this proposal. The Board can find that this condition is met.

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 at 89 Alpine Street is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The proposed use does not disrupt historic, traditional, or significant uses, structures, or architectural elements. The Board can find that this condition is met.

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. Conditions

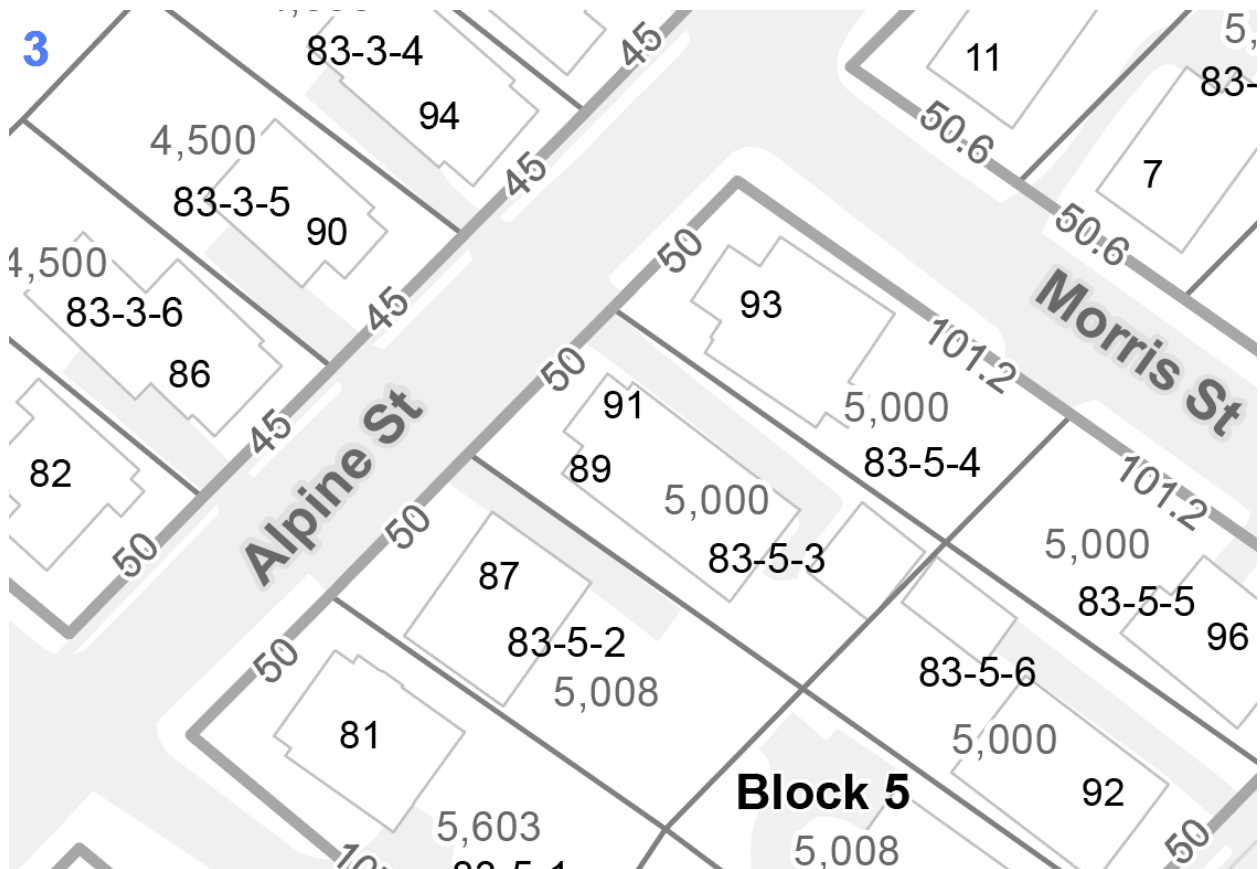
1. Any substantial or material deviation from the approved use is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions, or modify these conditions as it deems appropriate to protect the public interest and welfare.

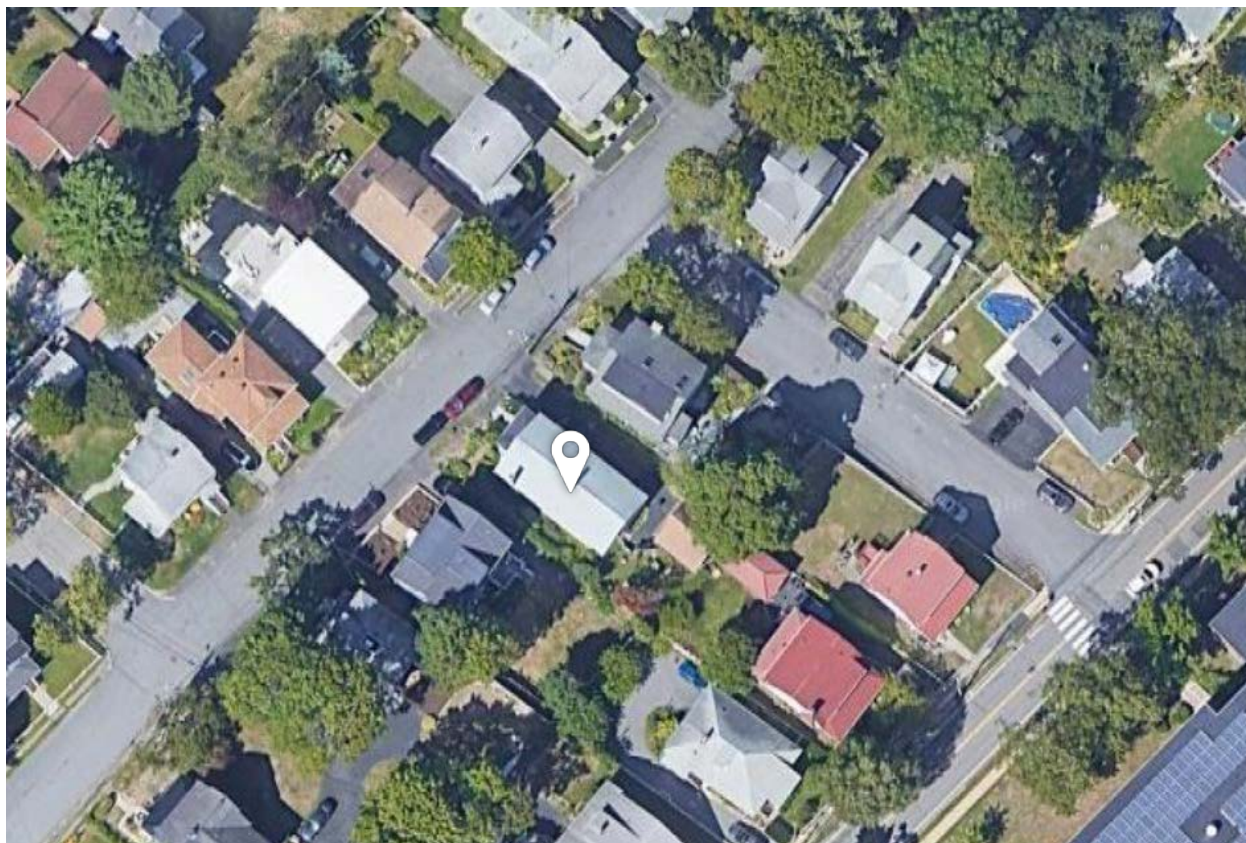
89 Alpine St

I am a resident of 89 Alpine Street, and am requesting a special permit to operate a family daycare for six children in my home. My license to operate a family child care was renewed on 2/5/2021. There are two parking spots on the street in front of my home. The hours of operation are from 7:30am to 5:30pm.

Parents call before arriving to pick up their children to arrange for their child's pick-up time to ensure that we have all their things gathered and the child ready to go.

Below are site plans and photographs of the location.









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)

Docket No. 3693

1. Property Address 89 Alpine St.
Name of Record Owner(s) Sergio Coronado Phone 5133770142
Address of Owner 91 Alpine St.
Street City, State, Zip

2. Name of Applicant(s) (if different than above) Nelly Mayorga
Address 89 Alpine St Phone 8435134413
Status Relative to Property (occupant, purchaser, etc.)

3. Location of Property 093.0 005 - 0003.0
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book _____ Page _____
-or- registered in Land Registration Office, Cert. No. 265759, in Book 1513, Page 146

5. Present Use of Property (include # of dwelling units, if any) 1st Fl. Fam. Day care

6. Proposed Use of Property (include # of dwelling units, if any) SAMG

7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 Environmental Design Review

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

There are two (2) parking spots on the street. The hours of operation are from 7:30 AM to 5:30 PM. Parents can be sure to arrangement for kids pick-up. The day care for kids are (6).

(In the statement below, strike out the words that do not apply)
The applicant states that Nelly Mayorga P. is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 89 Alpine St. which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Nelly Mayorga P.
Signature of Applicant(s)

89 Alpine St. Arlington MA 8435134413
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.

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

FOR OFFICE USE ONLY

- | | |
|---|-------------|
| <input type="checkbox"/> Special Permit Granted | Date: _____ |
| <input type="checkbox"/> Received evidence of filing with Registry of Deeds | Date: _____ |
| <input type="checkbox"/> Notified Building Inspector of Special Permit filing | Date: _____ |

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 89 Alpine

Zoning District R1

Owner: Bergio Coronado

Address: 89 Alpine St

Present Use/Occupancy: No. of Dwelling Units:

Two-family / 2

Uses and their gross square feet:

104 - 5164

Proposed Use/Occupancy: No. of Dwelling Units:

Two family / 2 and
accessory family child care

Uses and their gross square feet:

104 - 5164

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	5000	5000	min. 6000
Frontage	50	50	min. 60
Floor Area Ratio	-	-	max.
Lot Coverage (%), where applicable	-	-	max.
Lot Area per Dwelling Unit (square feet)	1000	1000	min.
Front Yard Depth (feet)	17.5	17.5	min. 25
Side Yard Width (feet) right side	12	12	min. 10
left side	7	7	min. 10
Rear Yard Depth (feet)	28	28	min. 20
Height			min.
Stories	2	2	stories 2 1/2
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)	2	2	min. 2
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.

TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the
Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

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.
2. 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.
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 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.
4. 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.
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 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.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water 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 the future maintenance needs.

6. 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.
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. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

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.
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 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.
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 practicable, whether these exist on the site or on adjacent properties.
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 impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
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. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

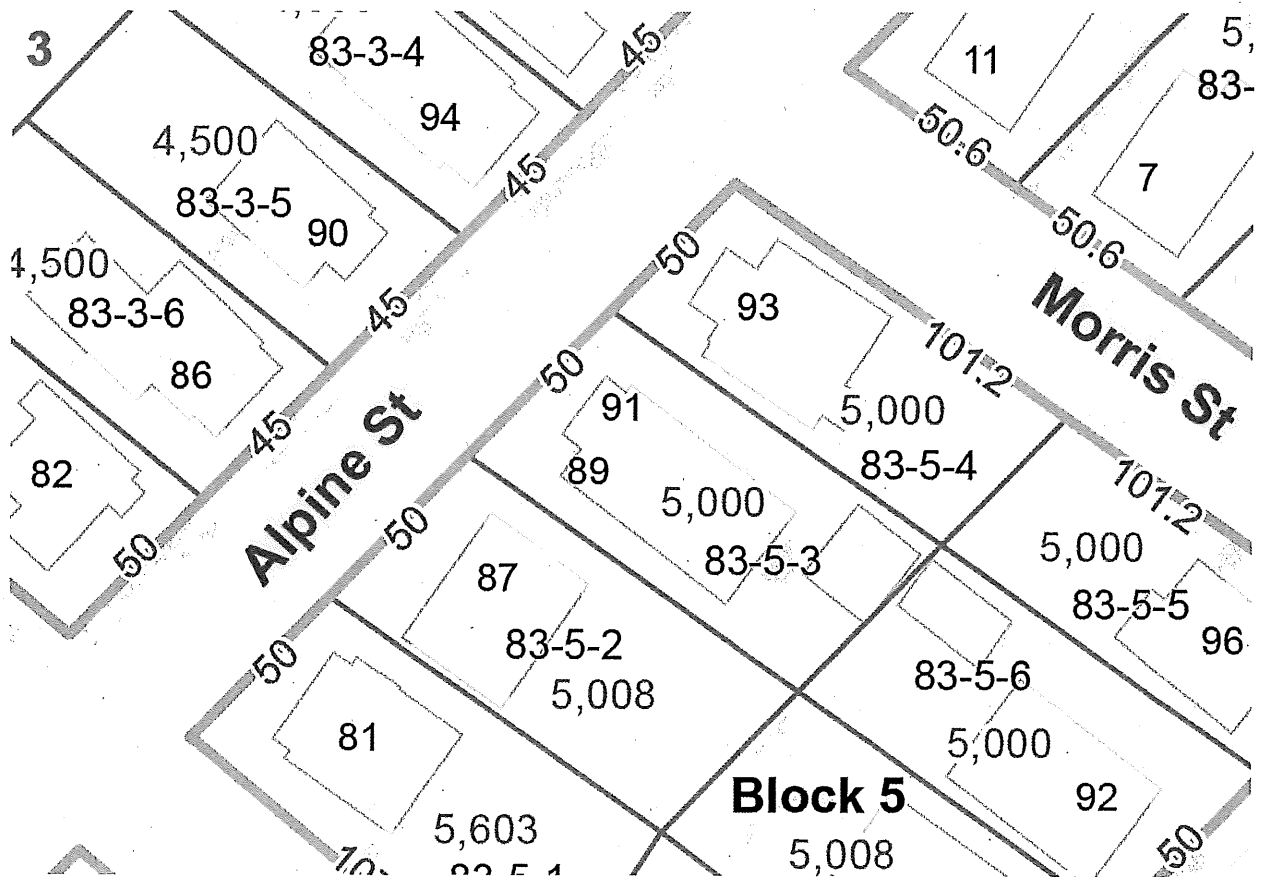
1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. 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.

89 Alpine St

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Parents call before arriving to pick up their children to arrange for their child's pick-up time to ensure that we have all their things gathered and the child ready to go.

Below are site plans and photographs of the location.





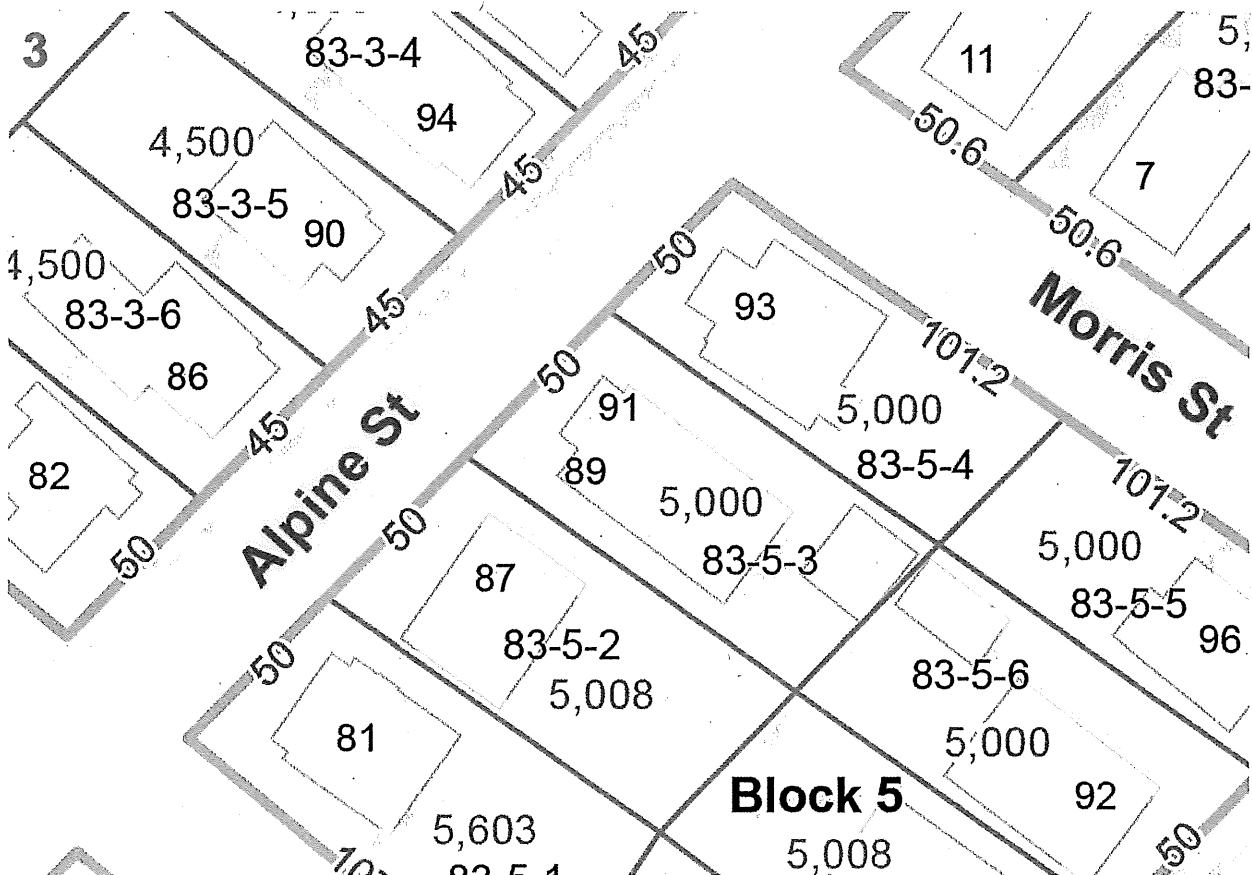


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Parents call before arriving to pick up their children to arrange for their child's pick-up time to ensure that we have all their things gathered and the child ready to go.

Below is a site plan and photographs of the location.





2017 01768156

Bk: 1513 Pg: 146 Cert#: 265759

Doc: DEED 08/17/2017 02:48 PM

QUITCLAIM DEED

We, **Robert Bonanno, Susan Marino and Janet Iannaccone**, Trustees of the **Alpine Street Nominee Trust**, (u/d/t dated January 26, 2005) registered as Document Number 1363089 of Arlington, Middlesex County, Massachusetts,

For consideration paid of Eight Hundred Forty-Five Thousand and 00/100 (\$845,000.00) Dollars

Grant to **Sergio Coronado Careaga**, married, and **Sergio Coronado Hortal**, married, as Tenants in Common, now of 89-91 Alpine Street, Arlington, Massachusetts 01274,

with QUITCLAIM COVENANTS,

That certain parcel of land with the buildings thereon, situated in Arlington in the County of Middlesex, Massachusetts, bounded and described as follows:

NORTHWESTERLY: by Alpine Street, Fifty feet;

NORTHEASTERLY: by lot 110 as shown on plan hereinafter mentioned, One Hundred One and 21/100 feet;

SOUTHEASTERLY: by lot 93 on said plan. Fifty feet; and

SOUTHWESTERLY by lot 108 on said plan, One Hundred One and 21/100 feet.

Said parcel is shown as **lot 109 on Plan No. 3921B**.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of the Land Court of Middlesex County in Registration Book 36, Page 209, with Certificate 5267.

The above-described land is subject to a Taking by the Town of Arlington for Easement in Alpine Street for water purposes, Document 124337 and to a Taking for Easement in Alpine Street for sewer purposes and Estimated Assessment, Document 124338.

The conveyed premises are not homestead property of any grantor.

Meaning to convey the same premises described in Deed filed as Document # 1363088, noted on Certificate of Title No. 233075.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/17/2017 02:48 PM
Ctrl# 268214 10472 Doc# 01768156
Fee: \$3,853.20 Cons: \$845,000.00

433075-1295-120

Witness my hand and seal this 12th day of August, 2017

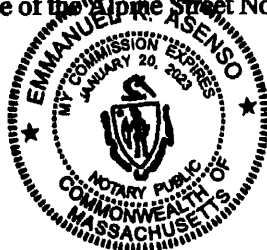
Alpine Street Nominee Trust

Susan Marino
Susan Marino, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 12th day of August, 2017, before me, the undersigned notary public, personally appeared Susan Marino, who proved to me through satisfactory evidence of identification, which was MA Dr. Ver's license to be the person(s) whose name is signed on the preceding, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Trustee of the Alpine Street Nominee Trust.



Emmanuel Asenso
Print Name: Emmanuel Asenso
My Commission expires: 01/20/2023

DOCUMENT 01768156

Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Aug 17, 2017 at 02:48P

Document Fee: 125.00
Receipt Total: \$4,326.20

NEW: CERT 265759 BK 01513 PG 146

OLD: CERT 233075 BK 1295 PG 120

083.0 0005 0003.0
Map Block Lot

1 of 1 Residential
CARD ARLINGTON

Total Card / Total Parcel
873,000/ 873,000
APPAISED: 873,000/
USE VALUE: 873,000/
ASSESSED: 873,000/ 873,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89-91		ALPINE ST, ARLINGTON

OWNERSHIP

Owner	Unit#
Owner 1: CAREAGA SERGIO CORONADO	
Owner 2: HORTAL SERGIO CORONADO	
Owner 3:	
Street 1: 89 ALPINE ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	City: Own Occ: Y
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	BONANNO ROBERT/MARINO SUSAN -		
Owner 2:	IANNACCONE JANET/TRS -		
Street 1:	7 BEECHWOOD TERRACE		
Twn/City:	WELLESLEY		
St/Prov:	MA	City	
Postal:	02482		

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2380 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	DescripNo	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Gas:		
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUCC	No of Units	Depth/ Pricelns	Unit Type	Land Type	LT Factor	Base Value	Unit Adj	Neigh Infl	Neigh Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	Spec J	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft. Site			0	70.	1.146							399,000				399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	469,600	4,400	399,000	873,000
Total Card	0.115	469,600	4,400	399,000	873,000
Total Parcel	0.115	469,600	4,400	399,000	873,000
Source: Market Adj Cost	Total Value per SQ unit Card: 366.81 /Parcel: 366.81				

PREVIOUS ASSESSMENT

Tax Yr	Use Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	104 FV	469,600	4400	5,000.	399,000	873,000		Year end
2021	104 FV	448,300	4400	5,000.	399,000	851,700		Year End Roll
2020	104 FV	448,400	4400	5,000.	399,000	851,800		Year End Roll
2019	104 FV	372,600	4400	5,000.	393,300	770,300		Year End Roll
2018	104 FV	372,600	4400	5,000.	302,100	679,100		Year End Roll
2017	104 FV	349,700	4400	5,000.	285,000	639,100		Year End Roll
2016	104 FV	349,700	4400	5,000.	262,200	616,300		Year End Roll
2015	104 FV	311,900	4400	5,000.	245,100	561,400		Year End Roll

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BONANNO ROBERT/	1513-146		8/17/2017		845,000	No	No	
BONANNO ANTHONY	1295-120		1/28/2007	Family	280,000	No	No	
BONANNO ANTHONY	1180-186		12/31/997	Family	10	No	No	F

BUILDING PERMITS

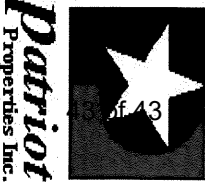
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2021	26	Dormers	209,500	O				
9/12/2017	1171	Re-Roof	9,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
3/1/2018	SQ Returned	MM	May M
11/24/2008	Meas/Inspect	189	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/14/2000	Mailier Sent		
1/14/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____



USER DEFINED

Prior Id #	2:	52169
Prior Id #	3:	
Prior Id #	1:	
Prior Id #	2:	
Prior Id #	3:	
Prior Id #	1:	
Prior Id #	2:	
Prior Id #	3:	
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
Land Reason:		
BldReason:		
Civ/District:		
Ratio:		

Total AC/H/A: 0.11478	Total SF/SM: 5000	Parcel LUCC: 104	Two Family	Prime NB Desc: ARLINGTON	Total: 399,000	Spl Credit	Total: 399,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Arlington

mmcmakin

2023