



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice June 27, 2022

The Arlington Redevelopment Board will meet Monday, June 27, 2022 at 7:30 PM in the **Town Hall Auditorium 730 Massachusetts Avenue, Arlington, Massachusetts 02476.**

1. Public Hearing

7:30 p.m. **Environmental Design Review Special Permit
Docket #3702, 464 Massachusetts Avenue**

Notice is herewith given that an application has been filed on June 1, 2022 by Deep Cuts, LLC, 472 High Street, Medford, MA to open Special Permit Docket #3702 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a restaurant, introduce an artisanal fabrication accessory use of a brewery on the premises, and install new signage at 464 Massachusetts Avenue, Arlington, MA in the B5 Business District. The reopening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

- 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. Update on Director of Planning and Community Development search

8:00 p.m. Acting Director will provide an update on hiring process and timeline.

3. Open Forum

8:15 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.

4. Adjourn

8:35 p.m. *Estimated time of adjournment*

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 June 23, 2022 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by June 24, 2022 at 12:00 p.m.

5. Correspondence

Correspondence received from:

C. Klein 6-23-2022

M. Ciampa 6-24-2022

K. Kelleher 6-24-2022



Town of Arlington, Massachusetts

Public Hearing

Summary:

7:30 p.m.

Environmental Design Review Special Permit Docket #3702, 464 Massachusetts Avenue

Notice is herewith given that an application has been filed on June 1, 2022 by Deep Cuts, LLC, 472 High Street, Medford, MA to open Special Permit Docket #3702 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a restaurant, introduce an artisanal fabrication accessory use of a brewery on the premises, and install new signage at 464 Massachusetts Avenue, Arlington, MA in the B5 Business District. The reopening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review and Section 6.2, Signs.

- 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_#3702_464_Mass_Ave.pdf	EDR Public Hearing Memo Docket #3702 464 Mass. Ave.
▢ Reference Material	Docket_3702_Combined_Application_materials_6-1-2022.pdf	464 Mass. Ave. Docket #3702 Combined Application Materials
▢ Reference Material	Impact_Statement_-_Deep_Cuts.pdf	464 Mass. Ave. Docket #3702 Impact Statement



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: Kelly Lynema, Acting Secretary Ex-Officio

Subject: Environmental Design Review, 464 Massachusetts Ave, Arlington, MA
Docket #3702

Date: June 23, 2022

I. Docket Summary

This is an application filed on June 1, 2022, by Deep Cuts LLC (Deep Cuts Deli & Brewery), 472 High Street, Medford, MA to open Special Permit Docket #3702 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to establish a restaurant and operate a brewery as an Artisanal Fabrication facility in the basement of the existing building, and to replace the signage at 464 Massachusetts Avenue. The opening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review and Section 6.2, Signs. The applicant has also requested a reduction of the on-site parking requirement to zero (0) spaces under Section 6.1.5. Finally, although the submitted materials indicate that applicant is proposing a new restaurant on the site in conjunction with the artisanal fabrication use, since this site was previously used for a restaurant, the continuation of the restaurant use does not require additional approval from the Arlington Redevelopment Board.

Materials submitted for consideration of this application:

- Application for EDR Special Permit and Impact Statement dated May 27, 2022
- Floor Plans and Signage details dated May 31, 2022

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

1. Section 3.3.3.A.

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

The artisanal fabrication use is allowed in the B-5 Central Business District. The applicant is proposing to locate a small-scale brewery in the basement of the existing building. The definition of “Artisanal Fabrication” under Section 2 includes the production of alcohol. 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.

A restaurant has operated in this location for many years. The applicant’s intention is to continue the restaurant use and to add a small brewery/artisanal fabrication facility in the basement of the existing structure. This artisanal fabrication use will complement and enhance the restaurant use in the Central Business 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.

A restaurant has operated in this location for many years, and there are no exterior alterations other than signage. The artisanal fabrication facility will function in conjunction with the restaurant use and will not create any additional traffic or pedestrian safety impacts in the area. 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.

A restaurant has operated in this location for many years without overloading any public utilities. The artisanal fabrication/brewery operation is designed to capture as much reusable water as possible. 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 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 proposed use is similar to the previous restaurant use, with the exception of the creation of a small brewery/artisanal fabrication facility which will serve to draw more activity to the Central Business District and contribute to the liveliness of the commercial district. 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 existing building on the site covers the vast majority of the parcel. Currently, there is limited open space and no landscaped areas. No exterior changes are proposed. 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 a new paint color on the trim and the addition of 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 is currently no landscaped or usable open space on the site. The only area of the site not covered by structures is the access alley between the buildings. This area will remain open for access to trash/recycling collection and deliveries. 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.

Currently, there are no on-site parking spaces and there is no room on the property to create these spaces. The site is occupied by two buildings, separated by an alley between the buildings for vehicular access through the site. The alley will be maintained to allow for loading, deliveries and trash and recycling collection. The primary use as a restaurant will function similarly to the previous restaurant use, which was permitted without the provision of off-street parking. The proposed additional use of a small brewery (artisanal fabrication facility) will not be open to public and will not generate additional parking demand. The site is adjacent to available on-street parking along Massachusetts Avenue and the public parking in the Russell Common Parking Lot. The ARB has jurisdiction to eliminate the number of parking spaces required by the Zoning Bylaw under Section 6.1.5.

5. EDR-5 Surface Water Drainage

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

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching

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

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

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

6. EDR-6 Utilities Service

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

Existing underground utility services of gas, water, and electricity will remain, and no new utility services are anticipated 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 project site is in the Business Sign District. The Applicant submitted a sign package with two signs proposed:

- One non-illuminated wall sign in the center of the primary sign band above the main entrance measuring 25.5 square feet. The sign is to be installed at a sign height of approximately 15 feet.
- One non-illuminated secondary wall sign in the center of a separate sign band above the egress door measuring 6.25 square feet. The sign is to be installed at a sign height of approximately 15 feet.

The total number of wall signs exceeds the maximum allowable by right in the Business Sign District. The total sign area is within the allowable square footage for wall signs. The proposed signage is designed to be similar to what was previously at this address. The location of the signage will not change, and the proposed signage is smaller in area than the existing signage.

8. EDR-8 Special Features

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

No exterior changes are proposed to the structure. Vehicular access for deliveries and/or loading and trash/recycling collection will be through the alley at the rear of the building. Although the trash receptacle cannot be seen from a public way, the Applicant may want to consider screening it from the adjacent property's parking lot as much as practicable. 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 exterior changes are proposed for the site. The artisanal fabrication operation will be confined to the basement of the existing building and will not be accessible to the general public. 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.

According to the Applicant, the brewing system will vent steam in accordance with applicable Building Codes and Town Bylaws. The system will only be used periodically for two to three hours at a time, two to four times a week. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

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

The proposed use is similar to the previous use. However, the Applicant has stated that they are committed to incorporating additional sustainable business practices into the operation of the new restaurant and brewery/artisanal fabrication facility, including but not limited to, installing LED lighting and smart thermostats, capturing and re-using 90% of the excess water from the brewing process, and collecting and composting spent grains from the brewery to be converted into use-able energy. The Board can find that this condition is met.

IV. Conditions

A. 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. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

PLANNING & COMMUNITY
DEVELOPMENT
TOWN CLERK'S OFFICE
ARLINGTON, MA 02124
JUN -1 P 1:25
JUN -2 PM 4:58

Docket No. 342

1. Property Address 464 Mass Ave
Name of Record Owner(s) COHEN MAX R TRUSTEE Phone _____
Address of Owner 89 WINCHESTER ST, BROOKLINE MA 02446
Street City, State, Zip

2. Name of Applicant(s) (if different than above) Deep Cuts Deli & Brewery (Deep Cuts LLC)
Address 472 High St, Medford MA 02155 Phone 781-864-5846
Status Relative to Property (occupant, purchaser, etc.) occupant

3. Location of Property 011.0-0003-0001.0
Assessor's Block Plan, Block, Lot No.

4. Deed recorded in the Registry of deeds, Book 12008, Page 257;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.

5. Present Use of Property (include # of dwelling units, if any) Restaurant

6. Proposed Use of Property (include # of dwelling units, if any) Restaurant and Brewery (Artisinal Fabrication)

7. Permit applied for in accordance with the following Zoning Bylaw section(s)	<u>5.5.3</u>	<u>Use Regulations for Business Districts</u>
	<u>6.1.5</u>	<u>Parking Reduction in Business, Industrial, and Multi-Family Residential Zones</u>
	_____	_____
	section(s)	title(s)

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

Use Regulation:
We will be mostly re-instating the previous use of a Restaurant with a small on-site Brewing operation (artisinal fabrication) in the basement.

Parking Reduction:
The existing site does not have parking, nor is the ability to create more. Street Parking is available as well as a large Municipal lot across the street.

(In the statement below, strike out the words that do not apply)
The applicant states that Deep Cuts Deli & Brewery is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 464 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. 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.

Signature of Applicant(s) [Signature]
11 Butler St, Medford MA 02155 781-864-5846
Address Phone



TOWN CLERK'S OFFICE
ARLINGTON, MA 02174

PLANNING & COMMUNITY
DEVELOPMENT

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

RECEIVED 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.

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

FOR OFFICE USE ONLY

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

TOWN OF ARLINGTON
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.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3702

Property Location 464 Mass Ave

Zoning District B5

Owner: COHEN MAX R TRUSTEE

Address: 89 WINCHESTER ST, BROOKLINE MA 02446

Present Use/Occupancy: No. of Dwelling Units:
Restauraunt

Uses and their gross square feet:
4774

Proposed Use/Occupancy: No. of Dwelling Units:
Restaurant and Brewery

Uses and their gross square feet:
4774

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	14276	14276	min.
Frontage	118	118	min. 50
Floor Area Ratio	1	1	max. 1.4
Lot Coverage (%), where applicable	100	100	max.
Lot Area per Dwelling Unit (square feet)	NA	NA	min. 600
Front Yard Depth (feet)	0	0	min. -
Side Yard Width (feet) right side	0	0	min. -
left side	0	0	min. -
Rear Yard Depth (feet)	18	18	min. 22
Height			min.
Stories	1	1	stories 3
Feet	16	16	feet 60
Open Space (% of G.F.A.)	0	0	min. 10%
Landscaped (square feet)	0	0	(s.f.) 0
Usable (square feet)	0	0	(s.f.) 0
Parking Spaces (No.)	0	0	min. 0
Parking Area Setbacks (feet), where applicable	0	0	min. 0
Loading Spaces (No.)	0	0	min. 0
Type of Construction	3		
Distance to Nearest Building	0	0	min. 0

DEEP CUTS

Deli & Brewery

PLANNING & COMMUNITY
DEVELOPMENT
2022 JUN -1 P 1:25

5/27/20

To: Arlington Redevelopment Board
Re: Deep Cuts Deli & Brewery
Application For Special Permit – Impact Statement

Thank you for the opportunity to present our Impact Statement, as part of our Special Permit Application to the Arlington Redevelopment Board.

We are Deep Cuts Deli & Brewery, a small sandwich shop and nanobrewery located at 472 High Street, Medford MA, and we are applying to relocate to 464 Massachusetts Avenue, Arlington, MA to open a larger dine-in location with a larger on-site brewery. We focus on creative sandwiches, sides and beer creations with a focus on supporting local arts, music, and community.

Our proposal is to lease the former Restaurant Space, Tango, and convert it into a new Restaurant and Brewery. Due to the similar use, this should have little impact on the local community and businesses for our proposed use. We will only be making minor interior renovations and repairs, and installing a 5bl brewing system in the basement. This is a small brewpub style brewhouse, intended for 75%+ production for on-site consumption, and no large scale distribution. We will have our own beer served alongside our food options.

We also intend to use the space to showcase local artists, craftsmen, musicians, etc, by incorporating local goods throughout the space for sale by the makers, as well as host Markets and local gatherings.

This location and space is ideal for us to bring Deep Cuts to the vision we have been working toward.

Please find below our responses to the Items identified to be addressed in the Impact Statement:

1. Preservation of Landscape
The site is completely inhabited by the existing structure, with only a rear alleyway open. We do not plan, nor have the ability to impact the landscaping, but plan to maintain the exterior area's of the building to our full capacity
2. Relation of Buildings to the Environment:
The only change to the existing building will be painting the exterior trim from blue to black and adding our sign at the existing sign location(s). No other exterior alterations are planned.
3. Open Space
The only open space on the site is the rear alleyway, which will remain as the means of egress for the building. This rear alleyway will be used for trash / recycling and deliveries.
4. Surface Water Drainage
No exterior modifications are being made to the site that will impact water drainage.
5. Utility Service

Existing underground utility services of gas, water, and electricity will remain, and no new utility services are anticipated.

6. Advertising Features

A diagram of our proposed signage is included in our application packet. Our sign will be of raised letters on a flat background similar to the existing sign, but in different colors.

7. Special Features.

No exterior alterations are proposed beyond signage and painting. Loading will be done through the rear alleyway access.

8. Safety

The space will function largely as it had previously and alterations to the space have been designed to meet current codes for safety and occupancy.

9. Heritage

No items of historic, traditional, or significant uses structures, or architectural elements are to be removed.

10. Microclimate

The new use is similar to the existing use in regard to ventilation of cooking equipment. The brewing system will vent steam in accordance to the Building Codes and ordinances, and is only periodic for 2-3 hours, 2-4 times per week.

11. Sustainable Buildings and Site Design

The building is existing and will not incur additional energy consumption to the previous use. Addition of LED lighting and smart thermostats may reduce energy consumption from previous levels. Excess water from the brewing process is 90% captured for re-use. Spent grains from the brewing process are collected by a composting company for turning back into use-able energy. The owner Jeff Wetzel, is an architectural designer with a focus on sustainable design and energy and incorporates as many sustainable practices to business operations as possible.

Thank you for this opportunity to review our application. Please find attached the requested forms, drawings, and photo's.

We look forward to discussing with you more and finding our potential new home in Arlington.

Sincerely,

Jeff Wetzel
Owner / Brewer
jeff@deepcuts.rocks
781-864-5846

Ian McGregor
Owner / Executive Chef
ian@deepcuts.rocks
617-905-0788

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Deep Cuts Deli & Brewery
to the Zoning Board of Appeals for the Town of Arlington:

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

SP - Use - Restaurant over 2000sf and Artisinal Fabrication of beer

Parking - Zone B5 relief. (0% offstreet parking)

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 464 Massachusetts Avenue with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The Previous / Existing use is to be continued with the addition of a small (4bbl-brewpub style)
on-site beer brewing operation in the basement (900sf of unit used for manufacturing)

Parking relief is sought as the existing site does not have space for off-street parking and a large
municipal parking lot is across the street.

E-Mail: jeff@deepcuts.rocks

Signed: 

Date: 05/17/2022

Telephone: 781-864-5846

Address: 11 Butler Street, Medford, MA 02155

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

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

B5 ZONE

Restaurant => 2,000 sq. ft. (SP)

Retail - Manufacture, assembly, packaging of goods (SP)

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

The previous use was a restaurant and drinking establishment which will be continued along with an on-site brewery which has proven to be a strong drive for additional interest in communities and surrounding businesses.

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

As the new use is primarily the same as the previous use, this would not create any additional traffic. Delivery for supplies would be similar to the previous use, as well as the property having rear access for offstreet unloading.

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

As the new use is primarily the same as the previous use, this would not create any additional strain on the municipal systems. The brewery operation is designed to recapture as much reusable water as possible, and a minor increase in cleaning waste will be submitted to the MWRA for compliance.

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

none.

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

The exterior will only have the sign modified for the current tenant.

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

The requested use is primarily the same as the previous use.

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

1. Property Location: 464 Massachusetts Avenue Zoning District: B5
2. Present Use/Occupancy: Restaurant (over 2000sf) No. of dwelling units 0
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
4774 Sq. Ft.
4. Proposed Use/Occupancy: Restaurant / Artisinal Fabrication No. of dwelling units 0
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
4774 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	14276	14276	min. -
7. Frontage (Ft.)	118'	118'	min. 50
8. Floor area ratio	1	1	max. 1.4
9. Lot Coverage (%)	100	100	max -
10. Lot Area per Dwelling Unit (Sq. Ft.)	na	na	min. 600
11. Front Yard Depth (Ft.)	0	0	min. -
12. Left Side Yard Depth (Ft.)	0	0	min. -
13. Right Side Yard Depth (Ft.)	0	0	min. -
14. Rear Yard Depth (Ft.)	18	18	min. 22
15. Height (Stories)	1	1	max. 3
16. Height (Ft.)	16	16	max. 60
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	-	-	
17A. Landscaped Open Space (% of GFA)			min. 10%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	-	-	
18A. Usable Open Space (% of GFA)	-	-	min. -
19. Number of Parking Spaces			min. 1
20. Parking area setbacks (if applicable)			min. NA
21. Number of Loading Spaces (if applicable)			min. NA
22. Type of construction	3		N/A
23. Slope of proposed roof(s) (in. per ft.)			min. NA

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

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

Address: 464 Massachusetts Avenue

Zoning District: B5

OPEN SPACE*

	EXISTING	PROPOSED
Total lot area	<u>7237</u>	<u>7237</u>
Open Space, Usable	<u>-</u>	<u>-</u>
Open Space, Landscaped	<u>-</u>	<u>-</u>

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

GROSS FLOOR AREA (GFA) †

Accessory Building	<u> </u>	<u> </u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>2387</u>	<u>2387</u>
1 st Floor	<u>2387</u>	<u>2387</u>
2 nd Floor	<u> </u>	<u> </u>
3 rd Floor	<u> </u>	<u> </u>
4 th Floor	<u> </u>	<u> </u>
5 th Floor	<u> </u>	<u> </u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u> </u>	<u> </u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u> </u>	<u> </u>
All weather habitable porches and balconies	<u> </u>	<u> </u>
Total Gross Floor Area (GFA)	<u>4774</u>	<u>4774</u>

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

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>-</u>	<u>-</u>
Landscaped Open Space (% of GFA)	<u> </u>	<u> </u>
Usable Open Space (Sq. Ft.)	<u>-</u>	<u>-</u>
Usable Open Space (% of GFA)	<u>-</u>	<u>-</u>

This worksheet applies to plans dated 04/30/2022 designed by JW Design & Construction

Reviewed with Building Inspector: Date:

PLANNING & COMMUNITY
DEVELOPMENT
2022 JUN -1 P 1:25

DEEP CUTS

Deli & Brewery

464 MASSACHUSETTS AVENUE
ARLINGTON, MA



Sheet List	
A000	COVER
A001	ZONING / CODE REVIEW
A002	SITE PLAN
A003	EGRESS PLAN & SAFETY PLAN
A101	FIRST FLOOR - EXIST / DEMO
A102	BASEMENT - DEMO
A103	FIRST FLOOR - NEW
A104	BASEMENT - NEW
A201	FRONT ELEVATION & SIGN
A202	SITE PHOTOS

Project Title:
DEEP CUTS
Deli & Brewery
464 Mass Ave
Arlington, MA
Set Issue Title:
SPECIAL PERMIT

JWetzel
Design & Construction
11 BULLFINCH ST., WILMINGTON, MA 01897
781.266.2400

Issues / Revisions		
No.	Date	Notes

Designed By:
Project Manager: Jeff Wetzel
Drawn By:
Date: 5/31/22
Drawing Title
COVER
Scale
Drawing No.
A000

[illegible]

Project Title:

DEEP CUTS
Dist & Brewery

464 Mass Ave
Arlington, MA

Set Issue Title:

SPECIAL PERMIT

[illegible]



MASSACHUSETTS AVE.

48'-4"

PULL
STATION

EXIST. FA
PANEL

PULL
STATION

HOOD W/ ANSUL
SYSTEM

PULL
STATION

60'-4"

57'-8"

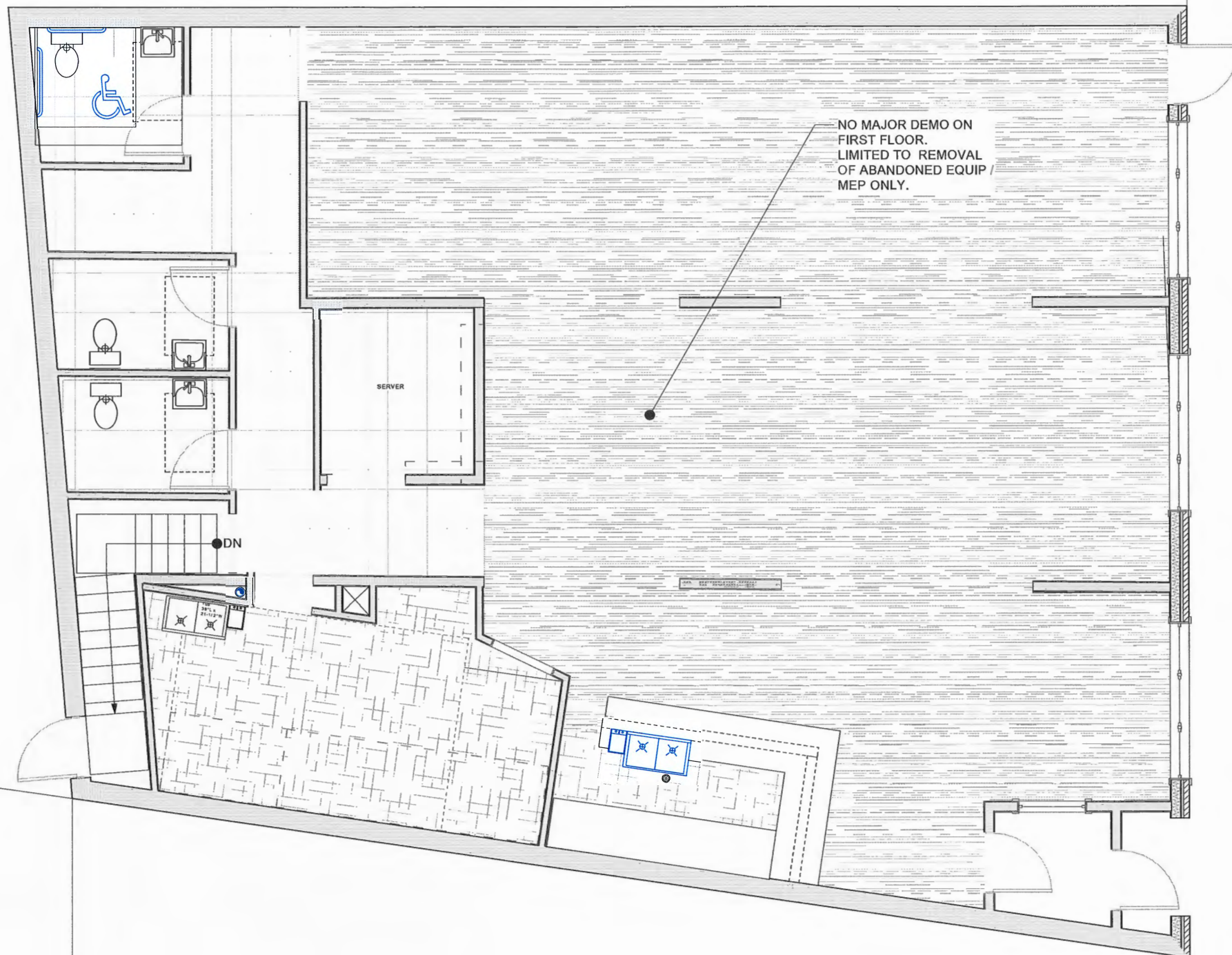
40'-4"

DIAGONAL = 75'-0"

- GENERAL:
1. ALL EXIST. WALLS / MEP ETC TO REMAIN UNLESS OTHERWISE INDICATED.
 2. ABANDONED / OBSOLETE EQUIPMENT, FURNISHINGS, ETC, TO BE REMOVED.

Project Title:
DEEP CUTS
DeB. & Sweeney
464 Mass Ave
Arlington, MA

Set Issue Title:
SPECIAL PERMIT



MASSACHUSETTS AVE.

JWetzel
Design & Construction
11 BAYVIEW ST., WILMINGTON, MA 01897
TEL: 603.534.1234

Issues / Revisions

No.	Date	Notes

Designed By:
Project Manager: **Jill Wetzel**
Drawn By:
Date: 5/31/22
Drawing Title

FIRST FLOOR -
EXIST / DEMO

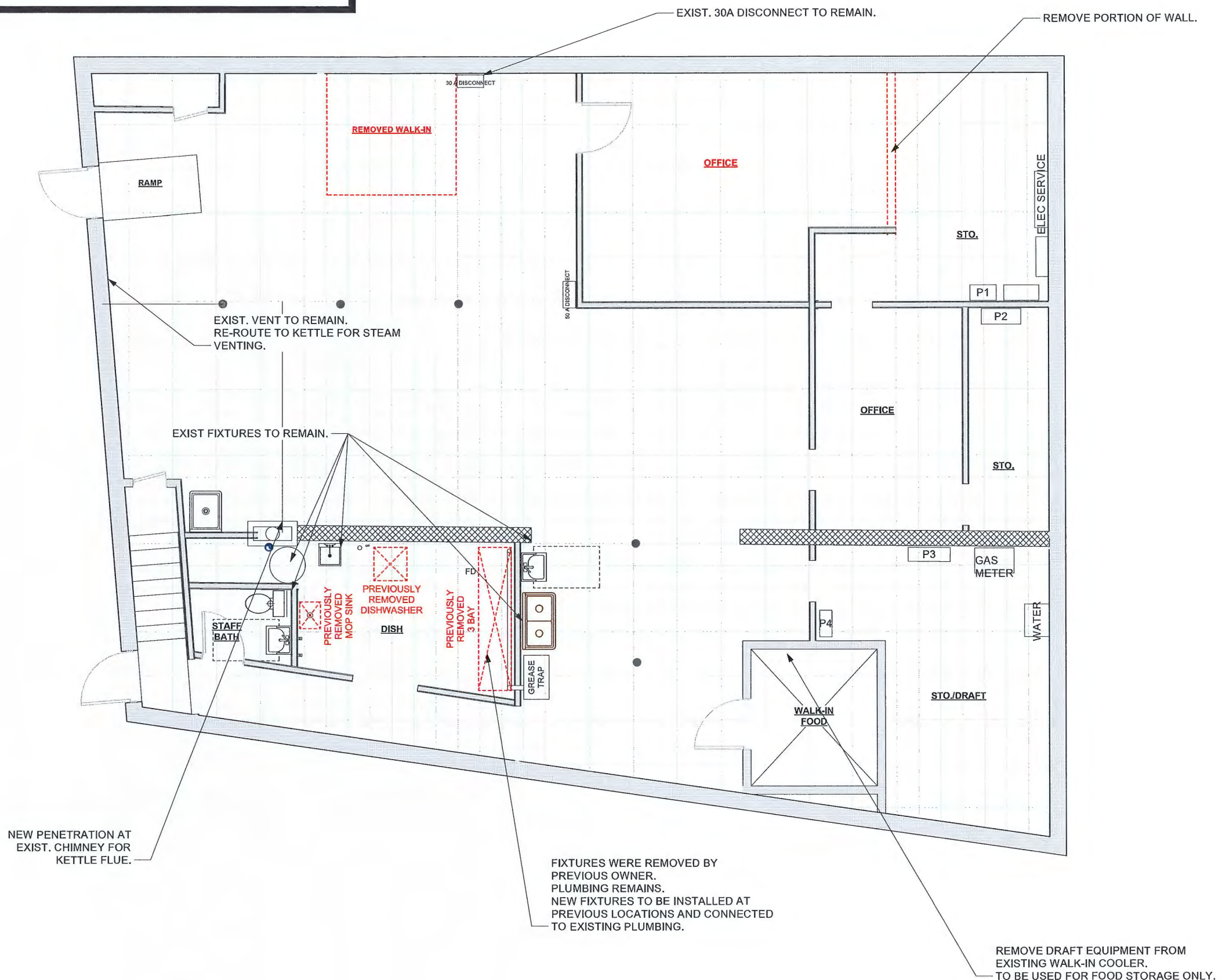
Scale
Drawing No.

A101

- GENERAL:
1. ALL EXIST. WALLS / MEP ETC TO REMAIN UNLESS OTHERWISE INDICATED.
 2. ABANDONED / OBSOLETE EQUIPMENT, FURNISHINGS, ETC, TO BE REMOVED.

Project Title:
DEEP CUTS
Del. & Brewery
464 Mass Ave
Arlington, MA

Set Issue Title:
SPECIAL PERMIT



Wetzel
Design & Construction
11 BAYVIEW RD. SCARSDALE, NY 11518
718.484.5400

Issues / Revisions		
No.	Date	Notes

Designed By:
Project Manager: Jeff Weitzel
Drawn By:
Date: 5/31/22
Drawing Title

**BASEMENT -
DEMO**

Scale
Drawing No.

GENERAL:

1. PAINT - ALL INTERIOR WALLS AND CEILINGS TO BE PAINTED BLACK.

NEW HAND SINK AND
DISHWASHER.

NEW BAR AND
BACKBAR

BARN DOORS AT EXIST.
OPENING

NEW DOOR W/ PANIC
HARDWARE.

INSTALL NEW KITCHEN
EQUIP AT PREVIOUSLY
INSTALLED LOCATIONS.

NEW SIGNAGE

Project Title:

DEEP CUTS
D&B & Sweeney

464 Mass Ave
Arlington, MA

Set Issue Title:

SPECIAL PERMIT

JWetzel
Design & Construction

22 SUITE 100, WILMINGTON, MA 01897
TEL: 617-251-1000

Issues / Revisions

No.	Date	Notes

Designed By:

Project Manager: Jeff Wetzel

Drawn By:

Date: 5/31/22

Drawing
Title

FIRST FLOOR -
NEW

Scale

Drawing No.

A103

GENERAL:

1. ALL EXIST WALLS AND DOORS TO REMAIN IN BASEMENT.
2. WORK IS LIMITED TO EQUIPMENT AND ASSOCIATED MEP.

BREWERY PREMISES
750 SF.

ADD RIGID INSULATION AND FRP
PANELS.
INSTALL COOLBOT AND AC.

NEW
PARTITION

LOADING / SECONDARY
EGRESS

BREWERY PREMISES
750 SF.

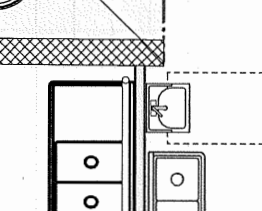
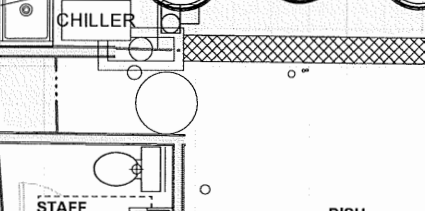
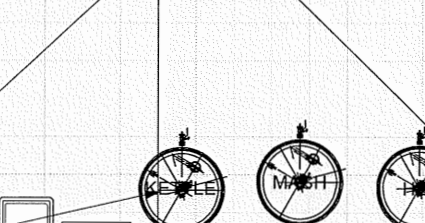
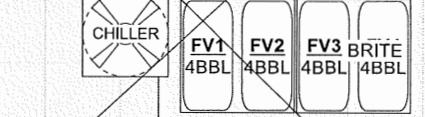
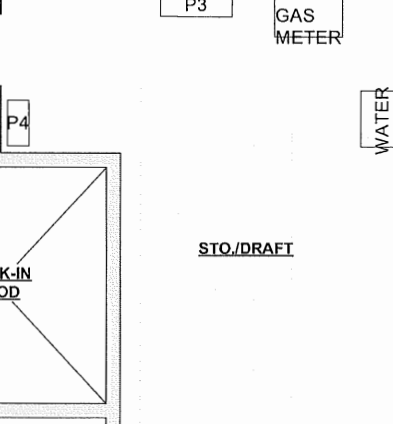
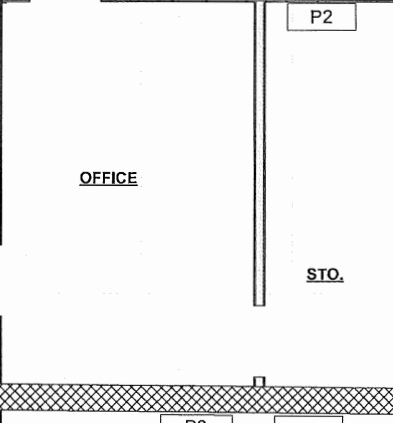
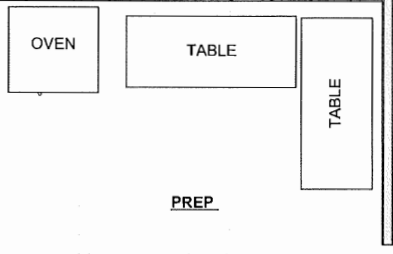
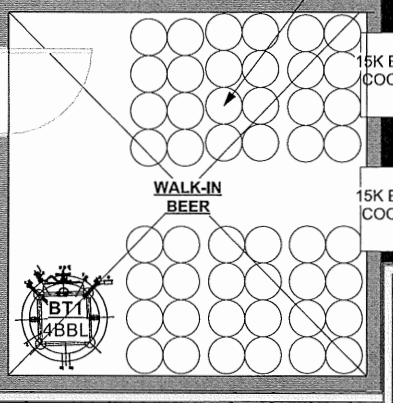
CONNECT STEAM VENT
TO EXIST. EXHAUST

ELECTRIC KETTLE -
STEAM VENT
CONNECTED TO EXIST.
DEDICATED VENT TO
ATMOSPHERE.

REAR EGRESS

INSTAL 3 BAY, MOP SINK AND
DISHWASHER AT EXIST LOCATIONS
WHERE FIXTURES WERE REMOVED.

30 A DISCONNECT
50 A DISCONNECT



Project Title:

DEEP CUTS
Deli & Brewery

464 Mass Ave
Arlington, MA

Set Issue Title:

SPECIAL PERMIT

JWetzel
Design & Construction

20 SOUTH ST. ARLINGTON, MA 02461
TEL: 617.341.1111

Issues / Revisions

No.	Date	Notes

Designed By:

Project Manager: Jeff Wetzel

Drawn By:

Date: 5/31/22

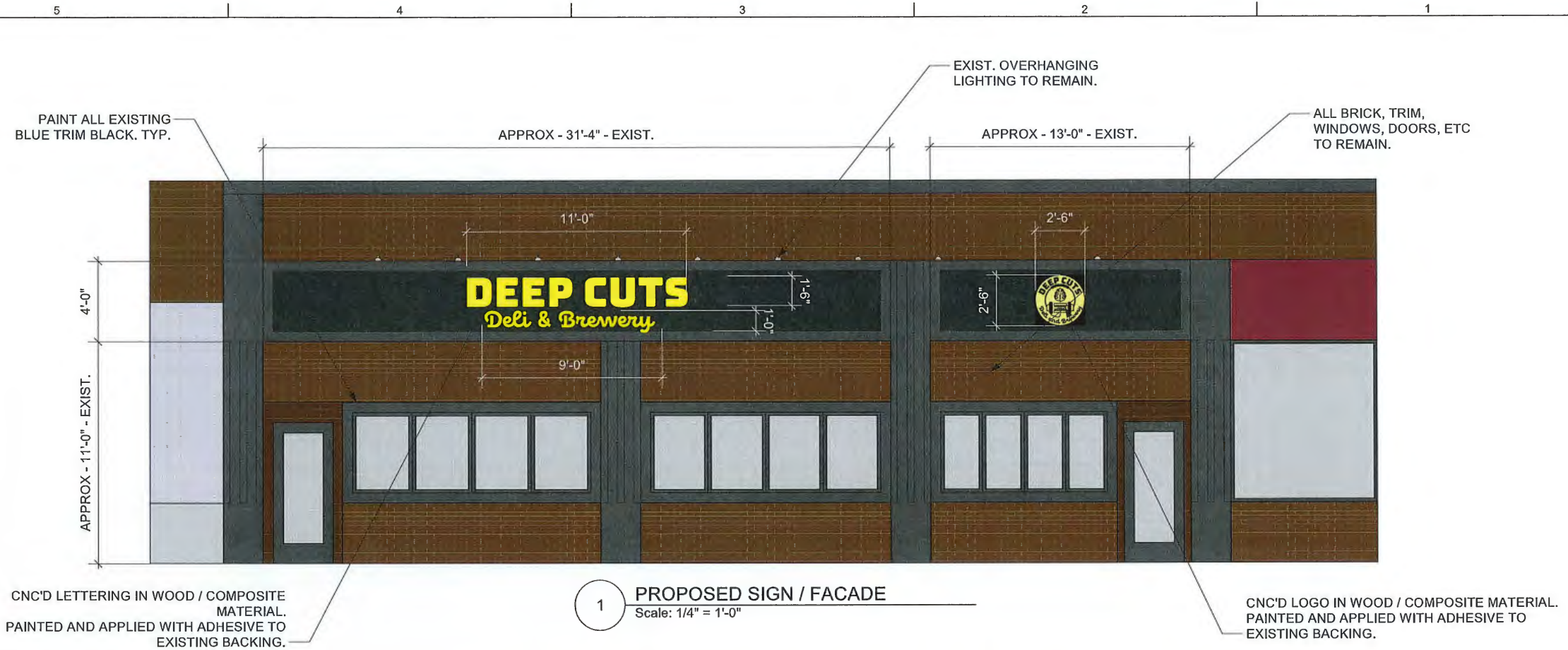
Drawing Title

**BASEMENT -
NEW**

Scale

Drawing No.

A104



1 PROPOSED SIGN / FACADE
Scale: 1/4" = 1'-0"



2 EXISTING SIGN / FACADE
Scale: 1/4" = 1'-0"

Project Title:
DEEP CUTS
Deli & Brewery
464 Mass Ave
Arlington, MA
Set Issue Title:
SPECIAL PERMIT

JWetzel
Design & Construction
11 BAYVIEW BLVD, BEDFORD, MA 01730
781-884-5884

Issues / Revisions		
No.	Date	Notes

Designed By:
Project Manager: Jeff Wetzel
Drawn By:
Date: 5/31/22
Drawing Title:
FRONT ELEVATION & SIGN
Scale:
Drawing No.

A201



VIEW TO LEFT OF UNIT ON MASS AVE



TENANTS TO RIGHT OF UNIT ON MASS AVE



FRONT VIEW OF UNIT AND NEIGHBORING BUSINESSES



VIEW OF REAR ACCESS ALLEY



VIEW OF BUILDING CORNER AT MASS AVE AND SWAN PL.

Project Title:
DEEP CUTS
Dist. & Brewery
464 Mass Ave
Arlington, MA
Set Issue Title:
SPECIAL PERMIT

JWetzel
Design & Construction
11 BOUTIN ST. WESTPORT, MA 01891
TEL: 978-334-5425

Issues / Revisions		
No.	Date	Notes

Designed By:
Project Manager: Jeff Wetzel
Drawn By:
Date: 5/31/22
Drawing Title:

SITE PHOTOS

Scale:
Drawing No.

A202

DEEP CUTS

Deli & Brewery

5/27/20

To Arlington Redevelopment Board
Re: Deep Cuts Deli & Brewery
Application For Special Permit – Impact Statement

Thank you for the opportunity to present our Impact Statement, as part of our Special Permit Application to the Arlington Redevelopment Board.

We are Deep Cuts Deli & Brewery, a small sandwich shop and nanobrewery located at 472 High Street, Medford MA, and we are applying to relocate to 464 Massachusetts Avenue, Arlington, MA to open a larger dine-in location with a larger on-site brewery. We focus on creative sandwiches, sides and beer creations with a focus on supporting local arts, music, and community.

Our proposal is to lease the former Restaurant Space, Tango, and convert it into a new Restaurant and Brewery. Due to the similar use, this should have little impact on the local community and businesses for our proposed use. We will only be making minor interior renovations and repairs, and installing a 5bl brewing system in the basement. This is a small brewpub style brewhouse, intended for 75%+ production for on-site consumption, and no large scale distribution. We will have our own beer served alongside our food options.

We also intend to use the space to showcase local artists, craftsmen, musicians, etc, by incorporating local goods throughout the space for sale by the makers, as well as host Markets and local gatherings.

This location and space is ideal for us to bring Deep Cuts to the vision we have been working toward.

Please find below our responses to the Items identified to be addressed in the Impact Statement:

1. Preservation of Landscape
The site is completely inhabited by the existing structure, with only a rear alleyway open. We do not plan, nor have the ability to impact the landscaping, but plan to maintain the exterior area's of the building to our full capacity
2. Relation of Buildings to the Environment:
The only change to the existing building will be painting the exterior trim from blue to black and adding our sign at the existing sign location(s). No other exterior alterations are planned.
3. Open Space
The only open space on the site is the rear alleyway, which will remain as the means of egress for the building. This rear alleyway will be used for trash / recycling and deliveries.
4. Surface Water Drainage
No exterior modifications are being made to the site that will impact water drainage.
5. Utility Service

Existing underground utility services of gas, water, and electricity will remain, and no new utility services are anticipated.

6. Advertising Features

A diagram of our proposed signage is included in our application packet. Our sign will be of raised letters on a flat background similar to the existing sign, but in different colors.

7. Special Features.

No exterior alterations are proposed beyond signage and painting. Loading will be done through the rear alleyway access.

8. Safety

The space will function largely as it had previously and alterations to the space have been designed to meet current codes for safety and occupancy.

9. Heritage

No items of historic, traditional, or significant uses structures, or architectural elements are to be removed.

10. Microclimate

The new use is similar to the existing use in regard to ventilation of cooking equipment. The brewing system will vent steam in accordance to the Building Codes and ordinances, and is only periodic for 2-3 hours, 2-4 times per week.

11. Sustainable Buildings and Site Design

The building is existing and will not incur additional energy consumption to the previous use. Addition of LED lighting and smart thermostats may reduce energy consumption from previous levels. Excess water from the brewing process is 90% captured for re-use. Spent grains from the brewing process are collected by a composting company for turning back into use-able energy. The owner Jeff Wetzel, is an architectural designer with a focus on sustainable design and energy and incorporates as many sustainable practices to business operations as possible.

Thank you for this opportunity to review our application. Please find attached the requested forms, drawings, and photo's.

We look forward to discussing with you more and finding our potential new home in Arlington.

Sincerely,

Jeff Wetzel
Owner / Brewer
jeff@deepcuts.rocks
781-864-5846

Ian McGregor
Owner / Executive Chef
ian@deepcuts.rocks
617-905-0788



Town of Arlington, Massachusetts

Correspondence

Summary:

Correspondence received from:

C. Klein 6-23-2022

M. Ciampa 6-24-2022

K. Kelleher 6-24-2022

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Correspondence_from_C._Klein_received_06232022.pdf	Correspondence from C. Klein received 06232022
▢ Reference Material	Correspondence_from_M._Ciampa_received_06242022.pdf	Correspondence from M. Ciampa received 06242022
▢ Reference Material	Correspondence_from_K._Kelleher__received_06242022.pdf	Correspondence from K. Kelleher received 06242022

From: Christian Klein <cmqklein@gmail.com>
To: Kelly Lynema <KLynema@town.arlington.ma.us>
Cc: DisabilityComm@town.arlington.ma.us, Michael Ciampa <mciampa@town.arlington.ma.us>
Date: Thu, 23 Jun 2022 23:19:14 -0400
Subject: ARB - Proposed Restaurant at 464 Mass Ave

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

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Ms. Lynema,

I understand that the ARB will be discussing a proposed restaurant and brew pub for the former Tango Restaurant space at 464 Mass. Ave. I think it is a tremendous opportunity for Arlington to finally have its first brew pub in modern times. It is even better to see a vacant storefront could soon be filled. I wish the applicant all the best, and I encourage the ARB to act favorably on this application.

I am specifically writing to request that the ARB discuss compliance with the Mass. Architectural Access Board (AAB) regulations as a part of its deliberations. The plans appear to indicate that the existing entrances are to remain unchanged. Despite the statement in the code review section of the provided drawings, judging from the submitted plans, neither existing entrance off Mass. Ave. appears to be code compliant. Under the AAB code, a project with a construction budget in excess of \$100,000 is required to provide an accessible entrance unless a variance is received from the AAB. While compliance with this requirement is under the jurisdiction of the Inspectional Services Department, it would be appropriate to raise this issue during Environmental Design Review, as making the required changes would involve modifications to the front facade. There are too many legacy barriers to accessibility in town, and it is important that improvements be made when they can, especially when they may be required under State Law.

My thanks to you and the ARB for your consideration.

Sincerely,

Christian Klein
54 Newport St.

From: "Michael Ciampa" <MCiampa@town.arlington.ma.us>
 To: "Kelly Lynema" <KLynema@town.arlington.ma.us>, "Christian Klein" <cmqklein@gmail.com>
 Cc: DisabilityComm@town.arlington.ma.us
 Date: Fri, 24 Jun 2022 10:46:55 -0400
 Subject: Re: ARB - Proposed Restaurant at 464 Mass Ave

Thank you, Kelly and Christian. This is a change in use with a renovation that will likely exceed 30% of the value of the building. I haven't seen any drawings, but most likely, we'll be looking for full compliance regarding accessibility.

Thanks
 Mike

Michael Ciampa
 Director of Inspectional Services
 Town of Arlington
 23 Maple Street
 Arlington, MA 02476
 781-316-3386

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

From: "Kelly Lynema" <KLynema@town.arlington.ma.us>
 To: "Christian Klein" <cmqklein@gmail.com>
 Cc: DisabilityComm@town.arlington.ma.us, "Michael Ciampa" <mciampa@town.arlington.ma.us>
 Date: Fri, 24 Jun 2022 07:47:50 -0400
 Subject: Re: ARB - Proposed Restaurant at 464 Mass Ave

Thank you, Christian. We will add this to correspondence received for Monday's hearing.

Best,

Kelly

Kelly Lynema, AICP
 she/her/hers
 Acting Director
 Department of Planning and Community Development
 Town of Arlington
 direct: 781-316-3096
klynema@town.arlington.ma.us

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

From: Christian Klein <cmqklein@gmail.com>
 To: Kelly Lynema <KLynema@town.arlington.ma.us>
 Cc: DisabilityComm@town.arlington.ma.us, Michael Ciampa <mciampa@town.arlington.ma.us>
 Date: Thu, 23 Jun 2022 23:19:14 -0400
 Subject: ARB - Proposed Restaurant at 464 Mass Ave

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

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even better to see a vacant storefront could soon be filled. I wish the applicant all the best, and I encourage the ARB to act favorably on this application.

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My thanks to you and the ARB for your consideration.

Sincerely,

Christian Klein
54 Newport St.

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Date: Fri, 24 Jun 2022 16:59:09 -0400 (EDT)
Subject: Arlington Affordable Housing Survey - Request to Announce at 6/27 Meeting

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Dear Rachel, Melisa, Steve, Kin and Gene -

As you are likely aware, the Arlington Affordable Housing Trust Fund recently launched a community engagement process to inform our initial Action Plan, starting with a Affordable Housing Survey. For an Action Plan overview, please see [these slides that were shared with Town Meeting](#).

I was hoping you would announce the survey to the public at your meeting on Monday and encourage community members to take the survey and sign up to receive notices from the Trust.

I've attached a sample announcement that you could adapt for your use, and DPCD or I could provide promotional postcards for your meeting. The survey is scheduled to close on Thursday, June 30th.

We have already received nearly 500 responses to the survey, reflecting the broad interest in this issue among community members. Of course, that leaves 40,000+ more, so we hope you will help us continue to promote it. We are particularly interested in engaging community members who most need affordable housing and are least likely to be represented in typical public meetings.

Please let us know if we can answer any questions and if we can drop off survey postcards for your use this weekend. I'm copying DPCD staff who are supporting us, and Trustee Calpurnia Roberts, who is leading the community engagement process.

Thanks in advance for your partnership,
Karen

Karen Kelleher
Chair, Arlington Affordable Housing Trust Fund

Arlington Affordable Housing Trust Fund (AHTF)

Preparing the Action Plan



Preparing the AHTF Action Plan

Planning & Preparation Steps Completed March - June



PLANNING & PREPARATION

Spring

Trustees meet with housing stakeholders and review the Housing Production Plan, Fair Housing Action Plan and other research and information, Trustees prepare draft guiding principles and proposed strategies for the Action Plan, and design process for preparing the plan and engaging the community.

- ✓ Orientation of Trustees and Group Agreement re: Conduct of Meetings
- ✓ Housing Corporation of Arlington – Presentation by Neil Mongold
- ✓ Arlington Housing Authority – Presentation by/Meeting with Jack Nagle
- ✓ Presentation of Housing Production Plan to Trustees by Judi Barrett
- ✓ Review of Fair Housing Action Plan
- ✓ Application to CPA Committee for Funding
- ✓ Presentation by Trustees to CPA Committee, CPAC Liaisons Appointed
- ✓ Action Plan Working Group Formed
- ✓ Community Engagement Process developed
- ✓ Preliminary Action Plan priorities & principles developed
- ✓ Preliminary menu of Action Plan strategies developed
- ✓ Initial Draft of survey prepared
- ✓ Request for Proposals^{41 of 45} issued for Consultant Town Meeting Announcement 6-8-22

Preparing the AHTF Action Plan

Community Engagement: June-August



COMMUNITY ENGAGEMENT

Summer

Trustees facilitate an inclusive process for community input on housing needs and priorities, the principles that should guide the plan and the strategies that should be advanced. The Trustees host information session(s) for the public and a joint meeting of organizations with housing-related responsibilities and missions.

Goals of the Process

- Solicit feedback regarding priorities and initiatives for the Trust;
- Garner interest and support for preserving and creating new affordable housing in Arlington; and
- Build consensus and alignment regarding short- and long-term affordable housing goals and strategies.

Inclusion of Under-represented Groups

A housing survey will be made available online and via volunteers using a “street intercept” format. Outreach efforts will be designed to ensure inclusion of those most likely to need affordable housing, and least likely to be participate in typical public processes.

Building Alignment Among Housing Stakeholders

Proactive work to preserve and expand affordable housing in Arlington will require significant consensus about objectives. The AHTF will host joint meetings of Town bodies that have interest in or authority over housing to lay a foundation for this alignment.

Preparing the AHTF Action Plan

Community Engagement: June-August



COMMUNITY
ENGAGEMENT

Summer

Trustees facilitate an inclusive process for community input on housing needs and priorities, the principles that should guide the plan and the strategies that should be advanced. The Trustees host information session(s) for the public and a joint meeting of organizations with housing-related responsibilities and missions.

Resident Survey June 15-30

A housing survey will be made available online and via volunteers using a “street intercept” format. Outreach efforts will be designed to include those who may not typically join housing discussions.

Targeted Listening Sessions July 6-27

We expect to facilitate 5-6 sessions specifically to hear from under-represented groups, including seniors, young people, renters, people of color and people with disabilities or special needs.

Public Forum(s)

We’ll host one or more public forums during the community engagement process to engage and invite input from all residents. Another public meeting will be held during the review period.

Joint Meeting of Housing Stakeholders

The AHTF will also host a joint meeting of Town bodies and private organizations that have interest in or authority over housing, to ensure their input and build alignment across stakeholders.

Preparing the AHTF Action Plan

How Can You Help?

Survey

- Promote the online survey
- Volunteer to conduct street intercept surveys
- Share your ideas for engaging under-represented voices

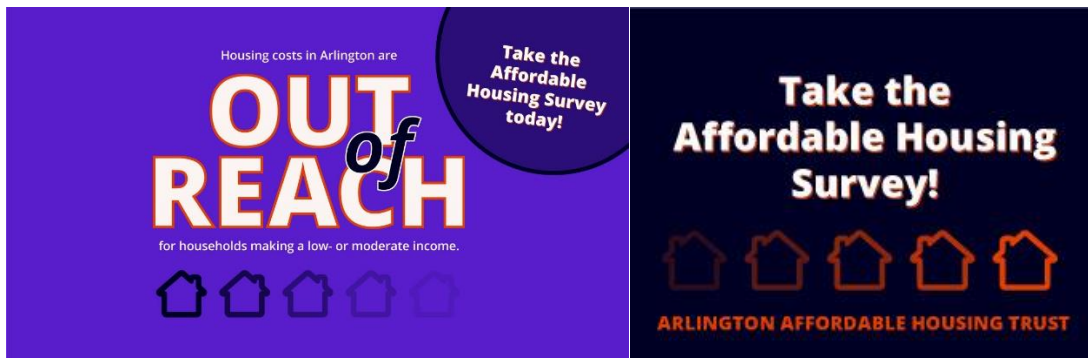
Community Engagement

- Share your ideas and listen to the ideas and perspectives of others
- Comment on the draft AHTF Action Plan

Support Funding

- Urge state legislators to approve the Transfer Fee home rule petition that Town Meeting approved last year.
- Protect/restore local ARPA Funds for Affordable Housing
- Plan to provide sustainable funding from other sources for Action Plan strategies

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Kelly Lynema, klynema@town.arlington.ma.us



Sample Announcement – Affordable Housing Survey

Please adapt for your audience or group and add a personal message if you'd like. Hyperlinks are included in case you wish to cut and paste this information into electronic communication.

Please consider using our social media kit to share this information on your social media.

Arlington established the Affordable Housing Trust Fund to create and preserve affordable housing in Town. The Trust is developing an Action Plan to guide how it invests in and creates affordable housing during its first five years, starting with community engagement activities this summer. The Trust is particularly hoping to hear from residents who are most likely to need or benefit from affordable housing and are typically underrepresented in public meetings, engagement, and decision making.

The Trust has invited us to join the discussion on this important topic by taking the on-line [Affordable Housing Survey](#) between now and this Thursday, June 30th. You can find it on the [Affordable Housing Trust's page of the Town's website](#) [and there are postcards available on your way out that point you to the survey as well.] Later this summer, the Trust will conduct focused listening sessions with key demographic groups, convene and share the community's feedback with Town boards and committees, and hold public forums to present and discuss the Action Plan. To receive the survey results and stay informed, there is a link on the Trust's webpage where you can [join the Affordable Housing Trust's mailing list](#).

*Thank you for your partnership.
The Arlington Affordable Housing Trust*

Email us: ArlingtonAHT@gmail.com

Learn more: <https://www.arlingtonma.gov/town-governance/boards-and-committees/affordable-housing-trust-fund-board>

Join our mailing list:

https://docs.google.com/forms/d/e/1FAIpQLScf_4JSBPnQ6KTJd5oF5oOwzXmLBnso7q5LqPksY_PeeBbBOQ/viewform

Volunteer to promote the survey: <https://www.signupgenius.com/go/10C0E48A8AB2DA4FAC43-housing>