



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

### **Agenda & Meeting Notice October 10, 2023**

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](mailto:cricker@town.arlington.ma.us) by Tuesday, October 10, 2023 at 3:00 p.m. The Board requests that correspondence that includes visual information should be provided by Friday, October 6, 2023 at 12:00 p.m.

The Arlington Redevelopment Board will meet Tuesday, October 10, 2023 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

#### **1. Redevelopment Board Report to Fall 2023 Special Town Meeting**

7:30 p.m. The Board will discuss and vote on the Board Report to Fall 2023 Special Town Meeting.

#### **2. New Business**

8:30 p.m. The Board will vote on disbanding the MBTA Communities Working Group as of the start of the Fall 2023 Special Town Meeting on October 17, 2023.

#### **3. Open Forum**

8:45 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.

#### **4. Adjourn**

9:00 p.m. Estimated time of Adjournment

#### **5. Correspondence**

Correspondence received from:

- Chamber of Commerce, 10-02-2023
- J. Cullinane, 10-02-2023
- R. Kaderian, 10-02-2023
- L. Strayhorn, 10-02-2023
- J. Madden, 10-04-2023
- P. Worden, 10-05-2023
- V. Baudoin, 10-06-2023
- K. Meloon, 10-06-2023
- P. Parise, 10-10-2023





## Town of Arlington, Massachusetts

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### Redevelopment Board Report to Fall 2023 Special Town Meeting

#### Summary:

7:30 p.m. The Board will discuss and vote on the Board Report to Fall 2023 Special Town Meeting.

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	231003_Fall_2023_Special_TM_ARB_report_DRAFT.pdf	Draft ARB Report to STM Fall 2023 231003
▢ Reference Material	Draft_ARB_Report_Comments_SRevilak.pdf	Draft ARB Report Comments SRevilak



## **Town of Arlington**

### **ARLINGTON REDEVELOPMENT BOARD**

### **DRAFT Report to 2023 Special Town Meeting**

Rachel Zsembery, Chair

Kin Lau, Vice Chair

Eugene Benson

Stephen Revilak

Claire V. Ricker

Secretary Ex-Officio

Director of Planning and Community Development

Voted as amended on October \_\_, 2023



## **Introduction and Overview**

The Arlington Redevelopment Board (ARB) has statutory authority over M.G.L. c. 40A as the Town's planning board (Section 2 of Section 17 of the Town Manager Act) and M.G.L. c. 41 § 81 as the Redevelopment Authority. The ARB was created by a Town Meeting-adopted home rule petition, followed by a State Legislature act to form the ARB in 1971. The Department of Planning and Community Development was created in 1969. The authority and role of the ARB is included in Article 17 of the Town Manager Act. As a planning board, the ARB is charged with developing [Arlington's Master Plan](#); proposing bylaws, regulations, and rules to implement the Master Plan; and applying those bylaws, regulations, and rules. Lastly, the ARB serves as a special permit granting authority. The ARB is also a duly constituted redevelopment authority formed under the authority of M.G.L. c. 121B. With Town Meeting approval, the Board may hold property to improve and rehabilitate to meet community development goals.

The members of the ARB are as follows:

Rachael Zsembery, Chair (Term through 6/30/2026)

Kin Lau, Vice Chair (Term through 3/20/2024)

Eugene Benson (Term through 1/31/2026)

Stephen Revilak (Term through 9/22/2023, Gubernatorial designee – term renewal pending)

Open Seat (Term through 1/31/2025)

Claire V. Ricker, Secretary Ex-Officio

Director of the Department of Planning and Community Development

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## **Zoning Articles Overview**

The ARB review process for 2023 Special Town Meeting began in September with the close of the Warrant and will culminate after Town Meeting with a submission by the Town Clerk of any approved zoning amendments to the Attorney General.

When any warrant article proposes to amend the "Town of Arlington Zoning Bylaw," the ARB is required to issue a report with recommendations to Town Meeting. Appearing below are articles that propose to amend the Zoning Bylaw. This report includes a brief discussion of the intent of each proposed amendment followed by a recommended vote of the ARB. The ARB's vote constitutes its recommendation to Town Meeting. The recommendations of the ARB, and not the original warrant articles, are the actual motions that will be considered by the Town Meeting. An ARB vote of "No Action" means that Town Meeting will be asked to vote that no action be taken on the proposed warrant article. Changes to the Zoning Bylaw text are shown beneath the recommended votes. Additions to the original Zoning Bylaw text appear as underlined text, while any deletions to the original Zoning Bylaw text appear as strike through text.

The ARB advertisement for the public hearings on the Warrant Articles proposed to amend the Zoning Bylaw appeared in the *Arlington Advocate* as required on August 24, August 31, September 7, September 28, and October 5. In accordance with the provisions of the Arlington Zoning Bylaw and Massachusetts General Laws Chapter 40A, the ARB held public hearings and heard public comments on the proposed amendments on Monday, September 11, 2023, and Monday, September 18, 2023. The

ARB voted on recommended bylaw language at their meeting on October 2, 2023. The ARB voted X-X-X on this report as amended at their meeting on October \_\_, 2023.

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### Summary of Recommended Votes of the Redevelopment Board

Article No.	Date of ARB Hearing (With link to ACMI Recording)	Recommendation to Town Meeting
Article 12	<a href="#">September 11, 2023</a>	Favorable Action
Article 5	<a href="#">September 18, 2023</a>	Favorable Action
Article 6	<a href="#">September 18, 2023</a>	Favorable Action
Article 7	<a href="#">September 18, 2023</a>	Favorable Action
Article 4	<a href="#">September 18, 2023</a>	No Action
Article 9	<a href="#">September 18, 2023</a>	Favorable Action
Article 8	<a href="#">September 18, 2023</a>	Favorable Action
Article 3	<a href="#">September 18, 2023</a>	Favorable Action
Article 11	<a href="#">September 18, 2023</a>	Favorable Action
Article 10	<a href="#">September 18, 2023</a>	Favorable Action
Article 13	-	-

# OPEN SPACE IN BUSINESS DISTRICTS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## ARTICLE 5

## ZONING BYLAW AMENDMENT/ OPEN SPACE IN BUSINESS DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS, Section 5.3.21 SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, Section 5.3.22 GROSS FLOOR AREA, and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to modify the requirements for landscaped and usable open space in the Business Zoning Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### Discussion:

This Article aligns with the Master Plan, which indicates that the Zoning Bylaw should be revised to support desired and appropriate building placement, form, scale, density, and mix of uses. Currently the requirement for usable open space and the purpose or intent of “usable open space” in the Zoning Bylaw are incompatible and unduly restrict commercial and mixed-use redevelopment by limiting the ability to redevelop a property without a net loss of commercial space.

Usable Open Space is currently tied to residential gross floor area as opposed to parcel size. As such, incentives to redevelop underperforming properties are restricted, as the area of each parcel that is dedicated to open space *increases* with each additional upper-story residential unit in mixed-use developments and thus limits the overall building footprint size, often rendering redevelopment projects infeasible.

Beyond restricting the redevelopment potential for underutilized and vacant properties, the usable open space requirement and definition do not reflect the environmental and climate benefits that usable open space should provide regarding permeable surfaces, green roofs, locations for trees and landscape, access to the outdoors, and community gathering spaces for building social resilience.

The definition of usable open space limits where and how the public and private benefits of open space can be achieved. Rooftops may only count as open space if they are located not more than 10 feet above the level of the *lowest* story used for housing, while open space at the ground level is deemed “usable” only if 75% of the area has a grade of less than 8% and is at least 25 feet square. These limits effectively restrict building height beyond the limits set forth in the dimensional and density regulation tables. They also typically exceed the rear and side yard setback requirements for most uses in the Business Districts.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0) that the Zoning Bylaw be and hereby is amended as follows:

## DRAFT AMENDMENTS

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### Section 2: Definitions

#### Definitions Associated with Open Space

Open Space: A yard including sidewalks, swimming pools, terraced areas, decks, patios, play courts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.

Open Space, Landscaped: Open space designed and developed for pleasant appearances in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes – except in the Business Districts where open space areas accessible to and developed for the use of occupants of the building may be located upon a roof, balcony, or balconies at any level of the building. Refer to Section 5.3.22.C. for how to calculate landscaped open space.

Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service activities such as clothes drying; which space is at least 75% open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes – except in the Business Districts where open space areas accessible to and developed for the use of occupants of the building may be located upon a roof, balcony, or balconies at any level of the building. Open space shall be deemed usable only if at least 75% of the area has a grade of less than 8% and no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet. Refer to Section 5.3.22.C for how to calculate usable open space.

#### Section 5.3.21: Supplemental Requirements in the Business and Industrial Districts (paragraph d)

##### A. Screening and Buffers: Industrial and Business Districts and Parking Lots

- (1) Screening and space buffers shall be required in any Industrial (I) or Business (B) district that abuts certain buildable residential lots. The minimum width of the buffer shall be as follows:

I or B District	Abutting R District	Minimum Buffer
I, B5	R0 through R5	25 ft.
B3, B2A, B4	R0 through R5	15 ft.
I	R6 through R7	10 ft.
B1, B2	R0 through R5	10 ft.

The strip shall contain a screen of plantings of vertical habit not less than three feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs or

trees shall be planted not more than 20 feet on center, and shall thereafter be maintained by the owner or occupants to maintain a dense screen year-round. At least 50% of the plantings shall consist of evergreens and they shall be evenly spaced. A solid wall or solid wooden fence, five to six feet in height, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of Sections 5.5 and 5.6. No screen shall be closer than 10 feet to a public or private way. Where deemed appropriate by the property owner and immediate abutters, and as approved by the building inspector, another wall or fence height or fence type, including but not limited to coated chain link or "wrought iron" types may be substituted for the required wall or fence. See Section 5.3.7 for screening and buffer requirements for Business districts, Industrial districts, and parking lots.

- (2) For any area used for the parking of more than five vehicles, the screening provisions of Section 6.1, Off-Street Parking, shall apply.
- B. Accessory Structures. Accessory structures must comply with the minimum yard, maximum height, and minimum open space requirements of the district in which they are located.
- C. Upper-Story Setbacks. In any district where the maximum building height exceeds three stories, upper-story building setbacks shall be required. See Section 5.3.17 for Upper Story Step Back requirements.
- D. ~~For mixed uses and any permitted residential use not specifically identified in the tables in Section 5.5.2(A), the minimum open space requirements (computed from the residential floor area only) shall be 10% landscaped and 20% usable in the B1, B2, B2A, B3, and B4 districts, and 15 percent usable in the B5 district.~~

#### **Section 5.3.22: Gross Floor Area**

- A. For the purposes of this bylaw, the following areas of buildings are to be included in the calculation of Gross Floor Area:
  - (1) Elevator shafts and stairwells on each floor;
  - (2) Attic areas with headroom, measured from subfloor to the bottom of the roof structure, of seven feet, except as excluded in (4) below;
  - (3) Interior mezzanines;
  - (4) Penthouses;
  - (5) Basement areas except as excluded in (2) below;
  - (6) Cellars in residential uses;
  - (7) All-weather habitable porches and balconies; and
  - (8) Parking garages except as excluded in (1) below.
- B. For the purposes of this bylaw, the follow areas of buildings are to be excluded from the calculation of Gross Floor Area:
  - (1) Areas used for accessory parking, or off-street loading purposes;
  - (2) Basement areas devoted exclusively to mechanical uses accessory to the operation of the building;

- (3) Open or lattice enclosed exterior fire escapes;
  - (4) Attic and other areas used for elevator machinery or mechanical equipment accessory to the operation of the building; and
  - (5) Unenclosed porches, balconies, and decks.
- C. For the purposes of this bylaw, the district dimensional requirements for Usable Open Space and Landscaped Open Space in all districts except the Business Districts are calculated based on Gross Floor Area. For calculating Usable Open Space and Landscaped Open Space in the Business Districts, see the note at the end of the B District Open Space and Lot Coverage table in Section 5.5.2.A., Tables of Dimensional and Density Regulations, in this Bylaw.

## Section 5.5.2: Dimensional and Density Regulations

### A. Tables of Dimensional and Density Regulations

#### B District Open Space and Lot Coverage

Use District	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Mixed-use	20%	<del>Sec. 5.3.21</del> -----	-----
Any other permitted use	20%	<del>Sec. 5.3.21</del> -----	-----
<b>B2</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Townhouse or apartment building	10%	20%	-----
Mixed-use	<del>40%</del> 15%	<del>Sec. 5.3.21</del> -----	-----
Any other permitted use	<del>40%</del> 15%	<del>Sec. 5.3.21</del> -----	-----
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Apartments on street w/ ROW =<50 ft.	10%	25%	-----
Apartments on street w/ ROW >50 ft.	10%	20%	-----
Mixed-use <=20,000 sq. ft.	<del>-----</del> 15%	<del>Sec. 5.3.21</del> -----	-----
Mixed-use >20,000 sq. ft.	<del>40%</del> 15%		-----
Any other permitted use	<del>20%</del> 15%	<del>Sec. 5.3.21</del> -----	-----
<b>B3</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Townhouse or apartment building	10%	20%	-----
Mixed-use <=20,000 sq. ft.	<del>-----</del> 15%	<del>Sec. 5.3.21</del> -----	-----
Mixed-use >20,000 sq. ft.	<del>40%</del> 15%		-----
Any other permitted use	<del>20%</del> 15%	<del>Sec. 5.3.21</del> -----	-----
<b>B4</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Apartments on street w/ ROW =<50 ft.	10%	30%	-----
Apartments on street w/ ROW >50 ft.	10%	20%	-----
Mixed-use <=20,000 sq. ft.	<del>-----</del> 15%	<del>Sec. 5.3.21</del> -----	-----



	Minimum/Maximum Requirement		
Mixed-use >20,000 sq. ft.	<del>40%</del> 15%		
Any other permitted use		<del>Sec. 5.3.21</del>	-----
<b>B5</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	10%	30%	-----
Townhouse or apartment building	10%	15%	-----
Mixed-use <= 20,000 sq. ft.	<del>-----</del> 15%	<del>Sec. 5.3.21</del>	-----
Mixed-use > 20,000 sq. ft.	<del>40%</del> 15%		
Any other permitted use	<del>40%</del> 15%	(20% for residential use) <del>Sec. 5.3.21</del>	-----
On a lot >= 40,000 sq. ft.	<del>40%</del> 15%	<del>Sec. 5.3.21</del>	-----
On a lot >= 80,000 sq. ft.	<del>40%</del> 15%	<del>Sec. 5.3.21</del>	-----

Note: In the Business Districts, the district dimensional requirements for Landscaped Open Space and Usable Open Space are calculated based on the lot size.

# REAR YARD SETBACKS IN BUSINESS DISTRICTS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## **ARTICLE 6                      ZONING BYLAW AMENDMENT/ REAR YARD SETBACKS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the rear yard setback or to allow for a variable rear yard setback and establish the criteria for such requirements for any use in the Business Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **Discussion:**

This Article aligns with the Master Plan, which indicates that the Zoning Bylaw should be revised to support desired and appropriate building placement, form, scale, density, and mix of uses. Presently the rear yard setback requirements in the business districts are a function of building length and/or height, depending on use. These restrictions make it challenging to understand potential build-out, overly complicate the zoning bylaw, and present challenges to commercial redevelopment. Additionally, the prescribed setbacks incentivize redevelopment into residential uses instead of commercial or mixed use.

To encourage redevelopment in the Business Districts to meet Arlington’s economic development and sustainability goals, the Redevelopment Board seeks to replace prescribed rear yard setbacks in business districts with more context specific, variable setbacks that address the dimensions of the development site while taking abutting right of way and residential uses into account.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0) that the Zoning Bylaw be and hereby is amended as follows:

## **DRAFT AMENDMENTS**

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### **Section 5.5.2: Dimensional and Density Regulations**

#### **A. Tables of Dimensional and Density Regulations**

#### **B District Yard and Open Space Requirements**

	Minimum Requirement		
District Use	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
<b>B1</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
Mixed-use	20	10	20 *
Any other permitted use	20	10	20 *
<b>B2</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20
Townhouse or apartment building	20	10	20 *
Mixed-use ≤20,000 sq. ft.			$10 + (L/10) *$
Mixed-use >20,000 sq. ft.	0	0	$10 + (L/10) *$
Any other permitted use	-----	-----	$10 + (L/10) *$
<b>B2A</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20
Apartments on street w/ ROW ≤50 ft.	15	$10 + (L/10)$	30 ±
Apartments on street w/ ROW >50 ft.	$15 + (H/10)$	$(H+L)/6$	
Mixed-use ≤20,000 sq. ft.	0	0	$10 + (L/10) *$
Mixed-use >20,000 sq. ft.	0	0	$10 + (L/10) *$
Any other permitted use	-----	-----	$10 + (L/10) *$
<b>B3</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20
Townhouse or apartment building	$15 + (H/10)$	$(H+L)/6$	$(H+L)/6 ±$
Mixed-use ≤20,000 sq. ft.	0	0	$(H+L)/6 ±$
Mixed-use >20,000 sq. ft.	0	0	$(H+L)/6 ±$
Any other permitted use <20,000 sq. ft.			$(H+L)/6 ±$
Any other permitted use >20,000 sq. ft.	-----	-----	$(H+L)/6 ±$
<b>B4</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20
Apartments on street w/ ROW ≤50 ft.	15	$10 + (L/10)$	30 ±
Apartments on street w/ ROW >50 ft.	$15 + (H/10)$	$(H+L)/6$	$(H+L)/6$ (at least 30 ft.) *
Mixed-use ≤20,000 sq. ft.	0	0	$10 + (L/10) *$
Mixed-use >20,000 sq. ft.	0	0	$10 + (L/10) *$
Any other permitted use	-----	-----	$10 + (L/10) *$
<b>B5</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling	20	10	20
Townhouse or apartment building	$15 + (H/10)$	$(H+L)/6$ (at least 20 ft.)	$(H+L)/6$ (at least 20 ft.) *
Mixed-use ≤20,000 sq. ft.	0	0	$10 + (L/10) *$
Mixed-use >20,000 sq. ft.	0	0	$10 + (L/10) *$
Any other permitted use			$(H+L)/6 ±$
On a lot ≥40,000 sq. ft.	-----	-----	$(H+L)/6 ±$
On a lot ≥80,000 sq. ft.	-----	-----	$(H+L)/6 ±$

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.15 for buildings of uneven alignment or height. H is the height of

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
that part of the building for which the setback or yard is to be calculated.			
<u>* 0 feet when abutting an alley or rear right-of-way of at least 10 feet of width</u>			
<u>* 10 feet when abutting a non-residential district</u>			
<u>* 20 feet for three or fewer stories when abutting a residential district</u>			
<u>* 30 feet for four and more stories when abutting a residential district</u>			
<u>* If the rear yard abuts both a residential and non-residential district, the minimum requirement for the residential district shall apply.</u>			

# STEP BACK REQUIREMENTS IN BUSINESS DISTRICTS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## **ARTICLE 7                    ZONING BYLAW AMENDMENT/ STEP BACK REQUIREMENTS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 5 DISTRICT REGULATIONS to clarify and adjust the upper-story building step back to begin at a higher story, clarify the measurement shall be from the principal property line, specify the applicable façades of a building for which the step back is required, and allow for an exemption for smaller parcels for buildings subject to Environmental Design Review with certain exceptions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **Discussion:**

Approximately 44% of parcels in Arlington's Business Districts are located on corner lots and have two or more frontages. Currently this means that redevelopment of those properties requires a step back on more than one frontage, at the 4th floor. Given the relatively small average parcel size in most Business Districts, and with additional setback, open space, and parking buffer requirements, the requirement to step back along more than one frontage results in unusable or uneconomical upper story space. The Board debated whether the step-back requirement should begin above the third floor or above the fourth floor with one member preferring the step back be required at a higher floor than other members of the Board. To encourage redevelopment in the Business Districts to meet Arlington's economic development and sustainability goals, the Board seeks to modify the step back requirements in Arlington's business districts.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (3-1-0) that the Zoning Bylaw be and hereby is amended as follows:

### **DRAFT AMENDMENTS**

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Amend Section 2, Definitions, as follows:

Building Step Back: An upper ~~Upper~~ story building setback provided along ~~all building elevations the entire principal façade of a building~~ with street frontage. ~~excluding alleys.~~

Amend Section 5.3.17. Upper-Story Building Step Backs, as follows:

For buildings in excess of three (3) stories in height, ~~an additional~~ a seven and one-half (7.5) foot step back (upper story building setback) shall be provided beginning at the fourth (4th) story on the entire principal façade of the building. For a building with street frontage on Massachusetts Avenue or Broadway, the principal façade and principal property line are presumed to be facing Massachusetts Avenue or Broadway, respectively, unless the Arlington Redevelopment Board determines otherwise.

~~The upper story step back shall be provided along all building elevations with street frontage, excluding alleys. This requirement~~ Step back requirements shall not apply to buildings in the Industrial District.

The upper-story step back shall be measured from the principal property line for the building and may be on the fourth story or may be a combination of various story setbacks so that the fourth story is setback the required amount from the principal property line.

Amend Sections 5.3.21.C., D., and E, Supplemental Requirements in the Business and Industrial Districts, as follows:

~~C. Upper Story Setbacks. In any district where the maximum building height exceeds three stories, upper-story building setbacks shall be required. See 5.3.17 for Upper Story Step Back requirements.~~

~~D. C.~~ For mixed uses and any permitted residential use not specifically identified in the tables in Section 5.5.2(A), the minimum open space requirements (computed from the residential floor area only) shall be 10% landscaped and 20% usable in the B1, B2, B2A, B3, and B4 districts, and 15 percent usable in the B5 district.

~~E. D.~~ Minimum side and rear yards in Industrial Districts and minimum front, side, and rear yard are not required when abutting railroad track or railroad right-of-way if railroad is utilized for loading or unloading.

# REDUCED HEIGHT BUFFER AREA

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## ARTICLE 4

## ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA

To see if the Town will vote to amend the zoning bylaw to update Section 5.3.19 to define a “finding” by the Arlington Redevelopment Board and the Board of Appeals regarding reduced height buffer areas; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

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ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0) that no action be taken under Article 4.

# CORNER LOT REQUIREMENTS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## ARTICLE 9

## ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS

To see if the Town will vote to amend Section 5.3.8 CORNER LOTS AND THROUGH LOTS to amend the requirement for corner lots in all Business Districts which requires the minimum street yard to be equal to the required front yard depth; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### Discussion:

This Article aligns with the Master Plan, which indicates that the Zoning Bylaw should be revised to support desired and appropriate building placement, form, scale, density, and mix of uses. The current restrictions on corner lots in the business districts make it challenging to understand potential build-out, overly complicate the zoning bylaw, and present challenges to commercial redevelopment.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0) that the Zoning Bylaw be and hereby is amended as follows:

### **DRAFT AMENDMENT**

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#### **Section 5.3.8: Corner Lots and Through Lots**

Amend Section 5.3.8.A. as follows:

- A. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots, except in the Business Districts a corner lot shall have the minimum street yards with depth for its front and side yard as required by the front and side yard setback requirements, as applicable, for the district in which it is located.



# HEIGHT AND STORY MINIMUMS IN BUSINESS DISTRICTS

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## **ARTICLE 8 ZONING BYLAW AMENDMENT/ HEIGHT AND STORY MINIMUMS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend Section 5.5.2 DIMENSIONAL AND DENSITY REGULATIONS to add a requirement for a minimum height and number of stories in all Business Districts with exceptions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **Discussion:**

To encourage redevelopment in the Business Districts with a traditional mixed-use building type with active ground floor uses and housing or office uses above, the Redevelopment Board seeks to prohibit the development of new single-story structures. Establishing a height minimum is an effective way of intensifying development opportunities, efficiently using limited land resources, and increasing the diversity of business types in Town.

Within the Business Districts, the lowest maximum height is 25 feet. This standard applies in the B2A District for apartments on streets with a right of way narrower than 50 feet if/when the residential height buffer is applied. Typical maximum heights in the Business District zoning range from 35 feet to 60 feet and 3 to 5 stories; however, maximum heights in the Business Districts are typically not achievable. While the amendment to FAR by 2022 Town Meeting has made redevelopment of underutilized properties more attractive, other requirements such as setbacks, step-backs, usable open space, parking buffers, and minimum lot areas and frontages frustrate the ability to reach the maximum allowable heights. Additionally, given that most parcels in the Business Districts abut parcels in the R1, R2, or Open Space Districts, the reduced height buffer area (Section 5.3.19) applies nearly universally to the Business Districts and effectively lowers the allowable height across entire parcels.

To avoid creating a requirement that could effectively prohibit redevelopment entirely (e.g., require a height that is unachievable due to other dimensional restrictions and buffers), the Board proposes a minimum building height of 26 feet or two stories for primary buildings in all Business Districts, with a requirement to include a second story that is at least 30% of the first floor dimension.

### **ARB Vote and Recommendation to Town Meeting:**

The Redevelopment Board voted (4-0-0) that the Zoning Bylaw be and hereby is amended as follows:

## **DRAFT AMENDMENT**

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Amend Section 5.5.2 by adding Section 5.5.2.C. Minimum Height and Story Requirements for the Business Districts

### C. Minimum Height and Story Requirements for the Business Districts

In the Business Districts, buildings shall be a minimum of two stories and twenty-six feet in height. Both stories shall be usable. The requirement shall not apply to single family residential buildings. The Arlington Redevelopment Board may waive or modify the minimum height and story requirement if it finds that the requirement is infeasible for the property or project.

# ADMINISTRATIVE CORRECTION

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## ARTICLE 3

## ZONING BYLAW AMENDMENT / ADMINISTRATIVE CORRECTION

To see if the Town will vote to amend the Zoning Bylaw to make the following administrative correction:  
Amend Section 5.9.2.C.(4), Accessory Dwelling Units Administration, to correct a reference it makes to a re-lettered subsection of Section 8.1.3; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### Discussion:

Article 3 is an administrative correction to the Zoning Bylaw.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0) that the Zoning Bylaw be and hereby is amended as follows:

### DRAFT AMENDMENT

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Amend Section 5.9.2.C.(4) as follows:

(4) In the event of any conflict or inconsistency between the provisions of this Section 5.9.2 or Section ~~8.1.3.E~~, 8.1.3.D, on the one hand, and any other provisions of this Bylaw, the provisions of this Section 5.9.2 and Section ~~8.1.3.E~~ 8.1.3.D shall govern and control.

# RESIDENTIAL USES IN BUSINESS DISTRICTS

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

## ARTICLE 11 ZONING BYLAW AMENDMENT / RESIDENTIAL USES IN BUSINESS DISTRICTS

To see if the Town will vote to amend the zoning bylaw to alter the use categories of a residential single family home, duplex, or two family home in any of the Business Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### Discussion:

This article supports preservation of Arlington's existing commercial property by disallowing development of single- and two-family houses in business districts, while still allowing for development of mixed-use projects and multi-family homes.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0 that the Zoning Bylaw be and hereby is amended as follows:

### DRAFT AMENDMENT

Amend Sections 5.5.1. and 5.5.3. as follows:

#### Section 5.5.1. Districts and Purposes

- A. B1: Neighborhood Office District. In the Neighborhood Office District, the predominant uses include ~~one- and two-~~ three- family dwellings, houses with offices on the ground floor, or office structures which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of small-scale structures to provide contrast and set off the higher-density, more active areas along the Avenue. Mixed-use buildings without retail space are allowed in this district. The Town discourages uses that would detract from the desired low level of activity, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.

#### Section 5.5.3. Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
Residential						
Single-family detached dwelling	¥	¥	¥	¥	¥	¥
Two-family dwelling, duplex dwelling	¥	¥	¥	¥	¥	¥

# STREET TREES

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## ARTICLE 10

## ZONING BYLAW AMENDMENT / STREET TREES

To see if the Town will vote to amend the zoning bylaw to require a street tree to be planted for every 25 feet of street frontage for all developments; or take any action related thereto.

(Inserted at the Request of the Redevelopment Board)

### Discussion:

This Article aligns with the Master Plan, which states that in addition to environmental and public health benefits, trees have a significant impact on the quality of the pedestrian's experience in Arlington's commercial centers and neighborhoods. This Article supports the Master Plan goal of addressing street tree concerns, including replacement of trees lost due to age, storms, and failed survival of newly planted trees. It also coordinates tree care between the Town and property owners.

The Board seeks to expand the street tree requirement to all districts in order to support provision of adequate shade tree coverage along Arlington's main corridors; implement carbon neutral policies and climate mitigation goals of the Town of Arlington; reduce heat island effects emanating from Arlington's main corridors; and enhance public health and walkability with proper shading. This Article provides a nature-based solution to mitigate the impacts of the built environment.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0) that the Zoning Bylaw be and hereby is amended as follows:

### **DRAFT AMENDMENT**

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Amend Sections 6.3.2, 6.3.3, and 6.3.4 as follows:

#### 6.3.2. Applicability

In the Business, Residential, and Multi-Family Housing Overlay Districts, new construction, additions over 50% of the existing footprint, or redevelopment ~~subject to review by the Arlington Redevelopment Board~~ shall provide one public shade tree every 25 linear feet of lot frontage along the public way where there is not already a public shade tree.

#### 6.3.3. Administration

A. This Section 6.3 shall be administered subject to Sections 3.3, Special Permits, ~~and~~ 3.4, Environmental Design Review, and Site Plan Review, as applicable, by the Arlington Redevelopment Board. It shall be administered by the Zoning Board of Appeal for projects under its review. It shall be administered by the

Department of Planning and Community Development if the project is not subject to review by the Redevelopment Board or Zoning Board of Appeals.

~~B. After the effective date of this Bylaw, Public shade trees shall be provided for any applicable use above and subject to Section 3.4, Environmental Design Review, and in accordance with the Standards established in this Section 6.3.~~

#### 6.3.4. Standards

A. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips.

B. Trees shall be selected from the approved tree list set forth by the Tree Committee and approved by the Tree Warden.

C. When planted, trees must be a minimum height of ten (10) feet or two (2) inches in caliper.

D. All new trees shall be maintained in accordance with American Standard for Nursery Stock standards for a period of no less than 36 months from the date of planting, or other standards the Redevelopment Board may designate. Properties in which there are preexisting public shade trees at the required spacing along the public way are exempt.

E. Where there is no other suitable location within the public way, shade trees may be proposed in locations within the lot, or in exceptional circumstances the Arlington Redevelopment Board or Zoning Board of Appeals, as applicable, may allow the owner to make a financial contribution to the Arlington Tree Fund. The Department of Planning and Community Development may make such allowance for projects not subject to review by the Redevelopment Board or Zoning Board of Appeals.

The Arlington Redevelopment Board or Zoning Board of Appeals, as applicable, may grant an increase in spacing between plantings where a new planting would conflict with existing trees, retaining walls, utilities, and similar physical barriers, or other curbside uses. The Department of Planning and Community Development may grant such increases for projects not subject to review by the Redevelopment Board or Zoning Board of Appeals.

# MBTA COMMUNITIES OVERLAY DISTRICT

*Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.*

## **ARTICLE 12                      ZONING BYLAW AMENDMENT/MBTA COMMUNITIES OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to adopt an MBTA COMMUNITIES OVERLAY DISTRICT or DISTRICTS of reasonable size where multi-family housing may be constructed as of right per the terms of MGL Chapter 40A Section 3A.; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

### **Discussion:**

In response to the “MBTA Communities Law” enacted in 2021 (Mass General Law Chapter 40A, section 3A), the Board established the MBTA Communities Working Group on 11/7/2022. Over the next nine months, the Working Group engaged the public, researched, and deliberated over an implementation plan that would allow Arlington to comply with state law by developing an MBTA Communities overlay district, with two sub-districts, where multi-family housing may be constructed by-right, meaning without a special permit. [The final report of the Working Group to the ARB and Town Meeting is available here.](#)

As the state deems Arlington a rail transit “adjacent” community, the Town is not compelled to comply with the MBTA Communities Law until the end of 2024; however, in 2020, 94% of Town Meeting voted to pass a Clean Heat Bylaw prohibiting new fossil fuel infrastructure in new construction and renovations. While this home rule petition was not approved by the state, the Town has been invited to participate in the state’s Municipal Fossil Fuel-Free Building Demonstration Program which will ensure that new and renovated buildings in Arlington will not use fossil fuels. Participation in this program is contingent on Town Meeting establishing an MBTA Communities zoning area approved by the state Executive Office of Housing and Livable Communities (EOHLC) by the end of 2023.

Furthermore, this article aligns with several published Town planning documents including: the Master Plan (2015), the Fair Housing Action Plan (2021), the Housing Production Plan (2022), Net Zero Action Plan (2021), and the Community Equity Audit (2023). Indeed, a recommendation for zoning from the Town of Arlington Equity Audit asks that Arlington “address restrictive policies for residential zoning in order to allow for desegregation.” The equity audit specifies three strategies for doing so: remove the requirement for a special permit to develop multi-family housing, allowing for the development of multi-family housing in the R0 and R1 zones, and allowing for an inclusionary zoning bonus in high-density residential zoning districts. This article addresses those three strategies as today in Arlington, development of any multi-family housing (which is considered 3 or more homes in a single building – a triple decker for example) requires a special permit.

The proposed overlay zone and its sub-districts follow the highest frequency bus lines from East Arlington to Arlington Heights, allowing by-right construction of multi-family housing up to four

stories along Massachusetts Avenue and Broadway, and up to three stories in the neighborhood sub-districts. The overlay avoids flood plains, historic districts, and National Register of Historic Places designated properties. The zone is in proximity to, but does not cover, Arlington's commercial areas, leaving them available for potential rezoning to promote commercial redevelopment in the future.

The article also provides a set of development incentives to meet the needs and values of the community as expressed during public outreach done by the Working Group, including: a height bonus that would allow for building up to six stories on Mass Ave and five stories on Broadway for building commercial space on the ground floor, a height bonus that would allow for building an additional story for building more inclusionary affordable units than is currently required, and a height bonus for sustainable design and provision of open space.

ARB Vote and Recommendation to Town Meeting:

The Redevelopment Board voted (4-0-0) that the Zoning Bylaw be and hereby is amended as follows:

## **DRAFT AMENDMENTS**

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Proposed additions are underlined. Proposed deletions are in ~~strikeout~~.

### **Section 2: Definitions**

Add the following definition:

As of Right Development: A development that may proceed under this Bylaw without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval. It may, however, be subject to site plan review.

Add the following definition to the Definitions Associated with Dwelling:

Multi-family Housing: A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building, excluding Accessory Dwelling Units.

Add the following definition:

Overlay District: A zoning district that is applied over one or more previously established zoning districts. An Overlay District may establish additional or alternative requirements for properties in the Overlay District that are different than the requirements in the underlying zoning district.

Add the following definition:

Site Plan Review: A process established by this Bylaw by which the Arlington Redevelopment Board



reviews and potentially imposes conditions on an As of Right Development that may include, but not be limited to, matters such as vehicle access and circulation on a site, architectural design of a building, and screening of adjacent properties, prior to the issuance of a building permit.

## **Section 5: District Regulations**

Renumber Section 5.9 as Section 5.10 and add a new Section 5.9 as follows:

### Section 5.9 Multi-Family Housing Overlay Districts Established Under Massachusetts General Laws Chapter 40A, Section 3A

#### 5.9.1. Multi-Family Housing Overlay Districts

- A. The Multi-Family Housing Overlay Districts consist of two districts: the Massachusetts Avenue/Broadway Multi-Family (MBMF) Overlay District and the Neighborhood Multi-Family (NMF) Overlay District.
- B. The MBMF and NMF Overlay Districts do not replace existing underlying zoning districts but are superimposed over them. The provisions of Section 5.9 of this Bylaw apply to developments on parcels located within the MBMF and NMF Overlay Districts when the property owner has elected to comply with the requirements of the MBMF Overlay District or NMF Overlay District, as applicable, rather than comply with those of the existing underlying zoning district. In other words, a development may comply with either the existing underlying zoning or the zoning for the applicable Overlay District, but not both on the same parcel or parcels.
- C. If a proposed development is located on a parcel or parcels within both the MBMF and the NMF Overlay Districts, the provisions of the MBMF Overlay District shall apply to the property in the MBMF Overlay District and for a maximum of one parcel depth into the NMF Overlay District. If a proposed development is located on a parcel or parcels only partially within the MBMF or MNF Overlay Districts, the provisions of the existing underlying zoning shall apply and not of the Overlay Districts.

#### 5.9.2. Purposes

The purposes of the Multi-Family Housing Overlay Districts are:

- A. To respond to the local and regional need for housing by enabling development of a variety of housing types,
- B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements,
- C. To promote multi-family housing near retail services, offices, civic, and personal service uses, thus helping to ensure pedestrian-friendly development by allowing higher density housing in areas that are walkable to shopping and local services,
- D. To reduce dependency on automobiles by providing opportunities for upper-story and

multi-family housing near public transportation,

- E. To encourage environmental and climate protection sensitive development,
- F. To encourage economic investment in the redevelopment of properties,
- G. To encourage residential uses to provide a customer base for local businesses, and
- H. To ensure compliance with MGL c. 40A § 3A.

#### 5.9.3 Site Plan Review

Development under Section 5.9 of this Bylaw requires Site Plan Review by the Arlington Redevelopment Board (ARB). The ARB shall provide site plan review for projects using the Environmental Design Review standards set forth in Section 3.4.4. of this Bylaw, the Residential Design Guidelines, and other Guidelines that may be adopted. Site plan review may include, but not be limited to, site layout, including lighting, landscaping and buffers, architectural style, outdoor amenities, and open spaces. All site plan reviews applicable to developments under Section 5.9 shall be consistent with the purposes of Section 5.9 and with MGL c.40A § 3A, and any Compliance Guidelines issued thereunder, as amended.

#### 5.9.4. Development Standards

- A. Development meeting the requirements of Section 5.9 of this Bylaw is As of Right Development, subject to Site Plan Review as set forth in Section 5.9.3 of this Bylaw.
- B. Development under Section 5.9 of this Bylaw shall be only Multi-family Housing except for the mixed-use bonus option in Section 5.9.4.E.(1) of this Bylaw.
- C. Accessory uses for residential uses are permitted to the same extent they would be allowed in the underlying district.
- D. Dimensional Requirements

The requirements of Section 5.3 of this Bylaw that are applicable in all districts, including the requirements in Section 5.3.17 for Upper-Story Building Step Backs, are applicable in the Multi-Family Overlay Districts except to the extent that they are specifically modified by Section 5.9 of this Bylaw.

The dimensional requirements of Section 5.3 of this Bylaw and the tables of dimensional and density regulations of this Bylaw are modified as follows for developments under Section 5.9 of this Bylaw:

- 1) Section 5.3.1 Lot Area Per Dwelling Unit does not apply.
- 2) Section 5.3.3 Spacing of Residential and Other Buildings on One Lot does not apply.

- 3) Section 5.3.8 Corner Lots and Through Lots does not apply.
- 4) Section 5.3.11 Dimensional Requirements for Courts does not apply.
- 5) Section 5.3.12(A) Traffic Visibility Across Street Corners applies only in the NMF Overlay District.
- 6) Section 5.3.14 Townhouse Structures does not apply.
- 7) Section 5.3.19 Height Buffer Area shall apply to six-story high buildings only.
- 8) There are no requirements for minimum lot size, lot area per dwelling unit, lot frontage, landscaped or usable open space, Floor Area Ratio, or lot coverage.
- 9) Section 5.3.10 Average Setback Exception to Minimum Front Yard: All R Districts, shall be applied in the NMF District.
- 10) Except as noted in Section 5.9.4.E. Bonuses, the dimensional requirements are as follows:

<u>District</u>	<u>MBMF on Mass. Ave</u>	<u>MBMF on Broadway</u>	<u>NMF</u>
<u>Max. Height Stories</u>	<u>4</u>	<u>4</u>	<u>3</u>
<u>Max. Height in Feet</u>	<u>52'</u>	<u>52'</u>	<u>35'</u>
<u>Minimum Front Yard Setback</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>
<u>Minimum Side Yard Setback</u>	<u>5' each side</u>	<u>5' each side</u>	<u>Each side: minimum 5'; Sum of two sides: minimum 20'</u>
<u>Minimum Rear Yard Setback</u>	<u>20'</u>	<u>20'</u>	<u>20'</u>
<u>Required minimum front yard setback areas shall be available for uses such as trees, landscaping, benches, tables, chairs, play areas, art, or similar features. No parking spaces are allowed in the required minimum front yard setback.</u>			

#### E. Bonuses

- 1) In the MBMF Overlay District, for properties abutting Massachusetts Avenue, where the ground floor at street level will be at least 60% occupied by eating and drinking establishments, businesses services, childcare, or retail uses, there are no residential units on the ground floor at street level, and the frontage is at least 80% occupied by said non-residential uses, the maximum height is 6 stories and 78 feet, and the front yard setback requirement is reduced to 0 feet. In the MBMF Overlay District, for properties abutting Broadway, where the ground floor at street level will be at least 60% occupied by eating and drinking establishments, businesses services, childcare, or retail uses, there

are no residential units on the ground floor at street level, and the frontage is at least 80% occupied by said non-residential uses, the maximum height is 5 stories and 65 feet, and the front yard setback requirement is reduced to 0 feet.

- 2) In the MBMF Overlay District, one additional story may be added if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of at least 22.5% of all units. In the MBMF Overlay District for properties facing Massachusetts Avenue, a second additional story may be added if the total percentage of affordable units exceeds the requirements in Section 8.2.3 Requirements of this Bylaw for a total of at least 25% of all units.
- 3) In the MBMF Overlay District, one additional story may be added for projects that are minimum LEED Gold certified or equivalent level of an alternate green building standard reviewed and approved by the Redevelopment Board.
- 4) The height with all bonuses shall not exceed 6 stories, 78 feet in the MBMF Overlay District on Massachusetts Avenue, 5 stories, 65 feet in the MBMF Overlay District on Broadway, and 3 stories, 35 feet in the NMF Overlay District.

F. Off-Street Parking and Bicycle Parking

- 1) The off-street parking requirements and procedures of Sections 6.1 to 6.1.11 of this Bylaw shall apply in the MBMF and NMF Overlay Districts except:
  - a. up to 50% of parking spaces may be sized for compact cars (as described in Section 6.1.11. Parking and Loading Space Standards) and
  - b. No off-street parking is required for non-residential uses.
- 2) Developments in the MBMF and NMF Overlay Districts are encouraged to consider providing fewer parking spaces under the provisions of Section 6.1.5. of this Bylaw, Parking Reduction in Business, Industrial, and Multi-Family Residential Zones, which shall apply in the MBMF and NMF Overlay Districts.
- 3) The bicycle parking requirements and procedures set forth in Section 6.1.12 shall apply in the MBMF and NMF Overlay Districts.

G. Affordable Housing

Section 8.2 of this Bylaw, Affordable Housing Requirements, shall apply to any development under Section 5.9 of this Bylaw containing six or more dwelling units. Until the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) approves using the requirements of Section 8.2 for housing built under Section 5.9 of this Bylaw, the affordability requirements are those allowed in the EOHLC Compliance Guidelines for Chapter 40A, Section 3A: that ten percent of the dwelling units shall be affordable, and the cap on the income of families or individuals who are eligible to occupy the affordable units is not less than 80 percent of area median income, or such other applicable Guidelines as EOHLC shall issue.

#### H. Solar Energy Systems

The requirements and procedures of Section 6.4 of this Bylaw, Solar Energy Systems, shall apply in the MBMF Overlay District, with Site Plan Review in the place of Environmental Design Review.

#### I. Signs

For Section 6.2 of this Bylaw, Signs, the Multi-Family Housing Overlay Districts are placed in these sign districts:

- 1) The NMF Overlay District is in the Residential Sign District.
- 2) The MBMF Overlay District is in the Residential/Business Sign District if the building is solely residential.
- 3) The MBMF Overlay District is in the Business Sign District if the building is mixed-use.

Mass Ave Broadway Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
1016 MASS AVE, MASS AVE, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.09045	3939.988993
1008 -1010 MASS AVE, MASS AVE, ARLINGTON, 02476	BOWES ROBERT E/TRUSTEE	340	General Office Buildings	0.117887	5135.174216
1160 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON-GROVE REALTY LLC	112	Apartments with More than Eight Units	0.36511	15904.17803
1152 MASS AVE, MASS AVE, ARLINGTON, 02476	BUGLIO MICHEAL S & WENDY L	104	Two-Family Residential	0.181189	7892.598801
990 MASS AVE, MASS AVE, ARLINGTON, 02476	DUNN JOSEPH P/ LIFE ESTATE	102	Residential Condominium	0.733878	31967.74477
998 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON HOUSING AUTHORITY	970	Housing Authority	0.197164	8588.447311
1080 MASS AVE, MASS AVE, ARLINGTON, 02476	SULLIVAN WILLIAM H JR/TRS	112	Apartments with More than Eight Units	0.192156	8370.319115
1068 A MASS AVE, MASS AVE, ARLINGTON, 02476	LAWNICKI BARBARA A/TRS	343	Condo-Off	0.299206	13033.41444
1140 MASS AVE, MASS AVE, ARLINGTON, 02476	HATZILIADIS GEORGE TRUSTEE	105	Three-Family Residential	0.116965	5095.003066
1138 MASS AVE, MASS AVE, ARLINGTON, 02476	VASILOPOULOS JOHN	104	Two-Family Residential	0.108732	4736.346322
1012 MASS AVE, MASS AVE, ARLINGTON, 02476	KATZ ALAN H/TRUSTEE	340	General Office Buildings	0.181468	7904.735675
4 -8 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	SULLIVAN WILLIAM H TRS-ETAL	112	Apartments with More than Eight Units	0.43723	19045.72002
1026 MASS AVE, MASS AVE, ARLINGTON, 02476	JOHNSON REALTY INC	340	General Office Buildings	0.099668	4341.556377
900 -A MASS AVE, MASS AVE, ARLINGTON, 02476	KEMPF JAMES G &	102	Residential Condominium	0.188956	8230.929509
846 MASS AVE, MASS AVE, ARLINGTON, 02476	MVC PROPERTY 1 LLC	13	Mixed Use (Primarily Residential, some Commercial)	0.52597	22911.23512
840 MASS AVE, MASS AVE, ARLINGTON, 02476	JBBP MASS AVE LLC	112	Apartments with More than Eight Units	0.668527	29121.0434
904 -904A MASS AVE, MASS AVE, ARLINGTON, 02476	ALEXANDER ARTHUR P/TRUSTEE	104	Two-Family Residential	0.166176	7238.60648
902 -902A MASS AVE, MASS AVE, ARLINGTON, 02476	KELJIKIAN MALCOLM/JEAN	104	Two-Family Residential	0.156952	6836.832223
898 MASS AVE, MASS AVE, ARLINGTON, 02476	NOSTALGIA PROPERTIES LLC	112	Apartments with More than Eight Units	0.599297	26105.38342
924 -932 MASS AVE, MASS AVE, ARLINGTON, 02476	HIGHLAND COURT REALTY LLC	112	Apartments with More than Eight Units	0.648012	28227.3897
2 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.133801	5828.357672
1064 MASS AVE, MASS AVE, ARLINGTON, 02476	GENTYALA REALTY LLC	343, 1	Condo-Off, Residential Condominium	0.206301	8986.484611
1166 MASS AVE, MASS AVE, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.115331	5023.797353
993 MASS AVE, MASS AVE, ARLINGTON, 02476	GUAN CHENGHE	102, 9	Residential Condominium, Housing Authority	3.564239	155258.2617
1033 MASS AVE, MASS AVE, ARLINGTON, 02476	1033 MASS AVE ARLINGTON LLC	112	Apartments with More than Eight Units	0.300748	13100.58112
1003 MASS AVE, MASS AVE, ARLINGTON, 02476	MAHER DAVID F/TRUSTEE	111	Apartments with Four to Eight Units	0.187216	8155.12694
925 -927 MASS AVE, MASS AVE, ARLINGTON, 02476	B.F. ARLINGTON PROPERTIES LLC	31	Mixed Use (Primarily Commercial, some Residential)	0.194581	8475.94018
929 -931 MASS AVE, MASS AVE, ARLINGTON, 02476	TOULOPOULOS JOHN & PAULINE	13	Mixed Use (Primarily Residential, some Commercial)	0.124442	5420.708914
1063 -1065 MASS AVE, MASS AVE, ARLINGTON, 02476	EDWARDS STANLEY S	104	Two-Family Residential	0.104088	4534.084728
1061 MASS AVE, MASS AVE, ARLINGTON, 02476	LACOURT ORPHANAGE TRUST LLC	105	Three-Family Residential	0.098286	4281.346674
1057 MASS AVE, MASS AVE, ARLINGTON, 02476	GOLDSTEIN JENNIE A	102	Residential Condominium	0.101341	4414.412396
1055 MASS AVE, MASS AVE, ARLINGTON, 02474	KELLEY BRIAN M	102	Residential Condominium	0.095249	4149.054799
1077 MASS AVE, MASS AVE, ARLINGTON, 02476	GOSHDIGIAN REALTY LLC	105	Three-Family Residential	0.365447	15918.89107
1049 -1051 MASS AVE, MASS AVE, ARLINGTON, 02476	LUO YU ETAL/TRUSTEES	102	Residential Condominium	0.102058	4445.659841
1071 MASS AVE, MASS AVE, ARLINGTON, 02476	A & B MARBLE DESIGN	325	Small Retail and Services stores (under 10,000 sq. ft.)	0.199791	8702.877887
260 -264 BROADWAY, BROADWAY, ARLINGTON, 02476	GALVIN SEAN D/TRUSTEE	112	Apartments with More than Eight Units	0.394087	17166.44067
256 BROADWAY, BROADWAY, ARLINGTON, 02476	GALVIN SEAN D/TRUSTEE	111	Apartments with Four to Eight Units	0.208855	9097.742496
246 BROADWAY, BROADWAY, ARLINGTON, 02476	REZANIA ALIREZA &	104	Two-Family Residential	0.220893	9622.09289
240 BROADWAY, BROADWAY, ARLINGTON, 02476	VATAN KAMBIZ & GERALDINE	101	Single Family Residential	0.227423	9906.527293
234 BROADWAY, BROADWAY, ARLINGTON, 02476	LAZAR STEVEN R	101	Single Family Residential	0.22402	9758.323687
228 BROADWAY, BROADWAY, ARLINGTON, 02476	PROCTOR SETH	102	Residential Condominium	0.157287	6851.432054
222 BROADWAY, BROADWAY, ARLINGTON, 02476	SUKHI ROHI S & CHERI/TRS	104	Two-Family Residential	0.125477	5465.770403
206 -208 BROADWAY, BROADWAY, ARLINGTON, 02476	LAUCHLAN JENNIFER	102	Residential Condominium	0.141279	6154.112989
202 -204 BROADWAY, BROADWAY, ARLINGTON, 02476	MEEHAN WILLIAM/PAMELA	104	Two-Family Residential	0.14802	6447.759913
389 MASS AVE, MASS AVE, ARLINGTON, 02476	GALVIN SEAN D /TRUSTEE	112	Apartments with More than Eight Units	0.24737	10775.42864

Mass Ave Broadway Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
65 -67 ADAMS ST, ADAMS ST, ARLINGTON, 02476	MCDONOUGH MATTHEW C	102	Residential Condominium	0.13368	5823.118217
218 -220 BROADWAY, BROADWAY, ARLINGTON, 02476	TRIVEDI AJAY P	102	Residential Condominium	0.136603	5950.439728
216 BROADWAY, BROADWAY, ARLINGTON, 02476	MANOLI ANGELA/TRUSTEE	104	Two-Family Residential	0.157641	6866.853894
200 BROADWAY, BROADWAY, ARLINGTON, 02476	SULAHIAN HERALD S & LOIS	104	Two-Family Residential	0.116481	5073.928402
196 -198 BROADWAY, BROADWAY, ARLINGTON, 02476	TRINGALI LYNDA M & CHRISTOPHER	104	Two-Family Residential	0.099728	4344.134442
347 MASS AVE, MASS AVE, ARLINGTON, 02476	MASS AVE 3XL7 LLC	13	Mixed Use (Primarily Residential, some Commercial)	0.213942	9319.292704
170 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.116772	5086.590981
339 MASS AVE, MASS AVE, ARLINGTON, 02476	339 MASS AVENUE LLC	340	General Office Buildings	0.259545	11305.77497
166 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.135898	5919.704055
162 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.128002	5575.747073
148 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.122841	5350.954503
142 -144 BROADWAY, BROADWAY, ARLINGTON, 02476	SAINI SARBJIT S &	104	Two-Family Residential	0.125787	5479.286707
134 -136 BROADWAY, BROADWAY, ARLINGTON, 02476	SOFRONAS JEAN D	104	Two-Family Residential	0.102335	4457.724821
132 BROADWAY, BROADWAY, ARLINGTON, 02476	BEALS DEXTER FITZGEOFFREYS &	104	Two-Family Residential	0.115629	5036.813246
333 MASS AVE, MASS AVE, ARLINGTON, 02476	NOSTALGIA PROPERTIES LLC	112	Apartments with More than Eight Units	0.474811	20682.78132
152 BROADWAY, BROADWAY, ARLINGTON, 02476	CARRIG ROBERT & NANCY JANE	111	Apartments with Four to Eight Units	0.114666	4994.858167
130 BROADWAY, BROADWAY, ARLINGTON, 02476	WILLIAMS CHRISTOPHER	102	Residential Condominium	0.107827	4696.949024
128 BROADWAY, BROADWAY, ARLINGTON, 02476	BARTLETT RITA F/ LIFE ESTATE	104	Two-Family Residential	0.123239	5368.302967
114 -116 BROADWAY, BROADWAY, ARLINGTON, 02476	COMMUNITY ALTERNATIVE RES ENV	959	Housing, Other (Charitable Org.)	0.098642	4296.829869
110 -112 BROADWAY, BROADWAY, ARLINGTON, 02476	BROADWAL INC.	959	Housing, Other (Charitable Org.)	0.113785	4956.480295
126 BROADWAY, BROADWAY, ARLINGTON, 02476	PERINI RICHARD A & MARY E	104	Two-Family Residential	0.122538	5337.764919
105 EVERETT ST, EVERETT ST, ARLINGTON, 02476	NARGISO JESSICA ELLEN	101	Single Family Residential	0.088544	3856.992275
118 BROADWAY, BROADWAY, ARLINGTON, 02476	SHAIK MD MUNAN	102	Residential Condominium	0.086595	3772.078406
106 -108 BROADWAY, BROADWAY, ARLINGTON, 02476	106-108 BROADWAY ARLINGTON LLC	112	Apartments with More than Eight Units	0.22443	9776.174649
90 -92 BROADWAY, BROADWAY, ARLINGTON, 02476	BARBER JAMES J	104	Two-Family Residential	0.099627	4339.766593
88 -A BROADWAY, BROADWAY, ARLINGTON, 02476	CHU BELINDA	104	Two-Family Residential	0.117929	5136.978528
84 -86 BROADWAY, BROADWAY, ARLINGTON, 02476	MAHONEY PATRICK J & KATHLEEN	104	Two-Family Residential	0.104411	4548.135565
271 MASS AVE, MASS AVE, ARLINGTON, 02476	LOMBARD LEON E-SHIRLEY E	13	Mixed Use (Primarily Residential, some Commercial)	0.425108	18517.68472
58 BROADWAY, BROADWAY, ARLINGTON, 02476	GILLESPIE DONALD J	104	Two-Family Residential	0.090038	3922.051052
279 MASS AVE, MASS AVE, ARLINGTON, 02476	BOYER ERIC & SOFIA	31	Mixed Use (Primarily Commercial, some Residential)	0.089791	3911.284705
56 BROADWAY, BROADWAY, ARLINGTON, 02476	MALDONADO-AROCHO FRANCISCO J	102	Residential Condominium	0.091347	3979.093225
54 BROADWAY, BROADWAY, ARLINGTON, 02476	OSULLIVAN ROBERT J	104	Two-Family Residential	0.107652	4689.318437
275 MASS AVE, MASS AVE, ARLINGTON, 02476	MAC LEOD NORMAN J TRUSTEE	340	General Office Buildings	0.058339	2541.226251
281 MASS AVE, MASS AVE, ARLINGTON, 02476	MERZON REALTY LLC	342	Medical Office Buildings	0.085664	3731.530918
60 BROADWAY, BROADWAY, ARLINGTON, 02476	60 BROADWAY HOLDINGS LLC- UNIT 60	104	Two-Family Residential	0.085229	3712.564507
264 MASS AVE, MASS AVE, ARLINGTON, NA	GOULART RICHARD F & HELEN M	102	Residential Condominium	0.518107	22568.74164
52 BROADWAY, BROADWAY, ARLINGTON, 02476	SINGH HARBHAJAN	104	Two-Family Residential	0.101902	4438.870033
258 -260 MASS AVE, MASS AVE, ARLINGTON, 02476	HCA CAPITOL SQUARE APARTMENTS	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.299167	13031.70057
248 MASS AVE, MASS AVE, ARLINGTON, 02474	TEZEL SELIM ETAL / TRUSTEES	102	Residential Condominium	0.18324	7981.938437
252 MASS AVE, MASS AVE, ARLINGTON, 02476	HCA CAPITOL SQUARE APARTMENTS	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.327359	14259.74119
244 MASS AVE, MASS AVE, ARLINGTON, 02476	HART ROBERT W/ELIZABETH	13	Mixed Use (Primarily Residential, some Commercial)	0.221762	9659.931344
379 -385 MASS AVE, MASS AVE, ARLINGTON, 02476	NOSTALGIA PROPERTIES LLC	112	Apartments with More than Eight Units	0.609902	26567.33348
276 MASS AVE, MASS AVE, ARLINGTON, 02476	GENERATIONS PROPERTIES	112	Apartments with More than Eight Units	1.250406	54467.67073
382 -384 MASS AVE, MASS AVE, ARLINGTON, 02476	CEDAR CREST ARLINGTON LLC	112	Apartments with More than Eight Units	0.478809	20856.92266
100 BROADWAY, BROADWAY, ARLINGTON, 02476	CAMPOBASSO RICHARD S	112	Apartments with More than Eight Units	0.409029	17817.29696

Mass Ave Broadway Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
70 -78 BROADWAY, BROADWAY, ARLINGTON, 02476	TOULOPOULOS JOHN W/TRS -ETAL	112	Apartments with More than Eight Units	0.6061	26401.73709
285 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON MINUTEMAN TOWERS LL.	112	Apartments with More than Eight Units	0.225372	9817.187851
287 MASS AVE, MASS AVE, ARLINGTON, 02476	ARLINGTON MINUTEMAN TOWERS LLC	112	Apartments with More than Eight Units	0.316756	13797.89974
245 BROADWAY, BROADWAY, ARLINGTON, 02476	BALTATZIDIS PETER/TRUSTEE	104	Two-Family Residential	0.079182	3449.189092
259 BROADWAY, BROADWAY, ARLINGTON, 02476	SAVIDES SOFIA/ LIFE ESTATE	111	Apartments with Four to Eight Units	0.135461	5900.674458
261 BROADWAY, BROADWAY, ARLINGTON, 02474	YEE JEFFREY Y	102	Residential Condominium	0.202672	8828.412125
239 BROADWAY, BROADWAY, ARLINGTON, 02476	DONOVAN ANNA M & JOSEPH H	105	Three-Family Residential	0.116716	5084.136194
241 BROADWAY, BROADWAY, ARLINGTON, 02476	MARA EDWARD H III--ETAL	101	Single Family Residential	0.102272	4454.948963
231 -233 BROADWAY, BROADWAY, ARLINGTON, 02476	FASSAS RANDALL T	105	Three-Family Residential	0.094232	4104.756734
225 -225A BROADWAY, BROADWAY, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.105585	4599.284975
227 -229 BROADWAY, BROADWAY, ARLINGTON, 02476	MICHAUD CATHERINE P/TRUSTEE	104	Two-Family Residential	0.076685	3340.383224
209 -211 BROADWAY, BROADWAY, ARLINGTON, 02476	SALHI BRAHIM	104	Two-Family Residential	0.282543	12307.56608
223 BROADWAY, BROADWAY, ARLINGTON, 02476	DAHILL THOMAS H &	101	Single Family Residential	0.105775	4607.5568
213 BROADWAY, BROADWAY, ARLINGTON, 02476	COHEN RICHARD A	101	Single Family Residential	0.28755	12525.6811
219 -221 BROADWAY, BROADWAY, ARLINGTON, 02476	IAKOVOU CRYSTAL M/ TRUSTEE	104	Two-Family Residential	0.111116	4840.19303
215 -217 BROADWAY, BROADWAY, ARLINGTON, 02476	ARNOLD JOHN C/ELIZABETTH	104	Two-Family Residential	0.099776	4346.259457
75 -77 BROADWAY, BROADWAY, ARLINGTON, 02476	TOKADJIAN SALPHIE T & PANOS	105	Three-Family Residential	0.107076	4664.227443
71 BROADWAY, BROADWAY, ARLINGTON, 02476	NATHAN LANCE E & MICHELLE D	102	Residential Condominium	0.099539	4335.912276
69 BROADWAY, BROADWAY, ARLINGTON, 02476	MARINO PAUL J & PAULINE TRS	105	Three-Family Residential	0.102736	4475.180219
65 BROADWAY, BROADWAY, ARLINGTON, 02476	65 BROADWAY LLC	105	Three-Family Residential	0.120899	5266.341359
67 BROADWAY, BROADWAY, ARLINGTON, 02476	JIAO YANG &	102	Residential Condominium	0.137152	5974.33588
63 BROADWAY, BROADWAY, ARLINGTON, 02476	SCHWAID ADAM &	102	Residential Condominium	0.120961	5269.067398
47 -49 BROADWAY, BROADWAY, ARLINGTON, 02476	FREEDOM REALTY PARTNERSHIP LLP	112	Apartments with More than Eight Units	0.460715	20068.76529
55 -57 BROADWAY, BROADWAY, ARLINGTON, 02476	GRASSIA MARK A & ELENA	105	Three-Family Residential	0.131528	5729.339343
53 BROADWAY, BROADWAY, ARLINGTON, 02476	HANSEL ELIZABETH &	101	Single Family Residential	0.116975	5095.441993
43 BROADWAY, BROADWAY, ARLINGTON, 02476	43 BROADWAY ARLINGTON LLC	31	Mixed Use (Primarily Commercial, some Residential)	0.171957	7490.466255
61 BROADWAY, BROADWAY, ARLINGTON, 02476	CONTE RICHARD A	104	Two-Family Residential	0.124943	5442.512809
59 BROADWAY, BROADWAY, ARLINGTON, 02476	IAKOVOU CRYSTAL M/ TRUSTEE	104	Two-Family Residential	0.123454	5377.667759



Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
12 WYMAN ST, WYMAN ST, ARLINGTON, 02476	HOLDEN EDWARD P III	101	Single Family Residential	0.075685	3296.832212
8 PALMER ST, PALMER ST, ARLINGTON, 02476	HARRIS ERIN K & GREG	101	Single Family Residential	0.08087	3522.712686
10 PALMER ST, PALMER ST, ARLINGTON, 02476	TYPROWICZ-COHEN NATHAN J	101	Single Family Residential	0.096833	4218.051343
12 PALMER ST, PALMER ST, ARLINGTON, 02474	MARTIN SPENCER M & JESSICA	102	Residential Condominium	0.120535	5250.486473
11 -13 PALMER ST, PALMER ST, ARLINGTON, 02476	VATAN PIROOZ	104	Two-Family Residential	0.150584	6559.424568
46 -48 ALLEN ST, ALLEN ST, ARLINGTON, 02474	RUSCI JOSEPH/LYNCH GERALDINE	104	Two-Family Residential	0.115406	5027.106468
56 -58 ADAMS ST, ADAMS ST, ARLINGTON, 02474	LORETI CHRISTOPHER P	104	Two-Family Residential	0.119863	5221.235217
10 WYMAN ST, WYMAN ST, ARLINGTON, 02476	BAGNALL ALEXANDER	101	Single Family Residential	0.131402	5723.869368
14 WYMAN ST, WYMAN ST, ARLINGTON, 02476	SMITH PAUL T/ROSS CAROLINE A	101	Single Family Residential	0.108878	4742.720693
49 -51 ALLEN ST, ALLEN ST, ARLINGTON, 02474	CHAKMAKIAN ESTHER/TRUSTEE &	104	Two-Family Residential	0.115208	5018.452211
61 -63 ADAMS ST, ADAMS ST, ARLINGTON, 02474	TANG DEBBIE WAH ETAL/ TRUSTEES	104	Two-Family Residential	0.101595	4425.480471
66 FOSTER ST, FOSTER ST, ARLINGTON, 02476	VICHNIAC REBECCA	102	Residential Condominium	0.111364	4851.019872
7 WYMAN ST, WYMAN ST, ARLINGTON, 02476	GOODRICH ROBERT L	102	Residential Condominium	0.167054	7276.861193
70 -72 TUFTS ST, TUFTS ST, ARLINGTON, 02476	APP ZACHARY	104	Two-Family Residential	0.126246	5499.266791
66 TUFTS ST, TUFTS ST, ARLINGTON, 02476	RYAN ROBERTA	102	Residential Condominium	0.153156	6671.484727
73 -75 FOSTER ST, FOSTER ST, ARLINGTON, 02474	STORR RACHEL A	102	Residential Condominium	0.130677	5692.300479
79 TUFTS ST, TUFTS ST, ARLINGTON, 02476	HO PETER K & ANNA Y/ TRUSTEES	101	Single Family Residential	0.108304	4717.731523
89 BATES RD, BATES RD, ARLINGTON, 02476	LEFEBVRE MARC E	101	Single Family Residential	0.133581	5818.769332
100 -102 HARLOW ST, HARLOW ST, ARLINGTON, 02476	FARINA THOMAS	104	Two-Family Residential	0.122564	5338.887073
8 ADAMS ST, ADAMS ST, ARLINGTON, 02474	KEEFE JOHN E JR	101	Single Family Residential	0.092673	4036.856673
82 BATES RD, BATES RD, ARLINGTON, 02476	PATEL HITENDRA	101	Single Family Residential	0.105983	4616.616231
9 -11 ADAMS ST, ADAMS ST, ARLINGTON, 02474	WALTERS GREGORY	104	Two-Family Residential	0.1031	4491.032228
103 EVERETT ST, EVERETT ST, ARLINGTON, 02476	ELIOPOULOS EVANGELIA/TRS	101	Single Family Residential	0.07033	3063.571471
99 HARLOW ST, HARLOW ST, ARLINGTON, 02476	STONE BETTY	102	Residential Condominium	0.107145	4667.23286
5 -7 ADAMS ST, ADAMS ST, ARLINGTON, 02474	WANG KUN	104	Two-Family Residential	0.106013	4617.906913
14 FOSTER ST, FOSTER ST, ARLINGTON, 02476	BOOTH GREGORY J & JOANNE H	104	Two-Family Residential	0.117976	5139.042538
98 -100 EVERETT ST, EVERETT ST, ARLINGTON, 02474	ABASKHAROUN NAZMY	102	Residential Condominium	0.112282	4891.019955
10 FOSTER ST, FOSTER ST, ARLINGTON, 02476	PUGLIA ALAN	101	Single Family Residential	0.108512	4726.762388
106 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	HOGLUND DAVID ERIC	102	Residential Condominium	0.139756	6087.7686
11 FOSTER ST, FOSTER ST, ARLINGTON, 02474	WRIGHT SARAH H/ TRUSTEE	102	Residential Condominium	0.097741	4257.583621
20 TUFTS ST, TUFTS ST, ARLINGTON, 02476	ARLINGTON MINUTEMAN TOWERS LL	112	Apartments with More than Eight Units	0.38236	16655.61886
9 FOSTER ST, FOSTER ST, ARLINGTON, 02476	FOSTER-BATES REALTY LLC	104	Two-Family Residential	0.116179	5060.742503
105 -107 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	PETERSEN ALLEN/KAPLAN DEBORAH	104	Two-Family Residential	0.117099	5100.826908
109 OXFORD ST, OXFORD ST, ARLINGTON, 02476	109 OXFORD ST LLC	112	Apartments with More than Eight Units	0.282783	12318.03206
80 -82 WINTER ST, WINTER ST, ARLINGTON, 02476	BOYLE JAMES R & DONNA M	104	Two-Family Residential	0.107021	4661.81976
76 -78 WINTER ST, WINTER ST, ARLINGTON, 02476	ZAGANJORI HAKI & FERIDA TRUSTE	104	Two-Family Residential	0.15965	6954.346689
13 -15 BELKNAP ST, BELKNAP ST, ARLINGTON, 02474	EASTMAN DIANA M	102	Residential Condominium	0.175019	7623.833005
11 BELKNAP ST, BELKNAP ST, ARLINGTON, 02474	CASSIDY BRYNNE	102	Residential Condominium	0.212923	9274.945428
84 -86 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	CHEN LI	104	Two-Family Residential	0.115471	5029.932218
7 BATES RD, BATES RD, ARLINGTON, 02476	MANCINI PETER P & ZENDA M	111	Apartments with Four to Eight Units	0.116719	5084.281444
1 BELKNAP ST, BELKNAP ST, ARLINGTON, 02476	DACEY ROBERT B	102	Residential Condominium	0.164537	7167.214884
82 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	KARRAS NICK & MARIA TRS	104	Two-Family Residential	0.121724	5302.286298
5 -7 BELKNAP ST, BELKNAP ST, ARLINGTON, 02476	FRANCIS EDWARD T/TRUSTEE	104	Two-Family Residential	0.157005	6839.13169
18 HARLOW ST, HARLOW ST, ARLINGTON, 02476	SABINE ERNEST C & ZIGRIDA M	101	Single Family Residential	0.178705	7784.368748
11 MARION RD, MARION RD, ARLINGTON, 02476	HENKIN ANNA & JACK	102	Residential Condominium	0.144489	6293.937208
85 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	BRING US DEALS 85 CLEVELAND	104	Two-Family Residential	0.11061	4818.154262
22 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	STREISFELD ADAM &	102	Residential Condominium	0.125507	5467.078304
9 EVERETT ST, EVERETT ST, ARLINGTON, 02476	RODRIGUES HENRY J--ETAL	104	Two-Family Residential	0.105943	4614.894921
15 EVERETT ST, EVERETT ST, ARLINGTON, 02476	WAITE ANDREW CARL	102	Residential Condominium	0.106877	4655.581955

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
18 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	FEUER JEFFREY M--ETAL	101	Single Family Residential	0.092558	4031.846734
15 MARION RD, MARION RD, ARLINGTON, 02476	LEE DONALD F /LIFE ESTATE	104	Two-Family Residential	0.109398	4765.394255
11 HARLOW ST, HARLOW ST, ARLINGTON, 02476	KUPLICKI JOANNE M/ TRUSTEE	102	Residential Condominium	0.117483	5117.569143
17 MARION RD, MARION RD, ARLINGTON, 02474	HOMSI RICHARD A/TRUSTEE	102	Residential Condominium	0.105442	4593.046639
94 MARATHON ST, MARATHON ST, ARLINGTON, 02474	BAKER ANDREW R & OLGA R	102	Residential Condominium	0.110887	4830.230428
16 EVERETT ST, EVERETT ST, ARLINGTON, 02476	SHEEHAN MICHAEL J	104	Two-Family Residential	0.121584	5296.19863
12 EVERETT ST, EVERETT ST, ARLINGTON, 02476	BARRETT MARGARET/TRUSTEE	102	Residential Condominium	0.114122	4971.149342
18 MARION RD, MARION RD, ARLINGTON, 02476	MELNIK ALEXANDER	104	Two-Family Residential	0.095293	4150.983591
0 LOT OXFORD ST, OXFORD ST, ARLINGTON, 02476	BROOKS AVENUE LLC	106	Accessory Land with Improvement	0.120019	5228.03083
12 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	SCOTT JUNE A	104	Two-Family Residential	0.095475	4158.896777
17 -19 GRAFTON ST, GRAFTON ST, ARLINGTON, 02476	BROOKS AVENUE LLC	105	Three-Family Residential	0.121856	5308.035038
11 -13 ORVIS RD, ORVIS RD, ARLINGTON, 02476	LEONE JOSEPH & ANGELA	105	Three-Family Residential	0.175876	7661.164765
15 OXFORD ST, OXFORD ST, ARLINGTON, 02476	MILLNER ALEXANDER J	102	Residential Condominium	0.346682	15101.47642
9 -11 OXFORD ST, OXFORD ST, ARLINGTON, 02476	SMITH-VONDRA PETER KIEV	104	Two-Family Residential	0.181604	7910.661403
14 -16 WINTER ST, WINTER ST, ARLINGTON, 02474	JURAN DARYL TRUSTEE	102	Residential Condominium	0.210606	9173.97998
4 ORVIS RD, ORVIS RD, ARLINGTON, 02476	CUDA MARISSA E	102	Residential Condominium	0.142998	6229.004349
13 WINTER ST, WINTER ST, ARLINGTON, 02476	LAKELAND CAPITAL 13 WINTER ST LLC	111	Apartments with Four to Eight Units	0.267783	11664.60762
12 -14 ORVIS RD, ORVIS RD, ARLINGTON, 02476	BENTO DENNIS M/TRUSTEE	104	Two-Family Residential	0.147727	6435.001006
15 WINTER ST, WINTER ST, ARLINGTON, 02476	BROOKS AVENUE LLC	102	Residential Condominium	0.240489	10475.71605
23 -25 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	STORY JULIA/LIFE ESTATE	104	Two-Family Residential	0.179285	7809.668762
27 -29 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	CAVALLO ANNA R/ TRUSTEE	104	Two-Family Residential	0.161109	7017.891335
19 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	BORIS GEORGE W/LINDA/TR	104	Two-Family Residential	0.175736	7655.06524
5 -7 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	B.F. ARLINGTON PROPERTIES LLC	104	Two-Family Residential	0.187119	8150.899386
9 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	CONROY MARTIN C/ETAL	101	Single Family Residential	0.142747	6218.080905
12 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	CAMPBELL CYNTHIA A & ERICA L	104	Two-Family Residential	0.093613	4077.77292
15 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	CONROY MARTIN C & ELLEN	104	Two-Family Residential	0.164515	7166.268029
10 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	WEAVER SCOTT/ETAL	104	Two-Family Residential	0.128721	5607.097565
8 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	PINTO MARIA V	104	Two-Family Residential	0.12291	5353.977202
9 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	LANIGAN ELIZABETH M/TRUSTEE	104	Two-Family Residential	0.11473	4997.65219
7 CLEVELAND ST, CLEVELAND ST, ARLINGTON, 02476	DEIN ROCHELLE	104	Two-Family Residential	0.106216	4626.767555
10 MARATHON ST, MARATHON ST, ARLINGTON, 02476	ACKERMAN MICHELLE LINDSAY	102	Residential Condominium	0.117964	5138.503175
11 MARATHON ST, MARATHON ST, ARLINGTON, 02476	PANICO JAMES V/RAMALHO ANA L.	104	Two-Family Residential	0.164454	7163.631827
13 CHANDLER ST, CHANDLER ST, ARLINGTON, 02476	MAYNARD ELAINE E	102	Residential Condominium	0.10036	4371.667687
8 MARATHON ST, MARATHON ST, ARLINGTON, 02476	BOUCOUVALAS MARCIE	104	Two-Family Residential	0.113409	4940.087373
12 LAKE ST, LAKE ST, ARLINGTON, 02476	WATARI HIROMICHI	104	Two-Family Residential	0.128897	5614.753827
13 MARATHON ST, MARATHON ST, ARLINGTON, 02476	RUGIERO MAURO &	101	Single Family Residential	0.172126	7497.79111
14 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	BIRMINGHAM GEOFFREY F ETAL/ TRS	104	Two-Family Residential	0.125571	5469.8727
12 -14 CHANDLER ST, CHANDLER ST, ARLINGTON, 02476	DOHERTY KELLIE M	104	Two-Family Residential	0.112214	4888.056849
10 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	BAYIATES ARTHUR & ALISON P	104	Two-Family Residential	0.119617	5210.537063
18 CHANDLER ST, CHANDLER ST, ARLINGTON, 02476	MALEK NIR	102	Residential Condominium	0.094758	4127.650452
9 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	CURTIS RACHEL E/ TRUSTEE	104	Two-Family Residential	0.138973	6053.64983
11 -13 TROWBRIDGE ST, TROWBRIDGE ST, ARLINGTON, 02476	NYBERG JONATHAN M &	104	Two-Family Residential	0.096344	4196.739335
6 -8 EGERTON RD, EGERTON RD, ARLINGTON, 02476	SWISHER LAUREN A	102	Residential Condominium	0.110228	4801.544918
15 -17 EGERTON RD, EGERTON RD, ARLINGTON, 02476	TERSAKIAN ANJEL	105	Three-Family Residential	0.105841	4610.447956
14 -16 EGERTON RD, EGERTON RD, ARLINGTON, 02476	LYONS MAURICE M & PHYLLIS	104	Two-Family Residential	0.108191	4712.790524
9 -11 MELROSE ST, MELROSE ST, ARLINGTON, 02476	SULLIVAN JOHN J & JANE E	104	Two-Family Residential	0.107026	4662.052821
19 -21 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	MORRIS MARY	104	Two-Family Residential	0.12625	5499.469049
10 EGERTON RD, EGERTON RD, ARLINGTON, 02476	LEAHY KEVIN JAMES & LAURA MEGHAN	102	Residential Condominium	0.113036	4923.852014
5 -7 MELROSE ST, MELROSE ST, ARLINGTON, 02476	ANGUS NEIL J	102	Residential Condominium	0.131853	5743.53147

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
16 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	DIFLUMERI PALMINA	104	Two-Family Residential	0.094866	4132.372095
12 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	YIN SHANGRONG	102	Residential Condominium	0.138013	6011.85044
22 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	MEDEIROS MARIA-E & HERMANO	104	Two-Family Residential	0.108362	4720.259883
15 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	MAIDA FELICIA.TRUSTEE	104	Two-Family Residential	0.108712	4735.50746
13 -15 MELROSE ST, MELROSE ST, ARLINGTON, 02476	FLEMING KATHERINE ELIZABETH	104	Two-Family Residential	0.102408	4460.909921
9 WINDSOR ST, WINDSOR ST, ARLINGTON, 02476	LANG JEREMY H	104	Two-Family Residential	0.12356	5382.261675
10 -12 MELROSE ST, MELROSE ST, ARLINGTON, 02476	LUONGO EUGENE/JEANNE	104	Two-Family Residential	0.108104	4708.994706
18 -20 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	MITRANO ELEANOR	104	Two-Family Residential	0.109419	4766.276971
14 -16 MELROSE ST, MELROSE ST, ARLINGTON, 02476	NAPOLI DENNIS & DIANE J/TRS	104	Two-Family Residential	0.112465	4898.982189
13 -15 MILTON ST, MILTON ST, ARLINGTON, 02476	SMITH BRIAN & HSINYI/ TRUSTEE	104	Two-Family Residential	0.104642	4558.207553
9 -11 MILTON ST, MILTON ST, ARLINGTON, 02476	MEHMOOD ARSHAD &	102	Residential Condominium	0.100364	4371.872556
17 -19 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	FOTOPOULOS ARTHUR/ETAL	104	Two-Family Residential	0.113248	4933.073526
16 -18 MILTON ST, MILTON ST, ARLINGTON, 02476	ORFANOS THEOFANES/CHRISTINA	104	Two-Family Residential	0.122784	5348.478838
7 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	BURLESON TRAVIS I ETAL/ TRUSTEES	102	Residential Condominium	0.11367	4951.47009
11 VARNUM ST, VARNUM ST, ARLINGTON, 02476	LYSTER AMY K	102	Residential Condominium	0.088699	3863.742596
13 -15 AMSDEN ST, AMSDEN ST, ARLINGTON, 02474	SILVA EDUARDO & MARIA/	105	Three-Family Residential	0.114285	4978.263897
10 -12 MILTON ST, MILTON ST, ARLINGTON, 02476	SNYDER EMMI L	104	Two-Family Residential	0.096159	4188.699009
15 LEE TERR, LEE TERR, ARLINGTON, 02476	KARIADAKIS EMANUEL--ETAL	104	Two-Family Residential	0.114624	4993.012182
99 A MASS AVE, MASS AVE, ARLINGTON, 02476	DIVICO-PIANTEDOSI ELVIRA A	104	Two-Family Residential	0.103792	4521.164407
15 VARNUM ST, VARNUM ST, ARLINGTON, 02476	ZEITLER MICHELLE S/ TRUSTEE	102	Residential Condominium	0.113464	4942.510135
7 LEE TERR, LEE TERR, ARLINGTON, 02476	WEINTRAUB SARAH	101	Single Family Residential	0.076973	3352.939559
14 -16 TEEL ST, TEEL ST, ARLINGTON, 02476	GREEN DANIEL RUSSELL	102	Residential Condominium	0.099485	4333.55326
12 TEEL ST, TEEL ST, ARLINGTON, 02476	POLITANO LIDIA	104	Two-Family Residential	0.213725	9309.868156
10 VARNUM ST, VARNUM ST, ARLINGTON, 02476	WOOLKALIS BRANDON A	105	Three-Family Residential	0.129187	5627.400532
3 -5 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	ROUVAPIS STRATIS & JANE	104	Two-Family Residential	0.113876	4960.443522
14 VARNUM ST, VARNUM ST, ARLINGTON, 02476	MANSFIELD REALTY MANAGEMENT	105	Three-Family Residential	0.110168	4798.906905
11 TEEL ST, TEEL ST, ARLINGTON, 02476	TREVENS THEODORE &	101	Single Family Residential	0.113597	4948.277092
11 -11A MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	VAP LLC/CORBETT PAUL+ARTHUR	105	Three-Family Residential	0.114721	4997.243942
7 -9 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	ZERMANI DOMENICO-COLOMBA TR	104	Two-Family Residential	0.116158	5059.863716
16 HENDERSON ST, HENDERSON ST, ARLINGTON, 02476	VAN ALLEN DAVID	104	Two-Family Residential	0.120893	5266.103493
10 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	REILLY JOHN F & LIESE/TRUSTEES	105	Three-Family Residential	0.108123	4709.826379
9 TEEL ST, TEEL ST, ARLINGTON, 02476	ONEILL DAVID JOHN ETAL/	102	Residential Condominium	0.140669	6127.526321
4 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	LU WENJIE &	102	Residential Condominium	0.067872	2956.517863
12 HENDERSON ST, HENDERSON ST, ARLINGTON, 02476	VEESER CYRUS R	101	Single Family Residential	0.123324	5372.011093
14 MAGNOLIA ST, MAGNOLIA ST, ARLINGTON, 02476	ROGARIS PETER & CHRISOULA	111	Apartments with Four to Eight Units	0.113865	4959.968889
5 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	KIMPEL JOSEPH M &	102	Residential Condominium	0.114054	4968.201176
11 -13 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	GARCIA CARL A & VICTOR M/TRS	104	Two-Family Residential	0.113849	4959.277247
7 -9 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	KABA NAWWAF	104	Two-Family Residential	0.108486	4725.632564
6 -8 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	PACHECO JOAO L & INEZ	104	Two-Family Residential	0.11509	5013.31353
10 THORNDIKE ST, THORNDIKE ST, ARLINGTON, 02476	DI BELLA ROSE C	102	Residential Condominium	0.122226	5324.183282
5 -7 FAIRMONT ST, FAIRMONT ST, ARLINGTON, 02476	KARIDIS PETER K & MARIA P/TRS	104	Two-Family Residential	0.109379	4764.557256
9 -11 FAIRMONT ST, FAIRMONT ST, ARLINGTON, 02476	9-11 FAIRMONT AVE REALTY TRUST	104	Two-Family Residential	0.117005	5096.758452
11 WINTER ST, WINTER ST, ARLINGTON, 02476	WOLF LAWRENCE	102	Residential Condominium	0.107681	4690.597045
9 WINTER ST, WINTER ST, ARLINGTON, 02476	CLARKE MICHAEL E/ETAL	104	Two-Family Residential	0.114165	4973.008903
8 LAKE ST, LAKE ST, ARLINGTON, 02476	JOHNSON ARTHUR W TR	112	Apartments with More than Eight Units	0.253478	11041.50432
1 -3 FREEMAN ST, FREEMAN ST, ARLINGTON, 02476	VARNUM KATHLEEN A & GEORGE E	104	Two-Family Residential	0.146359	6375.408467
5 WEBSTER ST, WEBSTER ST, ARLINGTON, 02476	WOLPERT STEFAN &	101	Single Family Residential	0.121794	5305.350083
50 WYMAN ST, WYMAN ST, ARLINGTON, 02476	BENOIT PAUL C	101	Single Family Residential	0.119011	5184.127198
41 -43 PALMER ST, PALMER ST, ARLINGTON, 02476	QUINN LAURA	102	Residential Condominium	0.044936	1957.433886

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
47 PALMER ST, PALMER ST, ARLINGTON, 02476	VAUGHAN TERESA M/ TRUSTEE	101	Single Family Residential	0.121601	5296.92358
44 PALMER ST, PALMER ST, ARLINGTON, 02476	DUTCHAK KEZIAH	104	Two-Family Residential	0.103108	4491.366564
53 WYMAN ST, WYMAN ST, ARLINGTON, 02476	SIMONE JEAN M	104	Two-Family Residential	0.123113	5362.804899
70 -72 ALLEN ST, ALLEN ST, ARLINGTON, 02474	SWEENEY MARY E	104	Two-Family Residential	0.110912	4831.345202
71 -73 ALLEN ST, ALLEN ST, ARLINGTON, 02474	PRECIADO EDGARD M & CLARA	104	Two-Family Residential	0.131164	5713.483446
6 RAWSON RD, RAWSON RD, ARLINGTON, 02474	MCCOMB MATTHEW & RACHEL	102	Residential Condominium	0.143385	6245.843431
11 -13 EGERTON RD, EGERTON RD, ARLINGTON, 02476	FISCHER STEPHEN	102	Residential Condominium	0.123087	5361.67777
43 SURRY RD, SURRY RD, ARLINGTON, 02476	LOUCAGOS ATHANASIOS	104	Two-Family Residential	0.071598	3118.818914
39 SURRY RD, SURRY RD, ARLINGTON, 02476	GUNN BRYAN L	101	Single Family Residential	0.064574	2812.850537
35 SURRY RD, SURRY RD, ARLINGTON, 02476	PANCHERI LOUIS A & ELISA M/TRS	101	Single Family Residential	0.066249	2885.810836
31 SURRY RD, SURRY RD, ARLINGTON, 02476	STENIUS KATINKA	102	Residential Condominium	0.095428	4156.843261
25 -27 SURRY RD, SURRY RD, ARLINGTON, 02476	PROKOS STAMATIS	104	Two-Family Residential	0.112912	4918.426333
16 -18 SURRY RD, SURRY RD, ARLINGTON, 02476	KIEJNA STEPHEN J/ETAL	104	Two-Family Residential	0.108493	4725.956031
12 -14 SURRY RD, SURRY RD, ARLINGTON, 02476	ROGARIS PANAGIOTIS & CHRISOULA	104	Two-Family Residential	0.088541	3856.832378
19 -21 DANIELS ST, DANIELS ST, ARLINGTON, 02476	MORAN DAVID R&FRANCESCA NV/TRS	104	Two-Family Residential	0.104921	4570.340516
43 APPLETON ST, APPLETON ST, ARLINGTON, 02476	SULLIVAN SHEILA	101	Single Family Residential	0.193515	8429.50383
8 SURRY RD, SURRY RD, ARLINGTON, 02476	YOUNG ADAM & JESSICA G	101	Single Family Residential	0.056394	2456.501962
21 -23 SURRY RD, SURRY RD, ARLINGTON, 02476	TERZIAN JOHN BARRETT	104	Two-Family Residential	0.104585	4555.723085
17 -19 SURRY RD, SURRY RD, ARLINGTON, 02476	SCALFATI JULIE	104	Two-Family Residential	0.118023	5141.06115
13 -15 SURRY RD, SURRY RD, ARLINGTON, 02476	KATAKIA HETAL	102	Residential Condominium	0.131507	5728.45913
9 SURRY RD, SURRY RD, ARLINGTON, 02476	KEESAN MORRIS MELTZER-ETAL	101	Single Family Residential	0.120097	5231.43754
27 -27A APPLETON ST, APPLETON ST, ARLINGTON, 02476	SHU TI-YUAN D & LEE SHIN/TRS	104	Two-Family Residential	0.127858	5569.515233
14 DANIELS ST, DANIELS ST, ARLINGTON, 02476	ROOF BRYAN M/CRISTINA M	104	Two-Family Residential	0.099187	4320.591159
0 LOT APPLETON ST, APPLETON ST, ARLINGTON, 02476	TOWN OF ARLINGTON TAX POSS	936	Vacant, Tax Title/Treasurer	0.080637	3512.549459
11 -13 DANIELS ST, DANIELS ST, ARLINGTON, 02476	STRATAKIS GEORGE & RODANTHI	104	Two-Family Residential	0.100974	4398.442531
33 -A APPLETON ST, APPLETON ST, ARLINGTON, 02476	LAMA SANGAM	102	Residential Condominium	0.119148	5190.107188
40 SURRY RD, SURRY RD, ARLINGTON, 02476	BUONO CHIARA/ TRUSTEE	101	Single Family Residential	0.066768	2908.41844
18 -20 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	CORCORAN KATHERINE J	102	Residential Condominium	0.12014	5233.309891
15 -17 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	CALIENDO CELIA M TR	104	Two-Family Residential	0.15221	6630.260247
23 APPLETON ST, APPLETON ST, ARLINGTON, 02476	MUELLER ALEXANDER W &	102	Residential Condominium	0.117672	5125.792056
16 -18 DANIELS ST, DANIELS ST, ARLINGTON, 02476	DRYSDALE AMY E & JUSTIN	104	Two-Family Residential	0.099617	4339.333579
36 SURRY RD, SURRY RD, ARLINGTON, 02476	NICHOLS HEATHER M	101	Single Family Residential	0.07949	3462.58264
29 -31 APPLETON ST, APPLETON ST, ARLINGTON, 02476	SOILLIS CHRISTOS S & MARIA	104	Two-Family Residential	0.11179	4869.559073
15 -17 DANIELS ST, DANIELS ST, ARLINGTON, 02476	GIOVANANGELO LEONORA & RONALD	104	Two-Family Residential	0.102228	4453.050123
32 SURRY RD, SURRY RD, ARLINGTON, 02476	VERHOVEN ALICE	102	Residential Condominium	0.111136	4841.095355
33 -35 APPLETON ST, APPLETON ST, ARLINGTON, 02476	LEMOS ROBERT A & ANNEMARIE	104	Two-Family Residential	0.120369	5243.268073
22 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	VICKERY BRIAN P	102	Residential Condominium	0.128446	5595.119333
28 -30 SURRY RD, SURRY RD, ARLINGTON, 02476	SHEA ELAINE M	104	Two-Family Residential	0.106455	4637.192706
17 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	GODUTI DONALD M TR	105	Three-Family Residential	0.428139	18649.7561
24 -26 SURRY RD, SURRY RD, ARLINGTON, 02476	REISSIS CONSTANTINE A& JULIE A	104	Two-Family Residential	0.129347	5634.352845
19 -21 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	FERIC JUSUF & ENVERA	104	Two-Family Residential	0.169779	7395.590262
37 -39 APPLETON ST, APPLETON ST, ARLINGTON, 02476	CALIENDO CARMELA TR	105	Three-Family Residential	0.104065	4533.070536
20 -22 SURRY RD, SURRY RD, ARLINGTON, 02476	SONIN JUHAN P	104	Two-Family Residential	0.111558	4859.486053
4 APPLETON ST, APPLETON ST, ARLINGTON, 02476	THE GREEK ORTHODOX CHURCH	960	Church, Mosque, Synagogue, Temple, etc...	2.392632	104223.0477
28 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	CHEIMETS ALEX	102	Residential Condominium	0.054531	2375.37969
23 -25 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DIENG HAM CHI	104	Two-Family Residential	0.134028	5838.257154
30 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PAGE CYNTHIA E	102	Residential Condominium	0.076151	3317.136577
23 -25 RICHARDSON AVE, RICHARDSON AVE, ARLINGTON, 02476	BERLINGHIERI JOSEPH	105	Three-Family Residential	0.176083	7670.187427
24 DANIELS ST, DANIELS ST, ARLINGTON, 02476	SEAVEY JAMES R/ TESTAMENTARY	104	Two-Family Residential	0.104376	4546.630413

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
11 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	PUSAPATI RAJU	102	Residential Condominium	0.122489	5335.610487
23 -25 DANIELS ST, DANIELS ST, ARLINGTON, 02476	STOCKBRIDGE LORI LYN MEECE	104	Two-Family Residential	0.102609	4469.647641
49 -53 APPLETON ST, APPLETON ST, ARLINGTON, 02476	ROBAK STANLEY J	102	Residential Condominium	0.554035	24133.76697
9 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	MAHONEY JANET M/ETAL	104	Two-Family Residential	0.139204	6063.732205
28 -30 DANIELS ST, DANIELS ST, ARLINGTON, 02476	HATZILIADIS GEORGE/TRUSTEE	104	Two-Family Residential	0.106731	4649.209876
5 -7 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	HAMIZIDES ANASTASIA	104	Two-Family Residential	0.111095	4839.277608
3 -3A PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	MEDEIROS E M/TRUSTEE	104	Two-Family Residential	0.119576	5208.737969
6 APPLETON PL, APPLETON PL, ARLINGTON, 02476	VLAMAKIS HERA	101	Single Family Residential	0.096185	4189.828283
1 PAUL REVERE RD, PAUL REVERE RD, ARLINGTON, 02476	ZUNIGA LUCINDA M C	104	Two-Family Residential	0.131832	5742.591318
15 BURTON ST, BURTON ST, ARLINGTON, 02476	TIERNEY THOMAS E ETAL/ TRS	101	Single Family Residential	0.112654	4907.188857
27 -29 DANIELS ST, DANIELS ST, ARLINGTON, 02476	HALEY BRIAN M/KYLEE A	104	Two-Family Residential	0.110972	4833.921305
32 -34 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	P&M CARUSO FAMILY LLC	104	Two-Family Residential	0.131024	5707.403302
27 -29 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	ZOU ZHONG &	104	Two-Family Residential	0.146151	6366.356704
28 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	BOWNS HELEN E ETAL/ TRUSTEES	104	Two-Family Residential	0.269465	11737.87714
24 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	SAVIOLI NANCY E	104	Two-Family Residential	0.099606	4338.853596
11 -13 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	REILLY JOHN F & MARIA C/TRS	105	Three-Family Residential	0.104916	4570.139588
5 -7 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	PAPALIMBERIS GEORGE T& ANNA	104	Two-Family Residential	0.139032	6056.23898
20 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	DONNELLY MICHAEL SR & AMY E	104	Two-Family Residential	0.10474	4562.481196
14 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	MENOTOMY REALTY CORP	104	Two-Family Residential	0.124886	5440.037959
21 -23 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	SLINRE LLC	104	Two-Family Residential	0.102266	4454.691328
22 -24 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	TURNER JOHN &	104	Two-Family Residential	0.167451	7294.151785
35 -37 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DUNNING JOHN J/ LIFE ESTATE	104	Two-Family Residential	0.142176	6193.188762
9 -11 WALNUT ST, WALNUT ST, ARLINGTON, 02476	FATEMI SARMAD	102	Residential Condominium	0.119153	5190.318735
75 -77 APPLETON ST, APPLETON ST, ARLINGTON, 02476	KREPELKA PAUL	104	Two-Family Residential	0.116372	5069.148846
10 -12 APPLETON PL, APPLETON PL, ARLINGTON, 02476	SANTONELLI MICHAEL A &	104	Two-Family Residential	0.094957	4136.34336
6 BURTON ST, BURTON ST, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.126441	5507.779508
65 APPLETON ST, APPLETON ST, ARLINGTON, 02476	BLOUIN MARIE L ETAL/ TRUSTEES	104	Two-Family Residential	0.120444	5246.518988
19 BURTON ST, BURTON ST, ARLINGTON, 02476	RICHTER SALLY P--ETAL	101	Single Family Residential	0.054468	2372.617656
71 APPLETON ST, APPLETON ST, ARLINGTON, 02476	MOORE KAREN O/TRUSTEE	102	Residential Condominium	0.100901	4395.230091
67 -69 APPLETON ST, APPLETON ST, ARLINGTON, 02476	DUTRA DANIEL E/TRUSTEE	104	Two-Family Residential	0.096244	4192.373858
14 -16 APPLETON PL, APPLETON PL, ARLINGTON, 02476	CASSELL JAMES S III	104	Two-Family Residential	0.10639	4634.352526
10 -12 BURTON ST, BURTON ST, ARLINGTON, 02476	ARLINGTON-BURTON REALTY LLC	104	Two-Family Residential	0.12045	5246.800416
79 -81 APPLETON ST, APPLETON ST, ARLINGTON, 02476	FERIC ENVERA & ZLATAN & JUSUF	104	Two-Family Residential	0.125356	5460.507267
63 APPLETON ST, APPLETON ST, ARLINGTON, 02476	FOX STEPHANIE	102	Residential Condominium	0.160869	7007.449642
19 WALNUT ST, WALNUT ST, ARLINGTON, 02476	SUGRUE TERESA/TR &	111	Apartments with Four to Eight Units	0.270303	11774.41849
34 -36 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	STANTON MARY L--ETAL	104	Two-Family Residential	0.165733	7219.345485
16 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	HUANG HU	101	Single Family Residential	0.076251	3321.513202
0 LOT APPLETON PL, APPLETON PL, ARLINGTON, 02476	THE GREEK ORTHODOX CHURCH	962	Other (Religious Org.)	0.307196	13381.454
18 -20 APPLETON PL, APPLETON PL, ARLINGTON, 02476	BUCKLEY TIMOTHY & DEBORAH	104	Two-Family Residential	0.096608	4208.245387
14 -16 BURTON ST, BURTON ST, ARLINGTON, 02476	BOWLER MARY V	104	Two-Family Residential	0.128597	5601.675439
5 PINE CT, PINE CT, ARLINGTON, 02476	REPETTI BERNARD	101	Single Family Residential	0.146557	6384.016008
15 WALNUT ST, WALNUT ST, ARLINGTON, 02476	COLEY JOHN D	102	Residential Condominium	0.228313	9945.298976
25 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	ROJAS ADRIANA ARACELI	101	Single Family Residential	0.089722	3908.280772
22 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	CARITAS COMMUNITIES INC.	959	Housing, Other (Charitable Org.)	0.238647	10395.47329
9 QUINCY ST, QUINCY ST, ARLINGTON, 02476	BENT WILLIAM E JR ETAL/ TRUSTEES	104	Two-Family Residential	0.192327	8377.745739
29 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	GALLAGHER RICHARD B--ETAL	101	Single Family Residential	0.112132	4884.476715
9 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	RAYAMAJHI MANI B &	101	Single Family Residential	0.04949	2155.792508
23 HOWARD ST, HOWARD ST, ARLINGTON, 02476	MAHON JOHN R & DIANE M	104	Two-Family Residential	0.150886	6572.597025
9 -11 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	MILLER CAROL ETAL/ TRUSTEES	104	Two-Family Residential	0.178787	7787.957892

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
16 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	DOLAN MAUREEN E/TRUSTEE	102	Residential Condominium	0.105146	4580.152271
12 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	MAGNUSON NORMAN H JR ETAL	104	Two-Family Residential	0.121837	5307.207201
19 HOWARD ST, HOWARD ST, ARLINGTON, 02476	HERPICH NATHAN	102	Residential Condominium	0.10453	4553.315421
8 -10 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	PESIRIDIS EFTHIMIA/TRUSTEE	104	Two-Family Residential	0.113097	4926.484381
6 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	GHOSH DHIMANKRISHNA	102	Residential Condominium	0.15214	6627.232487
15 HOWARD ST, HOWARD ST, ARLINGTON, 02476	ADAMOWICZ PETER M	104	Two-Family Residential	0.109714	4779.146038
28 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	MARINO MARK W	101	Single Family Residential	0.163185	7108.338197
15 QUINCY ST, QUINCY ST, ARLINGTON, 02476	BIANCO STEVEN A	102	Residential Condominium	0.121761	5303.891905
11 -13 QUINCY ST, QUINCY ST, ARLINGTON, 02476	CENDRON SEBASTIEN D	102	Residential Condominium	0.137512	5990.027728
21 QUINCY ST, QUINCY ST, ARLINGTON, 02476	SANROMA CHRISTINE & JOSEPH	104	Two-Family Residential	0.125448	5464.508322
11 HOWARD ST, HOWARD ST, ARLINGTON, 02476	WONG CHRISTOPHER & MICHELLE	102	Residential Condominium	0.126922	5528.709778
17 -19 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	NYBERG JONATHAN &	104	Two-Family Residential	0.158478	6903.319927
23 ROBBINS RD, ROBBINS RD, ARLINGTON, 02476	FLAMMIA JANICE M	102	Residential Condominium	0.222366	9686.258085
5 HOWARD ST, HOWARD ST, ARLINGTON, 02476	ROEBUCK STEPHEN	101	Single Family Residential	0.091216	3973.380669
8 -10 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	MC MENIMEN PAUL F--TRUSTEE	104	Two-Family Residential	0.133243	5804.061757
12 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	HINKEL TIMOTHY S	101	Single Family Residential	0.087221	3799.366513
30 -32 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	SIMPSON RAYMOND S/TRUSTEE	104	Two-Family Residential	0.152533	6644.324984
24 BURTON ST, BURTON ST, ARLINGTON, 02476	LEWIS ALLYSON	104	Two-Family Residential	0.116097	5057.181372
9 PINE CT, PINE CT, ARLINGTON, 02476	DEVITO-VALENTE SUSAN M	101	Single Family Residential	0.139303	6068.034362
0 LOT APPLETON PL, APPLETON PL, ARLINGTON, 02476	24 APPLETON PLACE LLC	132	Undevelopable Residential Land	0.107939	4701.820319
6 -8 PINE CT, PINE CT, ARLINGTON, 02476	CUTTER PINE LLC	104	Two-Family Residential	0.127066	5534.988965
11 PINE CT, PINE CT, ARLINGTON, 02476	ALBON MARY K	101	Single Family Residential	0.139586	6080.375496
10 -12 QUINCY ST, QUINCY ST, ARLINGTON, 02476	FINK JOSHUA ADAM & TWYLA L	104	Two-Family Residential	0.099189	4320.682152
14 -16 QUINCY ST, QUINCY ST, ARLINGTON, 02476	GRANFIELD ELEANOR A--ETAL	104	Two-Family Residential	0.119837	5220.094687
15 -17 HIGGINS ST, HIGGINS ST, ARLINGTON, 02476	15-17 HIGGINS ST LLC	104	Two-Family Residential	0.118068	5143.038022
8 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	VALLARELLI RICHARD J & MELISSA	102	Residential Condominium	0.085494	3724.100201
28 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	PERNETA TRACY A	102	Residential Condominium	0.166398	7248.317813
24 APPLETON PL, APPLETON PL, ARLINGTON, 02476	24 APPLETON PLACE LLC	104	Two-Family Residential	0.117913	5136.289973
10 PINE CT, PINE CT, ARLINGTON, 02476	COX MARK D	101	Single Family Residential	0.137467	5988.072942
7 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	LI BRIAN	102	Residential Condominium	0.22565	9829.302139
34 ACTON ST, ACTON ST, ARLINGTON, 02476	GREEK ORTHODOX CHURCH	101	Single Family Residential	0.146968	6401.937664
28 APPLETON PL, APPLETON PL, ARLINGTON, 02474	MELDONIAN LAUREN	102	Residential Condominium	0.152687	6651.037951
12 PINE CT, PINE CT, ARLINGTON, 02476	TCHAMITCHIAN SETA N & GEORGE H	101	Single Family Residential	0.125923	5485.207951
4 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	TARKINGTON HAROLDD W	104	Two-Family Residential	0.112773	4912.412189
31 -33 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	ZEVITAS NICHOLAS J & JENNIE	104	Two-Family Residential	0.147284	6415.678558
12 -14 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	TSEKONIS ANASTASIOS/ETAL	104	Two-Family Residential	0.137744	6000.14522
16 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	DANG LAN THI HOANG &	102	Residential Condominium	0.128291	5588.334267
9 -11 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	HAMIZIDES ANASTASIA	104	Two-Family Residential	0.141595	6167.866623
19 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	MILLER JEFFREY DOUGLAS &	102	Residential Condominium	0.181392	7901.457018
10 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	TANAKEJIAN LIVON/RTRUSTEE	105	Three-Family Residential	0.114152	4972.460386
34 -36 APPLETON PL, APPLETON PL, ARLINGTON, 02476	WRZENSKI WARD C	104	Two-Family Residential	0.154023	6709.228659
20 -22 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	ZOTOS MENELAOS/ETAL	104	Two-Family Residential	0.129398	5636.576593
15 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	FARESE FLORENCE C	104	Two-Family Residential	0.14698	6402.469905
24 -26 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PANTAZOPOULOS GEORGE--ETAL	104	Two-Family Residential	0.136504	5946.114029
19 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	MATEVOSIAN ARAXY D--ETAL	104	Two-Family Residential	0.14134	6156.790977
10 WALNUT ST, WALNUT ST, ARLINGTON, 02476	LIN KEVIN K	101	Single Family Residential	0.172343	7507.256589
23 -25 WALNUT ST, WALNUT ST, ARLINGTON, 02476	SUGRUE TERESA TRUSTEE	104	Two-Family Residential	0.30406	13244.86382
20 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	EVANS WYNELLE	101	Single Family Residential	0.082096	3576.122081
6 WALNUT ST, WALNUT ST, ARLINGTON, 02476	AHLGREN INGRID ANN	102	Residential Condominium	0.120271	5238.989316

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
20 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	BECKMANN R GARY--ETAL	104	Two-Family Residential	0.120631	5254.674419
21 -23 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	SULLIVAN LYNNE	104	Two-Family Residential	0.11094	4832.534584
143 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	MADMAX 143 REALTY LLC	104	Two-Family Residential	0.126407	5506.268231
25 -27 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	BRENDEMUEHL DALE I & RUTH E	104	Two-Family Residential	0.115049	5011.522652
63 MOULTON RD, MOULTON RD, ARLINGTON, 02476	YANG THOMAS T/JEAN M	101	Single Family Residential	0.1005	4377.776131
9 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	FRENI SALVATORE J--ETAL	104	Two-Family Residential	0.220632	9610.74487
24 ORCHARD PL, ORCHARD PL, ARLINGTON, 02476	EMERY SUE	102	Residential Condominium	0.089251	3887.77553
31 WALNUT ST, WALNUT ST, ARLINGTON, 02476	GOODMAN BARBARA C/ TRUSTEE	101	Single Family Residential	0.291681	12705.61359
12 WALNUT CT, WALNUT CT, ARLINGTON, 02476	MARTIN JAMES M &	102	Residential Condominium	0.207147	9023.324359
29 WALNUT ST, WALNUT ST, ARLINGTON, 02476	GHAJ JESSICA & SANDEEP	101	Single Family Residential	0.078759	3430.726464
137 -39 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	BOWES ROBERT E & ELAINE M/ TRS	104	Two-Family Residential	0.10556	4598.176776
29 -31 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	DEMILLE SMITH EVELYN/ ETAL	104	Two-Family Residential	0.119538	5207.055981
16 -18 WALNUT CT, WALNUT CT, ARLINGTON, 02476	LOMBARD LEON E JR-NADINE M	104	Two-Family Residential	0.264278	11511.94624
57 -59 MOULTON RD, MOULTON RD, ARLINGTON, 02476	BATISTA ADERITA P	104	Two-Family Residential	0.112225	4888.530404
9 -11 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	TSAI CHUN-MEI LO/TRUSTEE	104	Two-Family Residential	0.154974	6750.652963
33 -35 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	CLARKE JANE F	104	Two-Family Residential	0.123107	5362.542379
135 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	MYSTIC LAKES REALTY LLC	102	Residential Condominium	0.116373	5069.195787
12 -A HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	DATAR SAURABH SHREEKANT	102	Residential Condominium	0.10718	4668.775512
14 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	WALKER BENJAMIN &	101	Single Family Residential	0.10368	4516.312947
11 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	SOUSA ARLENE A	104	Two-Family Residential	0.234625	10220.25731
6 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	TRIKOLIDIS CHRISTOS TR	104	Two-Family Residential	0.175063	7625.750141
51 -53 MOULTON RD, MOULTON RD, ARLINGTON, 02476	MEIMARIS VASILIOS E/SOPHIA V	104	Two-Family Residential	0.123314	5371.573627
131 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	MCGRATH KRISTEN J/ TRUSTEE	104	Two-Family Residential	0.121148	5277.20612
111 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	GRIFFIN JOHN J/ETAL	101	Single Family Residential	0.153902	6703.955402
13 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	DESANDER DONALD B & JULIE LYNN	101	Single Family Residential	0.127039	5533.837864
15 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	CAHILL MEGAN ELAINE	102	Residential Condominium	0.119213	5192.909032
10 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	FOLEY CAROLE A &	105	Three-Family Residential	0.225717	9832.214547
17 -17A MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	HILLIS ROBERT GLEN	104	Two-Family Residential	0.1177	5127.018749
105 -107 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	ZANETAS ELAINE	104	Two-Family Residential	0.174796	7614.132032
13 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	MATHEWS KIERNAN R	102	Residential Condominium	0.14176	6175.063931
5 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	PRENDERGAST DIANE	104	Two-Family Residential	0.2118	9225.987418
11 BAILEY RD, BAILEY RD, ARLINGTON, 02476	HOURLICAN PATRICK/ETAL	101	Single Family Residential	0.142254	6196.594917
13 -15 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	ARLINGTON CENTER GARAGE &	104	Two-Family Residential	0.105056	4576.250397
16 WALNUT ST, WALNUT ST, ARLINGTON, 02476	ROGARIS PETER J & CHRISTOS	112	Apartments with More than Eight Units	0.355696	15494.1357
147 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	REILLY KATHLEEN	102	Residential Condominium	0.135538	5904.05031
17 -19 COLEMAN RD, COLEMAN RD, ARLINGTON, 02476	GEORGELIS GREGORY J & JOANN	104	Two-Family Residential	0.107997	4704.355018
15 BAILEY RD, BAILEY RD, ARLINGTON, 02476	MAXWELL VALERIE RONSON	101	Single Family Residential	0.140697	6128.778857
14 BAILEY RD, BAILEY RD, ARLINGTON, 02476	SHAPIRO MARK D & PATRICIA S	101	Single Family Residential	0.155132	6757.571157
10 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	TRUDELL RAYMOMD D	102	Residential Condominium	0.152764	6654.414016
12 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	PAPAZIAN REBECCA--ETAL	104	Two-Family Residential	0.23186	10099.84183
11 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	DEFRANCISCO ROBERT D/KRISTIN L	104	Two-Family Residential	0.153979	6707.334931
19 BAILEY RD, BAILEY RD, ARLINGTON, 02476	BOUCHER LINDA M	101	Single Family Residential	0.144245	6283.322475
14 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	CONSGAR MARK B	102	Residential Condominium	0.203006	8842.930293
17 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	JBPP MASS AVE LLC	104	Two-Family Residential	0.229452	9994.915004
18 BAILEY RD, BAILEY RD, ARLINGTON, 02476	KELLEY RAYMOND & RUTH	101	Single Family Residential	0.148979	6489.517153
9 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	BERNHEIMER BRYNN HIRSCH	102	Residential Condominium	0.106448	4636.858409
10 LOCKELAND AVE, LOCKELAND AVE, ARLINGTON, 02476	SMITH MICHAEL J & PATRICE J	104	Two-Family Residential	0.17776	7743.20825
25 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	PESIRIDIS VASILIOS &ELEFThERIA	104	Two-Family Residential	0.224833	9793.717703
29 -31 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	BARNES LAND DEVELOPMENT LLC	104	Two-Family Residential	0.202502	8820.970853

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
12 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	SATO-BURTON KATE/ TRS	101	Single Family Residential	0.14112	6147.180143
15 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	SCOTT ROBERT J--ETAL	104	Two-Family Residential	0.16476	7176.924299
23 BAILEY RD, BAILEY RD, ARLINGTON, 02476	SHRIVER JOHN A/ETAL	101	Single Family Residential	0.198234	8635.090349
18 -20 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	WEAVER SARA BETH	102	Residential Condominium	0.198534	8648.119826
22 BAILEY RD, BAILEY RD, ARLINGTON, 02476	MINCHOM COLIN M & RONIT R	101	Single Family Residential	0.155517	6774.301888
11 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	CAMPAGNA JOSEPH E JR	104	Two-Family Residential	0.175352	7638.321132
23 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	GOLDSTEIN LEONARD H	102	Residential Condominium	0.202779	8833.039668
16 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	WEEKS ROBERT F--ETAL	101	Single Family Residential	0.15712	6844.129713
40 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	LOVETTE BRENDA/ TRUSTEE	104	Two-Family Residential	0.092459	4027.528331
21 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	FERGUSON KEVIN J	101	Single Family Residential	0.187116	8150.758291
19 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	SHAH SACHIN KISHOR	102	Residential Condominium	0.144327	6286.903275
15 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	DYER JUDITH ANN/ LIFE ESTATE	104	Two-Family Residential	0.118596	5166.054743
19 -21 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	WANG YI & BING E	104	Two-Family Residential	0.157573	6863.888896
25 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	HYDE BENJAMIN A--ETAL	102	Residential Condominium	0.226182	9852.485343
22 -24 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	P&M CARUSO FAMILY LLC	104	Two-Family Residential	0.187495	8167.29012
26 BAILEY RD, BAILEY RD, ARLINGTON, 02476	JUODAWLKIS PAUL/AMY	101	Single Family Residential	0.147887	6441.969726
22 CHURCHILL AVE, CHURCHILL AVE, ARLINGTON, 02476	DAVISON MIRIAM/TRUSTEE	104	Two-Family Residential	0.209503	9125.94569
33 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	DUKE AMY HEARN/ TRUSTEE	102	Residential Condominium	0.215006	9365.671119
39 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	GORMLEY BRENDAN P & JESSICA B	104	Two-Family Residential	0.188004	8189.437465
15 -17 BARTLETT AVE, BARTLETT AVE, ARLINGTON, 02476	VENEZIANO DANIELE--TRUSTEE	104	Two-Family Residential	0.283408	12345.25747
30 -32 NEWMAN WAY, NEWMAN WAY, ARLINGTON, 02476	BRAHMER GEOFFREY/ LIFE ESTATE	104	Two-Family Residential	0.13917	6062.250079
32 -34 FESSENDEN RD, FESSENDEN RD, ARLINGTON, 02476	FENG LEI	104	Two-Family Residential	0.120347	5242.299449
6 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	PIETRANTONI DAVID F	102	Residential Condominium	0.127683	5561.890929
115 WILDWOOD AVE, WILDWOOD AVE, ARLINGTON, 02476	FRECHETTE MARTIN	101	Single Family Residential	0.09707	4228.387072
10 HIGHLAND AVE, HIGHLAND AVE, ARLINGTON, 02476	MULDOON VIRGINIA A	102	Residential Condominium	0.155405	6769.428203
0 LOT APPLETON PL, APPLETON PL, ARLINGTON, 02476	THE GREEK ORTHODOX CHURCH	962	Other (Religious Org.)	0.67474	29391.68493
16 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	TALAVIA ZUBIN	102	Residential Condominium	0.367146	15992.88187
18 -20 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	CHOMICKI ANGELICA E	104	Two-Family Residential	0.155193	6760.208866
14 -16 MENOTOMY RD, MENOTOMY RD, ARLINGTON, 02476	DAYA SANDEEP K & SMITABAHEN S	102	Residential Condominium	0.161671	7042.37687
20 BURTON ST, BURTON ST, ARLINGTON, 02476	MC CARTHY MARY LOU	104	Two-Family Residential	0.137015	5968.364697
27 HOWARD ST, HOWARD ST, ARLINGTON, 02476	DEUTSCH JONATHAN D	102	Residential Condominium	0.126184	5496.556683
24 -26 GROVE ST, GROVE ST, ARLINGTON, 02476	LOMBARD LEON E JR/TRUSTEE	112	Apartments with More than Eight Units	0.465834	20291.70729
17 -21 GROVE ST, GROVE ST, ARLINGTON, 02476	ARLINGTON-GROVE REALTY LLC	112	Apartments with More than Eight Units	0.456103	19867.83553
10 -12 GROVE ST, GROVE ST, ARLINGTON, 02476	MYATT CHARLES L	105	Three-Family Residential	0.091571	3988.830825
13 -15 GROVE ST, GROVE ST, ARLINGTON, 02476	MORSE TODD S & HARIVOLOLONA	104	Two-Family Residential	0.077545	3377.865613
9 GROVE ST, GROVE ST, ARLINGTON, 02476	PAULINO STEPHEN--ETAL	105	Three-Family Residential	0.155174	6759.367501
11 GROVE ST, GROVE ST, ARLINGTON, 02476	BROWN PAULA G	101	Single Family Residential	0.0872	3798.429504
5 -7 GROVE ST, GROVE ST, ARLINGTON, 02476	OSTERWEIS BURTON/TRUSTEE	104	Two-Family Residential	0.082017	3572.641423
14 -A GROVE ST, GROVE ST, ARLINGTON, 02476	LOMBARD LEON E JR TRUSTEE	112	Apartments with More than Eight Units	0.455638	19847.58741
16 -20 GROVE ST, GROVE ST, ARLINGTON, 02476	LOMBARD LEON E & SHIRLEY/TRS	13	Mixed Use (Primarily Residential, some Commercial)	0.482402	21013.41972
11 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	JOHNSTON LEROY N JR	112	Apartments with More than Eight Units	0.363186	15820.38322
17 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	JOHNSON JUDITH N	112	Apartments with More than Eight Units	0.27153	11827.83178
25 GROVE ST, GROVE ST, ARLINGTON, 02476	SUPPANISANUWONG PICHAI	101	Single Family Residential	0.170474	7425.864231
18 FRAZER RD, FRAZER RD, ARLINGTON, 02476	SWEENEY JOAN	101	Single Family Residential	0.132424	5768.410776
22 FRAZER RD, FRAZER RD, ARLINGTON, 02476	IAMELO LAWRENCE/ LIFE ESTATE	101	Single Family Residential	0.184626	8042.306589
7 FRAZER RD, FRAZER RD, ARLINGTON, 02476	TUPAJ SCOTT & CENIA WONG	101	Single Family Residential	0.209603	9130.316531
12 FRAZER RD, FRAZER RD, ARLINGTON, 02476	TITUS ELIZABETH O	102	Residential Condominium	0.506412	22059.31933
26 FRAZER RD, FRAZER RD, ARLINGTON, 02476	MAGRAM TRACY	101	Single Family Residential	0.187321	8159.707754
30 FRAZER RD, FRAZER RD, ARLINGTON, 02476	BECLA PIOTR	101	Single Family Residential	0.213524	9301.088088



Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
18 LOCKE ST, LOCKE ST, ARLINGTON, 02476	HENRY CASSIS	101	Single Family Residential	0.104442	4549.487676
44 -46 FOREST ST, FOREST ST, ARLINGTON, 02476	O'NEIL KEVIN JOHN	104	Two-Family Residential	0.153067	6667.601144
24 CLARK ST, CLARK ST, ARLINGTON, 02476	BANTA MARLON &	101	Single Family Residential	0.108064	4707.247613
22 RYDER ST, RYDER ST, ARLINGTON, 02476	AZAR BRIAN E/ETAL	101	Single Family Residential	0.103599	4512.761327
41 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	SOTTILE EDWARD R JR	101	Single Family Residential	0.1095	4769.819273
23 -25 CLARK ST, CLARK ST, ARLINGTON, 02476	EICHHORN GUENTHER	104	Two-Family Residential	0.171779	7482.6787
40 -42 FOREST ST, FOREST ST, ARLINGTON, 02476	DOBLE DENNIS M	104	Two-Family Residential	0.168238	7328.458049
37 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	KASS JORDEN	101	Single Family Residential	0.091219	3973.49485
29 LOCKE ST, LOCKE ST, ARLINGTON, 02476	SWENEY CHERYL A/ TRUSTEE	101	Single Family Residential	0.136077	5927.505565
21 LOCKE ST, LOCKE ST, ARLINGTON, 02476	CUMMINGS MARK & DIANE	101	Single Family Residential	0.11681	5088.265192
48 FOREST ST, FOREST ST, ARLINGTON, 02476	KRAIN GEORGE J-MARILYN L	104	Two-Family Residential	0.161707	7043.96269
45 FOREST ST, FOREST ST, ARLINGTON, 02476	BROUGHALL JANET F/ LIFE ESTATE	101	Single Family Residential	0.12177	5304.296365
0 LOT BECK RD, BECK RD, ARLINGTON, 02476	MARADIANOS PETER	316	Other Storage, Warehouse, and Distribution facilities (see also usecode 401)	0.084044	3660.976749
34 CLARK ST, CLARK ST, ARLINGTON, 02476	COLARUSSO PROPERTIES LLC	102	Residential Condominium	0.166981	7273.709413
50 -52 FOREST ST, FOREST ST, ARLINGTON, 02476	MELTON JEFFERY P	104	Two-Family Residential	0.230676	10048.25656
24 LOCKE ST, LOCKE ST, ARLINGTON, 02476	VOULGARIS PAUL &	101	Single Family Residential	0.071208	3101.828239
25 LOCKE ST, LOCKE ST, ARLINGTON, 02476	KLESS AARON	101	Single Family Residential	0.157855	6876.142696
22 LOCKE ST, LOCKE ST, ARLINGTON, 02476	MAIER MICHAEL	101	Single Family Residential	0.144198	6281.281339
28 CLARK ST, CLARK ST, ARLINGTON, 02476	STEIN NICHOLAS L	101	Single Family Residential	0.158704	6913.125296
17 BECK RD, BECK RD, ARLINGTON, 02476	MARADIANOS PETER	101	Single Family Residential	0.099294	4325.261031
43 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	KONSTANINOV VASSIL	101	Single Family Residential	0.102943	4484.212577
16 LOCKE ST, LOCKE ST, ARLINGTON, 02476	STACK MARY--ETAL	101	Single Family Residential	0.092347	4022.623304
19 BECK RD, BECK RD, ARLINGTON, 02476	LIANG LIU	101	Single Family Residential	0.085067	3705.537914
34 FOREST ST, FOREST ST, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.229813	10010.64674
40 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	HALLISEY MARGARET B &	102	Residential Condominium	0.089816	3912.387334
15 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	KEELEY DAVID J/DEBORAH E	105	Three-Family Residential	0.11914	5189.750838
5 -7 LOCKE ST, LOCKE ST, ARLINGTON, 02476	REILLY MICHAEL & KAREN G	104	Two-Family Residential	0.088082	3836.858614
10 LOCKE ST, LOCKE ST, ARLINGTON, 02476	DEMETRIADES GEORGIA M	101	Single Family Residential	0.096562	4206.235426
18 RYDER ST, RYDER ST, ARLINGTON, 02476	DESHPANDE NAREN/ANUJA	101	Single Family Residential	0.151173	6585.102455
33 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	HURLEY JOHN D/GERALDINE C	101	Single Family Residential	0.122068	5317.272796
27 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	WILLIAMS BETH A	101	Single Family Residential	0.116992	5096.185836
44 -44A PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	LOVETT MAUREEN TRUSTEE	104	Two-Family Residential	0.090072	3923.544553
19 -21 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	COLARUSSO CHARLES L	111	Apartments with Four to Eight Units	0.177617	7736.980836
23 -25 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	PARK JIHONG & EILEEN	104	Two-Family Residential	0.131858	5743.735326
36 -38 FOREST ST, FOREST ST, ARLINGTON, 02476	THOMPSON EDITH A/TRUSTEE	104	Two-Family Residential	0.182695	7958.18006
35 FOREST ST, FOREST ST, ARLINGTON, 02476	XUE CHENGHAI	101	Single Family Residential	0.154872	6746.245843
14 RYDER ST, RYDER ST, ARLINGTON, 02476	WEBER NICOLE R	101	Single Family Residential	0.163359	7115.935389
46 -48 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	BRESLIN MICHAEL W	104	Two-Family Residential	0.067885	2957.073008
9 RYDER ST, RYDER ST, ARLINGTON, 02476	TZOVARAS GREGORIOS/ TRUSTEE	102	Residential Condominium	0.583604	25421.77189
36 -38 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	AGOSTINO JAMES H--ETAL	104	Two-Family Residential	0.075527	3289.975808
11 -13 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	HOUSING CORP OF ARLINGTON	114	Affordable Housing Units (Greater than 50% of the units qualify)	0.094937	4135.438699
6 -8 CLARK ST, CLARK ST, ARLINGTON, 02474	ZHANG ROBIN	102	Residential Condominium	0.087265	3801.267363
20 -22 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	20 PEIRCE ST LLC	104	Two-Family Residential	0.140717	6129.611189
32 -34 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	ROCCI JAMES & IVANA	104	Two-Family Residential	0.079758	3474.241079
28 FOREST ST, FOREST ST, ARLINGTON, 02476	BUCK M SANDRA	104	Two-Family Residential	0.178513	7776.033199
14 -16 LAUREL ST, LAUREL ST, ARLINGTON, 02476	14-16 LAUREL ST LLC	105	Three-Family Residential	0.079861	3478.75114
10 -12 LAUREL ST, LAUREL ST, ARLINGTON, 02476	JOHNSON LINNEA	105	Three-Family Residential	0.078717	3428.93376
10 -12 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	HASTINGS JAMES L JR/TR &	105	Three-Family Residential	0.089567	3901.542418
6 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	KAKKAR DEVIKA	102	Residential Condominium	0.093539	4074.554139

Neighborhood Family Subdistrict

Address	Owner	Existing Use Codes	Existing Use Descriptions	Parcel Acres	Parcel Square Footage
29 LAUREL ST, LAUREL ST, ARLINGTON, 02476	DILLON JEANNE	101	Single Family Residential	0.134677	5866.514923
25 -27 LAUREL ST, LAUREL ST, ARLINGTON, 02476	OSHIMA MICHELE	104	Two-Family Residential	0.094135	4100.530878
21 -23 LAUREL ST, LAUREL ST, ARLINGTON, 02476	LEDEEN JENNIFER SIMMONS	102	Residential Condominium	0.087248	3800.531663
22 -26 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	KLEUTSCH LAUREN	109	Multiple Houses on one parcel	0.125064	5447.774869
17 -19 LAUREL ST, LAUREL ST, ARLINGTON, 02476	CASARJIAN ARMEN	104	Two-Family Residential	0.079503	3463.169373
15 LAUREL ST, LAUREL ST, ARLINGTON, 02474	CROSSEN MELISSA J	102	Residential Condominium	0.095878	4176.450375
30 -32 LAUREL ST, LAUREL ST, ARLINGTON, 02476	GOSHDIGIAN REALTY LLC	104	Two-Family Residential	0.090459	3940.387464
9 -11 LAUREL ST, LAUREL ST, ARLINGTON, 02476	DELLO RUSSO ANTHONY & SIMONA	105	Three-Family Residential	0.104216	4539.644702
18 -20 BRATTLE ST, BRATTLE ST, ARLINGTON, 02476	GEANNARIS ANTHONY	111	Apartments with Four to Eight Units	0.174583	7604.838518
26 -28 LAUREL ST, LAUREL ST, ARLINGTON, 02476	LANCIANI ARLENE	102	Residential Condominium	0.079132	3446.993095
22 LAUREL ST, LAUREL ST, ARLINGTON, 02476	TSAFOULIAS NICHOLAS P &	101	Single Family Residential	0.076686	3340.463686
5 -7 LAUREL ST, LAUREL ST, ARLINGTON, 02476	NIGRO FRANK J	104	Two-Family Residential	0.062729	2732.47155
18 -20 LAUREL ST, LAUREL ST, ARLINGTON, 02476	PRESTIGE HOMES GROUP LLC	104	Two-Family Residential	0.083196	3624.002466
1 -3 LAUREL ST, LAUREL ST, ARLINGTON, 02476	COELHO EMANUEL	105	Three-Family Residential	0.060943	2654.66206
18 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	SANDLER MICHAEL &	101	Single Family Residential	0.114259	4977.105267
14 -16 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	SUGRUE TERESA ZARBA &	104	Two-Family Residential	0.108268	4716.151419
12 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	MCELROY RICHARD A ETAL/ TRS	101	Single Family Residential	0.128928	5616.113291
0 LOT PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	MCELROY RICHARD A ETAL/ TRS	132	Undevelopable Residential Land	0.127822	5567.935603
16 FOREST ST, FOREST ST, ARLINGTON, 02476	COOPER ARTHUR E & MARY T	101	Single Family Residential	0.163163	7107.389032
23 FOREST ST, FOREST ST, ARLINGTON, 02476	ERICKSON KAREN	102	Residential Condominium	0.240893	10493.31508
20 FOREST ST, FOREST ST, ARLINGTON, 02476	CERVERA JOSE	102	Residential Condominium	0.164697	7174.194425
39 FOREST ST, FOREST ST, ARLINGTON, 02476	KAMINISHI IKUMI	102	Residential Condominium	0.189861	8270.345904
26 PEIRCE ST, PEIRCE ST, ARLINGTON, 02476	GRANLUND JOHN OWE	102	Residential Condominium	0.225786	9835.253454
1 SCHOOL ST, SCHOOL ST, ARLINGTON, 02476	PECK ELIZABETH A	102	Residential Condominium	1.332059	58024.47889
33 LAUREL ST, LAUREL ST, ARLINGTON, 02476	WEBER MARK A	101	Single Family Residential	0.140433	6117.26851
12 MT. VERNON ST, MT. VERNON ST, ARLINGTON, 02476	ZHU LI	102	Residential Condominium	0.231715	10093.50128

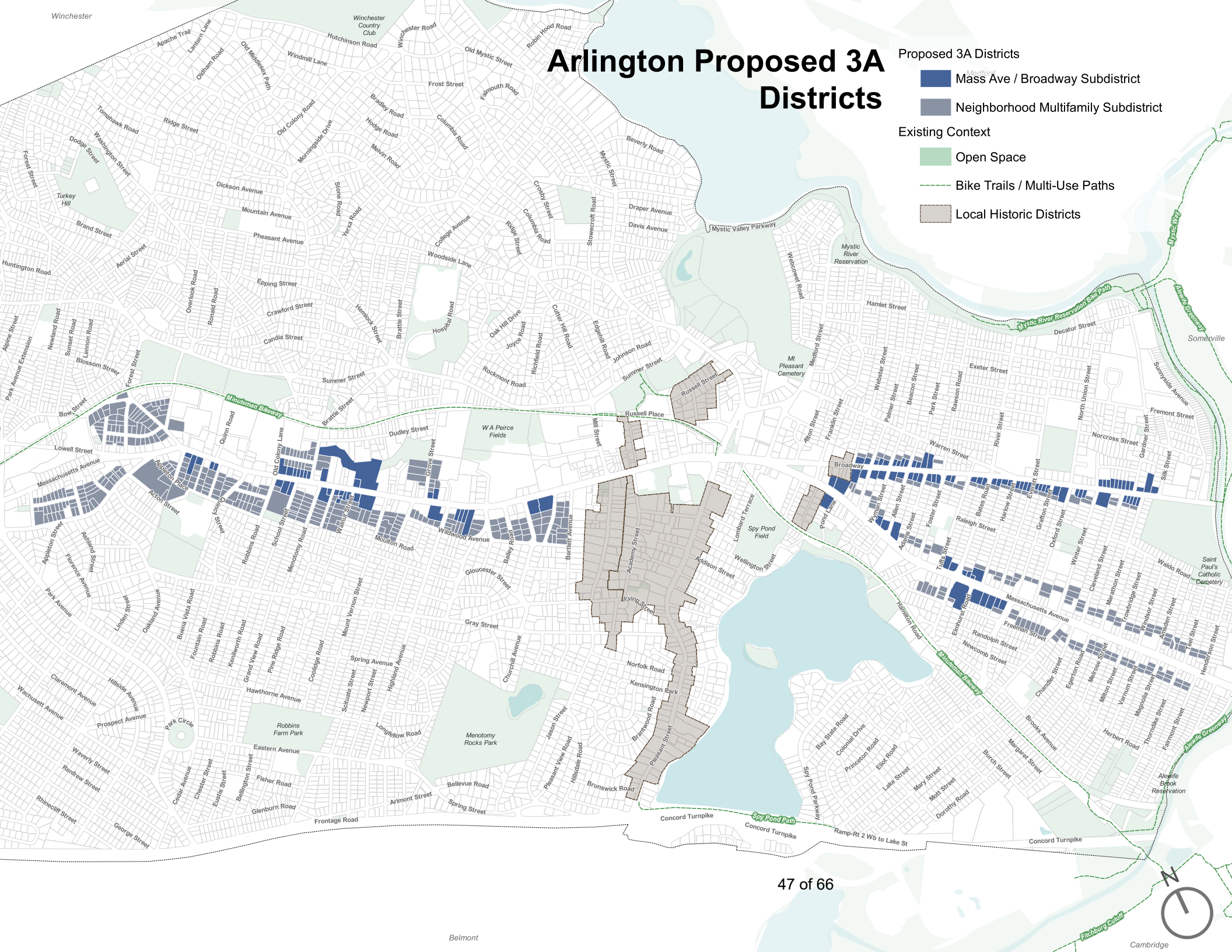
# Arlington Proposed 3A Districts

## Proposed 3A Districts

- Mass Ave / Broadway Subdistrict
- Neighborhood Multifamily Subdistrict

## Existing Context

- Open Space
- Bike Trails / Multi-Use Paths
- Local Historic Districts



**From:** Stephen Revilak  
**To:** Rachel Zsembery, Claire Ricker  
**Date:** October 8, 2023  
**Re:** Draft ARB report to special town meeting

This memo contains my comments on the draft ARB report to Special Town Meeting.

## **General**

Within the body of the report, consider including the article number as well as the article name. For example, consider changing the heading "OPEN SPACE IN BUSINESS DISTRICTS" to "ARTICLE 5 OPEN SPACE IN BUSINESS DISTRICTS". During town meeting, articles are often called out by number, and having numbers in the title will likely make it easier for Town Meeting members to locate the article under discussion.

## **Zoning Articles Overview**

It may be useful to include a "big picture overview" of the articles as a whole. Perhaps something like the following:

Zoning Articles for the October 2023 Special town meeting generally fall into two broad categories: enhancements to Arlington's business districts, and multi-family zoning for MBTA communities. The business district enhancements are comprised of Articles 4 – 9, and Article 11. Taken together, these seven articles seek to encourage investment and new growth in Arlington's business districts, strengthen the town's commercial sector, and reduce the need for operating budget overrides. The Redevelopment Board originally planned to bring the business district articles to the 2023 Annual town meeting, but agreed to defer them until the fall by request of the Town Manager. Article 12 is the Board's recommendation for a multi-family district that satisfies the requirements of the MBTA Communities act. Article 10 seeks to expand the town's tree canopy as new residential development occurs, multi-family or otherwise.

## **Table of Contents**

Reports to town meeting are generally ordered by article number, and I suggest we consider doing so here.

## **Article 5 - Open Space in Business districts**

While the discussion focuses on Usable Open Space, the same points could be made about landscaped open space. I'll offer the following changes for consideration:

~~Usable~~ Open Space (both Usable and Landscaped) is currently tied to residential gross floor area as opposed to parcel size.

Beyond restricting the redevelopment potential for underutilized and vacant properties, the ~~usable~~ open space requirements and definitions do not reflect the environmental and climate benefits that ~~usable~~ open space should provide regarding permeable surfaces, green roofs,

locations for trees and landscape, access to the outdoors, and community gathering spaces for building social resilience.

The ~~definition of usable~~ definitions associated with open space limits where and how the public and private benefits of open space can be achieved.

## **Article 9 - Corner Lot Requirements**

Consider adding something like the following to the discussion section:

Section 5.3.16 of the Zoning Bylaw provides the Arlington Redevelopment Board with the ability to adjust setback requirements during Environmental Design Review, and the changes proposed under this Article largely reflect how the Board has been applying Section 5.3.16 to corner lots in Business Districts. The board hopes this will improve the clarity of the Zoning Bylaw, and predictability in the permitting process.

## **Article 8 - Height and Story Minimums in Business Districts**

Consider the following change to the discussion section:

Establishing a height minimum is an effective way of ~~intensifying development opportunities~~ encouraging the development of higher-value buildings, efficiently using limited land resources, and increasing the diversity of business types in Town.

## **Article 12 - MBTA Communities Multifamily District**

Consider adding something like the following, after the first paragraph in the discussion section:

The Working Group Report provides a detailed picture of the outreach, thought process, and values behind the proposed multi-family district. However, the Arlington Redevelopment Board would like to note that there are a number of substantive differences between the Working Group's recommendation and the main motion before town meeting. These differences include (a) a reduction to the height limits in the Neighborhood Multifamily District, from four stories to three, (b) a minimum parking requirement of one space per dwelling unit, subject to reductions via existing provisions of Section 6.1 of the Zoning Bylaw, and (c) map changes along Mass Ave, east of Orvis Road.

The proposal before town meeting has a capacity of \_\_\_\_\_ units on \_\_\_\_\_ acres. The multi-family district has approximately \_\_\_\_\_ existing dwellings, such that the difference between existing conditions and modeled capacity is \_\_\_\_\_ units. If adopted, the Board anticipates that \_\_\_\_\_ parcels would be redeveloped over the next ten years, leading to a net increase of \_\_\_\_\_ new units.



## Town of Arlington, Massachusetts

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### Correspondence

#### Summary:

Correspondence received from:

- Chamber of Commerce, 10-02-2023
- J. Cullinane, 10-02-2023
- R. Kaderian, 10-02-2023
- L. Strayhorn, 10-02-2023
- J. Madden, 10-04-2023
- P. Worden, 10-05-2023
- V. Baudoin, 10-06-2023
- K. Meloon, 10-06-2023
- P. Parise, 10-10-2023

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	Correspondence_Chamber_of_Commerce_10022023.pdf	Correspondence from the Chamber of Commerce received 10022023
Reference Material	Correspondence_Cullinane_10022023.pdf	Correspondence from J. Cullinane received 10022023
Reference Material	Correspondence_Kaderian_10022023.pdf	Correspondence from R. Kaderian received 10022023
Reference Material	Correspondence_Strayhorn_10022023.pdf	Correspondence from L. Strayhorn received 10022023
Reference Material	Correspondence_Madden_10042023.pdf	Correspondence from J. Madden received 10042023
Reference Material	Correspondence_PWorden_10052023.pdf	Correspondence from P. Worden received 10052023
Reference Material	Correspondence_Baudoin_10062023.pdf	Correspondence from V. Baudoin received 10062023
Reference Material	Correspondence_Meloon_10062023.pdf	Correspondence from K. Meloon received 10062023
Reference Material	Correspondence_Parise_10102023.pdf	Correspondence from P. Parise received 10102023





October 2, 2023

Arlington Redevelopment Board  
Town of Arlington  
730 Massachusetts Avenue  
Arlington, MA 02476

Dear Member of the Arlington Redevelopment Board,

The Arlington Chamber of Commerce has long been committed to the prosperity and growth of our local businesses and the vitality of our community. We believe that updated zoning ordinances that encourage economic development can play a pivotal role in fostering a vibrant and sustainable community.

The Arlington Chamber of Commerce believes that the MBTA Working Group's proposal presents a strong plan for both housing and commercial growth. Arlington's existing and future small businesses will benefit from an increased customer base and foot traffic resulting from additional housing units.

The Chamber supports incentivizing mixed-use development - on both the first and second floors - of five and six-story buildings along Broadway and Mass Ave respectively. Arlington is in need of higher quality commercial space to attract a desirable mix of retail and commercial businesses. However, we urge the board to consider increasing the first floor percentage requirement on zero foot setback buildings and incentivize second floor commercial space to create an active ground floor design and promote a lively pedestrian streetscape. We are concerned that, in most cases, the 60% requirement will result in spaces that are too small for the types of businesses and retail that support needs of the local population.

The Chamber also supports the idea of excluding parcels on Mass Ave., east of Orvis Road, from MBTA communities overlay in favor of a future master plan focused specifically on protecting small businesses, reinforcing the area's character, and requiring standards for quality storefronts.

In closing, we thank you for your dedication to our community and working to achieve smart growth options that both meet the MBTA Community guidelines and increase housing availability in the town of Arlington. Given the small portion of available commercial space in our town, we ask the select board to maintain their focus on preserving available spaces for business and enhancing those available in the future, and leveraging zoning changes to lower

the barriers for economic development. We also urge you to consider those aspects of the upcoming zoning changes that will support future economic growth to not only accommodate population growth, but also to create a thriving and dynamic economic climate that makes Arlington a desirable place to live, work, shop, and visit.

Sincerely,

*Beth Locke*

Beth Locke  
Executive Director  
on behalf of Chamber Board of Directors



**From:** Joanne Cullinane

**Sent:** Monday, October 2, 2023 4:37 PM

**To:** Rachel Zsembery; Stephen Revilak; Kin Lau; Eugene Benson; Melisa Tintocalis

**Cc:** Claire Ricker; ZBA; Diane Mahon; Len Diggins; John Hurd; Stephen DeCoursey; Eric Helmuth; Jim Feeney; MBTA Communities

**Subject:** Re: MBTA overlay plan is disastrous for Arlington

To: Distinguished Members of the Arlington Redevelopment Board

Cc: Arlington Select Board, Planning Dept Director, Town Manager, Working Group Members

I'm writing to oppose the MBTA overlay working group's plan to create an overlay zone that contains more than triple the number of units required by the MBTA overlay law. This law is being imposed upon Arlington by people outside our town who know nothing of our particular goals or problems. However, it is your sworn duty to be aware of those goals and to act in a way that supports, rather than upends, them.

As you know, Arlington is a very densely populated town with a diverse array of housing options in the areas chosen for rezoning by the working group on their present map. Ironically, we meet the state's density target if not for their recent redefinition of what constitutes multi family housing. In addition, we have no rail service whatsoever and what bus service exists is minimal and unreliable. We are a long narrow town so Alewife is an extremely long walk for commuters in all but a few east Arlington neighborhoods. These particularities, plus fiscal issues we have left unresolved for far too long, mean that the state's 10% target is a reach for Arlington.

It is concerning that some of the people involved in the push to overcomply seem to view the state's demands as a competition. From statements they have made at public events it seems they want to compete with other towns (i.e. Lexington) for the sake of *appearances*. This is **not** a game. That is **not** how one formulates policies that help one's Town thrive. We are **not** Lexington and have neither their land nor their commercial tax revenue. We must be clear eyed at all times.

The present overlay plan runs counter to our town's goals of promoting affordability, preserving our environmental resources, and moving towards greater fiscal sustainability. Furthermore, the MBTA overlay plan has still, at this late date, not been presented to the general public in any meaningful way. The working group has chosen to use avenues of communication that have little effect (farmer's market and library office hours) rather than the most practical, obvious methods (mail, telephone) of all. This does not represent a healthy respect for democracy but a 'win by any means necessary' mentality.

At the only public meeting the group held, at least 2/3 of the speakers in attendance were opposed to overcompliance. They drew upon data to voice their concerns about schools, traffic, pedestrian safety, parking, loss of the town's historic character, loss of walkable streets, loss of trees, flooding, the mbta act's watered down affordability rules, damage to

the character of the neighborhood streets, damage to abutting solar panels, accelerated gentrification, rising rents, and rising taxes. The mbta group offers no data and no numbers. *They have addressed none of these voiced concerns in any meaningful way.*

The wish to turn Arlington into a city reliant on a public transport infrastructure that does not exist cannot be called clear-eyed. It is out of touch with realities on the ground, and out of touch with the majority of residents who support our Master Plan. Arlington should not pave itself over to become a poster child for the state. We need to shed the virtue-signaling and savior complex that have been on display and come back down to the ground. The plan will **not** save anyone with limited incomes, and it *will displace current residents who won't be able to move back in by creating above market rate housing*. We have seen that happen in all the new buildings in town.

As such:

- The ARB should demand that the working group show them their plan for the 2046 units demanded by the state and no more. The ARB should express its strong displeasure that this was not done sooner as much time had been lost.
- The ARB should ask that fifth and sixth floor bonuses and zero set-back bonuses be eliminated as those bonuses are offered not in exchange for anything extra, but for things we already promote in our bylaws and master plan. We should be proud that our bylaws and master plan are superior to what the state proposes. If our bylaws need revisiting, we can do that without being held hostage by the state's lower standards.
- The ARB should ask that the 2,046 units we must add be put in smaller pockets where density is lowest so that the gain in units is appreciable. At the risk of stating the obvious, the units need not all be *on* mass Ave for people to access Mass Ave (or Broadway).
- The MBTA working group itself must be reconfigured to represent a broad cross section of town residents and not developers with a financial interest in the outcome. More care taken at the outset would have prevented the extreme conflicts of interest we see in play now.
- The ARB should ask that the plan be reworked for 2024 Town Meeting and not rushed through in the anti- democratic fashion that has prevailed to date. To do otherwise would be an eternal stain on your names.

Thank you,  
Joanne Cullinane  
69 Newland road

**From:** Kaderian, Rita  
**Sent:** Monday, October 2, 2023 7:06 PM  
**To:** Kin Lau; Stephen Revilak; Ashley Maher; Rachel Zsembery; Eugene Benson  
**Cc:** askarfr@outlook.com  
**Subject:** Completely Opposed to MBTA zoning/building proposal

Dear ARB Density Overlay Recipients,

I am 45 and a native of Arlington. I still live here.. I moved back five years ago because it is beautiful and unique town. This zoning proposal saddens me because it will absolutely take away the beauty and charm that brought me back.

I took the MBTA for most of my life before having children; the 77 bus from Arlington Heights to Harvard Square and the train (T) to get everywhere from my college commuting days to various jobs after.

This past month I needed to take the train a couple times to go to MGH.. 5 stops. It took me over a half hour each way and I couldn't believe that service had actually worsened over the years. I am not a big complainer... I was always a supporter of the MBTA. I know it is an old system and gave it the benefit of the doubt, hoping that it would get better soon.

The density overlay project should be stopped because it will ruin what is Arlington... a town, not a city. Meanwhile the MBTA should focus its energy more on the basics, which right now, is fixing a completely ruined transportation system. Arlington can do better than seek to capitalize on the MBTA.

I just learned about tomorrow's meeting in an email and unfortunately, will not be able to attend as I have two small children at home. I am not sure why residents have such a short period of time to plan to attend the meeting or write their thoughts to this committee, but, I speak for myself and many concerned Arlington residents, that the density overlay project is not what Arlington wants or needs and to take careful consideration of this very serious matter.

Thank you for your attention.

Rita Kaderian

**From:** Louise Strayhorn  
**Sent:** Monday, October 2, 2023 3:00 PM  
**To:** Rachel Zsemlery; Eugene Benson; Kin Lau; Stephen Revilak; Ashley Maher  
**Subject:** FW: Please vote against the MBTA Working Group Proposal

Dear ARB members – my concerns are appropriate to raise with you all as well as my Precinct 6 town meeting members. Please do not let this proposal move forward. We can add housing so much more intelligently than the current proposal on the table from the working group.  
Thank you for your consideration.  
Louise Strayhorn

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**From:** Louise Strayhorn  
**Date:** Monday, October 2, 2023 at 2:56 PM  
**To:** Andrew Fischer, A Hollman, Gabe Knol, Caitline Monaghan, J Ballintine, Alexander Franzosa, Daniel TM, Christine Noah, Charley Blandy, Anna, Jillann Snyder, L Waxman  
**Subject:** Please vote against the MBTA Working Group Proposal

Dear Precinct Six town meeting members,  
I write to express my opinion on the proposals the MBTA Working Group has put before the town thus far to comply with the State's requirements for more housing.

Please vote against the proposal from the Working Group – it is inappropriately beyond what the state requires, puts the town into a bind where we cannot learn and improve, basically cedes the town to developers and has not followed a process that represents the range of interests in the town.

I support expanding our housing and know that we can do this in a thoughtful way that includes learning and improving along the way. Arlington is already very dense and, as you know, further development means destroying buildings that already exist.

I have watched most of the WG meetings and have many concerns, among them:

1. Where is a plan to show what compliance with the state could look like for Arlington?
  - a. Starting with compliance adds a lot of housing to the town and gives us the ability to learn from that experience and modify with a base of knowledge.
  - b. Starting with compliance is a base scenario that has not even been shared with the town so we have a way to compare
2. The working group itself is not representative of the town – it was appointed – so how are we going to ensure representation of all groups in town? The process itself has been very tilted toward gung ho development that cannot be reined in once it is unleashed.
  - a. A vote to pull back from rezoning/over density is very difficult to achieve (2/3s) whereas a vote to add more is easier (50%). That is a big deal when we need to learn from mistakes and correct them. Let's move more cautiously so we can add density if/where it makes sense rather than being stuck with a decision that has been rammed through.
3. What work, specifically, has been done to coordinate the impacts of the WG proposal with goals of the town like reducing cars? There have been lots of words but no actual coordination that I have heard about to reduce cars. Launching a pilot to allow

overnight parking on both sides of the street in the middle of this rush to more housing will only bring more cars to town.

4. Where are the studies showing the financial and logistical impact on the town (finances, schools, fire, police, trash, property taxes. trees etc.)
5. Where are the guidelines on aesthetics? The new buildings between Stop & Shop and the high school are abominations – is a brutalist street scape truly the best we can do?
6. What compensation will be made to the people who end up with a 6 story apartment building next to their 2 or 3 family with solar panels – now in shade?

Let's do this intelligently please. I urge you to vote against the WG over compliance proposal.

Louise Strayhorn  
Precinct 6

**From:** [Madden, Jane](#)  
**To:** [adam.auster.arlington@gmail.com](mailto:adam.auster.arlington@gmail.com); [megdc@aol.com](mailto:megdc@aol.com); [mheewmance@gmail.com](mailto:mheewmance@gmail.com); [kpennarunarlingtonma@gmail.com](mailto:kpennarunarlingtonma@gmail.com); [curtconners@hotmail.com](mailto:curtconners@hotmail.com); [sdutra@samanthadutrallc.com](mailto:sdutra@samanthadutrallc.com); [njmann1958@gmail.com](mailto:njmann1958@gmail.com); [michaela.may@gmail.com](mailto:michaela.may@gmail.com); [dean.carman@verizon.net](mailto:dean.carman@verizon.net); [pfuller7K@gmail.com](mailto:pfuller7K@gmail.com); [smckinnonarl@gmail.com](mailto:smckinnonarl@gmail.com); [bobtosl@verizon.net](mailto:bobtosl@verizon.net); [Claire Ricker](#); [Eugene Benson](#); [Kin Lau](#); [Rachel Zsembery](#); [Stephen Revilak](#)  
**Cc:** [Madden, Jane](#)  
**Subject:** FW: Arlington Proposed Zoning Bylaw Amendment  
**Date:** Wednesday, October 4, 2023 12:40:41 PM

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

To Arlington Precinct 20 Members, Redevelopment Board and Director of Planning,

As 30-year Arlington Resident living on Paul Revere Road, and a registered Professional Engineer in Massachusetts, I am writing to express my concerns over the proposed Zoning Bylaw amendment.

First, I would like to say that I am supportive of providing affordable housing in Arlington to support our inclusive and diverse population. I am also generally supportive of the plan to provide multi-family subdistricts along Massachusetts Avenue and Broadway.

What I oppose is the extension of multi-family subdistrict to Paul Revere Road and parcels on side streets in close proximity to Massachusetts Ave and Broadway.

Paul Revere Road is currently zoned for two family homes, and in my 30-years residing here I have seen smaller affordable single-family homes demolished and replaced with two-family homes on postage stamp lots, that sell at prices that most would consider unaffordable. I also recently was subject to the redevelopment of 24-28 Tanager Road in which again, two relatively affordable single-family homes were demolished and replaced with two 2-family homes, each side selling for more than \$1 million. In addition, the construction of these home on Tanager included the construction of a 25-ft retaining wall backing onto my property that looks like a prison behind me. This wall and backfill replaced a naturally terraced property that was home to much wildlife.

My concerns about re-zoning Paul Revere Road are as follows:

- Paul Revere Road regularly floods during high intensity rain events in front of 78 Paul Revere Road. Construction of multi-family units (even two family homes) where single family homes currently exist will dramatically increase the % of impervious area that will exacerbate the current flooding problem.
- Paul Revere Road (specifically homes on the south side, back up to a steep vegetated, natural hill with the homes on Tanager Road and Wollaston behind us sitting much higher. A beautiful, natural habitat, which is home to a diverse population of birds, foxes, and even coyotes, exists in this strip of land that would be decimated with the construction of multi-family units.
- Construction on these parcels would require retaining walls, like the one behind me, which are not only an eye-sore, but overtime will become a safety hazard as fences set on top

become dilapidated. (I should note that I was shocked about the essentially non-existent bylaws related to the construction of retaining walls in Arlington)

- Traffic on Paul Revere Road is already hazardous, as vehicles use our road as a shortcut between Mass Ave and Park Ave. I've seen vehicles traveling too fast lose control and crash into trees and telephone poles. With more people on the streets this becomes more hazardous.
- In addition, although I am less familiar with size of the water and sewer mains in Paul Revere Road I am concerned about the capacity of both to support multi-family development.
- Lastly, I worry about Arlington Building Department's ability to provide oversight to the significant construction that this amendment will inspire. Based on my personal experience with the development of the Tanager parcels, I found notification of the work was misleading, and mitigation after the fact to be non-existent.

Regarding this particular Bylaw Amendment, I feel the community notifications could have been more widely distributed – I never saw an article in the Advocate describing the amendment, and only received one flyer describing the amendment. It was generally thru word of mouth that I realized the extent of what is being proposed and the number of residents that could be impacted.

Please contact me if you have any questions or would like to discuss my concerns further.

Jane Madden  
92 Paul Revere Road

617-851-2568  
[maddenje@cdmsmith.com](mailto:maddenje@cdmsmith.com)

Jane E. Madden, P.E., BCEE  
Senior Vice President  
CDM Smith

617-452-6545 (work)  
617-851-2568 (cell)

**From:** [Patricia Worden](#)  
**To:** [John Hurd](#); [Diane Mahon](#); [Ashley Maher](#); [Claire Ricker](#); [Eric Helmuth](#); [Stephen DeCoursey](#); [Jim Feeney](#); [John Worden](#); [Len Diggins](#); [Kin Lau](#); [Rachel Zsembery](#); [Eugene Benson](#); [Stephen Revilak](#)  
**Subject:** Testimony for ARB meetings of 10-10 and 10-16  
**Date:** Thursday, October 5, 2023 11:57:22 AM

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## Worden Testimony for ARB meetings of October 10 and October 16, 2023

Please Post with correspondence received

Dear members of the Arlington Redevelopment Board, Select Board, Mr. Feeney, and Ms. Richter,

On Monday, October 2 Arlington Redevelopment Board had the opportunity to vote a Plan to comply with the state requirement for zoning to enable specifically 2,046 new multifamily housing units on 32 acres.

But that is NOT what Arlington's Working Group Plan being considered that evening would have done. It proposed thousands more units than required, for market rate and luxury residential developers bringing great riches to them and their architects and trashing opportunities for present and future Town residents and their children for affordable housing and rentals. It is gratifying that ARB voted both to reduce the capacity by some thousands (although still significantly greater than the state's figure) and to reduce allowed heights in the neighborhood districts to 3 stories. Their perspicacity in so doing is commendable. These votes should be clear in ARB's upcoming language and hopefully much more detailed maps for their recommended vote at STM.

It is to be hoped that there will be amendments which the ARB will support to change the plan's unfortunate – really, really threatening - zoning changes. The changes and crowding could bring us ruinous destruction forcing out Arlington's poorer residents with expected redevelopment causing demolition of naturally affordable housing. In addition the changes are likely to bring:

- heat islands due to clear cutting of tree canopy for construction
- strained infrastructure and schools
- traffic problems
- higher taxes



- street wall buildings on main thoroughfares ten feet apart and so tall that their dark shadows block sunshine from abutting solar panels and keep thoroughfare sidewalks icy during winter
- loss of open space and loss of churches and historic homes and cultural attributes
- gentrification

Half of ARB are members of the WG Arlington's Zoning Bylaw was crafted and has evolved under the leadership of previous distinguished exemplary ARB members and Planners including Alan McLennan and the late Ed Tsoi and voted by TM. The current ARB should maintain those high standards by providing much better zoning than does the WG's Plan.

Particularly important is that the ARB should promote affordable housing in its parameters for execution of compliance with the law (which shockingly does not have a requirement for affordable housing). Their vote for compliance should at least be contingent upon state permission to use our Affordable Housing Bylaw (Section 8.2 in Arlington Zoning Bylaw). That law was voted by Town meeting and approved by the then-Attorney General. We still have home rule. It cannot be ignored. Otherwise all the state will allow us is that only developments of 10 or more apartments will have any affordable units. Developers could then construct 9 unit buildings so that there will be zero affordable units. Our teachers and others who work in Arlington should be able to live here. Unlike the state provision, Arlington's Bylaw requires affordable rental housing at 60% Area Median Income, or \$84K for a family of four which is approximately the average Arlington teacher salary. The State has set 80% AMI, or \$112K for a family of four as the lowest acceptable for affordable units. And so our teachers and many others who work here would not be eligible unless the state gives permission to use Arlington's Zoning Bylaw. Arlington cannot afford to have its scarce land and naturally affordable housing gobbled up by luxury residential developers when our workers and residents are so much in need of affordable housing.—

Very truly yours,

Patricia B. Worden, Ph.D.

Former Chair, Arlington Housing Authority

## Marisa Lau

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**From:** Vincent Baudoin <vincecb@gmail.com>  
**Sent:** Thursday, October 5, 2023 10:01 PM  
**To:** Rachel Zsebery; Eugene Benson; Kin Lau; Stephen Revilak  
**Cc:** Claire Ricker; Sanjay Newton; Marisa Lau  
**Subject:** Draft ARB Report comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good evening members of the ARB,

Thank you for issuing your draft report for the 2023 Special Town Meeting.

Reading through the section for Article 12, MBTA Communities, I have two comments regarding items needing review and perhaps clarification before issuing the final report:

- The bonus language specifies that buildings with ground-floor commercial uses have a maximum height of 6 stories and 78 feet. For the one-story bonuses, however, a maximum height in feet is not specified. It might be prudent to specify a height in feet, otherwise it is unclear whether the height remains 52', is increased to 78', or lies somewhere in between.
- After discussion with the Town's Environmental Planner, David Morgan, the Working Group recommended a 1-story bonus for projects achieving a Gold rating under the Sustainable SITES Initiative, which primarily addresses sustainable landscaping. By contrast, the ARB plan includes a bonus for LEED Gold Certification, which primarily addresses the building, although it includes a site/landscaping component. Was this change intentional?

Best regards,

Vincent Baudoin

TMM, Precinct 1  
Member, MBTA Communities Working Group

**From:** Kathleen Meloon  
**Sent:** Friday, October 6, 2023 4:00 PM  
**To:** MBTA Communities  
**Subject:** MBTA Communities Act

Good afternoon,

I've attending a couple of the MBTA Communities Act Working Goup meetings. I appreciate the work the group has done. However, it is my very strong opinion that Arlington should only plan to submit a proposal for the minimum number of units required by the law. Many other Arlington residents who were at the meetings I attended also expressed this same opinion.

I also think this should be sent to a town wide vote and should not be decided by the TMM or the Selectboard.

K. Meloon

TO: ARLINGTON REDEVELOPMENT BOARD (to all members); Ms. Clare Ricker  
FROM: PAUL PARISE (Pct. 13)  
SUBJECT: MBTA-C ACT – PROPOSED ARB RECOMMENDATIONS TO SPECIAL TOWN MEETING  
(OCTOBER 2023)

Please place this letter in the ARB meeting Reference information and make it part of the meeting record (October 10, 2023). Thank you.

First and foremost, I thank the ARB members, the MBTA-C Working Group members, and Ms. Ricker and the Planning Dept. members for their efforts involved in this large and complex task. I am aware of some of the discussions and various viewpoints circulating about town. I have some specific comments, but first a general comment:

1. After learning all that I have these last weeks, I would recommend that the ARB recommends a course that meets the minimum (or a small increment above) the requirements of this yet untested, very vaguely promulgated law. In my opinion, there are far too many unpredictable, potentially negative consequences for both residents and businesses. In addition, if successful, I see nothing that prohibits us from adding to and improving this at our annual town meeting, as may be needed on a yearly basis. However, if only a majority vote at TM is needed to implement this zoning overlay, but a supermajority, two thirds vote is needed to amend or remove it, then that legislative structure itself demands a slow and cautious approach with ALL due consideration.

And, some more specific comments:

2. Many supporters of significant over-compliance have argued that this is an opportunity for Arlington to redress historic and on-going segregation as exemplified in the form of single-family zoning. I simply do not agree that Arlington practices de facto segregation through the use of single-family zoning. Maybe in some towns, with minimum lot sizes of 1 to 2 acres, these single-family neighborhoods became exclusionary, intentionally or unintentionally. But the majority of working-class towns like Arlington, Woburn, Medford, Melrose, etc., these towns developed largely in response to the blue-collar economic equality and baby boom that blossomed after WWII. Now, while it is apparent that many people of color were not afforded similar opportunities (while the minority population in the 50s and 60s was much smaller than today AND the civil rights and voting rights acts did not take effect till 1965, AND Boston of that time was not only segregationist but also provincial based on ethnicity - Italian, Irish, etc.), I take great exception to labeling single-family home ownership as the cause of de facto segregation.

There is much more I could say, but come visit my neighborhood (Turkey Hill). The neighborhood residents represent a wide variety of ethnic and racial backgrounds including Black, Hispanic, South Pacific, Central American, Chinese, Japanese, Indian,

South Asian, and, of course, white European families. And I expect I've missed many others with diverse family origins.

So, we are not segregationist on Turkey Hill today. it's a false assertion and an ugly argument to be used to promote a law that will only provide new, market-rate housing for the financially capable.

3. Claiming that this re-zoning will promote Affordable Housing is specious at best. The only way a significant amount of truly affordable housing can be built is with government tax money. The market does not provide this commodity willingly. This act will actually decrease the ability to develop affordable housing in the overlay zone (based on Lincoln's very recent experience)
4. In my mind, there are many other invalid arguments being made to promote a law that is also falsely claiming to result in various benefits. Please, let's step back, take a clear-eyed look at how best to meet the implied societal benefits of the act, while furthering the welfare, environment, and community of our residents and business.

Thank you for your attention.