



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice November 7, 2022

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 cricker@town.arlington.ma.us by November 7, 2022 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by November 4, 2022 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, November 7, 2022 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Public Hearing Docket #3722 141 Massachusetts Avenue

7:30 p.m. Notice is herewith given that an application has been filed on October 4, 2022 by ArtFx, 27 Britton Drive, Bloomfield, CT, 06002 for Leader Bank, 180 Massachusetts Avenue, to open Special Permit Docket #3722 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2 Signs. The applicant proposes to replace a wall sign at the Leader Bank location at 141 Massachusetts Avenue, Arlington, MA in the Neighborhood Business Zoning District (B2) and Residential/Business Sign District. The opening of the Special Permit is to allow the Board to review and approve the project under 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. Public Hearing Docket #3723 22-24 Belknap Street

8:00 p.m. Notice is herewith given that an application has been filed on October 12, 2022 by 22-24 Belknap Street, LLC, 13 Tech Circle, Natick, MA 01760 for 22-24 Belknap Street, Arlington, MA to open Special Permit Docket #3723 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 renovate and construct a large addition to an existing two-family residence in the R2 Two-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. Public Hearing Docket #3717 80 Broadway

8:30 p.m. Notice is herewith given that an application has been filed on September 8, 2022 by Eighty Broadway LLC, 201 Broadway, Arlington, MA to open Special Permit Docket #3717 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 construct a mixed-use building containing retail and commercial space and four residential units at 80 Broadway, Arlington, MA in the B4 Vehicular Oriented Business 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

4. ARB Rules and Regulations

9:00 p.m. The ARB will review changes to the Rules and Regulations based on the Massachusetts Attorney General approval of zoning amendments from Annual and Special Town Meeting.

5. Hybrid Meeting Protocol

9:15 p.m.

6. MBTA Communities Working Group

9:30 p.m. The Board may vote to create an MBTA Communities Working Group to work with the community to create zoning recommendations for achieving compliance with Section 3A, MBTA Communities.

7. Open Forum

9:45 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.

8. New Business

10:00 p.m.

9. Adjourn

10:15 p.m. Estimated time

10 Correspondence Received
Correspondence received from:
C. Loreti 10/3/2022
D. Seltzer 11/3/2022
J. Boyle 11/4/2022
B. Chu 11/4/2022
T. Chu 11/6/2022



Town of Arlington, Massachusetts

Public Hearing Docket #3722 141 Massachusetts Avenue

Summary:

7:30 p.m.

Notice is herewith given that an application has been filed on October 4, 2022 by ArtFx, 27 Britton Drive, Bloomfield, CT, 06002 for Leader Bank, 180 Massachusetts Avenue, to open Special Permit Docket #3722 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review and Section 6.2 Signs. The applicant proposes to replace a wall sign at the Leader Bank location at 141 Massachusetts Avenue, Arlington, MA in the Neighborhood Business Zoning District (B2) and Residential/Business Sign District. The opening of the Special Permit is to allow the Board to review and approve the project under 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_#3722_141_Mass_Ave.pdf	EDR Public Hearing Memo Docket #3722 141 Massachusetts Ave.
▢ Reference Material	Application_Docket#3722_141_Mass_Ave._-Timestamped_10052022.pdf	Application Docket #3722 141 Mass Ave.
▢ Reference Material	Leader_Bank_141_East_Arlington_Permit_Drawings_9_27_22.pdf	Docket #3722 East Arlington Permit Drawings



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: Claire Ricker, Secretary Ex-Officio
Subject: Environmental Design Review, 141 Massachusetts Avenue, Arlington, MA
Docket #3722
Date: November 3, 2022

I. Docket Summary

This is an application by ArtFx, 27 Britton Drive, Bloomfield, CT, for Leader Bank, 180 Massachusetts Avenue, Arlington, owner of the property at 141 Massachusetts Avenue, Arlington, MA, for Special Permit Docket #3722 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 seeks approval of signage that exceeds the allowed signage in the B2 Neighborhood Business Zoning District and Residential/Business Sign District. The opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Impact statement;
- Photographs of existing signs;
- Dimensional information of the proposed signage; and
- Renderings of signage.

The property at 141 Massachusetts Avenue has been used for many years as a Leader Bank location of greater than 2,000 square feet, a use that predates the restrictions on banks larger than 2,000 square feet in the B2 Neighborhood Business Zoning District. The owner of the property wishes to replace the existing wall sign with a new face- and halo-

illuminated wall sign. Section 6.2, Signs, directs the Redevelopment Board to review any requests for sign special permits via Environmental Design Review.

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

1. Section 3.3.3.A.

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

A bank of 2,000 square feet or more has been established at this site for many years; it is a pre-existing, nonconforming use at this location in the B2 Neighborhood Business Zoning District. The signage is the subject of the special permit as required by Section 6.2, Signs. 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 bank has operated from this location for many years, and this business provides a service for the community. 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.

Only the signage is subject to review. 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 banking use does not overload any municipal systems. 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 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.

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

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

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

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

3. EDR-3 Open Space

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

There are no changes to open space as a result of the sign proposal. The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to

existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

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

5. EDR-5 Surface Water Drainage

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

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to 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 because of this proposal. The Board can find that this condition is met.

6. EDR-6 Utilities Service

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

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

7. EDR-7 Advertising Features

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

The applicant seeks to replace an existing nonconforming and unpermitted sign with a new sign exceeding what is allowable in the Residential/Business Sign District. A Special Permit has been requested to allow the business to install signage in excess of what is permitted.

The building is on a corner lot, with the principal façade oriented toward Massachusetts Avenue. An illuminated wall sign is located in the sign band along the Massachusetts Avenue façade. The secondary façade faces Trowbridge Street. The principal entry to the building is located at the corner of Massachusetts Avenue and Trowbridge Street. Above this entry is a second, smaller, non-illuminated wall sign. There is no record of a sign permit having been issued for either sign. Under this proposal, all existing signs, sign brackets, sign bands, and supports will be removed and replaced by the new signs.

The applicant proposes to eliminate the second, smaller wall sign and replace it with a street number stud-mounted to the corner façade; per Section 6.2.1.E(1), numerals and letters identifying an address from the street are exempted from the sign bylaw.

The applicant proposes to replace the primary wall sign with a new internally illuminated wall sign. The sign would be mounted at a sign height of approximately 11 feet, and is 39.75 square feet. The letters of Leader Bank and the logo will be internally illuminated. The channel letters of the sign and logo would be mounted to a 2" panel, affixed to the brick behind the sign band with stud anchors.

The application exceeds the maximum wall sign area and the sign height allowed in the Residential/Business Sign District. The location is approximately 200 feet from the B3 Village Business District in East Arlington/Capital Square, which is in the Business Sign District. This latter sign district allows a maximum wall sign area of 40 square feet per business installed at a maximum sign height of 25 feet. Per Section 6.2.2(C), the ARB may grant a Special Permit to allow signs in a location other than what is allowed, "provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest."

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 141 Massachusetts Avenue is not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. 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 w

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

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

IV. Findings

1. The ARB finds that the nature of the use being made of the building is such that allowing an additional sign and signs of a larger size is in the public interest consistent with Section 6.2 of the Zoning Bylaw.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

V. Conditions

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.



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. 3722

1. Property Address 141 MASSACHUSETTS AVENUE, (EAST) ARLINGTON
Name of Record Owner(s) LEADER BANK Phone _____
Address of Owner 180 MASSACHUSETTS AVENUE ARLINGTON, MA, 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) ARTFX
Address 27 BRITTON DRIVE, BLOOMFIELD, CT 06002 Phone 860-242-0031
Status Relative to Property (occupant, purchaser, etc.) SIGN CONTRACTOR
3. Location of Property 141 MASSACHUSETTS AVENUE PARCEL ID: 025.0 - 0005 - 0018.0
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. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) BANK
6. Proposed Use of Property (include # of dwelling units, if any) BANK
7. Permit applied for in accordance with 6.2.5. TABLE 10
the following Zoning Bylaw section(s) _____
_____ 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.
THE PROPOSED SIGNAGE IS AN UPDATED RE-FACE OF THE EXISTING SIGNAGE.

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

The applicant states that LEADER BANK is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 141 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)

SHADBY KESSINA FOR ARTFX

Address

27 BRITTON DRIVE, BLOOMFIELD, CT 06002

Phone

860-242-0031

PLANNING & COMMUNITY DEVELOPMENT
 2022 OCT -4 A 11:28
 TOWN CLERK'S OFFICE
 ARLINGTON, MA 02174

RECEIVED



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 OF EXISTING CONDITION (p. 1 of RENDERINGS)
- ☒ 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="text"/> |
| <input type="checkbox"/> Received evidence of filing with Registry of Deeds | Date: <input type="text"/> |
| <input type="checkbox"/> Notified Building Inspector of Special Permit filing | Date: <input type="text"/> |

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 3722

Property Location 141 MASSACHUSETTS AVENUE

Zoning District B2

Owner: LEADER BANK

Address: 180 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:
SIGN!

BANK

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

BANK

SIGN: ENTRANCE ELEVATION 11.11SF (COMPASS)
MASS AVE ELEVATION 45.75SF (COMPASS + LETTERS)
39.75SF

Present Conditions

Proposed Conditions

Min. or Max. Required by Zoning for Proposed Use

Lot Size

Frontage

Floor Area Ratio

Lot Coverage (%), where applicable

Lot Area per Dwelling Unit (square feet)

Front Yard Depth (feet)

Side Yard Width (feet) right side

left side

Rear Yard Depth (feet)

Height

Stories

Feet

Open Space (% of G.F.A.)

Landscaped (square feet)

Usable (square feet)

Parking Spaces (No.)

Parking Area Setbacks (feet), where applicable

Loading Spaces (No.)

Type of Construction

Distance to Nearest Building

	<u>SAME AS PRESENT</u>	min.
	<u>"</u>	min.
	<u>"</u>	max.
	<u>"</u>	max.
	<u>"</u>	min.
	<u>"</u>	min.
	<u>"</u>	min.
	<u>"</u>	min.
	<u>"</u>	min.
	<u>"</u>	min.
	<u>"</u>	stories
	<u>"</u>	feet
	<u>"</u>	min.
	<u>"</u>	(s.f.)
	<u>"</u>	(s.f.)
	<u>"</u>	min.
	<u>"</u>	min.
	<u>"</u>	min.
	<u>"</u>	min.

artfx



141 Massachusetts Avenue, Arlington, MA

April 22, 2022



Statements responsive to the standards of the Town of Arlington Redevelopment Board, in support of our petition for special permit under Environmental Design Review.

1. Preservation of Landscape: This is an application for signage re-facing and does not make any changes to the existing state of the existing landscape.
2. Relation of Buildings to Environment: This is an application for signage re-facing and does not make any changes to the existing harmonious relationship to the use, scale and architecture of the existing terrain.
3. Open Space: This is an application for signage re-facing and does not make any changes to the currently existing open space.
4. Circulation: This is an application for signage re-facing and does not make any changes to the existing traffic and/or existing circulation conditions.
5. Surface Water Drainage: This is an application for signage re-facing and does not make any changes to the existing surface water drainage.
6. Utility Service: This is an application for signage re-facing and does not make any changes to the existing utility service conditions.
7. Advertising Features: This is an application for signage re-facing, which provides an updated version of the existing signage. The existing channel letters are updated to now be both face-lit and halo-lit. Sizing of the new letters are same or smaller than currently existing channel letters.
8. Special Features: This is an application for signage re-facing and does not make any changes to the existing exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures.
9. Safety: This is an application for signage re-facing and does not make any changes to the existing safety conditions.
10. Heritage: This is an application for signage re-facing and does not make any changes to the existing heritage characteristics.
11. Microclimate: This is an application for signage re-facing and does not make any changes to the existing climatic characteristics.

12. This is an application for signage re-facing and does not make any changes to the existing sustainable building and site design.

ADDITIONALLY,

1. The use requested does not meet current planning & zoning square footage allowances for this sign reface.
2. The requested contemporary sign design is desirable to the public convenience and welfare in that it provides an updated design harmonious with the existing setting.
3. The updated sign design will not create any undue traffic congestion or impair pedestrian safety.
4. The updated sign design will not change nor overload any existing public water, drainage or sewer system or any other municipal system.
5. The updated sign design meets and fulfills any special regulations as may be provided in this bylaw.
6. The requested use of the updated signs will not impair the integrity or character of the district or adjoining districts, but rather enhance the integrity and character
7. The requested use of the updated signs, will not by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of the neighborhood.

artfx



141 Massachusetts Avenue, Arlington, MA

September 27, 2022

1/2" Acrylic address, painted low luster dark grey
and stud mounted with 1/2" spacers

2 1/2" Deep channel letters with dual lighting,
Mounted to 2" deep panel(A) - see details, pg. 2&3

Panel C
- see details, pg. 2&3



Proposed - Front/Halo Channel Letters



Remove all signs, sign bands,
brackets and supports

Existing



Night View

artfx

27 Britton Drive, Bloomfield, CT 06002 | 860.242.0031 | 800.466.4278 | 860.242.2898 | artfxsigns.com
These plans are copyrighted by ARTfx. Unless purchased they are the exclusive property of ARTfx. They are submitted to you for the sole purpose of your consideration of whether to purchase from ARTfx, sign or architectural product manufactured according to these plans. Distribution or exhibition of these plans beyond your company is forbidden. If you would like to obtain legal ownership of these plans, you may purchase a copyright release from ARTfx.

Project Name:

LeaderBank
141 Massachusetts Avenue, Arlington, MA

Job#:

58906

Scale:

As Noted

Date:

9/27/22

Artist:

PNH

Sales Person:

PD

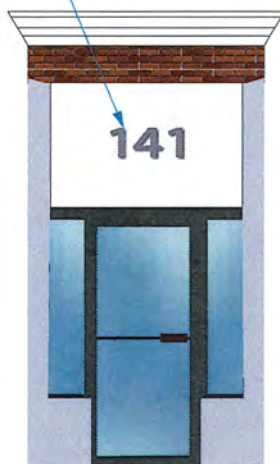
Page:

1

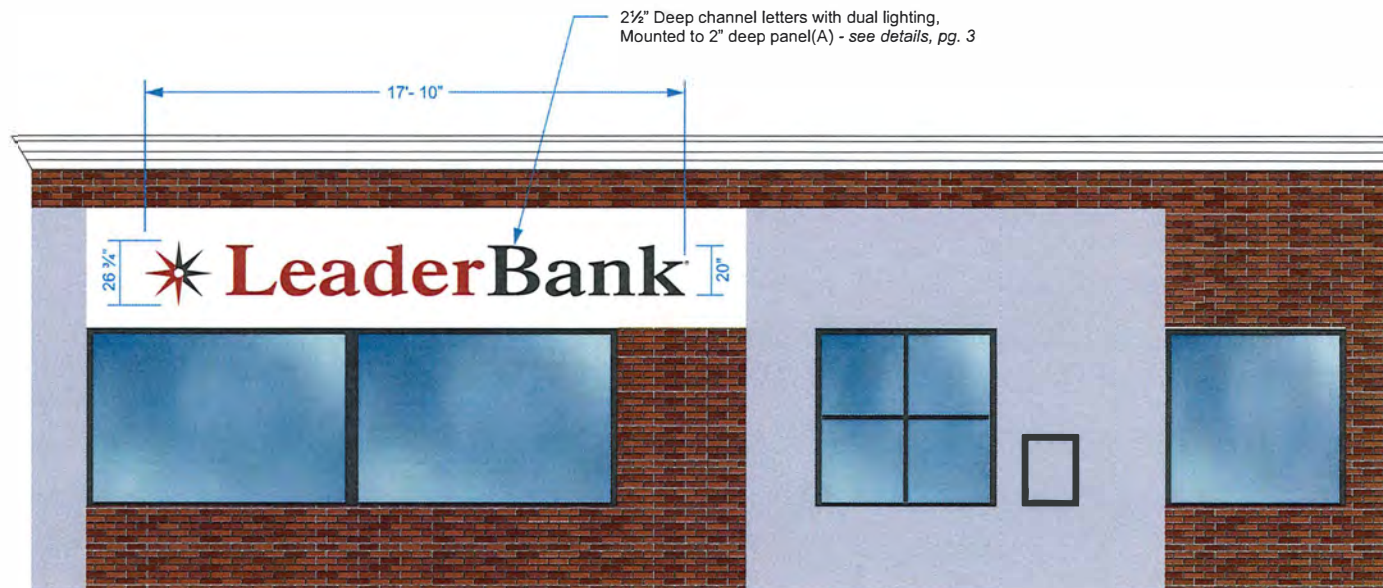
1/2" Acrylic address,
painted low luster dark grey
stud mounted with 1/2" spacers



C - Trowbridge Street Elevation



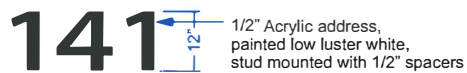
B - Entrance Elevation



A - Massachusetts Avenue Elevation 39.75 Sq.Ft.

ELEVATIONS

Scale: 1/4" = 1'- 0"



artfx

27 Britton Drive, Bloomfield, CT 06002 | 860.242.0031 | 800.466.4278 | 860.242.2898 | artfxsigns.com
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Project Name:

LeaderBank
141 Massachusetts Avenue, Arlington, MA

Job#:

58906

Scale:

As Noted

Date:

9/27/22

Artist:

PNH

Sales Person:

PD

Page:

2

2½" Deep halo logo with .063 welded aluminum returns,
(right side), .125 aluminum face, painted low luster black
(left side) 1/2" acrylic, shoulder cut with
translucent PMS 484 red face
Internal illumination with white LEDs

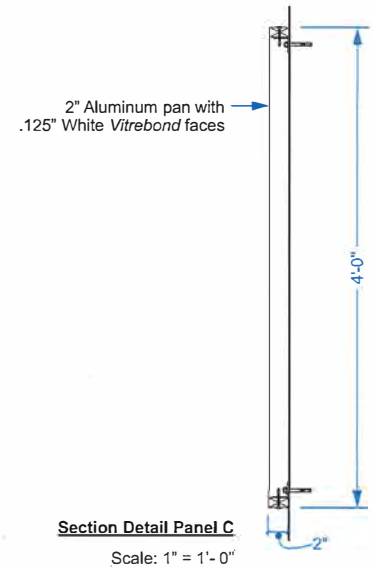
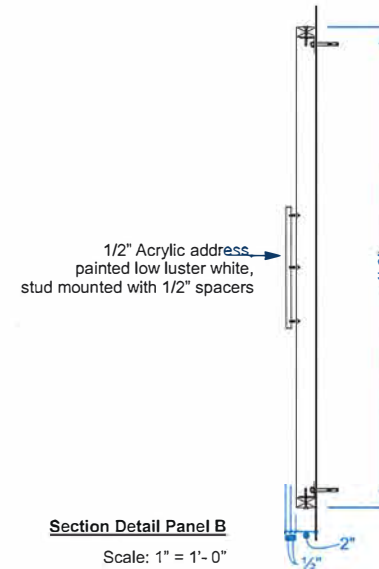
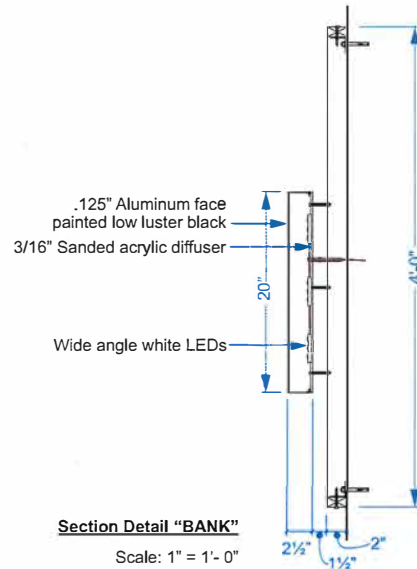
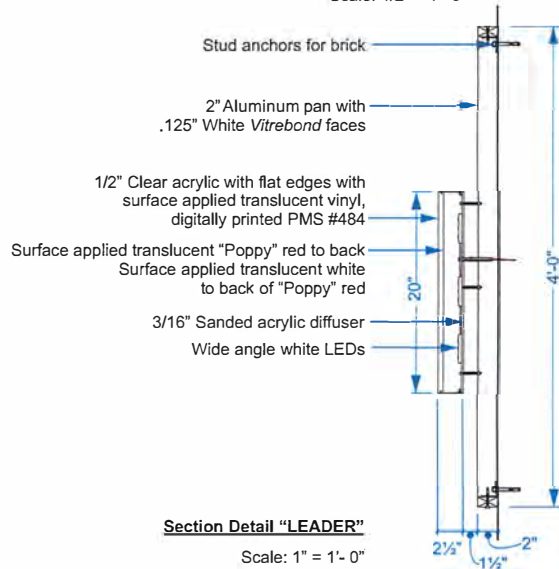
2½" Deep halo letter with .063 welded aluminum returns,
1/2" acrylic, shoulder cut with translucent PMS 484 red face
Internal illumination with white LEDs

2½" Deep halo letter with .063 welded aluminum returns,
.125 aluminum face, complete letter painted low luster black
Internal illumination with white LEDs



Channel Letter/Panel A Detail

Scale: 1/2" = 1'-0"



27 Britton Drive, Bloomfield, CT 06002 | 860.242.0031 | 800.466.4278 | 860.242.2898 | artfxsigns.com
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Project Name:



141 Massachusetts Avenue, Arlington, MA

Job#:

58906

Scale:

As Noted

Date:

9/27/22

Artist:

PNH

Sales Person:

PD

Page:

3

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

LAWRIN D ROSEN
23 RUNDELANE
BLOOMFIELD, CT 06002-1522

has been certified by the Department of Consumer Protection as a licensed

ELECTRICAL LIMITED CONTRACTOR

License # ELC.0194288-C7

Effective: 10/01/2021

Expiration: 09/30/2022



Michelle Seagull, Commissioner

artfx



141 Massachusetts Avenue, Arlington, MA
September 27, 2022

1/2" Acrylic address, painted low luster dark grey and stud mounted with 1/2" spacers

2 1/2" Deep channel letters with dual lighting, Mounted to 2" deep panel(A) - see details, pg. 2&3

Panel C
- see details, pg. 2&3



Proposed - Front / Halo Channel Letters



Remove all signs, sign bands, brackets and supports

Existing



Night View



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Artist:

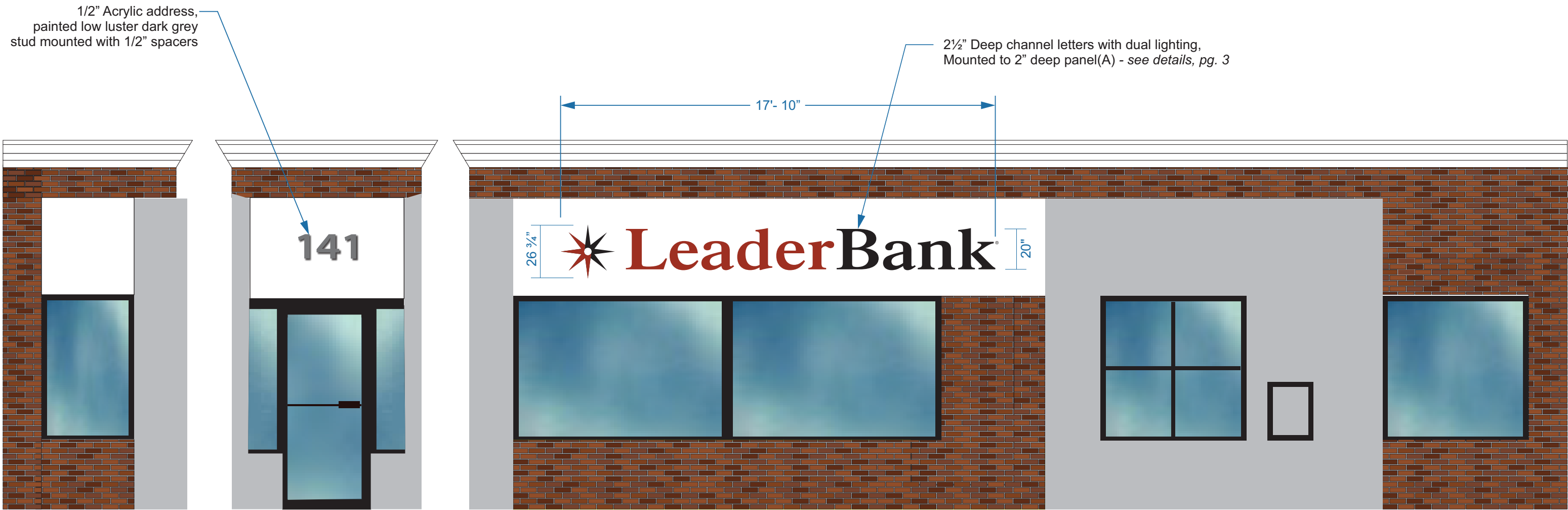
PNH

Sales Person:

PD

Page:

1



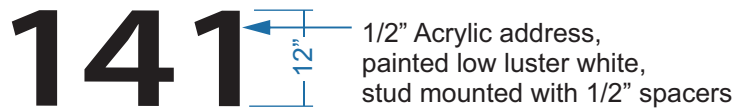
C - Trowbridge Street Elevation

B - Entrance Elevation

A - Massachusetts Avenue Elevation39.75 Sq.Ft.

ELEVATIONS

Scale: 1/4" = 1'- 0"



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9\27\22

Artist:

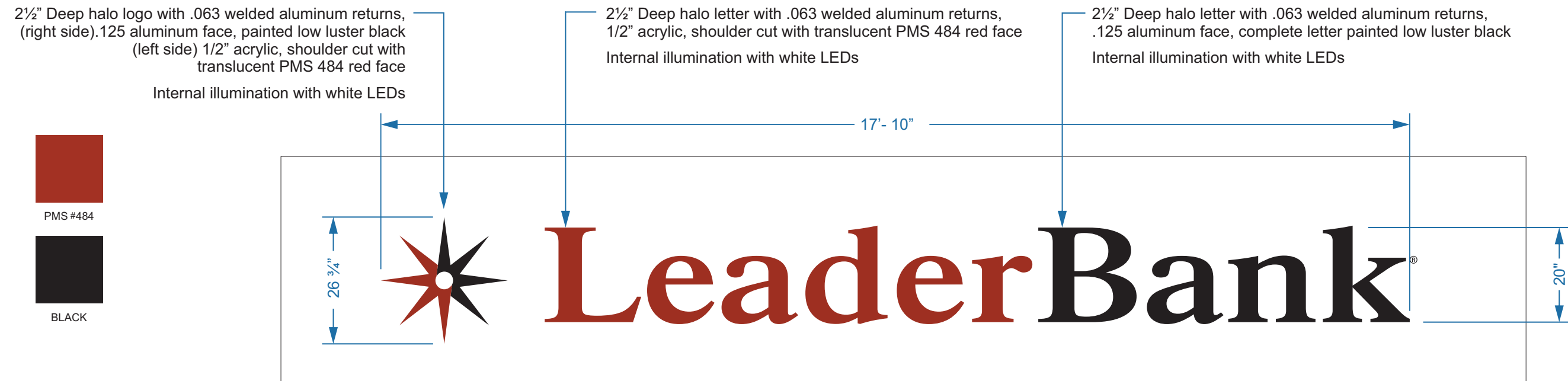
PNH

Sales Person:

PD

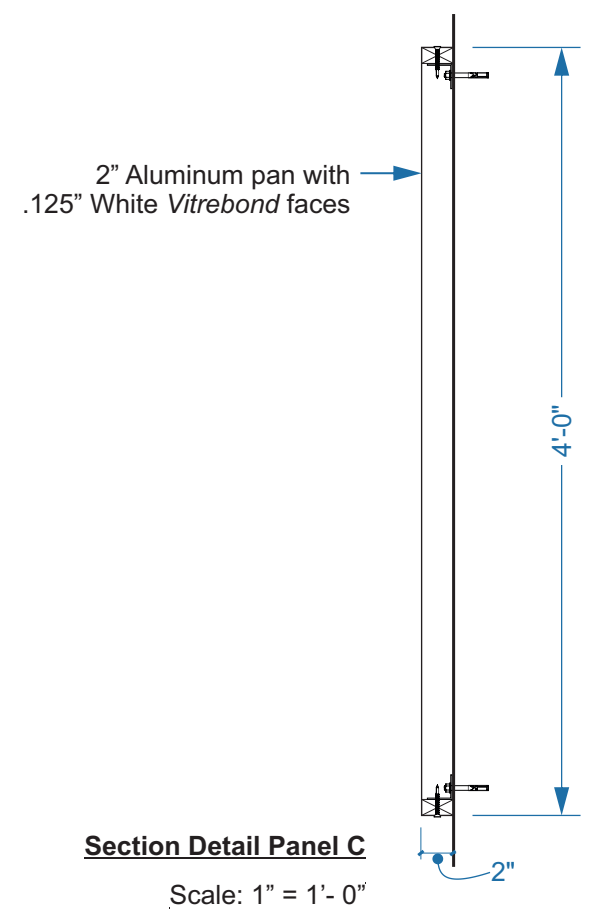
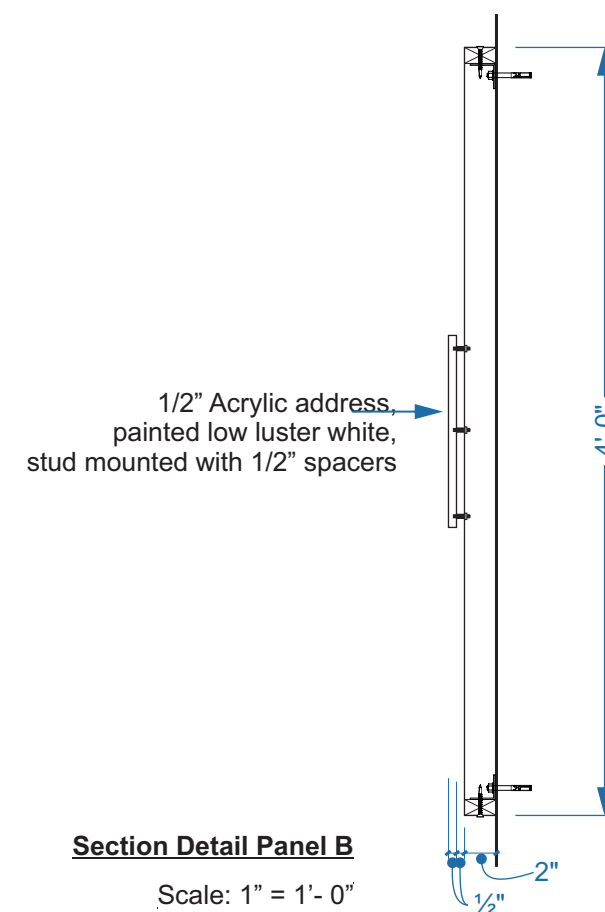
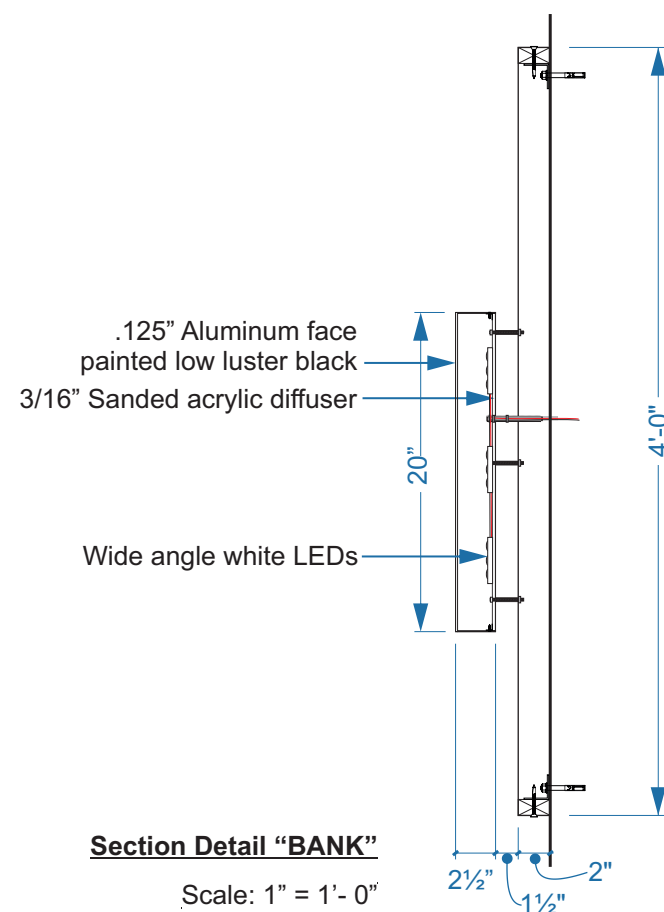
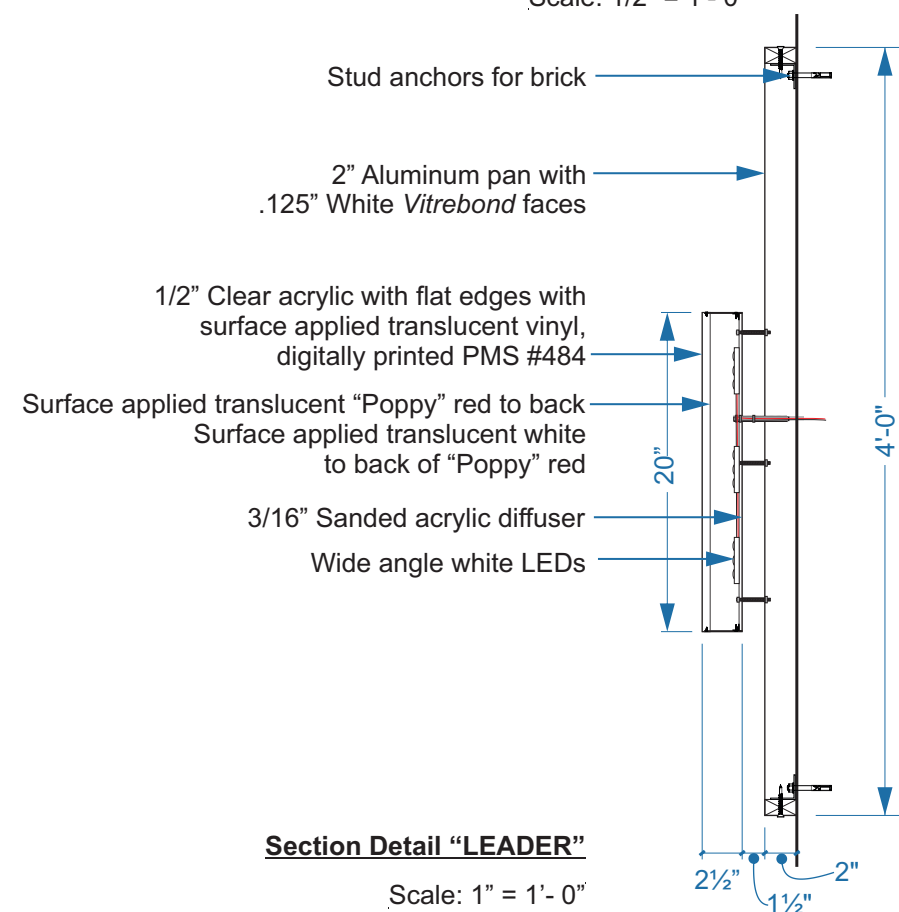
Page:

2



Channel Letter/Panel A Detail

Scale: 1/2" = 1'- 0"



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26 of 224

Project Name:



141 Massachusetts Avenue, Arlington, MA

Job#:

58906

Scale:

As Noted

Date:

9/27/22

Artist:

PNH

Sales Person:

PD

Page:

3



Town of Arlington, Massachusetts

Public Hearing Docket #3723 22-24 Belknap Street

Summary:

8:00 p.m.

Notice is herewith given that an application has been filed on October 12, 2022 by 22-24 Belknap Street, LLC, 13 Tech Circle, Natick, MA 01760 for 22-24 Belknap Street, Arlington, MA to open Special Permit Docket #3723 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 renovate and construct a large addition to an existing two-family residence in the R2 Two-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

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	EDR_Public_Hearing_Memo_Docket_3723_22-24_Belknap.pdf	EDR Public Hearing Memo Docket #3723 22-24 Belknap Street
▢ Reference Material	Docket_#3723_22-24_Belknap_Street_application.pdf	Docket #3723 22-24 Belknap Street application



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: Claire Ricker, Secretary Ex-Officio
Subject: Environmental Design Review, 22-24 Belknap Street, Arlington, MA
Docket #3723
Date: November 3, 2022

I. Docket Summary

This is an application filed on October 12, 2022, by 22-24 Belknap Street, LLC, 13 Tech Circle, Natick, MA, 01760 to renovate and construct a large addition to the existing two-family building at 22-24 Belknap Street, Arlington, MA. The building is in the R2 Two-Family District. The opening of Special Permit Docket #3704 will allow the Board to review and approve the project under Section 3.4, Environmental Design Review.

The Applicant proposes to renovate and construct a large addition to an existing two-family residential building; the use will remain as a two-family building, which is allowed by right in the R2 Two-Family Zoning District. The renovation includes the demolition of the existing front porch, additions to each side of the property, and addition of a half story to the top floor. The application is before the Board because the rear property line abuts the Minuteman Bikeway, and a special permit is required for the addition of 750 or more square feet (e.g., "large addition").

Materials submitted for consideration of this application:

- Application for EDR Special Permit and Impact Statement, dated October 12, 2022;
- Existing and Proposed Site Plans, floor plans, and elevations, dated October 12, 2022; and
- Photographs of the existing structure and adjacent structures, dated October 12, 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 site is currently located in the R2 Two-Family zoning district. The R2 district is intended for two-family or duplex dwellings, which are allowed by right in the district. The Board can find that this condition is met.

2. Section 3.3.3.B.

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

The use of a two-family building is appropriately located in the R2 zoning 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 proposed two-family residential use is the same as the pre-existing, conforming use. As such, it 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.

The two-family use is the same as what has been in this location since the building was constructed in the 1920s, and has not overloaded 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 proposes to construct an addition to each side of the existing structure, which will result in a reduction of landscaped open space from 6,303 to 5,767 square feet (-536 square feet, or from 144% to 103% of gross floor area), however the total amount of landscaped open space significantly exceeds the required 10% minimum for the R2 district. The current usable open space will remain at 2,442 square feet (a reduction from 55.8% to 43.6% of gross floor area), but still exceeds the 30% minimum for the R2 district. 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 proposes to convert the building from a stacked duplex to a side-by-side duplex through additions to the sides of the structure and the addition of a half story. The total square footage of the additions will increase the gross floor area of the structure from 4,376 to 5,600 square feet (+1,224 square feet).

The property is currently nonconforming with regard to the frontage. The proposed additions will not increase the existing nonconformity, nor will they introduce any new nonconformities. All setbacks conform to the dimensional requirements of the Zoning Bylaw, and the addition to the third floor complies with the definition of a half story.

The existing structure features a ground-level front porch; it appears that at some point the second-level front porch was enclosed and a shed dormer was introduced to the third floor.

Overall, the Applicant proposes to introduce a more balanced façade and improve the roof lines of the property. The existing dormer will be replaced by dual dormers set back from the principal façade, and located immediately above the two new front entries. The front entries are set back from the principal façade, reducing the visual massing from the street. New walkways will lead from the front doors of each unit to their respective tandem driveways. The existing “pork chop” eaves on the gable roof will be eliminated, and the roof style will be changed to a gambrel roof.

The proposed additions are in keeping with several properties in the neighborhood, as there is a mix of side-by-side duplexes, stacked duplexes, single-family homes, and apartment buildings on Belknap and adjacent streets.

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.

As described in the response to EDR criterion 1, while there is a reduction in the overall amount of landscaped open space, both the landscaped and usable open space significantly exceed the minimum required by the Zoning Bylaw. 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.

Four parking spaces (two tandem spaces per unit) will be provided on either side of the structure via existing curb cuts. While the Zoning Bylaw does not provide parking minimums for townhome structures, the Applicant is providing two parking spaces per unit, which exceeds the minimum number of parking spaces required.

The Applicant has not proposed exterior bicycle parking spaces, however per Section 6.1.12 there is no minimum number of long or short term bicycle parking spaces required for townhouse structures.

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.

The proposal includes a 406 square foot increase in the building footprint. As such, according to Town Bylaw Title V, Article 15, the final design materials must be submitted for review and approval by the Town Engineer.

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.

Utility access will not change 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.

This is a residential project. There will be no signage or advertising features on the property. 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.

This is a residential project. There are no special features 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.

The existing building provides safe and convenient access into and around the property. 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 are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. 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.

There are no proposed changes that would affect the microclimate. The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

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

A LEED checklist was not provided.

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 Board.
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. The Applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

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

- Docket No. 3723
1. Property Address 22-24 Belknap Street
Name of Record Owner(s) 22-24 BELKNAP STREET LLC Phone 617-996-6728
Address of Owner 13 TECH CIRCLE NATICK, MA, 01760
Street City, State, Zip
2. Name of Applicant(s) (if different than above) James Rissling, LR Designs, Inc.
Address 63 Allston Street, Cambridge MA Phone (617) 680-4595
Status Relative to Property (occupant, purchaser, etc.) Architect
3. Location of Property 008 0002 0004
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 77934, Page 243;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) two dwelling residence
6. Proposed Use of Property (include # of dwelling units, if any) two dwelling residence
7. Permit applied for in accordance with 5.4.2.B.6 Large Additions
the following Zoning Bylaw section(s) _____
_____ section(s) title(s)

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

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

The applicant states that _____ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 22-24 Belknap 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.

Signature of Applicant(s)

13 TECH CIRCLE

NATICK, MA, 01760

617-996-6728

Address

Phone

PLANNING & COMMUNITY
DEVELOPMENT

2022 OCT 12 P 2:42

TOWN CLERK'S OFFICE
OCT 11 4 02 PM '22



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

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. 3723

Property Location 22-24 Belknap Street

Zoning District R-2

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units:
two dwelling residence

Uses and their gross square feet:
4,376+400 gsf

Proposed Use/Occupancy: No. of Dwelling Units:
two dwelling residence

Uses and their gross square feet:
5,600+400 gsf

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	10,440	10,440	min. 6,000
Frontage	50	50	min. 60
Floor Area Ratio	--	--	max. NA
Lot Coverage (%), where applicable	16.8	20	max. 35
Lot Area per Dwelling Unit (square feet)	--	--	min. NA
Front Yard Depth (feet)	16.8	20.8	min. 20
Side Yard Width (feet) right side	16	12.6	min. 10
left side	14	11.2	min. 10
Rear Yard Depth (feet)	61.5	58.8	min. 20
Height			min.
Stories	2 1/2	2 1/2	stories 2 1/2
Feet	32.9	34.8	feet 35
Open Space (% of G.F.A.)	131	93.7	min. 10
Landscaped (square feet)	6,303	5,767	(s.f.)
Usable (square feet)	2,442	2,442	(s.f.) 1,800
Parking Spaces (No.)	4	4	min. 2
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)	0	0	min. 0
Type of Construction	V-B		
Distance to Nearest Building	17.1	17.1	min.

22-24 Belknap Street, Arlington, MA: Impact Statement Regarding Special Permit for a Large Addition

The proposed project is the renovation and configuration of an existing two-family residence from a top and bottom duplex into a side-by-side duplex. The Large Addition consists of additions to the sides and an increased attic, or half story. The two-family residence is an allowed use, the increased size will provide larger units for families, while not increasing traffic or burden on public services. The lots on this section of Belknap Street are larger. The larger units will be in harmony with other structures and uses within the vicinity of the immediate neighborhood.

Environmental Design Review:

Preservation of Landscape: 22-24 Belknap Street is an existing two-family residence that backs onto the Minuteman Bikeway. The rear property line is at the crest of a hill approximately eleven feet above the bikeway. There is an existing vegetated slope, approximately 20 feet measured horizontally, between the property line and the bikeway. There are no significant grade changes proposed and the residential scale landscape shall be maintained and enhanced with preferred species.

Relation of Building to Environment: The project consists of addition to the sides and an enlarged attic, increasing the massing in keeping with other adjacent structures. All Setbacks shall conform to the requirements. The new interior layout will take advantage of vistas of Spy Pond and the visual connection to the bikeway.

Open Space: The Open Space is residential and private in nature; the difference in elevation and the vegetated buffer between the bikeway allows some visual connection while maintaining the experience of nature on this section of the bikeway.

Circulation: The property's proximity to the bikeway access at Linwood Street is a convenient and attractive feature. Vehicular access to the site from Belknap Street shall remain unchanged.

Surface Water Drainage: Surface water shall be controlled during construction to prevent erosion or damage to the slope down to the bikeway. After construction, roof runoff shall be directed to new in ground structures.

Utilities: Existing overhead utilities may be put underground if feasible. The existing sewer connection will be evaluated and maintained.

There are no advertising features as part of the completed project.

Special Features: All features shall be residential in nature.

Safety: The new layouts featuring two side-by-side dwelling units will encourage physical and visual access of the surrounding yards and parking areas. The yard will remain fenced in to limit unwanted access into and through the site.

Microclimate: The additions to the existing house still leave much of the site open for landscape and outdoor enjoyment.

Sustainable Building and Site Design: The renovation and additions will be executed using best practices, durable materials and efficient systems resulting in efficient and practically new construction dwellings.

Special Permit Criteria:

1. The use requested is listed as a Special Permit in Section 5.4.2.B.6 Large Additions.
2. The requested use is essential or desirable to the public convenience or welfare: The larger dwelling units and generous lot will be desirable to families, and long-term ownership.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety: The intensity of use, or occupancy, does not change from the existing two-family residence.
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 any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare: There is no increase in the number of households and therefore will not result in an increased burden on systems and services.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled: The increase in area will conform to the required setbacks, allowed height, and lot coverage.
6. 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 increased structure will be in keeping with adjacent structures which are also larger multi-family structures on similarly larger lots and shall not be detrimental to the health or welfare of the neighborhood.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood: The use remains a two-family residence, the massing and character of the structures will be similar to others in the vicinity.



STREET VIEW OF 22-24 BELKNAP STREET



VIEW OF REAR OF 22-24 BELKNAP



STREET VIEW OF 28-30 BELKNAP STREET



STREET VIEW OF 18-20 BELKNAP STREET



STREET VIEW OF 13-15 BELKNAP STREET



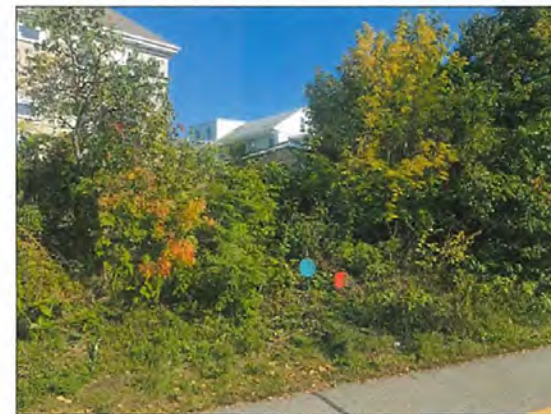
VIEW TOWARD BIKEWAY FROM BACKYARD



VIEW FROM BIKEWAY LOOKING NORTH TO 22-24 BELKNAP



VIEW FROM BIKEWAY LOOKING SOUTH TO 22-24 BELKNAP



VIEW FROM BIKEWAY LOOKING SOUTH TO 22-24 BELKNAP



VIEW FROM BIKEWAY LOOKING SOUTH TO 22-24 BELKNAP

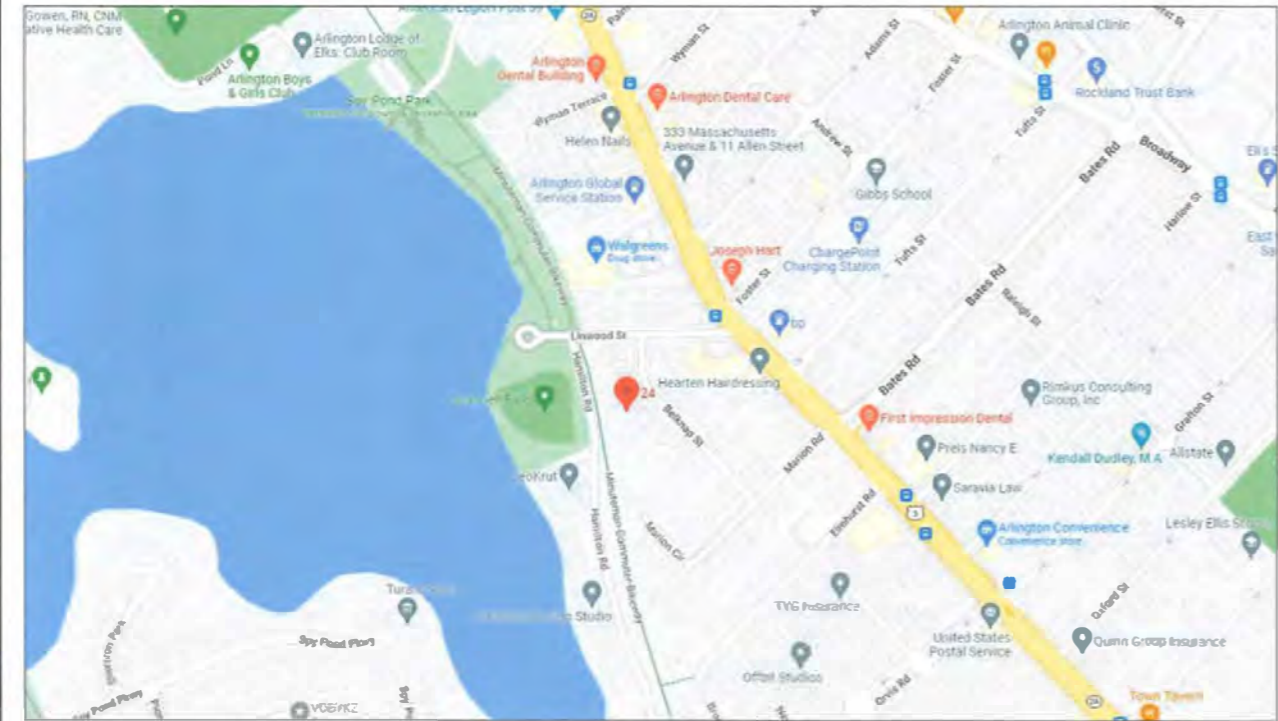
#	Description	date
1	Project #	22018
2	Scale	NONE
3	Date	OCT. 12, 2022
4	Drawing #	P1.2



22-24 BELKNAP STREET - FRONT



22-24 BELKNAP STREET - REAR



PROJECT LOCATION:
22-24 Belknap Street
Arlington, MA

ZONING DISTRICT RESIDENCE 2 (R2)

PROJECT DESCRIPTION:
THE PROJECT IS THE FULL RENOVATION OF A TWO-FAMILY HOUSE. THE EXISTING STRUCTURE CONTAINS 4,376 GROSS SQUARE FEET. THE RENOVATION INCLUDES AN ADDITIONS ON EACH SIDE, MODIFICATIONS OF THE INTERIOR LAYOUT, NEW KITCHENS & BATHROOMS. WORK MAY INCLUDE RE-FRAMING THE EXISTING STRUCTURE, AS NECESSARY. NEW WORK WILL CONFORM TO ALL SETBACKS.

STRUCTURAL NOTES: ARLINGTON, MA LOADS, PER 780 CMR:
LIVE LOADS 30lb.s/SF (BEDROOMS)
40lb.s/SF (OTHER ROOMS)
GROUND SNOW LOAD 40lb.s/SF
WIND LOAD 127MPH

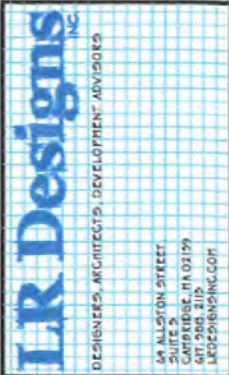


LIST OF DRAWINGS

	SPECIAL PERMIT
ISSUED	OCT 12, 2022
COVER	●
Z0.1 ZONING INFORMATION	●
Z0.2 ZONING INFORMATION	●
SURVEY	●
EX1.1 EXISTING CONDITIONS: PLANS	●
EX1.2 EXISTING CONDITIONS: PLANS	●
EX2.1 EXISTING CONDITIONS: ELEVATIONS	●
A1.1 PROPOSED PLANS	●
A1.2 PROPOSED PLANS	●
A1.3 ENLARGED PROPOSED PLANS	●
A1.4 ENLARGED PROPOSED PLANS	●
A1.5 ENLARGED PROPOSED PLANS	●
A1.6 ENLARGED PROPOSED PLANS	●
A2.1 PROPOSED ELEVATIONS	●
A3.1 PROPOSED WALL DETAILS	●
S1.1 FOUNDATION PLAN	●

INSULATIONAND FENESTRATION REQUIREMENTS BY COMPONENT: 780 CMR (2018 IECC)

Building Envelope- Climate Zone 5 Group R	R402.1.2
Roofs	
Attic and other	R-49
Walls, Above Grade	
Wood framed & other	R-20 or 13+5ci
Walls, Below Grade	
Crawlspace Walls	R-15/19
Basement Walls	R-15/19
Floors	
Joist/Framing	R-30
Slab Floors	
Unheated slabs	R-10 for 24 in. below
Fenestration	
Fenestration	U-0.30
Skylights	U-0.55
Opaque Doors	
Swinging	U-0.37
Non-swinging	R-4.75



Project Title:
22-24 Belknap Street
Arlington, MA

PROJECT INFORMATION

Drawing Title:
COVER

Revisions:
Description date

Project #
22018

Scale:
none

Date:
OCT. 12, 2022

Drawing #

ZONING DATA PER §6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS: ARLINGTON, MA

	ZONING DISTRICT - R2	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (S.F.)	6,000	±10,440 (R)	NO CHANGE	CONFORMS
B	MIN. FRONTAGE (FT)	60	50 (R)	NO CHANGE	EXISTING NON-CONF.
C	FLOOR AREA RATIO MAX. (FAR)	NA	--	--	NA
D	LOT COVERAGE MAX. (%) 1,356 SF+400 SF / 10,440 SF = 16.8 1,682 SF+400 SF / 10,440 SF = 19.9	35	16.8	20	CONFORMS
E	MINIMUM LOT AREA PER DWELLING UNIT (S.F.)	NA	--	--	NA
F	MIN. FRONT YARD (FT)	20	16.8	20.8	CONFORMS
G	MIN. SIDE YARD - RIGHT	10	16	12.6	CONFORMS
	MIN. SIDE YARD - LEFT	10	14	11.2	CONFORMS.
H	MIN. REAR YARD (FT)	20	61.5	58.8	CONFORMS
I	MAX. HEIGHT (STORIES / FT)	2 1/2 / 35	2 1/2 / 32.9	2 1/2 / 34.8	CONFORMS
J	OPEN SPACE: MIN. LANDSCAPED AREA (%)	10	131	93.7	CONFORMS
K	OPEN SPACE: MIN. USABLE AREA (%)	30	51	40	CONFORMS
§6.1.4	MIN. NO. OF PARKING SPACES	4	4	NO CHANGE	CONFORMS

USEABLE OPEN SPACE CALCULATION:

EXISTING GROSS AREA			
BASEMENT	1,221	=	1,221 GSF
1ST FLOOR	1,221	=	1,221 GSF
2ND FLOOR	1,221+112	=	1,344 GSF
ATTIC	601(R)	=	601 GSF
TOTAL		=	4,376 GSF

PROPOSED GROSS AREA (EXCLUDING PROPOSED UNENCLOSED PORCHES PER § 2.)			
BASEMENT	1,221-19+398	=	1,600 GSF
1ST FLOOR	1,221-19+406	=	1,608 GSF
2ND FLOOR	1,221-112-19+406	=	1,608 GSF
ATTIC	601+183	=	787GSF
TOTAL		=	5,600 GSF

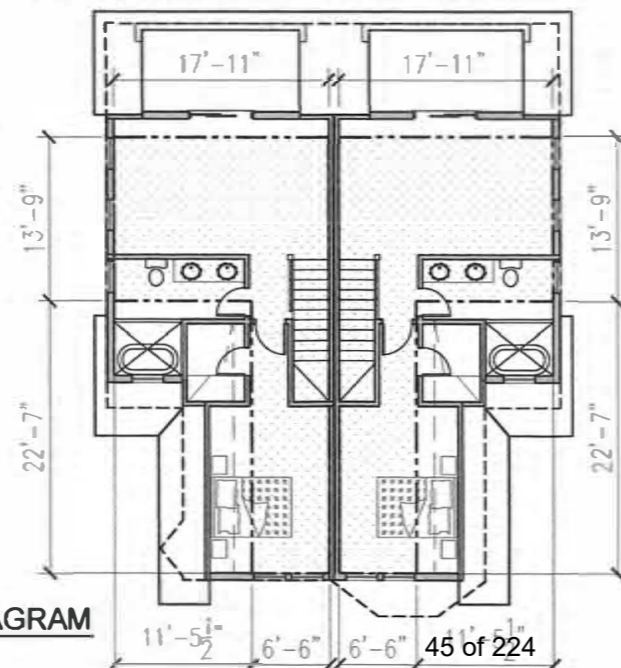
REQUIRED USEABLE, OPEN SPACE
5,600+400 x 0.30 = 1,800 GSF

PROPOSED USEABLE OPEN SPACE: 2,442 SF

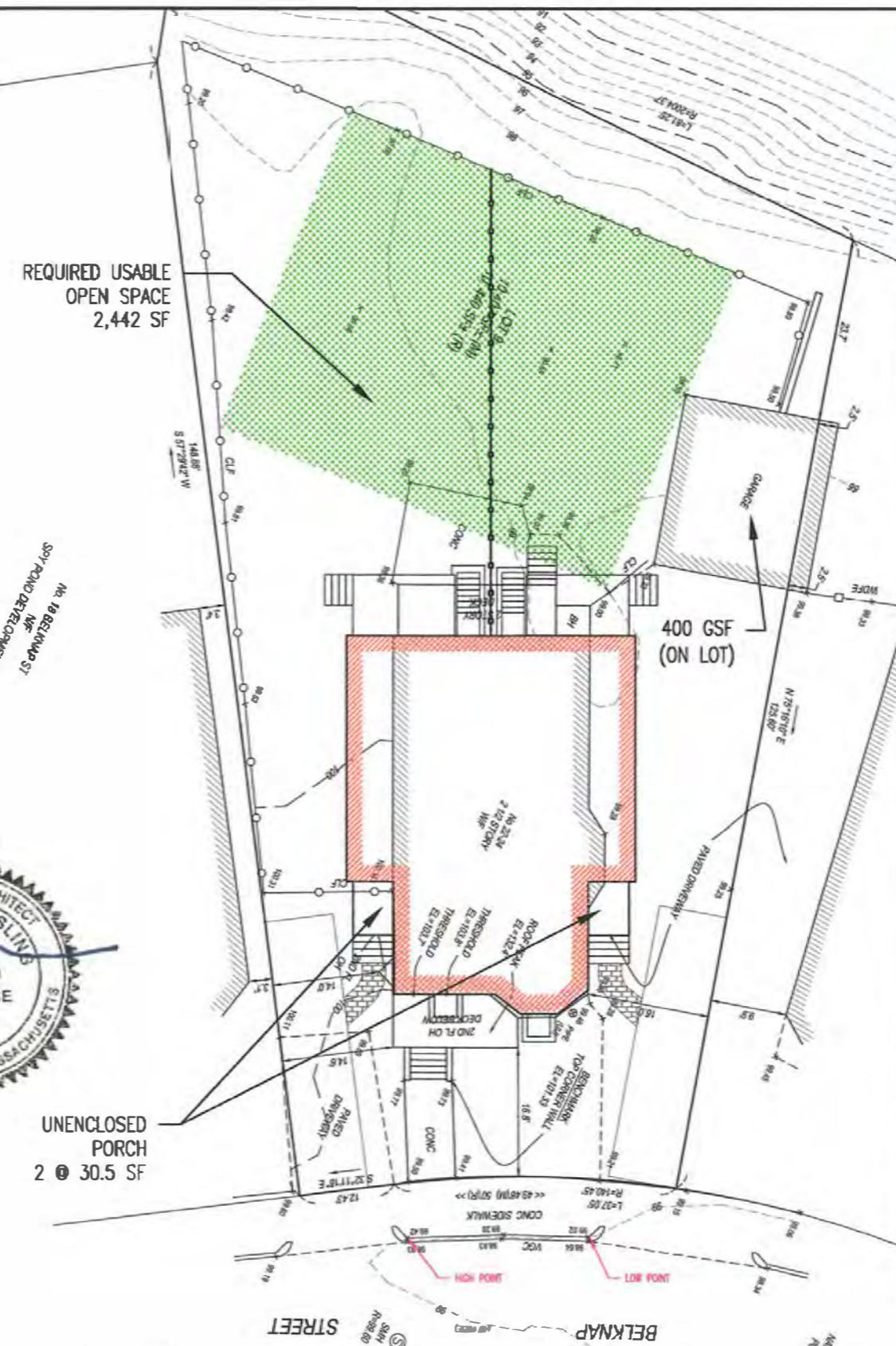
1,800 SF REQUIRED < 2,442 SF PROPOSED

HALF-STORY CALCULATION:

GROSS AREA			
2ND FLOOR	1,608 X .49	=	787 GSF
TOTAL ALLOWED > 7'		=	787 GSF
784 GSF PROPOSED < 787 GSF ALLOWED			



ATTIC DIAGRAM
1 = 16'



SITE DIAGRAM
1 = 20'

BASED ON SURVEY BY: SUMMIT SURVEYING, INC
NEWBURYPORT, MA
DATE: NOVEMBER 22,2021



Project Title:
**22-24 Belknap Street
Arlington, MA**

Drawing Title:
**ZONING INFORMATION
SPECIAL PERMIT**

Revisions:
Description date

Project #
22018

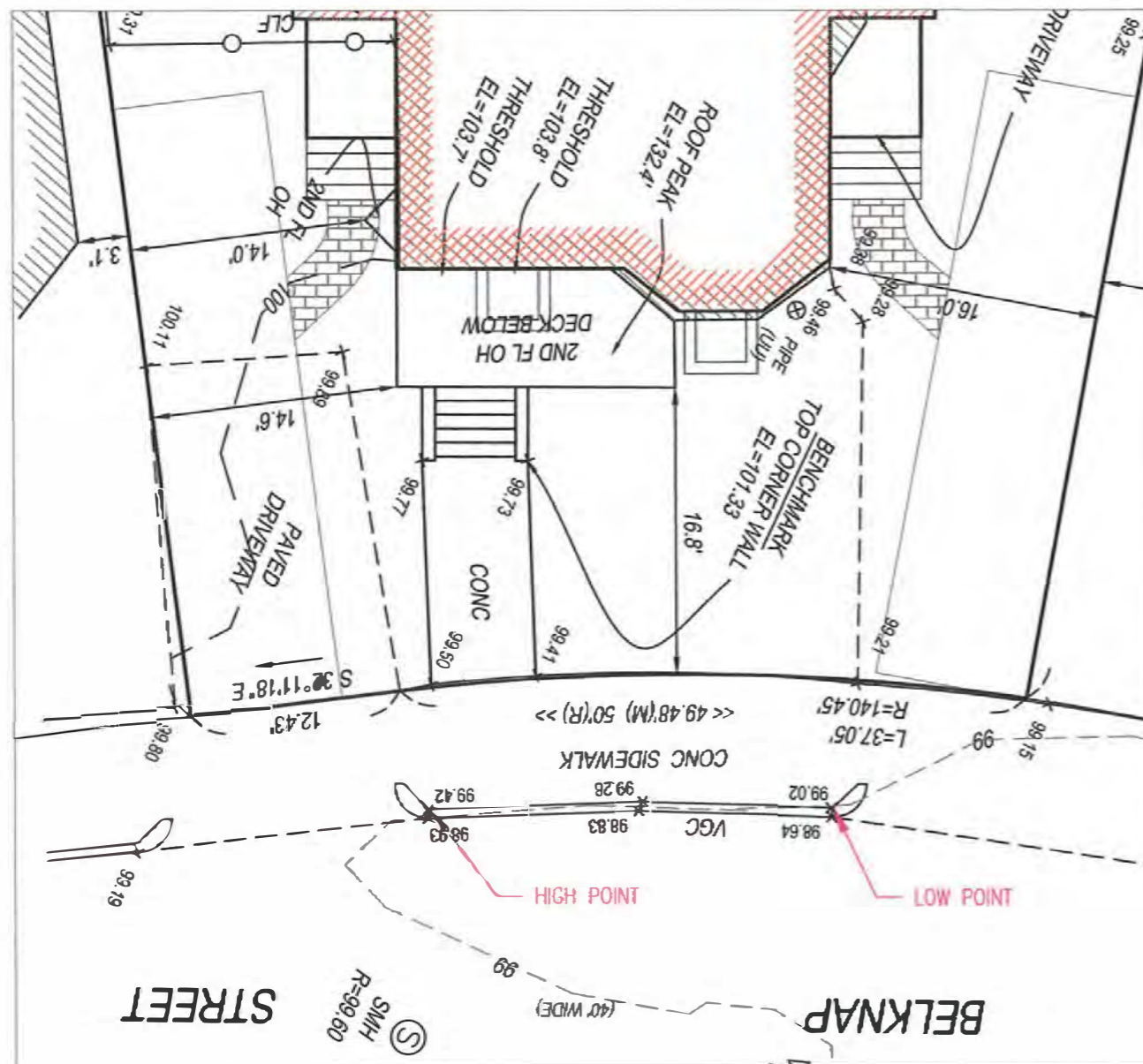
Scale:
1/8" = 1'-0"

Date:
OCT. 12, 2022

Drawing #
20.1

LARGE ADDITION CALCULATION: §5.4.2.B.6

DEMO 112+57 = 169 GSF
 PROPOSED 812+55 = 867 GSF
 TOTAL ADDITON 698 GSF



BUILDING HEIGHT CALCULATION:
 AVERAGE GRADE OF CURB LINE ABUTTING PROPERTY
 $99.02 + 99.42 = 198.44 / 2 = 99.22'$

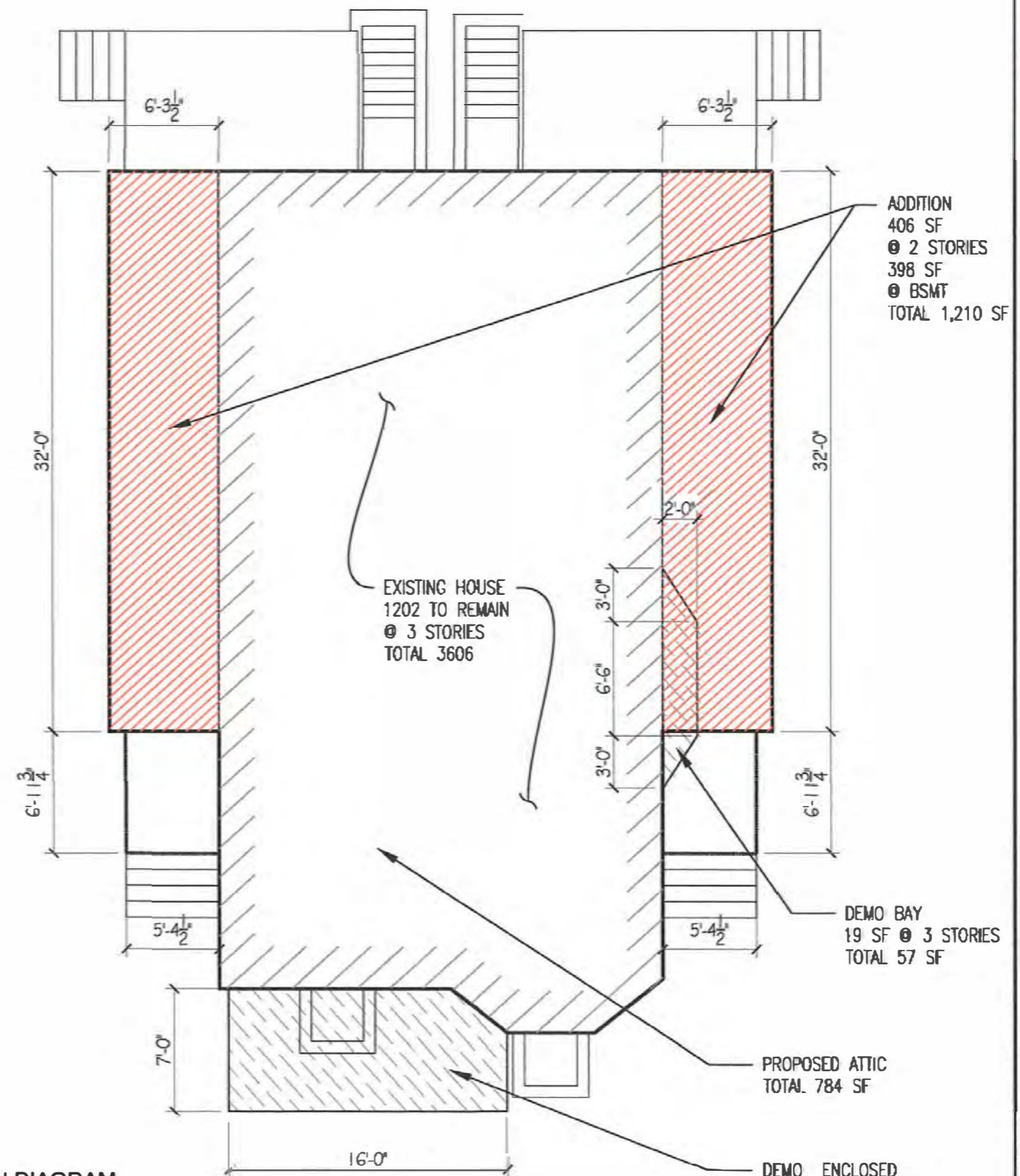
ELEVATION OF PROPOSED RIDGE = 134.06'

$134.06 - 99.22 = 34.84'$

$34.84' < 35'$ MAX. ALLOWED



ADDITION DIAGRAM
 $\frac{1}{8}" = 1'-0"$



Project Title:
 22-24 Belknap Street
 Arlington, MA

ZONING INFORMATION

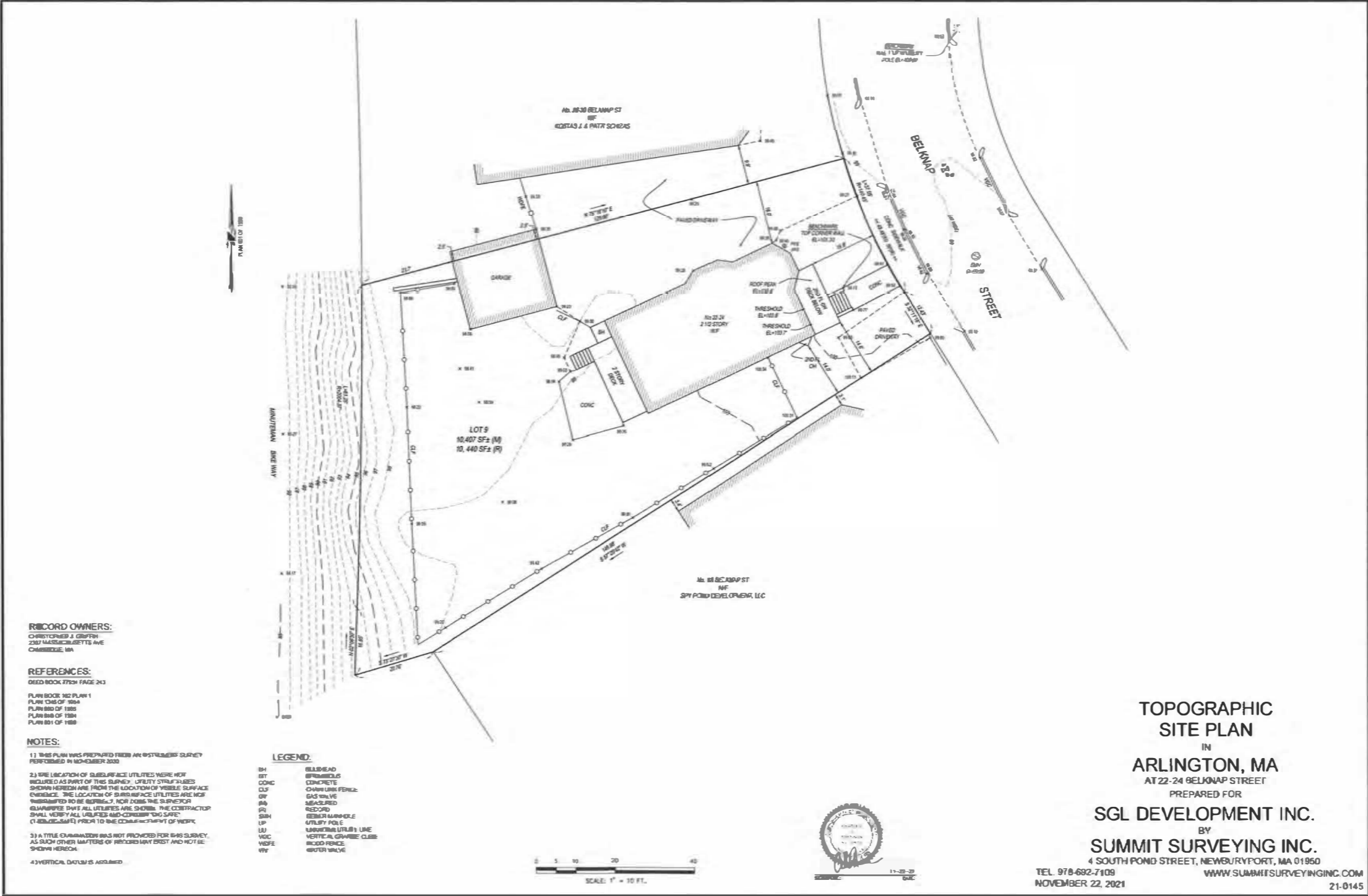
Revisions:
 # Description date

Project #
 22018

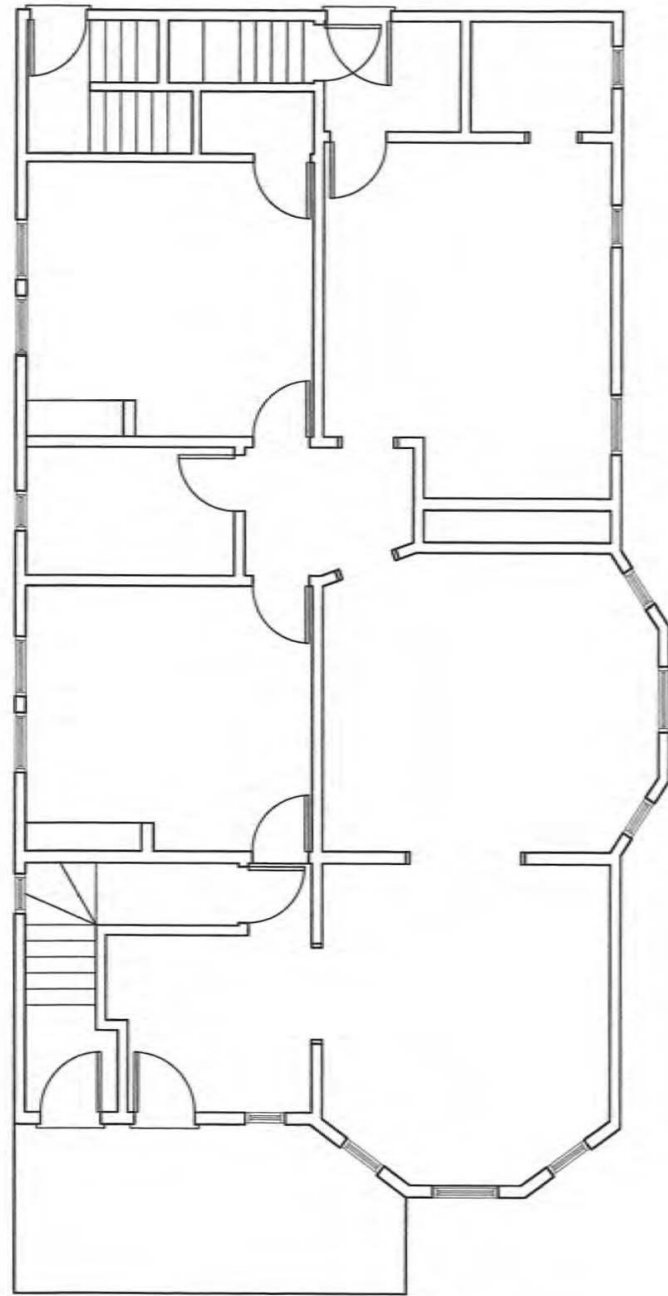
Scale:
 $\frac{1}{8}" = 1'-0"$

Date:
 OCT. 12, 2022

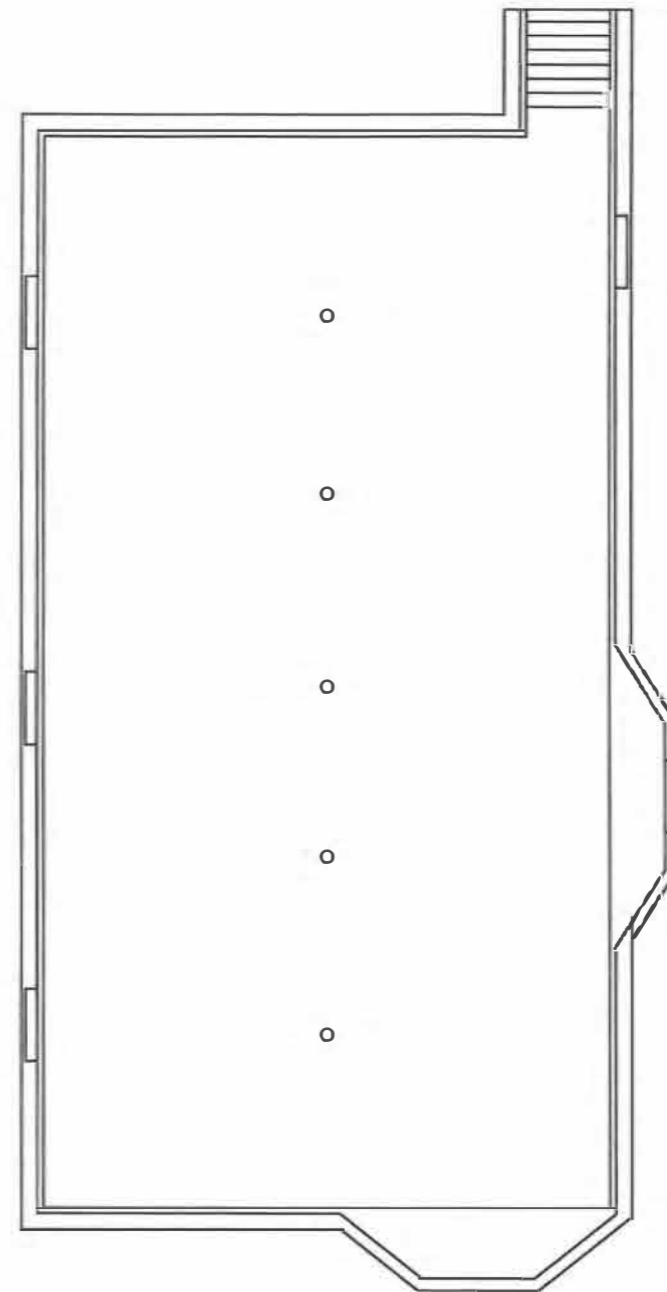
Drawing #
 Z0.2



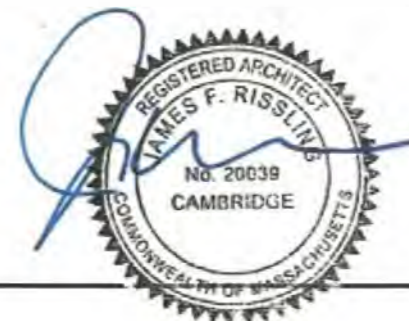
SITE PLAN
1" = 30'

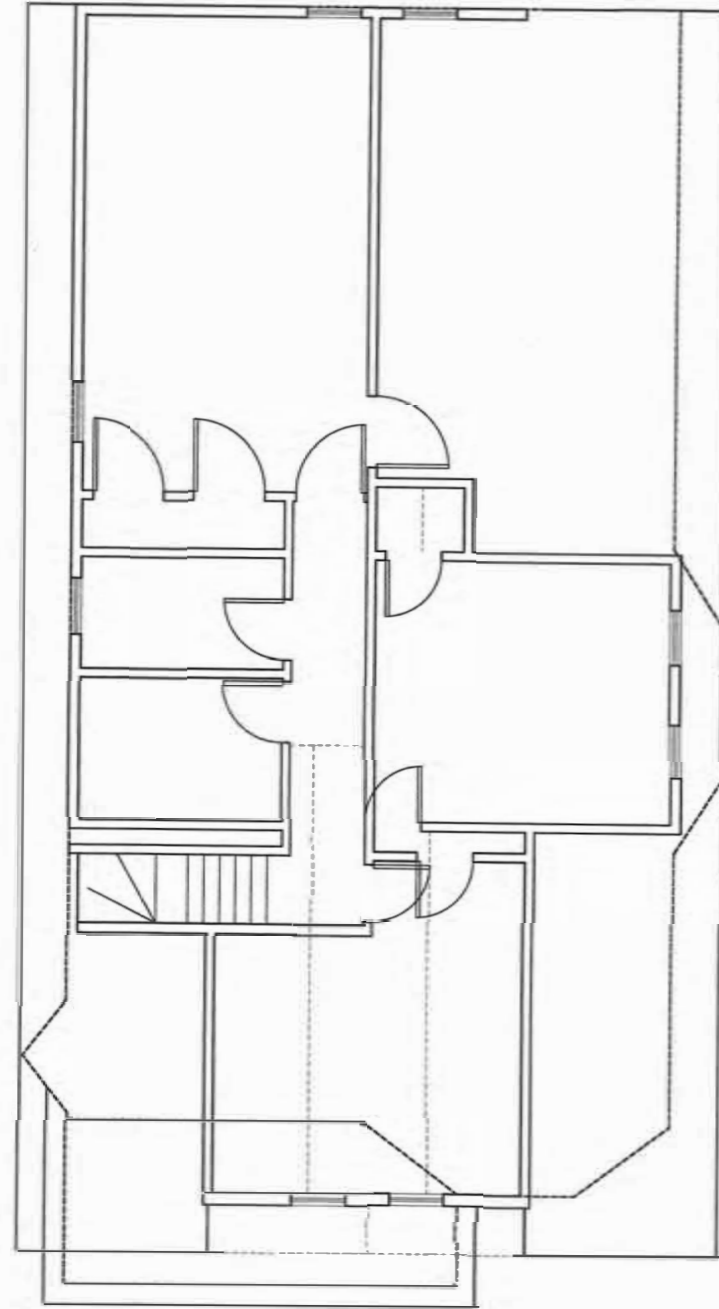


FIRST FLOOR PLAN
1/8" = 1'-0"

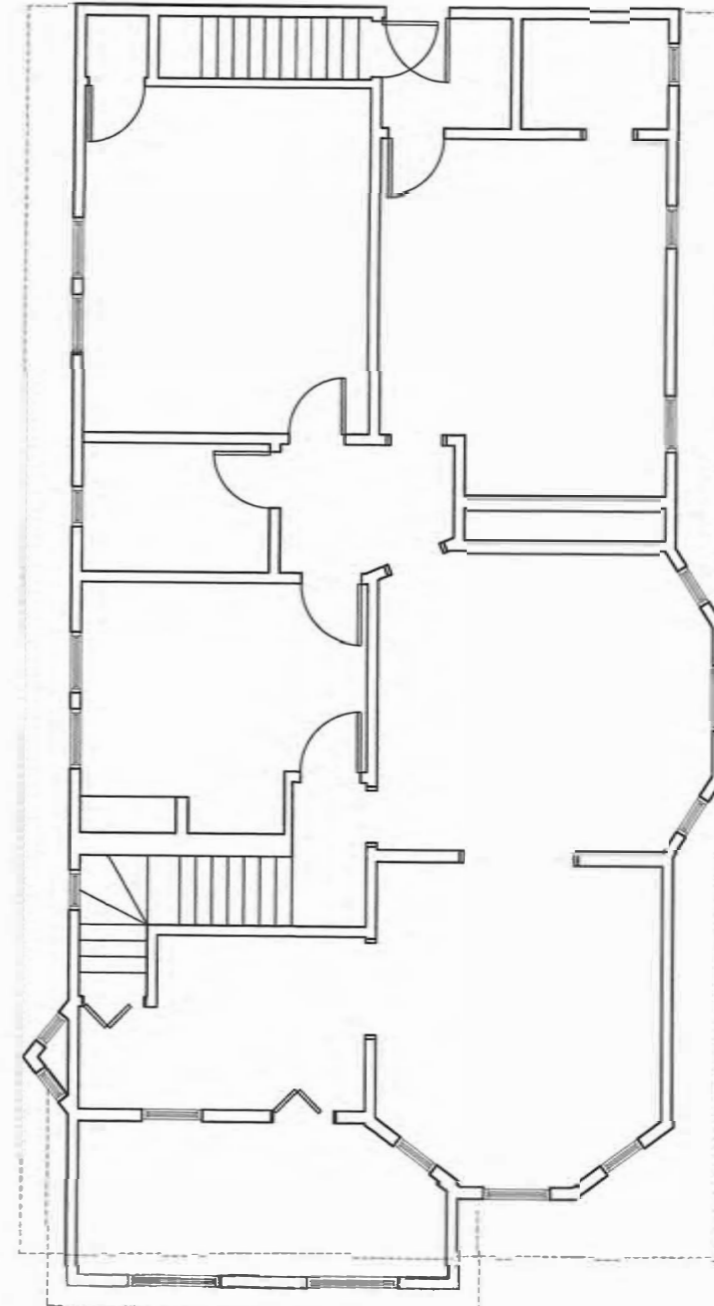


BASEMENT PLAN
1/8" = 1'-0"





ATTIC PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"





LEFT SIDE ELEVATION
1/8" = 1'-0"

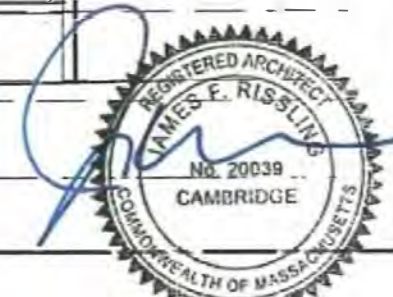
FRONT ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



Project Title:
**22-24 Belknap Street
Arlington, MA**

Drawing Title:
**EXISTING CONDITIONS:
EXTERIOR ELEVATIONS**

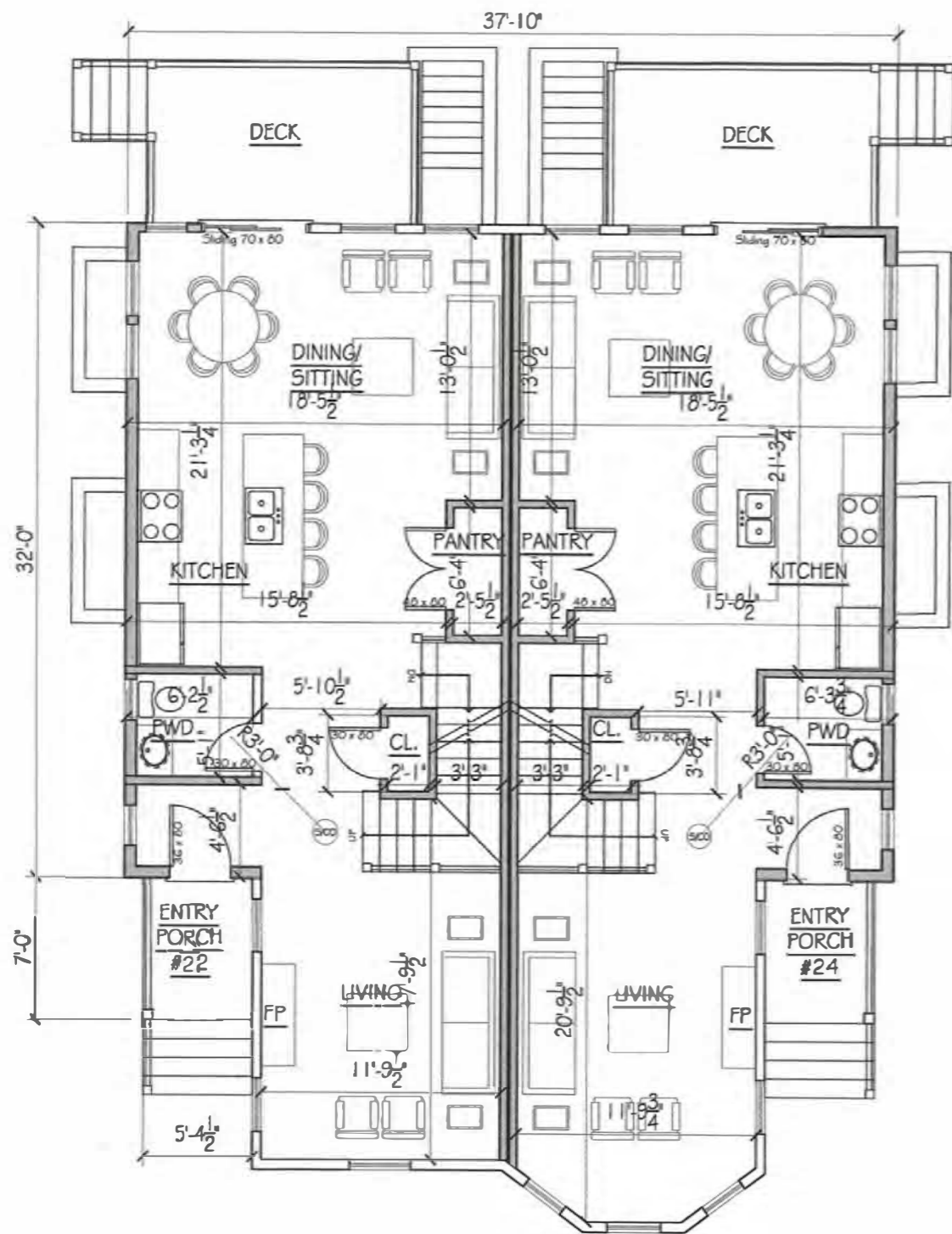
Revisions:
Description date

Project #
22018

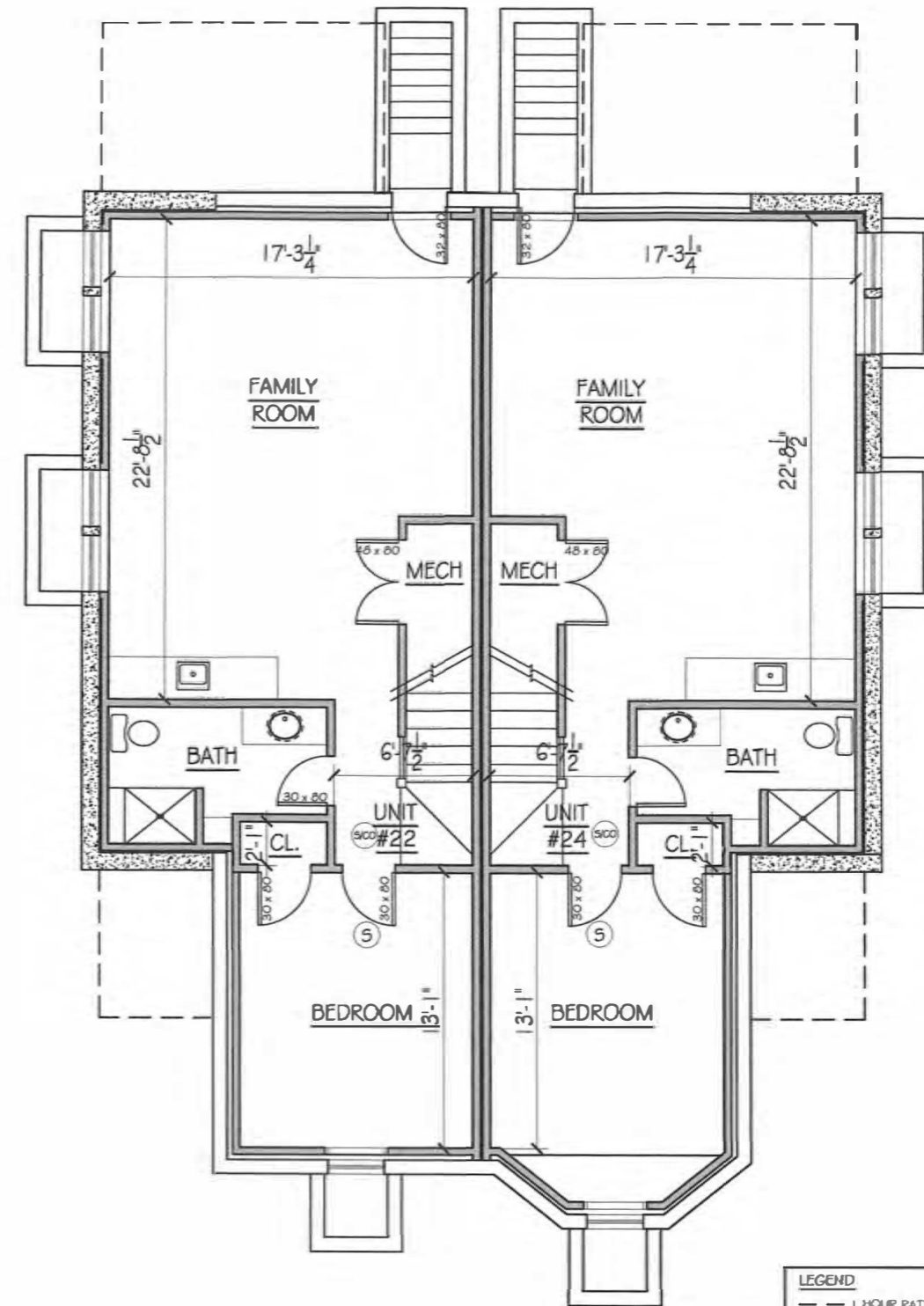
Scale:
1/8" = 1'-0"

Date:
OCT. 12, 2022

Drawing #
EX2.1



FIRST FLOOR PLAN
1/8" = 1'-0"



BASEMENT PLAN
1/8" = 1'-0"

LEGEND	
	1 HOUR RATED ASSEMBLY
	PROPOSED NEW WALL
	EXISTING WALL
	SMALL CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	HEAT DETECTOR

NOTE ON DIMENSIONS:
DIMENSIONS ARE FROM FACE OF
EXISTING FINISH TO FACE OF NEW
FRAMING, UNLESS OTHERWISE NOTED.



Project Title:
22-24 Belknap Street
Arlington, MA

Drawing Title:
PROPOSED RENOVATIONS:
FLOOR PLANS

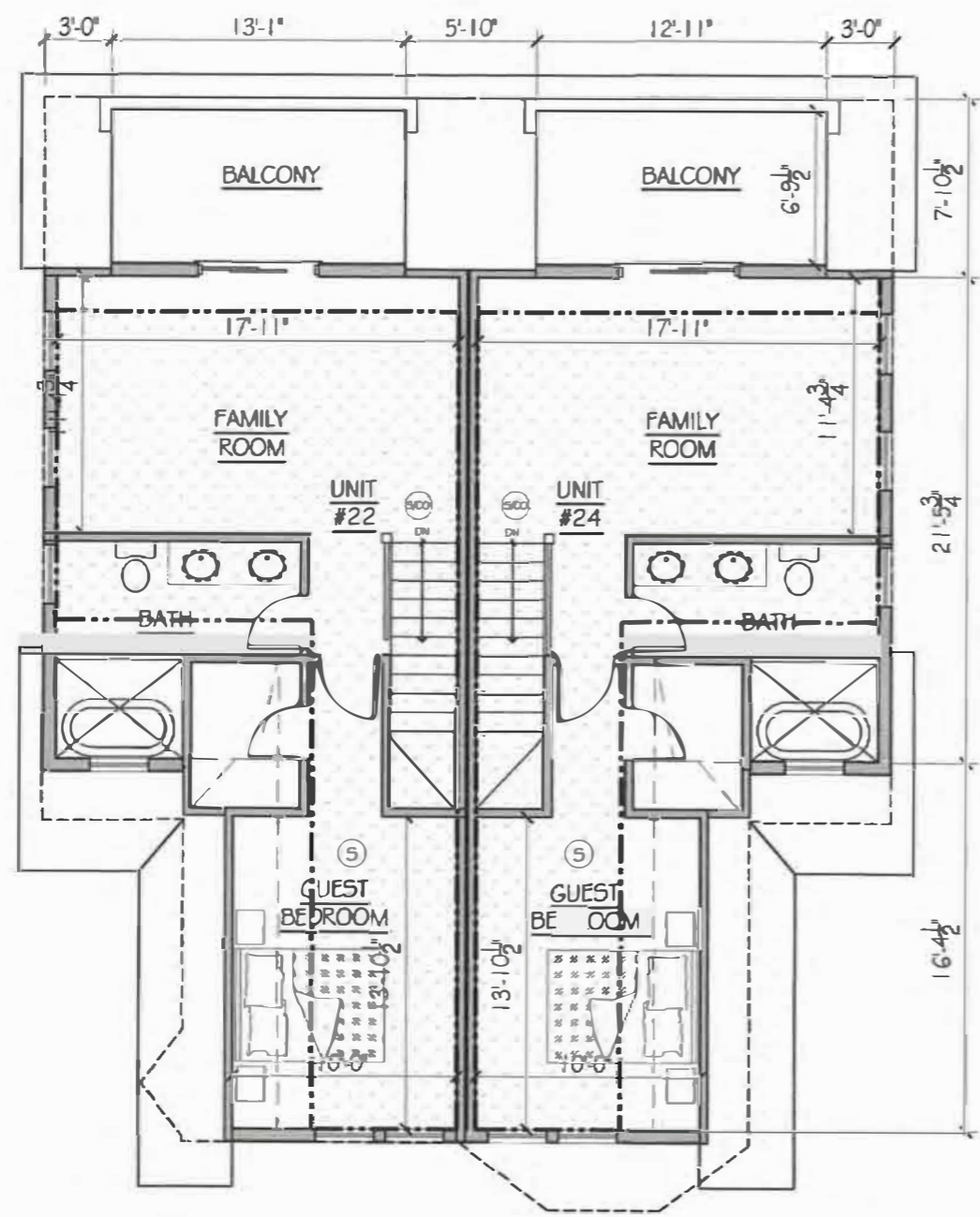
Revisions:	
#	Description

Project # 22018

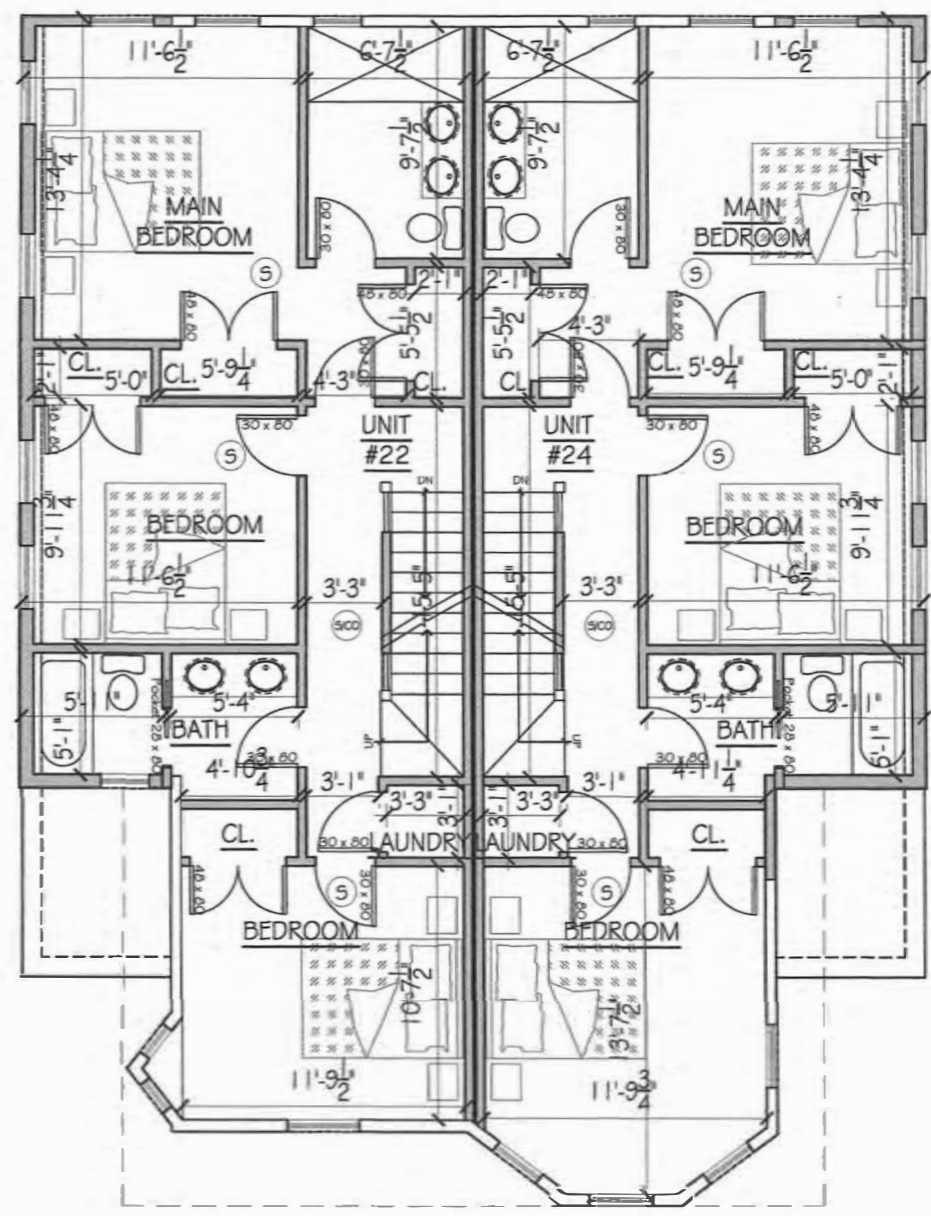
Scale: 1/8" = 1'-0"

Date: OCT. 12, 2022

Drawing # **A1.1**



ATTIC PLAN
 1/8" = 1'-0"



SECOND FLOOR PLAN
 1/8" = 1'-0"



- LEGEND**
- 1 HOUR RATED ASSEMBLY
 - PROPOSED NEW WALL
 - EXISTING WALL
 - ⊙ SMOKE/CARBON MONOXIDE DETECTOR
 - ⑤ SMOKE DETECTOR
 - ⊙ HEAT DETECTOR

NOTE ON DIMENSIONS:
 DIMENSIONS ARE FROM FACE OF EXISTING FINISH TO FACE OF NEW FRAMING, UNLESS OTHERWISE NOTED.



LEFT SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



Project Title:
**22-24 Belknap Street
Arlington, MA**

Drawing Title:
**PROPOSED RENOVATIONS:
EXTERIOR ELEVATIONS**

Revisions:
Description date

Project #
22018

Scale:
1/8" = 1'-0"

Date:
OCT. 12, 2022

Drawing #
A2.1

A

B

C

D



RIGHT SIDE ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

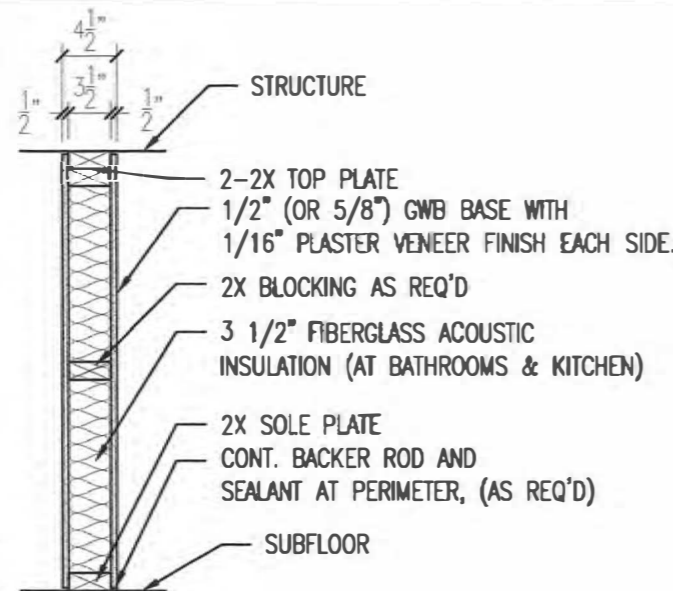


L.R Designs

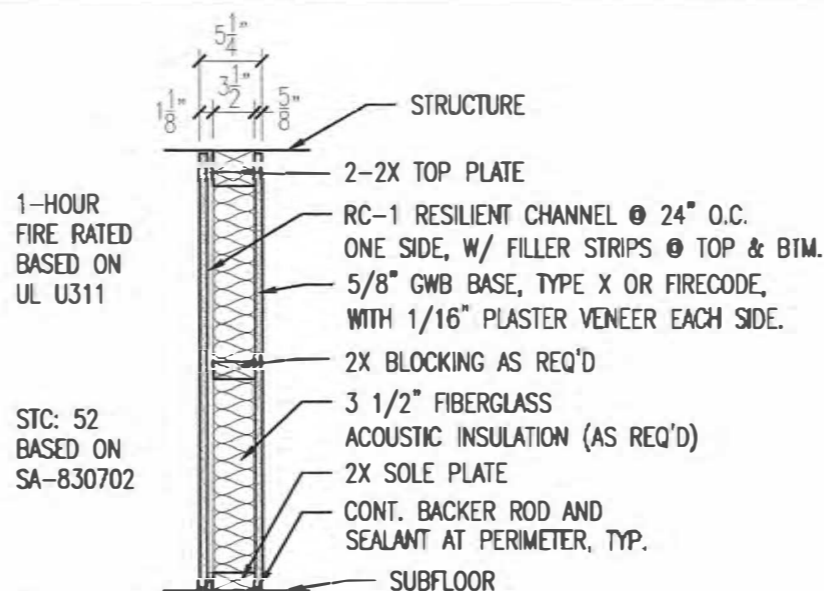
DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

54 ALDING STREET
CAMBRIDGE, MA 02129
ATT: 388.212
LROEDDESIGNING.COM

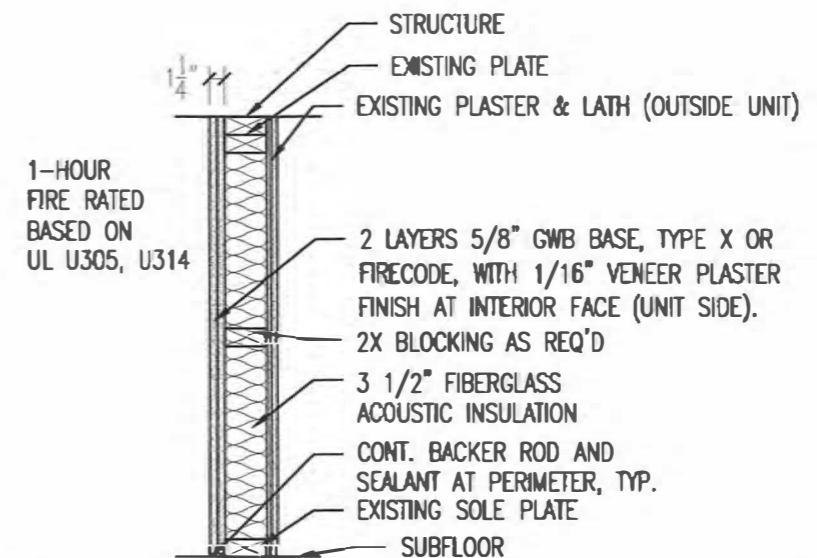
Project Title:		22-24 Belknap Street Arlington, MA	
Drawing Title:		PROPOSED RENOVATIONS: EXTERIOR ELEVATIONS	
Revisions:			
#	Description	date	
Project #		22018	
Scale:		1/8" = 1'-0"	
Date:		OCT. 12, 2022	
Drawing #		A2.2	



1 INTERIOR PARTITION
3/4" = 1'-0"



2 1-HOUR PARTITION: OPT #1
3/4" = 1'-0"



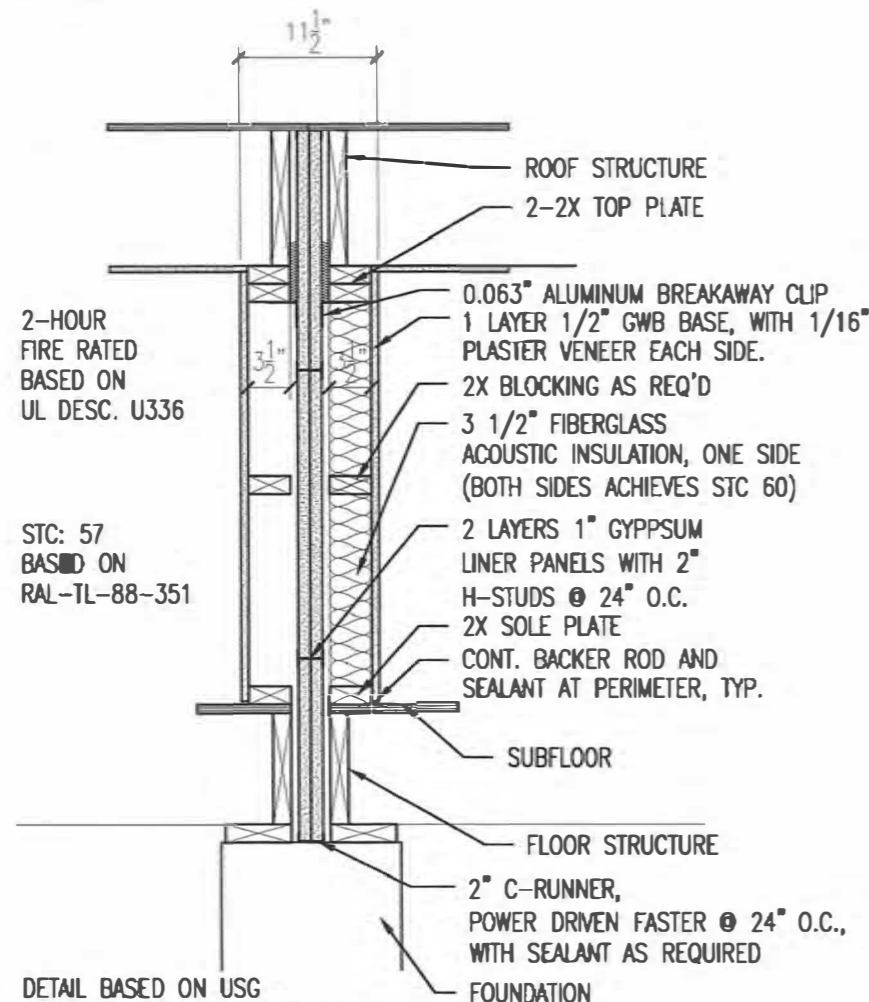
3 EXISTING PARTITION: 1-HOUR
3/4" = 1'-0"

NOTES ON ONE-HOUR PARTITIONS:

1. DOORS IN ONE-HOUR WALLS SHALL HAVE 20 MIN. RATING MINIMUM.
2. FILL ALL GAPS IN EXISTING FRAMING WITH FULL DEPTH MEMBERS.
3. FIRESTOP ALL PENETRATIONS.

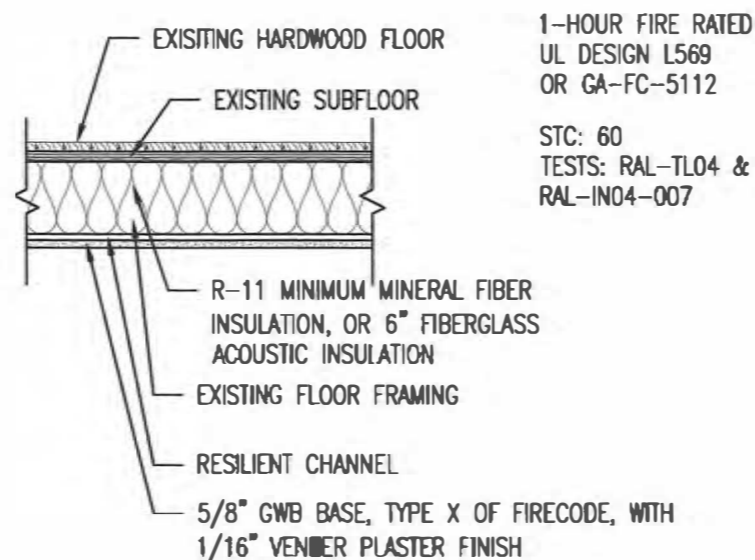
PARTITION NOTES:

1. ALL ASSEMBLIES SHALL BE CONSTRUCTED PER DESIGNATED UL TESTED ASSEMBLY.
2. AT ALL FIRE PARTITION ASSEMBLIES, GYPSUM BOARD SHALL BE TYPE "X", FIRECODE BY USG, OR EQUAL.
3. USE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF ALL PARTITIONS REQUIRING SOUND RATING.
4. USE RATED SEALANT AT FIRE RATED PARTITIONS. USE RATED ACOUSTICAL SEALANT AT RATED ACOUSTICAL PARTITIONS.
5. AT ALL FIRE RATED WALLS TO BE FINISHED IN TILE, USE 5/8" CEMENT BOARD SHEATHING (DUROCK, OR APPROVED EQUAL), MAINTAINING REQUIRED FIRE RATING.
6. AT ALL TUB LOCATIONS AT DEMISING OR FIRE SEPARATION WALLS, EXTEND 5/8" FIRE CODE GYPSUM OR 5/8" CEMENT BOARD SHEATHING TO SUBFLOOR BEHIND FIXTURE, MAINTAINING NOTED FIRE RATING ASSEMBLY.
7. PROVIDE SOLID BLOCKING TO SUPPORT CABINETS, TOILET ACCESSORIES AND FIXTURES REQUIRED FOR THE FINAL INTENT OF THE DESIGN.
8. AT BATHROOMS USE MOISTURE RESISTANT GYPSUM OR CEMENT BOARD.
9. EXTERIOR WALLS SHALL BE FILLED COMPLETELY WITH INSULATION IF EXISTING FINISHES ARE REMOVED
10. INSULATION SHALL BE:
 - SPRAY FOAM AT EXTERIOR
 - FIBERGLASS AT INTERIOR WALLS AND CEILING



DETAIL BASED ON USC
AREA SEPARATION WALL SA925

4 2-HOUR AREA SEPARATION WALL
3/4" = 1'-0"



5 TYP. FLOOR/CEILING BETWEEN UNITS
3/4" = 1'-0"

Revisions:		
#	Description	date

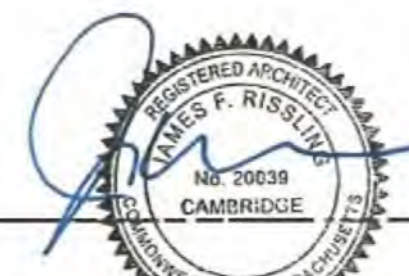
Project # 22018

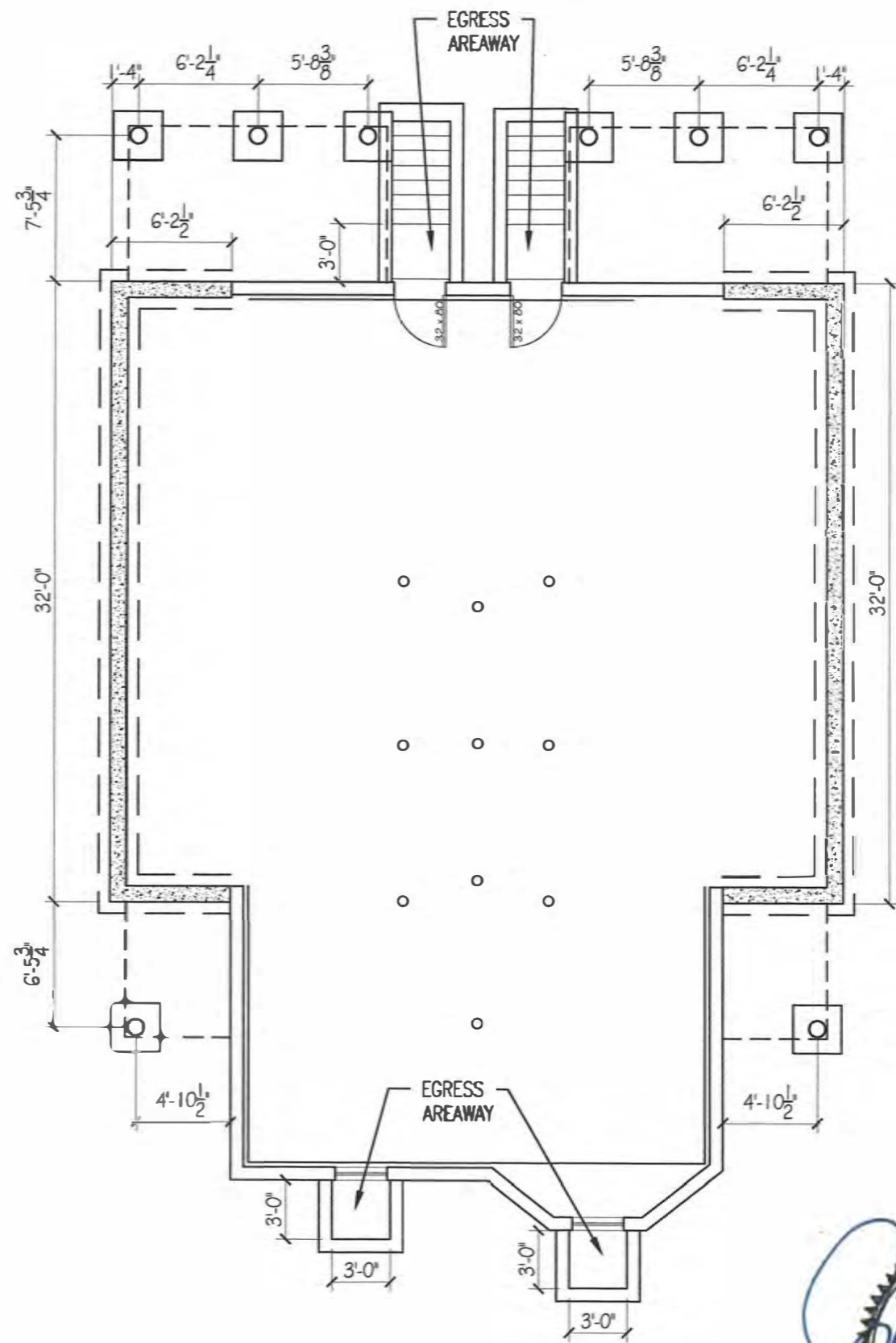
Scale: 3/4" = 1'-0"

Date: OCT. 12, 2022

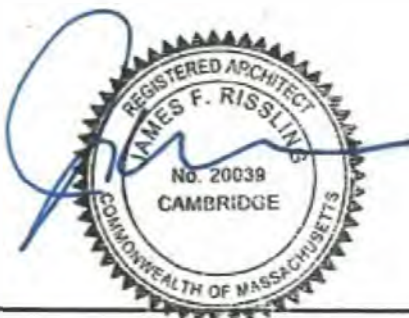
Drawing #

A3.1





FOUNDATION PLAN
1/8" = 1'-0"



Project Title:
**22-24 Belknap Street
Arlington, MA**

Drawing Title:
FOUNDATION PLAN

Revisions:		
#	Description	date

Project #
22018

Scale:
1/8" = 1'-0"

Date:
OCT. 12, 2022

Drawing #
S1.1



Town of Arlington, Massachusetts

Public Hearing Docket #3717 80 Broadway

Summary:

8:30 p.m.

Notice is herewith given that an application has been filed on September 8, 2022 by Eighty Broadway LLC, 201 Broadway, Arlington, MA to open Special Permit Docket #3717 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 construct a mixed-use building containing retail and commercial space and four residential units at 80 Broadway, Arlington, MA in the B4 Vehicular Oriented Business 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_3717_80_Broadway.pdf	EDR Public Hearing Memo Docket #3717 80 Broadway Docket #3717 Revised 80 Broadway Mixed-Use Proposal 10212022
Reference Material	2022038_REV_80_Broadway_Mixed-Use_Proposal_10-21-2022.pdf	Docket #3717 80 Broadway Revised Plans 10212022
Reference Material	2022038_REV_A-0_10-21-2022.pdf	Docket #3717 80 Broadway Revised Parking 10212022
Reference Material	doc08130720221021142150.pdf	Docket #3717 80 Broadway Mixed-Use Proposal 10202022
Reference Material	2022038_80_Broadway_Mixed-Use_Proposal_10-20-2022.pdf	Correspondence from Attorney R. Costello re 80 Broadway Continuance Requests 09282022
Reference Material	Correspondence_from_Attorney_R._Costello_re_80_Broadway_Continuance_Request_-_received_09282022.pdf	

▢ Reference 80_Broadway_Docket_#3717_Timestamped_Application_Materials_-_filed_on_9-8-
Material 2022.pdf

Docket #3717
80 Broadway
Application
Materials
09072022



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: Claire Ricker, Secretary Ex Officio
Subject: Environmental Design Review, 80 Broadway, Arlington, MA, Docket #3717
Date: November 3, 2022

I. Docket Summary

This is an application by Eighty Broadway LLC, 201 Broadway, Arlington, MA to open Special Permit Docket #3717 for the construction of a mixed-use building containing retail and commercial office space and nine residential housing units at 80 Broadway in the B4 Vehicular Oriented Business District. The opening of the hearing is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review Special Permit of the Arlington Zoning Bylaw.

The Applicant proposes to demolish an existing one-story retail building and construct a mixed-use building; the proposed uses include 1,500 square feet of ground floor retail space, 891 square feet of commercial office space on the second floor, and nine (9) residential units. The proposed project meets the threshold for the inclusionary housing requirements; therefore one (1) unit of the nine total units must be made affordable per Section 8.2 of the Zoning Bylaw. Parking is provided onsite with six vehicular parking spaces and ten (10) long- and short-term bicycle parking spaces.

Materials submitted for consideration of this application:

Materials submitted for consideration of this application:

- Application for EDR Special Permit, including Dimensional and Parking Worksheet and Environmental Impact Statement;
- Site Development and Architectural Drawing Set, prepared by Choo & Company, Inc., dated October 19, 2022; and

- Storm Drainage Report, prepared by Columbia Design Group, LLC, dated September 6, 2022.

On Wednesday, October 26, 2022, a Development Review Team (DRT) comprised of staff below reviewed the application materials. Comments from the DRT are incorporated into this memorandum.

- Michael Ciampa, Director of Inspectional Services
- Tim Ross, ADA Coordinator
- Deputy Chief Ryan Melly, Arlington Fire Department
- Tim Lecuivre, Tree Warden
- Wayne Chouinard, Town Engineer
- Daniel Amstutz, Senior Transportation Planner
- Claire Ricker, DPCD Director
- Kelly Lynema, DPCD Assistant Director

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.

Mixed-use is allowed by Special Permit in the B4 Vehicular Oriented Business District. Prior to the property's use as a retail establishment it served as a gasoline station. The Zoning Bylaw, in Section 5.5.1.D, indicates that as the automotive-oriented businesses have closed, the Town encourages the conversion of the property to other retail, service, office, or residential use, particularly as part of a mixed-use development.

The Board can find that these conditions exist for the proposed project site and the mixed-use development should be encouraged.

2. Section 3.3.3.B.

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

The requested use is essential and desirable. The Master Plan promotes mixed-use as a means to revitalize business districts, by bringing customers and street life to commercial areas. From a land use perspective, the Master Plan encourages development of higher value mixed use buildings along commercial corridors, including Broadway, by allowing taller buildings and reducing off-street parking requirements.

This project will add nine residential apartment units, of which one unit will be affordable to eligible households making up to 70% of the area median income, and two commercial spaces. The Town has clearly established both market rate and affordable housing priorities described in its Housing Production Plan (adopted by the

Select Board and Redevelopment Board and approved by the State in 2022). New housing opportunities, including market-rate and affordable homes, are needed in the community; this project helps address that demand.

The project will move the retail area from behind the surface parking lot forward to embrace Broadway and Winter Street. Overall, there will be net increase of approximately 1,033 square feet of commercial space, which will be divided between a larger ground floor retail space (1,500 square feet) and a second floor commercial space (891 square feet).

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 proposed project includes six parking spaces for cars, located on the ground level of the property, composed of five standard parking space and one ADA accessible parking space. Parking is to be accessed through one curb cut on Broadway. A second curb cut on Broadway will be closed, as will a curb cut on Winter Street.

Regarding bicycle parking, the project includes eight long-term parking spaces for residents in a bike storage closet, accessed from a walkway off Winter Street. Five short-term bicycle parking spaces are proposed along the Winter Street façade of the building. It is not expected that the proposed project will not create undue traffic congestion or unduly impair pedestrian safety. 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 Storm Drainage Report Drainage Summary letter indicates that standards have been met with the proposed stormwater design, which includes collecting runoff from the roof and parking areas via roof drains and gutters, and catch basins in the parking lot and installation of an underground filtration system. In addition, a landscaped buffer will be introduced the site and street trees will be planted. Overall the proposal will result in a reduction of impervious area and quantity of stormwater flowing from the site. The proposed project will improve, not overload, 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.

As a condition of any decision for the proposed mixed-use building, the Applicant will need to fulfill the requirements of Section 8.2 which outline the affordable housing requirements. A building with nine units requires one affordable unit that is representative of the mix of units in the building available to eligible households making up to 70% of the area median income. There are no other special regulations for the use that must be fulfilled. 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 proposed building maintains a ground floor retail use, a use which has been in this location since conversion from a gas station in the early 1980s. The addition of commercial office space and residential units is described in the definition of the B4 zoning district as desirable; the definition specifically states, “the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development. In particular, this proposal both increases overall commercial space on the property and provides new residential housing. These additions will not impair the integrity or character of the district, or the adjoining districts and it will not be detrimental to health or welfare. The Board can find that this condition is met.

7. Section 3.3.3.G.

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

The use will not be in excess or detrimental to the character of the neighborhood. The Board can find 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 property is almost entirely impervious and there is no natural landscape to preserve with the building and parking lot fully saturating the building lot. The existing 596 square feet of landscaped areas are in poor condition. There are currently no street trees along the perimeter of the lot.

As part of the project, 1,396 square feet of landscaped open space will be created, serving as a landscaped buffer of perennials, flowering trees, and shrubberies on the side and rear of the property. The new landscaping will introduce a buffer between the

proposed development and 82 Winter Street and 86 Broadway. Five columnar ginkgo street trees are proposed: three on Winter Street and two on Broadway.

The Tree Warden has confirmed that the tree selection is appropriate for this site. Structural soil should be used under the sidewalks and to support the proposed street trees. The Columnar Ginkgoes will not interfere with overhead utility wires, however only male Ginkgo trees should be planted. A Snowdrop Tree should be considered in lieu of the Sargent Crabapple Tree to minimize fruit droppings and maintain ADA standards.

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 a range of architectural styles and zoning districts in the vicinity, ranging from single- and two-family homes to apartment buildings, and from single-story commercial to mixed-use developments. Building heights in the vicinity vary from one to four stories, and have a variety of setbacks in relationship to their street frontage. The proposal will bring the building closer to the street, improving its relationship to the public realm. The second through fourth stories of the building are set back from the commercial façade, reducing the visual massing of the structure, and the fifth story is further set back. The Applicant should provide dimensions of the step backs to understand whether the proposal complies with Section 5.3.17, Upper Story Building Step Backs. Additionally, the applicant should note where the 15.3 foot rear yard setback requirements is met, as that dimension is not clearly identified in the plans.

While this will be the first five-story building in the area, at 55 feet and with an FAR of 1.98, the proposed building is smaller than the maximum dimensional allowances for the B4 district. However, because the property is adjacent to the R2 district, the Applicant may be in need of relief from Section 5.3.19, Reduced Height Buffer Area, unless unit 5D can be considered a penthouse, in which case Section 5.3.20(A) may apply. The Board may choose to grant relief if it determines that “the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition.”

The proposal meets the standards for transparency and access as defined in Section 5.5.2(B)(4). Both the Broadway and Winter Street facades feature an appropriate level of architectural detailing, and include large commercial windows to provide ground floor transparency. The ground floor storefront on Broadway has a clearly defined primary entrance. The lobby entrance for the office and residential uses on the upper

floors is located on Winter Street, is distinct from the retail entry, and is not overly sized.

Overall, the Applicant may need relief from the upper story stepback requirement, the reduce height buffer area, and the rear yard setback requirements. Additional details should be provided to clarify whether relief is necessary and requested.

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.

As noted above, the proposed project will add areas of landscaping to a largely impervious site. The proposal includes approximately 1,396 square feet of landscaped open space along the side and rear of the building, which also provides a buffer with the adjacent buildings at 82 Winter Street and 86 Broadway. The total residential floor area is 6,984 square feet, therefore nearly 20% landscaped open space is proposed, exceeding the 10% requirement. The Applicant should consider preserving the existing grass strip along the sidewalk on Broadway.

The usable open space is located on the roof deck and is approximately 814 square feet. This is just under 12% of the usable open space requirement and does not meet all the requirements for usable open space. The Applicant may wish to consider opening the roof of the ground level commercial space as usable open space for the commercial unit and unit 2B, or to convert the area to a green roof to increase the overall amount of usable open space.

Lastly, under this proposal the Applicant may need relief from the required 15-foot buffer in Section 5.3.21, as a landscaped buffer is precluded by the applicant's need to provide parking on-site. Section 5.3.21 refers to Section 5.3.7, of which subsection B refers to the screening provisions laid out in Section 6.1, of which Section 6.1.11(E) lays out conditions under which the landscaping standards may be modified. Under this latter section, the Board may find that the proposal adequately has adopted reasonable measures to meet the intent of the standards and also provided landscaped space at another location in the parking lot.

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 proposed project includes a total of six vehicle and 10 bicycle parking spaces. The ground-level parking area provides five standard parking spaces for vehicles, and one van-accessible HP vehicle space. Parking access is provided via a drive aisle from Broadway. The proposed number of vehicle parking spaces is a reduction of existing parking; at present the site provides eight parking spaces. Additional on-street parking is available along Broadway.

Within the parking area, the drive aisle width is less than the 24 foot minimum specified in Section 6.1.11(C)(3), and access and egress from the two parking spaces closest to 82 Winter Street may be challenging. Dimensions of each parking space should be noted on the parking layout diagram (Sheet A-1.1) to ensure that spaces are appropriately sized.

The parking requirement is for mixed-use which calculates the parking required for each individual use; the parking required for the residential use totals nine parking spaces, and while the retail and commercial space would typically require seven parking spaces, the first 3,000 square feet of non-residential space in mixed-use buildings is exempt from the parking requirements per Section 6.1.10.C. The applicant is requesting a reduction in the number of parking spaces provided to six spaces per Section 6.1.5 of the Zoning Bylaw. As such, the Applicant should submit a Transportation Demand Management Plan.

Pedestrian circulation around the building would be improved, as two curb cuts would be closed as part of the proposal. A brick walkway connects the parking area to the residential lobby on Winter Street, which is buffered by a new small plaza. Access to the upper floor residential units is provided directly through a lobby off the parking area, as is the trash and recycling area. Street trees along Broadway and Winter Street will be introduced, providing shade and improving the human scale elements of the ground floor space. Structural engineered soils should be used under the hardscape, and the Applicant should provide details on the types of pavers or bricks selected to ensure ADA compliance.

The sidewalks on Winter Street and Broadway will need to be reconstructed by the Applicant as part of the redevelopment. Any potential improvements in the public right-of-way will require additional review and approval by the Engineering Division to ensure that curb lines are set at the correct elevation.

Regarding bicycle parking, under this proposal the Applicant would need relief from the long-term bicycle parking requirement. Five short-term spaces are provided off Winter Street and the walkway leading to the parking area, one more than the minimum required. The Applicant should consider moving the short-term bicycle racks slightly further from the building walls to allow for parking on both sides.

Indoor long-term bicycle parking is provided in a storage area accessed from the walkway between Winter Street and the parking area; eight spaces are proposed, eight less than the minimum required. Dimensions of the long-term bicycle parking area should be provided to understand whether the room is sufficiently sized to provide the proposed number of parking spaces; additional space between the bicycle racks, and also between racks and the walls, may be necessary. Details on how the doors are operated should also be provided. Overall, bike rack specifications are needed to determine compliance with Section 6.1.12.E.

Vehicle Parking Requirements*			
Use	Number of Units	Zoning Requirement	Total Parking Required
Residential Units	9	1	9
Commercial	Square feet	Zoning Requirement	Total Parking Required
Retail*	1,500	1 per 300sf	5
Commercial/business*	891	1 per 500sf	2
Total Required Vehicle Parking*			9
Total Proposed Vehicle Parking after Section 6.1.5 Reduction			6
* First 3,000sf of non-residential space in mixed-use buildings is exempt.			
Bicycle Parking Requirements			
Use	Short-Term Parking	Long-Term Parking	
Residential	1	14	
Retail/Commercial	3	2	
Total Required Bicycle Parking	4	16	
Total Proposed Bicycle Parking	5	8	

The proposed project is accessible by transit, bike, and walking. The provided parking is intended for residential tenants and not for patrons of the commercial space, with commercial tenants and visitors relying on on-street parking on Broadway. As such, the actual impact of the vehicle trips is dispersed across Broadway and adjacent residential streets (Oxford Street, Winter Street, and Heath Road).

As proposed, the Applicant would need relief from the drive aisle dimensions described in Section 6.1.11.C(3). The parking area narrows from a 24- to 20-foot drive aisle, less than the required 24-foot aisle necessary for two-way traffic.

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

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be

employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4., the Board may require from any Applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the Applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The application materials, drainage summary letter, and site development plan show that surface water drainage will be improved through the installation of pervious pavers and an underground stormwater infiltration system that will receive reduce stormwater runoff from the site. In addition, approximately 1,008 square feet of presently impervious pavement will be replaced with landscaped areas. This is an improvement over the existing conditions. The proposed design complies with the Town's current stormwater bylaw. Final design materials must be submitted for review and approval by the Town Engineer, including a site plan that shows catch basins and filtration systems.

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.

The Applicant notes that all utility service will be provided through connections to existing utility lines adjacent to the site. A site plan with utilities identified, including where fire department hook-ups are provided and/or hydrant locations, should be provided. Water and sewer should be separated by ten feet and domestic protection should adhere to what the Water Division requires.

7. EDR-7 Advertising Features

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

The Applicant has proposed two wallsigns, one for each façade of the retail storefront, which is in the Business Sign District. The total sign area exceeds the maximum

allowable square footage in the Business Sign District. The Applicant will need a Special Permit to allow the business to install signage in excess of what is permitted.

- The primary wall sign is located along the Broadway façade, above the principal entry to the retail space. The sign would be mounted at a height of 11 feet 6 inches, and is 48.3 square feet. The sign occupies approximately 64% of the width of the sign band, greater than the 60% maximum.
- The secondary wall sign is located along the Winter Street façade, centered above the secondary egress door. The sign would be mounted at a height of 11 feet 6 inches, and is 16.8 square feet. The sign occupies approximately 60.2% of the width of the sign band, greater than the 60% maximum.

Both signs would either be non-illuminated or halo illuminated letters directly mounted to the building face or a sign background.

The proposal exceeds the maximum cumulative wall sign area of 40 square feet. Per Section 6.2.2(C), the ARB may grant a Special Permit to allow signs in a location other than what is allowed, “provided the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be allowed in the public interest.”

Any future signage would be subject to review by the Department of Planning and Community Development, and possibly the Redevelopment Board, prior to the issuance of a sign permit. Additionally, lighting and any other potential outdoor features relative to the building should be provided.

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.

The roofing plan provided indicates that roof structures are appropriately set back. The site plan shows an enclosed trash and recycling area located adjacent to the parking area. Solar panels are proposed for the roof of unit 5D. The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and

probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The Applicant notes that the proposed building has been designed to meet all relevant health and safety codes. A lighting plan was not provided as part of the plan set, additional fire suppression will be needed in the parking area, and the location of the nearest fire hydrant(s) should be noted on the site plan. The preferred hydrant location is on Broadway due to Winter Street being a one-way street. These details are needed to assess safety criteria and compliance.

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 are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. 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.

Based upon materials provided in the application, there will be no adverse impacts on air and water resources or on temperature levels of the immediate environment. The addition of five street trees will reduced the heat island effect identified in this section of the Broadway corridor. 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.

A LEED checklist was not provided. The Applicant notes that the project will be HERS Rater verified.

IV. Findings

The following findings are for the Board's consideration:

1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
2. The ARB finds that the five-story building will not adversely affect the adjacent R2 zoning districts per Section 5.3.19.
3. The ARB finds that the vehicle and bicycle parking improvements justify the parking reduction per Section 6.1.5.
4. The ARB finds that the landscaped areas adjacent to the parking area justify the buffer area reduction per Section 6.1.11.

V. Conditions

A. General

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.

7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Building signage will be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.

B. Special Conditions

1. The owner will work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable unit must be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the two affordable units.
4. No condominium conversion of said affordable rental units shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Department of Planning and Community Development to ensure that the units continue to meet the requirements of Section 8.2.

Eighty Broadway LLC
201 Broadway
Arlington, MA 02474

AMENDMENT TO DIMENSIONAL AND PARKING INFORMATION

Applicant: Eighty Broadway LLC

Docket Number: 3717

Property Address: 80 Broadway, Arlington

Dear Town of Arlington Redevelopment Board Members:

As the Manager / Authorized Signatory of the applicant Eighty Broadway LLC with respect to the property located at 80 Broadway, Arlington, MA, I hereby submit the attached Amended Dimensional and Parking Information for the public hearing on our application for Special Permit (docket number 3717) scheduled for November 7, 2022. Thank you for your attention to this matter.

Respectfully,



Eighty Broadway LLC
By: Robert D. Costello, Mgr./Auth.Sign.

Cc: Dept. of Planning and Community Development
(c/o Kelly Lynema / Mary Muszynski)
Paul O'Connell
David Freed, AIA

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

Docket No. 3717

Property Location 80 Broadway

Zoning District B4

Owner: Eighty Broadway LLC

Address: 201 Broadway, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:
Commercial - Zero Dwelling Units

Uses and their gross square feet:
Liquor Store (1,358 sq. feet)

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use (Commercial and 9 Dwelling Units)

Uses and their gross square feet:
Mixed Use (13,454 sq. feet)

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6,770 +/-	6,770+/-	min. N/A
Frontage	174.59'	174.59'	min. 50'
Floor Area Ratio	.21	1.98	max. 3.0
Lot Coverage (%), where applicable	21.1%	35.8%	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	752 SF/DU	min. N/A
Front Yard Depth (feet)	27.2'	0'	min. 0'
Side Yard Width (feet) right side	7.3'	14.1'	min. 0'
left side	35.4'	2.0'	min. 0'
Rear Yard Depth (feet)	2.0'	15.3'	min. 14.3'
Height			min.
Stories	1	5	stories 5
Feet	12'	55'	feet 60'
Open Space (% of G.F.A.)	8.8%	20.6%	min. 16.0%
Landscaped (square feet)	596 sq. ft	1,396 sq. ft.	(s.f.) 541 sq. ft
Usable (square feet)	0 sq. ft.	987 sq. ft.	(s.f.) 541 sq. ft.
Parking Spaces (No.)	8	6	min. 9 or 3 (6.1.5)
Parking Area Setbacks (feet), where applicable	5.3'	8.0'	min. 5.0'
Loading Spaces (No.)	0	0	min. 1
Type of Construction	5A		
Distance to Nearest Building	4.9'	18.7'	min.

An architectural line drawing of a four-story building. The building features a central corner entrance on the ground floor with large glass windows. Above this entrance, there are three floors of windows, some of which are grouped in larger units. The building has a flat roof with a small central structure. It is surrounded by several stylized trees and a paved area in the foreground. The background is a solid light blue color.

* NOTE:

VIOLATION

5TH FLOOR	1178 SF
6TH FLOOR	479 SF
Total	13454 SF

C-1	COMPOSITE CIVIL SITE PLAN
C-2	LAYOUT & UTILITY PLAN
C-3	DRAINAGE & GRADING PLAN
C-4	STANDARD DETAIL SHEET
C-5	STANDARD DETAIL SHEET

Location

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choos
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

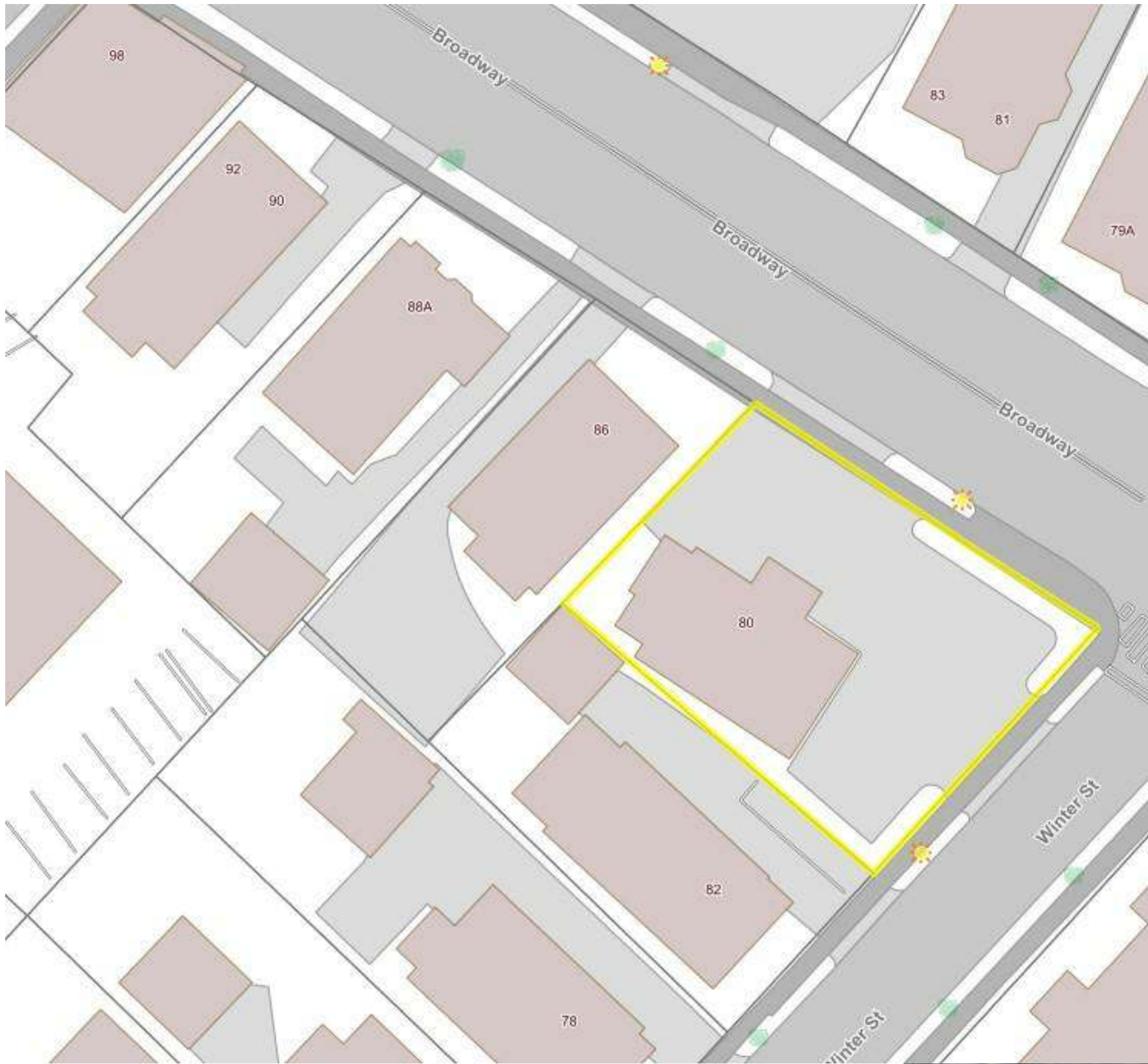
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Project No: 2022038
Scale: 1/8" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

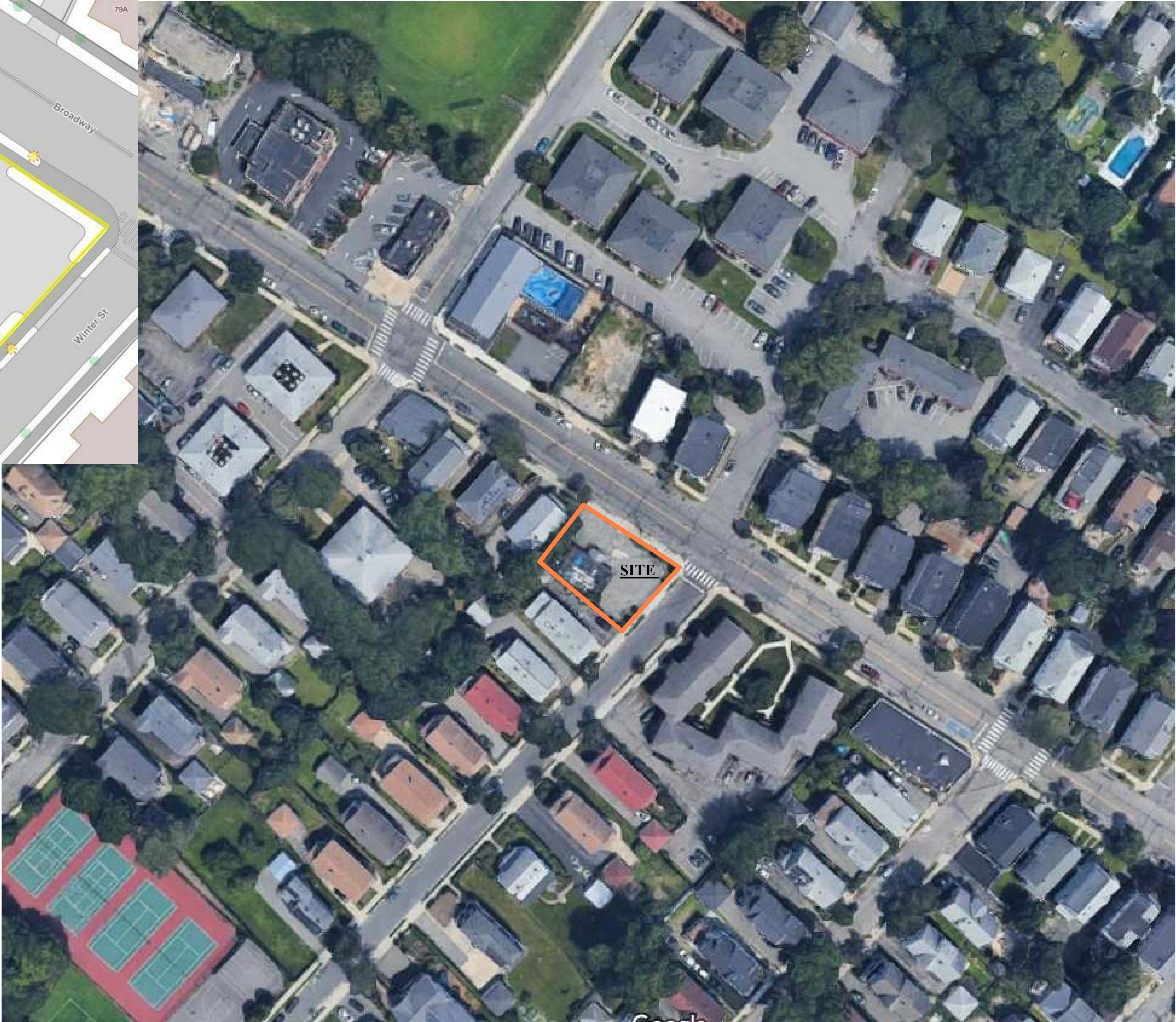
Drawing Name

COVER SHEET

Sheet No.



ARLINGTON GIS MAP



AERIAL MAP (FROM GOOGLE MAPS)

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474



Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 10-19-2022

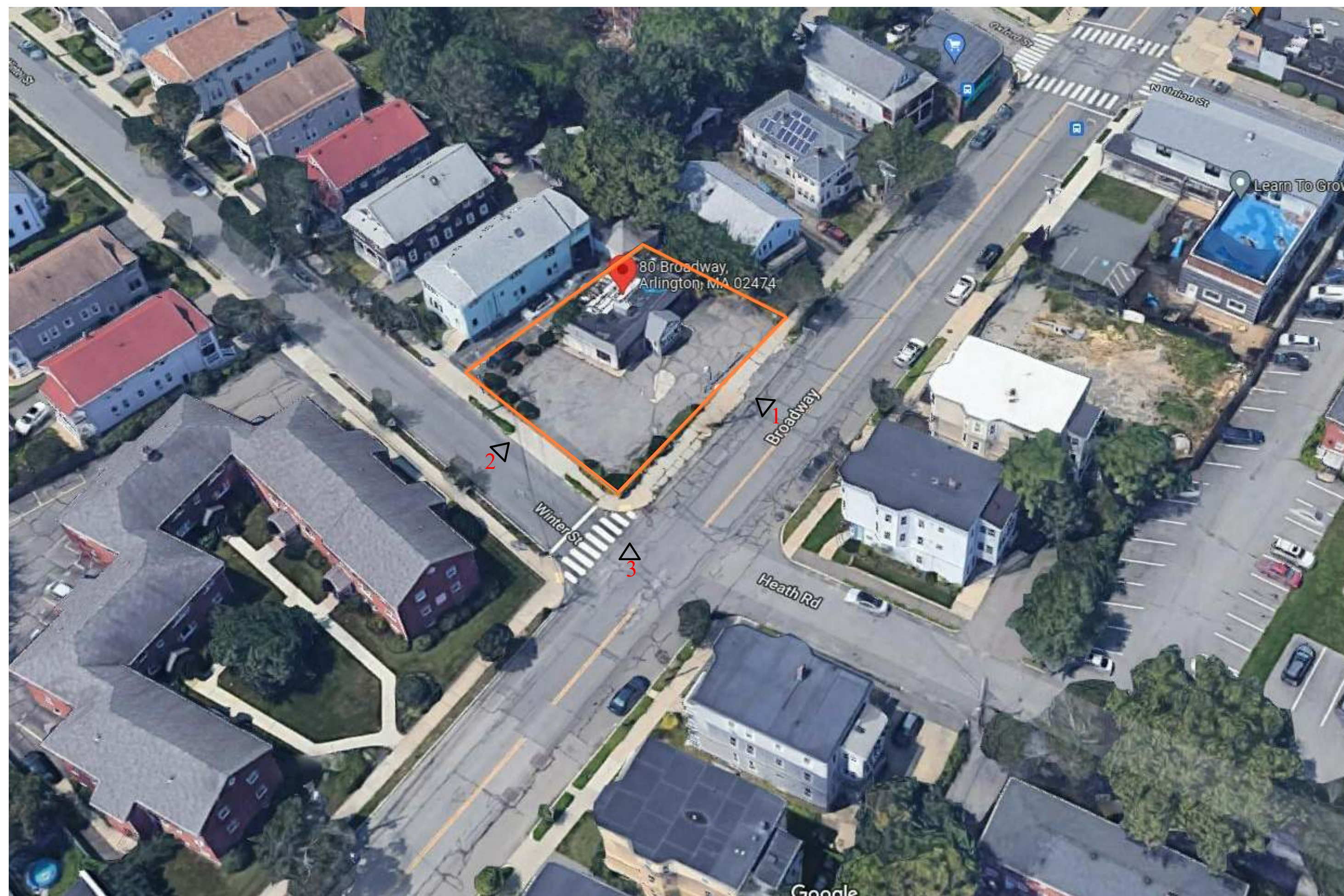
Drawn By: DF/ MA

Drawing Name

SITE GIS AND
MAP

Sheet No.

G-1.0



BIRDSEYE VIEW



1. BROADWAY VIEW



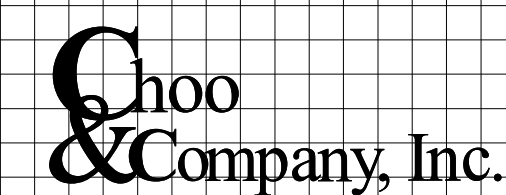
2. WINTER STREET VIEW



3. CORNER OF WINTER STREET AND BROADWAY VIEW

	Location
--	----------

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

[illegible]

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

SITE PHOTOS

Sheet No.

G-1.1



1. COLUMNAR GINKGO TREE



2. SARGENT CRABAPPLE TREE



3. HYDRANGEA



4. AMERICAN HOLLY



5. RHODODENDRON BUSH



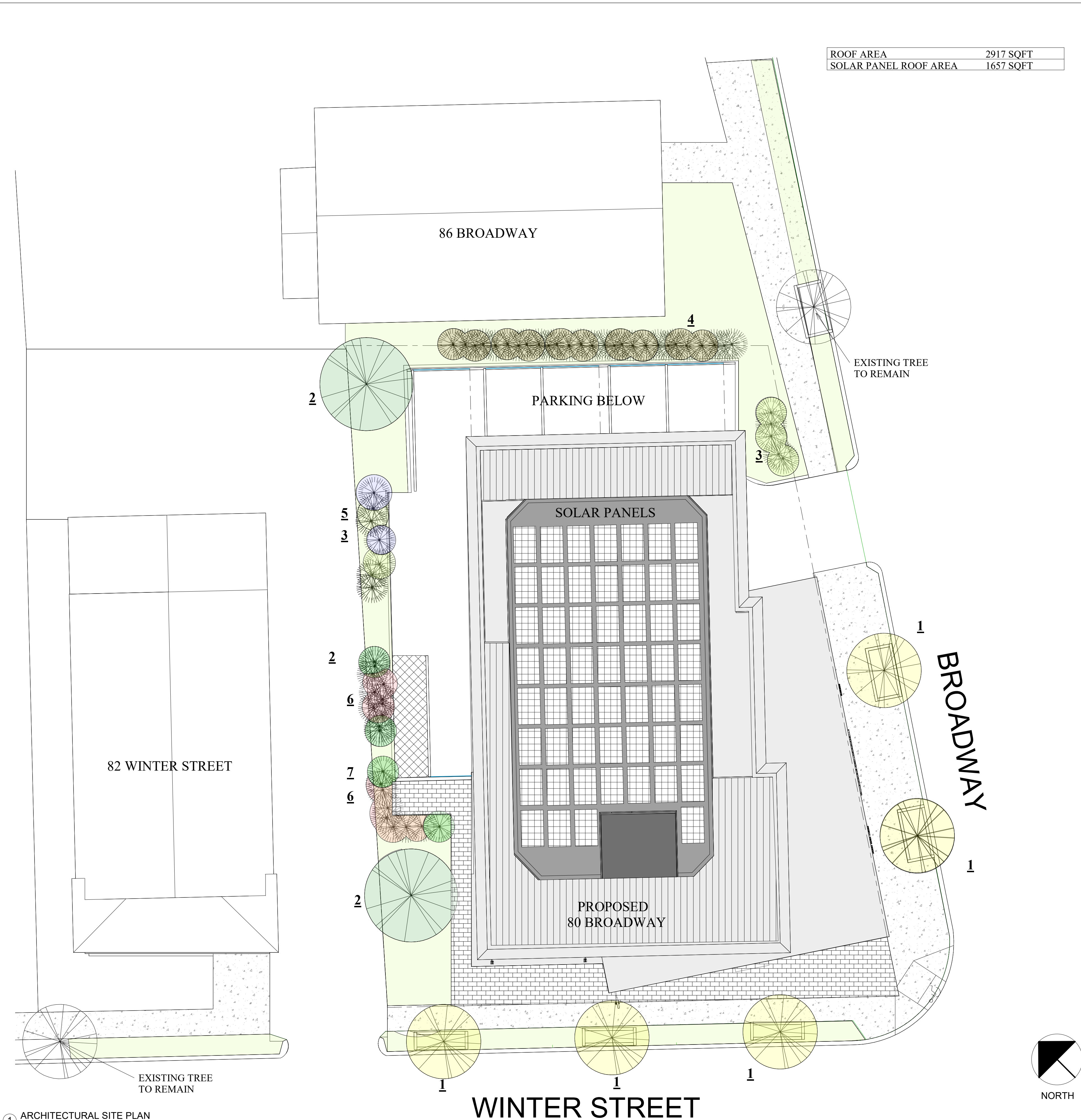
6. INKBERRY



7. VIRGINA ROSE

PLANTING SCHEDULE	
TYPE	QUANTITY
COLUMNAR GINKGO TREE	5
SARGENT CRABAPPLE TREE	3
HYDRANGEA	5
AMERICAN HOLLY	10
RHODODENDRON BUSH	2
INKBERRY	2
VIRGINA ROSE	2

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale: 1/8" = 1'-0"

Date: 10-19-2022

Drawn By: DF/ MA

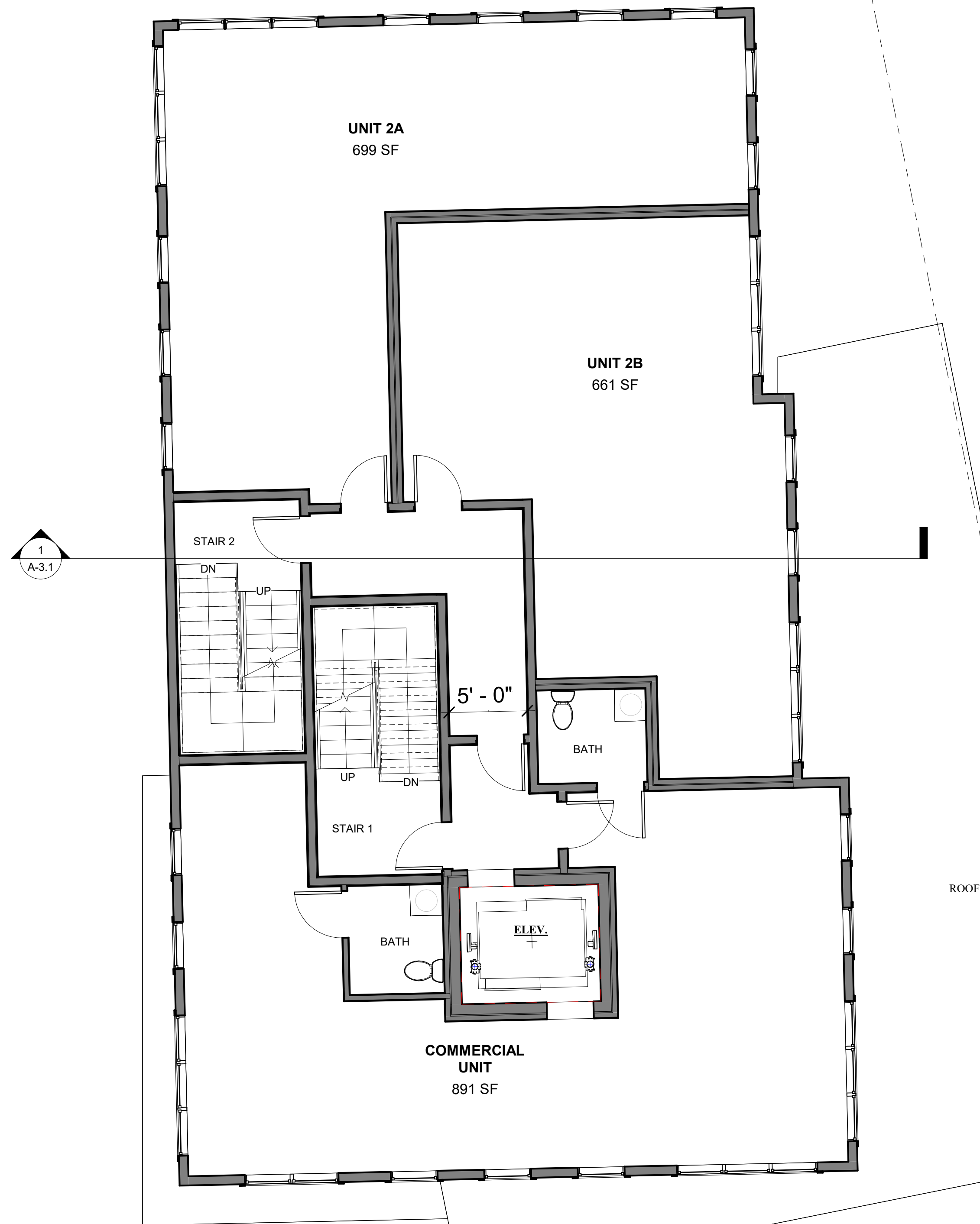
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PROPOSED
SITE PLAN

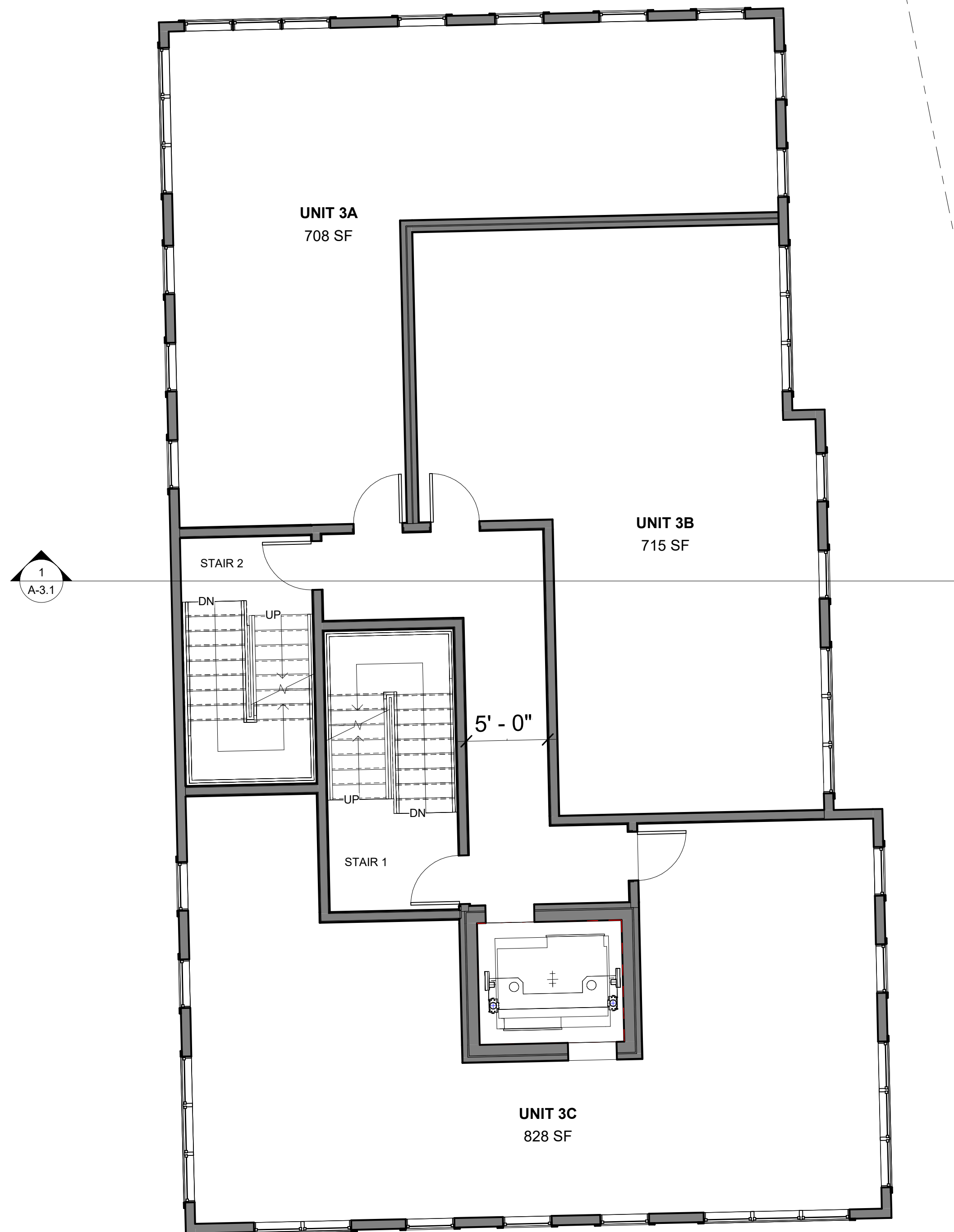
Sheet No.

A-1.0

77 of 224



UNIT	AREA
UNIT A	699 SQFT
UNIT B	661 SQFT
COMMERCIAL	891 SQFT
COMMON SPACE	621 SQFT
GROSS AREA	3054 SQFT



UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	828 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT

Location

**PROPOSED - MIXED-USE
BUILDING**
80 BROADWAY
ARLINGTON, MA 02474

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

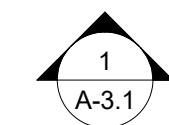
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Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

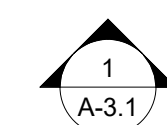
**PROPOSED
SECOND AND
THIRD FLOOR
PLANS**

Sheet No.

A-1.2



UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	827 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT



UNIT	AREA
UNIT D	1123 SQFT
COMMON SPACE	479 SQFT
ROOF DECK	814 SQFT
GROSS AREA	1657 SQFT

A-1.3



① PROPOSED BROADWAY ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
BROADWAY
ELEVATIONS

Sheet No.

A-2.1



- CHART**
- A- FIBER CEMENT- COLOR 1
 - B- STOREFRONT
 - C-FIBER CEMENT LAP SIDING
 - D-FIBER CEMENT PANEL-COLOR 2
 - E- FIBREX WINDOWS
 - F- FLAT LOK METAL WALL PANEL
 - G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SIDE
ELEVATIONS

Sheet No.

A-2.2



① PROPOSED WINTER STREET
ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


Choo
& Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
WINTER
STREET
ELEVATION

Sheet No.

A-2.3



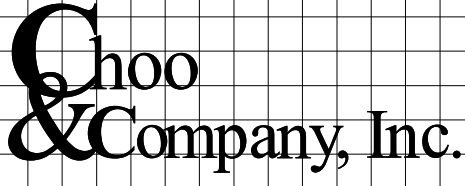
① PROPOSED REAR ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

REAR
ELEVATION

Sheet No.

A-2.4



Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D
RENDERING

Sheet No.

A-2.5



① WINTER STREE RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.6



① BROADWAY RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.7



① WINTER STREET AND BROADWAY
CORNER VIEW

Location

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

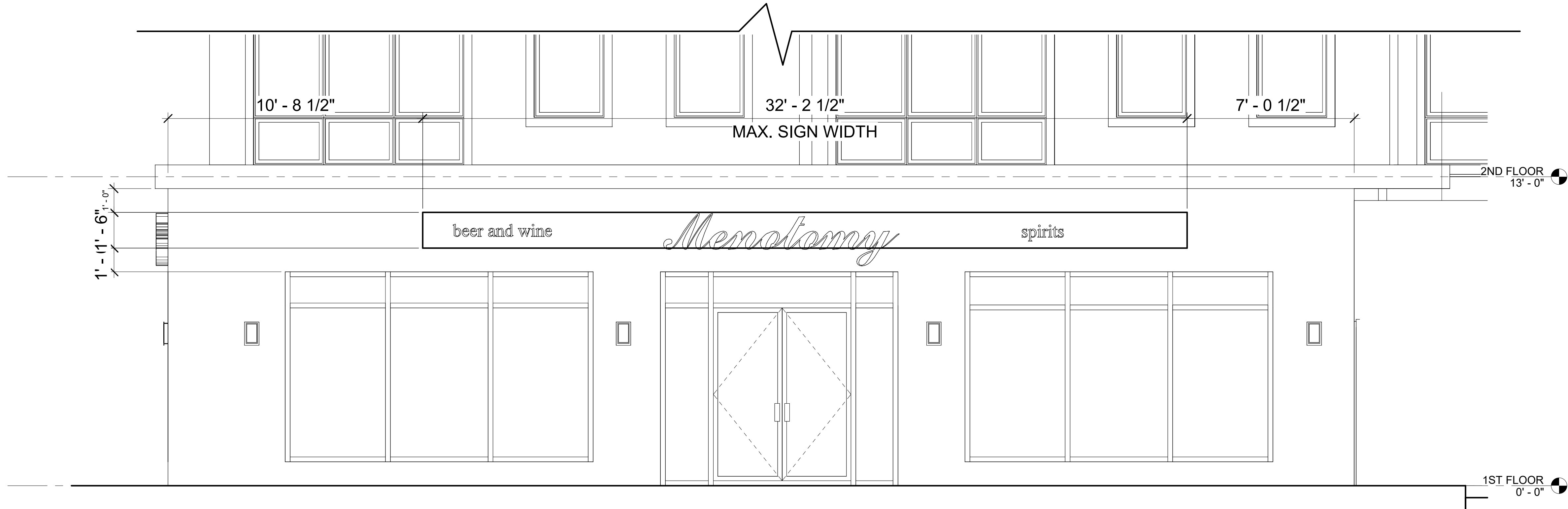
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Drawn By: DF/ MA

Drawing Name

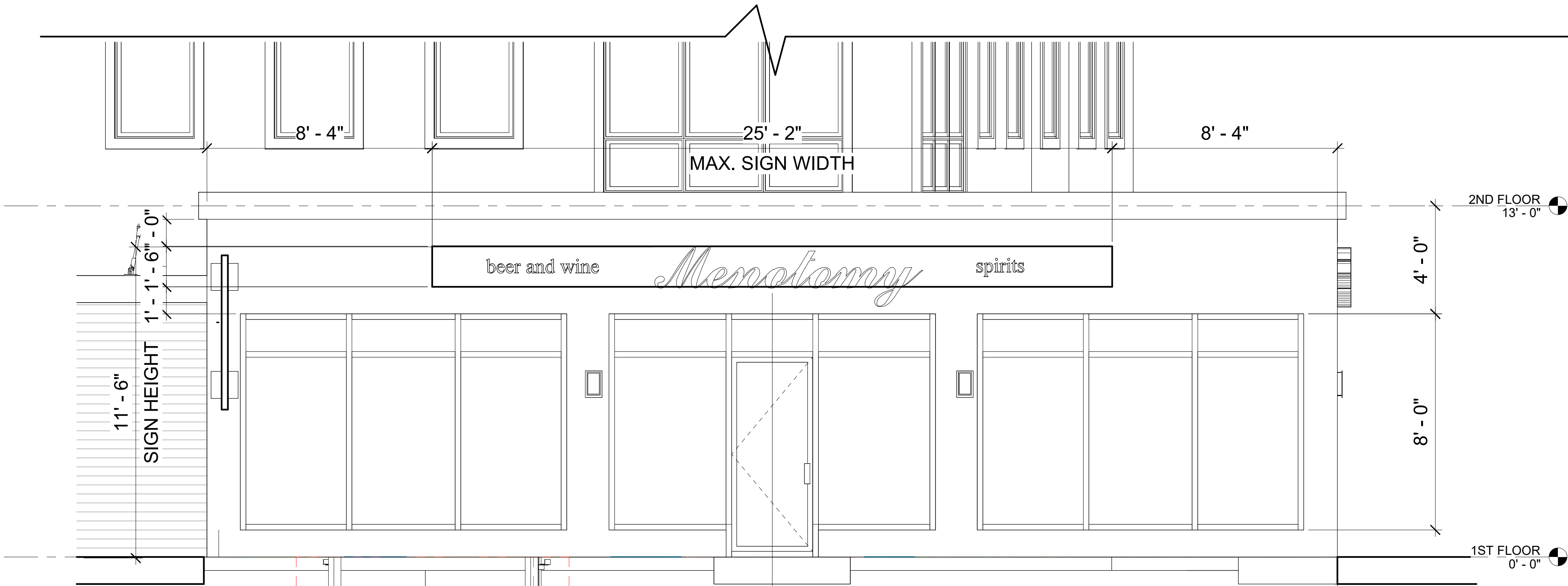
PROPOSED
3D

Sheet No.

A-2.8



① SIGNAGE BROADWAY
3/8" = 1'-0"



② SIGNAGE WINTER STREET
3/8" = 1'-0"

SIGN STANDARDS:

1. NON- ILLUMINATED OR HALO ILLUMINATED INDIVIDUAL LETTERS MOUNTED DIRECTLY TO BUILDING FACE OR SIGN BACKGROUND.
2. PROVIDE CONCEALED MOUNTING AND POWER.

Location

**PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/8" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

**PROPOSED
SIGNAGE**

Sheet No.

A-2.9

An architectural line drawing of a four-story building. The building features a central corner entrance on the ground floor with large glass windows. Above this entrance, there are three floors of windows, some of which are grouped in larger units. The building has a flat roof with a small central structure. It is surrounded by several stylized trees and a paved area in the foreground. The background is a solid light blue color.

* NOTE:

VIOLATION

CODE SUMMARY

EXISTING TYPE 5B CONSTRUCTION
 PROPOSED TYPE 5A CONSTRUCTION
 EXISTING M USE
 PROPOSED B, R-2, S-2 USES
 EXISTING 1 STORY & BASEMENT
 PROPOSED 4 STORIES
 EXISTING NON-SPRINKLERED & ALARMED
 PROPOSED SPRINKLERED & ALARMED
 ZONE: B4

GROSS AREA (FAR)	
Level	Area
ST FLOOR	2637 SF
2ND FLOOR	3054 SF
3RD FLOOR	3054 SF
4TH FLOOR	3054 SF
5TH FLOOR	1178 SF
6TH FLOOR	479 SF
Total	13454 SF

Project No: 2022038			
Scale: 1/8" = 1'-0"			
Date: 10-19-2022			
Drawn By: DF/ MA			
Drawing Name			
COVER SHEET			
Sheet No.			
A-0			

Eighty Broadway LLC
201 Broadway
Arlington, MA 02474

AMENDMENT TO DIMENSIONAL AND PARKING INFORMATION

Applicant: Eighty Broadway LLC

Docket Number: 3717

Property Address: 80 Broadway, Arlington

Dear Town of Arlington Redevelopment Board Members:

As the Manager / Authorized Signatory of the applicant Eighty Broadway LLC with respect to the property located at 80 Broadway, Arlington, MA, I hereby submit the attached Amended Dimensional and Parking Information for the public hearing on our application for Special Permit (docket number 3717) scheduled for November 7, 2022. Thank you for your attention to this matter.

Respectfully,



Eighty Broadway LLC
By: Robert D. Costello, Mgr./Auth.Sign.

Cc: Dept. of Planning and Community Development
(c/o Kelly Lynema / Mary Muszynski)
Paul O'Connell
David Freed, AIA

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

Docket No. 3717

Property Location 80 Broadway

Zoning District B4

Owner: Eighty Broadway LLC

Address: 201 Broadway, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:
Commercial - Zero Dwelling Units

Uses and their gross square feet:
Liquor Store (1,358 sq. feet)

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use (Commercial and 9 Dwelling Units)

Uses and their gross square feet:
Mixed Use (13,454 sq. feet)

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	6,770 +/-	6,770+/-	min. N/A
Frontage	174.59'	174.59'	min. 50'
Floor Area Ratio	.21	1.98	max. 3.0
Lot Coverage (%), where applicable	21.1%	35.8%	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	752 SF/DU	min. N/A
Front Yard Depth (feet)	27.2'	0'	min. 0'
Side Yard Width (feet) right side	7.3'	14.1'	min. 0'
left side	35.4'	2.0'	min. 0'
Rear Yard Depth (feet)	2.0'	15.3'	min. 14.3'
Height			min.
Stories	1	5	stories 5
Feet	12'	55'	feet 60'
Open Space (% of G.F.A.)	8.8%	20.6%	min. 16.0%
Landscaped (square feet)	596 sq. ft	1,396 sq. ft.	(s.f.) 541 sq. ft
Usable (square feet)	0 sq. ft.	987 sq. ft.	(s.f.) 541 sq. ft.
Parking Spaces (No.)	8	6	min. 9 or 3 (6.1.5)
Parking Area Setbacks (feet), where applicable	5.3'	8.0'	min. 5.0'
Loading Spaces (No.)	0	0	min. 1
Type of Construction	5A		
Distance to Nearest Building	4.9'	18.7'	min.

An architectural line drawing of a four-story building. The building features a central corner entrance on the ground floor with large glass windows. Above this entrance, there are three floors of windows, some of which are grouped in larger units. The building has a flat roof with a small central structure. It is surrounded by several stylized trees and a paved area in the foreground. The background is a solid light blue color.

* NOTE:

VIOLATION

6.1.10C REQUIRED NON-RESIDENTIAL: (2,391 SF - 3,000 SF (EXEMPTION)) x 1 P.S. / 300 SF
= 0 P.S. REQUIRED
PROPOSED NON-RES USE: 0 PS

EXISTING TYPE 5B CONSTRUCTION
PROPOSED TYPE 5A CONSTRUCTION
EXISTING M USE
PROPOSED B, R-2, S-2 USES
EXISTING 1 STORY & BASEMENT
PROPOSED 4 STORIES
EXISTING NON-SPRINKLERED & ALARMED
PROPOSED SPRINKLERED & ALARMED
ZONE: B4

Total	13454 SF
-------	----------

A-0	COVER SHEET
G-1.0	SITE GIS AND MAP
G-1.1	SITE PHOTOS
A-1.0	PROPOSED SITE PLAN
A-1.1	PROPOSED FIRST FLOOR PLAN
A-1.2	PROPOSED SECOND & THIRD FLOOR PLANS
A-1.3	PROPOSED FOURTH & ROOF FLOOR PLANS
A-2.1	PROPOSED ELEVATIONS
A-2.2	PROPOSED ELEVATIONS
A-2.3	PROPOSED ELEVATION
A-2.4	PROPOSED ELEVATION
A-2.6	PROPOSED 3D
A-2.7	PROPOSED 3D
A-2.8	PROPOSED 3D
A-2.9	PROPOSED SIGNAGE
A-2.10	SUMMER SOLSTICE
A-2.11	WINTER SOLSTICE
A-2.12	FALL EQUINOX
A-2.13	SPRING EQUINOX
A-3.1	BUILDING SECTIONS

EXISTING CONDITIONS	PROPOSED PLOT PLAN
---------------------	--------------------

C-1	COMPOSITE CIVIL SITE PLAN
C-2	LAYOUT & UTILITY PLAN
C-3	DRAINAGE & GRADING PLAN
C-4	STANDARD DETAIL SHEET
C-5	STANDARD DETAIL SHEET

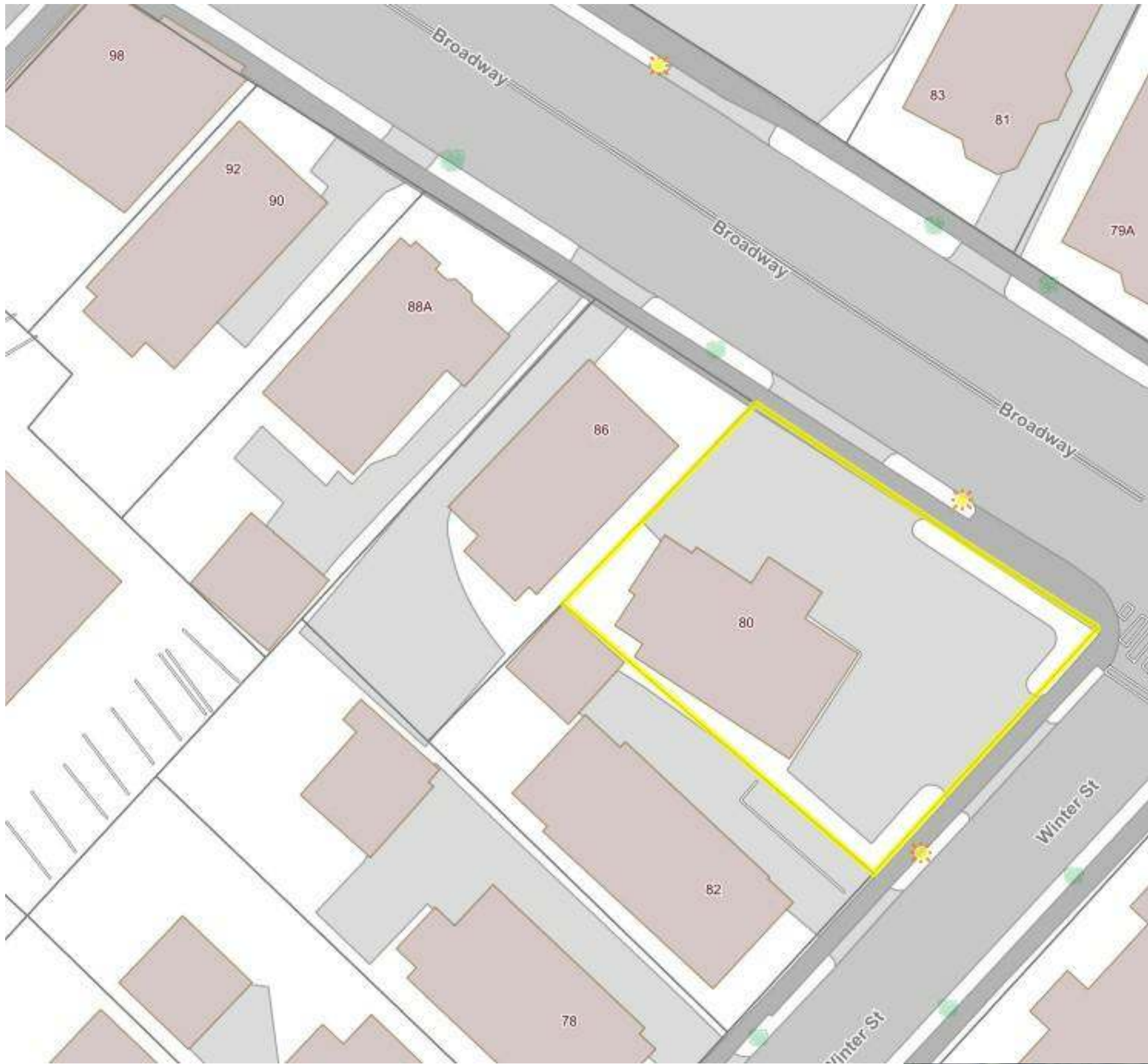
PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

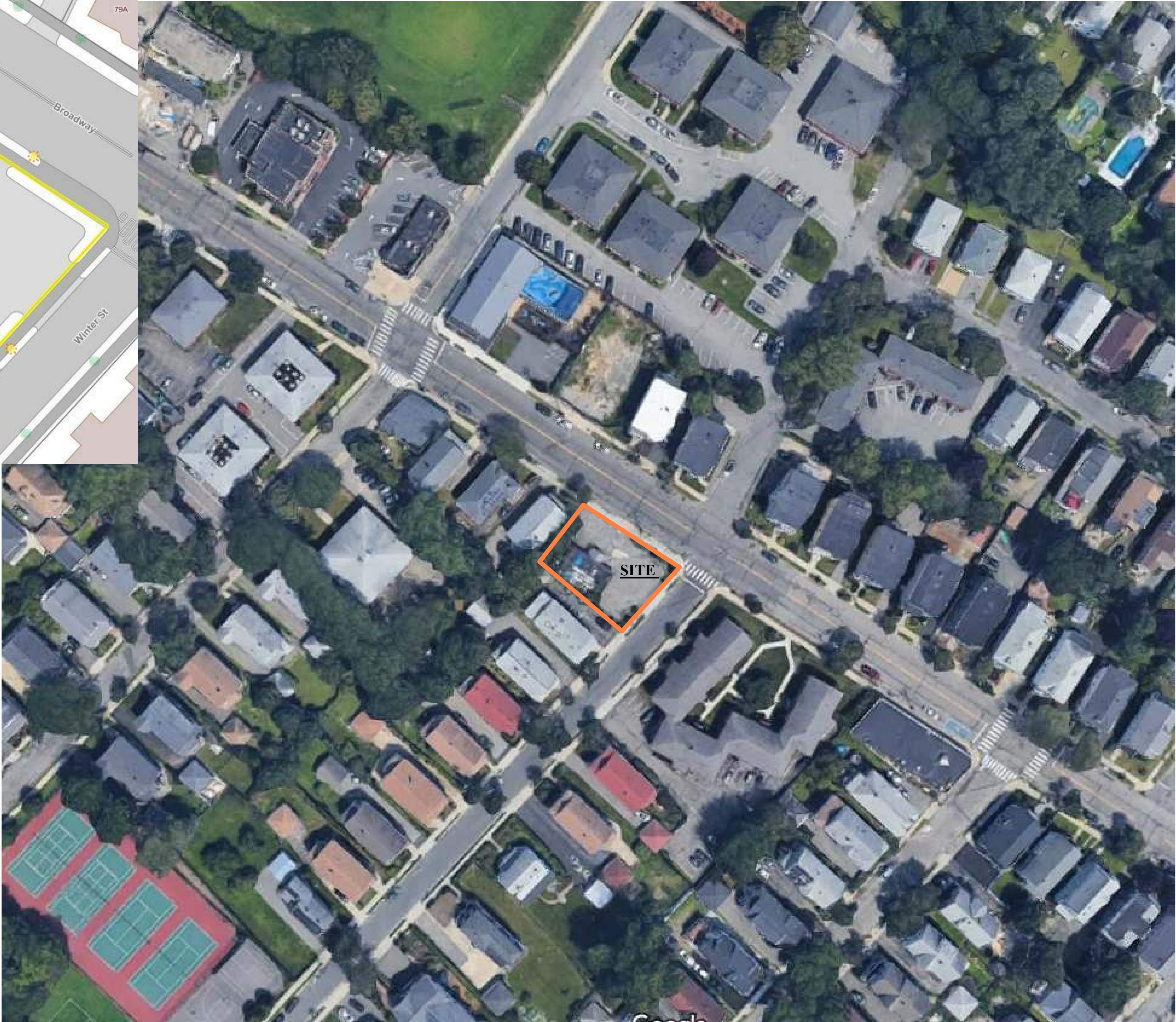
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Scale: 1/8" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

COVER SHEET

A-0



ARLINGTON GIS MAP



AERIAL MAP (FROM GOOGLE MAPS)

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

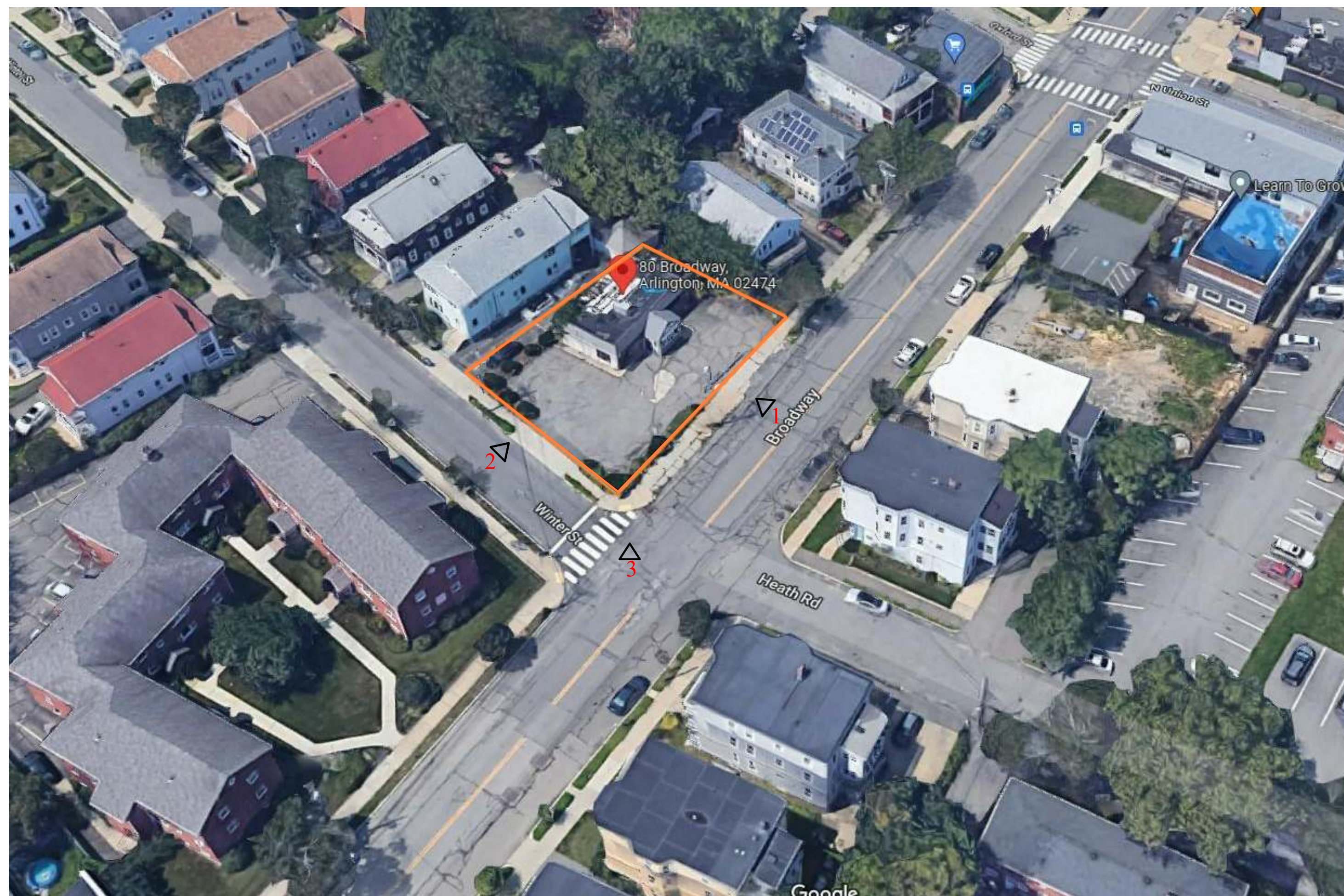
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Drawing Name

SITE GIS AND
MAP

Sheet No.

G-1.0



BIRDSEYE VIEW



1. BROADWAY VIEW



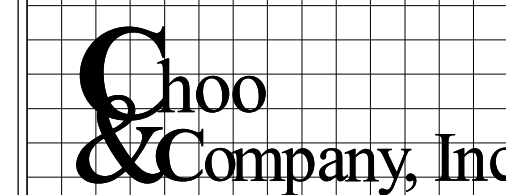
2. WINTER STREET VIEW



3. CORNER OF WINTER STREET AND BROADWAY VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7711

[illegible]

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

SITE PHOTOS

Sheet No.

G-1.1



1. COLUMNAR GINKGO TREE



2. SARGENT CRABAPPLE TREE



3. HYDRANGEA



4. AMERICAN HOLLY



5. RHODODENDRON BUSH

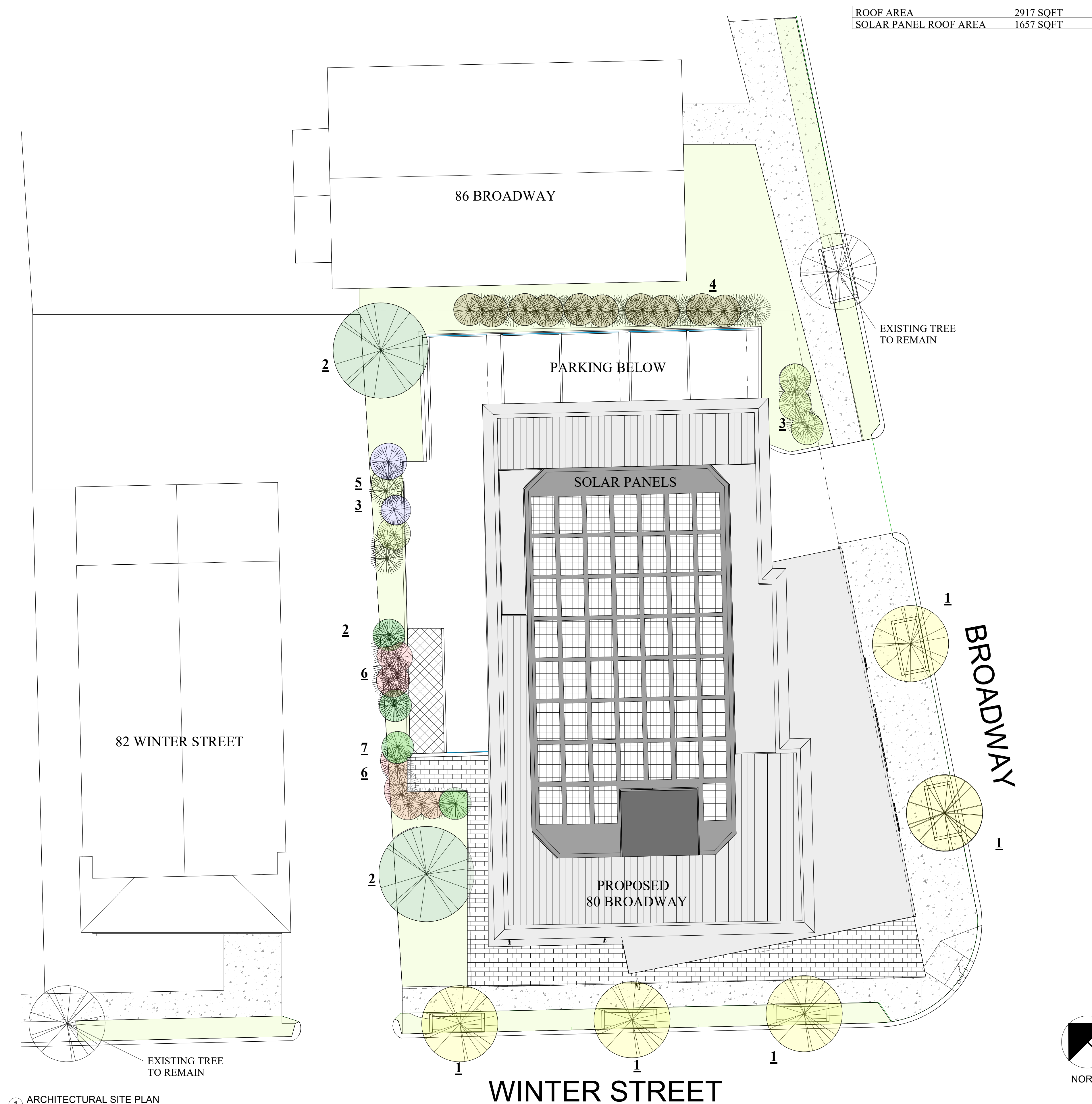


6. INKBERRY



7. VIRGINA ROSE

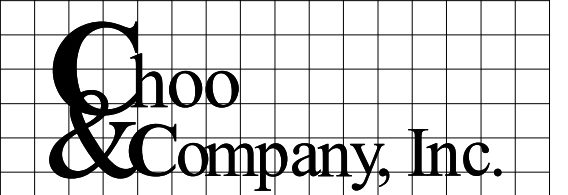
PLANTING SCHEDULE	
TYPE	QUANTITY
COLUMNAR GINKGO TREE	5
SARGENT CRABAPPLE TREE	3
HYDRANGE	5
AMERICAN HOLLY	10
RHODODENDRON BUSH	2
INKBERRY	2
VIRGINA ROSE	2



ROOF AREA	2917 SQFT
SOLAR PANEL ROOF AREA	1657 SQFT

Location

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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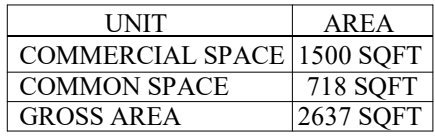
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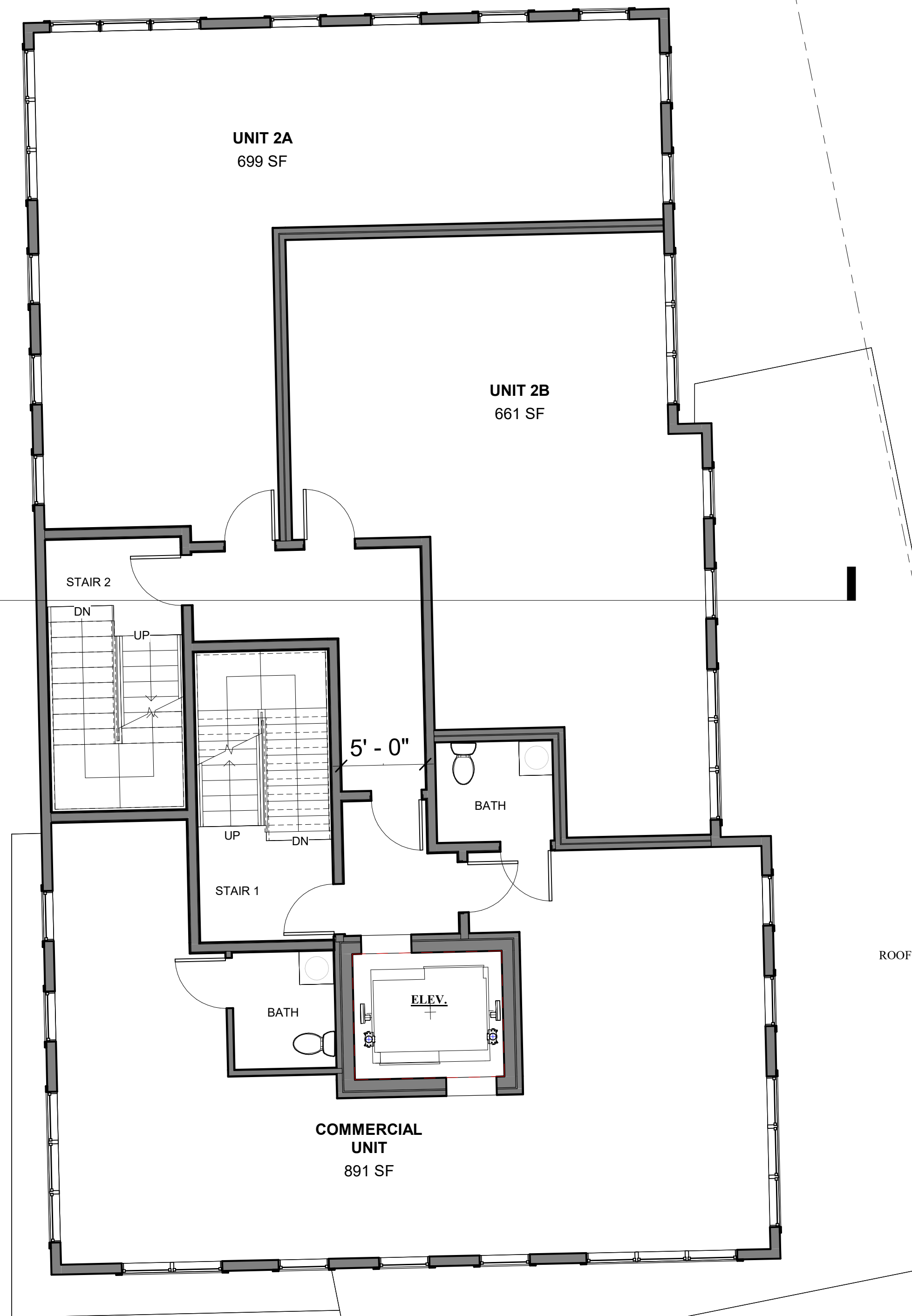
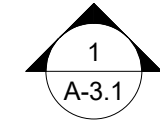
Drawing Name

PROPOSED SITE PLAN

Sheet No.

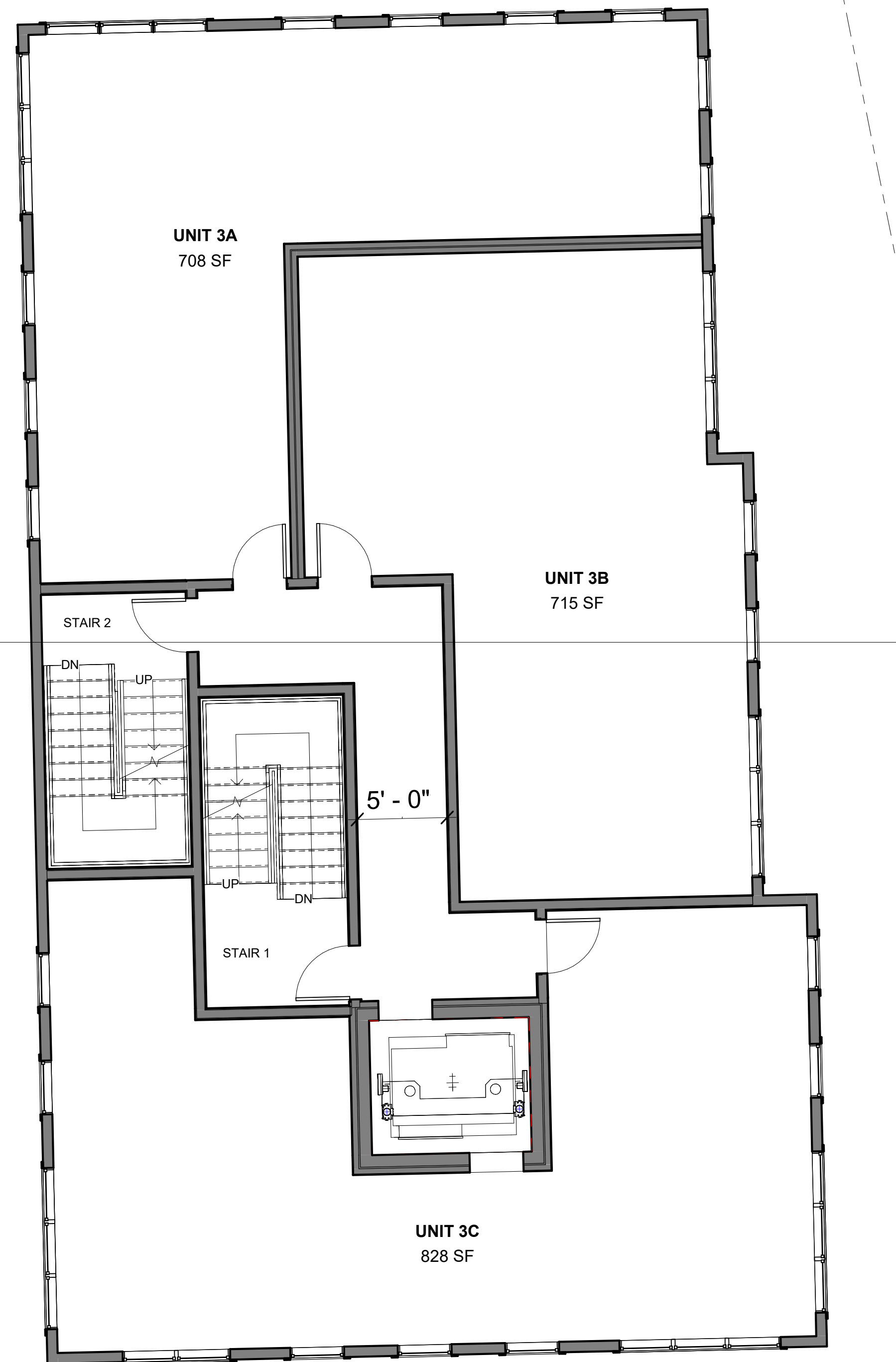
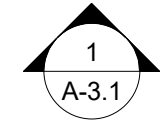
A-1.0





1 2ND FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT A	699 SQFT
UNIT B	661 SQFT
COMMERCIAL	891 SQFT
COMMON SPACE	621 SQFT
GROSS AREA	3054 SQFT



2 3RD FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	828 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale: 3/16" = 1'-0"

Date: 10-19-2022

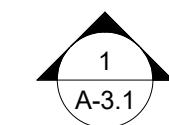
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Drawing Name

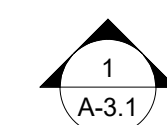
PROPOSED
SECOND AND
THIRD FLOOR
PLANS

Sheet No.

A-1.2



UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	827 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT



UNIT	AREA
UNIT D	1123 SQFT
COMMON SPACE	479 SQFT
ROOF DECK	814 SQFT
GROSS AREA	1657 SQFT

A-1.3



① PROPOSED BROADWAY ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
BROADWAY
ELEVATION

Sheet No.

A-2.1



CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SIDE
ELEVATION

Sheet No.

A-2.2



CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474


Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
WINTER
STREET
ELEVATION

Sheet No.

A-2.3



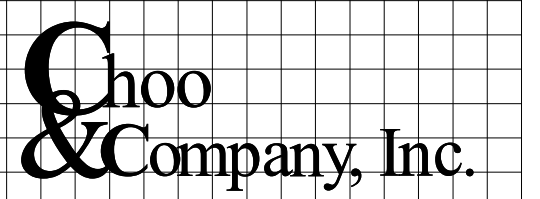
1 PROPOSED REAR ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
B- STOREFRONT
C-FIBER CEMENT LAP SIDING
D-FIBER CEMENT PANEL-COLOR 2
E- FIBREX WINDOWS
F- FLAT LOK METAL WALL PANEL
G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

[illegible]

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

REAR
ELEVATION

Sheet No.

A-2.4



Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D
RENDERING

Sheet No.

A-2.5



① WINTER STREE RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.6



① BROADWAY RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 10-19-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.7



① WINTER STREET AND BROADWAY
CORNER VIEW

Location

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

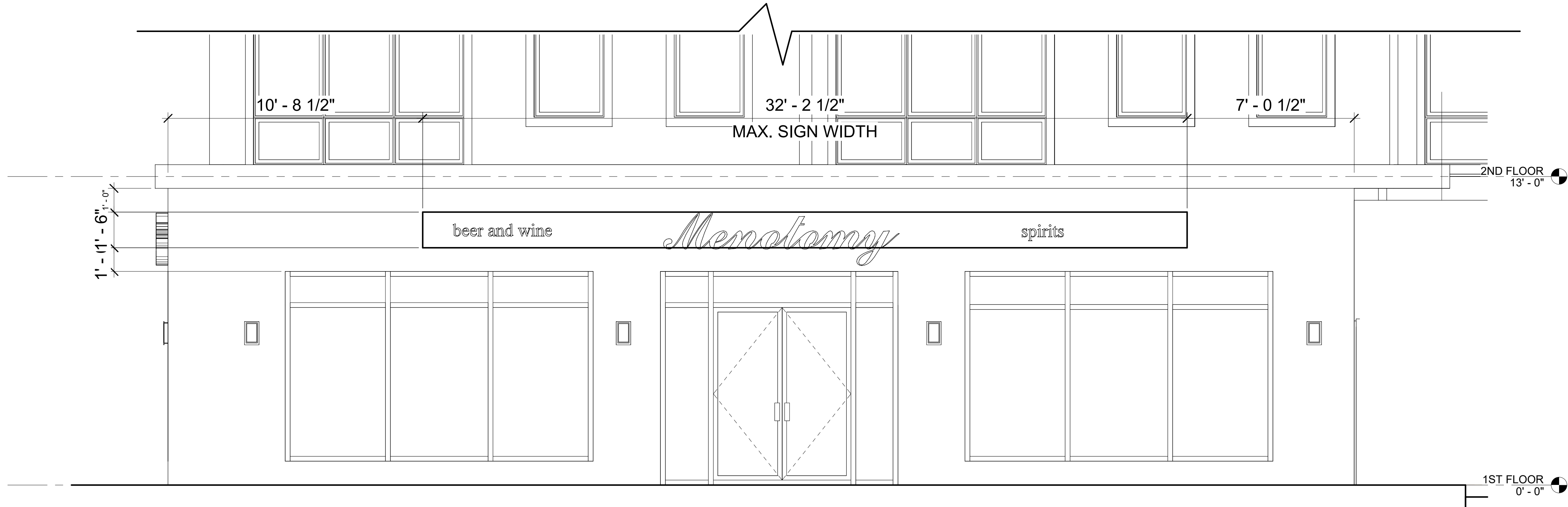
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Scale:
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

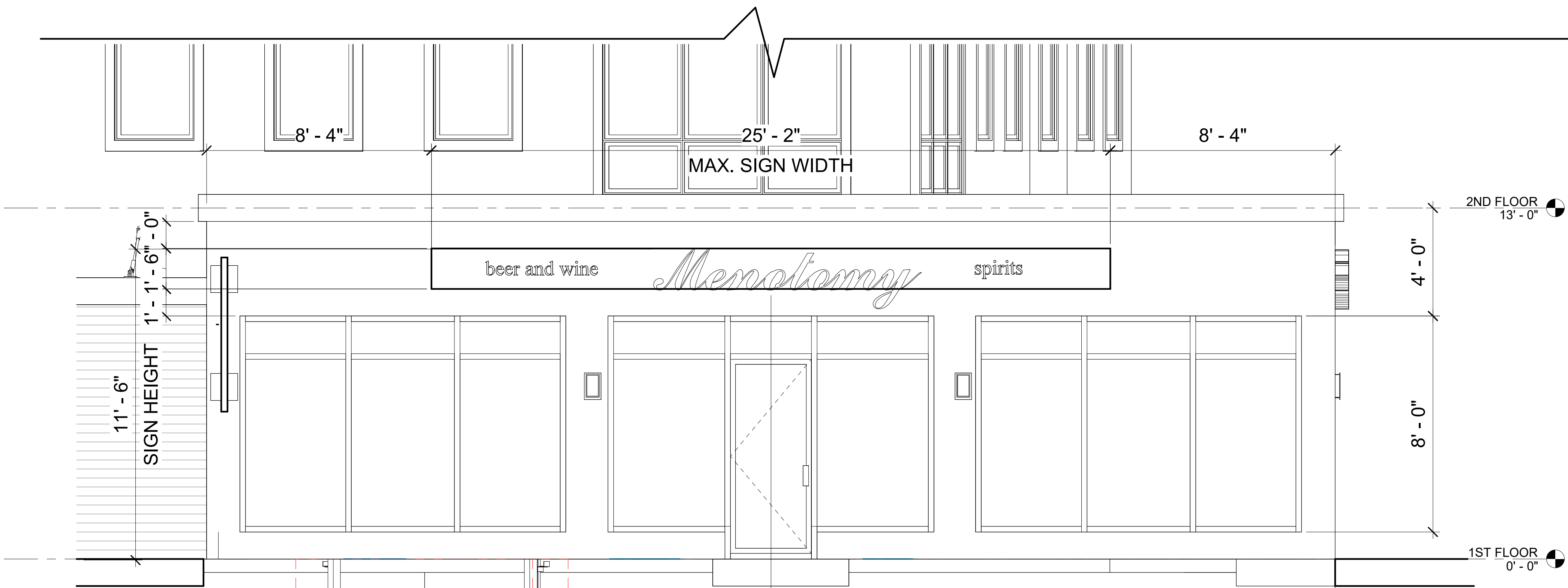
PROPOSED
3D

Sheet No.

A-2.8



① SIGNAGE BROADWAY
3/8" = 1'-0"



② SIGNAGE WINTER STREET
3/8" = 1'-0"

SIGN STANDARDS:

1. NON- ILLUMINATED OR HALO ILLUMINATED INDIVIDUAL LETTERS MOUNTED DIRECTLY TO BUILDING FACE OR SIGN BACKGROUND.

2. PROVIDE CONCEALED MOUNTING AND POWER.

Location

**PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

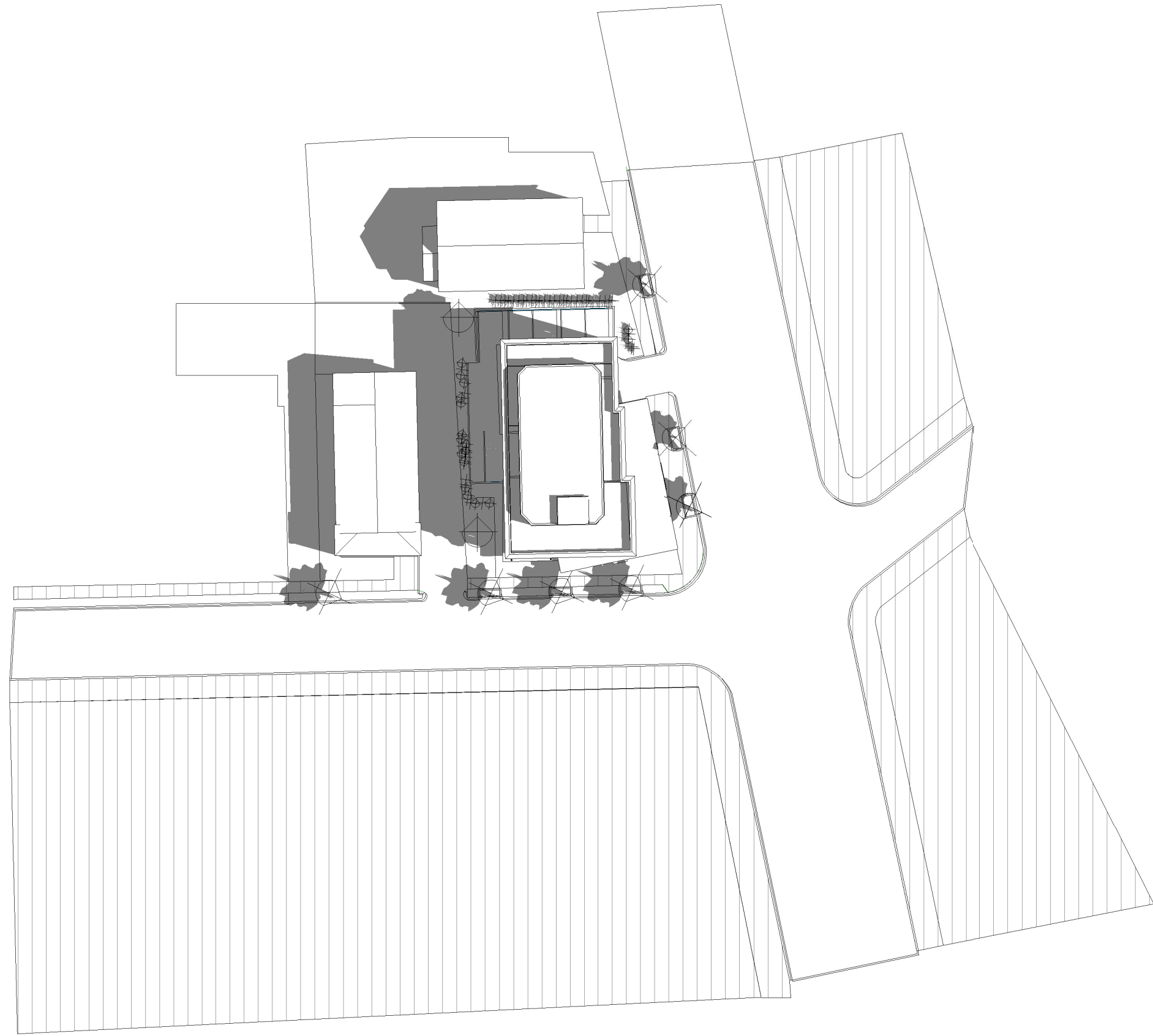
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Scale: 3/8" = 1'-0"
Date: 10-19-2022
Drawn By: DF/ MA

Drawing Name

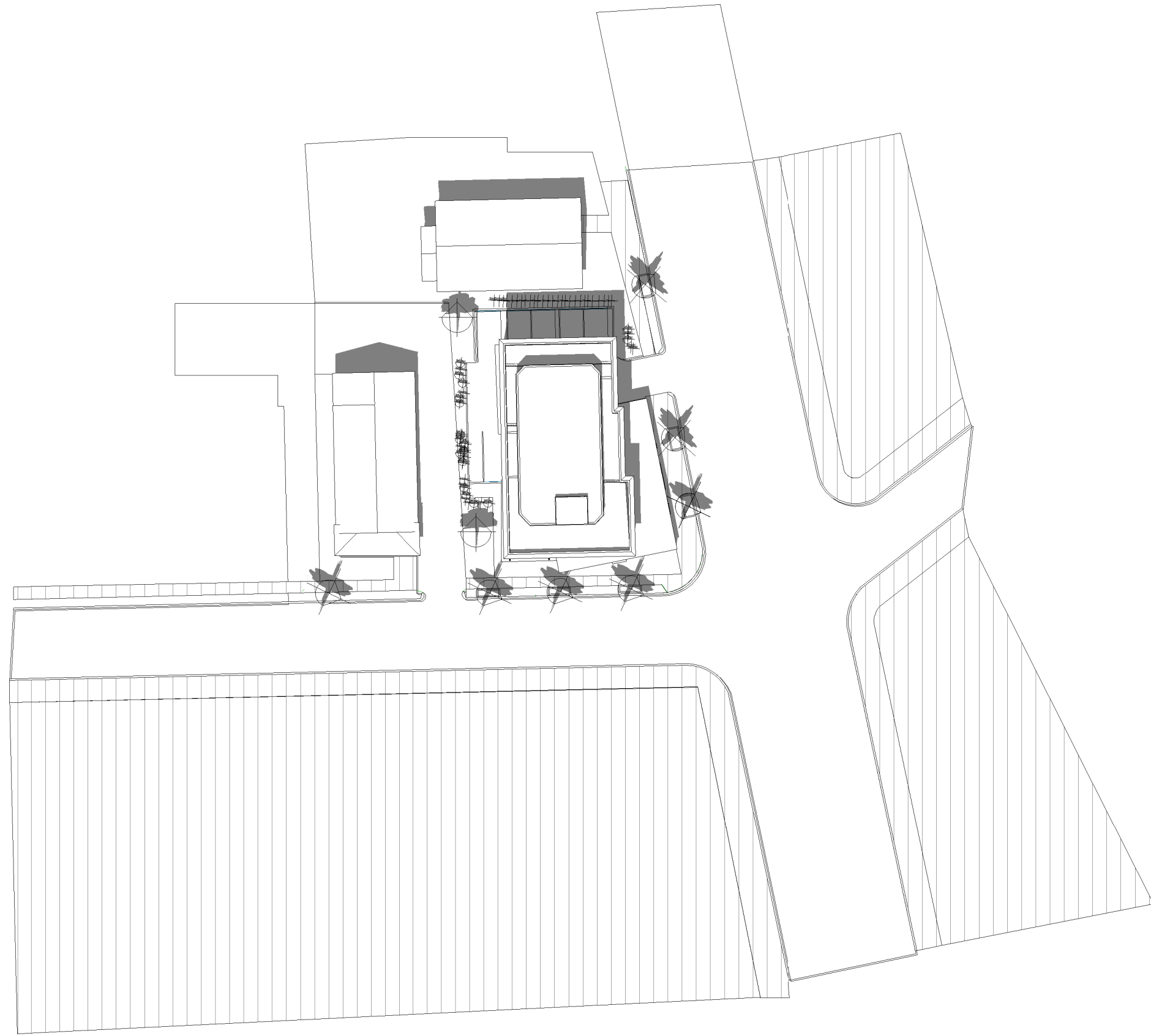
**PROPOSED
SIGNAGE**

Sheet No.

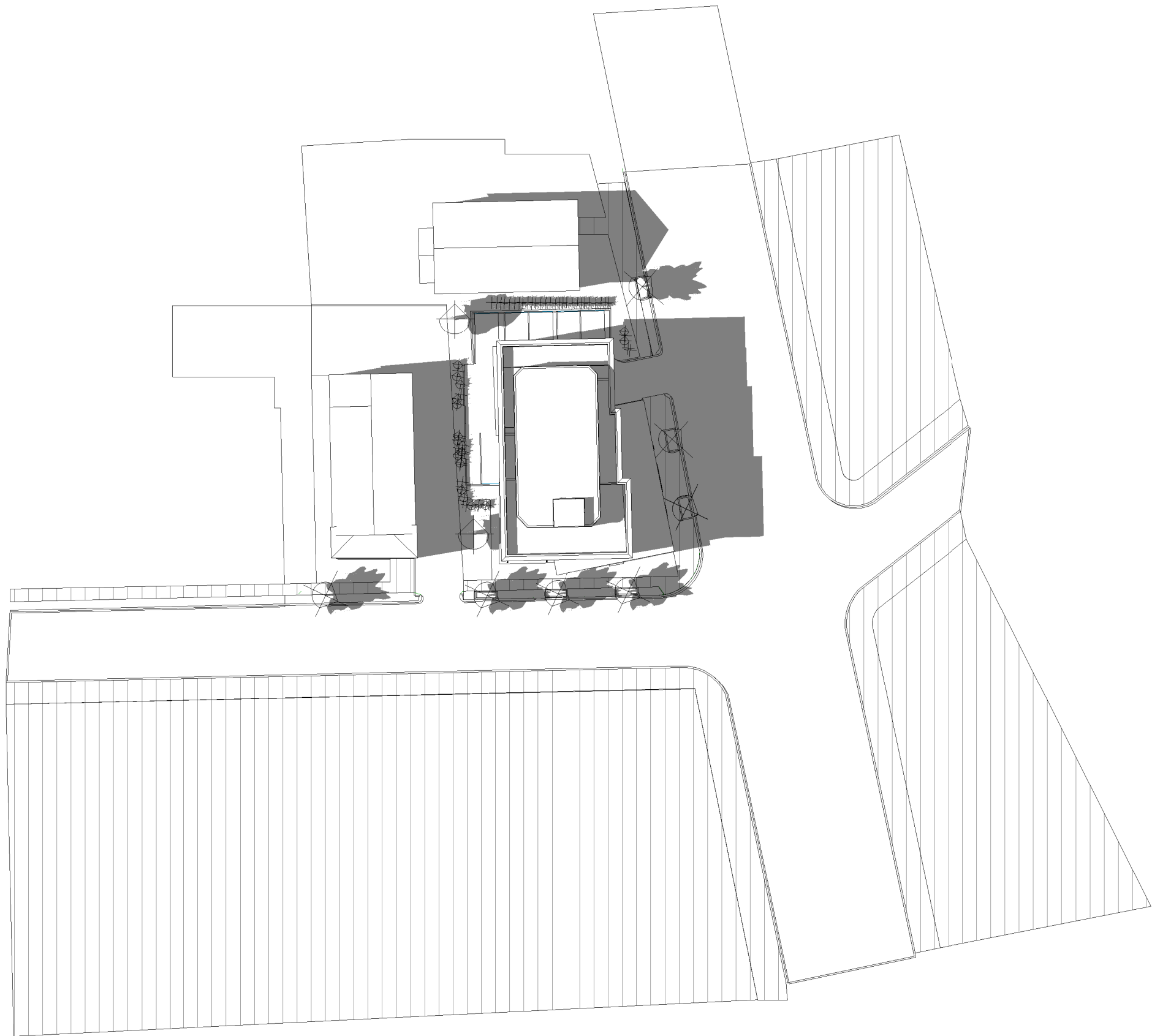
A-2.9



① SUMMER 9AM



② SUMMER 12PM



③ SUMMER 3PM

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 9-06-2022

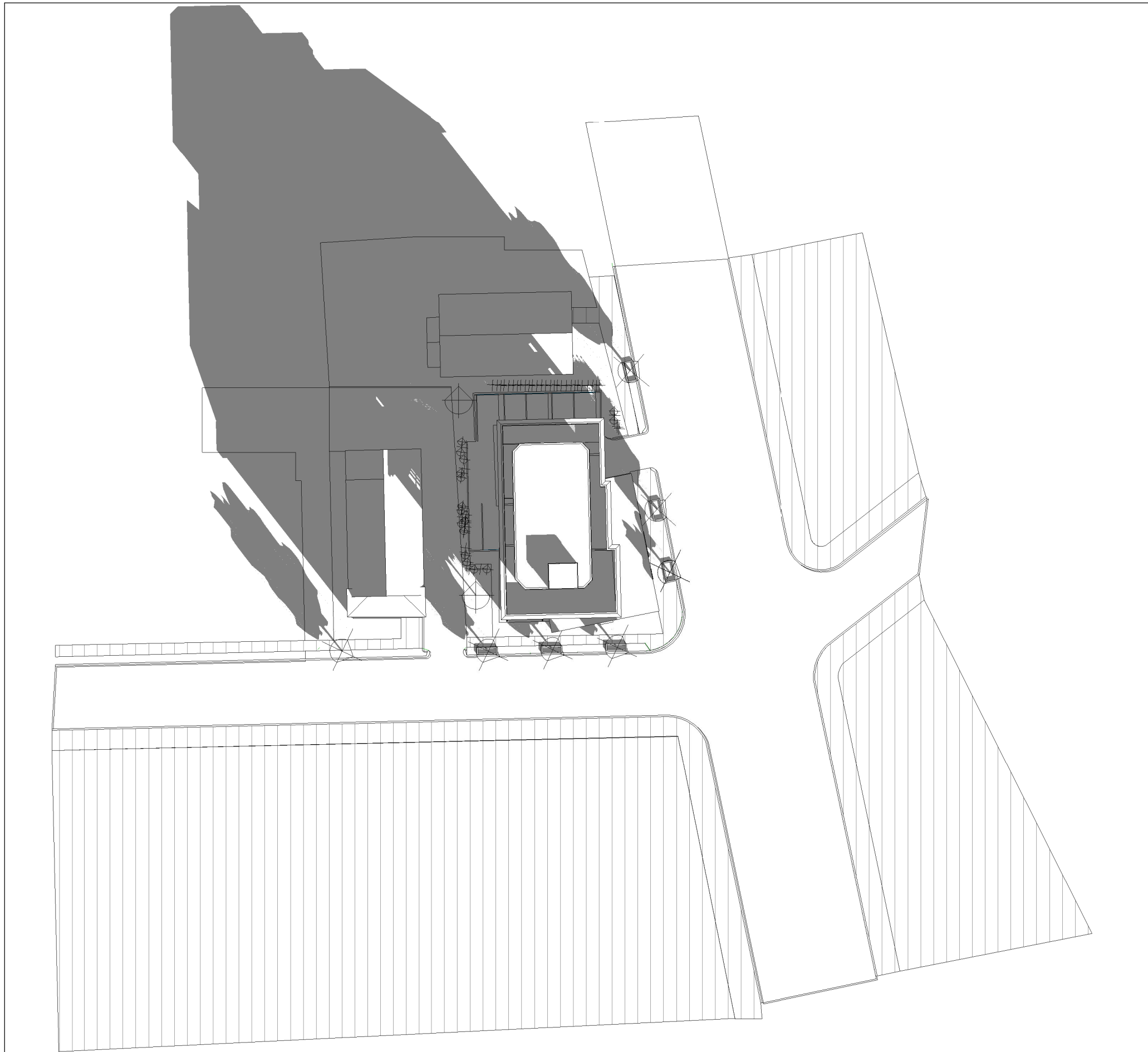
Drawn By: MA/ DF

Drawing Name

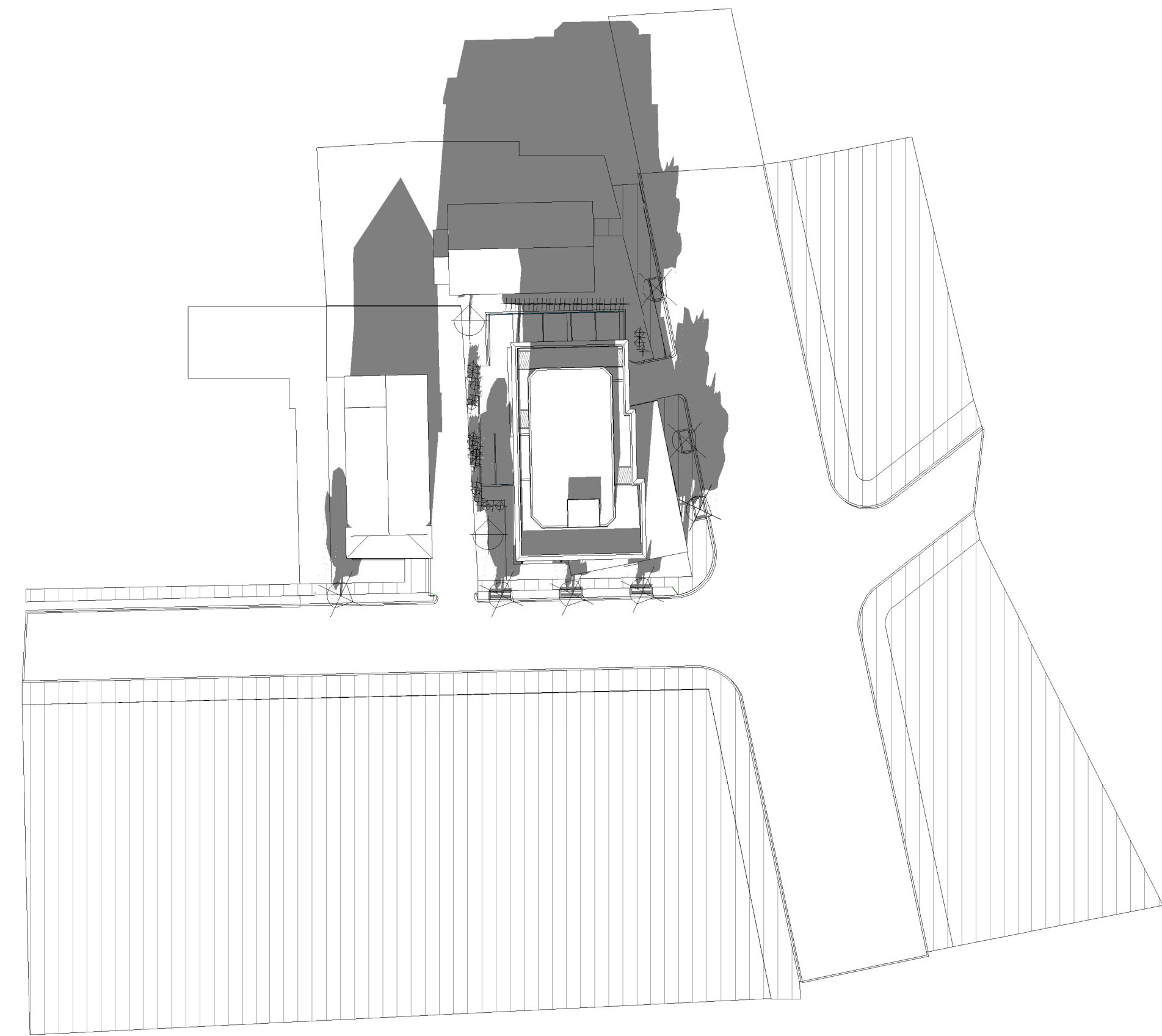
SUMMER
SOLSTICE

Sheet No.

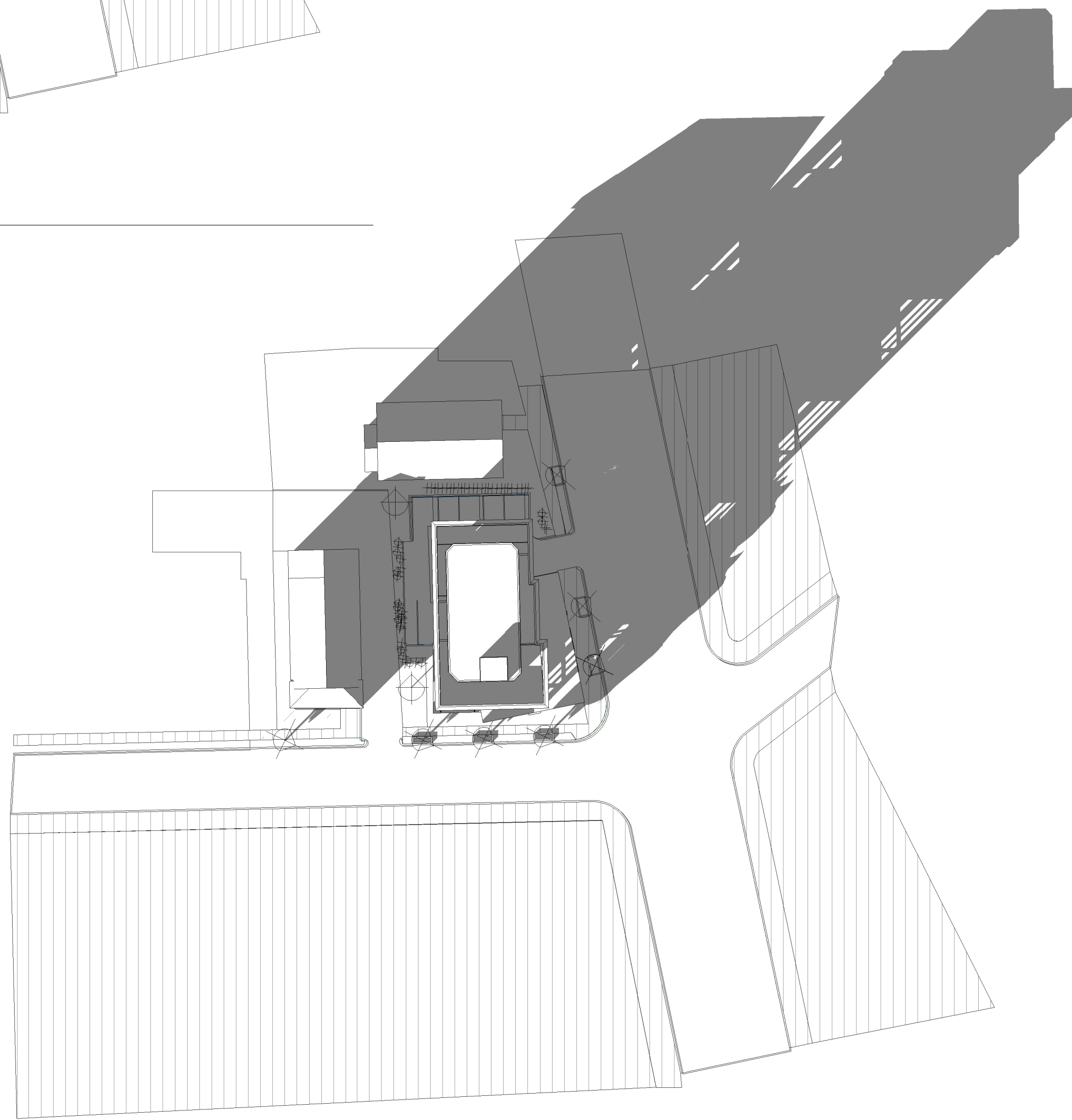
A-2.10



① WINTER 9AM



② WINTER 12PM



③ WINTER 3PM

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

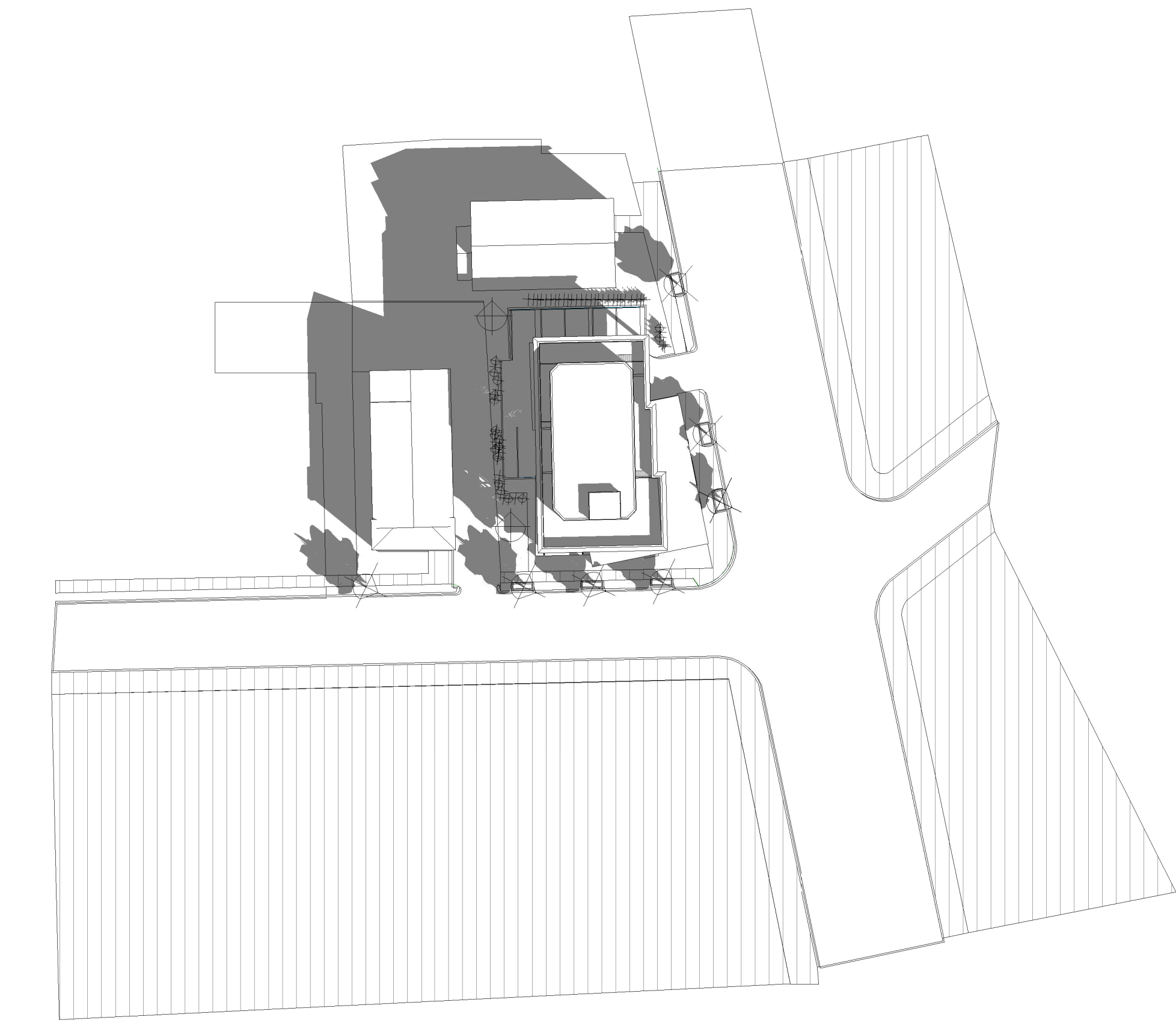
Project No: 2022038
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Date: 9-06-2022
Drawn By: MA/ DF

Drawing Name

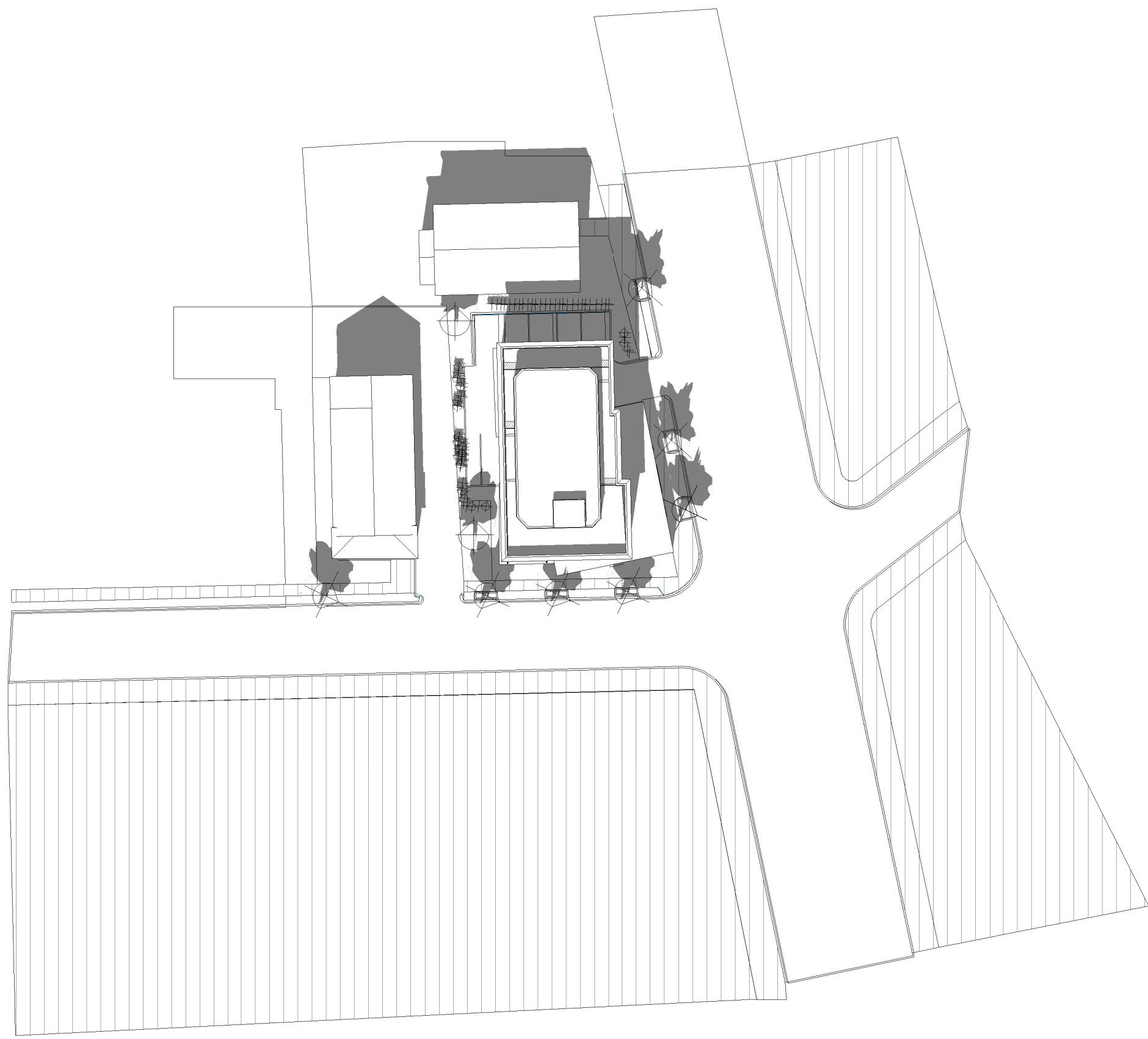
WINTER
SOLSTICE

Sheet No.

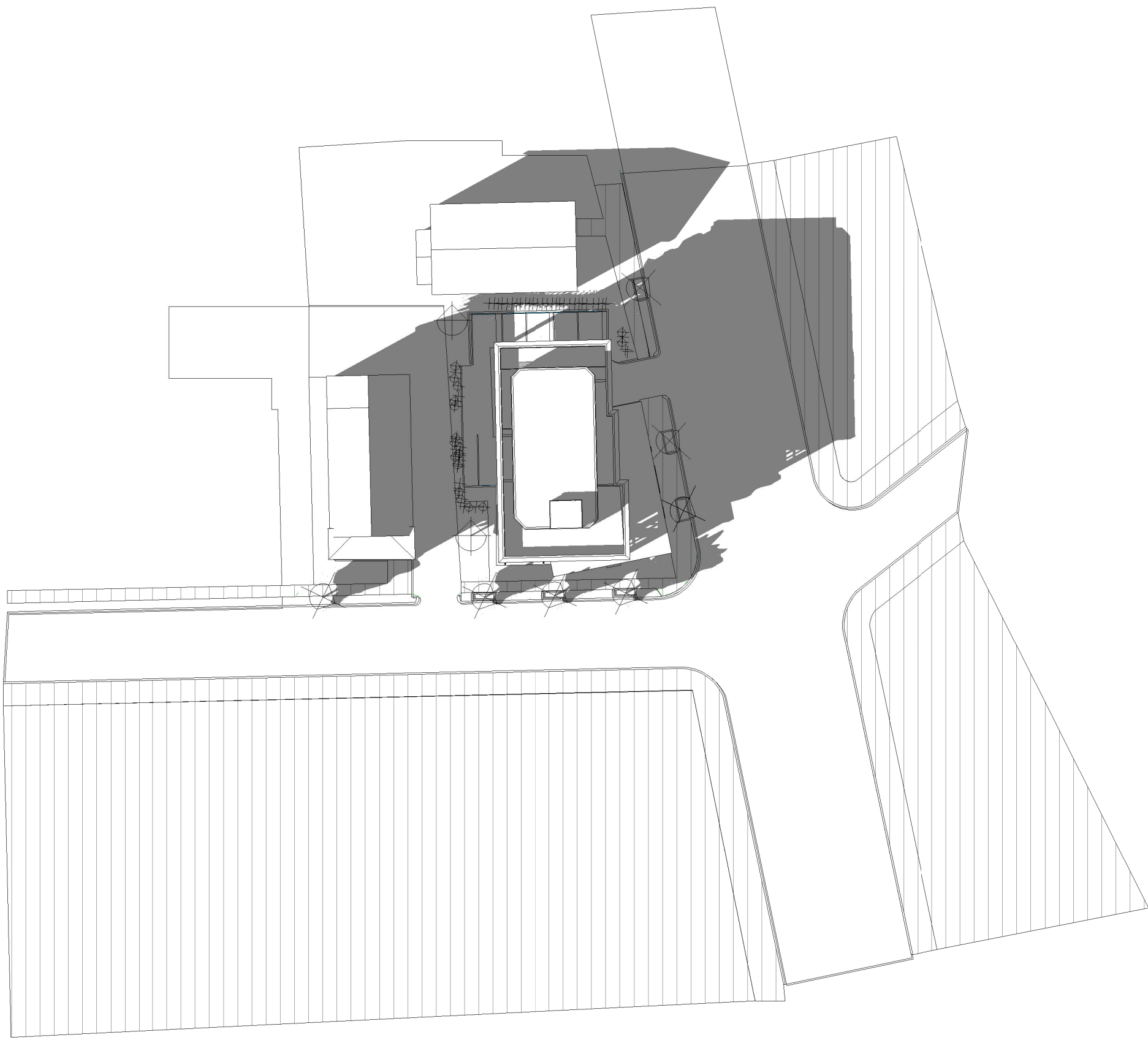
A-2.11



① FALL 9AM



② FALL 12PM



③ FALL 3PM

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 9-06-2022

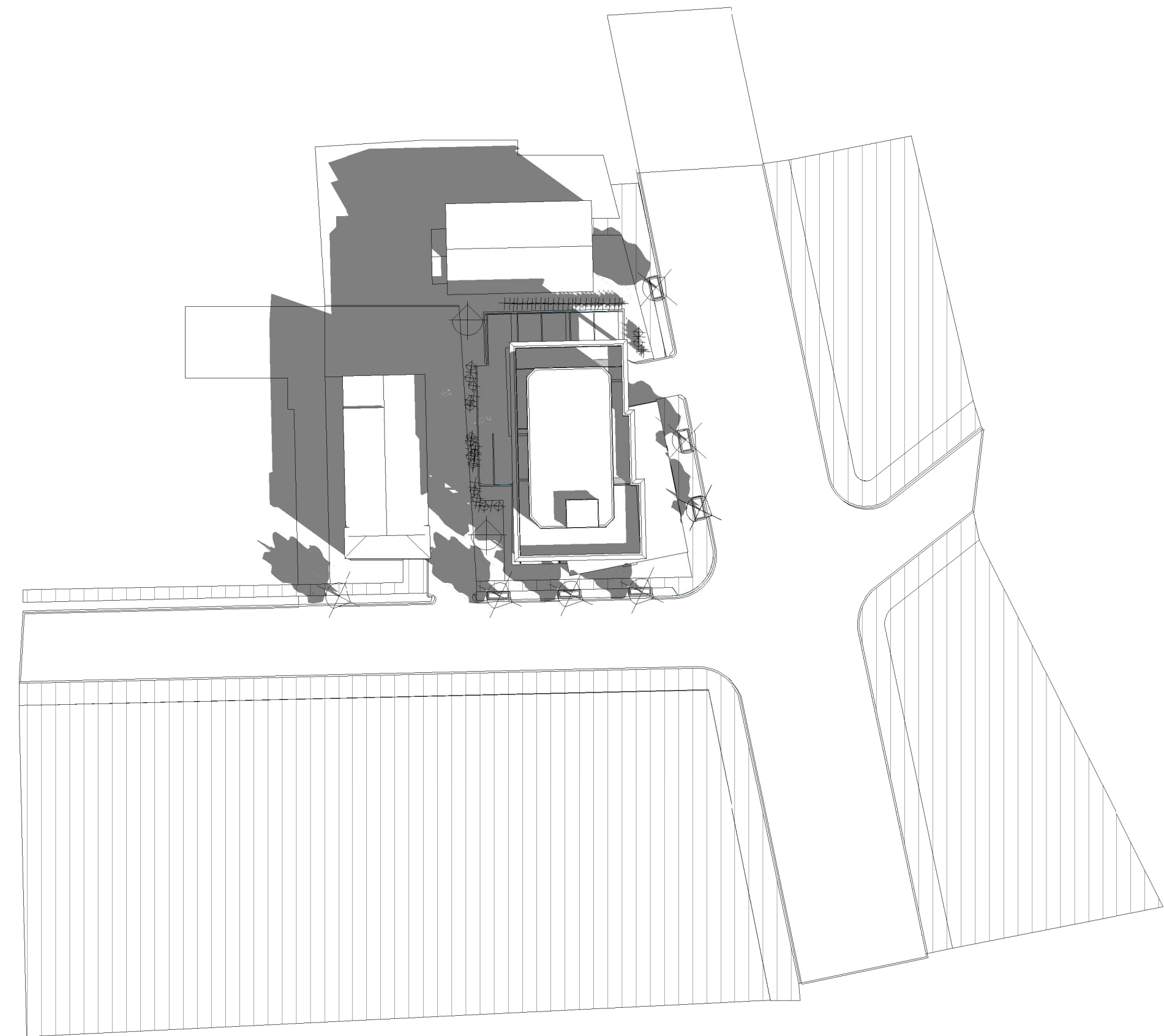
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Drawing Name

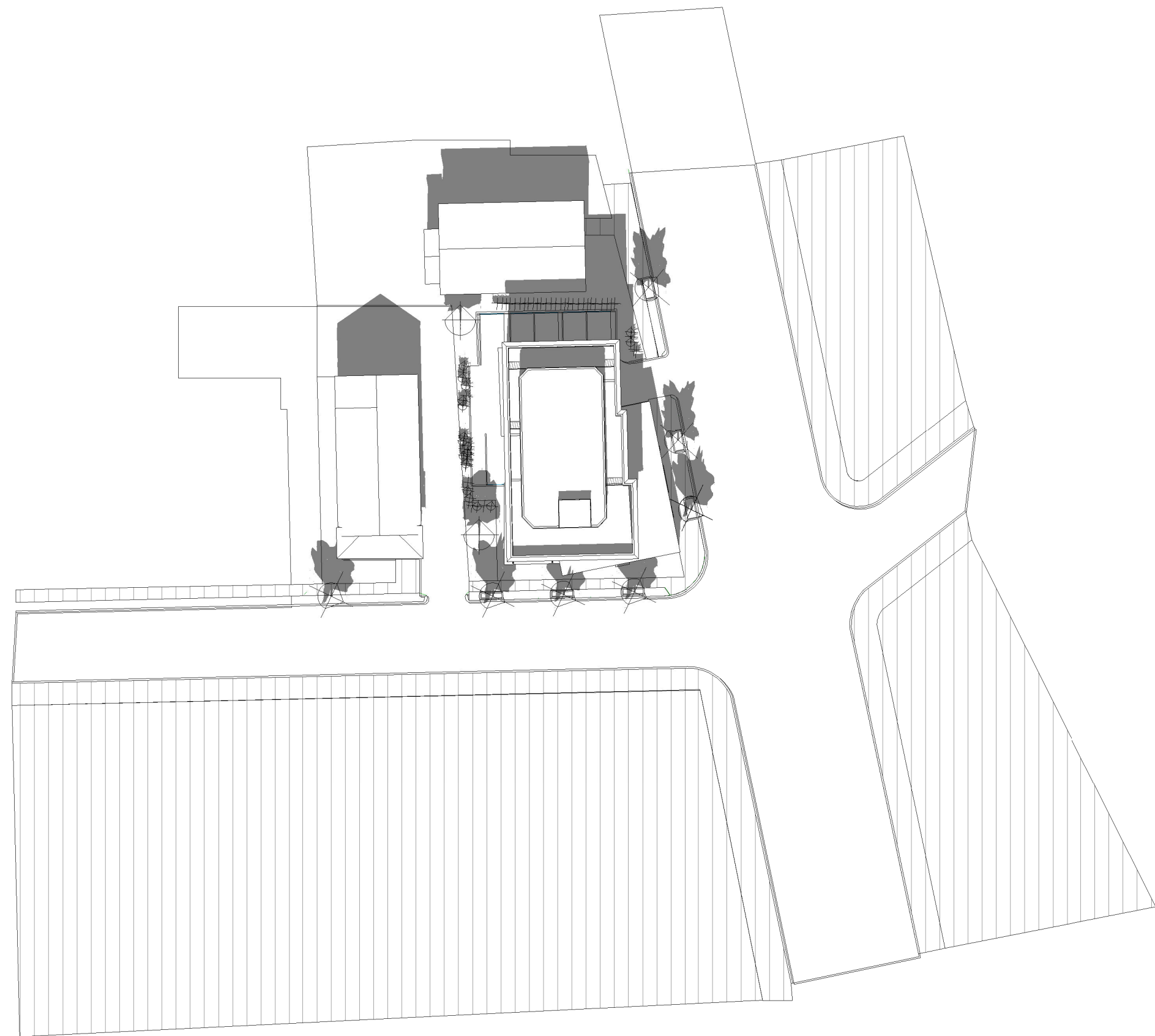
FALL
EQUINOX

Sheet No.

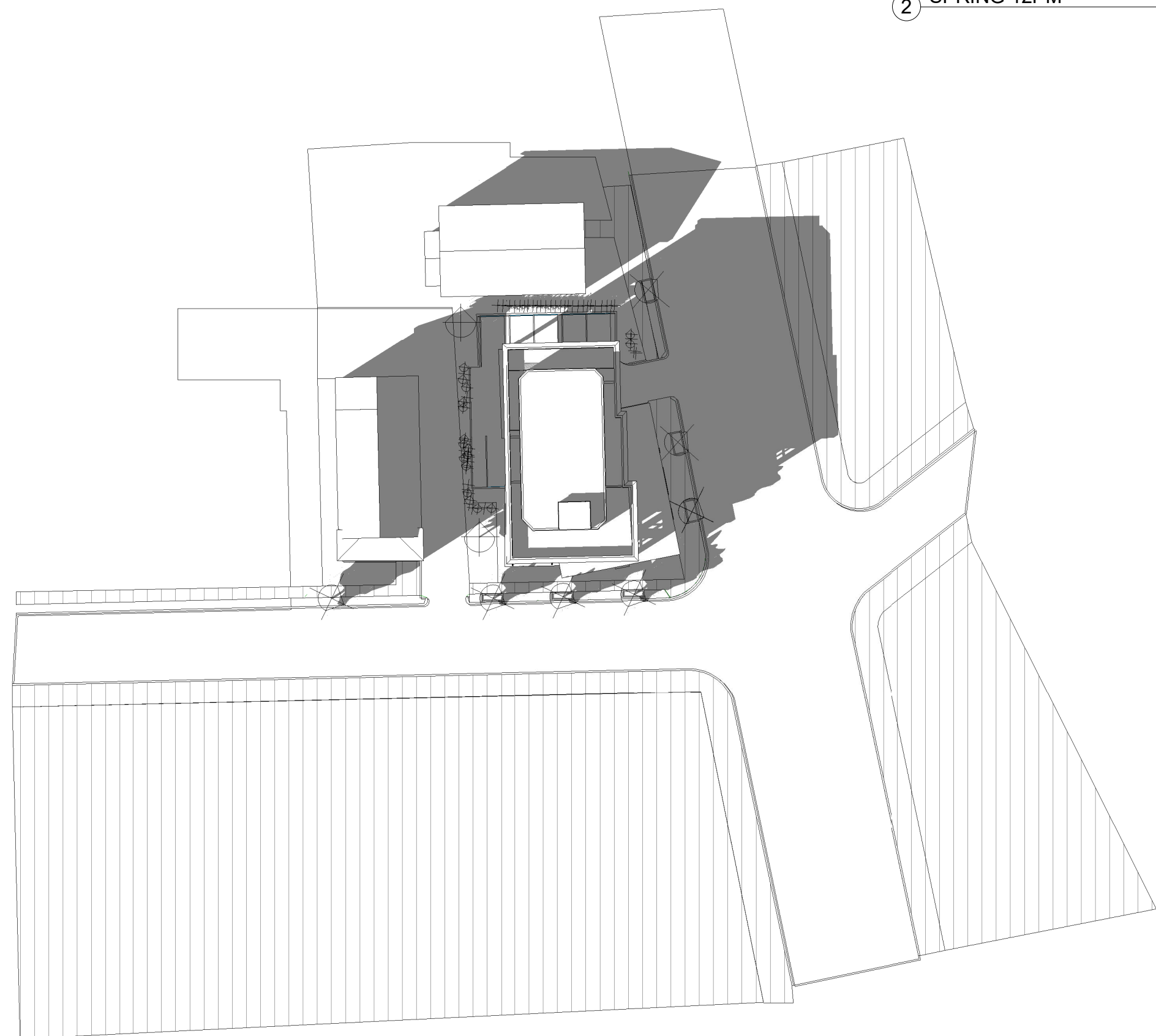
A-2.12



1 SPRING 9AM



2 SPRING 12PM



3 SPRING 3PM

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 9-06-2022
Drawn By: MA/ DF

Drawing Name

SPRING
EQUINOX

Sheet No.

A-2.13

From: "Robert D. Costello" <rdcostello@costellolandrigan.com>
To: Kelly Lynema <KLynema@town.arlington.ma.us>, Mary Muszynski <MMuszynski@town.arlington.ma.us>
Cc: "Paul@wellbuiltspwch.com" <paul@wellbuiltspwch.com>, "david@choo-design.com" <david@choo-design.com>
Date: Wed, 28 Sep 2022 17:48:13 +0000
Subject: 80 Broadway Continuance Request

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

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.

Dear Kelly and Mary,

Per my discussions with Kelly that we intend to alter the proposal for 80 Broadway (docket number 3717), please accept the attached Request for Continuance of Hearing. If you would kindly confirm receipt at your earliest convenience that is appreciated so that I know it has been received. Our plan at this time is to submit the additional fee and new proposal by October 12. Thank you for your attention to this.

Kind Regards, Rob Costello

Robert D. Costello, Esq.
Costello & Landrigan
421 Highland Ave., Davis Sq.
Somerville, MA 02144
(t) 617-625-4322
(f) 617-625-5911
rdcostello@costellolandrigan.com

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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

2022 SEP -8 A 9:51

TOWN CLERK'S OFFICE
ARLINGTON, MA 02109
Environmental Design

2022 SEP -8 AM 10:58

Docket No. 347

1. Property Address 80 Broadway, Arlington
Name of Record Owner(s) Eighty Broadway LLC Phone 413-387-8464 (cell)
Address of Owner 201 Broadway, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) _____
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property 027.0-0003-0005.0
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 79844, Page 381;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Commercial Rental (Liquor Store)
6. Proposed Use of Property (include # of dwelling units, if any) Mixed Use - Commercial and Residential
Four (4) Residential Units and balance to be commercial space
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 Environmental Design Review
5.53 Mixed Use
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the understanding the permits you request. Include any reasons that you feel you should be granted the requested permit.

Please see attached statement by David Freed, AIA, of Choo & Co., Inc., as well as impact statement by Applicant.

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

The applicant states that Eighty Broadway LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 80 Broadway 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.

Robert D. Cost

Signature of Applicant(s)

201 Broadway, Arlington, MA 02474

Address

9/8/22

413-387-8464 (cell)

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

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. 3717

Property Location 80 Broadway

Zoning District B4

Owner: Eighty Broadway LLC

Address: 201 Broadway, Arlington, MA 02474

Present Use/Occupancy: No. of Dwelling Units:
Commercial - Zero Dwelling Units

Uses and their gross square feet:
Liquor Store (1,358 sq. feet)

Proposed Use/Occupancy: No. of Dwelling Units:
Mixed Use (Commercial and 4 Dwelling Units)

Uses and their gross square feet:
Mixed Use (10,155 sq. feet)

	<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size	6,770 +/-	6,770+/-	min. N/A
Frontage	174.59'	174.59'	min. 50'
Floor Area Ratio	.21	1.5	max. 1.5
Lot Coverage (%), where applicable	21.1%	35.8%	max. N/A
Lot Area per Dwelling Unit (square feet)	N/A	1,354 SF/DU	min. N/A
Front Yard Depth (feet)	27.2'	0'	min. 0'
Side Yard Width (feet) right side	7.3'	14.1'	min. 0'
left side	35.4'	2.0'	min. 0'
Rear Yard Depth (feet)	2.0'	15.3'	min. 14.3'
Height			min.
Stories	1	4	stories 5
Feet	12'	44.5'	feet 60'
Open Space (% of G.F.A.)	8.8%	20.6%	min. 16.0%
Landscaped (square feet)	596 sq. ft	1,396 sq. ft.	(s.f.) 541 sq. ft
Usable (square feet)	0 sq. ft.	987 sq. ft.	(s.f.) 541 sq. ft.
Parking Spaces (No.)	8	7	min. 5
Parking Area Setbacks (feet), where applicable	5.3'	8.0'	min. 5.0'
Loading Spaces (No.)	0	0	min. 1
Type of Construction	5A		
Distance to Nearest Building	4.9'	18.7'	min.

COMMONWEALTH OF MASSACHUSETTS

ARLINGTON REDEVELOPMENT BOARD

DOCKET NO. 377

In Re:

80 BROADWAY
ARLINGTON, MASSACHUSETTS

IMPACT STATEMENT OF EIGHTY BROADWAY LLC

I. INTRODUCTION

In accordance with the Town of Arlington Zoning Bylaw, Eighty Broadway LLC of 201 Broadway, Arlington, Massachusetts submits its impact statement and statement as to the satisfaction of the special permit criteria in connection with its request for the issuance of a special permit for the mixed-use project proposed for 80 Broadway, Arlington, MA (hereinafter referred to as the "Bylaw").

The project proposed by the Eighty Broadway LLC for this 6,770 square foot site consists of one building, housing four (4) new residential units and 3,295 square feet of retail / commercial space. The Property is presently the site of Menotomy Beer & Wine.

The Property is in a B-4 zoning district, the vehicular-oriented business district. Mixed-Use is permitted by special permit in the B-4 Zoning District, subject to environmental design review. The parcel is located on the corner of Broadway and Winter Street and is bordered by vehicular / industrial-type uses and residential uses.

Eighty Broadway LLC seeks relief for the following purposes:

1. To construct: (a) four (4) residential units and (b) retail / commercial space for offices.

II. SPECIAL PERMIT CRITERIA

1. Use Requested

The uses requested, multi-family and retail / commercial use, are listed in the table of Use Regulations by special permit in a B-4 zoning district. See Article 5, Section 5.5.1 paragraph E, where it is noted that “the Town *has encouraged conversion* of the property to other retail, service, office or residential use, *particularly as part of mixed-use development*” (emphasis supplied).

2. Public Convenience or Welfare

The mixed-use proposed is a use deemed desirable to the public convenience and welfare.

3. Pedestrian Safety and Traffic

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

4. Municipal Systems

The proposed project 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. Article 3, section 3.4. Environmental Design Review

The proposed project is subject to environmental design review.

a. Preservation of Landscape

As depicted in the photographs of the existing conditions submitted by Eighty Broadway LLC, there is little to no landscape to preserve on the Property. Notwithstanding the current status, the Bylaws require landscaping of residential projects in B4 Zones pursuant to section 5.3.21D and it is incorporated into the proposal.

b. Relation of Proposed Residential Buildings to Neighborhood Environment

The building proposed will be a three and one-half story mixed-use building with an elevator. The fourth floor be substantially set back. The retail / commercial space will be housed on the first and second floors and entry, in the case of the first floor, will be off of Broadway and off of Winter Street for the second floor which will be a common entrance for the residences on the third and fourth floors. There will be three (3) one-bedroom units, and one (1) two-bedroom unit. The residential units will utilize the setback as outdoor/open space as permitted by Article 5, Section 5.3.17 of the Bylaw.

The proposed mixed-use development is in harmony with the neighborhood, which includes numerous commercial and industrial-type uses, homes and apartment-style buildings.

c. Site Circulation

The Property will, as detailed on the plans submitted, have seven (7) parking spaces accessed from Broadway.

The project is transit-oriented with three bus lines along Broadway.
Massachusetts

Avenue is two blocks away with three additional bus lines.

d. Surface Water Drainage

Site surface waters will drain onsite into catch basins and an underground drainage system and will not adversely affect neighboring properties or the public storm drainage system. The onsite drainage system will be designed to collect runoff at intervals such that water runoff will neither obstruct the flow of vehicles or pedestrian traffic nor create puddles in paved areas.

e. Utility Service

All utility services, including electric, telephone and cable television shall be installed underground.

f. Signage

The Property will include signage identifying the residential development and wayfaring signage in the parking area.

g. Safety

The project has been designed to facilitate building evacuation as required by the Massachusetts Building Code and maximum accessibility by fire, police and other emergency personnel and equipment.

h. Heritage

The proposed project is in keeping with Arlington's heritage and ensures the construction of an attractive and appropriate mixed-use development of affordable housing and retail uses.

i. Microclimate

The materials and mechanical equipment to be installed will be of the quality that minimize noise.

j. Sustainable Building and Site Design

The Project will be HERS Rater verified as per the Commonwealth of Massachusetts Building Code. The Property is located in a B-4 zoning district. The project is a "mixed-use" project so-called. Indeed, this "mixed-use" type project is precisely the sort of project the Town seeks to encourage in a B-4 District. The Bylaw specifically states:

"Arlington has an overabundance of automotive and automotive accessory sales and service establishments; thus when one of these businesses closes, the conversion of the property to other retail, service, office or residential use is encouraged, **particularly as part of mixed-use development, which is allowed in this district**" (emphasis supplied).

As stated above, apartment use and retail are permitted by special permit in a B-4 District.

The applicable dimensional and density/regulations are set out in Article 5, Sections 5.5.2 et seq. of the Bylaw.

The frontage required for a lot less than 20,000 square feet is 50 feet. The frontage for this Property is 174.59 feet. The project as proposed is less than the permitted number of stories and height permitted in a B-4 District for mixed use. The Property will contain the landscaped and usable area required by the Arlington Zoning Bylaw.

The project is in keeping with the aims of the Arlington Zoning Bylaw. The project will promote the public health, safety and welfare of our Town by expanding the affordable residential inventory by four (4) and adding much needed retail / commercial uses for the neighborhood.

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. Indeed, the project will be a substantial improvement.

7. The requested use will not, by its addition to the neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood. The immediate neighborhood consists of vehicular and industrial uses and a mix of single and two families and apartment-style developments. The project will not, by its addition to the neighborhood, cause an excess of residential use that would be detrimental to the character of the neighborhood.

Respectfully Submitted,

Eighty Broadway LLC
By: Robert D. Costello, Manager / Member

An architectural line drawing of a three-story commercial building. The building features a flat roof with a central parapet. The facade is composed of large rectangular windows arranged in a grid pattern. The ground floor has a prominent entrance with large glass doors. The building is flanked by stylized trees and a paved area in the foreground. The overall style is clean and modern.

* NOTE:

VIOLATION

CODE SUMMARY

EXISTING TYPE 5B CONSTRUCTION
PROPOSED TYPE 5A CONSTRUCTION

EXISTING M USE
PROPOSED B, R-2, S-2 USES

EXISTING 1 STORY & BASEMENT
PROPOSED 4 STORIES

EXISTING NON-SPRINKLERED & ALARMED
PROPOSED SPRINKLERED & ALARMED

ZONE: B4

DRAWING LIST	
ARCHITECTURAL	
A-0	COVER SHEET
G-1.0	SITE GIS AND MAP
G-1.1	SITE PHOTOS
A-1.0	PROPOSED SITE PLAN
A-1.1	PROPOSED FIRST FLOOR PLAN
A-1.2	PROPOSED SECOND & THIRD FLOOR PLANS
A-1.3	PROPOSED FOURTH & ROOF FLOOR PLANS
A-2.1	PROPOSED ELEVATIONS
A-2.2	PROPOSED ELEVATIONS
A-2.3	PROPOSED 3D RENDDERING
A-2.4	PROPOSED 3D
A-2.5	PROPOSED 3D
A-2.6	PROPOSED 3D
A-2.7	PROPOSED SIGNAGE
A-2.8	SUMMER SOLSTICE
A-2.9	WINTER SOLSTICE
A-2.10	FALL EQUINOX
A-2.11	SPRING EQUINOX
A-3.1	BUILDING SECTIONS
SURVEY	
	EXISTING CONDITIONS
	PROPOSED PLOT PLAN
CIVIL	
C-1	COMPOSITE CIVIL SITE PLAN
C-2	LAYOUT & UTILITY PLAN
C-3	DRAINAGE & GRADING PLAN
C-4	STANDARD DETAIL SHEET
C-5	STANDARD DETAIL SHEET

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

[illegible]

Project No: 2022038
Scale: 1/8" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

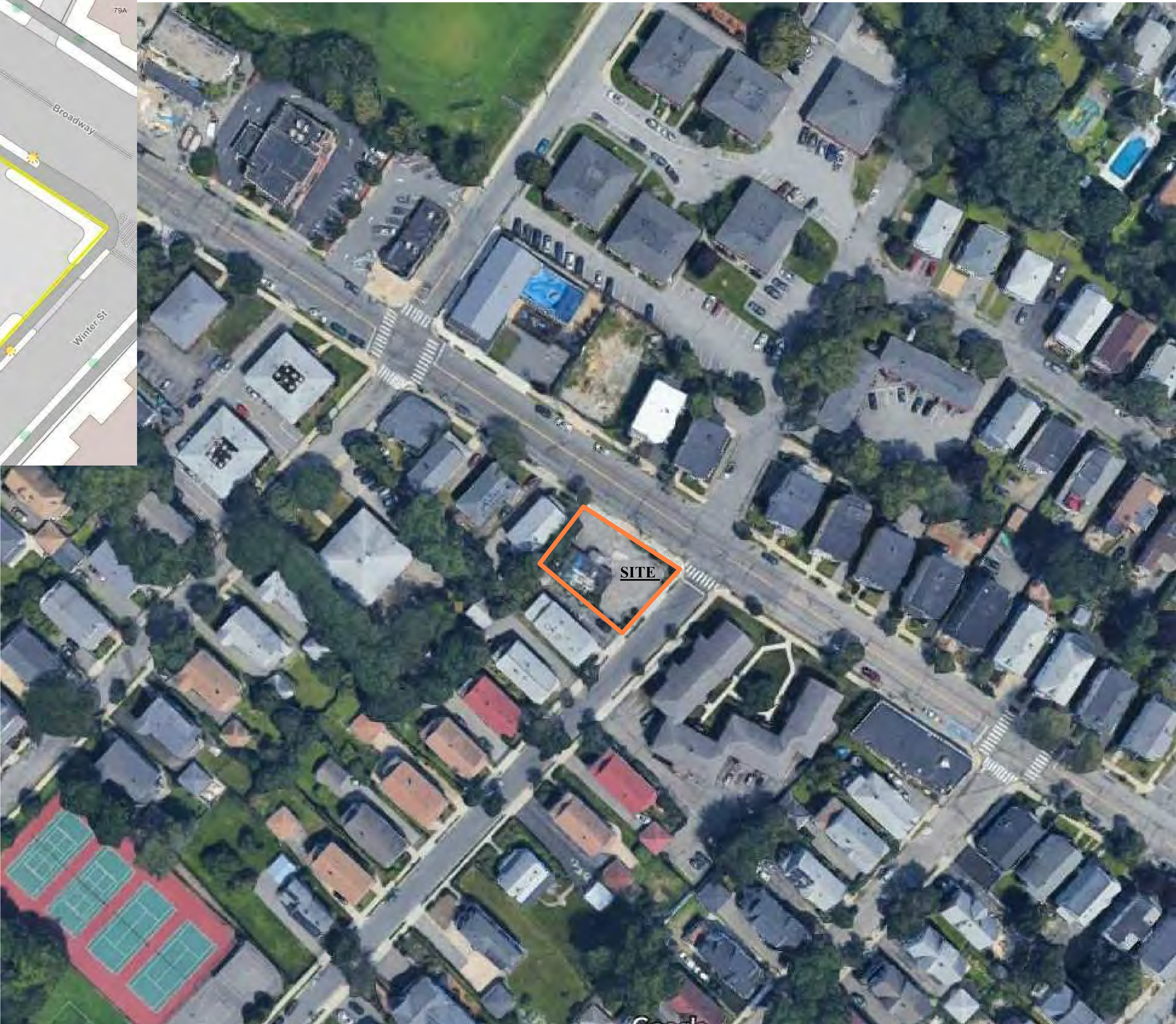
COVER SHEET

Sheet No.

A-0



ARLINGTON GIS MAP



AERIAL MAP (FROM GOOGLE MAPS)

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 09-06-2022

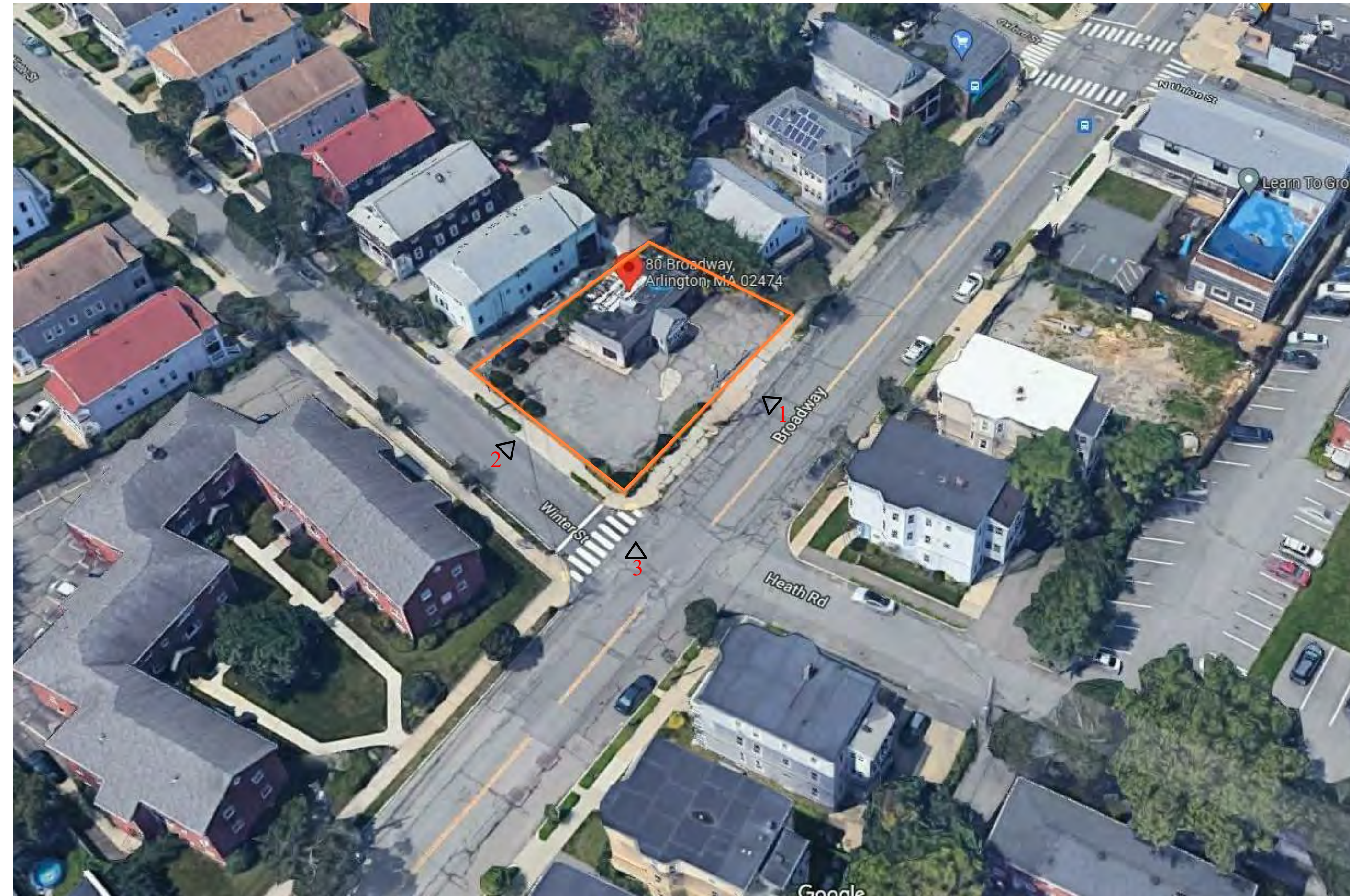
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Drawing Name

SITE GIS AND
MAP

Sheet No.

G-1.0



BIRDSEYE VIEW



1. BROADWAY VIEW



2. WINTER STREET VIEW



3. CORNER OF WINTER STREET AND BROADWAY VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

[illegible]

Project No: 2022038

Scale:

Date: 09-06-2022

Drawn By: DF/ MA

Drawing Name

SITE PHOTOS

Sheet No.

G-1.1



1. COLUMNAR GINKGO TREE



2. SARGENT CRABAPPLE TREE



3. HYDRANGEA



4. AMERICAN HOLLY



5. RHODODENDRON BUSH



6. INKBERRY



7. VIRGINA ROSE

PLANTING SCHEDULE	
TYPE	QUANTITY
COLUMNAR GINKGO TREE	5
SARGENT CRABAPPLE TREE	3
HYDRANGEA	5
AMERICAN HOLLY	10
RHODODENDRON BUSH	2
INKBERRY	2
VIRGINA ROSE	2



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



Location

**PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474**

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&Company, Inc.**

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No.	Description	Date

Project No: 2022038

Scale: 1/8" = 1'-0"

Date: 09-06-2022

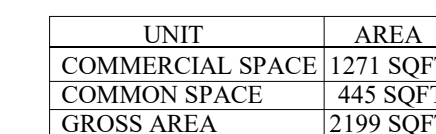
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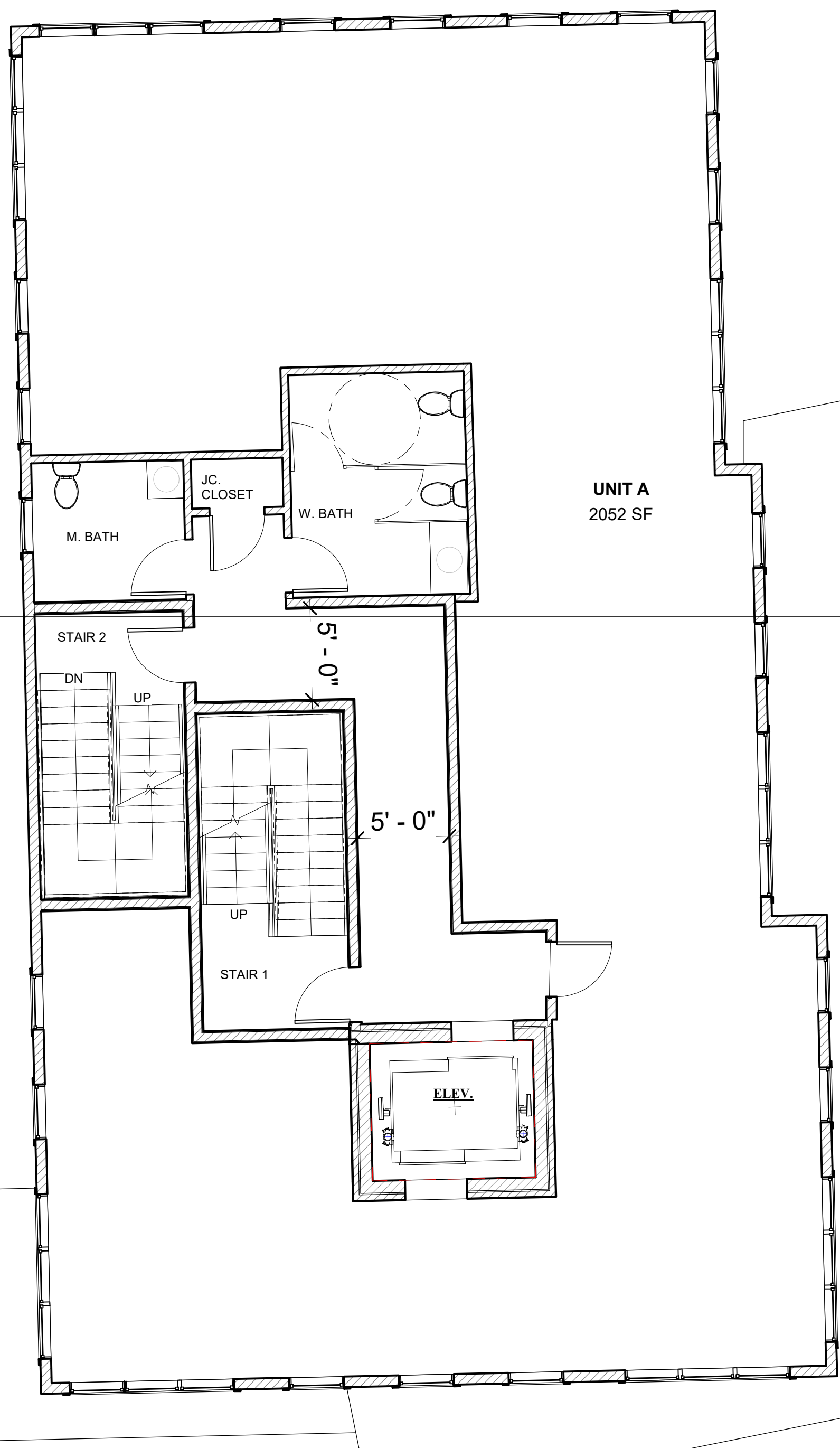
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**PROPOSED
SITE PLAN**

Sheet No.

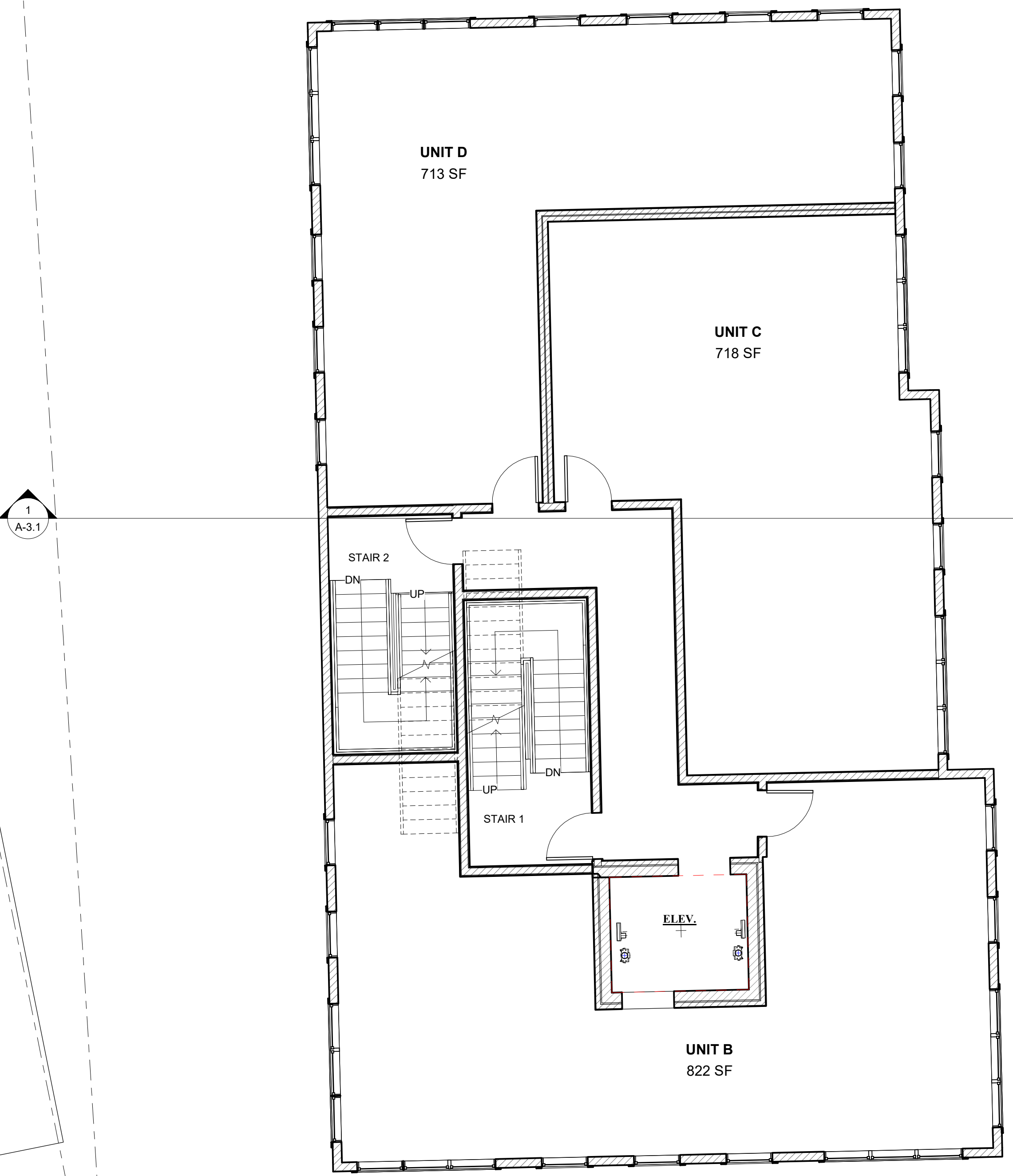
A-1.0





1 2ND FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT A	2073 SQFT
COMMON SPACE	849 SQFT
GROSS AREA	3054 SQFT



2 3RD FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT B	813 SQFT
UNIT C	721 SQFT
UNIT D	719 SQFT
COMMON SPACE	635 SQFT
GROSS AREA	3054 SQFT

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SECOND AND
THIRD FLOOR
PLANS

Sheet No.

A-1.2



① PROPOSED BROADWAY ELEVATION
3/16" = 1'-0"



② PROPOSED WINTER STREET ELEVATION
3/16" = 1'-0"

CHART

- A- FIBER CEMENT- COLOR 1
- B- STOREFRONT
- C-FIBER CEMENT LAP SIDING
- D-FIBER CEMENT PANEL-COLOR 2
- E- FIBREX WINDOWS
- F- FLAT LOK METAL WALL PANEL
- G- HORIZONTAL WOOD SIDING

Location

**PROPOSED -MIXED-USE
BUILDING**
80 BROADWAY
ARLINGTON, MA 02474

**Choo
& Company, Inc.**

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No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

**PROPOSED
BROADWAY
AND WINTER
STREET
ELEVATIONS**

Sheet No.

A-2.1



① PROPOSED SIDE ELEVATION
3/16" = 1'-0"



② PROPOSED REAR ELEVATION
3/16" = 1'-0"

CHART

A- FIBER CEMENT- COLOR 1
B- STOREFRONT
C-FIBER CEMENT LAP SIDING
D-FIBER CEMENT PANEL-COLOR 2
E- FIBREX WINDOWS
F- FLAT LOK METAL WALL PANEL
G- HORIZONTAL WOOD SIDING

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
SIDE AND
REAR
ELEVATIONS

Sheet No.

A-2.2



Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 09-06-2022

Drawn By: DF/ MA

Drawing Name

PROPOSED
3D
RENDERING

Sheet No.

A-2.3



① WINTER STREE RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

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617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.4



① BROADWAY RENDERED VIEW

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.5



① WINTER STREET AND BROADWAY
CORNER VIEW

Location

PROPOSED - MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

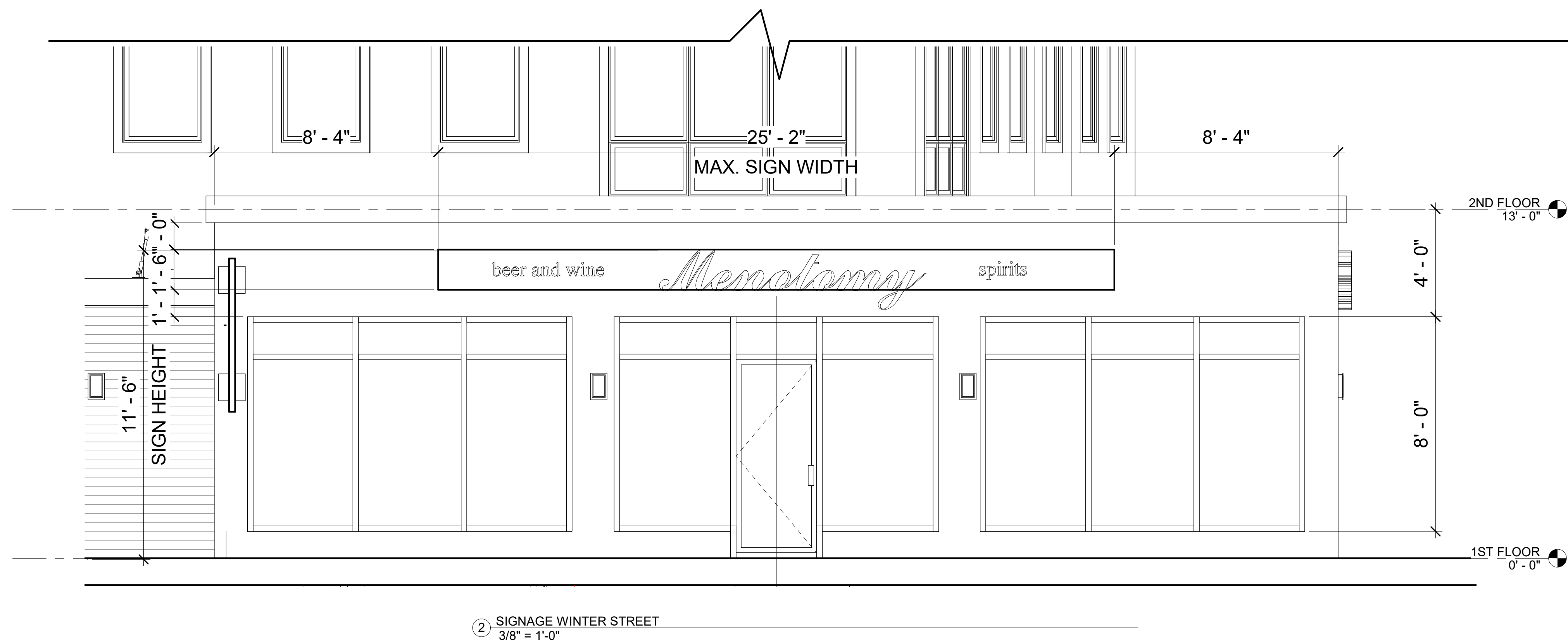
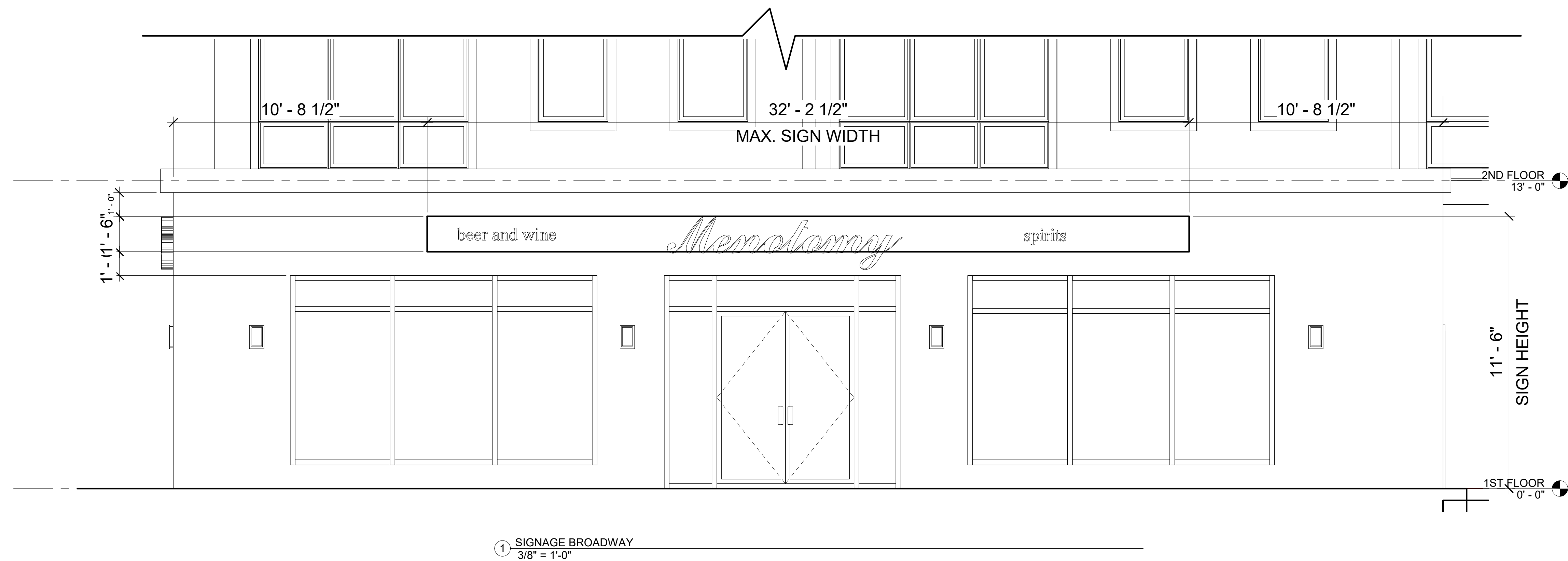
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Scale:
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

PROPOSED
3D

Sheet No.

A-2.6



SIGN STANDARDS:

1. NON- ILLUMINATED OR HALO ILLUMINATED INDIVIDUAL LETTERS MOUNTED DIRECTLY TO BUILDING FACE OR SIGN BACKGROUND.

2. PROVIDE CONCEALED MOUNTING AND POWER.

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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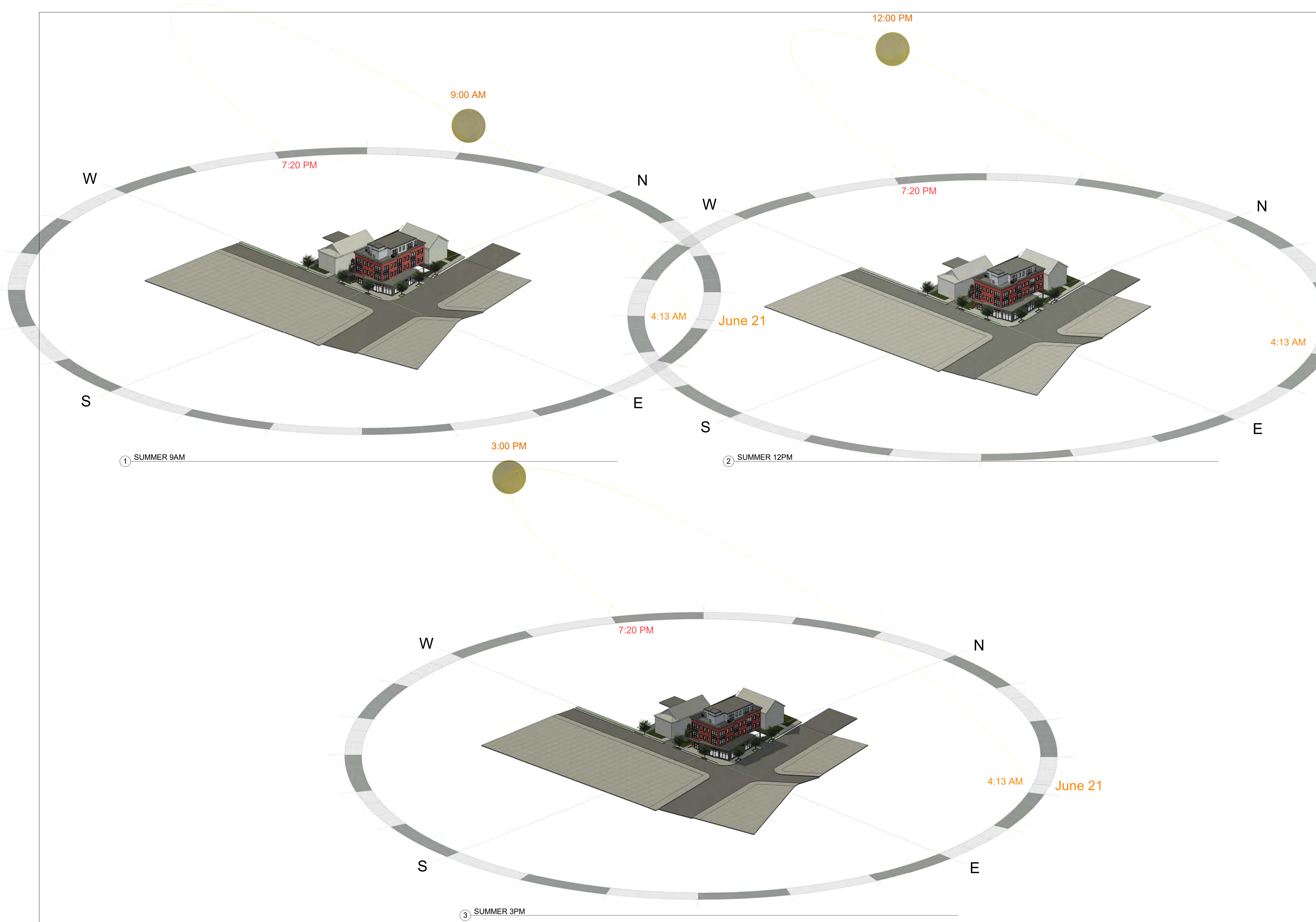
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Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name	
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PROPOSED SIGNAGE

Sheet No.

A-2.7



Location

PROPOSED -MIXED-USE BUILDING

80 BROADWAY

ARLINGTON, MA 02474

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 9-06-2022

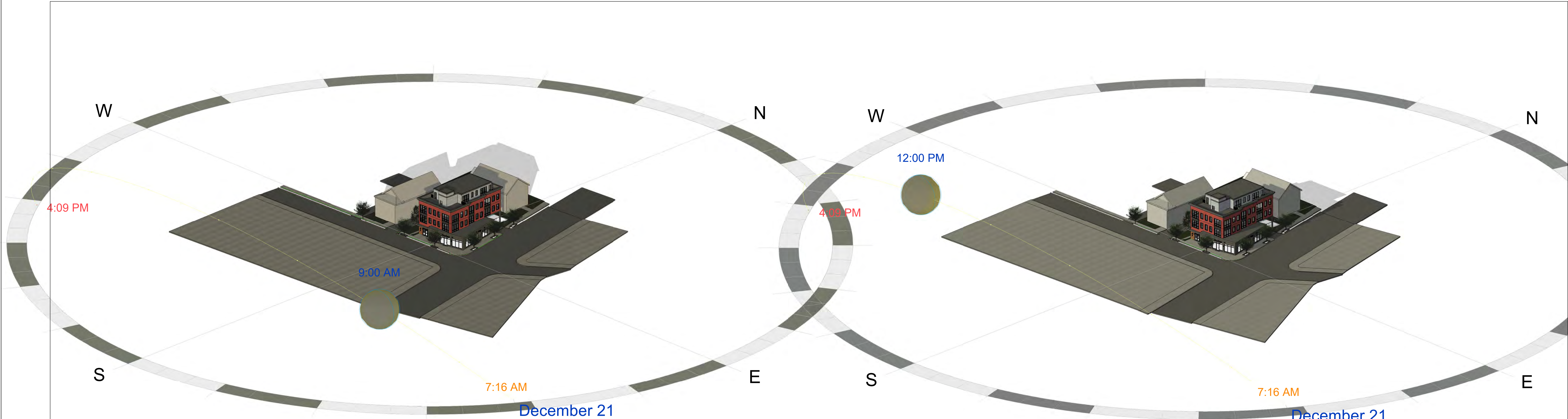
Drawn By: MA/ DF

Drawing Name

SUMMER SOLSTICE

Sheet No.

A-2.8



① WINTER 9AM

② WINTER 12PM



③ WINTER 3PM

Location

**PROPOSED - MIXED-USE
BUILDING**
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 9-06-2022

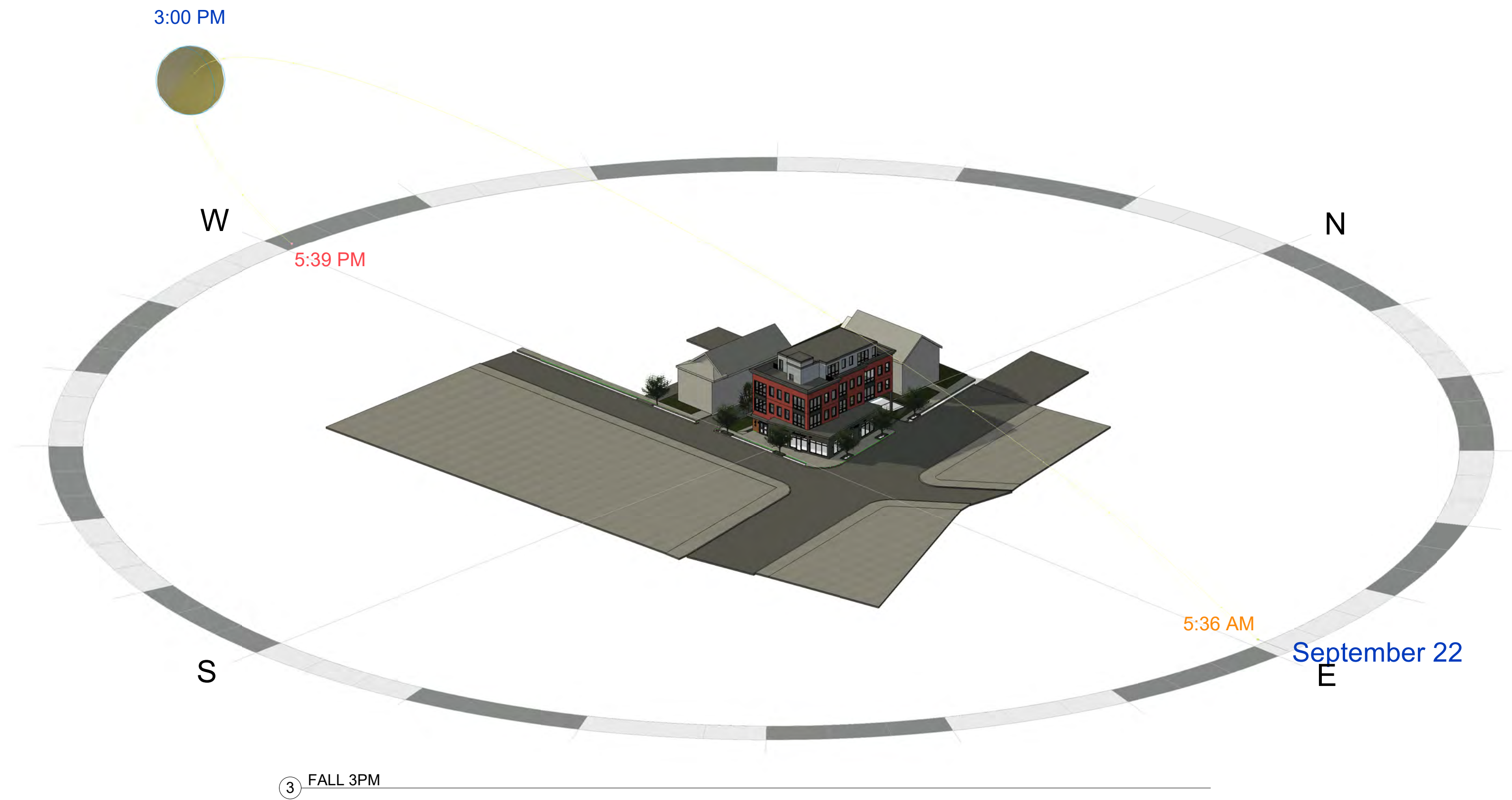
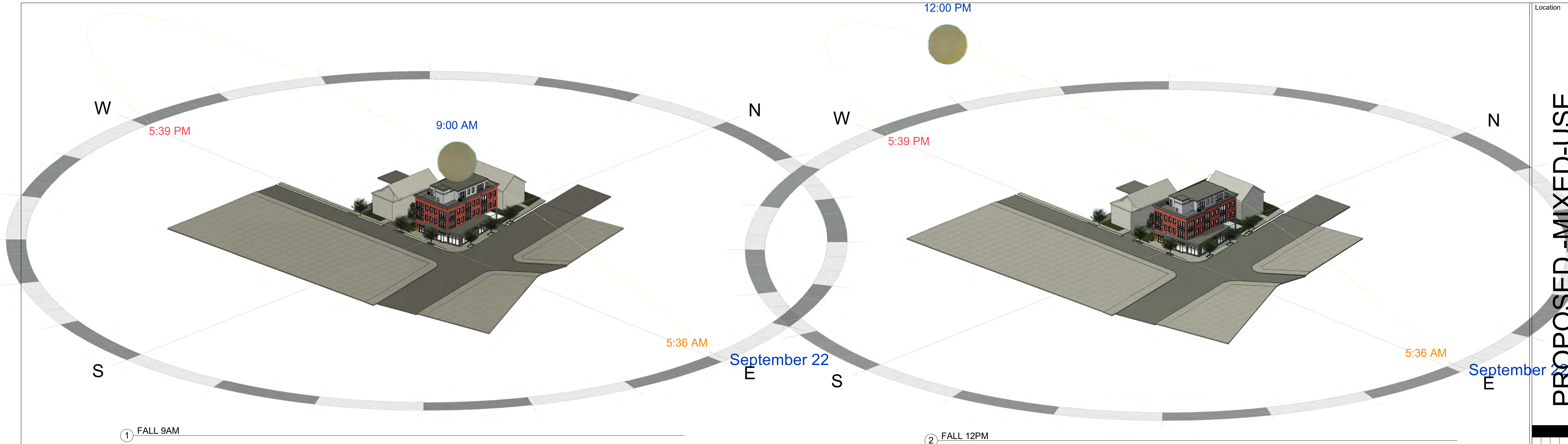
Drawn By: MA/ DF

Drawing Name

WINTER
SOLSTICE

Sheet No.

A-2.9



Location

**PROPOSED - MIXED-USE
BUILDING**
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038

Scale:

Date: 9-06-2022

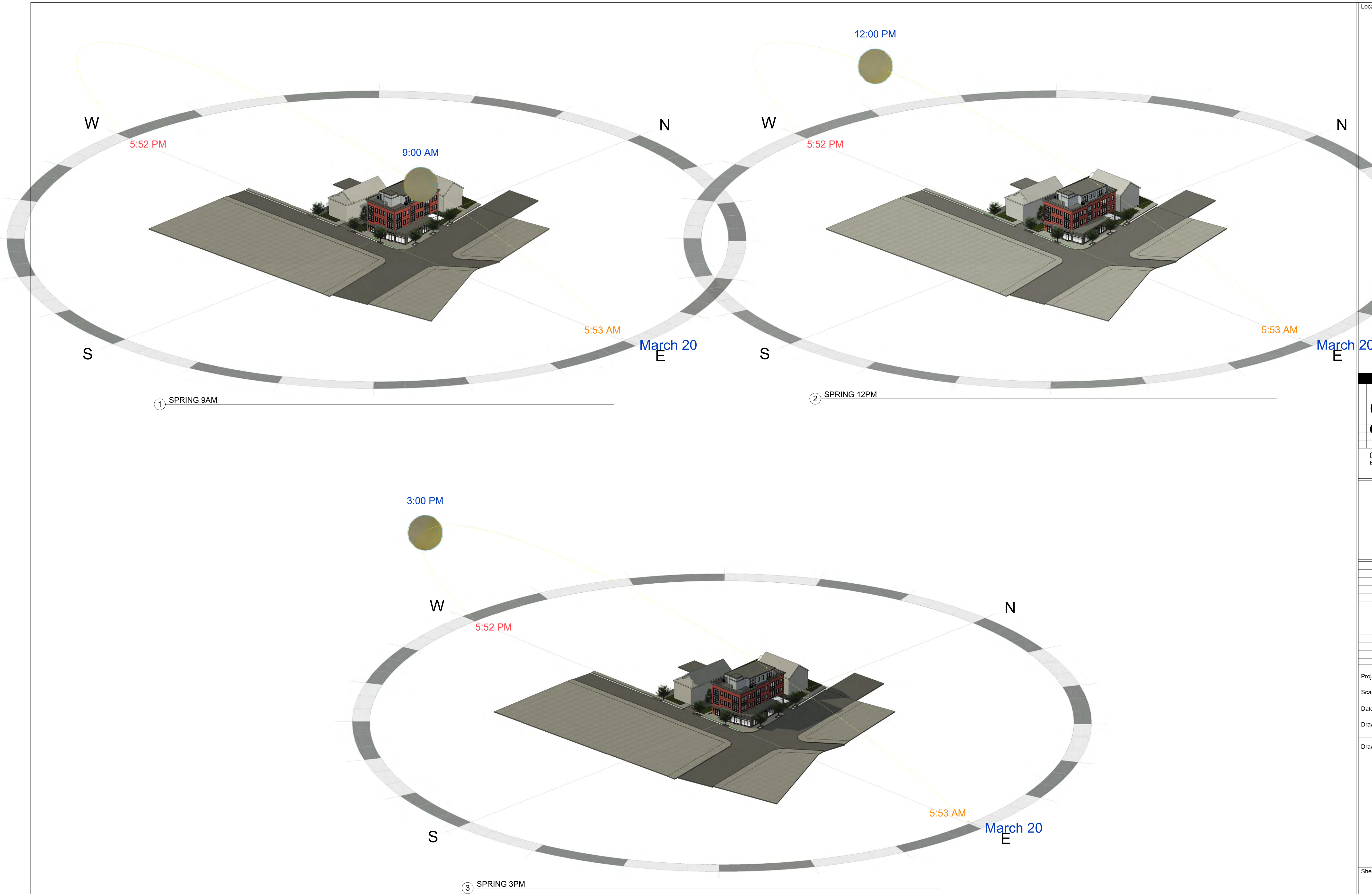
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Drawing Name

FALL
EQUINOX

Sheet No.

A-2.10



Location

**PROPOSED - MIXED-USE
BUILDING**
80 BROADWAY
ARLINGTON, MA 02474

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

Project No: 2022038
Scale:
Date: 9-06-2022
Drawn By: MA/ DF

Drawing Name

**SPRING
EQUINOX**

Sheet No.

A-2.11



Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
&Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Description	Date

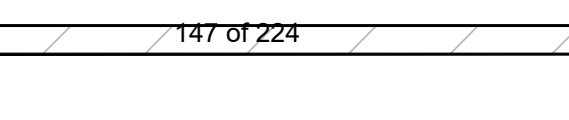
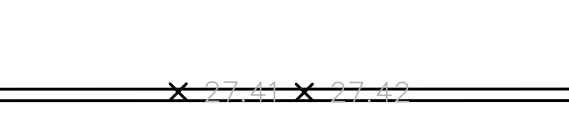
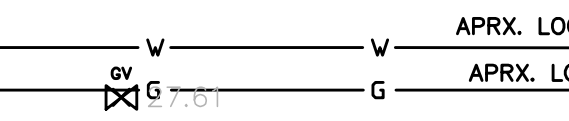
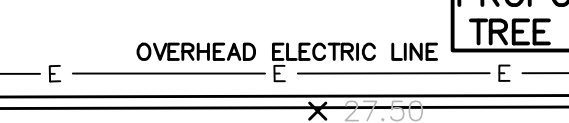
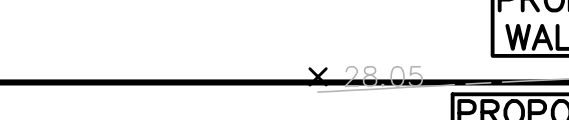
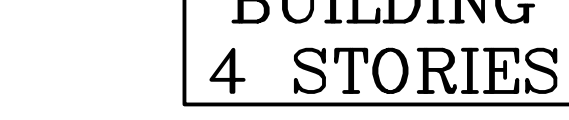
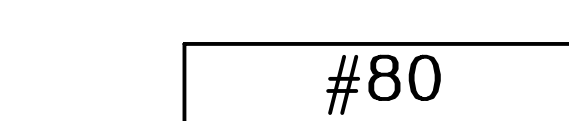
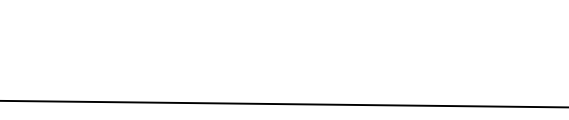
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Scale: 3/16" = 1'-0"
Date: 09-06-2022
Drawn By: DF/ MA

Drawing Name

BUILDING
SECTION

Sheet No.

A-3.1



1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 2/16/2022.
2. DEED REFERENCE: BOOK 13911, PAGE 387
PLAN REFERENCE: PLAN BOOK 361, PLAN 41
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0417Z, IN COMMUNITY NUMBER: 250177, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF ARLINGTON DATUM.

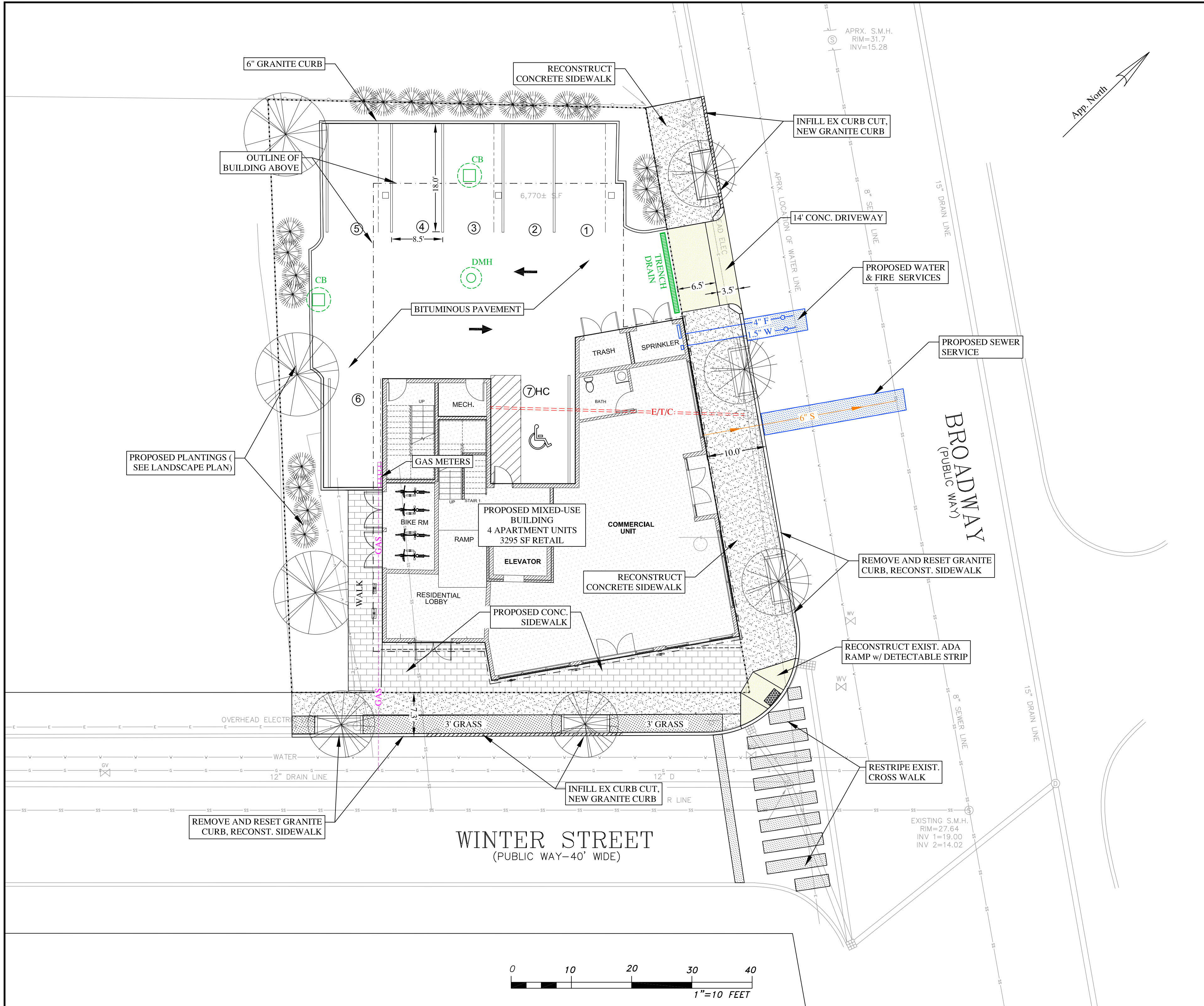
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All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.



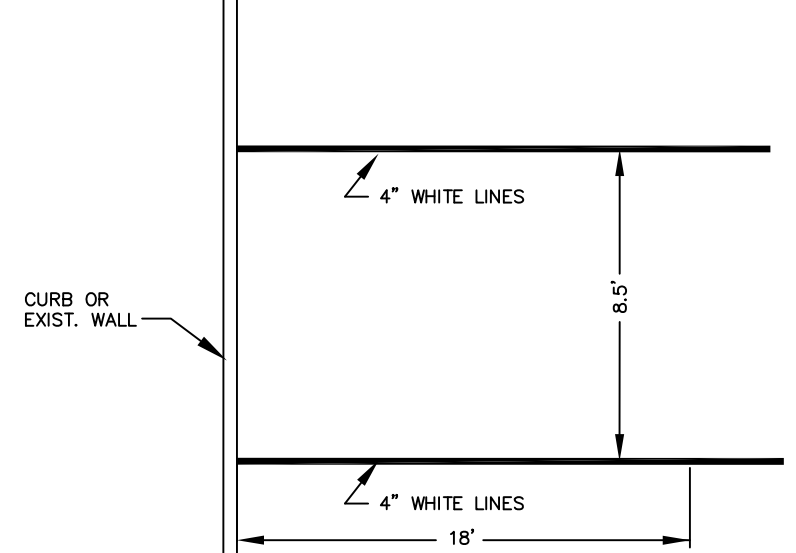
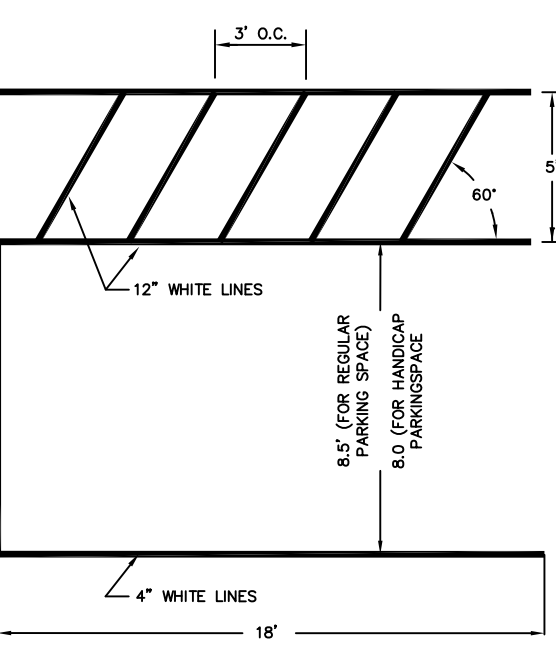
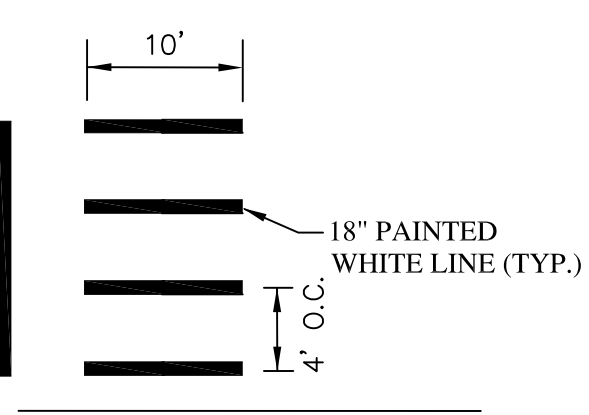
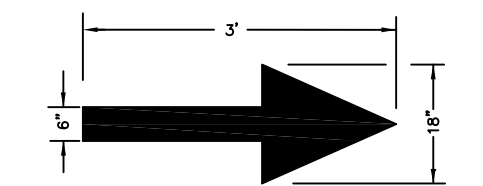
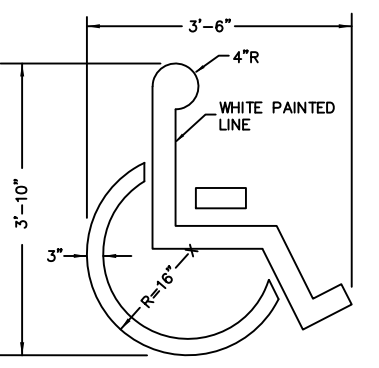
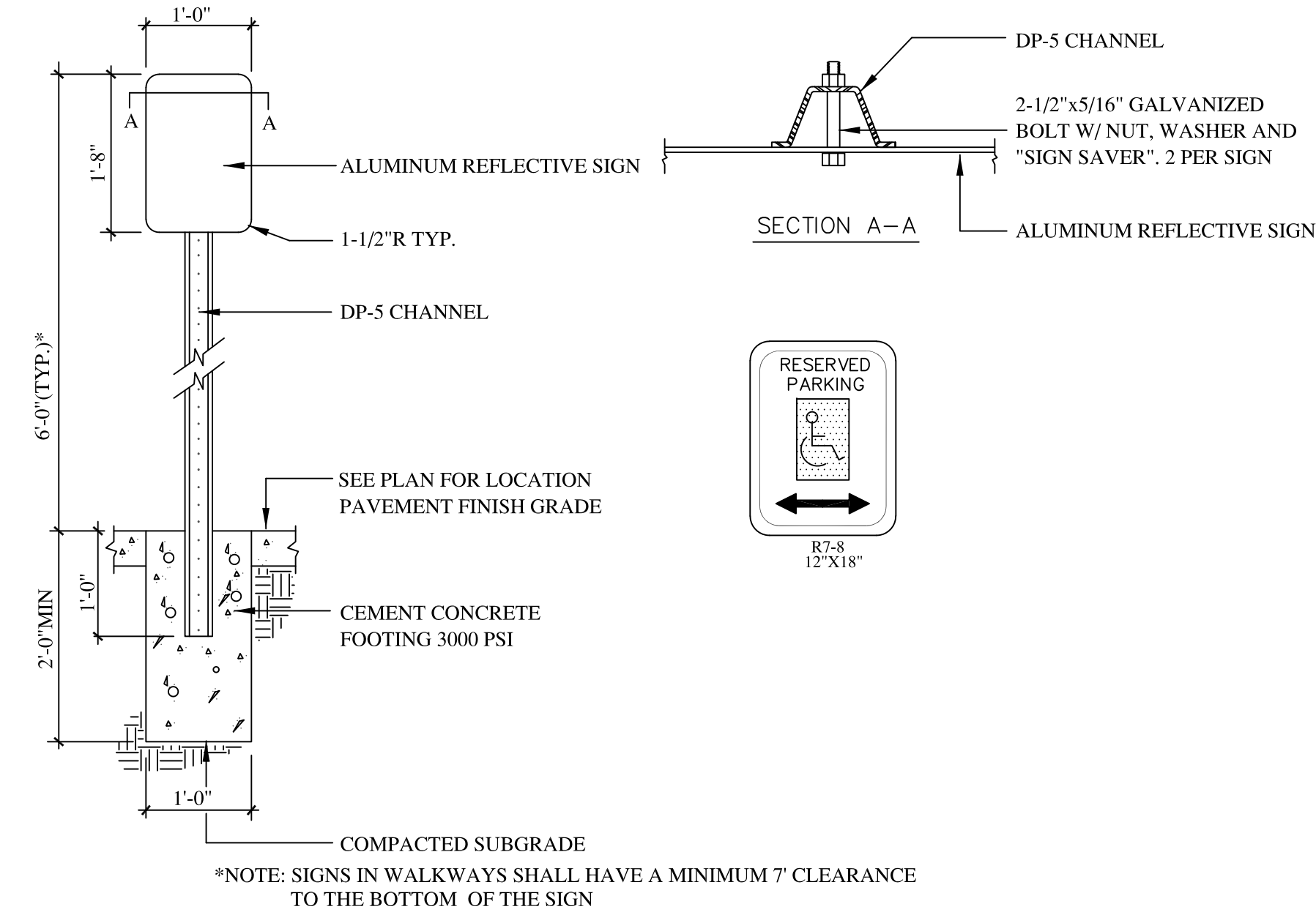
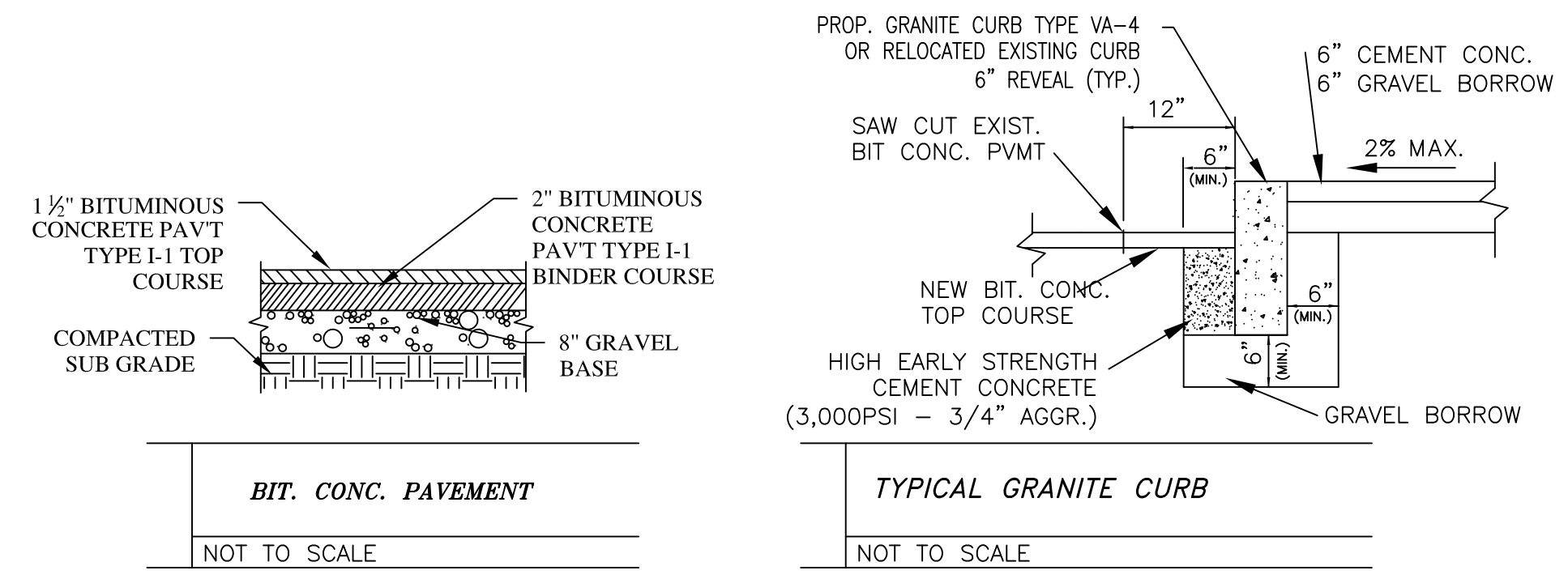
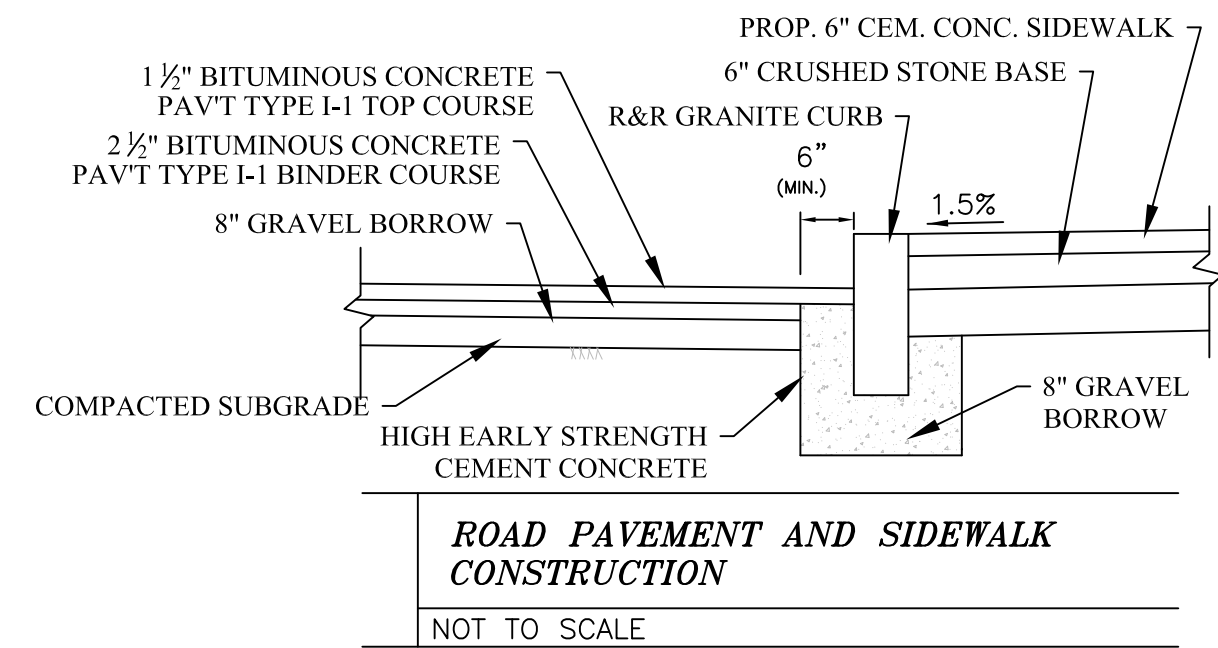
DATE:	9/2/2022
DRAWN BY:	H.M
CHECKED BY:	E.S
APPROVED BY:	C.C

SHEET 1 OF 1



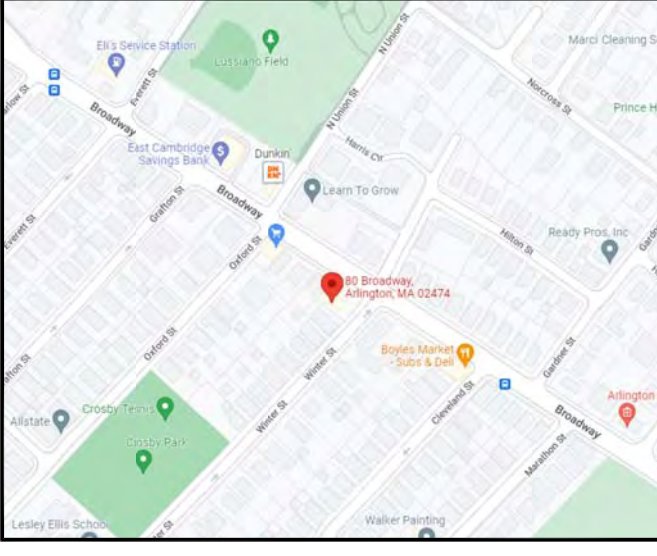
GENERAL NOTES

1. THIS PLAN IS FOR DEPICTS GENERAL SITE LAYOUT. FOR DETAILED INFORMATION SEE SPECIFIC CIVIL PLANS AND THE ARCHITECTURAL AND LANDSCAPE PLANS.
2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OR SIZE OF EXISTING UTILITIES ON THE SITE OR WITHIN THE STREET. IT IS THE CONTRACTORS RESPONSIBLE FOR VERIFYING AND RECORDING THE LOCATION OF EACH UTILITY.
3. THE CONTRACTOR SHALL CONTACT THE CITY OF ARLINGTON FOR THE MARKING OF EXISTING MUNICIPAL UTILITIES, AND SHALL ALSO CONTACT DIG-SAFE AT 1-888-344-7233, FAX 1-800-322-4844. DIG-SAFE MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. ALL WORK SHALL CONFORM TO THE CITY OF ARLINGTON STANDARD SPECIFICATIONS, THE CONTRACTOR IS RESPONSIBLE FOR ENSURING CONSTRUCTION FOLLOWS STATE AND FEDERAL REGULATIONS.
5. THE CONTRACTOR SHALL SUPPLY ALL PIPING, STRUCTURES, MATERIALS, AND APPURTENANCES, NECESSARY TO COMPLETE THE PROPOSED STORM DRAIN AND UTILITY SYSTEM AS INDICATED ON THE PLANS.
6. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED TO PROTECT AGAINST CAVE-IN.
7. UTILITIES SHOWN ON THIS PLAN ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE LICENSED PLUMBER OR MECHANICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF EACH UTILITY CONNECTION.
8. THE CONTRACTOR SHALL COORDINATE FINAL ROOF DRAINS WITH ARCHITECTURAL PLANS AND TIE ROOF DRAINS INTO THE INFILTRATION SYSTEM.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY ENGINEER FOR INSPECTION OF THE STORM DRAINAGE & UTILITY SYSTEMS AND MUST RECORD ALL RIM/INVERT AND PIPE LOCATIONS FOR DEVELOPMENT OF AN AS-BUILT PLAN.
10. THE CONTRACTOR SHALL TAKE DIGITAL PHOTOGRAPHS AT EACH STAGE OF CONSTRUCTION, AND SHALL PROVIDE AN AS-BUILT DRAWING FOR SUBMISSION TO THE CITY WHICH WILL INCLUDE, ALL DRAINAGE COMPONENTS, CONVEYANCES OR LOCATION OF PIPES, ELEVATIONS, INVERTS, INFILTRATION SYSTEM, AREA DRAINS, CATCH BASINS, CLEANOUTS, SIZES AND MATERIALS, ETC.
11. THE CONTRACTOR SHALL SWEEP ANY TRACKED DIRT AND SEDIMENTS FROM CONSTRUCTION VEHICLES THAT WASH ONTO THE STREET AT THE END OF EACH DAY OF CONSTRUCTION.
12. ALL WALKWAYS WITHIN THE LIMITS OF THE PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH ADA/AAB REQUIREMENTS.
13. REMOVE AND RELOCATE ALL STREET SIGNS FOR THE PROPOSED WORK AS ENQUIRED.
14. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
15. THE CONTRACTOR SHALL REFER TO THE CITY OF ARLINGTON ENGINEERING DEPARTMENT STANDARD DETAILS AND GENERAL UTILITY PERMITTING REQUIREMENTS



Composite Civil Site Plan

80 Broadway
Arlington, MA



PARCEL ID: 027.0-0003-0005.0

- ANTICIPATED SHEETS:
- EXISTING CONDITIONS SURVEY
 - EXISTING CONDITIONS SURVEY w/ PROP.
 - C-1 COMPOSITE SITE PLAN
 - C-2 SITE STAGING
 - C-3 SITE LAYOUT & MATERIALS
 - C-4 GRADING AND DRAINAGE
 - C-5 UTILITY PLAN
 - DETAILS 1
 - DETAILS 2
 - DETAILS 3
 - LANDSCAPE PLAN
 - LANDSCAPE DETAILS

MATERIALS:

DRAIN LINES SHALL BE 6" SDR35 w/ 2' MIN. COVER OVER PIPE. 1% SLOPE MIN.

WATER: 1.5" COPPER, TYPE K (MINIMUM OF 5 FEET BELOW GRADE)

FIRE: 4" DI CL (MINIMUM OF 5 FEET BELOW GRADE) ZINC COATED

REFERENCES:

SURVEY: Spruhan Engineering, P.C.

ARCHITECT: Choo & Company, Inc.

Columbia Design Group, LLC
Consulting Engineers

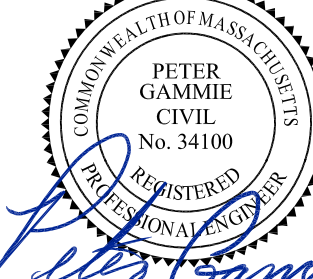
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(T) 617.506.1474 (F) 617.507.7740

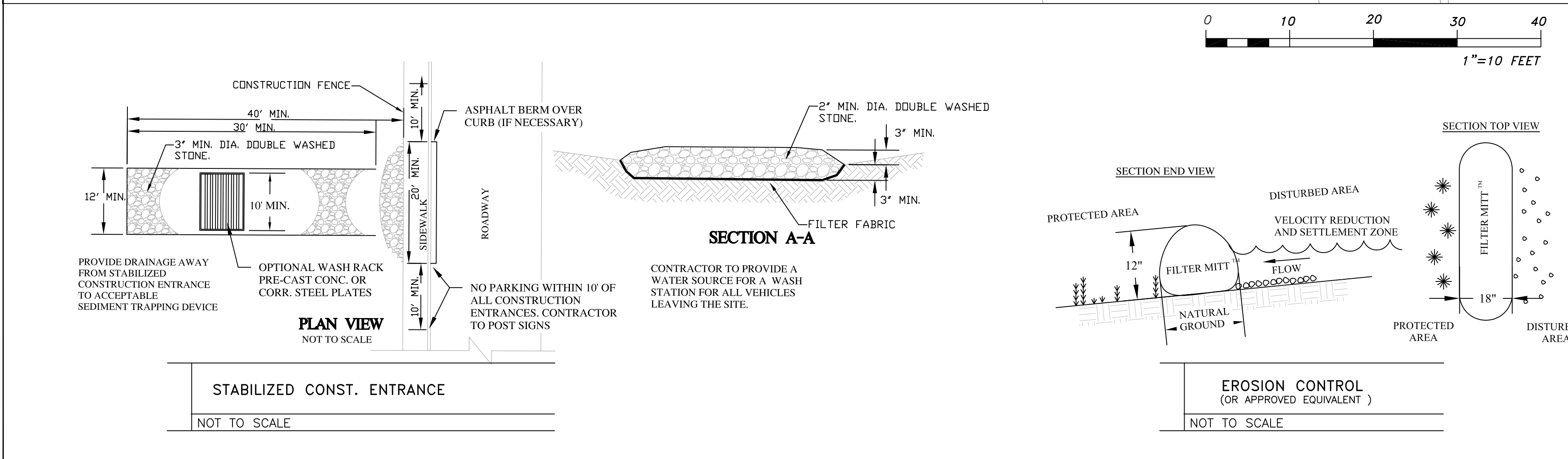
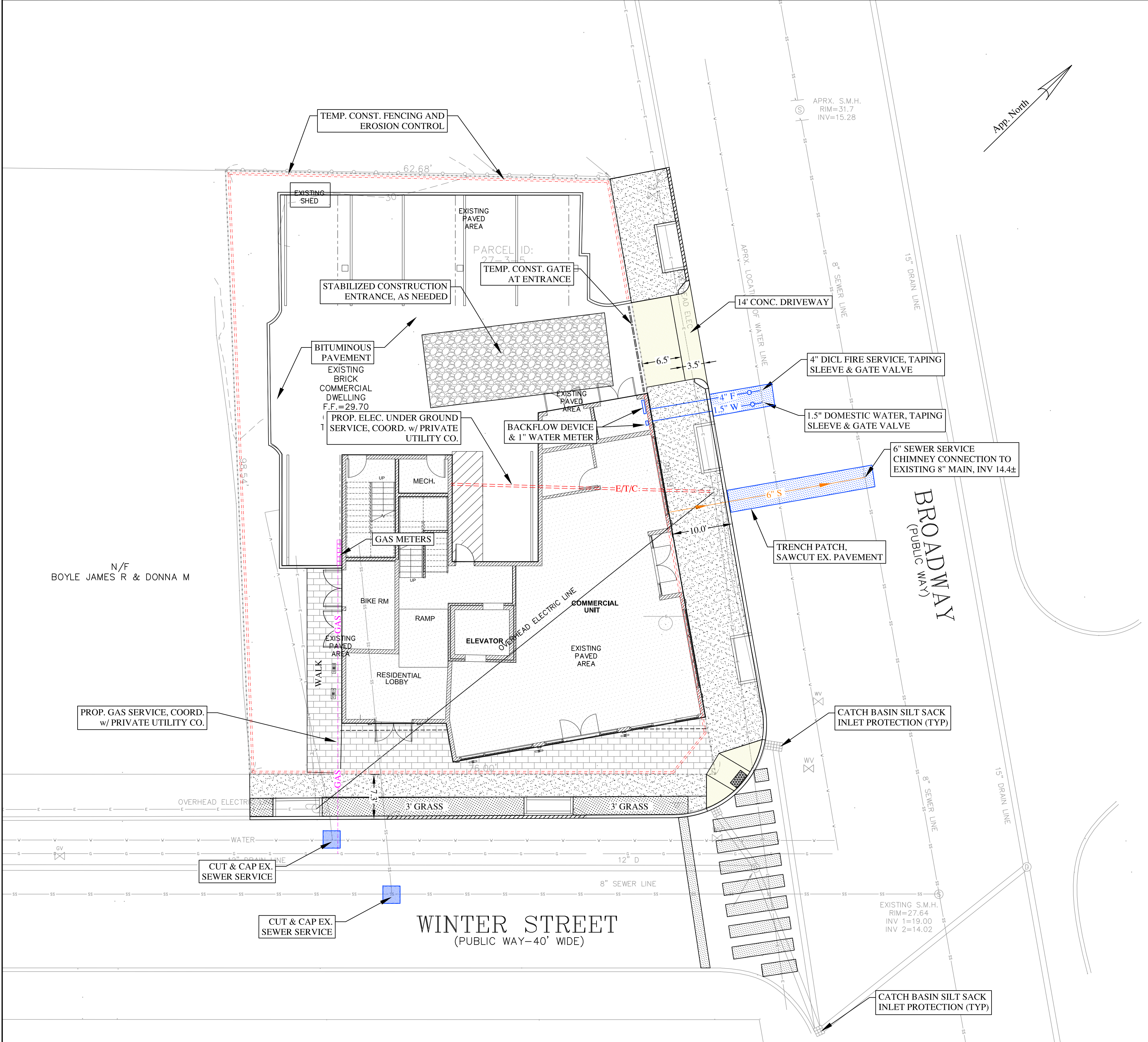
COMPOSITE CIVIL SITE PLAN

September 6, 2022 Scale: 1" = 10'

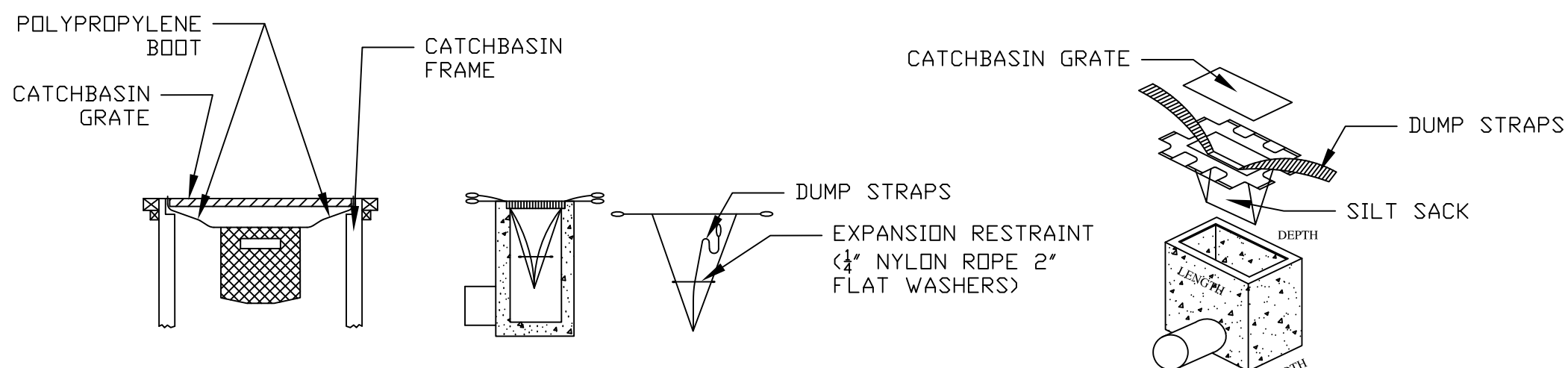
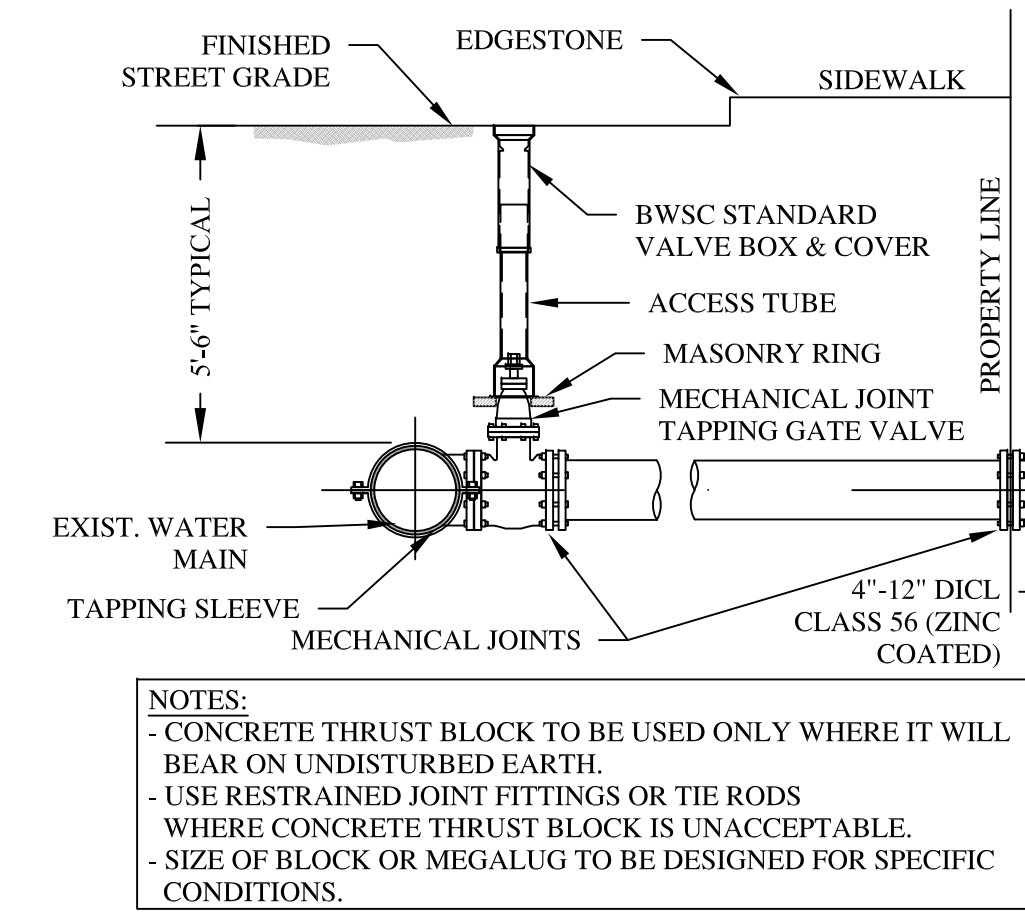
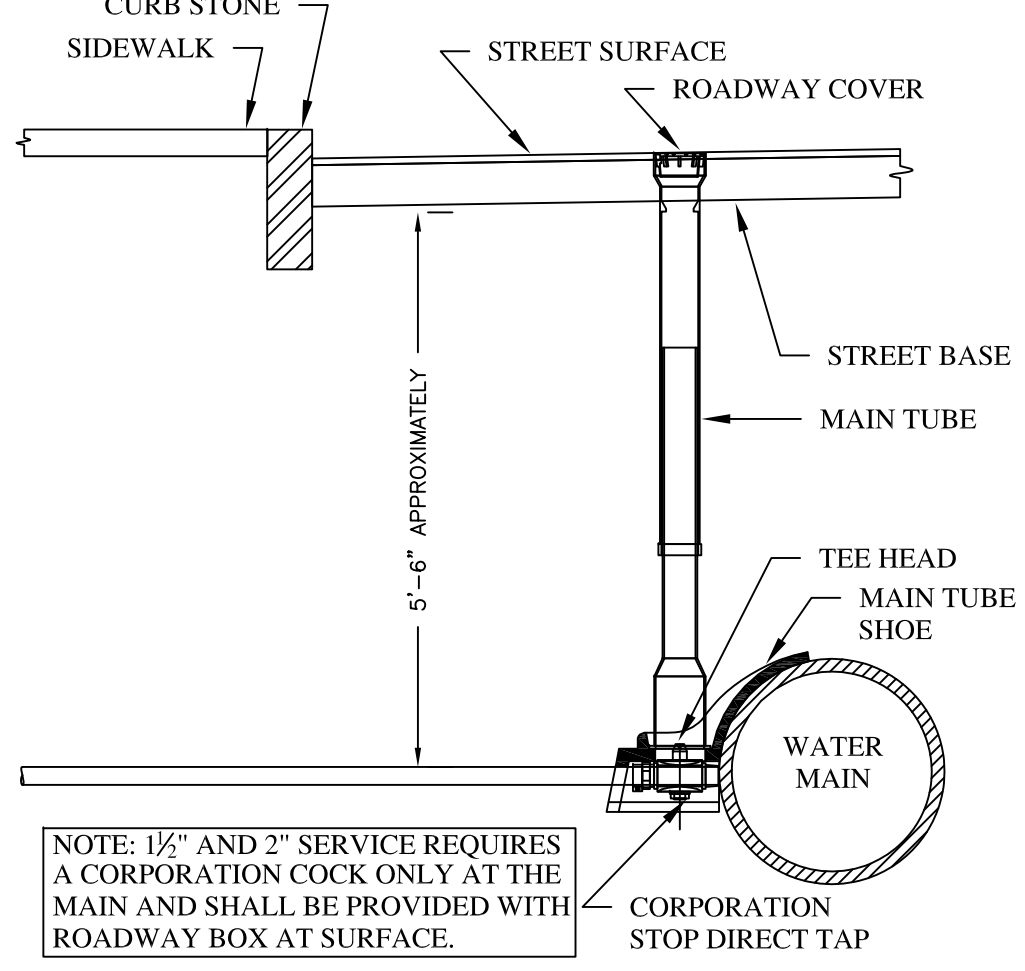
Project No.: 2022-145 Drawing by: PG

C-1
Sheet 1 of 5





- GENERAL NOTES**
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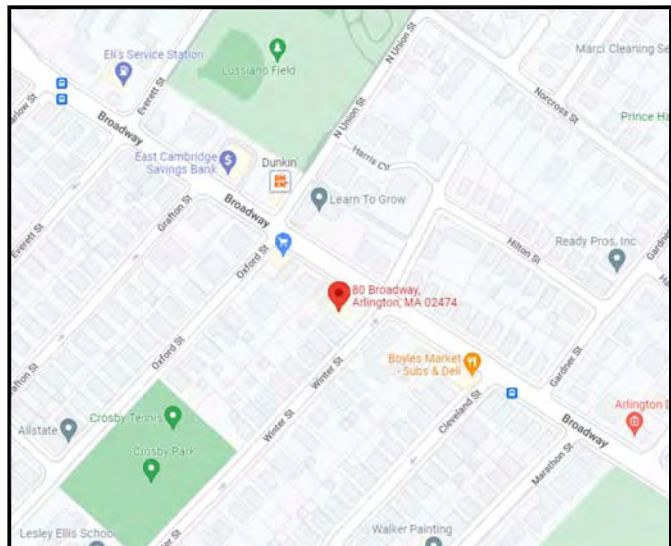
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND AND CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL DECREASE WITH THIS METHOD AND CONTRACTOR SHALL EXPECT FLOODING TO OCCUR DURING HIGH FLOW EVENTS.

INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT

MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

Layout & Utility Plan

80 Broadway
Arlington, MA



MATERIALS:
DRAIN LINES SHALL BE 6" SDR35 w/ 2' MIN. COVER OVER PIPE. 1% SLOPE MIN.
WATER: 1.5" COPPER, TYPE K (MINIMUM OF 5 FEET BELOW GRADE)
FIRE: 4" DI CL (MINIMUM OF 5 FEET BELOW GRADE) ZINC COATED

REFERENCES:
SURVEY: Spruhan Engineering, P.C.
ARCHITECT: Choo & Company, Inc.

Date	Comment

Columbia Design Group, LLC
Consulting Engineers

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Boston, MA 02125
(T) 617.506.1474 (F) 617.507.7740

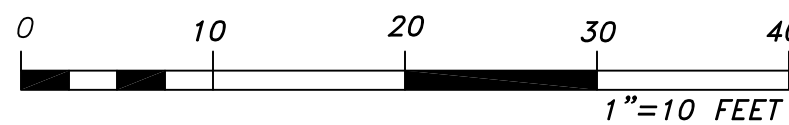
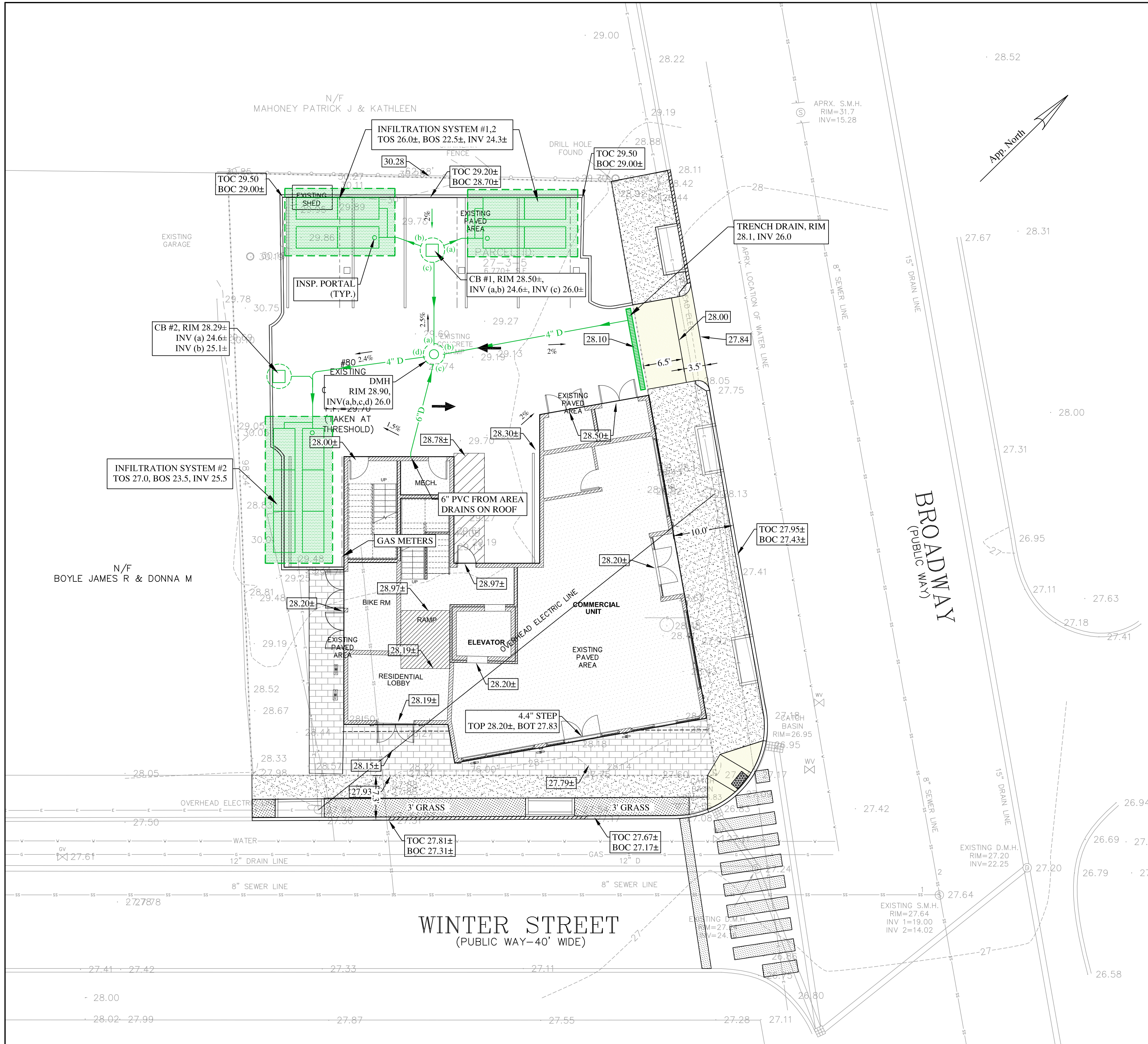
LAYOUT & UTILITY PLAN

September 6, 2022 Scale: 1" = 10'

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C-2
Sheet 2 of 5





INFILTRATION SYSTEM SIZING

INFILTRATION SYSTEM #1
2 Chambers/Row = 17.86' Base Length
2 Rows = 11.00' Base Width
Height = 3.50' Field Height
4 Chambers x 45.9 cf = 183.8 cf Chamber Stor.
687.5 cf Field - 183.8 cf Chambers = 503.7 cf Stone x 40.0% Voids = 201.5 cf Stone Storage
Chamber Storage + Stone Storage = 385.2 cf
Overall System Size = 17.86' x 11.00' x 3.50'

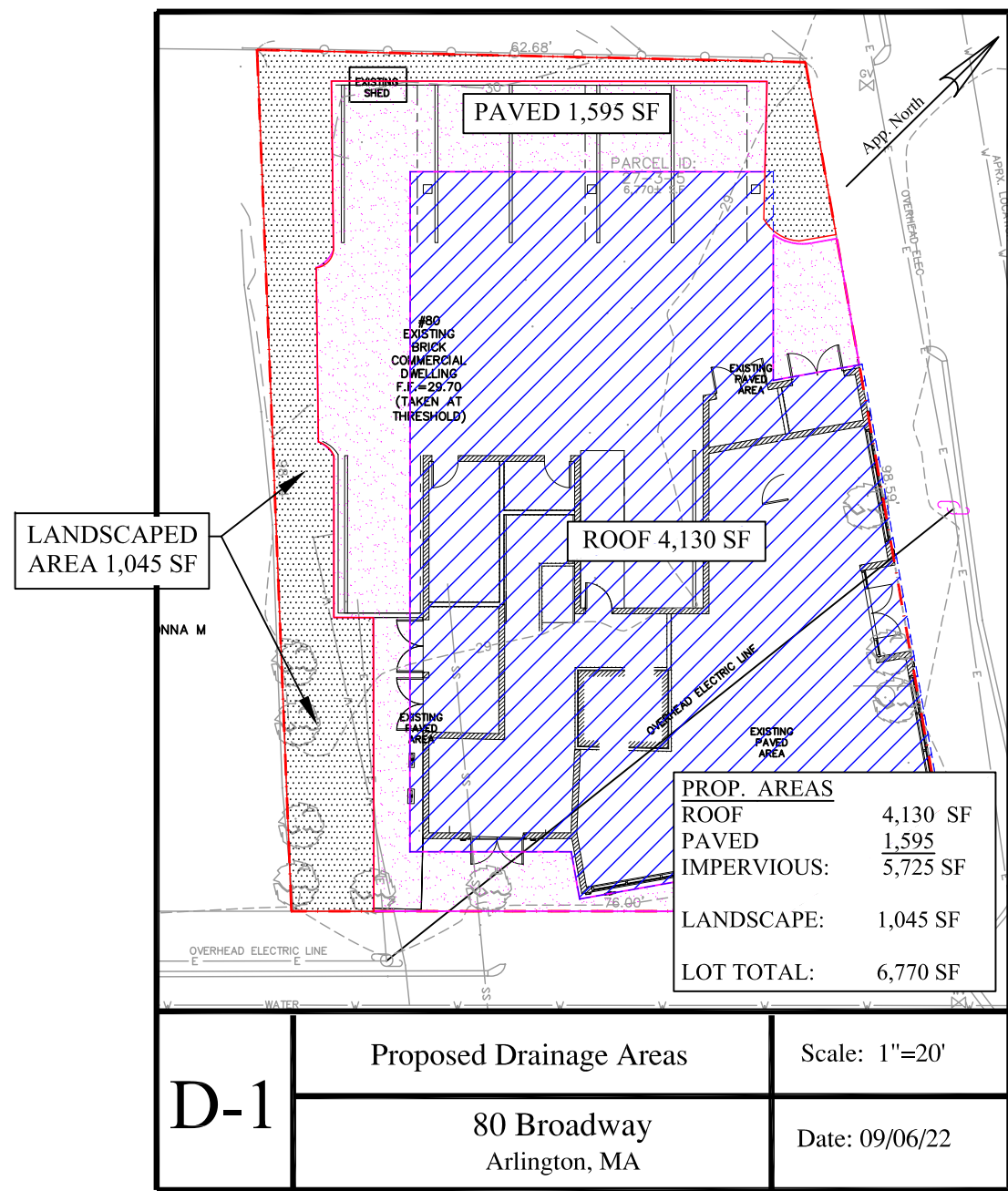
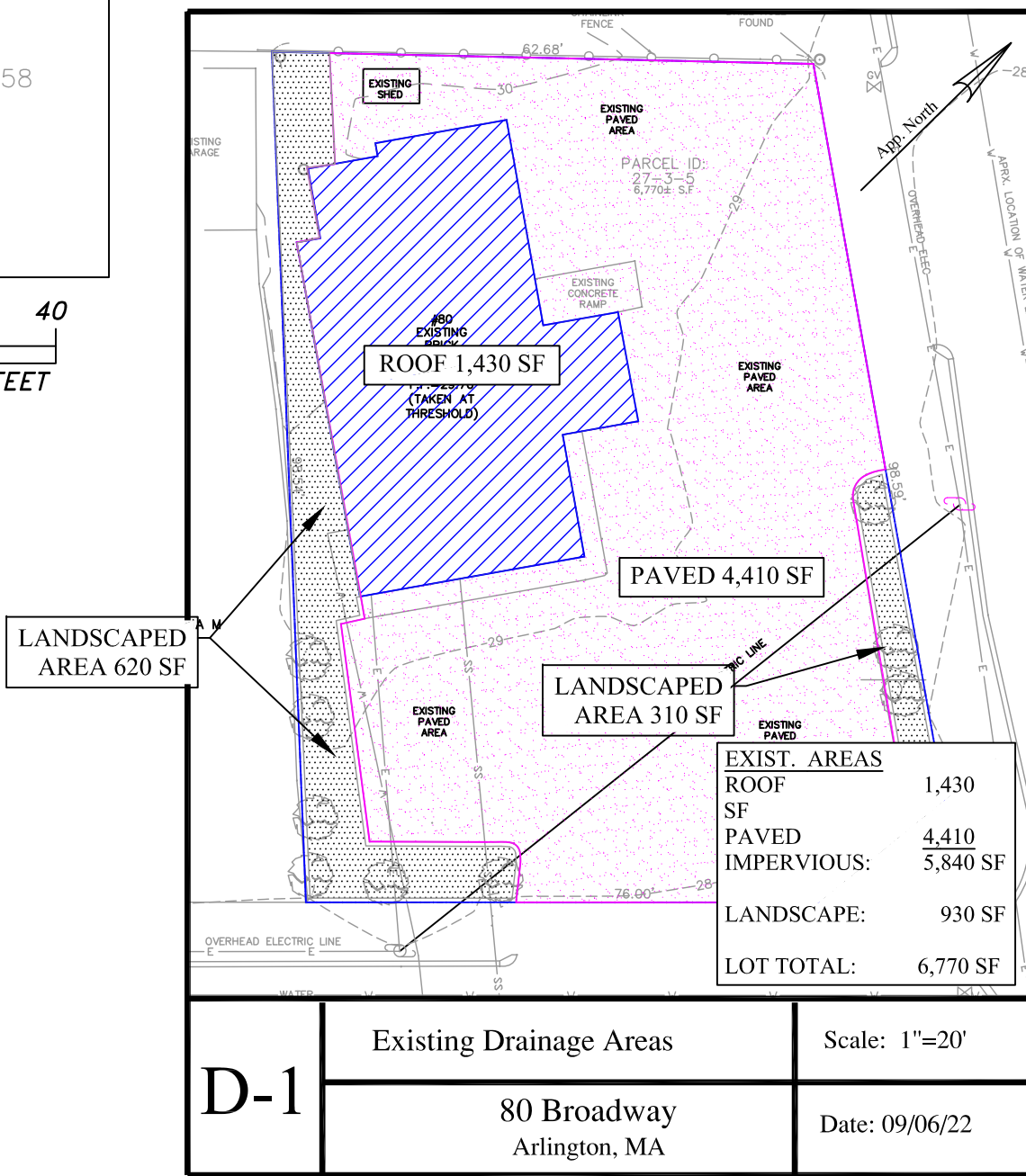
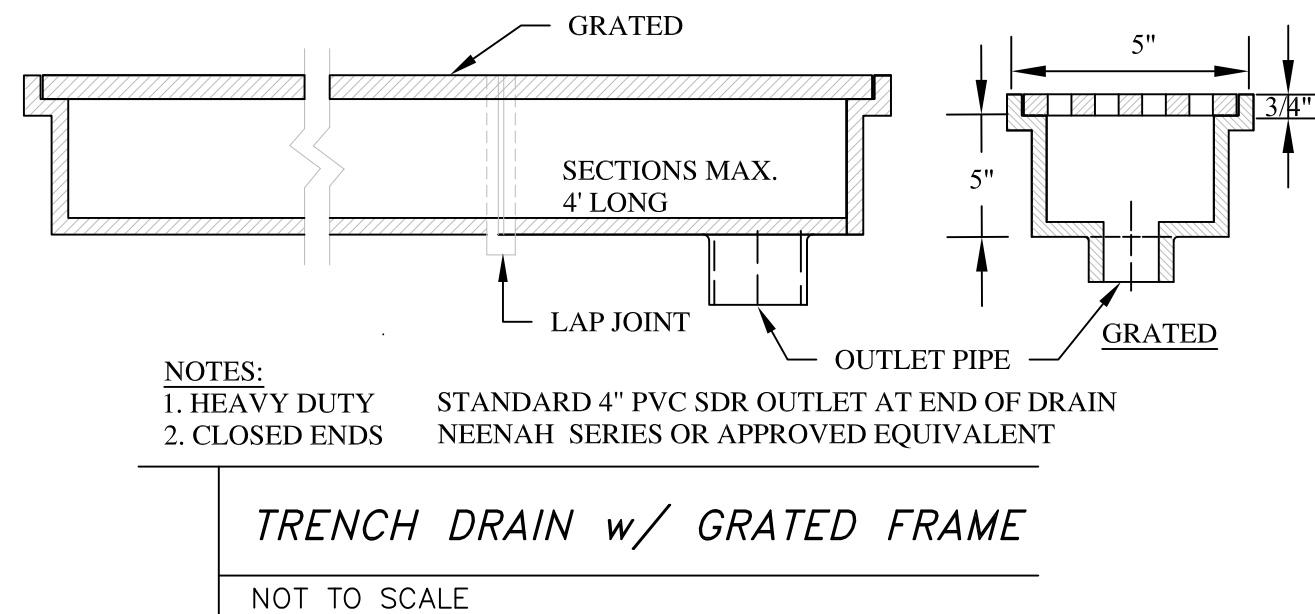
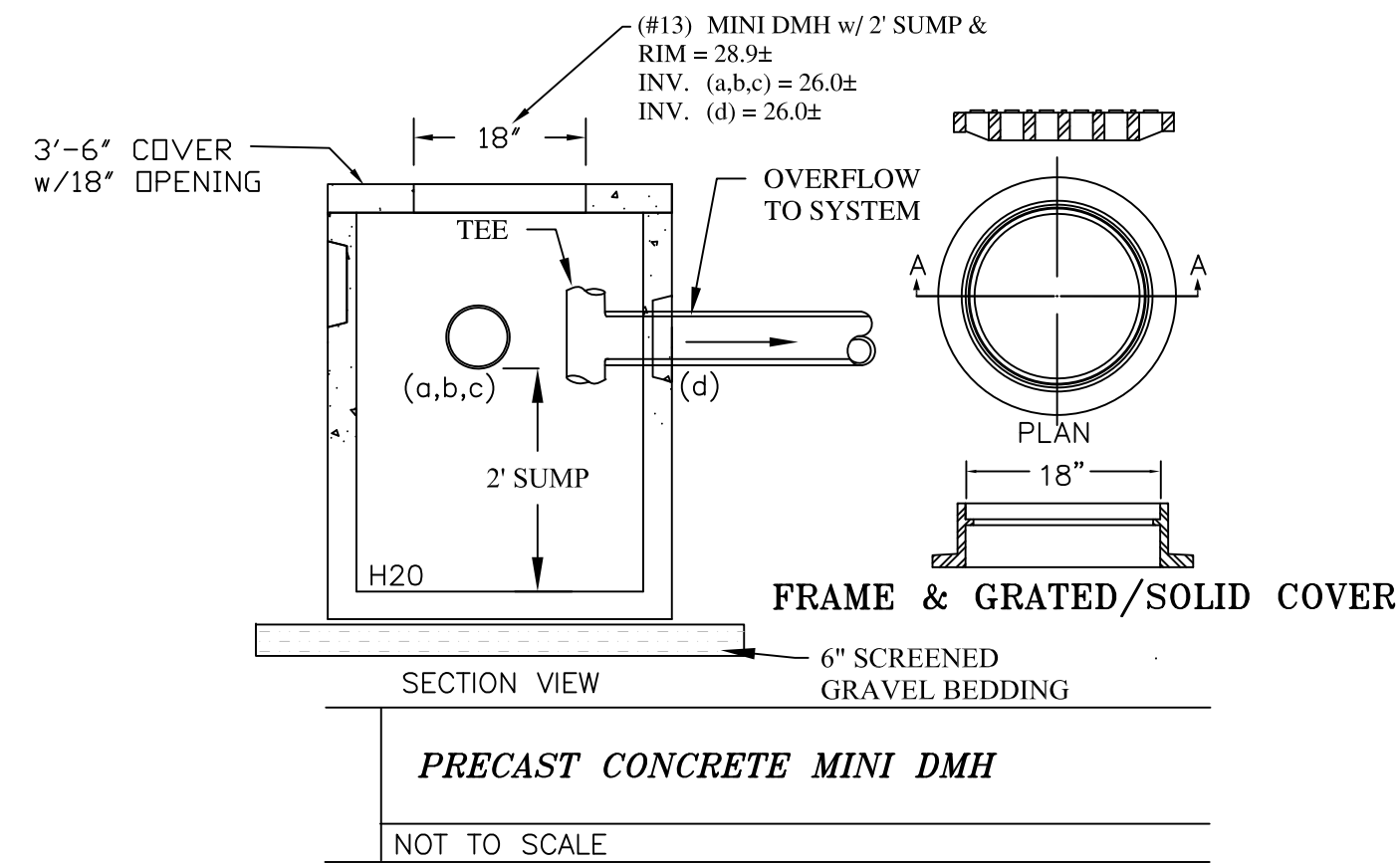
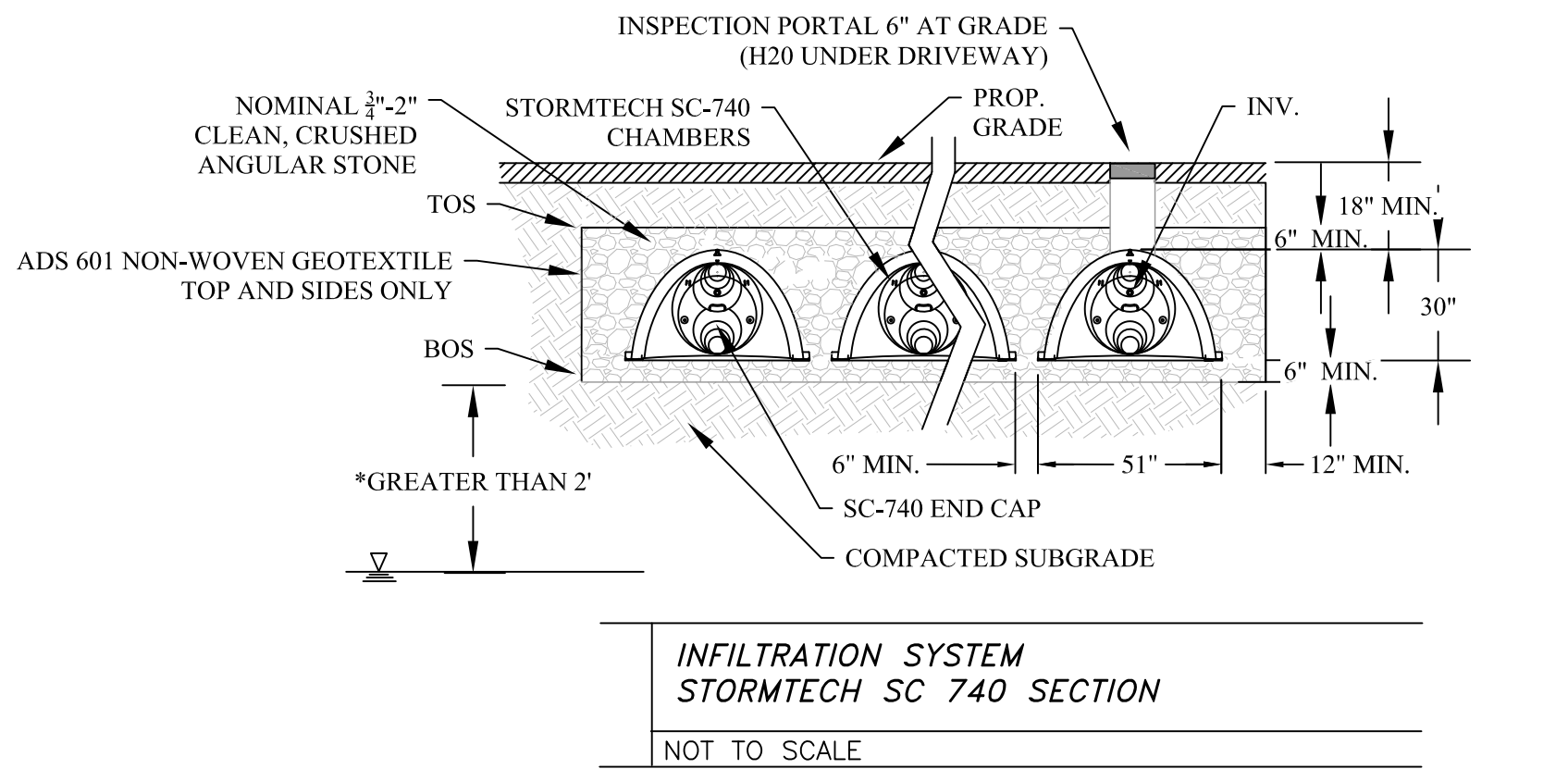
INFILTRATION SYSTEM #2
2 Chambers/Row = 17.86' Base Length
2 Rows = 11.00' Base Width
Height = 3.50' Field Height
4 Chambers x 45.9 cf = 183.8 cf Chamber Stor.
687.5 cf Field - 183.8 cf Chambers = 503.7 cf Stone x 40.0% Voids = 201.5 cf Stone Storage
Chamber Storage + Stone Storage = 385.2 cf
Overall System Size = 17.86' x 11.00' x 3.50'

INFILTRATION SYSTEM #3
3 Chambers/Row = 24.98' Base Length
2 Rows = 11.00' Base Width
Height = 3.50' Field Height
6 Chambers x 45.9 cf = 275.6 cf Chamber Stor.
961.6 cf Field - 275.6 cf Chambers = 686.0 cf Stone x 40.0% Voids = 274.4 cf Stone Storage
Chamber Storage + Stone Storage = 550.0 cf
Overall System Size = 24.98' x 11.00' x 3.50'

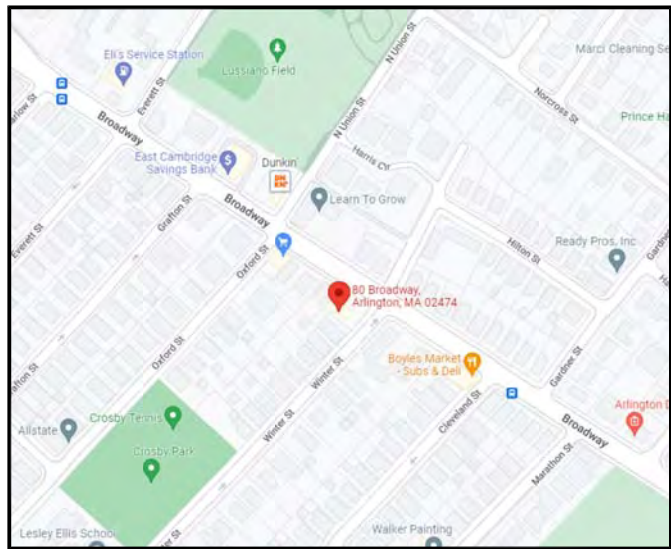
NOTE:
Soils information is obtained from NRCS Soils Survey indicates this area to be 626-B Merrimac-Urban land.

Typical profile
A0 - 0 to 10 inches: fine sandy loam
Bw1 - 10 to 22 inches: fine sandy loam
Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand
2C - 26 to 65 inches: stratified gravel to very gravelly sand

Soil testing will be performed at the start of construction at each infiltration system. For the purpose of this analysis, we have assumed a very conservative hydraulic soil group HSG B, which has an associated Rawls infiltration rate of 1.02 in/hr. It is anticipated the seasonal high ground water will be well below the bottom of the infiltration systems.



**Drainage
&
Grading Plan**
80 Broadway
Arlington, MA



MATERIALS:
DRAIN LINES SHALL BE SDR35 w/ 12" MIN. COVER
OVER PIPE. 1% SLOPE MIN.
SEWER SERVICES SHALL BE 6" PVC SDR35 PIPE

REFERENCES:
SURVEY: Spruhan Engineering, P.C.
ARCHITECT: Choo & Company, Inc.

Date	Comment

Columbia Design Group, LLC
Consulting Engineers

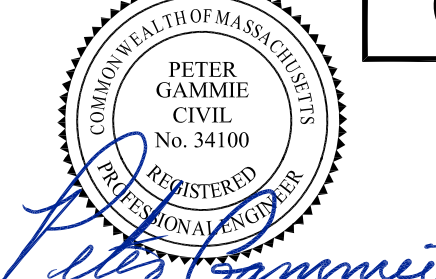
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Boston, MA 02125
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Drainage & Grading Plan

September 6, 2022 Scale: 1" = 10'

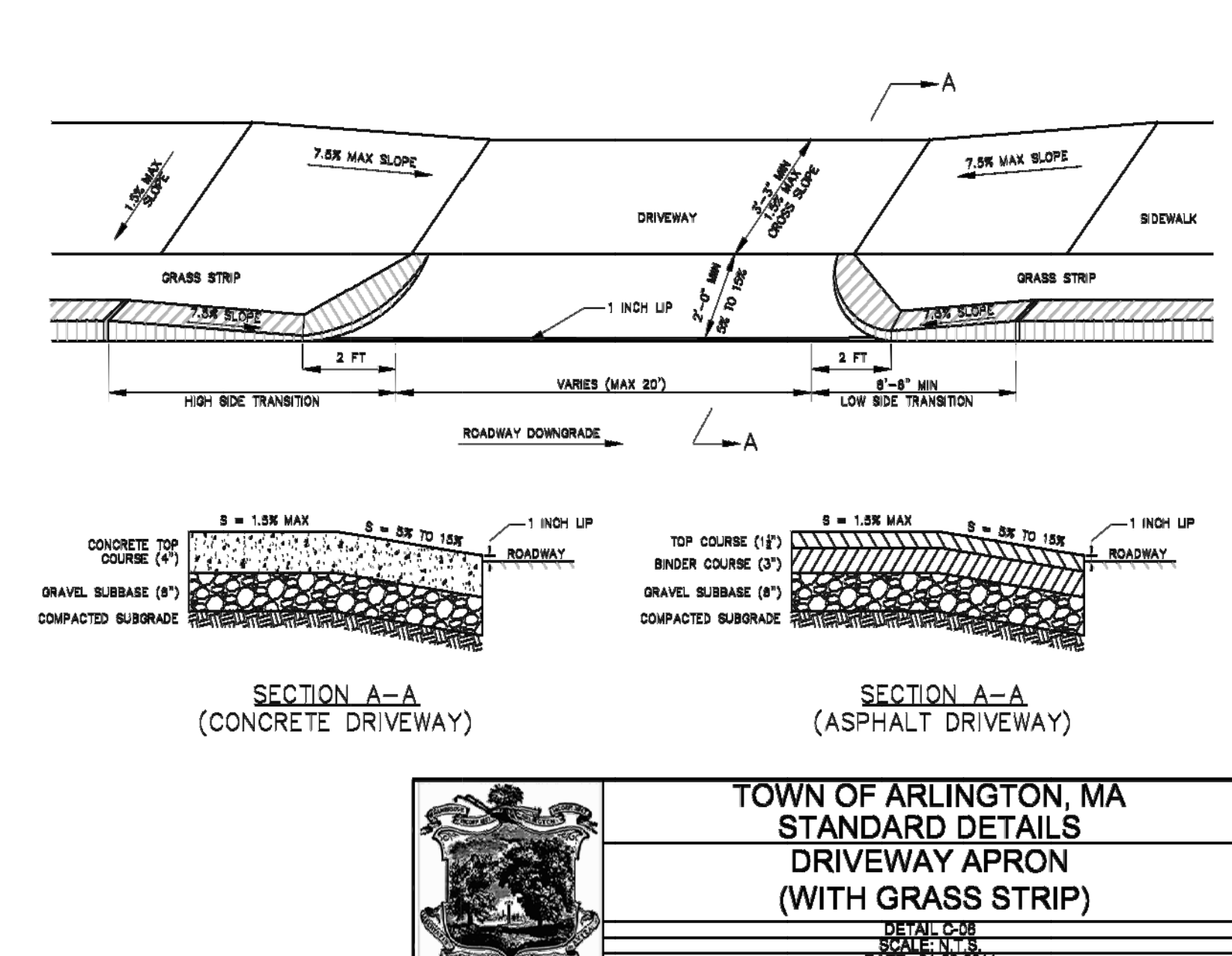
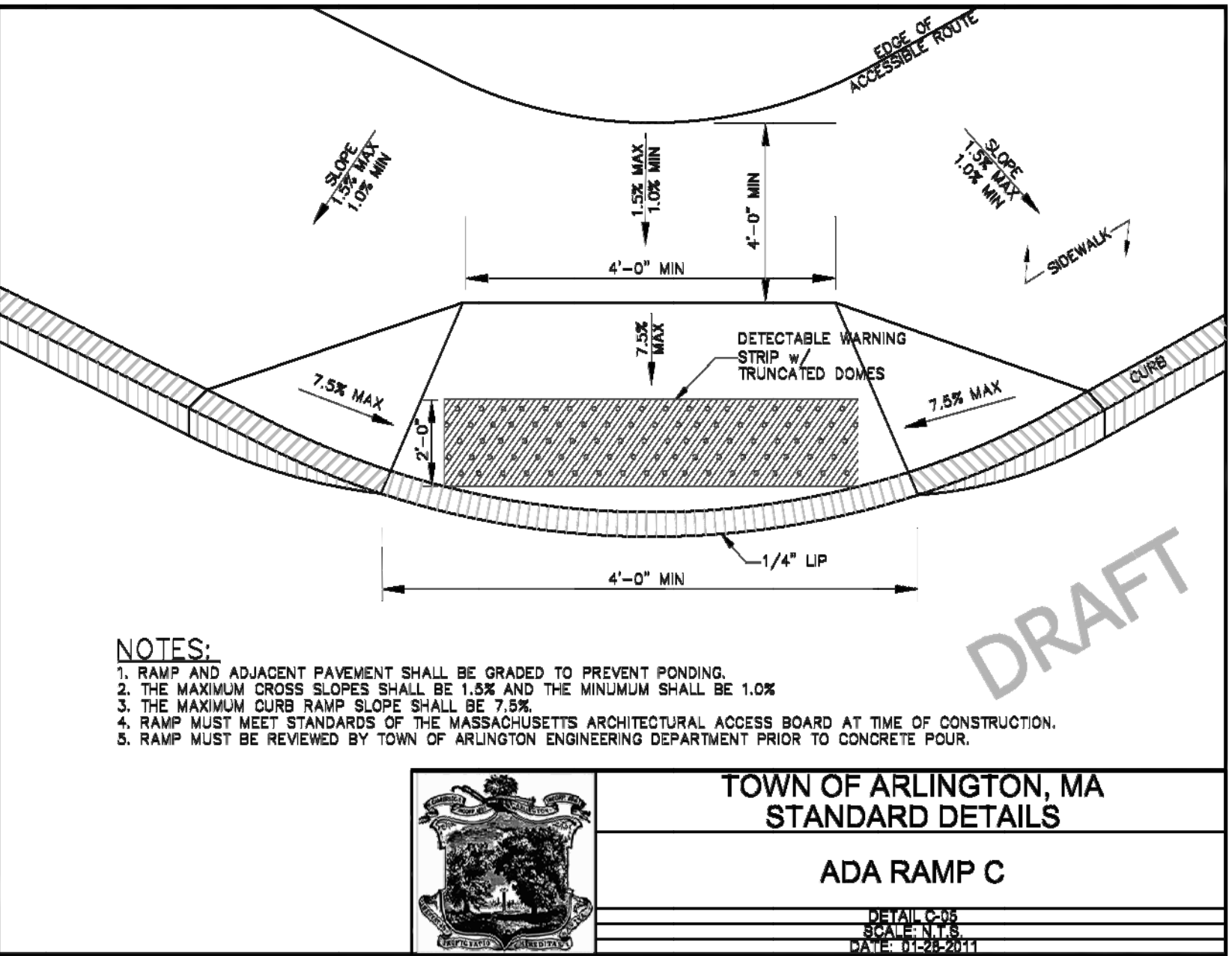
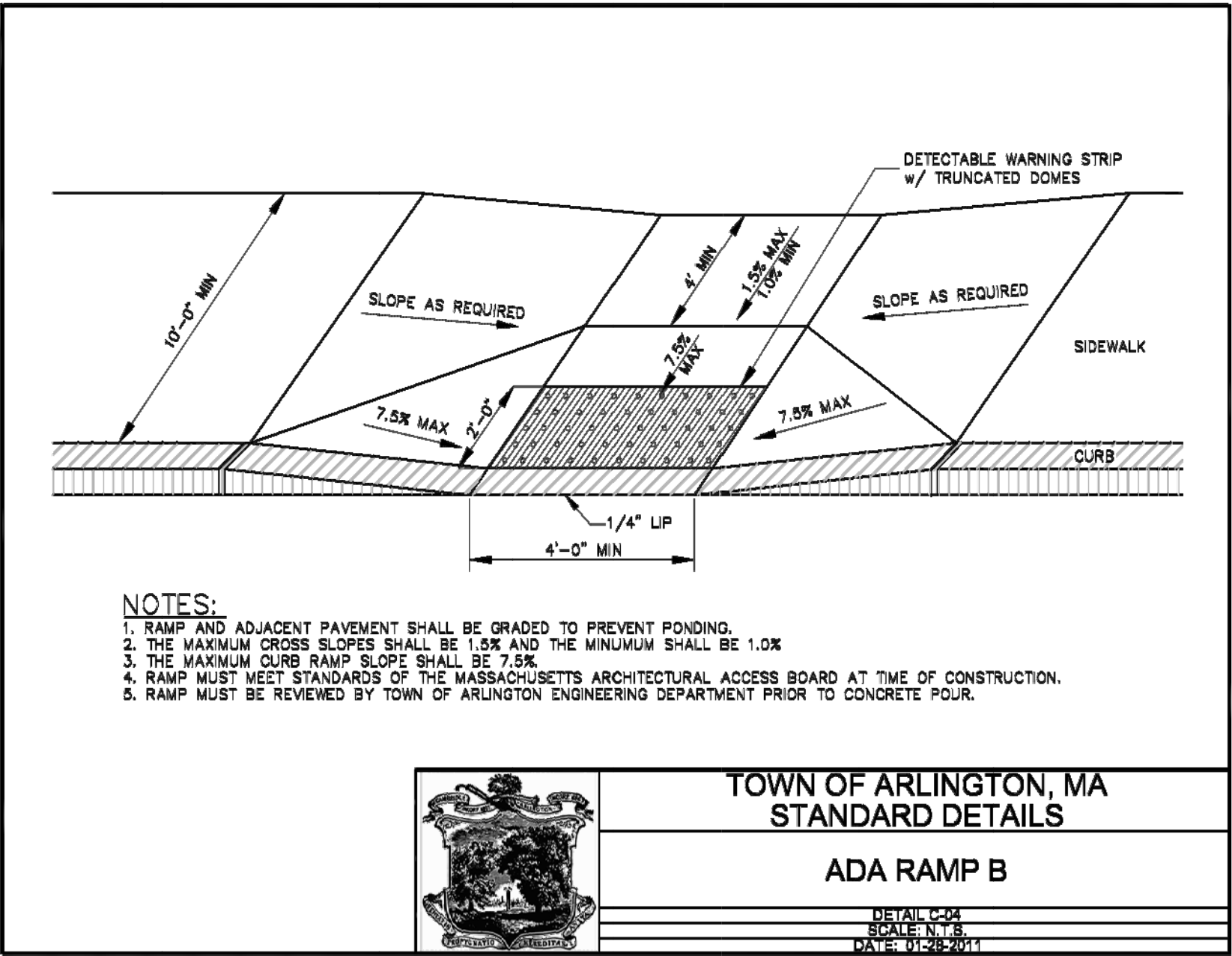
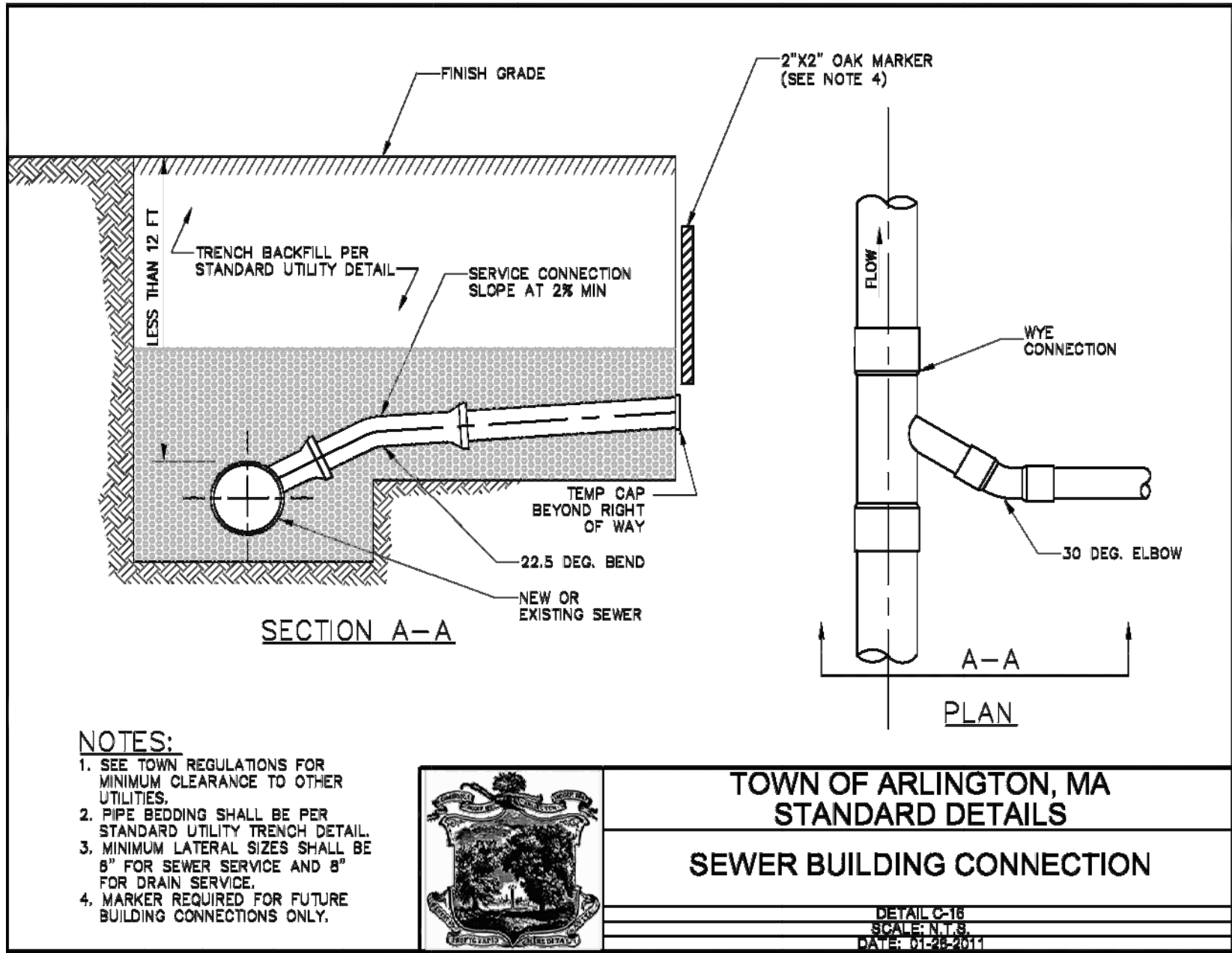
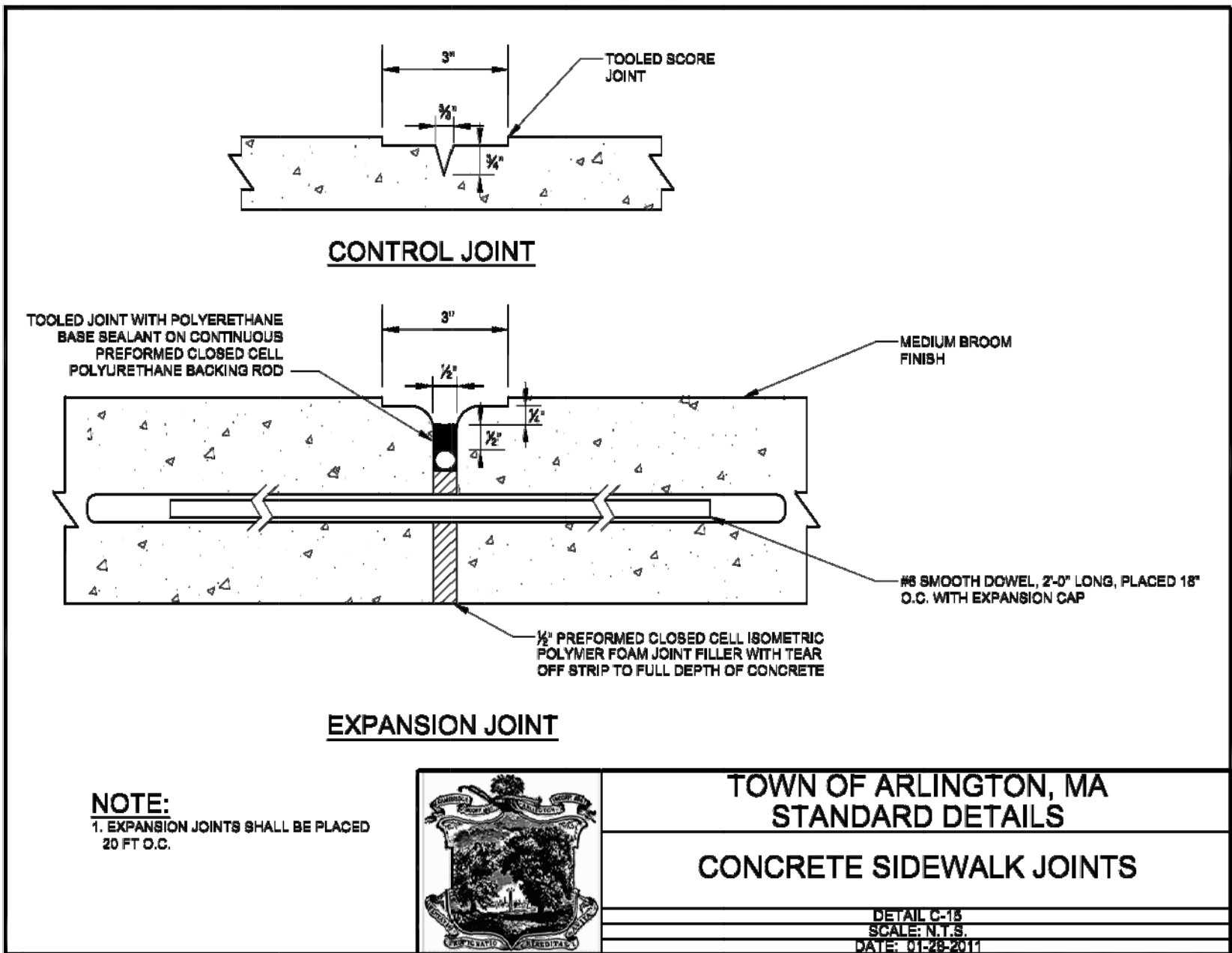
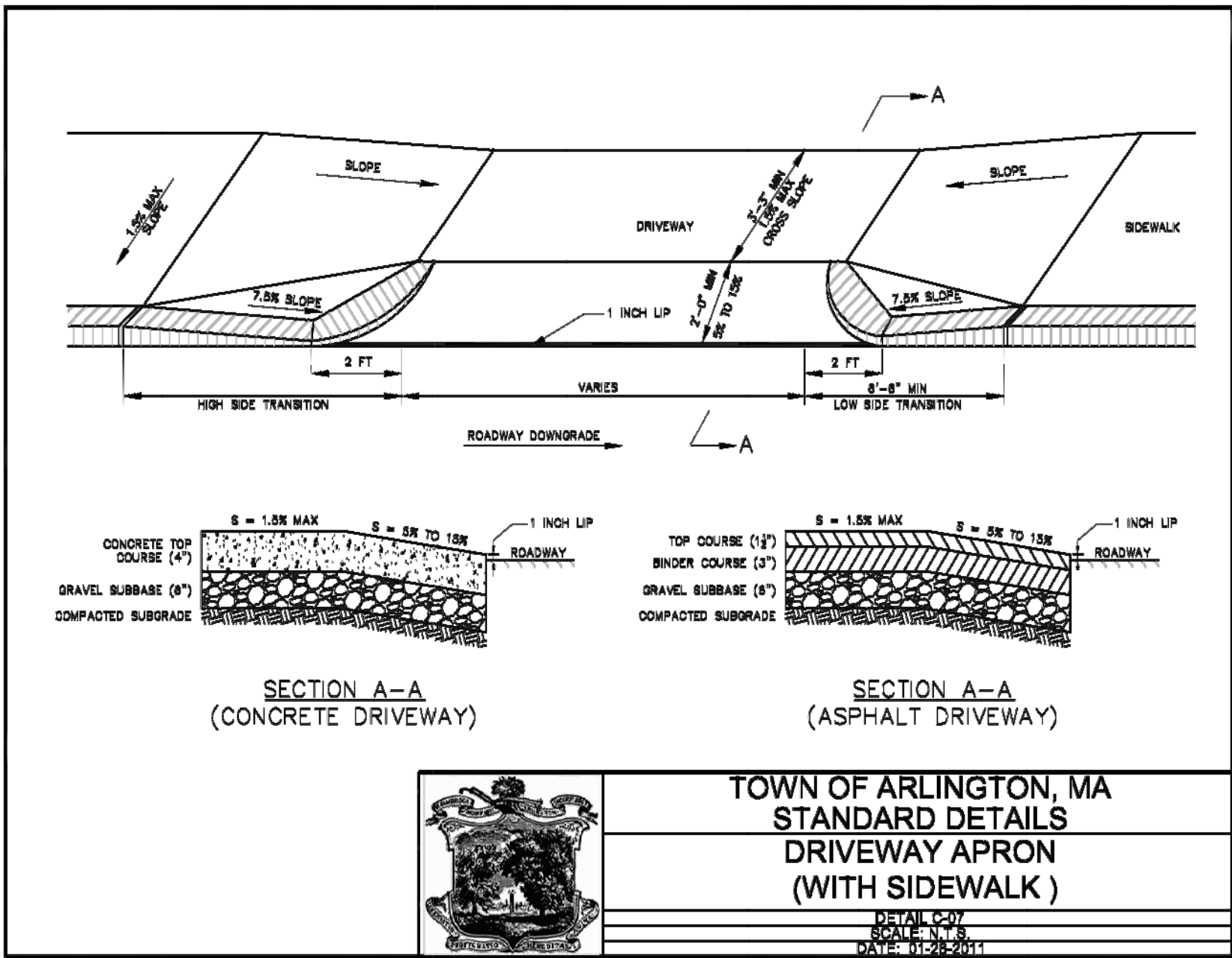
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C-3
Sheet 3 of 5



Standard Detail
Sheet

80 Broadway
Arlington, MA



Date Comment

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Consulting Engineers

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SITE PLAN

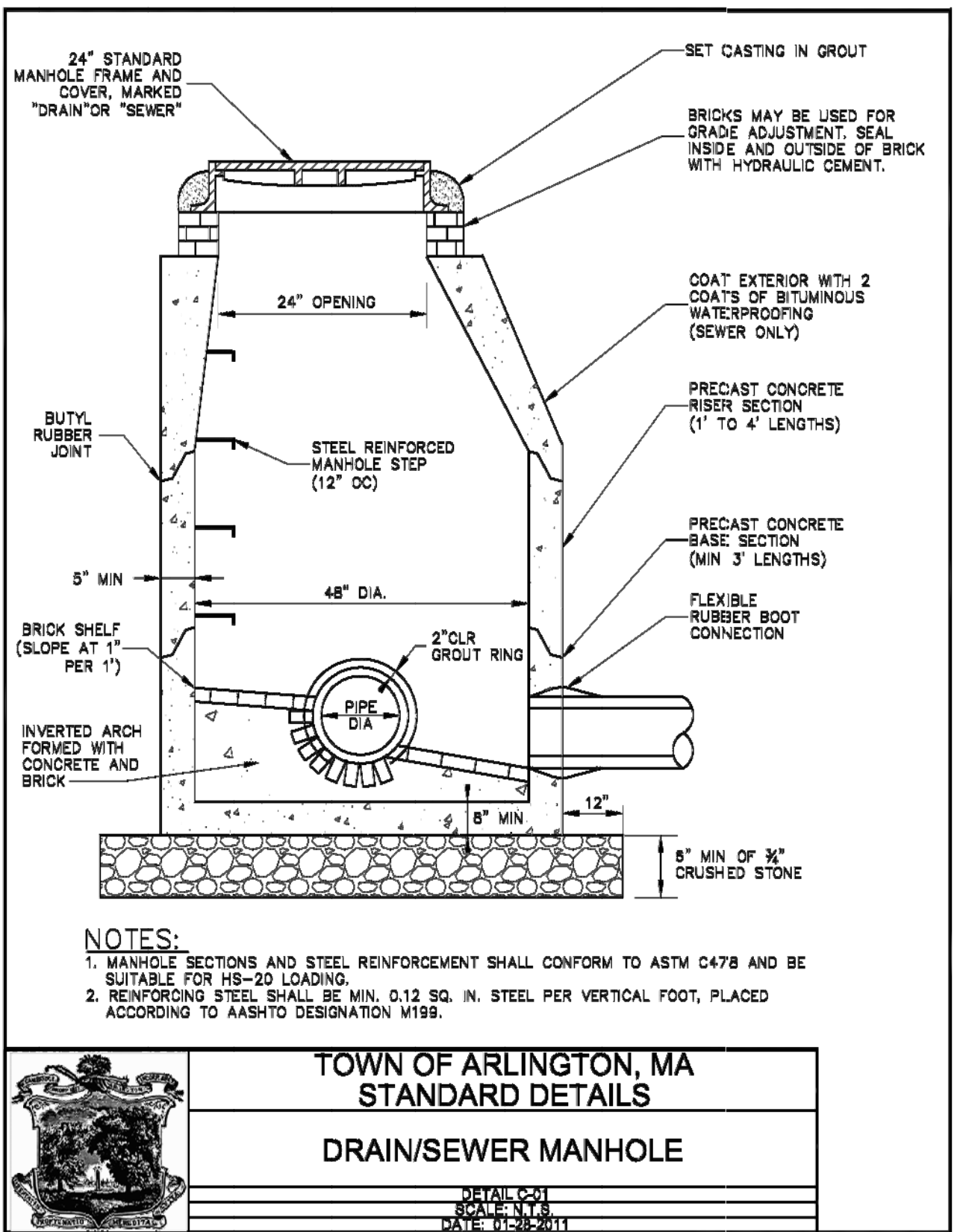
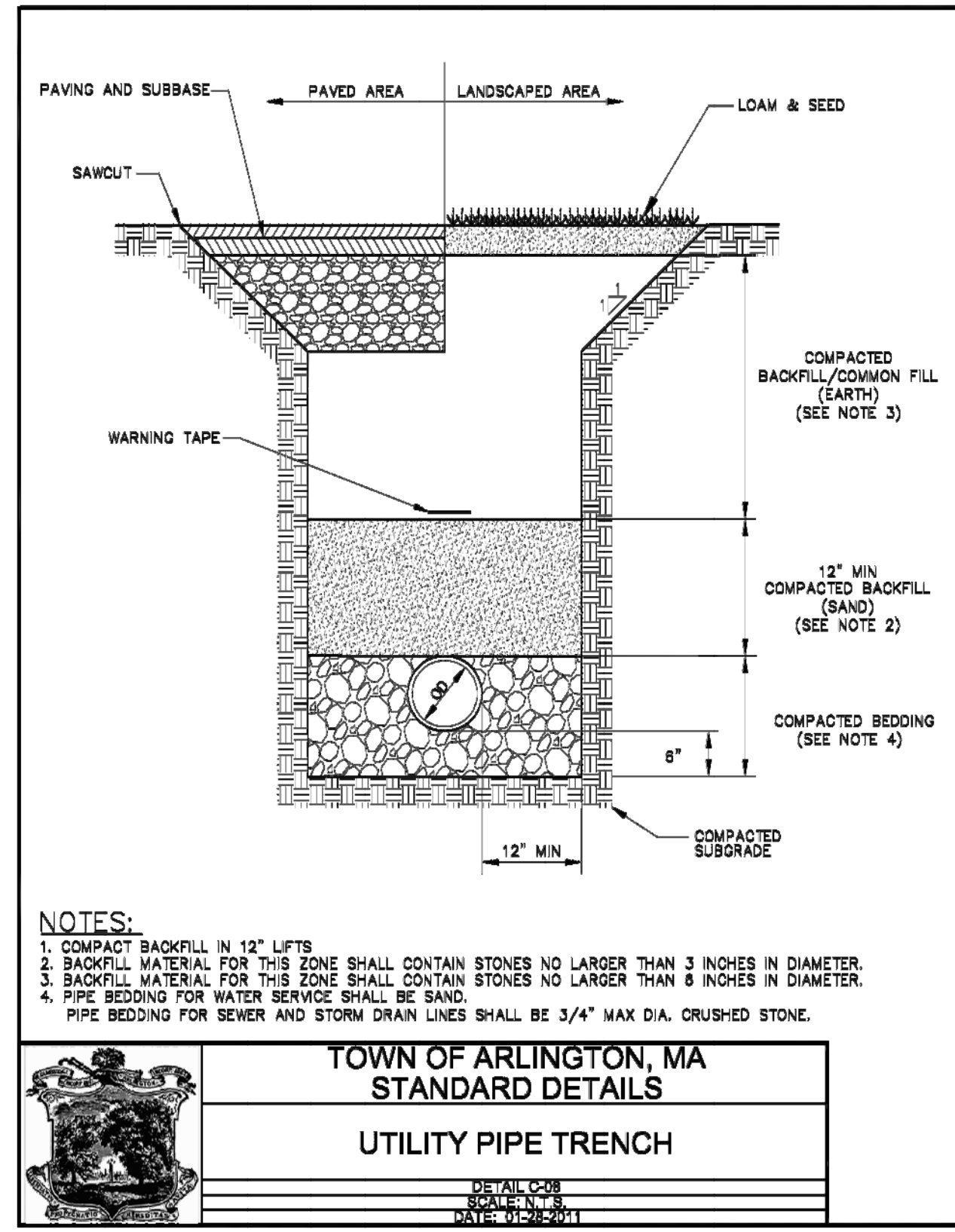
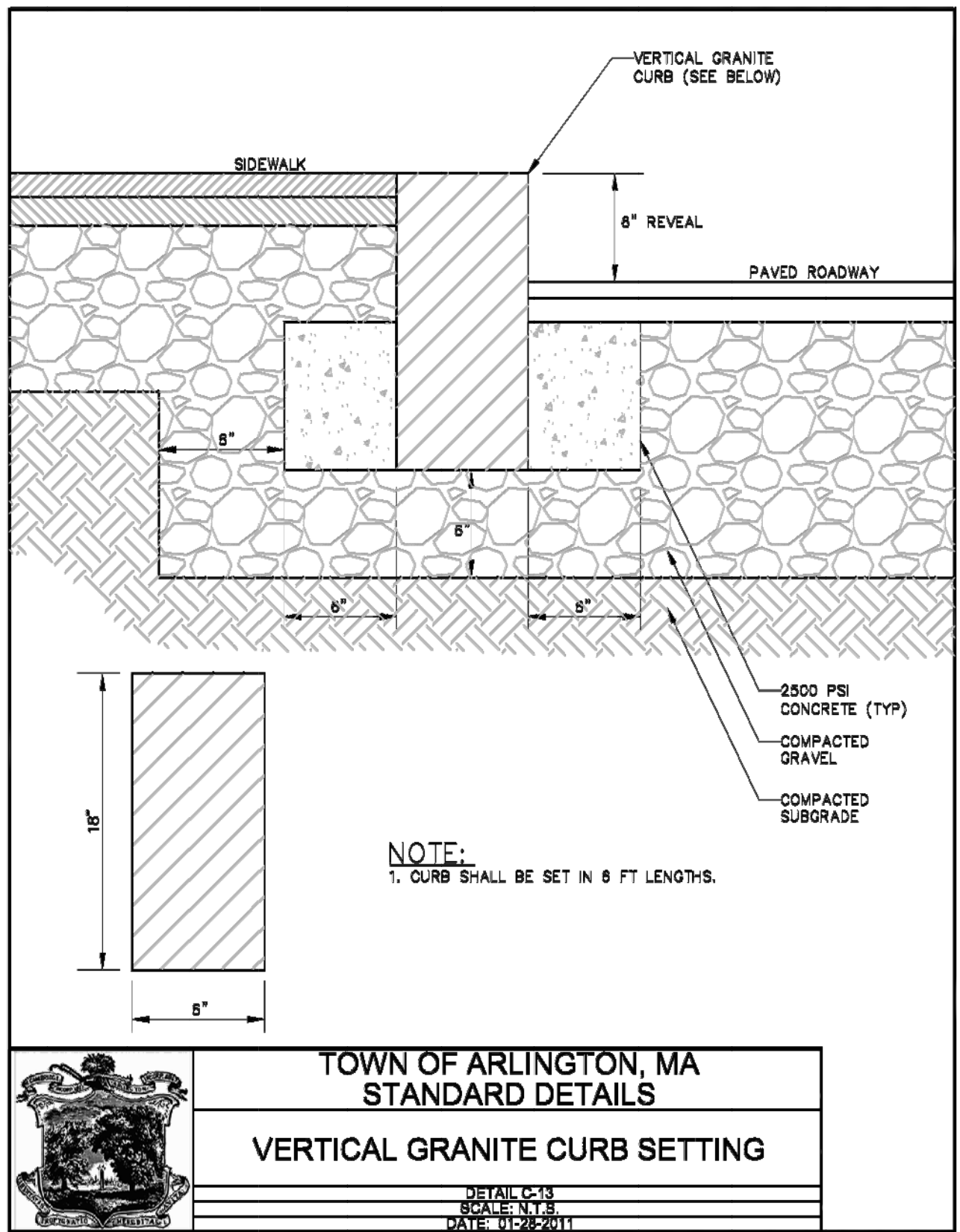
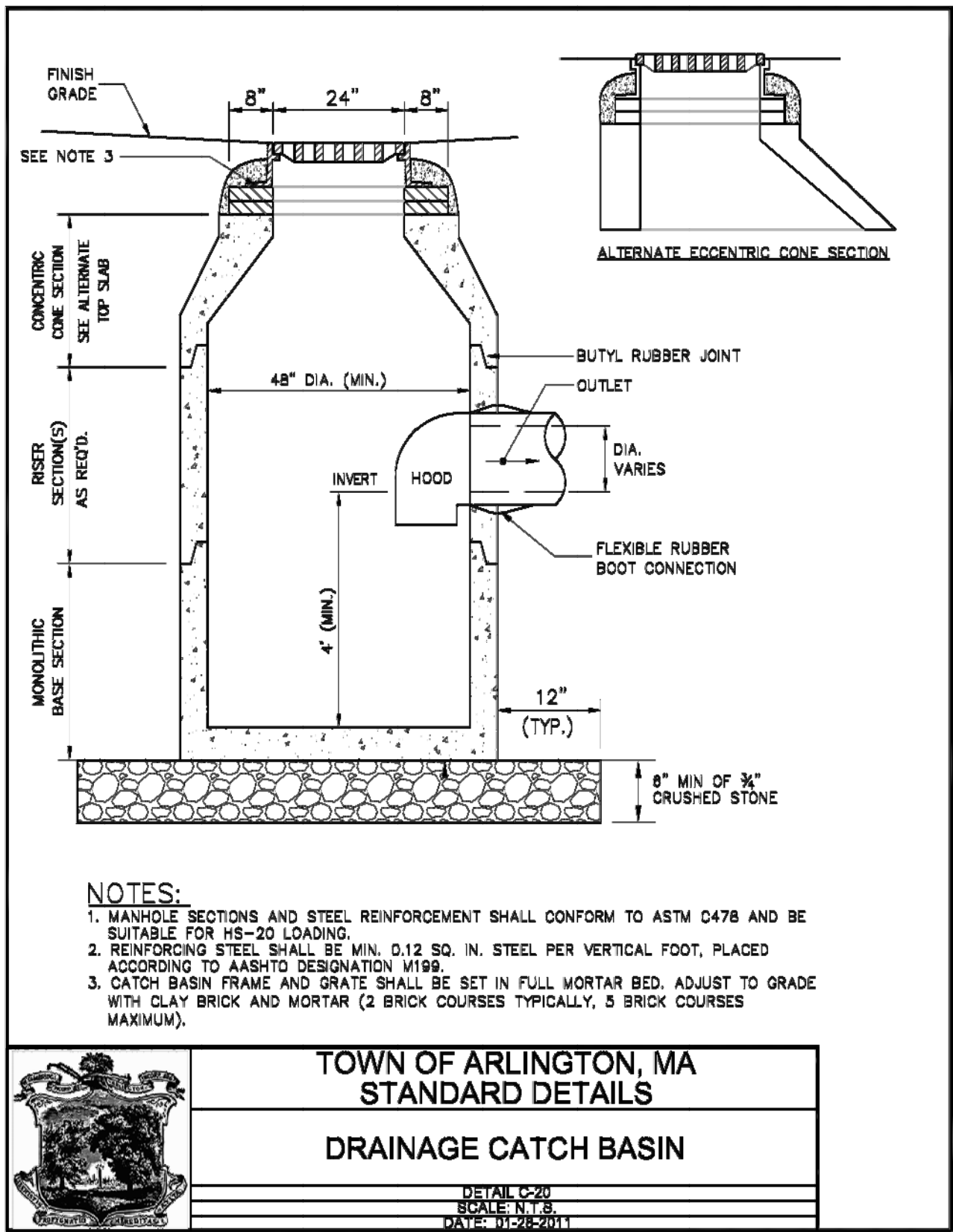
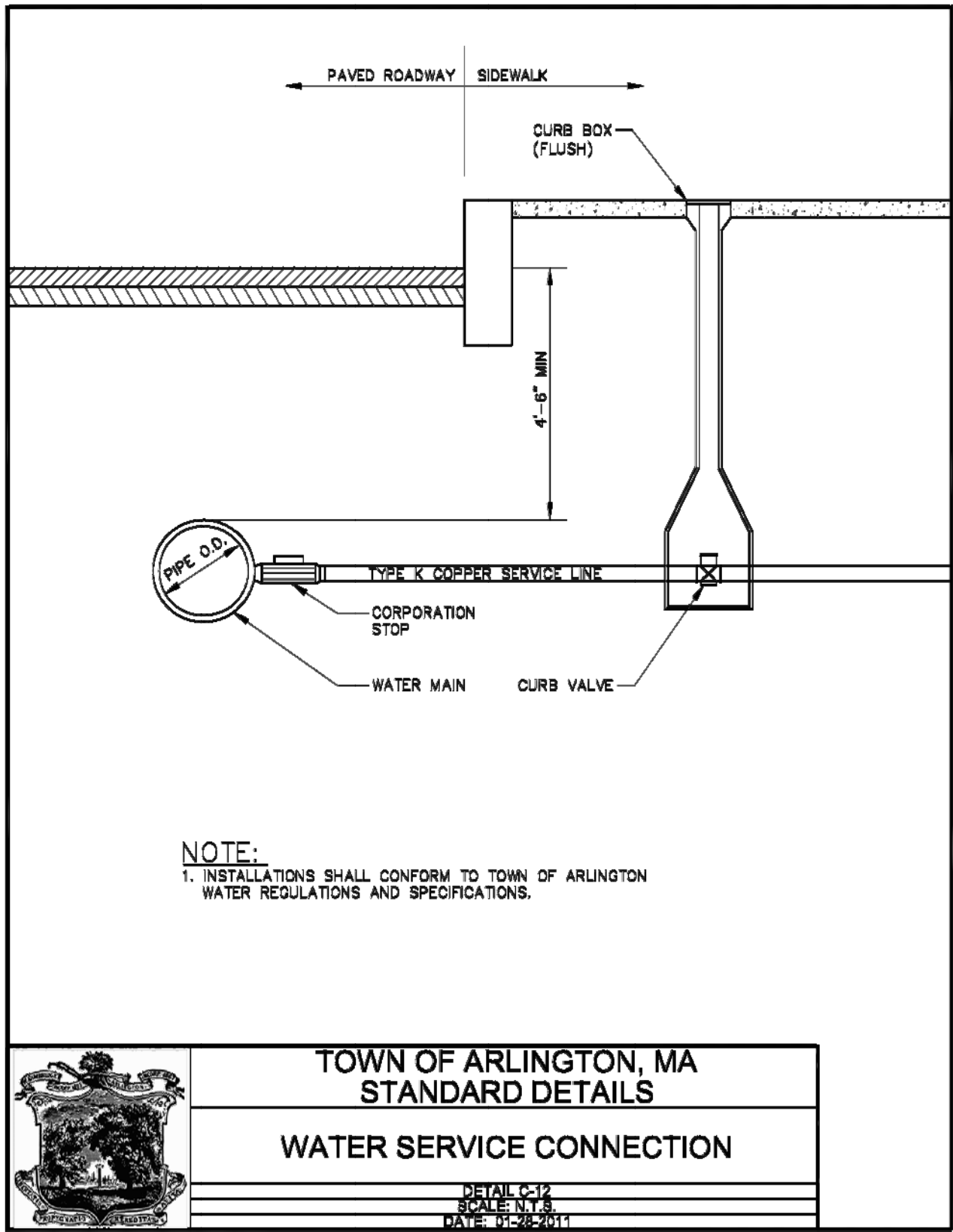
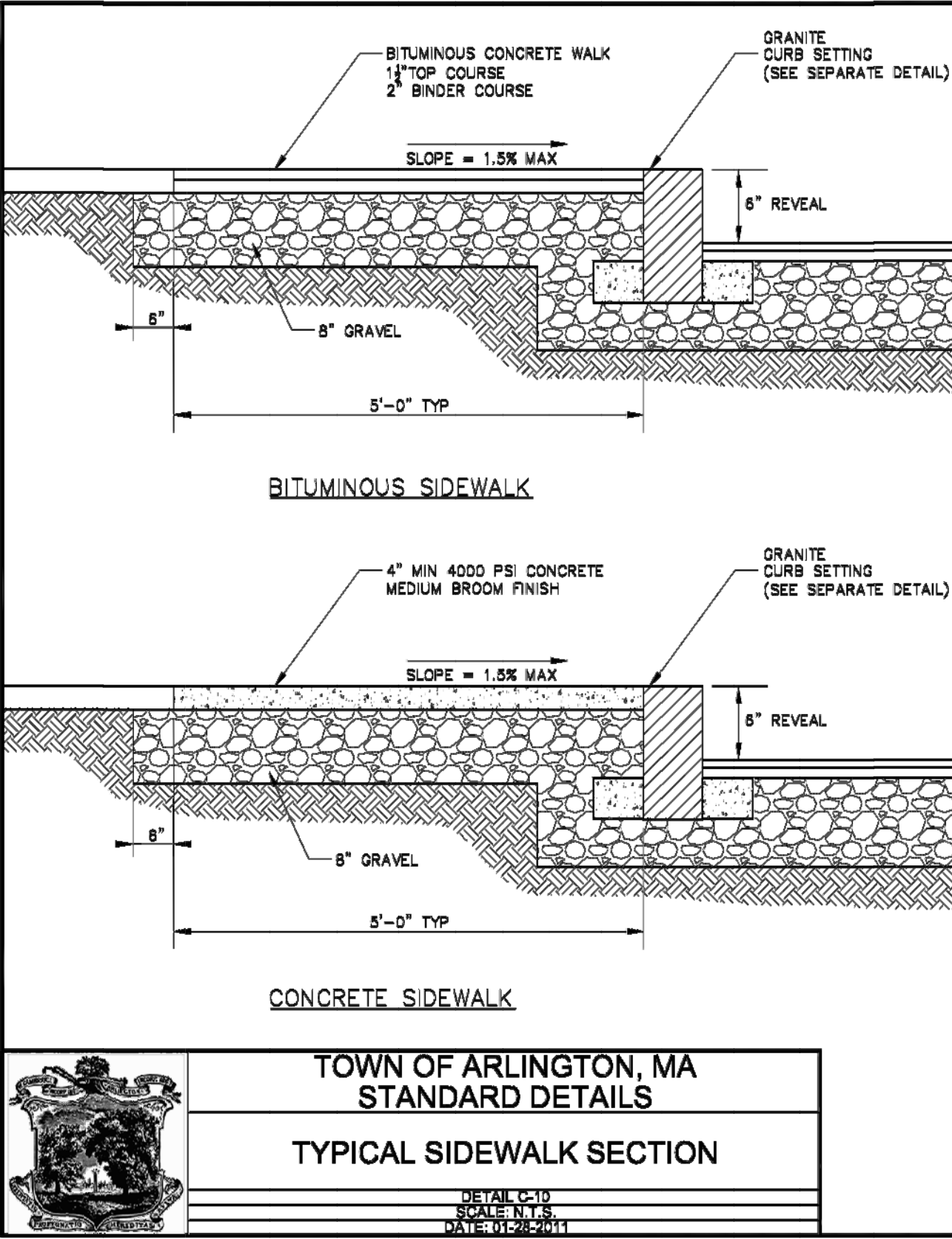
September 6, 2022
Project No.: 2022-145
Scale: As Noted
Drawing by: PG

C-4
Sheet 4 of 5

PETER GAMMIE
CIVIL
No. 34100
REGISTERED
PROFESSIONAL ENGINEER

Standard Detail
Sheet

80 Broadway
Arlington, MA



Date	Comment
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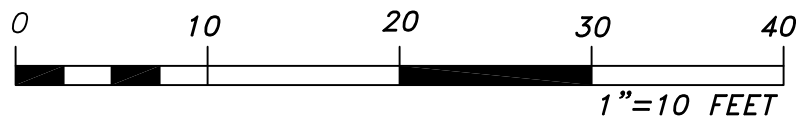
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STANDARD DETAIL SHEET

September 6, 2022	Scale: As Noted
Project No.: 2022-145	Drawing by: PG

C-5
Sheet 5 of 5



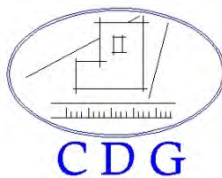
Storm Drainage Report

For
80 Broadway
Arlington



Date: September 6, 2022

By: *Peter Gammie, P.E.*
Columbia Design Group, LLC
14 Upham Avenue,
Boston, MA 02125



14 Upham Avenue
Boston, MA 02125

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F(617)507.7740
153 of 224

Introduction

This report discusses the stormwater management system and analysis for the redevelopment at 80 Broadway, in Arlington MA.

The proposed development includes the razing of the existing commercial building and constructing a four story mixed use facility. The first and second floors will be commercial (retail) and third and fourth floors to house four residential units. Parking at grade will accommodate seven spaces including one handicap space. The existing curb cut on Broadway will be modified, narrowing it to a single 14' opening. The curb cut on Winter St. will be closed. The total disturbance is less than one acre, therefore the NPDES General Permit is not required. The proposed stormwater system meets all the City's requirements. The proposed storm drainage systems reduce runoff for all events including the 100 year (24 hr) event. New utilities include domestic water, fire, sewer, gas and electric services.

Oil/Gas Separator

The proposed parking area consists of a total of seven spaces. Only one of them is completely covered by roof area. Two of the spaces lie completely out side the roof area and four are only partially covered. Given this, it is my opinion that an oil/gas separator is not necessary.

Stormwater Management

The site is approximately 6,770 SF (0.16 acre) and has a very gently sloping topography. There are very few existing trees, however the proposed landscape improvements will significantly increase the number of trees, shrubs and plantings. Where possible existing trees will be preserved.

The proposed stormwater management system consists of three systems located under the parking area. Runoff from the roof areas and the parking lot is collected via roof area drains and gutters on the building and catch basins in the parking lot. These systems have been designed to store and infiltrate all of the contributing runoff for storm events up to and including the 100 yr (24 hr) event. With these three systems we have almost completely eliminate off site runoff.

The attached D-1 and D-2 sheets (below) show the existing and proposed surface areas. The proposed work decreases impervious surfaces by 115 sf. The attached HydroCAD report shows that the systems completely contain and infiltrate all storm events up to and including the 100 year (24hr) event.

INFILTRATION SYSTEM #1&2 – This system consists of a single bed of crushed stone (17.86' x 11.00' x 3.50') located under the parking area along the northwest side. Embedded in the crushed stone bed are 4 StormTech Sc740 Chambers.

INFILTRATION SYSTEM #3 – This system consists of six StormTech SC740 chambers in crushed stone bed (24.98' x 11.00' x 3.50'). This system is located under the parking area along the west side of the parking area.

All of the roof runoff will be collected via area drains, gutters and downspouts and piped into the infiltration systems. All of the parking area runoff will be collected via catch basins and piped into the infiltration system. There is no outlet from this system, no overflow to the municipal storm drainage system.

INFILTRATION SYSTEM #1&2

2 Chambers/Row = 17.86' Base Length

2 Rows = 11.00' Base Width

Height = 3.50' Field Height

4 Chambers x 45.9 cf = 183.8 cf Chamber Stor.

687.5 cf Field - 183.8 cf Chambers = 503.7 cf Stone x 40.0% Voids = 201.5 cf Stone Storage

Chamber Storage + Stone Storage = 385.2 cf

Overall System Size = 17.86' x 11.00' x 3.50'

INFILTRATION SYSTEM #3

3 Chambers/Row = 24.98' Base Length

2 Rows = 11.00' Base Width

Height = 3.50' Field Height

6 Chambers x 45.9 cf = 275.6 cf Chamber Stor.

961.6 cf Field - 275.6 cf Chambers = 686.0 cf Stone x 40.0% Voids = 274.4 cf Stone Storage

Chamber Storage + Stone Storage = 550.0 cf

Overall System Size = 24.98' x 11.00' x 3.50'

Soils & Ground Water

Soils information is obtained from NRCS Web Soils Survey indicates this area to be 626 B-Merrimac Urban land.

Typical profile

Ap - 0 to 10 inches: fine sandy loam

Bw1 - 10 to 22 inches: fine sandy loam

Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand

2C - 26 to 65 inches: stratified gravel to very gravelly sand

Soil test to determine the soil profile and depth to ground water will be performed at each system to confirm site conditions. For the purpose of this analysis we have assumed a very conservative hydraulic soil group HSG A, which has an associated Rawls infiltration rate of 2.41 in/hr. The seasonal high ground water is estimated to be well below the bottom of the two infiltration systems.

Recharge Target Depth by Hydrologic Soil Group

Texture Class	NRCS Hydrologic Soil Group (HSG)	Infiltration Rate Inches/Hour
Sand	A	8.27
Loamy Sand	A	2.41
Sandy Loam	B	1.02
Loam	B	0.52
Silt Loam	C	0.27
Sandy Clay Loam	C	0.17
Clay Loam	D	0.09
Silty Clay Loam	D	0.06
Sandy Clay	D	0.05
Silty Clay	D	0.04
Clay	D	0.02

Rawls Rates

Drainage Calculations

Storm drainage design manages runoff and reduces both peak flows and volume for all storm events. The HydroCAD model is setup to evaluate the entire site taking into consideration both pervious and impervious surfaces. The results are summarized below.

Table 2 Volume of Discharge (cuft)

Design Storm	Design Point 1	
	Pre-	Post-
2 year	1356	37
10 year	2238	107
25 year	2937	176
100 year	4383	341

Table 3 Peak Rate of Discharge (cfs)

Design Storm	Design Point 1	
	Pre-	Post-
2 year, 3.16"	0.40	0.01
10 year, 4.77"	0.63	0.03
25 year, 6.03"	0.82	0.05
100 year, 8.62"	1.19	0.10

As mentioned, infiltration each system completely store and infiltrate all runoff from the impervious areas being collected, which included all roof and parking areas.

Conclusion

The proposed development introduces improved landscaping as well as a storm water management system that provides onsite mitigation for the difference between the existing and proposed conditions.

Soil Map—Middlesex County, Massachusetts



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

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8/24/2022
Page 1 of 3

Middlesex County, Massachusetts

626B—Merrimac-Urban land complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2tyr9

Elevation: 0 to 820 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 250 days

Farmland classification: Not prime farmland

Map Unit Composition

Merrimac and similar soils: 45 percent

Urban land: 40 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Merrimac

Setting

Landform: Outwash plains, outwash terraces, moraines, eskers, kames

Landform position (two-dimensional): Backslope, footslope, summit, shoulder

Landform position (three-dimensional): Side slope, crest, riser, tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy glaciofluvial deposits derived from granite, schist, and gneiss over sandy and gravelly glaciofluvial deposits derived from granite, schist, and gneiss

Typical profile

Ap - 0 to 10 inches: fine sandy loam

Bw1 - 10 to 22 inches: fine sandy loam

Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand

2C - 26 to 65 inches: stratified gravel to very gravelly sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 2 percent

Maximum salinity: Nonsaline (0.0 to 1.4 mmhos/cm)

Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Description of Urban Land

Typical profile

M - 0 to 10 inches: cemented material

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 to 0.00 in/hr)
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: Unranked

Minor Components

Hinckley

Percent of map unit: 5 percent
Landform: Deltas, kames, eskers, outwash plains
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, crest, head slope, side slope, rise
Down-slope shape: Convex
Across-slope shape: Convex, linear
Hydric soil rating: No

Sudbury

Percent of map unit: 5 percent
Landform: Deltas, terraces, outwash plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Windsor

Percent of map unit: 5 percent
Landform: Outwash terraces, dunes, outwash plains, deltas
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex

Appendix 'A'

OPERATION AND MAINTENANCE PLAN/ Long Term Pollution Prevention Plan

for

***80 Broadway.
Arlington, MA***

The proponent/owner is responsible for the operation and maintenance of the proposed stormwater management system as follows:

Stormwater Management System Owners: _____

Party Responsible for the O & M: Home owner

Schedule for Implementation: see O & M Schedule

Plan Showing the location of all Stormwater BMPs: See Site Plan Titled – Grading & Drainage Plan by Peter Gammie

Log Form: See below.

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan will be implemented generally as follows. The Owner may require the site contractor to prepare and submit specific plans if required.

Narrative: Multiple erosion and sedimentation control devices will be implemented to prevent erosion during and after construction. The following erosion and sediment controls will be installed for this project:

- Initially, an erosion control will be installed at the limit of work along the down gradient site borders.
- Construction entrance apron pads will be constructed at the main site access to prevent the tracking of sediment on vehicle tires from transport onto adjacent streets if necessary.
- Check dams and water quality swales will be installed as needed.
- During construction, cut and fill slopes will be stabilized immediately upon completion with loam, hydroseeding and/or erosion control blankets.

Names of Persons or Entity Responsible for Plan Compliance: As part of the Submittal Process, the General Contractor shall submit the names of responsible parties.

Construction Period Pollution Prevention Measures: Erosion control measures as shown on the plan and/or as are standard practice shall be installed accordingly. Best Management Practices

shall be implemented such as the locations for vehicle maintenance and refueling, storage of supplies, and refuse disposal.

Erosion and Sedimentation Control Plan Drawings: Contractor to install per plan and/or standard practice.

Drawings and specifications for erosion control BMPs: Contractor may be requested to submit his plan for proposed sequencing of the work and the associated locations for diversion swales, erosion control dikes and berms, and/or temporary sedimentation basins.

Vegetation Planning: Landscaping to be installed per plan.

Construction Sequencing Plan: Contractor may be required to submit his plan for proposed sequencing of the work and the associated locations for diversion swales, erosion control dikes and berms, and temporary sedimentation basins.

Post construction O & M:

After construction, the site shall be inspected to assure that the landscaping is stabilized. Once stabilized, then the perimeter erosion control devices shall be removed.

Infiltration System:

The proposed stormwater management for this project consists of leaching fields containing StormTech chambers in a crushed stone bed. The system requires little maintenance, however should be checked for proper functioning on an annual basis. If excessive buildup of sediment or prolonged periods of standing water are found, the systems will require maintenance by a company familiar with the long-term maintenance and repair of these types of systems.

The infiltration system will be inspected for debris buildup and cleaned as needed. The inspector shall note the date of the inspection along with the condition of the structures and amount of trash, debris and/or sediment. Based upon the observed condition, the inspector shall make recommendations based on previously approved criteria for the cleaning of the structure.

Roof gutters and down spouts should be cleaned twice per year and more often if necessary. The overflow components of the subsurface stormwater management system will must also be inspected on an annual basis and any sediment or debris removed.

Snow Storage - Proper snow management practices will be implemented to minimize shock and pollutant loading impacts. Plowed snow will be placed in landscaped areas where it can slowly melt. If snow removal is required, a licensed operator shall dispose of snow in accordance with local and state regulations.

Illicit Discharges: Property Management acknowledges that other than driveway lot/landscaping runoff from rain/storm events, no other discharges are permitted to drain to the stormwater system. Yearly inspections will be made to assure no illicit connections exist.

Other site areas, including the overflow outlets, shall be inspected for erosion and repairs implemented as needed and with the frequency shown in the attached schedule.

Accepted By:

Date:

Stormwater Management Operation and Maintenance Schedule

Property: _____

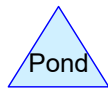
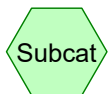
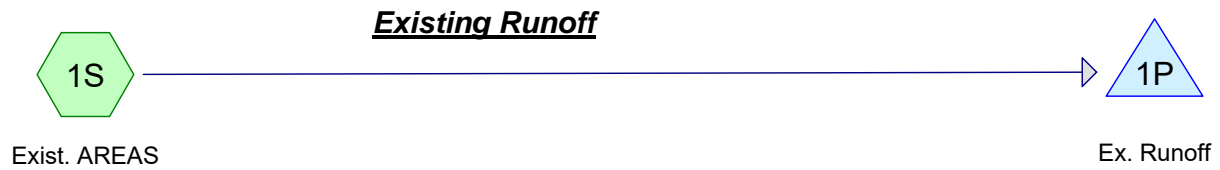
Date: _____

BMP	Frequency	Date Performed	Comments	Cleaning/ Repair Needed? Yes/No	Date of Cleaning/ Repair	Performed By
<u>Subsurface Infiltration System</u> Inspect for proper functioning	After every major storm during first three months and twice per year thereafter.					
<u>Trench Drains & Catch Basins</u> Inspect for debris buildup	Cleaned and maintained as needed, min twice per year					
<u>Roof Drains & Gutters</u> Inspect for proper functioning	Cleaned and maintained as needed, min twice per year					

*Clear leaves, acorns, and other debris out of gutters (avoid washing or pushing leaves, acorns, twigs, and other small debris into downspout inlet). Repair gutters and downspouts as needed to promote proper drainage into the recharge systems.

Appendix 'B'

HydroCAD Reports – separate cover



Routing Diagram for 80 Broadway - prop and exist II
Prepared by Columbia Design Group, Printed 9/7/2022
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80 Broadway - prop and exist II

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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
930	61	>75% Grass cover, Good, HSG B (1S)
4,410	98	Paved Parking Area (1S)
1,430	98	ROOF (1S)
6,770	93	TOTAL AREA

80 Broadway - prop and exist II

Prepared by Columbia Design Group

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NRCC 24-hr D 2-Year Rainfall=3.16"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>2.41"

Tc=5.0 min CN=93 Runoff=0.40 cfs 1,357 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=1,356 cf Inflow=0.40 cfs 1,357 cf

Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 1,357 cf Average Runoff Depth = 2.41"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

80 Broadway - prop and exist II

NRCC 24-hr D 2-Year Rainfall=3.16"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 0.40 cfs @ 12.11 hrs, Volume= 1,357 cf, Depth> 2.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.16"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 2.41" for 2-Year event

Inflow = 0.40 cfs @ 12.11 hrs, Volume= 1,357 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 1,356 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

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NRCC 24-hr D 10-Year Rainfall=4.77"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>3.97"

Tc=5.0 min CN=93 Runoff=0.63 cfs 2,239 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=2,238 cf Inflow=0.63 cfs 2,239 cf

Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 2,239 cf Average Runoff Depth = 3.97"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

80 Broadway - prop and exist II

NRCC 24-hr D 10-Year Rainfall=4.77"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 0.63 cfs @ 12.11 hrs, Volume= 2,239 cf, Depth> 3.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 10-Year Rainfall=4.77"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 3.97" for 10-Year event

Inflow = 0.63 cfs @ 12.11 hrs, Volume= 2,239 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 2,238 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 50-Year Rainfall=7.21"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>6.37"

Tc=5.0 min CN=93 Runoff=0.99 cfs 3,596 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=3,594 cf Inflow=0.99 cfs 3,596 cf

Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 3,596 cf Average Runoff Depth = 6.37"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

80 Broadway - prop and exist II

NRCC 24-hr D 50-Year Rainfall=7.21"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 0.99 cfs @ 12.11 hrs, Volume= 3,596 cf, Depth> 6.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 50-Year Rainfall=7.21"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 6.37" for 50-Year event

Inflow = 0.99 cfs @ 12.11 hrs, Volume= 3,596 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 3,594 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Exist. AREAS

Runoff Area=6,770 sf 86.26% Impervious Runoff Depth>7.77"

Tc=5.0 min CN=93 Runoff=1.19 cfs 4,385 cf

Pond 1P: Ex. Runoff

Peak Elev=40.00' Storage=4,383 cf Inflow=1.19 cfs 4,385 cf

Outflow=0.00 cfs 0 cf

Total Runoff Area = 6,770 sf Runoff Volume = 4,385 cf Average Runoff Depth = 7.77"
13.74% Pervious = 930 sf 86.26% Impervious = 5,840 sf

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Summary for Subcatchment 1S: Exist. AREAS

Runoff = 1.19 cfs @ 12.11 hrs, Volume= 4,385 cf, Depth> 7.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 100-Year Rainfall=8.62"

	Area (sf)	CN	Description
*	1,430	98	ROOF
*	4,410	98	Paved Parking Area
	930	61	>75% Grass cover, Good, HSG B
	6,770	93	Weighted Average
	930		13.74% Pervious Area
	5,840		86.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1P: Ex. Runoff

Inflow Area = 6,770 sf, 86.26% Impervious, Inflow Depth > 7.77" for 100-Year event

Inflow = 1.19 cfs @ 12.11 hrs, Volume= 4,385 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

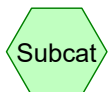
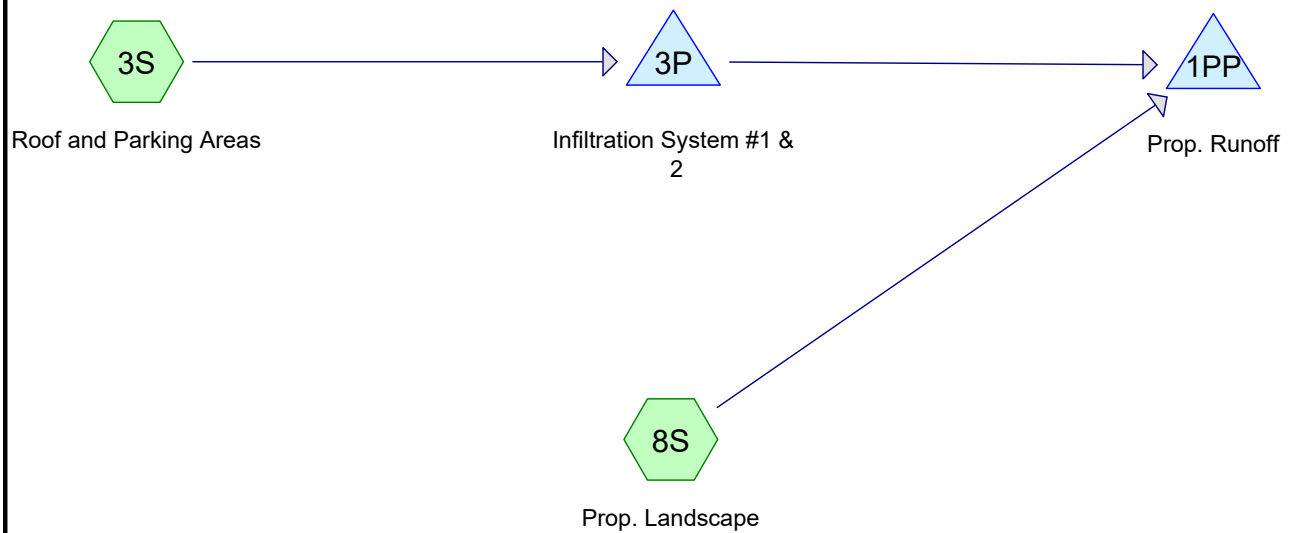
Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 4,383 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

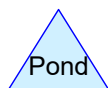
Proposed Runoff



Subcat



Reach



Pond



Link

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Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
1,045	61	>75% Grass cover, Good, HSG B (8S)
1,595	98	PARKING (3S)
4,130	98	ROOF AREA (3S)
6,770	92	TOTAL AREA

80 Broadway - prop and exist II

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NRCC 24-hr D 2-Year Rainfall=3.16"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>2.93"
Tc=5.0 min CN=98 Runoff=0.37 cfs 1,396 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>0.43"
Tc=5.0 min CN=61 Runoff=0.01 cfs 37 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=37 cf Inflow=0.01 cfs 37 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=40.89' Storage=326 cf Inflow=0.37 cfs 1,396 cf
Discarded=0.06 cfs 1,394 cf Primary=0.00 cfs 0 cf Outflow=0.06 cfs 1,394 cf

Total Runoff Area = 6,770 sf Runoff Volume = 1,433 cf Average Runoff Depth = 2.54"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

80 Broadway - prop and exist II

NRCC 24-hr D 2-Year Rainfall=3.16"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 0.37 cfs @ 12.11 hrs, Volume= 1,396 cf, Depth> 2.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.16"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.01 cfs @ 12.14 hrs, Volume= 37 cf, Depth> 0.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.16"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.07" for 2-Year event

Inflow = 0.01 cfs @ 12.14 hrs, Volume= 37 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 37 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 2.93" for 2-Year event
 Inflow = 0.37 cfs @ 12.11 hrs, Volume= 1,396 cf
 Outflow = 0.06 cfs @ 12.55 hrs, Volume= 1,394 cf, Atten= 84%, Lag= 26.4 min
 Discarded = 0.06 cfs @ 12.55 hrs, Volume= 1,394 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 40.89' @ 12.55 hrs Surf.Area= 665 sf Storage= 326 cf

Plug-Flow detention time= 33.8 min calculated for 1,391 cf (100% of inflow)

Center-of-Mass det. time= 33.0 min (792.2 - 759.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group C created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 1' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.06 cfs @ 12.55 hrs HW=40.89' (Free Discharge)

↑ **1=Exfiltration** (Controls 0.06 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)

↑ **2=Culvert** (Controls 0.00 cfs)

80 Broadway - prop and exist II

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NRCC 24-hr D 10-Year Rainfall=4.77"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>4.53"
Tc=5.0 min CN=98 Runoff=0.57 cfs 2,161 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>1.23"
Tc=5.0 min CN=61 Runoff=0.03 cfs 107 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=107 cf Inflow=0.03 cfs 107 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=41.45' Storage=592 cf Inflow=0.57 cfs 2,161 cf
Discarded=0.07 cfs 2,159 cf Primary=0.00 cfs 0 cf Outflow=0.07 cfs 2,159 cf

Total Runoff Area = 6,770 sf Runoff Volume = 2,268 cf Average Runoff Depth = 4.02"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

80 Broadway - prop and exist II

NRCC 24-hr D 10-Year Rainfall=4.77"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 0.57 cfs @ 12.11 hrs, Volume= 2,161 cf, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 10-Year Rainfall=4.77"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.03 cfs @ 12.12 hrs, Volume= 107 cf, Depth> 1.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 10-Year Rainfall=4.77"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.19" for 10-Year event

Inflow = 0.03 cfs @ 12.12 hrs, Volume= 107 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 107 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 10-Year Rainfall=4.77"

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Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 4.53" for 10-Year event
 Inflow = 0.57 cfs @ 12.11 hrs, Volume= 2,161 cf
 Outflow = 0.07 cfs @ 12.67 hrs, Volume= 2,159 cf, Atten= 87%, Lag= 33.3 min
 Discarded = 0.07 cfs @ 12.67 hrs, Volume= 2,159 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 41.45' @ 12.67 hrs Surf.Area= 665 sf Storage= 592 cf

Plug-Flow detention time= 57.2 min calculated for 2,159 cf (100% of inflow)

Center-of-Mass det. time= 56.3 min (806.3 - 749.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group C created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 1' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.07 cfs @ 12.67 hrs HW=41.45' (Free Discharge)↑**1=Exfiltration** (Controls 0.07 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)↑**2=Culvert** (Controls 0.00 cfs)

80 Broadway - prop and exist II

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NRCC 24-hr D 25-Year Rainfall=6.03"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>5.79"
Tc=5.0 min CN=98 Runoff=0.72 cfs 2,761 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>2.02"
Tc=5.0 min CN=61 Runoff=0.05 cfs 176 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=176 cf Inflow=0.05 cfs 176 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=41.95' Storage=815 cf Inflow=0.72 cfs 2,761 cf
Discarded=0.09 cfs 2,758 cf Primary=0.00 cfs 0 cf Outflow=0.09 cfs 2,758 cf

Total Runoff Area = 6,770 sf Runoff Volume = 2,937 cf Average Runoff Depth = 5.21"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

80 Broadway - prop and exist II

NRCC 24-hr D 25-Year Rainfall=6.03"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 0.72 cfs @ 12.11 hrs, Volume= 2,761 cf, Depth> 5.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 25-Year Rainfall=6.03"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.05 cfs @ 12.12 hrs, Volume= 176 cf, Depth> 2.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 25-Year Rainfall=6.03"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.31" for 25-Year event

Inflow = 0.05 cfs @ 12.12 hrs, Volume= 176 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 176 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 25-Year Rainfall=6.03"

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Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 5.79" for 25-Year event
 Inflow = 0.72 cfs @ 12.11 hrs, Volume= 2,761 cf
 Outflow = 0.09 cfs @ 12.76 hrs, Volume= 2,758 cf, Atten= 88%, Lag= 39.1 min
 Discarded = 0.09 cfs @ 12.76 hrs, Volume= 2,758 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2

Peak Elev= 41.95' @ 12.76 hrs Surf.Area= 665 sf Storage= 815 cf

Plug-Flow detention time= 73.6 min calculated for 2,752 cf (100% of inflow)

Center-of-Mass det. time= 72.7 min (818.3 - 745.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group C created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 1' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.09 cfs @ 12.76 hrs HW=41.95' (Free Discharge)↑**1=Exfiltration** (Controls 0.09 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)↑**2=Culvert** (Controls 0.00 cfs)

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment3S: Roof and Parking Areas Runoff Area=5,725 sf 100.00% Impervious Runoff Depth>8.37"
Tc=5.0 min CN=98 Runoff=1.03 cfs 3,995 cf

Subcatchment8S: Prop. Landscape Runoff Area=1,045 sf 0.00% Impervious Runoff Depth>3.92"
Tc=5.0 min CN=61 Runoff=0.10 cfs 341 cf

Pond 1PP: Prop. Runoff Peak Elev=40.00' Storage=341 cf Inflow=0.10 cfs 341 cf
Outflow=0.00 cfs 0 cf

Pond 3P: Infiltration System #1 & 2 Peak Elev=43.36' Storage=1,289 cf Inflow=1.03 cfs 3,995 cf
Discarded=0.12 cfs 3,990 cf Primary=0.00 cfs 0 cf Outflow=0.12 cfs 3,990 cf

Total Runoff Area = 6,770 sf Runoff Volume = 4,336 cf Average Runoff Depth = 7.69"
15.44% Pervious = 1,045 sf 84.56% Impervious = 5,725 sf

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NRCC 24-hr D 100-Year Rainfall=8.62"

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Summary for Subcatchment 3S: Roof and Parking Areas

Runoff = 1.03 cfs @ 12.11 hrs, Volume= 3,995 cf, Depth> 8.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 100-Year Rainfall=8.62"

	Area (sf)	CN	Description
*	4,130	98	ROOF AREA
*	1,595	98	PARKING
	5,725	98	Weighted Average
	5,725		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment 8S: Prop. Landscape

Runoff = 0.10 cfs @ 12.12 hrs, Volume= 341 cf, Depth> 3.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 100-Year Rainfall=8.62"

	Area (sf)	CN	Description
	1,045	61	>75% Grass cover, Good, HSG B
	1,045		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Pond 1PP: Prop. Runoff

Inflow Area = 6,770 sf, 84.56% Impervious, Inflow Depth > 0.60" for 100-Year event

Inflow = 0.10 cfs @ 12.12 hrs, Volume= 341 cf

Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.00' @ 24.00 hrs Surf.Area= 1,000,000 sf Storage= 341 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	5,000,000 cf	1,000.00'W x 1,000.00'L x 5.00'H Roadway Detention - Model

80 Broadway - prop and exist II

NRCC 24-hr D 100-Year Rainfall=8.62"

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Summary for Pond 3P: Infiltration System #1 & 2

Inflow Area = 5,725 sf, 100.00% Impervious, Inflow Depth > 8.37" for 100-Year event
 Inflow = 1.03 cfs @ 12.11 hrs, Volume= 3,995 cf
 Outflow = 0.12 cfs @ 12.79 hrs, Volume= 3,990 cf, Atten= 88%, Lag= 40.5 min
 Discarded = 0.12 cfs @ 12.79 hrs, Volume= 3,990 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 43.36' @ 12.79 hrs Surf.Area= 665 sf Storage= 1,289 cf

Plug-Flow detention time= 99.8 min calculated for 3,982 cf (100% of inflow)
 Center-of-Mass det. time= 98.8 min (839.0 - 740.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field A 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#2A	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #1 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#3C	40.00'	199 cf	11.00'W x 17.85'L x 3.50'H Field C 687 cf Overall - 189 cf Embedded = 498 cf x 40.0% Voids
#4C	40.50'	189 cf	ADS_StormTech SC-740 x 4 Inside #3 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
#5B	40.00'	269 cf	11.00'W x 24.80'L x 3.50'H Field B 955 cf Overall - 281 cf Embedded = 673 cf x 40.0% Voids
#6B	40.50'	281 cf	ADS_StormTech SC-740 x 6 Inside #5 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap Row Length Adjustment= +0.44' x 6.45 sf x 2 rows
		1,328 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Storage Group C created with Chamber Wizard

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	2.410 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 38.50'
#2	Primary	43.40'	6.0" Round Culvert L= 40.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 43.40' / 40.00' S= 0.0850 1' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf

Discarded OutFlow Max=0.12 cfs @ 12.79 hrs HW=43.35' (Free Discharge)↑**1=Exfiltration** (Controls 0.12 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)↑**2=Culvert** (Controls 0.00 cfs)



Town of Arlington, Massachusetts

ARB Rules and Regulations

Summary:

9:00 p.m. The ARB will review changes to the Rules and Regulations based on the Massachusetts Attorney General approval of zoning amendments from Annual and Special Town Meeting.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	ARB_Rules_and_Regs_proposed_amendments_for_2022-11-07.pdf	ARB Rules and Regulations Proposed Amendments for 11072022

Arlington Redevelopment Board Rules and Regulations



Town of Arlington Redevelopment Board Rules & Regulations

On August 6, 2018, pursuant to M.G.L. Chapter 40A § 9, the Arlington Redevelopment Board held a Public Hearing to solicit comments on proposed Rules and Regulations and voted 5-0 to adopt Rules and Regulations as the official Arlington Redevelopment Board Rules and Regulation. These rules were amended on January 25, 2021.

[*Draft Amendment to Rules 14 and 19 issued for public comment on October 18, 2022.*](#)

[*Public hearing will be held on November 7, 2022.*](#)

For questions, please contact the Department of Planning and Community Development at 781-316-3090 or go to www.arlingtonma.gov/arb.

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RULE 1 : AMENDMENT AND REVISION

These Rules may be replaced, revised or amended at any time by a majority vote of the Redevelopment Board, where permissible under Federal, State, and local law.

RULE 2 : BOARD OFFICERS

The first Redevelopment Board meeting in January shall begin as an organizational meeting. At that time, the Board shall elect a Chairperson and a Vice Chairperson. If a vacancy occurs in the office of Chairperson, the board shall elect a new Chairperson from among its members before two (2) regular meetings have passed. If a vacancy occurs in the office of Vice Chairperson, the board shall elect a new Vice Chairperson from among its members before two (2) regular meetings have passed.

RULE 3 : ROLE OF THE CHAIRPERSON

The Chairperson shall coordinate with the Secretary Ex-Officio to schedule meetings and submit agendas to the Town Clerk in accordance with M.G.L. c. 30A, §§ 18-25 ("Massachusetts Open Meeting Law"). The Chairperson shall serve as ex-officio member of all Redevelopment Board committees, and as such shall have full power and authority to attend all meetings of such committees and subcommittees, including any portions of such meetings held in closed or executive sessions but shall have the right to vote only in the case of a tie.

RULE 4 : PRESIDING OFFICER

The Chairperson of the Redevelopment Board shall preside at the meetings of the Redevelopment Board. In the absence of the Chairperson, the Vice Chairperson shall preside. In the absence of both, the members present will elect a board member to preside over the meeting. In the event that the Chairperson can no longer serve, the Vice Chairperson shall assume the powers and duties of the Chairperson.

RULE 5 : MEETINGS

The Redevelopment Board will meet on the 1st and 3rd Mondays of each month, at 7:30 p.m., except not on federal and state holidays, in the Town Hall Annex, Second Floor Conference Room, unless otherwise posted with proper notice in accordance with the Massachusetts Open Meeting Law. The frequency, time, and place may be changed by a majority vote of the Board. Executive sessions shall be authorized and governed by M.G.L. c. 30A, § 21. Any three members of the Redevelopment Board may schedule a meeting of the Redevelopment Board and must submit the agenda to the Town Clerk in accordance with the Massachusetts Open Meeting Law.

RULE 6 : MEETING FORMAT

During meetings or Public Hearings at which the Redevelopment Board is considering applications for approvals or special permits, the applicant shall be recognized for presentation, followed by staff comments, questions and comments by Board Members, questions and comments by abutters and other members of the public as addressed to the Chair, and additional questions and comments by Board Members and comments by staff. In presentations by abutters and the public, the Board may grant wide latitude in allowing people to speak, while reserving the right to limit presentations which are not relevant to the matters being discussed or are repetitive. Presentations by abutters and the public are always directed to the Board; it is not intended to allow discussion between those in attendance and the applicant. Time limits may be set by the Redevelopment Board prior to the beginning of a meeting or whenever necessary to facilitate discussion and deliberation in an orderly manner.

No person shall address a meeting of the Redevelopment Board without the permission of the presiding officer, and all persons shall, at the request of the presiding officer, be silent. No person shall disrupt the proceedings of the Redevelopment Board. If, after clear warning from the presiding officer, a person continues to disrupt the proceedings, the presiding officer may order the person to withdraw from the meeting and if the person does not withdraw, the presiding officer may authorize a constable or other officer to remove the person from the meeting per M.G.L. c. 40A.

RULE 7 : PARLIAMENTARY GUIDELINES

In all matters of parliamentary procedure not provided for in the constitution and laws of the Commonwealth and the Town Manager Act or explicitly elsewhere in these rules, the presiding officer and the members shall be guided by the principles of fairness, clarity, and efficiency, in that order. In determining any parliamentary questions, due regard shall be given to the entire scholarship of parliamentary procedure, with particular emphasis on Robert's Rules of Order, but guidance may also be provided by other authorities and examples of parliamentary procedure, including reference to rules and rulings of state and local legislative bodies.

RULE 8 : QUORUM

Four members of the Redevelopment Board shall constitute a quorum for M.G.L. c. 40A § 9 to grant a special permit.

RULE 9 : RECORD KEEPING

Unless otherwise provided for by the Redevelopment Board, the Secretary Ex-Officio shall keep a record of the proceedings and perform such duties as may be assigned by other Redevelopment Board vote. The Secretary Ex-Officio shall transmit copies of the previous meeting's minutes to all Board members prior to the next scheduled meeting. After the minutes have been approved by the Redevelopment Board, a copy shall be forwarded to the Town Clerk. Copies of the minutes of each meeting of the Redevelopment Board shall be posted online and may be requested through the Town Clerk who will provide copies of the requested minutes. Audio and visual recordings of meetings may be made and kept at the discretion of the Secretary Ex-Officio. If audio or visual recordings of meetings are made, the Chair shall notify the Board, participants, and the public at the start of the meeting.

RULE 10 : FILING DEADLINES AND SUBMITTALS FOR REGULAR MEETINGS

The submission of materials, incorporating materials into the agenda, the delivery of materials to the Board, and the posting of materials to the Town Clerk and on the website are all time sensitive and dependent on one another. The following chart outlines the responsible party and timeframe that each action shall occur:

ARLINGTON REDEVELOPMENT BOARD SUBMITTALS SCHEDULE			
	Action	Responsible Parties	Deadline
1	<i>Agenda material submission</i>	Department of Planning and Community Development (DPCD) Director, staff, ARB members, general public	Any time prior to submission deadline
2	<i>Agenda material submission ends</i>	DPCD Director, staff, ARB members, general public	At least one week prior to the published meeting date

3	<i>Agenda finalized</i>	DPCD staff, ARB chair	4 p.m. of the day prior to posting the meeting agenda
4	<i>Meeting packet finalized</i>	DPCD staff	4 p.m. of the day prior to posting the meeting agenda
5	<i>Agenda posted to Clerk and website</i>	DPCD administrative assistant	At least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20
6	<i>Meeting packet made available to ARB members and members of the public</i>	DPCD administrative assistant	At least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20

Any member of the public may email or provide any written comments to the Director by 12:00 p.m. of the day of the meeting. If visual information is provided as part of this correspondence, material must be received by 12:00 p.m. at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays, in accordance with Open Meeting Law, G.L. c. 30A, § 20.

This workflow ensures effective and efficient business practices, accountability, and consistency in the ARB meeting process. “Material Submitters” are considered anyone who submits an agenda item or agenda item reference materials, including ARB members, DPCD staff, and the general public. All material submitters shall: submit reference materials for inclusion in the agenda packet as early in the process as possible; notify DPCD Administrative staff if reference materials will not meet that deadline; and submit reference and all supporting materials digitally as a Microsoft Office compatible file, a PDF, a common image format, or as an email. If any deadline cannot be met, the DPCD staff has the right to enforce the workflow policy; agenda items and reference materials that do not meet the deadline will not be included and will be moved to the following meeting. Further, the Board will not accept new supplemental application materials anytime between the posting of a meeting notice and the night of the meeting.

The DPCD Director and staff shall review and develop agenda items and reference materials at any time prior to the deadline for any ARB meeting; request a Material Submitter to submit reference materials in digital format as described above; post the agenda prior to the meeting in accordance with the schedule; distribute or notify the appropriate parties when the agenda packet is finalized and available; and print agendas, certain reference materials, or entire agenda packets as needed for meetings. Printed agendas, certain reference materials, or entire agenda packets may be requested from the DPCD Administrative Staff by 10 a.m. on Friday prior to the meeting date.

RULE 11 : LEGAL NOTIFICATION

Before granting a special permit, the ARB shall hold a public hearing, notice of which shall be given by the Department of Planning and Community Development in a local newspaper once in each of two successive weeks with the first publication to be not less than fourteen (14) days before the date of hearing, and to owners of all property abutting the proposed development or land in the same ownership or contiguous ownership, and to all property owners deemed by the ARB to be affected specifically thereby. The ARB shall upload all application materials through NovusAgenda and make one copy available at the Department of Planning and Community Development.

RULE 12 : FEES FOR APPEARING BEFORE THE REDEVELOPMENT BOARD

The Redevelopment Board has the authority to set and adjust the fees periodically for appearing before the Redevelopment Board. The current fee schedule as of August 2018 is:

Minimum Fee for any application	\$500.00
New Construction fee	\$0.20/square ft. of new construction

RULE 13 : APPLICATION TIMETABLES AND EXPIRATION

All Special Permits before the Redevelopment Board are subject to the following timelines. Within 10 days of receipt of application, copies of the application must be transmitted by the Department of Planning and Community Development to Inspectional Services. Following staff evaluation of the proposal, the DPCD may determine that any of the following Boards, Departments, or Commissions need to be notified as part of project review: Board of Health; Conservation Commission; Public Works; Engineering; Historical Commission; Historic Districts Commission; Fire Department; Police Department; and Zoning Board of Appeals. All other boards, commissions, or departments will be given 35 days to respond. Failure to respond will be deemed to be lack of opposition. Additionally:

1. Hearings must start within 65 days of application submission.
2. Once the hearing has commenced, it may be continued. If continued beyond 90 days, the petitioner must receive a written agreement from the ARB in order to continue the hearing.
3. Final action must be taken by the Redevelopment Board within 90 days of the hearing's closure. If decision is not reached within 90 days after closure of the hearing, petitioner may notify the Town Clerk and abutters within 14 days after the 90th day that they are seeking approval of its application for failure of the Redevelopment Board to act on its application within 90 days, or any extended time period beyond the 90 days, pursuant to M.G.L. c.40A, § 9, and comply with the requirements set forth therein.
4. Within 14 days of the Board's final action, the Board must file a record of its Decision in the Town Clerk's Office pursuant to M.G.L. c. 40A, § 9.

RULE 14 : ENVIRONMENTAL DESIGN REVIEW SUBMITTAL REQUIREMENTS

For any project subject to an Environmental Design Review Special Permit, applicants and the Board shall reference and apply the Town of Arlington's Design Standards. These were developed to provide direction for the design of new development and redevelopment primarily in commercial and industrial areas (Business Districts, Industrial Districts, Multi-Use Districts, and for Mixed-Use Development). The Standards focus on development along Massachusetts Avenue, Broadway, the Minuteman Bikeway, and the Mill Brook areas.

All applications shall include plans certified by the land surveyor conducting the boundary survey and professional engineer or architect on the location of the building(s), setbacks, and all other required dimensions, elevations, and measurements. Plans shall be signed under the penalties of perjury. Corner points of a lot (or lots under common ownership) and the change of direction of lines to be marked by stone monuments, cut in stone, stake and nail, iron pin, or other marker shall be marked on plans. The site plan shall be subject to the standards of the Arlington Zoning Bylaw Section 3.4 and the ARB shall make a determination that the project meets these standards.

Submittals include but are not limited to the following:

1. **3-D Rendering.** 3-D renderings are required showing the parcel, abutting streets, proposed contours, proposed buildings, and the massing of abutting buildings. This requirement may be

waived by DPCD staff for small projects. Proposals may also be required to provide computer-generated overlays on existing photographs.

2. **Physical Model and/or SketchUp-Compatible Model.** The Board may require an applicant to submit request a physical model or a digital SketchUp-compatible model.
3. **Drawing of Existing Conditions.** A drawing (at a minimum of 1" = 20' unless another scale is found suitable by DPCD) showing the location, type, size, or dimension of existing trees, rock masses, existing topography at 2' contours, and other natural features with designations as to which features will be retained. In order to meet the conditions for approval of a Special Permit, all existing trees, rock masses, and other natural features shall be retained until a special permit is approved.
4. **Drawings of Proposal.**
 - i. Building/ Structure: Drawings illustrating the color and type of exterior materials including front, rear, and side elevations where there are no adjoining buildings. Floor plans are required for all floor levels.
 - ii. Landscape: Drawings showing the location, dimensions, and arrangements of all open spaces and yards, including type and size of planting materials, the color and type of surface materials, methods to be employed for screening, and proposed topography at 2' contours.
 - iii. Site Plan: A site plan is required including drainage, utilities, location of parking, and other site features.
5. **Photographs.** Photographs showing the proposed building site and surrounding properties. Applications for alterations and additions shall include photographs showing existing structure or sign to be altered and its relationship to adjacent properties.
6. **Samples.** The Board may request that the applicant provide physical samples of building materials.
 - a. **Impact Statement.** Applicant shall explain how each of the environmental design review standards is incorporated into the design of the proposed development. Where a particular standard is not applicable, a statement to that effect will suffice. An environmental impact report or statement prepared in accordance with state or Federal regulations may be accepted as a substitute in lieu of this statement, provided it explains how each of the environmental design review elements is incorporated into the design
7. **Signs.** Application for permit and accompanying plans as specified in Rule 14 for each sign that is to be erected on the proposed structure(s). In lieu of the required submittals listed above, an application for a special permit for a temporary sign per the Arlington Zoning Bylaw 6.2.2(B) shall include an overall signage plan comprised of the information required under the Arlington Zoning Bylaw Section 6.2.2 as well as perspectives, renderings, photographs, models, or other representation sufficient to show the nature of the proposed overall signage plan and its effect on the immediate surroundings.

All materials must be submitted in an electronic format. Additionally, two full sets of plans, submittal documents, and any supplemental documents are required for submission. The Board

may request additional documents during the review and approval process, as well as following special permit approval.

RULE 15 : BOARD DECISIONS

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

RULE 16 : CODE OF ETHICS CONDUCT

A. Generally

In supplement to and above State and Town ethics, public records, open meeting and non-discrimination laws, the Redevelopment Board requires an atmosphere of professional conduct and civility among its members, and shall not tolerate harassment, discrimination, or offensive behavior based on race, color, religion, national origin, gender, gender identify, age, disability, or sexual orientation, nor shall any member of the Redevelopment Board use profanity, insulting, threatening, or abusive language in the course of public debate or in testimony before any Town Department, Board or Commission. Furthermore, this code of ethics conduct shall apply whenever a Redevelopment Board Member is in any public setting representing said Board.

B. Internal Board Relations

A Redevelopment Board member, in their relations with fellow Board members, should:

1. Recognize that action at official legal meetings is binding and that they alone cannot bind the Board outside of such meetings;
2. Refrain from public statements or promises of how they will vote on matters that will come before the Board until he or she has had an opportunity to fully vet the issue during a Board meeting;
3. Make decisions only after all facts on a question have been presented and discussed;
4. Uphold the intent of executive session and respect the privileged communication that exists in executive session;
5. Refrain from communicating the position of the Redevelopment Board to anyone unless the full Board has previously agreed on both the position and the language of the statement conveying the position;
6. Treat with respect the rights of all members of the Board despite differences of opinion;
7. Afford members of the Board the opportunity to speak on matters in Board meetings and hearings without interruption.

C. Board-Town Staff Relations

A member of the Redevelopment Board, in their relations with Town staff, should:

1. Treat all staff as professionals that respects the abilities, experience, and dignity of each individual;
2. Exercise caution and discretion in public criticism of any individual Town employee. Member concerns about performance of staff reporting to the Town Manager should, under ordinary circumstances only be articulated to the Town Manager, or, in limited circumstances, other appropriate Town personnel, such as the Director of Planning and Community Development, Town Counsel or other Department heads.
3. Keep requests for staff support to a minimum wherever possible, and ensure that all requests go through the Director of Planning and Community Development's Office.
4. To the extent practicable, insure that any materials or information provided to an individual member from a staff member be made available to all members of the Redevelopment Board.

These principles shall be enforced by public admonition through resolution, censure, and other action deemed appropriate by the Board or its appointing authorities. Jurisdiction rests with the Redevelopment Board as a whole, and therefore any member may motion for a finding of a violation of this Rule.

RULE 17 : RULES FOR HIRING OUTSIDE CONSULTANTS UNDER M.G.L. c. 44 §53G

A. Purpose

As provided by M.G.L. c. 44 §53G, the Redevelopment Board may impose reasonable fees for the employment of outside consultants, engaged by the Redevelopment Board for specific expert services. Such services shall be deemed necessary by the Board to come to a final decision on an application submitted to the Redevelopment Board pursuant to the regulations and requirements of the Arlington Zoning Bylaw or any other Town bylaw, regulation, or rule as they may be amended or enacted from time to time.

B. Special Account

Funds received pursuant to these rules shall be deposited with the Treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Redevelopment Board without further appropriation as provided in M.G.L. c. 44 §53G. Expenditures from this account shall be made only in connection with a specific project or projects for which a consultant fee has been collected from the applicant. Expenditures of accrued interest may also be made for these purposes. At the completion of the Board's review of a project, any excess amount in the account, including interest, attributable to a specific project shall be repaid to the applicant or the applicant's successor in interest. For the purposes of this rule, any person or entity claiming to be an applicant's successor in interest shall provide the Board with documentation acceptable to the Board establishing such succession in interest.

C. Consultant Services

In hiring outside consultant(s), the Redevelopment Board may engage engineers, planners, lawyers, urban designers, or any other appropriate professional who can assist the Redevelopment Board in analyzing the project and to ensure compliance with all relevant federal, state, and local laws, statutes, ordinances, and regulations. Specific consultant services may include, but are not limited to, site plan review, stormwater review, traffic analysis, or land use law. Services may also include on-site monitoring during construction, or other services related to the project deemed necessary by the Redevelopment Board. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three (3) or more years of practice in the field at issue, or a related field. The consultant shall be chosen by, and report only to, the Redevelopment Board and/or its administrator. Hiring outside consultants shall comply with the Uniform Procurement Act, M.G.L. c. 30B §§ 1-19.

D. Notice

The Redevelopment Board shall give written notice to the applicant of the selection of an outside consultant, which notice shall state the identity of the consultant, the amount of the fee to be charged to the applicant, and a request for payment of said fee in its entirety. Such notice shall be deemed to have been given on the date it is mailed by first class United States Postal Service or delivered by e-mail. No such costs or expenses shall be incurred by the applicant if the application or request is withdrawn within five (5) business days of the date notice is given.

E. Payment of Fee

The fee must be received prior to the initiation of consulting services. The Board may request additional consultant fees if necessary review requires a larger expenditure than originally anticipated or new information requires additional consultant services. Failure by the applicant to pay the consultant fee specified by the Redevelopment Board within ten (10) business days of the request for payment, or refusal of payment, shall be cause for the Redevelopment Board to deny the application based on lack of sufficient information to evaluate whether the project meets applicable performance standards in the Arlington Zoning Bylaw. The Redevelopment Board will state as such in a letter to the applicant. No additional review or action shall be taken on the permit request until the applicant has paid the requested fee, other than a denial based on insufficient evidence. When the Redevelopment Board's review of a project is completed and a permit issued, any balance in the special account attributable to that project shall be returned within 30 days. The excess amount, including interest, shall be repaid to the applicant or their successor.

F. Appeals

The applicant may appeal the selection of the outside consultant to the Town Manager, who may disqualify the outside consultant selected only on the grounds that the consultant has a conflict of interest or does not possess the minimum required qualifications. Such an appeal must be in writing and received by the Town Manager within ten (10) days of the date consultant fees were requested by the Redevelopment Board with a copy received by the Redevelopment Board on the same date as received by the Town Manager. The required time limits for action upon the application shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Town Manager within one month following the filing on an appeal, the selection made by the Redevelopment Board shall stand.

RULE 18 : SIGN APPLICATIONS AND REVIEW PROCEDURES FOR ADMINISTRATIVE APPROVAL

Sign modifications on properties subject to Environmental Design Review (EDR) may be considered for administrative approval by the Director of Planning and Community Development provided the applicant demonstrates that the following criteria are met:

1. The ARB previously approved a sign through the Environmental Design Review Special Permit process or a prior sign permit was approved by Inspectional Services;
2. The sign(s) meet zoning requirements;
3. There are no known zoning or general bylaw violations outstanding on the property;
4. All of the following conditions are met:
 - a. The same number or fewer signs are proposed;
 - b. The same size or smaller sign(s) or sign area is proposed; and
 - c. The sign(s) proposed is in the same locations as the existing sign(s).
5. The sign(s) illumination is the same illumination as for existing sign(s);
6. The new sign(s) are not internally illuminated;
7. The sign(s) are legible from the public way in the Director or their designees' opinion; and
8. There are not any sign(s) proposed for storefront windows.

If sign proposals do not meet all of the criteria above, then the applicant must submit a full Environmental Design Review application for the Redevelopment Board's review and approval. The Department of Planning and Community Development is not required to provide administrative approval and may at any time refer the application to the Board.

Procedure: Submit a \$500 fee payable to the Town of Arlington and one copy of the following documents to the Department of Planning and Community Development

1. Photos of existing signs maintained on the premises;
2. Drawing of building facade indicating location of the proposed sign(s).
3. Drawing to scale of proposed sign(s) with dimensions and construction specifications, materials, mounting method, lighting, and wiring;
4. Cut sheet for any lighting; and
5. Photo simulation, perspectives, renderings, or other representations sufficient to show the nature of the proposed sign(s) and its effect on the immediate surroundings.

RULE 19 : Review of Religious and Educational Uses

A. Purpose

The purpose of Rule 19 is to provide for reasonable regulation of religious, non-profit educational, [family child care](#), and child care facilities used primarily for such purposes consistent with G.L. c. 40A, §3. Specifically, "reasonable regulation" refers to the bulk and height of structures and in determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements. When applying reasonable regulation, the Town shall not unreasonably impede the protected use without appreciably advancing the purposes of the Zoning Bylaw, goals of the Arlington Master Plan, or other development plans and policies of the Town.

B. Procedures

1. Building Inspector Review: To determine whether a religious, non-profit educational, [family child care](#), or child care facility use is protected under G.L. c. 40A, §3, the property owner or agent of an owner shall submit to the Building Inspector such information necessary to make the following findings:

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- That the applicant has sufficiently demonstrated that the proposed use of the property or structures is for a religious, non-profit educational, or child care purpose, or appropriate combination thereof; and
- That the applicant has sufficiently demonstrated that the proposed use of the property or structure for these purposes is the principal use.

If the applicant has satisfied the Building Inspector as outlined above, the Building Inspector shall so inform the applicant and the Department of Planning and Community Development (“Department”) in writing, within 30 days of having received the information provided by the applicant, that the application is appropriate for administrative review for the purposes set forth by Rule 19. If the applicant has not satisfied the Building Inspector as outlined above, the Building Inspector shall so inform the applicant in writing within 30 days of having received the information provided by the applicant.

2. Department of Planning and Community Development Review: The Department shall apply those requirements allowed by G.L. c. 40A, §3, in a reasonable fashion within the specific context of the proposed project as an administrative approval process.
 - The applicant bears the burden of establishing that the application of a given regulation should be waived, reduced, or altered as unreasonable within the specific facts of both the site and the proposed use.
 - The Department shall apply the reasonable regulations in accordance with the purposes of the Zoning Bylaw, the goals of the Arlington Master Plan, or other development plans and policies of the Town, and G.L. c. 40A, §3

The Department shall prepare an administrative decision outlining any conditions within 30 days, and provide copies to the applicant and the Building Inspector. The applicant may then pursue a permit from the Department of Inspectional Services which shall be issued by the Building Inspector.

C. Appeals/ Grievances

An appeal to the Board of Appeals may be taken by any person aggrieved by the determination of the Building Inspector, as provided in G.L. c. 40A, § 8 and § 15. A grievance to the Town Manager may be taken by any person aggrieved by the determination of the Department of Planning and Community Development.



Town of Arlington, Massachusetts

Hybrid Meeting Protocol

Summary:

9:15 p.m.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Agenda_Item_5_Hybrid_Meeting_Protocol_Decision_Points.pdf	Hybrid Meeting Protocol Decision Points

The Remote Participation Study Committee (RPSC) recognizes that hybrid meetings are more difficult to run than either fully remote or fully in-person meetings. The purpose of this hybrid participation pilot is to test both the technology and the protocol for different sizes and different types of meetings in order to learn how the Town can best support its many boards, committees, and commissions going forward.

Best Practices

1. **Communication.** We recommend that each board, committee, and commission clearly communicate its policies—both in its meeting agenda and at the start of each meeting—around its rules for public participation and what happens in the case of a technical failure and/or loss of connectivity. Send out any tips or links to technical support to remote attendees in advance in case they are not familiar with Zoom.
2. **Recording the Meeting.** We advise you to record your meetings for internal purposes; for example, to ensure accurate meeting minutes. Recordings will be stored in the Town’s Zoom accounts for a limited time as recording storage is limited. Note that these recordings may be subject to Public Records requests under Massachusetts Law. Finally, the Open Meeting Law requires you to note when any meeting is recorded. It should also be noted that members of the public may record meetings themselves.
3. **Meeting Chair.** The chair of any hybrid meeting must be in-person rather than remote. In cases where the usual chair is unable to participate in person for a particular meeting, we recommend that they designate an in-person member as a temporary chair.
4. **Technical Lead.** We recommend that meetings with significant membership or public participation split between in-person and remote should consider designating a co-host/technical lead who will monitor remote attendees as they join the meeting, identify raised hands during the public participation sections of the meeting, and monitor any comments submitted in the chat (if enabled). This person should have experience with Zoom, and know how to handle the physical hardware in the room (e.g., cameras, laptops, etc.). Ensure that the co-host and the chair are aligned on all expectations and individual responsibilities for how the meeting will run.
5. **Displays.** Hybrid meetings work better if both remote and in-person participants are able to see each other and any relevant visuals for the meeting. If possible, have a big screen in the front of the room with as many of the remote attendees showing on video as possible.

On the other side, make sure the remote participants are able to see the presenters along with the meeting visuals.

Decision Points

Each board, committee, and commission will need to set expectations around what hybrid participation looks like at their meetings. To that end there are a series of “decision points” that will need to be made before beginning the hybrid-participation pilot. We welcome any comments or recommendations you may have.

1. **Should you designate a co-host?** Monitoring in-person attendees and remote attendees in a hybrid meeting, as well as other remote meeting features such as chat (if enabled), can be challenging. The chair of the meeting is strongly encouraged to delegate a sufficiently trained person, whether another meeting member or staff support personnel, to manage the remote communications. The duties of this person may include allowing remote participants to enter the meeting, noting when people have their hand up to speak, monitoring remote feeds to prevent potential malicious disturbances (“Zoom bombing”), and communicating any questions that may come up in the chat function (if enabled).
2. **What happens in case of a technical failure?** Each committee is asked to create a contingency plan for what will happen in the case of a technical failure and/or loss of connectivity. Some possibilities include:
 - i) **adjourning** the meeting to a pre-determined date/time;
 - ii) **pausing** the meeting for a pre-determined period of time to allow travel time for any committee members and members of the public wishing to participate in order to attend the meeting in person;
 - iii) **continuing** with the meeting, so long as a quorum of board, commission, or committee members are present in person.

Your policy should be clearly communicated, both in the agenda and at the beginning of each meeting. You may wish to have different policies for different types of meetings and your policy may differ depending on whether all committee/board members are in person or some are remote. In any case, the goal is to clearly communicate the policy that is in effect for that meeting prior to its start.

3. **How do you recognize members of the public who would like to speak?** Do you require remote and in-person participants to sign up beforehand so that a speaking order can be established? Or, do you ask people to raise their hands during the meeting (both remotely and in-person) to indicate that they would like to speak? If you allow a looser model of public participation do you take turns between remote and in person participants, or do you establish some other ordering?
4. **What are the expectations for committee members?** Do you require that a quorum of committee members attend meetings in-person? And, if you do require a quorum of members in-person, do you have rules around how many in-person meetings committee members are required to attend?
5. **Zoom-Specific Decision Points:**
 - a. **Do you need webinar functions?** The town has a limited number of webinar licenses. If webinar features are required, please reach out to a Town staff member for assistance.
 - b. **Do you enable chat for your participants?** If chat is enabled, the chair or a designee should monitor the chat screen for contributions throughout the meeting. If you would prefer to disable chat, you should do so prior to setting up the meeting.
 - c. **Will you use the waiting room feature?** If the waiting room feature is enabled, the monitor of the remote participants will need to either disable the waiting room at the start of the meeting or regularly monitor and admit new attendees throughout the course of the meeting. If you do keep the waiting room feature on during the meeting, consider enabling the *chime announce feature* that creates a noise to alert the host that someone has entered the waiting room.
 - d. **Do you record the meeting for the purpose of creating meeting minutes?** If so, the chair should announce that the meeting is being recorded prior to starting the record feature.
 - e. **Will attendees be muted upon entry?** Consider automatically muting participants upon entry and requiring that they unmute themselves in order to speak.

Meeting Preparation

With the help of town staff, reserve a room with the right technology to hold your meeting. Prior to the start of your first meeting you should practice with the room technology to ensure that you know how to operate it.

Ask about audio:

- Can all participants clearly hear the main speaker(s)?
- Can all participants clearly hear in-person and online participants when they make comments or ask questions?
- Does the audio set-up avoid any unpleasant audio feedback or echo for either in-person or online participants?
- Will the main speaker(s) have practice time to get comfortable with the audio system?
- Can online participants experience music and videos that in-person participants do?

Ask about video:

- Can all participants see the main speaker(s)?
- Is the speaking area marked so the main speaker(s) are consistently in the camera view for online participants?
- Can all participants see in-person and online participants when they make comments or ask questions?
- Can all participants see slides, props, and other visuals?
- Is the camera positioned so the main speaker(s) can easily make eye contact with it?
- Will the main speaker(s) be trained to look directly into the camera to give online participants the experience of eye contact and direct communication?

Accessibility:

1. If your meeting is of significant interest to the general public, request CART (Computer Aided RealTime Translation) from the MCDHH (Massachusetts Commission for the Deaf and Hard of Hearing) and ASL/English Interpreters at least 2 weeks prior to your meeting.
2. Any print or electronic announcements of meetings must include a note stating that a request for ASL Interpretation must be made to the committee, commission, or board at least 2 weeks prior to the meeting. If ASL interpretation is requested by the public, contact the Massachusetts Commission for the Deaf and Hard of Hearing (mass.gov/mcdhh).

3. Regardless of whether there are any specific requests, automatic closed captions should be enabled for each meeting. If a video is being shown make sure closed captions are enabled.
4. If you are using slides or other visual material at your meeting please read them aloud and/or describe the visual information so that blind and/or visually impaired individuals can access the information.
5. Although hybrid meetings can be more accessible than fully in-person meetings, your physical meeting site must remain handicapped accessible with ramps, working elevators, any requested accommodations, etc.

Possible Introductory Meeting Paragraph

Tonight's Meeting of the _____ is being conducted using a hybrid model on the Zoom platform. On 7/16/22, Lt. Gov. Karyn Polito, as acting governor, signed legislation to extend key pandemic-era accommodations, including remote local government meeting authorization, through March 31, 2023 following the same guidelines that have been in place since the COVID public health emergency was first declared in March 2020.

Before we begin, permit me to offer a few notes:

1. Persons observing or participating in the meeting may follow an agenda posted on the Town/School Department's website. Instructions on how to join the meeting, including joining the meeting without registration can also be found with the meeting notice. You are not required to register to observe or participate, but you may have limited access to functions of the Zoom platform.
2. Persons wishing to address the body either remotely or in person are reminded that you will be asked to provide your full name and address in the interests of developing a record of the meeting;
3. All participants are advised that people may be listening remotely or in person who do not provide comment, and that those persons are not required to identify themselves;
4. In case of technical failure and/or loss of connection to the remote meeting function, the meeting will _____ (see Decision Points for possible choices)
5. Finally, in cases where some members of the board/committee/commission are participating remotely, all the votes for the duration of the meeting will be taken by roll call.

Additional Resources and Tips

Many organizations are working on improving the effectiveness of hybrid meetings. Here are some guides from a range of places:

Logistics and Set Up:

[MAPC: Shared Practices, Tools, and Policies for Hybrid Meeting](#)

[Considerations and Best Practices for Running a Hybrid Meeting](#)

[What it Takes to Run a Great Hybrid Meeting](#)

Facilitation Tips:

[LinkedIn's Facilitation Toolkit for Hybrid Meetings](#)

[Facilitation Tools for Hybrid Group Meetings](#)



Town of Arlington, Massachusetts

Correspondence Received

Summary:

Correspondence received from:

C. Loreti 10/3/2022

D. Seltzer 11/3/2022

J. Boyle 11/4/2022

B. Chu 11/4/2022

T. Chu 11/6/2022

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Correspondence__from_C._Loreti_received_10032022.pdf	Correspondence from C. Loretti received 10032022
▢ Reference Material	Correspondence_from_D._Seltzer_received_11032022.pdf	Correspondence from D. Seltzer received 11032022
▢ Reference Material	Correspondence_from_J._Boyle__received_11042022.pdf	Correspondence from J. Boyle received 11042022
▢ Reference Material	Correspondence__from_B._Chu_received_11042022.pdf	Correspondence from B. Chu received 11042022
▢ Reference Material	Correspondence_from_T._Chu_received_11062022.pdf	Correspondence from T. Chu received 11062022

From: Chris Loreti <cloreti@verizon.net>
 To: Rachel Zsembery <rzsembery@town.arlington.ma.us>, EBenson@town.arlington.ma.us, KLau@town.arlington.ma.us, MTintocalis@town.arlington.ma.us, sreivilak@town.arlington.ma.us
 Cc: LDiggins@town.arlington.ma.us, DMahon@town.arlington.ma.us, JHurd@town.arlington.ma.us, SDecourcey@town.arlington.ma.us, ehelmuth@town.arlington.ma.us, Christian Klein <CKlein@town.arlington.ma.us>, cricker@town.arlington.ma.us, Douglas Heim <dheim@town.arlington.ma.us>, Zoning Board of Appeals <zba@town.arlington.ma.us>, Sandy Pooler <spooler@town.arlington.ma.us>, Michael Ciampa <MCiampa@town.arlington.ma.us>
 Date: Mon, 3 Oct 2022 15:28:18 -0400
 Subject: 80 Broadway (ARB Docket 3717) and the Lack of ARB Authority to Grant Variances

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Dear ARB Chair Zsembery and Members:

I am sending this email to provide comments on the proposed development for 80 Broadway (ARB Docket 3717). Please make these comments and the attached file part of the official record for this special permit application.

I understand the applicant has asked for a postponement of the hearing until November in order to give themselves time to revise the plans. I have no objections to any postponements.

I do, however, have concerns about the zoning compliance of the initial proposal related to open space, corner lot setbacks, and FAR calculation, and ask that the board remind the applicant of the need to fully comply with the dimensional requirements of the zoning bylaw as they revise their plans. I also wish to provide the ARB with additional information on its ability as a board to grant exceptions to the zoning bylaw beyond what the bylaw explicitly authorizes (i.e., variances).

As you know, I have previously complained about Town Counsel's August 13, 2020 memo in which he attempts to claim the ARB may grant variances to the zoning bylaw. In fact, *a variance purportedly granted by any other municipal board is void*. That quote (referring to supposed variances coming from other than a Zoning Board of Appeals or zoning administrator where so authorized) comes from Martin R. Healy, Esq. of Goodwin Procter LLP, Boston writing in MCLE's Massachusetts Basic Practice Manual (6th edition, 2017, page 5-5).

Bobrowski similarly states: *no other town boards or officers may assume jurisdiction over variances* (other than the ZBA or zoning administrator where so authorized) (Mark Bobrowski, Handbook of Massachusetts Land Use and Planning Law, 4th edition, 2018, page 10-5.)

The source of authority for these statements is the Massachusetts Supreme Judicial Court in its long-established decision ANTHONY COLABUFOLO vs. BOARD OF APPEAL OF THE CITY OF NEWTON & another, May 8, 1957, June 20, 1957, 336 Mass. 213 (1957) striking down a purported variance by a board of alderman. I have attached that decision for your information and for the others copied on this email, particularly the attorneys.

What is notable about Colabufalo is that the court stated that it doesn't matter if the local zoning bylaw purports to give some other board the power to grant variances. Doing so conflicts with state law and thus those local bylaw provisions are void. Therefore, Arlington's Town Counsel cannot find that the ARB has the power to grant variances based on what he may claim to read into the town's zoning bylaw and regardless of the political support he may receive from other town officials.

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The implications of this decision for the ARB are clear. The ARB does not have the power to grant exceptions to the zoning bylaw, and doing so would be

contrary to state law. Violations of the zoning bylaw for 80 Broadway--or any other proposal coming before the ARB--need a variance from the ZBA before receiving a special permit from the ARB.

Thank you for considering these comments.

Sincerely,

Christopher Loreti
56 Adams Street
Arlington

Claire V. Ricker, AICP
Director
Department of Planning and Community Development
Town of Arlington
desk: 781.316-3092
mobile: 978-656-1325
email: cricker@town.arlington.ma.us

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

ANTHONY COLABUFALO

vs.

BOARD OF APPEAL OF THE CITY OF NEWTON & another.

Supreme Judicial Court of Massachusetts, Middlesex.

May 8, 1957.

June 20, 1957.

Present: WILKINS, C.J., RONAN, WILLIAMS, WHITTEMORE, & CUTTER, JJ.

John J. Grady, for the plaintiff.

214 *214 James H. Dixon, (John R. Carney, Jr., with him,) for the intervener.

WHITTEMORE, J.

This is a bill in equity under G.L. (Ter. Ed.) c. 40A, § 21, inserted by St. 1954, c. 368, § 2, by way of an appeal from a decision of the board of appeal of the city of Newton approving the issuance under the zoning ordinance of a permit by the public buildings commissioner to the intervener DiCarlo Bros., Inc., for the erection of a garage, workshop and office building on land on Hamlet Street. The case is here on appeal from the decree of the Superior Court that the decision of the board requires no modification.

The land in question is in a private residence district and is across the street from the area which is the subject of the decision in Colabufalo v. Public Buildings Commissioner of Newton, 332 Mass. 748. Our opinion on an appeal in ancillary contempt proceedings in that case is at page 205, *ante*.

A building such as is described in the permit is not permitted in a private residence district under the provisions of the ordinance which state district uses. Prior to the issuance of the building permit the board of aldermen on October 17, 1955, issued an order purporting to grant to the intervener defendant a variance for the construction of the building. The board of appeal found that the order of the board of aldermen authorized the building, that it "will involve no substantial detriment to the neighborhood, that denial of the permit will result in substantial hardship to DiCarlo Bros., Inc., and that erection of the proposed building will be without derogation from the purpose and intent of the zoning ordinances."

The controlling issue is the jurisdiction of the board of aldermen to grant the so called variance under the statute and ordinance. No ground is suggested on which the buildings commissioner could deny a permit for construction which had been authorized by the board of aldermen under a valid provision of the ordinance or for a reversal of his action in such case by the board of appeal.

215 1. The board of aldermen had no power to grant variances. *215 The provision of the ordinance^[1] which purports to give it this power conflicts with the enabling statute. Massachusetts Feather Co. v. Aldermen of Chelsea, 331 Mass. 527, 529-530. Cases cited in Planning Board of Reading v. Board of Appeals of Reading, 333 Mass. 657, 660, to the statement that a "by-law cannot conflict with the statute." Tranfaglia v. Building Commissioner of Winchester, 306 Mass. 495, 497. Leahy v. Inspector of Buildings of New Bedford, 308 Mass. 128, 131. Smith v. Board of Appeals of Fall River, 319 Mass. 341, 343-344. See Commonwealth v. McFarlane, 257 Mass. 530.

216 The statutory provisions for the granting of variances by boards of appeals are precise and complete (Turner v. Board of Appeals of Milton, 305 Mass. 189, 192); they occupy the field. G.L. (Ter. Ed.) c. 40A, § 15.^[2] There were similar provisions in the predecessor statute, G.L. (Ter. Ed.) c. 40, § 30, as appearing in St. 1933, c. 269, § 1, as amended. In St. 1954, c. 368, which inserted c. 40A, it is provided in § 3: "The provisions of chapter forty A of the General Laws, so far as they are the same as those of sections twenty-five *216 to thirty B, inclusive, of chapter forty of the General Laws, shall be construed as continuations of said provisions, and the enactment of this statute shall not affect the validity of any action lawfully taken under said provisions prior to the effective date of this act." The zoning ordinance in § 23.25 provides, "The provisions of this

chapter are ordained for the purpose of promoting the health, safety, convenience, morals and welfare of the inhabitants of the city in accordance with G.L., c. 40, Par. 25, et seq...."

The statute expressly shows just how far it is intended that any board other than the board of appeals shall have the power to alter the effect of the ordinance or by-law as written. Section 4 provides that *exceptions* to the regulations and restrictions of the ordinance or by-law may be allowed and that *permits* therefor may be granted either by the board of appeals "or the city council of such city or the selectmen of such town." Prior to the enactment of c. 40A the power to grant exceptions, like the power to grant variances, so far as express, was exclusively in the board of appeals.^[1a] The limited extension of jurisdiction when c. 40A was adopted is significant to exclude a power in municipalities to go beyond the expression of the statute.

The ordinance contains a provision restating the statutory power of the board of appeal to grant variances (§ 23.21 [b] 2).

2. The invalidity of the action of the board of aldermen may be determined on this appeal.

217 The plaintiff by virtue of G.L. (Ter. Ed.) c. 40A, § 13, as appearing in St. 1955, c. 325, § 1,^[2a] had a right of appeal, and *217 did appeal, to the board of appeal from the decision of the buildings commissioner, and under § 21 he had an appeal to the Superior Court from the decision of the board. The findings show that his residence is in the same zoning district and about three hundred feet away from the locus. It is not contended that he is not a "person aggrieved" within the meaning of §§ 13 and 21.

The decision of the board of aldermen was a nullity. Massachusetts Feather Co. v. Aldermen of Chelsea, 331 Mass. 527. See Sterling's Case, 233 Mass. 485, 489-490. This was a case of "an assumption by the board [under the terms of the ordinance] of a jurisdiction it did not have, rather than an erroneous exercise of the jurisdiction conferred upon it...." Clap v. Municipal Council of Attleboro, 310 Mass. 605, 608. In the Massachusetts Feather Co. case, where certiorari was sought to determine that an appeal to the board of aldermen was invalid, we said at page 530, "The action of the board of aldermen was without jurisdiction and was a nullity, but in itself it did the petitioner no harm, and it is difficult to see how quashing it would do the petitioner any good."

Failure to take an appeal from the decision of the board of aldermen to the board of appeal under § 13, if such course was open,^[1b] and we intend no suggestion, does not foreclose the issue. We do not pause to determine what limitations, if any, apply to collateral attack by formal parties to administrative proceedings upon decisions therein which are void for want of jurisdiction. See Davis, Administrative Law, §§ 176, 179, 190; Saint Luke's Hospital v. Labor Relations Commission, 320 Mass. 467, 469-470. See, as to a decree of court, Crystal, petitioner, 330 Mass. 583, 591. The plaintiff, although he appeared before the board of aldermen, was not a formal party who initiated or responded to process. Furthermore the board of
218 aldermen was in no *218 sense a court and there is little basis for implying in its decision an adjudication of its authority to act. Compare Chicot County Drainage District v. Baxter State Bank, 308 U.S. 371. The issue has been raised before there has been an opportunity for the intervener to change its position by action pursuant to an outstanding permit to build. The present appeal brings the issue to the Superior Court under the same section of the statute which would have applied had an earlier appeal been available and had it been taken. The interjection of the issuance of the building permit has had relevant effect only in bringing the proceedings to a stage where a statutory provision for an appeal is surely applicable.

3. The review by the board of appeal of the propriety of the grant of a variance by the board of aldermen is not the equivalent of an initial decision by the board of appeal to grant a variance. All at interest are by the statute entitled to the decision of the board of appeal unaffected by a prior decision by a board which had no jurisdiction to pass on the issue.

4. There are some indications that the board of aldermen was purporting to give a permit for the extension of a nonconforming use under § 23.9 (b) of the ordinance^[1c] rather than to grant a variance. The board's order reads in part, "Description of variance desired, size of lots: 34,320 square feet, construction of a non-conforming building on presently non-conforming land." The findings of the judge in the Superior Court speak of the "application for a permit" before the board of
219 aldermen. The judge's finding, however, *219 ever, is that the board "granted ... a variance" and the order of the board, after reciting, as having been found by the board, the requirements for a variance contained in the statute and the ordinance, G.L. (Ter. Ed.) c. 40A, § 15, states, "variance is hereby granted as follows: ..." Also, in addition to the "Description of variance" as hereinabove set out, the order contains the following further reference: "Description of use to be made of land if variance is granted...." The only brief^[1d] for the defendants, that of the intervener, argues that there was a properly granted variance and does not contend that the board of aldermen purported to grant a permit under the nonconforming use section of the ordinance.

We do not reach the question of the validity of the board's order construed as a permit. Whether or not the extension of a nonconforming use is to be classified as the granting of an exception under G.L. (Ter. Ed.) c. 40A, § 4, it is the exercise of a different power than the variance power. *Donovan Drug Corp. v. Board of Appeals of Hingham*, ante, 1, 4. *Burnham v. Board of Appeals of Gloucester*, 333 Mass. 114. *Lawrence v. Board of Appeals of Lynn*, ante, 87, 89. Not only are the applicable criteria different but also the scope and effect of permissible action may not be the same. See *Planning Board of Reading v. Board of Appeals of Reading*, 333 Mass. 657; *LaMontagne v. Kenney*, 288 Mass. 363.

On the same day, in the same form the board purported to grant a variance applicable to the premises across the street. *Colabufalo v. Public Buildings Commissioner of Newton*, ante, 205, 211. Thus it is confirmed that variance power was one which the board consciously and intentionally purported to exercise. Persons at interest, as the plaintiff, rightly could act or refrain from acting, on the assumption that the board was undertaking to do what it declared it was doing. A case in point is *Hickox v. Griffin*, 298 N.Y. 365, 371. There is no room for indulging a presumption of the validity of the local action. Compare 220 *220 *Caires v. Building Commissioner of Hingham*, 323 Mass. 589, 595, 596; *Co-Ray Realty Co. Inc. v. Board of Zoning Adjustment of Boston*, 328 Mass. 103, 108; *Concord v. Attorney General*, ante, 17, 25.

5. There is shown on this record no basis for the issuance of a permit to the intervener. The final decree is reversed and a decree is to be entered in the Superior Court vacating the decision of the board of appeal and ordering that it deny or direct the denial of the application for a building permit, and ordering also that the clerk within thirty days after the entry of the decree send an attested copy thereof to the board.

So ordered.

[1] Section 23.20: "(a) When in its judgment the public convenience and welfare will be substantially served, the board of aldermen, may, on petition, and subject to such appropriate conditions and safeguards as it may impose, which may include provisions for yearly renewals and revocation at the pleasure of the board of aldermen, vary the application of the district regulations heretofore established in harmony with their general intent and purpose, to: ... 8. Permit with respect to a particular parcel of land a variance from the terms of this chapter where, owing to conditions especially affecting such parcel, but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of this chapter involves substantial hardship to the petitioners and where desirable relief may be granted without substantially derogating from the intent or purpose of this chapter, but not otherwise."

[2] "A board of appeals shall have the following powers: ...

"3. To authorize upon appeal, or upon petition in cases where a particular use is sought for which no permit is required, with respect to a particular parcel of land or to an existing building thereon a variance from the terms of the applicable zoning ordinance or by-law where, owing to conditions especially affecting such parcel or such building but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship to the appellant, and where desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law, but not otherwise.

"In exercising the powers under paragraph three above, the board may impose limitations both of time and of user, and a continuation of the use permitted may be conditioned upon compliance with regulations to be made and amended from time to time thereafter."

[1a] General Laws (Ter. Ed.) c. 40, § 30, as appearing in St. 1933, c. 269, § 1, as amended, dealing with powers and duties of boards of appeals, provided in relevant part: "Such ordinances or by-laws may provide that the board may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinances or by-laws in harmony with their general purpose and intent, and in accordance with general or specific rules therein contained."

[2a] "An appeal to the board of appeals established under section fourteen may be taken by any person aggrieved by reason of his inability to obtain a permit from any administrative official under the provisions of this chapter, or by any officer or board of the city or town, or by any person aggrieved by any order or decision of the inspector of buildings or other administrative official in violation of any provision of this chapter, or any ordinance or by-law adopted thereunder."

[1b] Section 15 gives the board of appeals power to hear appeals taken under § 13, and § 16 provides that appeals shall be taken "by filing with the officer or *board* from whose order or decision the appeal is taken and with the board of appeals a notice of appeal specifying the grounds thereof" and contains further reference to such ... [other] *board*" (emphasis supplied).

[1c] "A nonconforming building or structure may be structurally or substantially altered or reconstructed or may be altered or enlarged to permit the extension of a nonconforming use, and a nonconforming use may be extended in an existing building or structure or enlargement thereof, or may be introduced into a new building as a part of a nonconforming establishment existing December 27, 1922, and a nonconforming use may be changed to another nonconforming use which is not substantially different from the existing use, provided permission is obtained from the board of aldermen in accordance with the procedure provided in section 23.20. In granting such permission,

the board of aldermen shall impose such conditions as may be necessary to protect the neighborhood from injury. As used in this paragraph, the word `establishment' shall include buildings, structures and lands. (Ord. No. 276)."

[1d] This brief states that counsel for the defendant board of appeal concurs therein.

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From: Don Seltzer <timoneer@gmail.com>
To: Rachel Zsembery <rzsembery@town.arlington.ma.us>, Eugene Benson <EBenson@town.arlington.ma.us>, KLau@town.arlington.ma.us, Stephen Revilak <srevilak@town.arlington.ma.us>, MTintocalis@town.arlington.ma.us
Cc: cricker@town.arlington.ma.us, Kelly Lynema <klynema@town.arlington.ma.us>
Date: Thu, 3 Nov 2022 21:35:32 -0400
Subject: Comments and questions for Docket 3717 80 Broadway

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Don Seltzer

To: Arlington Redevelopment Board
From: Don Seltzer
Subj: Docket #3717 80 Broadway

I would like to submit the following questions for the applicant regarding the latest plans for 80 Broadway.

1. Is the applicant asking the ARB to grant a variance on the front yard setbacks? On drawing A0, the applicant correctly notes that bylaw 5.3.8 requires that corner lots have front yard setbacks that match the adjoining R2 lots, which is 20' on both the Broadway and Winter street frontages. The plans however show zero setback on Broadway and only 2' on Winter St.

Note that the existing building on the lot is compliant, with front yard setbacks of 27' and 35'.

2. Is the applicant asking the ARB to grant a variance for 5.3.17 on upper story setbacks? 5.3.17 requires an upper story setback of at least 7.5' along all street frontages. This setback is not being provided along Winter St.

5.3.8	CORNER LOTS- FRONT YARD SETBACK MATCHES ADJOINING LOTS, R2 @ 20'
5.3.17	4TH FLOOR SETBACK ARE X> 7.5' OK
5.3.21D	LANDSCAPE OPEN SPACE .1X 7,243 SF RES= 724 SF REQ'D
	USEABLE OPEN SPACE .2X 7,243 SF RES= 1,448 SF(541 SF OPENS SPACE CAN BE DECK)
6.1.4	OFF STREET PARKING

3. Could the applicant provide the detailed numbers that support the declaration of only 7,243 sf of residential gross floor area?

The 1st floor residential lobbies, staircases, etc comprise at least 800 sf.

The 2nd floor residential area is approx 1900 sf.

The 3rd and 4th floor residential areas are each 3054 sf.

The 5th floor residential area is approx 1500 sf

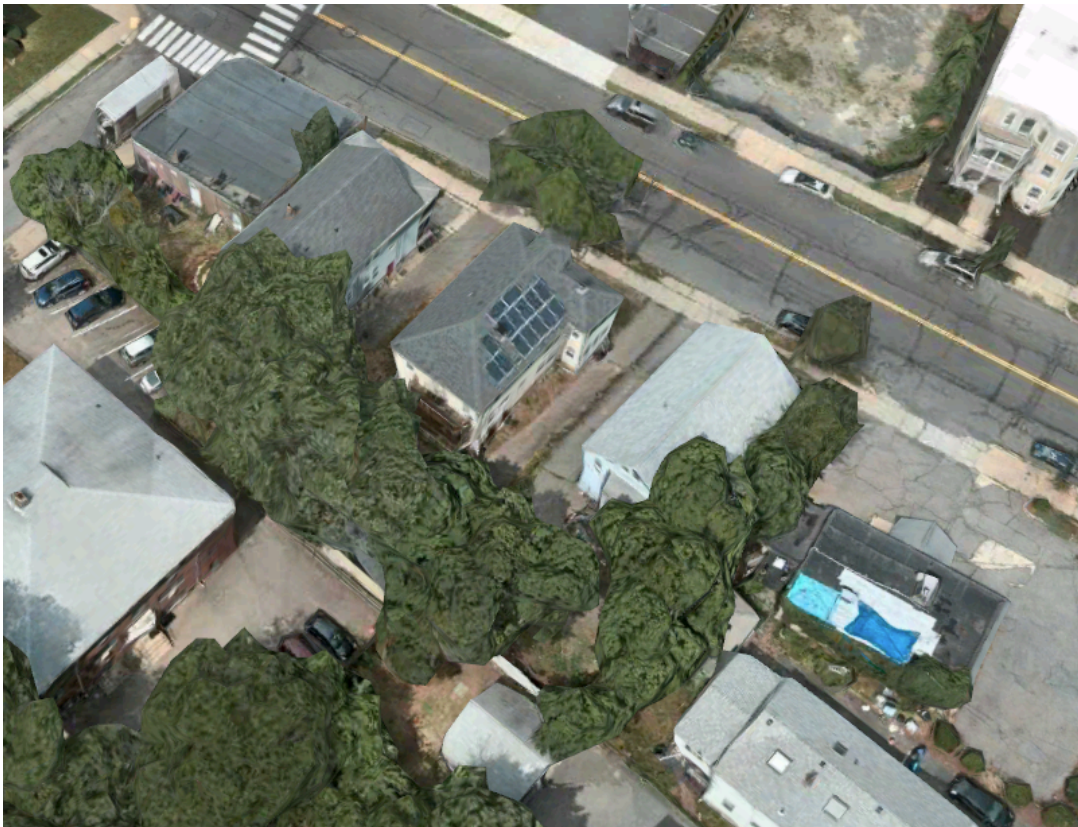
Total residential gross floor area is approx 10,300 sf, not 7234 sf as calculated by applicant. Does the applicant understand that total residential area is not just the sum of the interior apartment units but also includes hallways, stairwells, elevators, etc?

4. Required Usable Open Space is about 2000 sf based upon the corrected residential area. Is the applicant asking the ARB for a variance to provide zero Usable Open Space?

In asking the ARB to count the fifth floor roof deck as Usable Open Space, is the applicant aware that 5.3.18 specifically limits such accounting to *'open space on a roof not more than 10 feet above the level of the lowest story used for dwelling purposes'*.

Will the applicant be revising their Impact Statement which currently declares *'The Property will contain the landscaped and usable area required by the Arlington Zoning Bylaw.'*?

5. Could the applicant provide the Board with corrected and more detailed solar impact drawings A2.10 - A2.13? These drawings incorrectly show Broadway as running North to South, more than 60° off from reality. These drawings omit any detail of the affected properties, notably the array of solar panels on the roof of 88 Broadway.



The Board should be aware that on the morning of Nov 7, the shadow of the proposed 55' high building extends all the way to Oxford St.

6. Is the applicant aware of 5.3.12 A, Traffic Visibility across Street Corners, and 5.3.12 B Visibility for Driveways? The Broadway sidewalk is a major pedestrian route, including school children attending Thompson Elementary School. Because of the lack of any front yard setback of the building, drivers exiting the parking area are completely blind to any approaching pedestrians on the sidewalk. Similarly, the lack of proper setbacks limits the visibility across the corner with Winter St to less than required by 5.3.12A.

7. Could the applicant explain the calculations of the ratio of solar panel area to total roof area? In particular, the figure of 2917 sf of total roof area appears to be significantly underestimated.

I hope that the Board will give proper consideration to the answers to these questions.

Don Seltzer

From: "Rachel Zsembery" <RZsembery@town.arlington.ma.us>
To: "Jimmy Boyle" <jrboy412@msn.com>
Cc: "Claire Ricker" <CRicker@town.arlington.ma.us>, "Kelly Lynema" <KLynema@town.arlington.ma.us>
Date: Mon, 07 Nov 2022 09:40:18 -0500
Subject: Re: 80 broadway 3717

Your comments have been received and will be posted with the agenda. Please note with regard to the first item, the ZBA will not be hearing this docket. It falls fully under the jurisdiction of the Redevelopment Board who will comprehensively review the proposal and use its discretion with regard to approval of all elements of the project.

Thank you,

Rachel Zsembery
Chair - Arlington Redevelopment Board

From: Jimmy Boyle <jrboy412@msn.com>
To: "rzsembery@town.arlington.ma.us" <rzsembery@town.arlington.ma.us>
Date: Mon, 7 Nov 2022 13:47:33 +0000
Subject: 80 broadway 3717

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Dear ARB Members:

I am an immediate abutter of the proposed development at 80 Broadway, Arlington which is before you for a Special Permit. I am submitting these comments for the November 7, 2020 public hearing. Please make them part of the hearing record.

In addition, I understand the proposed development contains multiple violations of Arlington's zoning bylaw, and you have been told by a member of the Zoning Board of Appeals that the proposal should be first approved by that board before going to the ARB for approval.

I highly object to the proposed development because it will be highly be detrimental to me and my home
I Request that the ARB deny the Special Permit request for all of these reasons:

- it is much too tall. It will obscure my views and block sunlight to my home. It's 55' in height which is more than 20' above my house reduce the number of floors to 3
- It is much too large and too close to the street. No set backs???
- It is too close to my property line. Cars will be parking right next to my ADU.

221 of 224

Also all entrances should be from 80 Broadway and not Winter St as shown

There doesn't seem to be enough parking spaces where as they will block my ADU or park in the street which will narrow the Winter St end to Broadway

It will create safety concerns with children and pedestrians trying to cross the street.

And what about the front set back side set back?

Bottom line is this is a residential area of 2-family homes and I would like to keep it that way

Jimmy Boyle

Donna M Boyle

82 Winter St.

Arlington, MA

Jimmy Boyle

From: Belinda Chu <belinda3171@yahoo.com>
To: "rzsembery@town.arlington.ma.us" <rzsembery@town.arlington.ma.us>
Cc: "cricker@town.arlington.ma.us" <cricker@town.arlington.ma.us>
Date: Fri, 4 Nov 2022 20:19:45 +0000 (UTC)
Subject: ARB Docket 3717 80 Broadway

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Dear ARB Chair Zsembery,

I am the owner of the property at 88 Broadway.

A quick review of the reference materials indicates that the proposed development has been revised from a 5-story to a 3 1/2-story mixed use building.

I would like more detail on how the proposed development would affect the solar panels on my property. I also request additional detail on how the proposed development would affect available sunlight on the side of the house facing the proposed building at 80 Broadway.

Please make my comments part of the official record for this special permit application.

thanks,
Belinda Chu

From: B Z <emailbz@yahoo.com>
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Subject: ARB Docket 3717 80 Broadway

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Dear ARB Chair Zsembery,

This is comment for the ARB hearing on the proposed development for 80 Broadway.

I'm the second floor tenant at 88 Broadway. I'm very concerned about lack of sunlight from even a 3 1/2 story building. This time of year, the sun barely rises above the roof line of 84/86 Broadway from my vantage point. 80 Broadway is the building next to 84/86 Broadway. Any building taller than the existing structures would likely increase my heating costs in the winter.

My comments may be distributed to all ARB members before the meeting, and be made part of the hearing record.

Thank you,
Teri Chu
88 Broadway, apt 2
Arlington, MA