



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

### **Agenda & Meeting Notice October 7, 2024**

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 Monday, October 7, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, October 4, 2024, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, October 7, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

#### **1. Review Meeting Minutes**

7:00 pm The Board will review and vote on meeting minutes from September 9, 2024.

#### **2. Public Hearing: Docket #3810, 149 Pleasant Street**

7:35 pm The Board will vote to continue the hearing to November 4, 2024.

#### **3. Public Hearing: Docket #3798, 821 Mass Ave**

7:40 pm The Board will vote to continue the hearing to October 21, 2024.

#### **4. Public Hearing: Docket #3819, 2 Reservoir Road**

7:45 pm Notice is herewith given that an application has been filed on September 9, 2024, by David and Linnea Berggren, 2 Reservoir Rd, Arlington, MA 02474, to open Special Permit Docket #3819 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to build an addition onto the existing single-family building located at 2 Reservoir Road, Arlington, MA, in the R1 Single Family Residential District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

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

#### **5. Public Hearing: Docket #3717, 80 Broadway**

8:30 pm Notice is herewith given that a request to reopen Special Permit Docket #3717

has been filed on September 12, 2024, by 80 Broadway LLC, 173 Franklin Street, Arlington, MA 02474, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to modify the plans approved by the Board on December 19, 2022, for the property located at 80 Broadway, in the B4 Vehicular Oriented Business District, by reducing the useable open space for common use to the second-floor deck only, and reserving access to the rooftop deck to the top floor unit owner. The applicant also proposes to increase the number of Affordable Housing units from one to two. The reopening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

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

#### **6. Debrief of Joint Meeting with Select Board**

9:15 pm      The Board will discuss remaining items and outcomes from their joint meeting with the Select Board on September 16, 2024.

#### **7. Open Forum**

9:30 pm      Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

#### **8. New Business**

9:45 pm

#### **9. Adjourn**

10:00 pm      (Estimated)

#### **10Correspondence**

Correspondence Received:

- 80 Broadway - 10/2/2024 - Evans, W.
- 80 Broadway - 10/5/2024 - Seltzer, D.
- Multiple Properties -9/13/2024 - Evans, W.
- 1025 Mass Ave - 10/4/2024 - Fanale, K.





## Town of Arlington, Massachusetts

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### Review Meeting Minutes

#### Summary:

7:00 pm      The Board will review and vote on meeting minutes from September 9, 2024.

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	09092024_DRAFT_AMENDED_Minutes_Redevelopment_Board.pdf	09092024 DRAFT AMENDED Minutes Redevelopment Board

**Arlington Redevelopment Board**  
**Monday, September 9, 2024, at 7:30 PM**  
**Community Center, Main Hall**  
**27 Maple Street, Arlington, MA 02476**  
**Meeting Minutes**

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

**STAFF:** Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

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The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

August 5, 2024, minutes – The Board members had no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3816, 5-7 Belknap Street.**

Ms. Ricker explained that the application is for Site Plan Review for a property at 5-7 Belknap Street, in the Neighborhood Multi-Family Overlay District. This is the Board’s first hearing for Site Plan Review. The proposal is to demolish an existing two-family house and garage and construct a four-unit multi-family development comprised of two front-to-back buildings connected by a courtyard, each containing two townhouse-style units. The proposal also includes a driveway with four parking spaces, each with its own EV charger, and a shed for bicycle storage.

The applicant was represented by Brian McGrail, attorney representing 5-7 Belknap Street LLC, Michael Collins, 5-7 Belknap Street LLC manager, Brigitte Steines, architect, and Paul Pinocchio, site engineer. Mr. McGrail noted that the Multi-Family Housing Overlay Districts were recently enacted by the Town of Arlington. The property is located within one of those districts, the Neighborhood Multi-Family Housing Overlay District, so the project is allowed as of right, with no requirement for a Special Permit, requiring only Site Plan Review.

Ms. Steines presented the details of the project. She noted that the footprint of the proposed buildings was not significantly larger than the footprint of the existing house and garage. The proposed four units are in two separate buildings, with one behind the other, so the massing on Belknap Street is not overly large, and there is space and light between the buildings. The driveway is set up so that each unit has a parking space with an EV charger. The required setback on the left side of the property is 5 feet, but their plans include a 7-foot setback. After outreach and multiple meetings with neighbors, the original plans were changed to protect the privacy of the immediate neighbors by moving the rear building forward somewhat. Bicycle parking and storage for trash and recycling are provided. The color palette is prevalent in the neighborhood. The neighborhood includes a variety of building styles, including both flat and gabled fronts. The proposed building is not a monolithic flat surface, but includes balconies and a wide porch enabling connection to passersby on the street. The front setback is smaller than the brick building to the right but comparable with the building to the left. The building includes roof decks, which are oriented toward Belknap Street, to provide additional privacy for the rear neighbors. The roofs include a significant amount of empty space, which will be solar ready and include space heat pump inverters, since the buildings are entirely electric. The footprint and height are below what is allowable. They are not asking for any relief from the zoning bylaws. External lights are all soft lights pointing downward. They are including as much sustainable material as they can, and they are matching the clapboard look of the rest of the neighborhood.

Mr. Revilak asked about bicycle parking. He asked if the bikes can be wheeled into place in the bike shed, or if the storage is upright. Ms. Steines said that it is upright to be maximize the use of the space, but the details are not finalized.

The space will be tall enough to stand up in, and it will include lighting. Mr. Revilak asked if bicycle charging will be available. Ms. Steines responded that they have not yet considered it, but it can be included.

Mr. Benson asked about plans for snow removal. Ms. Steines responded that snow would have to be moved to the side strip or the back. Mr. Benson expressed concern that snow would be pushed onto a walkway or the street, and he asked how it would be clarified where snow can safely be put. Ms. Steines replied that it would have to be worked out in regulations about where snow can be moved, as in any dense area. Mr. McGrail said that he was worked on projects in which snow must be entirely removed from the site when it reaches a certain depth.

Mr. Benson also asked what type of plantings would be placed along the right side edge of the property. Ms. Steines replied that they would be low, easy to maintain plantings, probably no taller than 18 inches. Mr. Benson replied that he thought that the vegetated buffer should be higher. Ms. Steines replied that they could consider something higher, but that might be less sustainable in close proximity to parking. The proposed driveway will be in the same place as the current driveway, which has no buffer between it and the neighboring building. Higher plants are proposed for the buffer on the side without the driveway.

Mr. Benson also asked for clarification about whether there would be railings on the side of the roof as there are on the front. Ms. Steines replied that the mechanical areas do not have railings, but the roof decks do, and they will be 42 inches high.

Ms. Korman-Houston noted that the application states that the impervious square footage will be reduced from the current site, but she doesn't understand how that is possible based on the drawings and maps. Ms. Steines replied that the current driveway covers a large area and is entirely asphalt, but the proposed driveway will be partially pervious, made out of a rubber material with pea gravel.

Ms. Korman-Houston asked if the rear patios were shared or for private use by individual units. Ms. Steines said that the back yard is for the use of the two units in the rear building, the front yard is for the use of the two units in the front building, and the connecting porch is for common use. The four roof decks are private, for each individual unit.

Ms. Korman-Houston asked about solar. Ms. Steines said that they did a full study, which they submitted, to look at how much power would be needed to power the units, and the units are fully solar ready, should the future owners wish to install it.

Mr. Lau asked if any lighting is provided along the driveway. Ms. Steines said that they have not considered that, but they could add small lights along the lower level of the exterior of the building which would shine down on the walkway along the building, next to the driveway.

Mr. Lau asked about the porch and patio. Ms. Steines said that the center patio is solid and filled in, and the front and back porches are traditional wood construction on a foundation. Mr. Lau noted that if the front and back porches will not have roofs over them, they can be counted as pervious.

Mr. Lau asked if the units would be condominiums or rentals. Mr. McGrail replied that they will be condos. Mr. Lau noted that there will need to be a condo agreement that would cover snow removal, trash removal, etc.

The Chair said that she was disappointed not to see trim around the windows and at the corners, to make it fit in better with the more traditional houses on the street. She noted that Mr. Collins' portfolio included an example of similarly modern architecture that she thinks would fit in better with the architecture on the street because it includes trim around the larger openings and at the corners.

The Chair opened the floor for public comment:

- Wynelle Evans, Orchard Place – She thinks that Mr. Collins has done some of the better-looking recent developments in Arlington, but she is disappointed in this design, because she does not think that it respects its surroundings. She would like to see a design that fits into the street a little more thoughtfully.
- Jenny Toole, 9 Belknap Street – She lives in the house at the rear of the driveway of the property immediately abutting 5-7 Belknap Street, along with her husband and two young children. She appreciates the fact that Mr. Collins and Ms. Steines have worked with her and other neighbors and have altered the design based on their

feedback. This is the first development in Arlington under the MBTA Communities Act. The MBTA Communities Act website says that its intention is to help resolve the housing crisis in Massachusetts. Over the course of the past four years, three of the fourteen properties on Belknap Street have been purchased by developers, which has been disruptive to the neighborhood. The new houses were sold for between \$1 and \$1.7 million, so they have contributed to rising housing costs and have not helped with the affordability crisis for families and children. The MBTA Communities Act requires that the housing created is suitable for families with children. The mortgage for a \$1.7 million house would be about \$10,000 per month, which is not feasible for most families with children. The proposed development of multi-million-dollar condos at 5-7 Belknap doesn't align with the spirit of the MBTA Communities Act, especially considering the extremely small yards, roof decks, and balconies. She would like the Board to carefully consider the impact of this development on this very small street and neighborhood.

- Carl Wagner, 30 Edgehill Road, Precinct 15 Town Meeting Member – This meeting should have proper microphones and speaker systems. The Town of Arlington should have hybrid meetings. The look of the building is terrible, and he would not want to live near it. The proposed building will cast a lot of shadow and is getting rid of open space and permeable land. It is taking advantage of Arlington. If residents go to Town Meeting Members, they can change the law to make development not so aggressive. This project should be held to the letter of the law as much as possible. The MBTA Communities Act took away a lot of the Board's power to restrict this type of development. It is also anti-affordability; these units will cost more than what was there before. If the Board doesn't want to see Town Meeting go backwards, he asks that they use the power they have to restrict this project from things like putting a balcony 10 feet away from a child's bedroom.
- Peter Bermudas, 19 Belknap Road – He appreciates the fact that Mr. Collins engaged the neighbors and made an effort to address their concerns. It looks to him like the building height is 33.5 feet, but that does not include the four stairway bump-outs, and he would like to know if those should be included in the building height as well. He is also concerned about the fact that the building's shadows might impact solar projects on nearby houses, even as Arlington is committed to increasing the use of renewable energy. 13-15 Belknap Street is a two-year-old development with three of four units vacant because of serious structural problems in the building. He asked if Arlington's Inspectional Services has more capacity than it did at the time and will be able to provide the oversight necessary for this project and others in the coming years in order to prevent more of the type of problems facing 13-15 Belknap. The development team suggests that the development will increase the value of neighboring homes, but 9 Belknap Street will now be dwarfed and often in the shadow of the new building.
- Ratnakar Vellanki, 21 Adams Street – He thinks that the fact that a property that currently has two units will soon have four units is great news. The Federal Reserve Bank, in its most recent white paper, clearly said that increasing the supply of housing creates mobility and reduces prices. He noted that for as of right uses, Site Plan Review is limited to imposing certain narrow terms and conditions and cannot result in denial. That narrow scope was clearly laid out in Article 12, which was passed by Special Town Meeting in October 2023, and it is limited to Section 3.4.4 of the zoning bylaw. He would urge that the Board limit their questions to that narrow scope. Section 3.4.4 clearly states Environmental Design Review (EDR) is only applicable in two cases: situations requiring both a Special Permit AND a Building Permit, which is not the case here as no Special Permit is required, or proposals that alter the façade in a manner that affects the architectural integrity of the structure AND are for one of the uses listed in subparagraphs a through i, none of which apply in this case. Therefore EDR does not apply in this case.
- Daniel Green, 40 Irving Street – He would like to understand the Board's interpretation of the bylaw in terms of the framework for handling Site Plan Review applications, given that this is the first.
- Susan Stamps, 39 Grafton Street – It is exciting that Arlington has its first MBTA Communities project, but she is surprised at the design of the building. She is disappointed that it is a super-modern, square design, amid more traditional buildings on that street. The Site Plan Review application says, "Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings." The proposed building looks completely different from all the neighboring buildings, and she would like to see a visual design that makes it look more traditional, like the rest of the buildings on the street, as developers have done elsewhere in Town.

- Peter Bloom, Jason Terrace – He likes the architecture on Belknap Street, and he has always been disturbed by the design of the brick building plopped into the middle of that neighborhood with more traditional architecture. If that building’s design has been used as a justification for the type of design this application includes, that will make it more likely that future such buildings will follow. For the sake of the neighborhood’s architectural heritage, he hopes that does not happen.

Seeing no one else who wished to speak, the Chair closed public comment.

Mr. Revilak said that he understands that the applicants are trying to maximize space, but it would be preferable to have bicycle parking that would allow bicycles to be wheeled in, and not then have to be lifted up.

Mr. Benson noted that under Site Plan Review, the Board cannot deny the application, as long as the project meets the zoning bylaw requirements. This is different from a Special Permit, in which the Board has more authority. This development is as of right, which was required by the MBTA Communities Law. The zoning bylaw gives the Board the authority to do Site Plan Review, which allows them to place reasonable conditions on the application, but not to say no entirely. He thinks that there is one area in which this proposal does not meet the zoning bylaw requirements: side yards used for parking are required to have a visual buffer, and low plantings are not sufficient. His other concern is the lack of privacy of the roof decks, both for residents and for neighbors. He wondered if it would make sense to require some sort of screening as part of the roof deck railings. He also noted that adherence to the Town’s Residential Design Guidelines is a requirement that the Board is allowed to impose, which is relevant to the Chair’s earlier comment about wanting to see trim around the windows.

Ms. Korman-Houston noted that roof bump-outs are not generally included in calculations about the overall height of the building. She also responded to Mr. Benson’s comment about screening the roof decks; it would increase privacy, but it would also increase the appearance of the building’s height, making it appear that the height difference with neighboring houses is even larger. She also expressed concerns about the driveway, which seems very narrow. They are trying to fit a lot of cars into a small space.

Mr. Lau agreed with Mr. Benson that the plans should include some sort of screening between the driveway and the neighbors to the right, possibly a fence. He does not think that screening is necessary for the roof deck. Snow removal plans should be part of the condo agreement. He agreed with the Chair about adding trim around the windows.

The Chair noted that the Board has three options: to vote to approve the project as is, to vote to approve the project with conditions, or to vote not to approve the project on the basis that it does not meet the zoning bylaw requirements. They cannot vote to continue the hearing and ask that the applicant return.

Mr. Benson noted that the zoning bylaw requires a vegetated buffer next to parking, not a fence.

Mr. Revilak agreed with the Chair about including trim around the windows, as shown in other examples in Mr. Collins’ portfolio.

Mr. Revilak noted that the Zoning Board of Appeal’s interpretation of the requirement for a vegetated buffer next to parking is that it must be at least a foot wide, preferably 18 inches. Mr. Benson noted that the purpose of that requirement (in Section 6.1.10.A) is to “minimize visual impacts”; no specific height is listed, but it must be tall enough to provide a visual barrier. The Chair’s concern is that because the height is not specified in the zoning bylaw, placing a specific condition on the height would likely be inconsistent with how it is interpreted by other boards and departments, particularly because the Redevelopment Board does not usually review residential projects. Mr. Benson said that requiring a specific height would set a precedent for future projects subject to Site Plan Review.

The Chair note that the Board has suggested several possible conditions, including bicycle parking that does not require the bicycles to be lifted, adequate snow removal measures for the property, and architectural trim around the windows and on the corners of the buildings. She asked if the applicants would be willing to meet those conditions, and Mr. Collins replied that they would be.

The Chair said that the Board needs to decide if it also wants to include a condition requiring a taller vegetated buffer next to the parking. She said that she is fine with the lower vegetation as proposed, especially because a taller buffer, whether a fence or vegetation, will make it difficult to get in and out of cars parked along it, and because the zoning

bylaw does specify height. Mr. Collins asked if a vegetated buffer would have to be continuous, or if they could plant multiple four- or five-foot tall plants with gaps between them, enabling people to get in and out of cars in the gaps, while also providing something of a visual buffer. Mr. Benson said that the zoning bylaw does not specifically answer that question. Ms. Steines said that she initially wanted the buffer beside the parking to be a continuous four-foot-high hedge, but their landscape architect said that when such a hedge is built next to parking, car doors end up damaging the plants. She does not want to include plants that are likely to be damaged and end up looking terrible. Their plan is to plant taller plants in the sections of the buffer where there is no parking and lower plants next to the designated parking spaces. Mr. Benson suggested including taller plants at the points between each of the parking spaces. Mr. Lau said that the Board can't require that because the zoning bylaw doesn't require it. He doesn't want to set a precedent that something is going to be required that's not in the zoning bylaw. The Chair said that the Board can work with an applicant to come up with a solution to particular issues even if that solution is not required by the zoning bylaw. Mr. Revilak noted that this is a vague section of the bylaw, and ideally it will be clarified at some future point.

The Chair asked for a motion to approve the Docket 3816 Site Plan Review application with the following conditions:

- That the applicant create a snow removal plan as part of the condo documents.
- That the applicant review the Residential Design Guidelines and add trim around window openings and on the corners of the building.
- That the applicant create bicycle parking that does not require that bicycles be lifted for storage.
- That the applicant raise the height of the vegetated buffer in the twelve-inch-wide planting strip to the right of the parking spaces, to the extent possible.
- That the project comply with site lighting requirements for the Town of Arlington.

Mr. Benson suggested that the Board ask the applicant to return to a future meeting and present revised plans. The Chair said that the Board can ask the applicant to update DPCD with their revised plans, but that asking them to return to a future Board meeting defeats the purpose of having an as of right development under Site Plan Review. Ms. Korman-Houston, Mr. Revilak, and Mr. Lau agreed that administrative approval for changes would be appropriate.

Mr. Lau moved to approve the Docket with the above conditions, and Mr. Revilak seconded. The Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Docket #3633, 1500 Massachusetts Avenue.**

Ms. Ricker stated that the developer requested that Docket #3633 be reopened in order to discuss converting part of the approved first floor commercial space to an accessible residential unit. The applicant has gone to the Massachusetts Architectural Access Board (AAB), which approved the accessible unit. The applicant submitted revised architectural plans, communication with the former Director of DPCD relating to the parking area, site photos, and elevator study diagrams.

Owner Darren DiNucci and architect Monte French were present. Mr. DiNucci said that a lot of inaccurate information has been circulating about this project, and he hopes that anyone with comments or questions about the project bring it to the Board rather than speculate about it on social media. Mr. DiNucci said that he was contacted by Mike Ciampa, Director of Inspectional Services, last April, letting him know that the building permit was issued in error and recommending that he go to the AAB, which he did. He is a member of the community, and he is committed to working with the Board. Since first going before the Board, he has complied with and communicated with the Board at every step.

Mr. French presented the updated plans. As requested by the Board, they removed the left-hand bicycle corridor which took up some of the first-floor space; access to bicycle storage is now through the side yard. Removing the corridor enabled them to increase the area of the office to 600 square feet and of the accessible unit to 550 square feet. They also removed the stairs connecting the side yard to the rear yard and made the side yard open space for the accessible unit, which the AAB accepted. The side yard also provides access to the long-term bicycle storage and the trash toward the rear of the building. The Director of the AAB approved every aspect of their plans. The commercial space has a dedicated bathroom and a small storage closet. The accessible first-floor unit includes a galley-style kitchen and accessible bathroom. There is short-term bicycle parking in front of the building, with more spots than the minimum required.

Mr. French also shared a series of emails with Jennifer Raitt, former Director of DPCD, in which they requested changes to parking based on the discovery of extensive ledge, which made their original plans impossible. He said that Ms. Raitt approved all the parking changes.

Mr. French noted that the construction had proceeded quite far by the time Mr. Ciampa contacted them about needing an accessible unit. He shared photos of the site as it currently exists, showing the front and side yards (before landscaping), the driveway, and the partially finished interiors.

Mr. French shared an elevator study, as requested by the Board. If an elevator is installed, it must serve all units. All potential options for placement of the elevator are disruptive and would take space away from the commercial and residential units and would require redoing bathrooms and kitchens that have already been built.

Mr. French also shared two parking studies, each of which included two full-size spaces and three compact spaces, rather than the five compact spaces they previously planned.

Mr. Revilak said that long-term bicycle parking must be protected from the weather and be secure, so outdoor long-term spaces would need to be in a locked enclosure. It would be preferable to increase the number of indoor spaces from six to eight. One option would be to have the spaces at 45-degree angles with 4-foot on-center spacing.

Mr. Revilak asked if the discovery of ledge and the issues with the shoring of the retaining wall to the rear of the property played a role in the request to change the dimensions of the parking spaces. Mr. French said that was the case, and referred to a series of emails between architect Emily Driscoll and Jennifer Raitt about those changes. Mr. DiNucci explained that the site engineer discovered that the footing of the retaining wall at the rear of the parking would need to be much larger than expected, which significantly reduced the space available for parking.

Mr. Benson asked for the square footage of the accessible studio apartment. Mr. French said that the gross square footage is 549, and the net square footage is 485. Mr. Benson also asked about windows in the accessible unit and about adding a window on the side exterior wall. Mr. French replied that the only window is the large window in the front. Two sides of the unit are interior walls, and it is not possible to add a window on the other exterior wall. The AAB approved the unit with only one window because it is a very tall window covering most of the front wall, and it allows plenty of light. Mr. Benson asked if the occupant of the accessible unit would have access to the trash storage in the rear room, and Mr. French replied that they would. Mr. Benson asked if any of the parking spaces are accessible. Mr. French said that they are not, which was specifically reviewed with the AAB. Mr. Benson asked how many full-size and how many compact parking spaces they were proposing. Mr. French said that they have proposed two options, both of which include two full-size and three compact parking spaces.

Ms. Korman-Houston noted that the large front window is appropriate for a commercial space but not a residential space. She asked if there was a way to create a slightly smaller window appropriate for a residential space without significantly changing the look from the street. The Chair asked if they could put two double-hung windows in each of the bay windows, so that it doesn't look like a large storefront window looking into a residential space. Mr. French said that there are ways to remove the glazing and put in different artificial grills or other dividers. Mr. DiNucci said that changing those windows would make the building look terrible. His plan was to install a high-quality blind system that would allow the resident privacy while still getting all the light of the window. He never considered changing the window style because he thought the Board wanted it to look like a commercial space. The Chair replied that they did want that when it actually was a commercial space. Mr. DiNucci said that completely changing the windows would cost a significant amount of money, but they can change the aesthetics more simply. He also noted that the exterior will be landscaped, which will be a buffer that will block the bottom of the window. Ms. Korman-Houston said that none of that would address the look from the interior; it would look strange from inside a residential unit to have floor to ceiling windows across the entire front of the unit, particularly on the ground floor. Mr. DiNucci said that his hope is to find blinds that will mitigate that effect, but it would also be simple to build a wall on the inside that would cover the lower portion of the window. Ms. Korman-Houston noted that a wall on the inside would look strange from the outside if the window still goes to the ground. Mr. French said that there are applique grills and other treatments that can alter the look of the window from the outside.

Mr. Lau agreed that it is important to soften the look of the windows of the residential unit. He also asked if they intend to include any EV charging units in the parking lot. Mr. DiNucci said that they do. Mr. Lau said that if they only intend to

have one EV charging unit, he would recommend using the parking plan that places all the parking spaces in a row, so they can put it between a compact space and a full-size space, enabling cars of different sizes to use it. If they intend to have two EV charging units, they can use the other parking plan and place one charging unit by each set of parking spaces. Mr. French noted that the first parking plan is better for snow removal.

Mr. Lau asked about the grading of the rear yard. Mr. French replied that they intend to do some regrading to meet the open space requirements. But the open space will not be as far above the parking as initially planned, because the level of the parking has been significantly raised, due to the issues with ledge. Mr. Lau also wanted to make sure that rainwater and melting snow from the open space will not wash into the parking area. Mr. DiNucci said that it would not because of the drainage systems installed.

The Chair expressed disappointment in the fact that the whole first floor will not be commercial, which is what the Board initially approved in 2020. If the Board approves this amendment, it will be because they are trying to work with the applicant in the current conditions; it is not a precedent for what they would generally approve for a mixed-use project.

The Chair noted that all the upper residential units have the ability to open their windows, but the accessible first-floor unit does not. She would prefer to replace the large commercial window with double-hung windows to enable the resident to naturally ventilate their space. Changing the look of the windows for the accessible unit would also help to differentiate the first-floor commercial space from the residential space. She thinks that the first-floor windows can be made to be visually continuous with the upper-floor windows, so it's not a problem if they're not continuous with the first-floor windows of the commercial unit. This is a different use from what was originally approved, and the windows should reflect that. Mr. DiNucci replied that it would be easier to cut another window in the side wall that could be a large double-hung window, enabling the resident to open it, than to change the front window. Mr. Benson said that his preference would be to add a side window. It would add more light, and it would allow the resident to open a window not immediately facing Mass Ave and the sidewalk. Mr. Lau agreed. The Chair said that she is still concerned about how the front window will look and how difficult it will be for the resident to control light and privacy with shades given that it is such a large window.

The Chair opened the floor for public comment:

- Carl Wagner, 30 Edgehill Road, Precinct 15 Town Meeting Member – He appreciates that the Board is standing up for the future occupants of the first-floor unit. Having only one window that doesn't open and faces north is unacceptable. He also appreciates that the plan is following accessibility laws. However, as public correspondence relating to this project has pointed out, the parking is still not legal. The Board has the ability to reduce the number of spaces, so they could reduce it to four spaces but make one accessible.

Seeing no one else who wished to speak, the Chair closed public comment.

Mr. DiNucci said that the front window will allow for privacy because it is heavily tinted. The Chair replied because of the size and style of the window, it doesn't feel like a residential unit, even if it allows for privacy. Spaces need to be designed with their particular use in mind, and trying to change a commercial space to a residential space after designing it with commercial windows doesn't provide for a good residential space, especially as compared to the other residential units in the building. She also noted that a side window would be looking at the side of the adjacent commercial building. She asked if they could work with the neighboring property owner about putting plantings there so that the view from the side window wasn't just of the wall. Mr. DiNucci replied that he knows and works well with that owner, and that the entire side yard is part of the 1500 Mass Ave property, so they can do whatever landscaping they want in that space. The Chair suggested some sort of trellised vegetation on the neighboring wall.

Mr. Revilak likes the idea of adding a window to the side. He thinks that the look of the floor to ceiling window in the front looks too commercial, and he would like the bottom portion of that to be covered, perhaps with a low wall, so that it's not visible from the exterior and does not look to the public like a commercial space.

Mr. Benson said that adding a large window on the side of the accessible unit makes it a much better project and a better place to live. He thinks that this is a difficult situation. In 2020, the Board and developer came up with something that they all thought would work, but it ended up not working, so now they have to figure out what to do. He is not as



concerned about the front window if a side window is added. Finding a way to soften it and make it look less commercial would be good. It's not ideal, but this is not an ideal situation.

Mr. Benson said that does not believe that the Board has the authority to allow more than one compact parking space. They could reduce the overall number of spaces to four with the submission of a Transportation Demand Management (TDM) plan. They could also approve the overall plan with the requirement that they go to the Zoning Board of Appeals (ZBA) to get a variance for the parking. He asked Mr. French if they could include four standard spaces. He replied that they could with the second parking option, but not the first. Mr. Benson noted that if they approved a reduction to four spaces, one of the tenants would not have a parking space. Mr. DiNucci replied that there is a bus stop directly in front, and he thinks they may well get one or more tenants without a car even if all the units offer parking spaces. He would be fine with marketing one of the spaces as having no parking. If the Board agrees with the four-space option, they could include administrative approval of a TDM plan by DPCD staff as a condition. The Chair said that she believes that the Board can provide relief on Section 6.1.11.C.(11), which deals with compact parking spaces. She would also be fine with the applicant going down to four spaces and providing a TDM plan to DPCD staff. Mr. French said that he thinks they already have most of the pieces required for a TDM plan. Mr. Revilak said that part of a TDM plan could be including outlets for charging electric bikes in the bike storage room. Mr. Benson said that another part could be charging tenants for parking spaces rather than automatically including a space with four of the units.

Ms. Korman-Houston agreed that an operable window is important. It would be nice to have more than one, but she can accept just one on the side. The front window also needs to have some treatment that makes it more appropriate for a residential unit. Mr. DiNucci noted that the first-floor residential unit already includes an opening for a door which they plan to close up; they could close the lower half and turn the upper half, which would be above a kitchen counter, into a window, as well as putting a second window in the bedroom area. Mr. French said that it would also be possible to put surface-applied artificial grills on the front windows. Ms. Korman-Houston likes the idea of two windows on the side. She would like to see an image of what the grills on the front windows would look like. The Chair said that the applicants could provide that to DPCD.

Mr. Lau said that he would like the applicant to remove the two bicycle parking spaces in front of the ground-floor residential unit, so that they can have a front porch area, rather than public bicycle parking. He noted that the plans already provide more bicycle parking than required. Mr. French and Mr. DiNucci agreed.

The Chair asked the applicant to provide to DPCD a front elevation showing options for simulated dividers for the windows of the first-floor residential unit that will differentiate it from the commercial space next door. She also noted that blinds that go across the entire width of the windows would be very unwieldy, especially given that this is an accessible unit that may be occupied by someone with a disability of some sort. Dividers will enable the installation of multiple sets of blinds that are not as wide. She would be fine with administrative approval of those plans; other Board members agreed. Mr. French said that they would submit revised drawings as well as images of materials.

The Chair summarized conditions for approval:

- reduce parking to four full-size spaces, with a Transportation Demand Management plan submitted to DPCD for administrative approval;
- remove bicycle parking in front of first-floor residential unit;
- add two punch openings to masonry wall into accessible unit for operable windows;
- add vertical vegetation along the wall of the adjacent property, directly across from those windows;
- submit elevation detailing simulated divider lights to be added to the two front windows of the accessible unit to DPCD for administrative approval; and
- ensure that all eight long-term bicycle spaces are in the bicycle room, including charging stations for e-bikes.

The Chair noted that these would be new conditions, in addition to the conditions of the original Special Permit. In the case of a conflict between these conditions and the original conditions, these new conditions would supersede the prior conditions.

The Chair asked for a motion to approve Docket #3633, the reopened Special Permit for 1500 Massachusetts Avenue, with the conditions as stated. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 4 – Representative to Community Preservation Act (CPA) Committee.**

Ms. Ricker explained that the Board has a designated seat on the CPA Committee, which decides how to distribute CPA funds.

Mr. Lau moved to nominate Ms. Korman-Houston as the Board's representative to the CPA Committee, and she accepted the nomination. Mr. Benson seconded the motion. The Board voted unanimously in favor.

The Chair moved to **Agenda Item 5 – Open Forum.**

The Chair opened the floor to public comment:

- Ms. Wynelle Evans, Orchard Place – She brought a concern to the Board several months ago regarding the development at 882 Mass Ave. It appears that the entire portion of the ground floor that faces Mass Ave is a gym for the use of residents. The back of the building has drawn shades and no signage indicating commercial use, so it appears that this is no longer a mixed-use building. In addition, the frosted glass on the Mass Ave side does not meet the transparency requirements, which is 60% of the glass between 2 and 8 feet from ground level. The affordable units in that building were undersized, overpriced, and not properly dispersed throughout the building. The same property owners also have a project at 455 Mass Ave, which originally had a one-bedroom affordable unit of 687 square feet, which does not meet the minimum of 700 square feet required by state law. She would like to know if that issue has been resolved.

Ms. Ricker replied that they are working closely with the developer, especially concerning unit size.

Mr. Lau replied that 882 Mass is still a mixed-use building. The first-floor tenant is a therapist of some sort, but they do not want signage.

Seeing no one else who wished to speak, the Chair closed public comment.

The Chair moved to **Agenda Item 6 – New Business.**

Ms. Ricker reminded the Board that they will be having a joint meeting with the Select Board on Monday, September 16, 2024. She is working with the Select Board Administrator to make sure that they are in an appropriate space, with adequate seating for the two Boards. The Chair said that she is working with the Select Board Chair on an agenda.

Mr. Revilak asked if DPCD has gotten any responses to the Arlington Master Plan Update (AMPUp) RFP. She replied that they have received quite a few questions, which hopefully indicates an interest in submitting a proposal. She held a briefing on August 23, 2024, attended by two firms.

Mr. Revilak asked if DPCD will have a booth at Town Day, and if they have any staffing needs. Ms. Ricker replied that DPCD does have a booth. DPCD staff will be working that table, but additional volunteers would be welcome. The table will be highlighting AMPUp, the Arlington Heights Business District, and the Fox Library Feasibility Study. Other projects of DPCD have separate tables.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 10:10 pm.**



## Town of Arlington, Massachusetts

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### Public Hearing: Docket #3819, 2 Reservoir Road

#### Summary:

7:45 pm

Notice is herewith given that an application has been filed on September 9, 2024, by David and Linnea Berggren, 2 Reservoir Rd, Arlington, MA 02474, to open Special Permit Docket #3819 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to build an addition onto the existing single-family building located at 2 Reservoir Road, Arlington, MA, in the R1 Single Family Residential District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

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

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	2_Reservoir_Road_ARB_Application_2024-09-09_Rev4.pdf	2 Reservoir Road ARB Application 2024-09-09
▢ Reference Material	2_Reservoir_Road_plans_2024-09-09.pdf	2 Reservoir Road plans 2024-09-09
▢ Reference Material	2_Reservoir_Road_Planting_Plan_rev._2024-03-21.pdf	2 Reservoir Road Planting Plan 2024-03-21
▢ Reference Material	2_Reservoir_Rd_ConCom_Order_of_Conditions_2024-04-08.pdf	2 Reservoir Rd Conservation Commission Order of Conditions 2024-04-08
▢ Reference Material	2024-10-03_EDR_memo_-_2_Reservoir_Road_Amended.pdf	2024-10-03 EDR memo - 2 Reservoir Road - Amended

## REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at [www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb), for the full list of required submittals.

**Application Cover Sheet (project and property information, applicant information)**

**Dimensional and Parking Information Form (see attached)**

**Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

**Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

**Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

**Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

- Vehicle, Bicycle, and Service Vehicle Plans**
  - Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
  - If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
  - Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

- Sustainable Building and Site Design Elements**
  - A solar energy systems assessment per Section 6.4, which must include:
    - An analysis for solar energy system(s) for the site detailing layout and annual production;
    - The maximum feasible solar zone area of all structures; and,
    - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
    - A detailed explanation of why the project meets an exemption of Section 6.4.2.
  - LEED checklist and narrative per EDR criterion 13.

- Proposed landscaping (*may be incorporated into site plan*)**

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

**Plans for sign permits, if signage is an element of development proposal**

**Stormwater management plan**  
*(for stormwater management during construction for projects with new construction)*

**SketchUp Compatible Model, if required**

**Application fee**  
*(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)*

<b>FOR OFFICE USE ONLY</b>		Docket #: <u>3819</u>
_____ Special Permit Granted		Date: _____
_____ Received evidence of filing with Registry of Deeds		Date: _____
_____ Notified Building Inspector of Special Permit filing		Date: _____

2024 SEP -9 P 3:05

TOWN CLERK'S OFFICE ARLINGTON, MA 02174

Docket 3819

COVER SHEET 2024 SEP 11 PM 1:35

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- 1. Property Address 2 Reservoir Road, Arlington, Mass. 02474
Assessors Block Plan, Block, Lot No. Lot No 12A Zoning District R1
2. Deed recorded in the Registry of deeds, Book 19911, Page 572
or- registered in Land Registration Office, Cert. No. in Book, Page
3. Present Use of Property (include # of dwelling units, if any)
One Single Family Dwelling and one detached garage
4. Proposed Use of Property (include # of dwelling units, if any)
One Single Family Dwelling with new attached addition & detached garage remaining

APPLICANT INFORMATION

- 1. Applicant: Identify the person or organization requesting the Special Permit:
Name of Applicant(s) David & Linnea Berggren
Organization Homeowners
Address 2 Reservoir Road, Arlington, Mass. 02474
Street City, State, Zip
Phone 781 475-7099 Email lberggit@gmail.com
2. Applicant Interest: the applicant must have a legal interest in the subject property:
[X] Property owner [ ] Purchaser by land contract
[ ] Purchaser by option or purchase agreement [ ] Lessee/tenant
3. Property Owner [X] Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name David & Linnea Berggren Title Yes
Organization Homeowners Phone 781 475-7099
Address 2 Reservoir Road, Arlington, Mass. 02474
Street City, State, Zip
Phone 781 475-7099 Email lberggit@gmail.com



4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name David M. Mullen Title Architect  
Organization David M. Mullen AIA Phone 781 354-3013  
Address 39 Bow Street Lexington, Mass. 02420  
Street City, State, Zip  
Phone 781 354-3013 Email davidmullenaia@gmail.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

3.4.2 A Construction or reconstruction on a site adjacent to the Minuteman Bikeway.  
\_\_\_\_\_  
\_\_\_\_\_  
section(s) title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

5.4.2 page Seeking waiver from code section 5.4.2 page 5-16  
dimensional & density requirement of usable open  
space of 30%, based on existing lot being 5129 s.f.  
in an R1 district which requires lot area to be min.  
of 6000 s.f. (see code sect. 5.4.2 page 5-14.  
\_\_\_\_\_  
section(s) title(s)

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

(In the statement below, check the options that apply)

The applicant states that David & Linnea Berggren is the owner  or occupant  or purchaser under agreement   
of the property in Arlington located at 2 Reservoir Road Arlington, Mass.  
which is the subject of this application; and that unfavorable action  or no unfavorable action  has been taken by  
the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant  
expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the  
Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):

D. Berggren Dave Berggren

2 Reservoir Rd, Arlington, MA 02474 781-475-7099  
Address Phone

**DIMENSIONAL AND PARKING INFORMATION**

Property Location: 2 Reservoir Road

Zoning District: R1

Applicant: David & Linnea Berggren

Address: 2 Reservoir Road

Present Use/Occupancy: No. of Dwelling Units:  
Single Family Dwelling

Uses and their gross square feet:  
living space 1279 s.f.

Proposed Use/Occupancy: No. of Dwelling Units:  
Single Family Dwelling

Uses and their gross square feet:  
living space 1710 s.f.

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	5129 s.f.	5129 s.f.	min. 5000 s.f.
Frontage	50 s.f.	50 s.f.	min. 50 s.f.
Floor Area Ratio <sup>1</sup>	.37	.45	max. no minimum or maximum
Lot Coverage (%), where applicable	20%	28 %	max. 35%
Lot Area per Dwelling Unit (sf)	5129 s.f.	5129 s.f.	min. 5000 s.f.
Front Yard Depth (feet)	7.8 ft	7.8 ft	min. 25 ft
Side Yard Width (feet)	right side	6.6 ft	min. 10 ft
	left side	14.9 ft	min. 25 ft
Rear Yard Depth (feet)	64 ft average	48 ft average	min. 20 ft
Height	stories	1 1/2 Story	stories <sup>2</sup> 2 1/2 Story
	feet	26.5 ft	Feet 35 ft
Open Space (% of G.F.A.) <sup>3</sup>		182%/118%	min. 10%/30%
	Landscaped (sf)	3446	(sf) 23
	Usable (sf)	2244	(sf) 988
Parking Spaces (#) <sup>4</sup>	2	2	min. 1
Parking Area Setbacks (feet) <i>(where applicable)</i>	n/a	n/a	min. n/a
Loading Spaces (#)	n/a	n/a	min. n/a
Bicycle Parking <sup>5</sup>	short term	n/a	min. n/a
	long term	n/a	min. n/a

<sup>1</sup> FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

<sup>2</sup> Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

<sup>3</sup> Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

<sup>4</sup> See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

<sup>5</sup> See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).



## Impact Statement

Subsequent to receiving approval from the Arlington Conservation Commission due to the proposed projects proximity to Mill Brook and the No Name Brook, the homeowners are now required to apply for approval from the Arlington Redevelopment Board due to the projects site being adjacent to the Minuteman Bikeway as per zoning code section 3.4.2A, and in addition secure special permits required by zoning sections 8.1.1 & 8.1.2C nonconforming uses and structures as well as 9.02d extensions & alterations.

Also, aside from these zoning requirements, the homeowners wish to improve the property as well as the existing structures due to the age of the structures combined with delayed maintenance through the years, as the existing structure has become somewhat of a visual detriment to the neighborhood to the point of potentially reducing the value of the adjacent properties, as well as becoming somewhat unlivable to the owners. To alleviate these conditions the homeowners wish to renovate the existing structure and add an addition on the rear of the existing structure as well as a second floor dormer so as to allow the homeowners to age in place.

### Special Permit Criteria

1. The main use requested as it pertains to approval from the Arlington Redevelopment Board is as follows: Code section 3.4 Environmental Design Review & specifically sect. 3.4.2A applicability of construction or reconstruction on a site abutting the Minuteman Bikeway.
2. In that the requested use will remain the same as the present use (i.e. single family residential), it will not adversely affect the public convenience of welfare and therefore is desirable.
3. The requested use will not create undue traffic congestion nor will it impede pedestrian use or safety, as the existing driveway will remain in its existing location with two cars emptying on to Reservoir Road, and the existing walkways on both streets will remain untouched allowing unimpeded access to Reservoir Rd. and the Minuteman Bikeway along Nourse Street.
4. The requested use essentially remains the same as the existing use (i.e. single family residential). The occupant usage will also remain the same at two occupants, therefore, the water & sewer requirements will not change. Further, the new rear addition to the existing house will not in any way have a detrimental effect on the natural site or drainage, nor will any activities occur on the site that would cause any danger affecting health, safety or the general welfare.
5. Even though at this point in the process, the homeowners are unaware of any special regulations, they will nonetheless fulfill any that the Arlington Redevelopment Board directs them to do.
6. The requested use will not impair the integrity or character of the district or adjoining districts nor be detrimental to the health, morals or welfare, as the proposed use will remain essentially the same R1 residential use.
7. The requested use will not by its addition to the neighborhood cause an excess of that particular use that could be detrimental to the character of said neighborhood as the design will remain essentially R1 residential adhering to the requirements of code section 9.02 c & d extensions & alterations and code section 8.1.1 and 8.1.2 c extensions & alterations.

## Environmental Design Review Criteria

1. **Preservation of Landscape:** A landscape plan has been developed for the existing site by Holly Garden Design and approved by the Arlington Conservation Commission. This plan preserves the site wherever possible & improves on it with native trees & plantings in keeping with the general appearances of neighboring developed areas.
2. **Relation of Buildings to Environment:** The renovated existing structure & new addition will remain residential in scale, architectural style & appearance in keeping with the original neighborhood.
3. **Open Space:** The landscape plan previously mentioned in criteria item one and approved by the Arlington Conservation Commission dealt in detail with the configuration of both landscaped & usable open space thereby adding to the visible amenities as well as to the neighborhood in general.
4. **Circulation:** This criteria does not apply to this project as it is a small single family lot.
5. **Surface Water Drainage:** The surface water drainage issue has already been addressed and approved by the Arlington Conservation Commission & shown on the engineers lot site plan as viewed by the commission.
6. The site will remain available to any town official required to overview the storm water system.
7. **Utilities:** All utilities such as electric, telephone & t.v. are delivered to the neighborhood by overhead means. Clean water is delivered underground and sewage is exited underground to town sewage pipes.
8. **Advertising Features:** This criteria does not apply to this site as there will be no signage.
9. **Special Features:** There are no special features on this single family lot.
10. **Safety:** This criteria does not apply to this lot as it is a single family lot with no public or semi public spaces.
11. **Heritage:** This criteria does not apply to this lot as there are no structures or elements of historical value present.
12. **Microclimate:** This criteria does not apply to this lot as there are no elements on the site that would adversely affect the immediate environment.
13. **Sustainable Building and Site Design:** The homeowners intent is to continue the best practices started in the Arlington Conservation Commission phase of the project and will continue into this Arlington Redevelopment Board phase as well as on through the Building Permit & Construction stages.

# RESERVOIR ROAD

EXISTING DRIVEWAY  
TO BE REDUCED



LOT 11A  
N/F  
AMIR & KIMBERLY ZAGANJORI

PROPOSED  
PAD FOR  
HVAC UNIT  
(PVIOUS)

PROPOSED  
1 STORY  
ADDITION

EIGHT TREES TO BE  
REMOVED

PROPOSED  
WASHED  
STONE TRENCH

100' RIVERFRONT AREA

MINUTEMAN BIKEWAY

BOUNDARY BORDERING  
VEGETATED WETLANDS

PREPARED FOR: DAVID BERGGREN

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.

*Scott Lynch* 1/4/2024

SCOTT LYNCH, PLS DATE

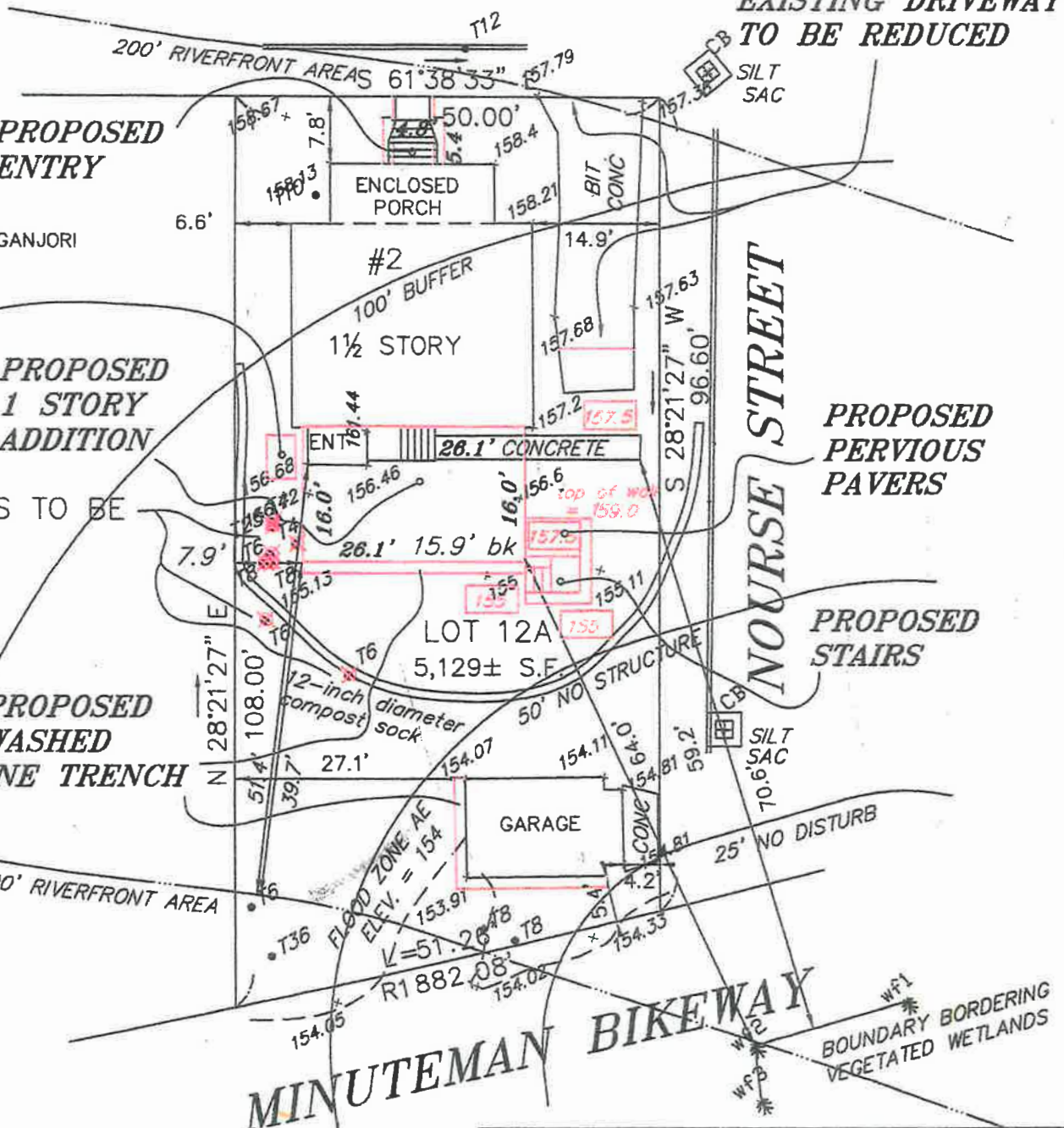
THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
#2 RESERVOIR ROAD  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

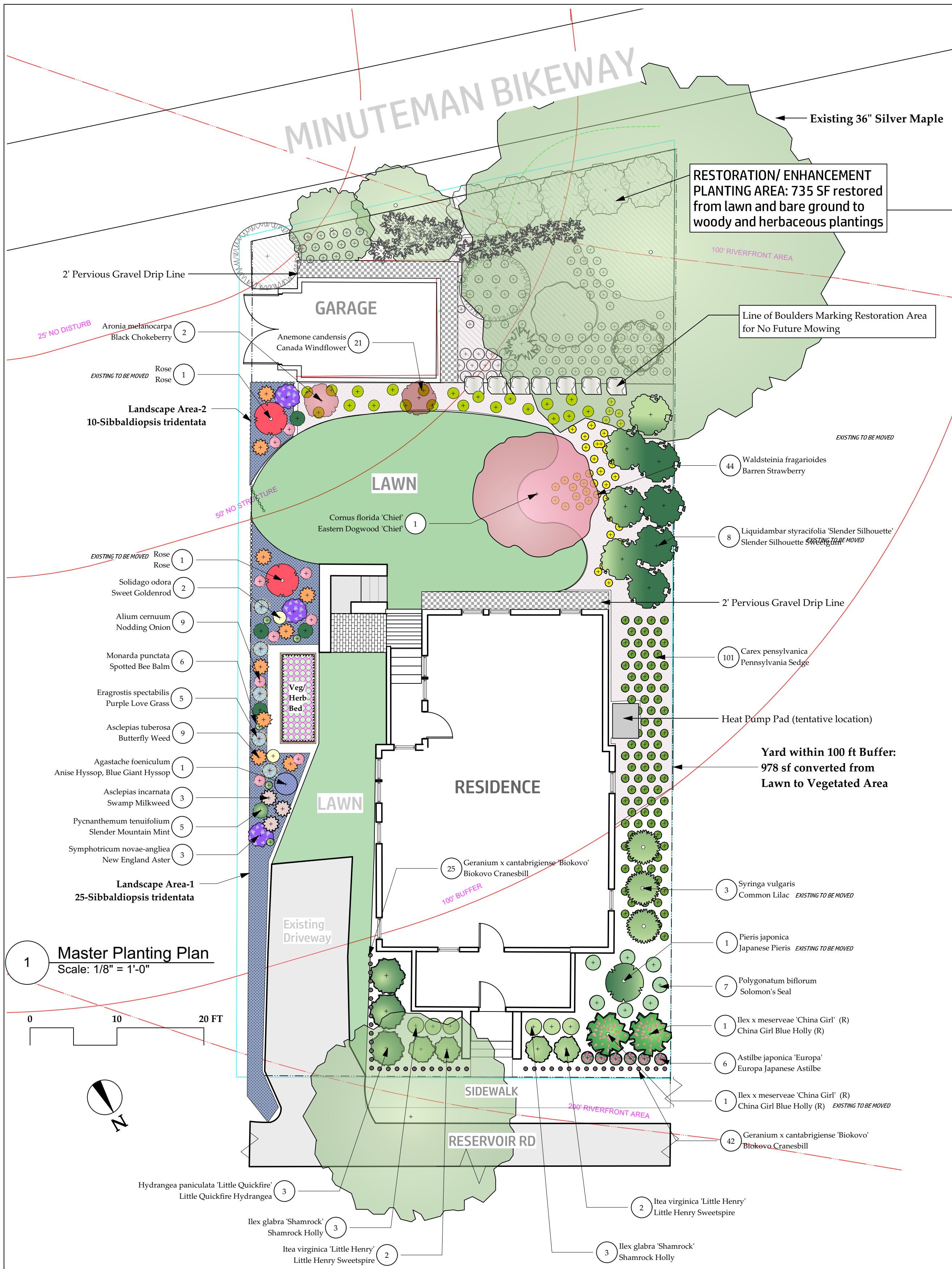
SCALE: 1" = 20' DATE: 1/4/2024



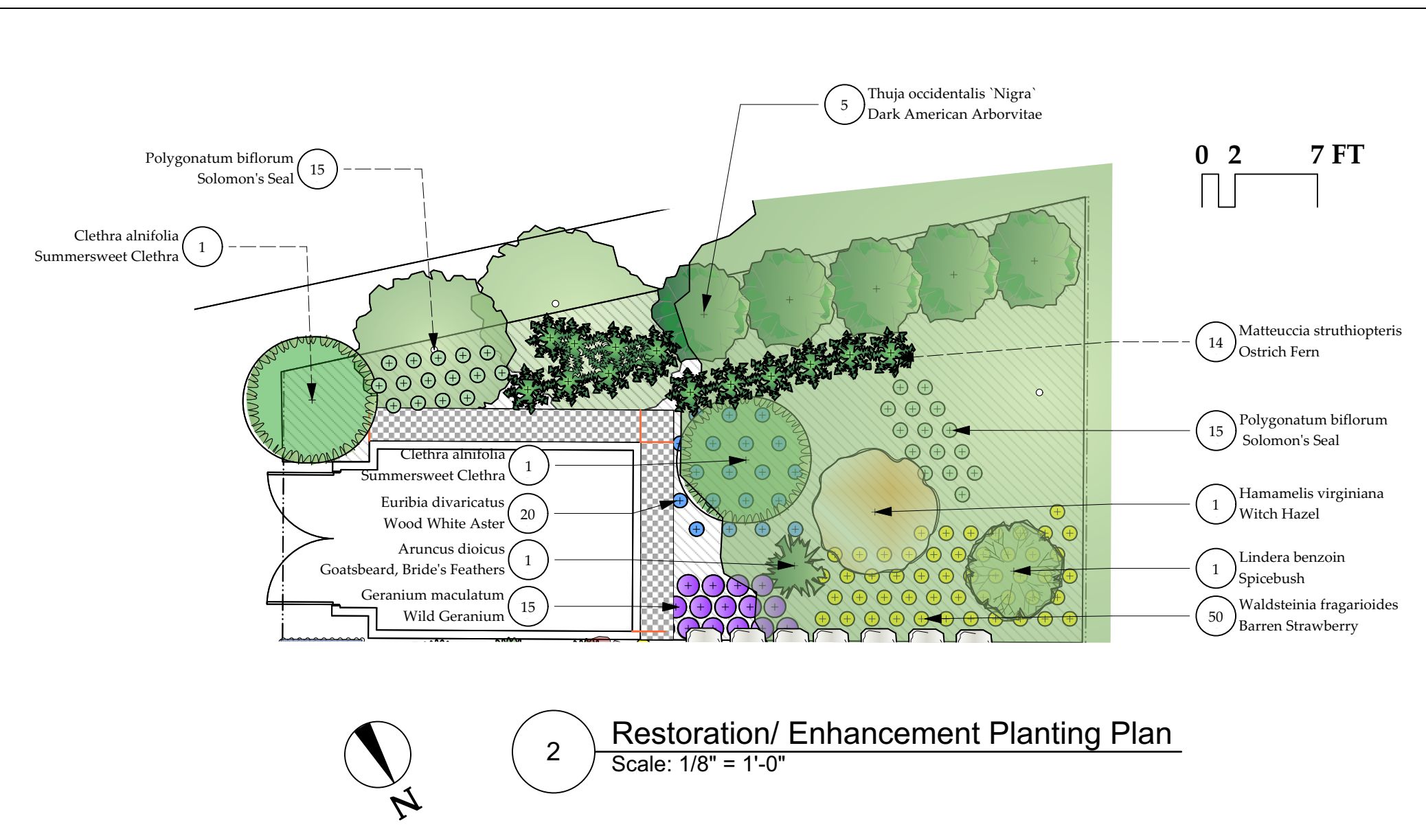
ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5213PP7.DWG 21 of 108







- NOTES**
- 1) No plant substitutions without permission of Landscape Designer.
  - 2) Landscape Designer to place plants on site.
  - 3) Existing plants to be moved to be stored under layer of soil or bark mulch in the shade and kept moist until replanting.
  - 4) LP50 Landscape Plugs to be purchased from New Moon Nursery [www.newmoonnursery.com](http://www.newmoonnursery.com)  
If LP50 size unavailable, size substitutions to be approved by Landscape Designer.
  - 5) Two inches of clean compost to be mixed with topsoil before planting.
  - 6) All plantings to be covered with 3 inches of leaf mulch.
  - 7) Future leaf fall to be kept in place in Restoration Area.
  - 8) Planting outside the restoration, not including replacement trees, may be partially implemented based on budget and plant availability.



**Tree Replacement Schedule**

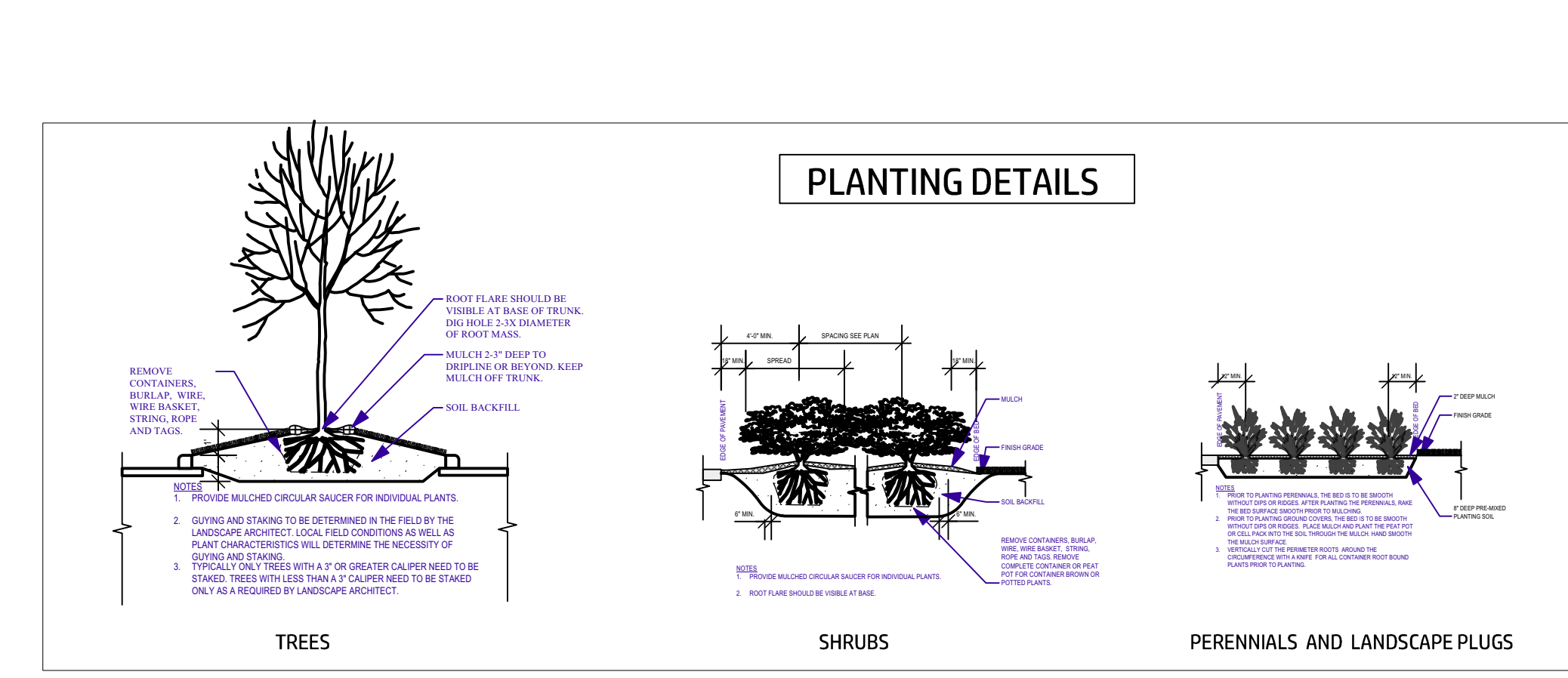
TO BE REMOVED*			TO BE ADDED		
Qty	Common Name	Botanical Name	Qty	Common Name	Botanical Name
7	Norway Maple	Acer platanoides	8	Slender Silhouette Sweetgum	Liquidambar styracifolia 'Slender Silhouette'
1	Black Walnut	Juglans nigra	1	Cherokee Chief Native Dogwood	Cornus florida 'Cherokee Chief'
			5	Dark American Arborvitae	Thuja occidentalis 'Nigra'

\*All trees to be removed are 8" or less DBH

**Use of Native Cultivars**

In cases of small residential settings, the use of some cultivated, naturally-occurring varieties of native plants (cultivars) offers an opportunity for the ecological benefits of these native plants to be beneficial in the landscape where the straight species would get too large and unwieldy. This growth pattern would require constant pruning and shaping that would result in diminished ecological value by removing flowering and fruiting parts. The following chart shows the cultivars selected in the planting plan and the reasons for their selection.

Cultivar	Reason for Selection
Cherokee Chief Dogwood	The bright red fruits of this pink flowering cultivar of the native Dogwood are an important food for wildlife in the late summer and early fall. Many songbirds eat the fruits. Woodpeckers, crows, and grackles also eat the fruits as do wild turkey and bobwhite quail. Mammals such as mice, squirrels, skunks, and others also feed on the fruits. Small bees, flies, and butterflies are attracted to the flowers and will feed on the nectar and collect pollen.
Slender Silhouette Sweetgum	This tall, narrow cultivar of the native Sweetgum is a larval host to the Luna Moth, Promethia Silkmoth, and dozens of other species. It attracts native bees, wasps, flies and beetles; birds feast on the seeds and insects enjoy the foliage. It is ideal for smaller settings because of its narrow upright habit while providing all of the same ecological functions as the straight species.
Dark American Arborvitae	This smaller cultivar of Eastern White Cedar provides nesting sites for songbirds, as well as winter protection.



**Berggren Restoration Plant List**

PLANT TYPE	QTY	LATIN NAME	COMMON NAME	SIZE
TREES	5	Thuja occidentalis 'Nigra'	Dark American Arborvitae	10 Gal
SHRUBS	2	Clethra alnifolia	Summersweet Clethra	5 Gal
	1	Hamamelis virginiana	Witch Hazel	10 Gal
	1	Lindera benzoin	Spicebush	10 Gal
PERENNIALS	1	Aruncus dioicus	Goatsbeard, Bride's Feathers	1 Gal
	20	Eurybia divaricata	Wood White Aster	1 Gal
	15	Geranium maculatum	Wild Geranium	1 Gal
	14	Matteuccia struthiopteris	Ostrich Fern	1 Gal
	37	Polygonatum biflorum	Solomon's Seal	1 Gal
	50	Waldsteinia fragarioides	Barren Strawberry	LP50

**Berggren Full Plant List**

PLANT TYPE	QTY	LATIN NAME	COMMON NAME	SIZE
TREES	1	Cornus florida 'Cherokee Chief'	Cherokee Chief Pink Dogwood	1-1.5" B&B
	8	Liquidambar styracifolia 'Slender Silhouette'	Slender Silhouette Sweetgum	10 Gal
	5	Thuja occidentalis 'Nigra'	Dark American Arborvitae	10 Gal
SHRUBS	2	Aronia melanocarpa	Black Chokeberry	5 Gal
	2	Clethra alnifolia	Summersweet Clethra	5 Gal
	1	Hamamelis virginiana	Witch Hazel	10 Gal
	3	Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	5 Gal
	6	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 Gal
	4	Itea virginica 'Little Henry'	Little Henry Sweetspire	3 Gal
	1	Lindera benzoin	Spicebush	10 Gal
PERENNIALS	1	Agastache foeniculum	Anise Hyssop	1 Gal
	9	Allium cernuum	Nodding Onion	1 Qt
	1	Aruncus dioicus	Goatsbeard, Bride's Feathers	1 Gal
	9	Asclepias tuberosa	Butterfly Weed	1 Qt
	3	Asclepias incarnata	Rose Milkweed	1 Gal
	6	Astilbe japonica 'Europa'	Europa Japanese Astilbe	1 Gal
	100	Carex pensylvanica	Pennsylvania Sedge	LP 50
	5	Eragrostis spectabilis	Purple Lovegrass	1 Qt
	20	Eurybia divaricata	Wood White Aster	1 Gal
	15	Geranium maculatum	Wild Geranium	1 Gal
	42	Geranium x cantabrigiense 'Biokovo'	Biokovo Cranesbill	LP50
	14	Matteuccia struthiopteris	Ostrich Fern	1 Gal
	6	Monarda punctata	Spotted Beebalm	1 Qt
	37	Polygonatum biflorum	Solomon's Seal	1 Gal
	2	Solidago odora	Sweet Goldenrod	1 Qt
	3	Symphoricarum novae-angliae	New England Aster	1 Qt
	100	Waldsteinia fragarioides	Barren Strawberry	LP50

**Invasive Plant Management Plan**

Plants considered invasive or potentially invasive to Massachusetts, as listed on the webpage of the Massachusetts Invasive Plant Advisory Group (MIPAG), shall be identified and removed by hand-pulling or other mechanical means and disposed of properly for the particular material.









# (GFA) GROSS FLOOR AREA Calculations

## GFA

existing GFA

cellar = 617

1st = 813

2nd = 466

tot. existing = 1896 s.f.

.37

proposed GFA

cellar = 617

1st = 1152

2nd = 558

tot. proposed = 2327 s.f.

.45

Gross Floor Area  
(GFA)

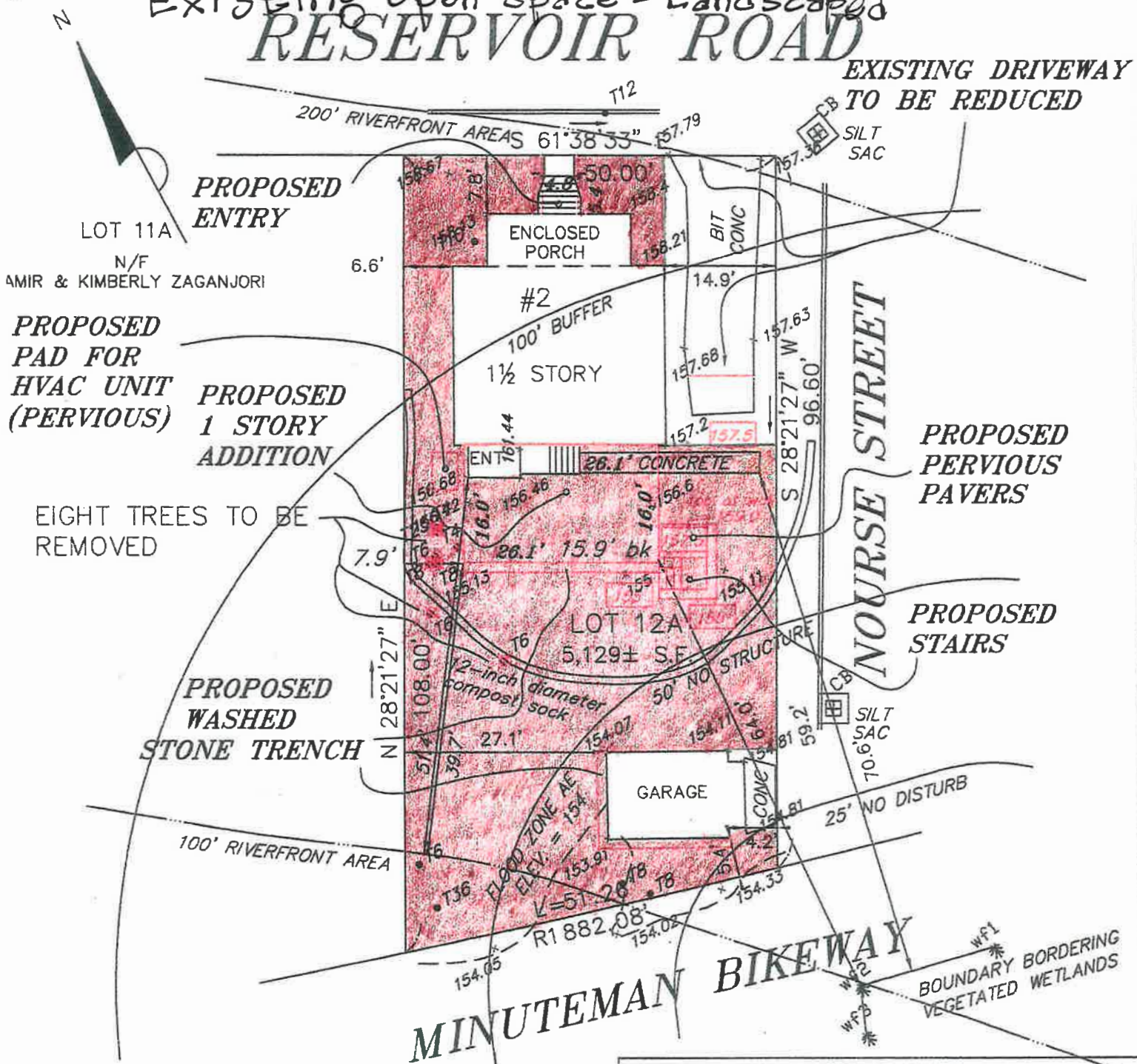
Plans & Calcs.

Area	Existing SF	% GFA	Proposed SF	% GFA
Landscape	3446	182	3097	133
Usable	2244	118	1275	55
GFA	1896		2327	



Existing Open Space - Landscaped  
**RESERVOIR ROAD**

**EXISTING DRIVEWAY  
 TO BE REDUCED**



PREPARED FOR: DAVID BERGGREN

I HEREBY CERTIFY THAT THE BUILDING IS  
 LOCATED AS SHOWN.

*Scott Lynch*  
 1/4/2024

SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF  
 THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
 #2 RESERVOIR ROAD  
 IN  
**ARLINGTON, MA**  
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/4/2024



**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5537  
 5213PP7.DWG



Existing Open Space - Usable  
**RESERVOIR ROAD**

EXISTING DRIVEWAY  
 TO BE REDUCED



LOT 11A  
 N/F  
 AMIR & KIMBERLY ZAGANJORI

PROPOSED  
 PAD FOR  
 HVAC UNIT  
 (PERVIOUS)

PROPOSED  
 1 STORY  
 ADDITION

EIGHT TREES TO BE  
 REMOVED

PROPOSED  
 WASHED  
 STONE TRENCH

PROPOSED  
 PERVIOUS  
 PAVERS

PROPOSED  
 STAIRS

PROPOSED  
 1 STORY  
 ADDITION

100' RIVERFRONT AREA

MINUTEMAN BIKEWAY

NOURSE STREET

PREPARED FOR: DAVID BERGGREN  
 I HEREBY CERTIFY THAT THE BUILDING IS  
 LOCATED AS SHOWN.

PROPOSED PLOT PLAN  
 #2 RESERVOIR ROAD  
 IN  
 ARLINGTON, MA  
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/4/2024



ROBER SURVEY  
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 ARLINGTON, MA 02476  
 (781) 648-5533  
 5213PP7.DWG

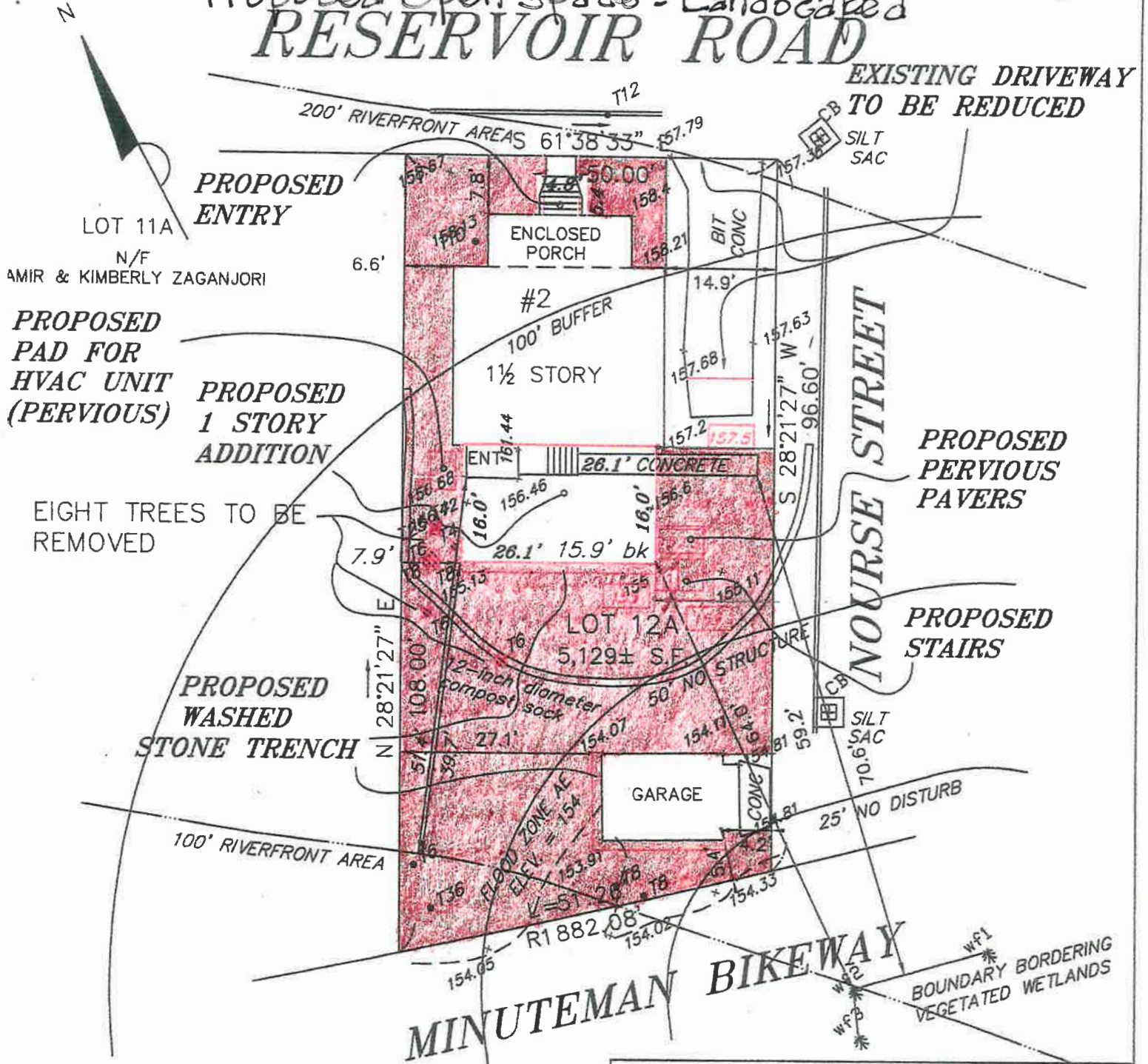
*Scott Lynch* 1/4/2024

SCOTT LYNCH, PLS DATE  
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Proposed Open Space - Landscaped  
**RESERVOIR ROAD**

EXISTING DRIVEWAY  
 TO BE REDUCED



LOT 11A  
 N/F  
 AMIR & KIMBERLY ZAGANJORI

PROPOSED  
 PAD FOR  
 HVAC UNIT  
 (PERVIOUS)

PROPOSED  
 1 STORY  
 ADDITION

EIGHT TREES TO BE  
 REMOVED

PROPOSED  
 WASHED  
 STONE TRENCH

PROPOSED  
 PERVIOUS  
 PAVERS

PROPOSED  
 STAIRS

100' RIVERFRONT AREA

MINUTEMAN BIKEWAY

BOUNDARY BORDERING  
 VEGETATED WETLANDS

PREPARED FOR: DAVID BERGGREN

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PROPOSED PLOT PLAN  
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ROBER SURVEY  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 5213PP7.DWG



Proposed Open Space - Usable  
**RESERVOIR ROAD**



LOT 11A  
 N/F  
 AMIR & KIMBERLY ZAGANJORI

**PROPOSED  
 PAD FOR  
 HVAC UNIT  
 (PERVIOUS)**

**PROPOSED  
 1 STORY  
 ADDITION**

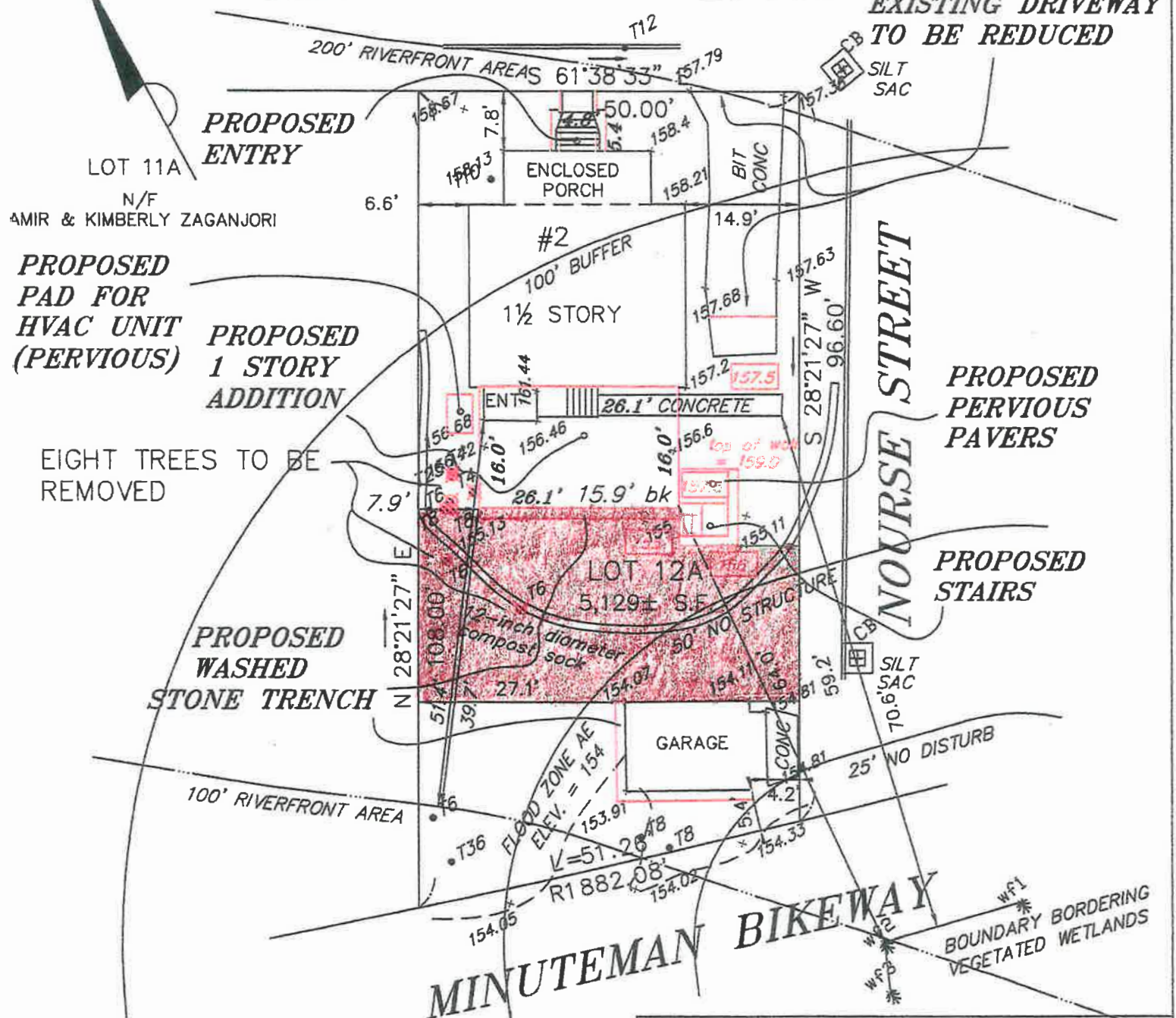
EIGHT TREES TO BE  
 REMOVED

**PROPOSED  
 WASHED  
 STONE TRENCH**

**EXISTING DRIVEWAY  
 TO BE REDUCED**

**PROPOSED  
 PERVIOUS  
 PAVERS**

**PROPOSED  
 STAIRS**



PREPARED FOR: DAVID BERGGREN  
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PROPOSED PLOT PLAN  
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SCALE: 1" = 20'      DATE: 1/4/2024



**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
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*Scott Lynch*      1/4/2024

SCOTT LYNCH, PLS      DATE  
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OPEN SPACE  
by Landscaped  
& Usable

Open Space Arlington  
message

vid B <spindoton@gmail.com>  
David Mullen <davidmullenai@gmail.com>  
: Linnea Mobile <lberggit@gmail.com>

Mon, May 20, 2024 at 1:32 f

Hi David,

Does the driveway count as 'open space'?

Not sure if this is what you are looking for:  
Open Space in definitions: (page 19 of the bylaw):

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 appearance 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. 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. 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.

This is the line from 5.3.22(C)

- (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 are calculated based on Gross Floor Area.

? how calculated?

Dimensional Requirements:  
page 60:

R District Yard and Open Space Requirements (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R0, R1	25	10	
Rear (lot depth 100 ft. or more)	.....	.....	20
Rear (lot depth <100 ft.)	.....	.....	20% lot depth
Accessory buildings and garage structures	25	6	6
R2	20	10	
Rear (lot depth 100 ft. or more)	.....	.....	20
Rear (lot depth <100 ft.)	.....	.....	20% lot depth
Accessory buildings and garage structures	20	6	6

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date: 2024-07-11  
Registry ID:  
Ekotrope ID: LZgy5wyd



## HERS® Index Score:

# 52

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

## Annual Savings

# \$4,197

\*Relative to an average U.S. home

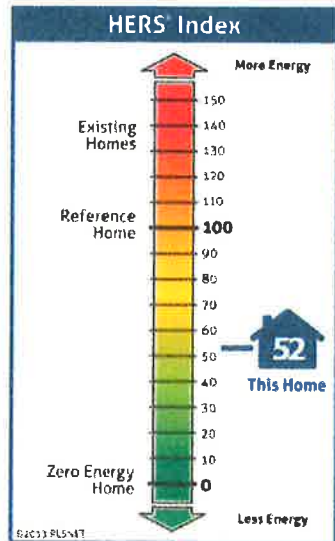
**Home:**  
2 Reservoir Rd  
Arlington, MA 02474

**Builder:**  
David Mullen

## Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	14.1	\$1,151
Cooling	1.2	\$98
Hot Water	3.1	\$252
Lights/Appliances	17.1	\$1,401
Service Charges		\$84
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>35.5</b>	<b>\$2,986</b>

This home meets or exceeds the criteria of the following:



## Home Feature Summary:

Home Type: Single family detached  
Model: N/A  
Community: N/A  
Conditioned Floor Area: 1,746 ft<sup>2</sup>  
Number of Bedrooms: 2  
Primary Heating System: Air Source Heat Pump • Electric • 10.8 HSPF  
Primary Cooling System: Air Source Heat Pump • Electric • 17.5 SEER  
Primary Water Heating: Residential Water Heater • Electric • 3.7 UEF  
House Tightness: 1.5 ACH50  
Ventilation: 40 CFM • 40 Watts • ERV  
Duct Leakage to Outside: 50 CFM @ 25Pa (2.86 / 100 ft<sup>2</sup>)  
Above Grade Walls: R-21  
Ceiling: Vaulted Roof, R-49  
Window Type: U-Value: 0.25, SHGC: 0.29  
Foundation Walls: N/A  
Framed Floor: R-30

## Rating Completed by:

**Energy Rater:** Bijan Khosraviani  
RESNET ID: 9257410

**Rating Company:** A9 Green/Total Green Energy Solution  
located in Lexington, Massachusetts  
781-778-7054

**Rating Provider:** Energy Raters of Massachusetts  
2 Woodlawn Street Amesbury, MA 01913  
978-270-3911

Bijan Khosraviani, Certified Energy Rater  
Digitally signed: 7/30/24 at 4:52 PM





# Fuel Summary



**Property**  
2 Reservoir Rd  
Arlington, MA 02474

**Organization**  
A9 Green/Total Green Energy Sr  
Bijan Khosravi  
781-778-7054

**Inspection Status**  
Results are projected

2 Reservoir Rd, Arlington, MA 02474\_PM\_07-1  
Final

**Builder**  
David Mullen

## Annual Energy Cost

---

Electric	\$2,941
----------	---------

## Annual End-Use Cost

---

Heating	\$1,133
Cooling	\$98
Water Heating	\$252
Lights & Appliances	\$1,373
Onsite Generation	-\$0
Service Charges	\$84
Total	\$2,941

## Annual End-Use Consumption

---

Heating [Electric kWh]	4,059.4
Cooling [Electric kWh]	353.0
Hot Water [Electric kWh]	904.2
Lights & Appliances [Electric kWh]	4,922.0
Total [Electric kWh]	10,238.6
Total Onsite Generation [Electric kWh]	0.0

## Peak Electric Consumption

---

Peak Winter kW	2.77
Peak Summer kW	1.14

## Utility Rates

---

Electricity	MA2023-\$0.279/kWh
Natural Gas	MA2023 \$2.19/thm
Propane	2023LPG \$3.55/Gallon
Oil	2010 Oil, 3.36/G



**LEED v4.1 Residential: Single Family**  
Project Checklist

Project Name: 2 Reservoir Road  
Date: 9/6/2024

Y ? N

3	0	0	Credit	Integrative Process	2
---	---	---	--------	---------------------	---

**3 0 0**

**PERFORMANCE PATH**

3	0	0	Credit	LEED for Neighborhood Development Location	10
---	---	---	--------	--	----

**PRESCRIPTIVE PATH**

1	0	0	Credit	Site Selection	6
1	0	0	Credit	Compact Development	1
1	0	0	Credit	Community Resources	1
2	0	0	Credit	Access to Transit	2

**4 0 0 Sustainable Sites 5**

Y	0	0	Prereq	Construction Activity Pollution Prevention	Required
1	0	0	Credit	Heat Island Reduction	1
2	0	0	Credit	Rainwater Management	2
2	0	0	Credit	Non-Toxic Pest Control	2

**11 0 0 Water Efficiency 15**

Y	0	0	Prereq	Water Use	Required
Y	0	0	Prereq	Water Metering	Required

**PERFORMANCE PATH**

11	0	0	Credit	Total Water Use	15
----	---	---	--------	-----------------	----

**PRESCRIPTIVE PATH**

11	0	0	Credit	Indoor Water Use	11
4	0	0	Credit	Outdoor Water Use	4

**36 0 0 Energy and Atmosphere 40**

Y	0	0	Prereq	Minimum Energy Performance	Required
Y	0	0	Prereq	Energy Metering	Required
Y	0	0	Prereq	Education of the Homeowner, Tenant, or Building Manager	Required
36	0	0	Credit	Annual Energy Use	36
2	0	0	Credit	Efficient Hot Water Distribution System	2
1	0	0	Credit	HVAC Start-Up Credentialing	1
1	0	0	Credit	Refrigerant Management	1

**2 0 0 Materials and Resources 12**

Y	0	0	Prereq	Certified Tropical Wood	Required
Y	0	0	Prereq	Durability Management	Required
3	0	0	Credit	Durability Management Verification	3
5	0	0	Credit	Environmentally Preferable Products	5
2	0	0	Credit	Construction Waste Management	2
2	0	0	Credit	Material Efficient Framing	2

**8 0 0 Indoor Environmental Quality 16**

Y	0	0	Prereq	Ventilation	Required
Y	0	0	Prereq	Combustion Venting	Required
Y	0	0	Prereq	Garage Pollutant Protection	Required
Y	0	0	Prereq	Radon-Resistant Construction	Required
Y	0	0	Prereq	Air Filtering	Required
Y	0	0	Prereq	Compartmentalization	Required
3	0	0	Credit	Enhanced Ventilation	3
3	0	0	Credit	Contaminant Control	3
6	0	0	Credit	Balancing of Heating and Cooling Distribution Systems	6
2	0	0	Credit	Low Emitting Products	4

**0 0 0 Innovation 6**

Y	0	0	Prereq	Preliminary Rating	Required
5	0	0	Credit	Innovation	5
1	0	0	Credit	LEED AP Homes	1

**0 0 0 Regional Priority 4**

1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1

**64 0 0 TOTALS Possible Points: 110**

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

## 2 Reservoir Road

### LEED Notes:

#### Location and Transportation

- Access to Transit – Easy access to Minuteman Bikeway and Bus Lines
- Compact Development – This is an existing single-family house with a modest single floor addition.

#### Sustainable Sites

- Project has been approved by the Arlington Conservation Commission, and includes storm trenches around the addition, and the existing garage. Additionally, an area of 735 square feet has been designated as restoration land. From the Conservation commission application: “The Applicants propose 735± square feet of Riverfront Area restoration/enhancement within the southern portion of the site, resulting in a 2:1 ratio of restoration/enhancement to the increase of Degraded Riverfront Area on the site. This restoration/enhancement effort, combined with the stormwater management efforts proposed herein, provide an ‘equivalent level of environmental protection’ relative to the proposed activities”
- Non- Toxic Pest Control – No pest control chemicals of any kind are used on property.

#### Water Efficiency

- Indoor Water Use – All indoor fixtures inclusive of toilets will meet the ‘water sense label’.

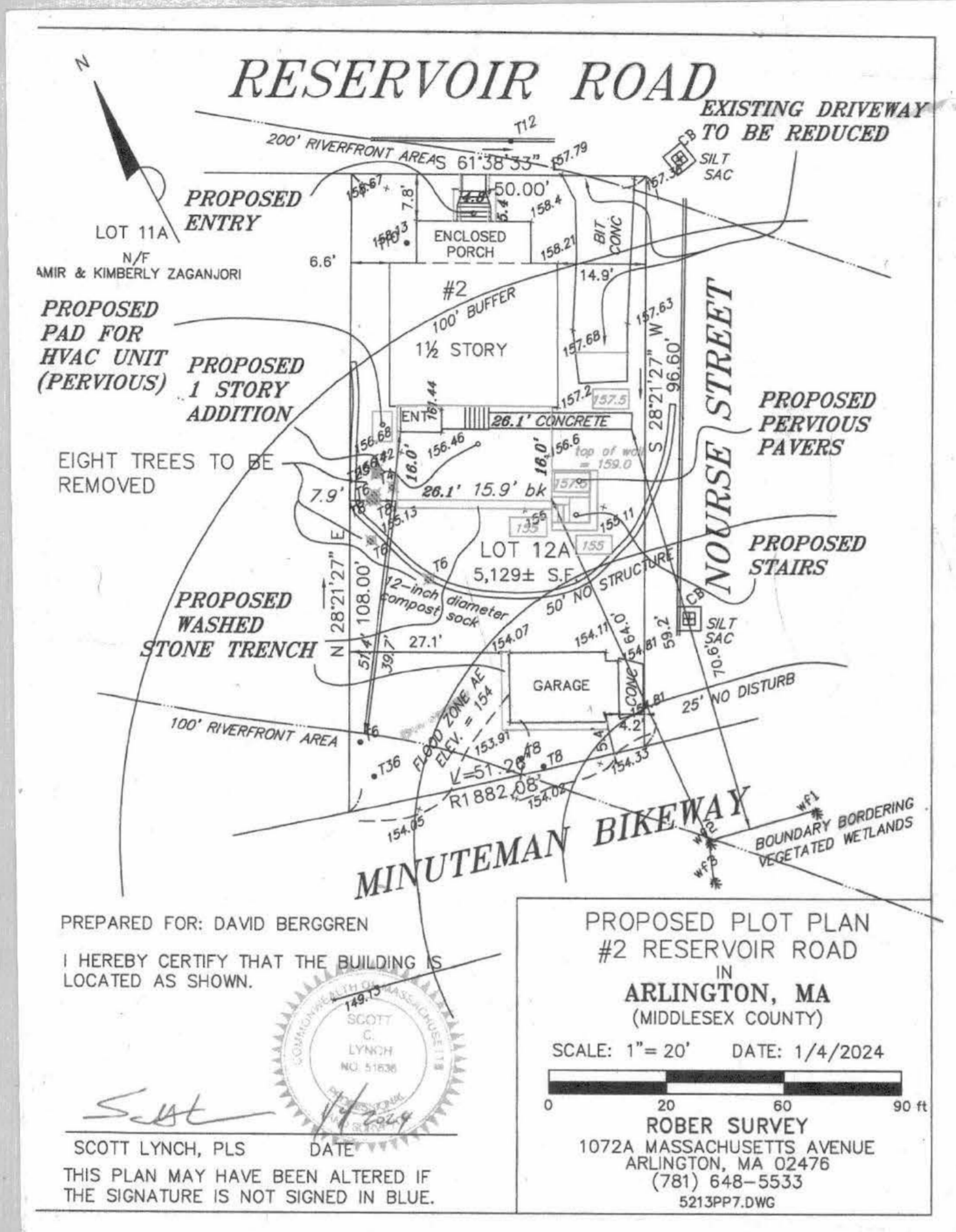
#### Energy and Atmosphere

- Annual Energy Use – The project will have a HERS 52 rating.

#### Materials and Resources

- Material Efficient Framing – The new addition will use zip wall for framing.





PREPARED FOR: DAVID BERGGREN

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
#2 RESERVOIR ROAD  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/4/2024



ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5213PP7.DWG

David M. Mullen  
Architect AIA



39 Bow Street • Lexington, Massachusetts • 02420  
781-354-3013 davidmullenia@gmail.com

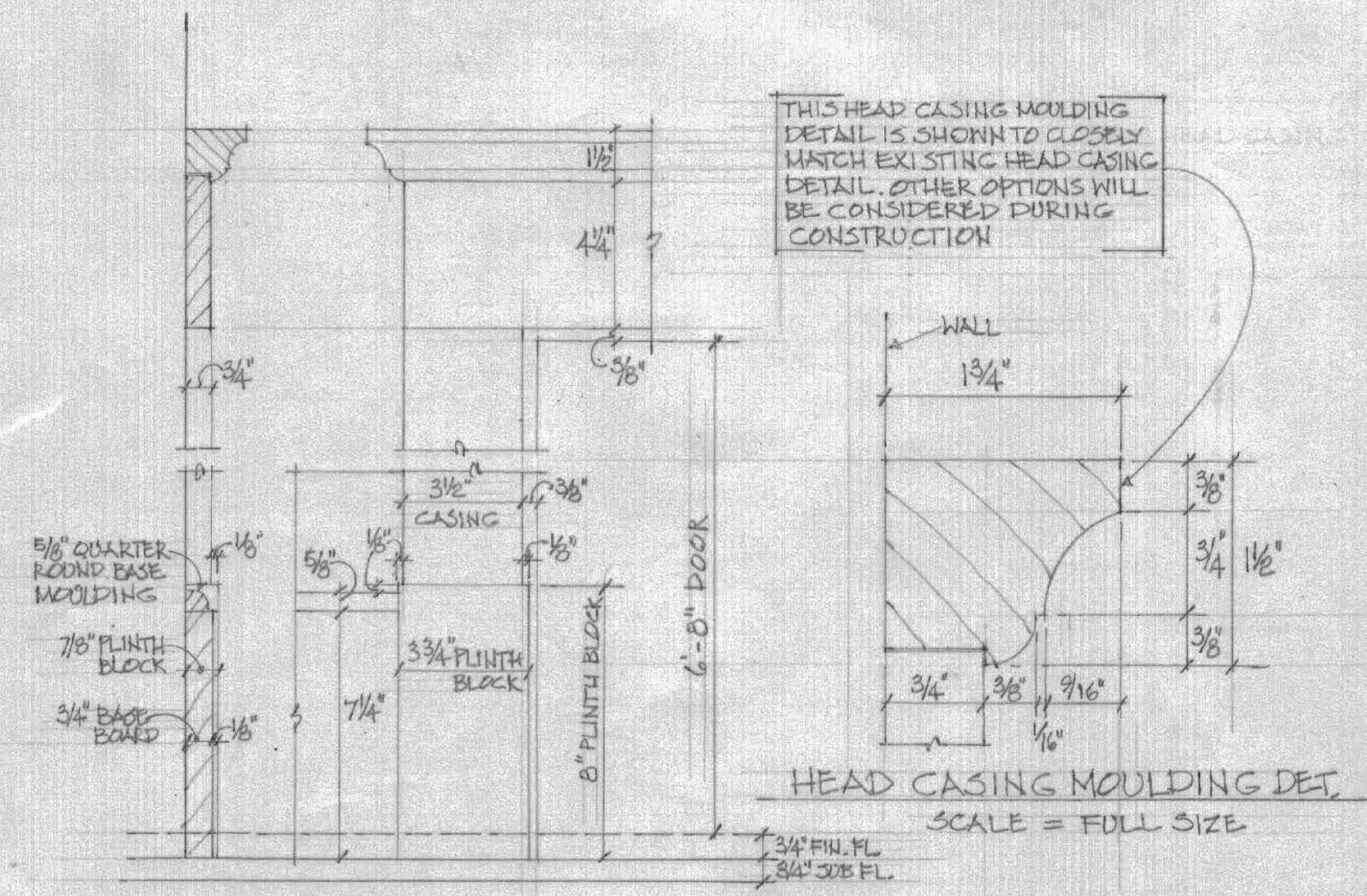


BERGGREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON, MASS.



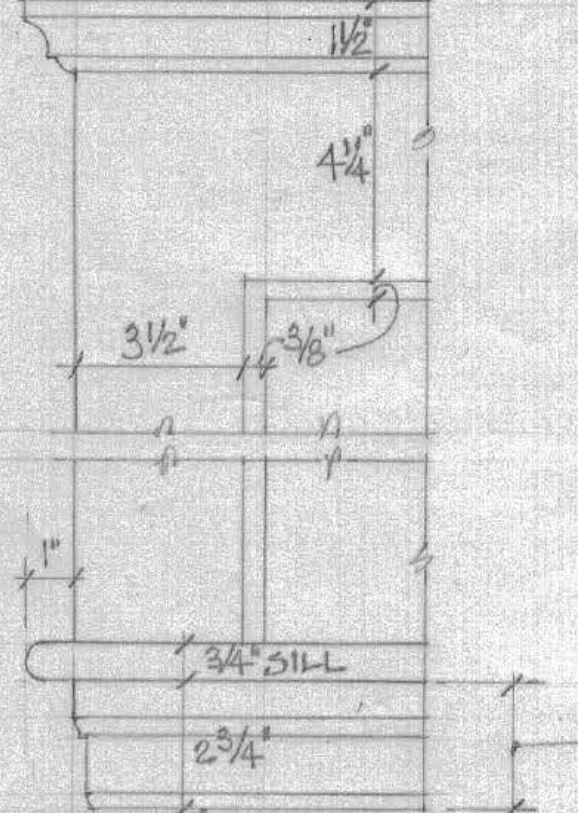




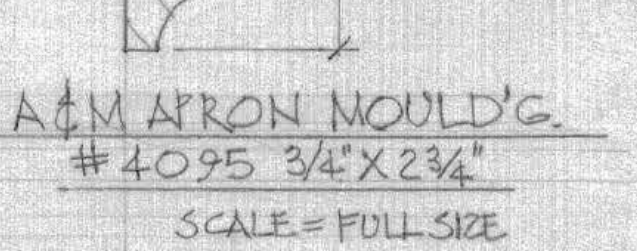


1ST & 2ND FL. TYP. DETAILS @ DOOR & CASED OPENINGS  
SCALE 3" = 1'-0"

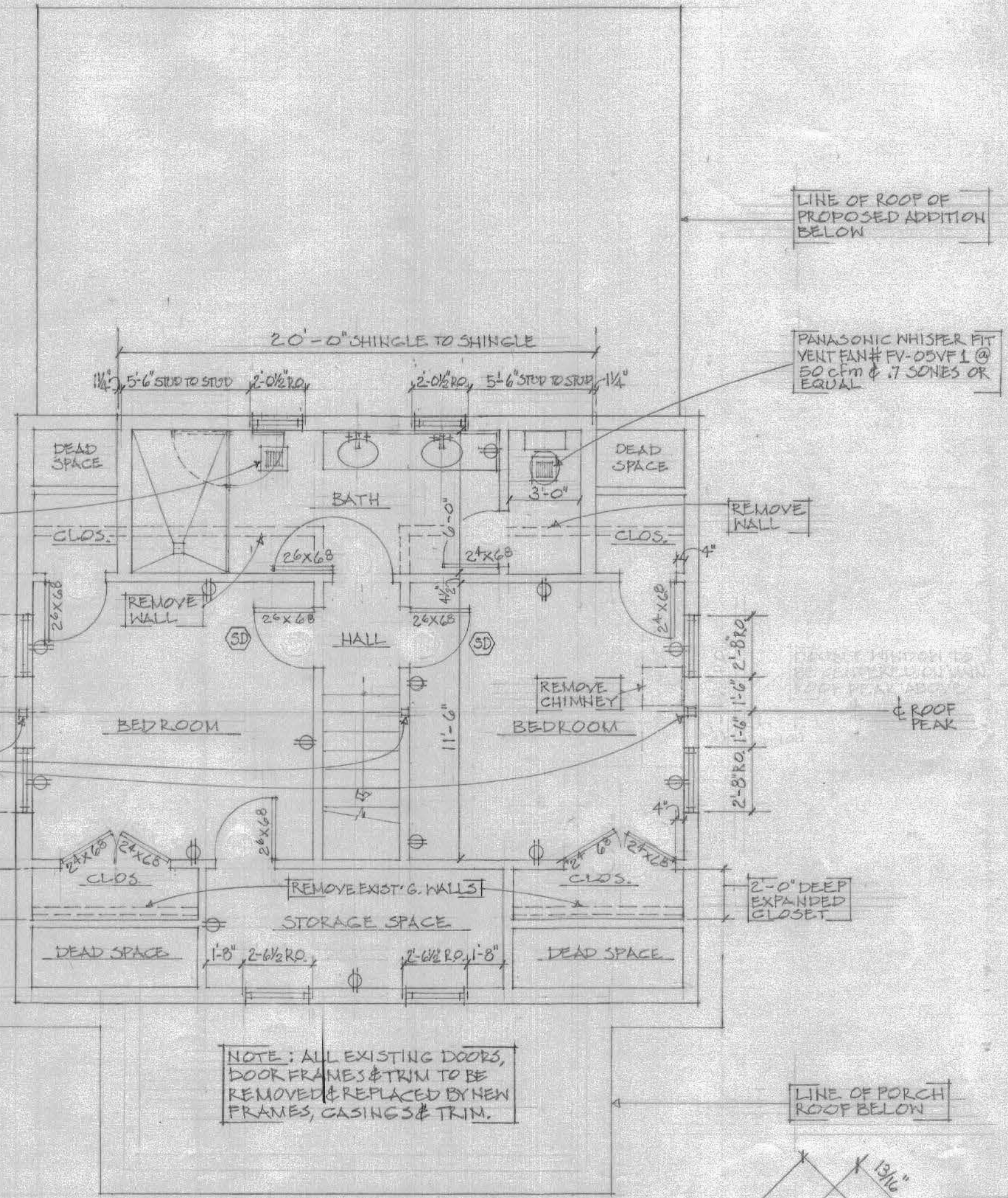
NOTE  
ALL TRIM & MOLDINGS & TRIM TO BE POPLAR



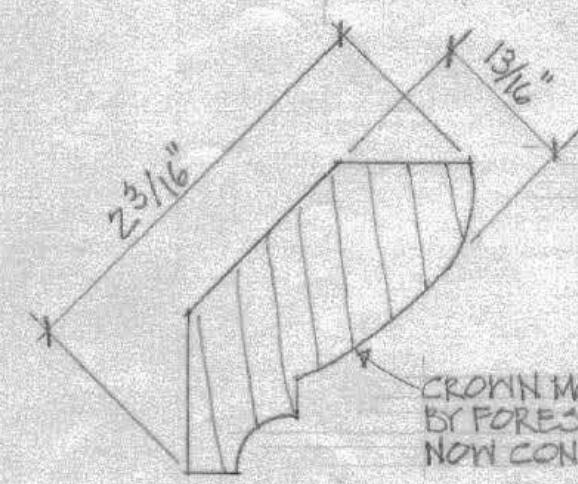
1ST & 2ND FL. TYP. CASING DETAIL @ WINDOWS  
SCALE 3" = 1'-0"



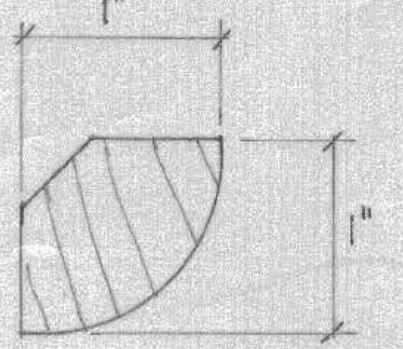
TYPICAL PRIMED PANEL DOOR FOR BOTH 1ST & 2ND FLOORS  
SCALE 1/2" = 0"



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



CROWN MOLDING FOR 2ND FLOOR BEDROOMS & STAIRHALL  
SCALE = FULL SIZE



CROWN MOLDING AT BATH & WC NITCH  
SCALE = FULL SIZE

David M. Mullen  
Architect AIA



39 Bow Street · Lexington, Massachusetts · 02420  
781-354-3013 davidmullenai@gmail.com



BERGGREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON, MASS.



**SHINGLES**  
Shingles to be clear eastern white cedar shingles, 16" long & 6" to weather, rebuttet & resquared.

**WINDOWS**  
Windows to be by Anderson, E-Series (Alum Clad outside & primed wood inside), with HP glass Dual Pane, Low-E4 standard, Argon Filled Simulated Divided Light (SDL) with 5/8" grille bars (chamber grilles outside & Ovolo grilles inside). Window types as follows:

- Type (A) TCLDH2850 Double Hung
- Type (B) AAX2626 Awning
- Type (C) AAX2029 Awning

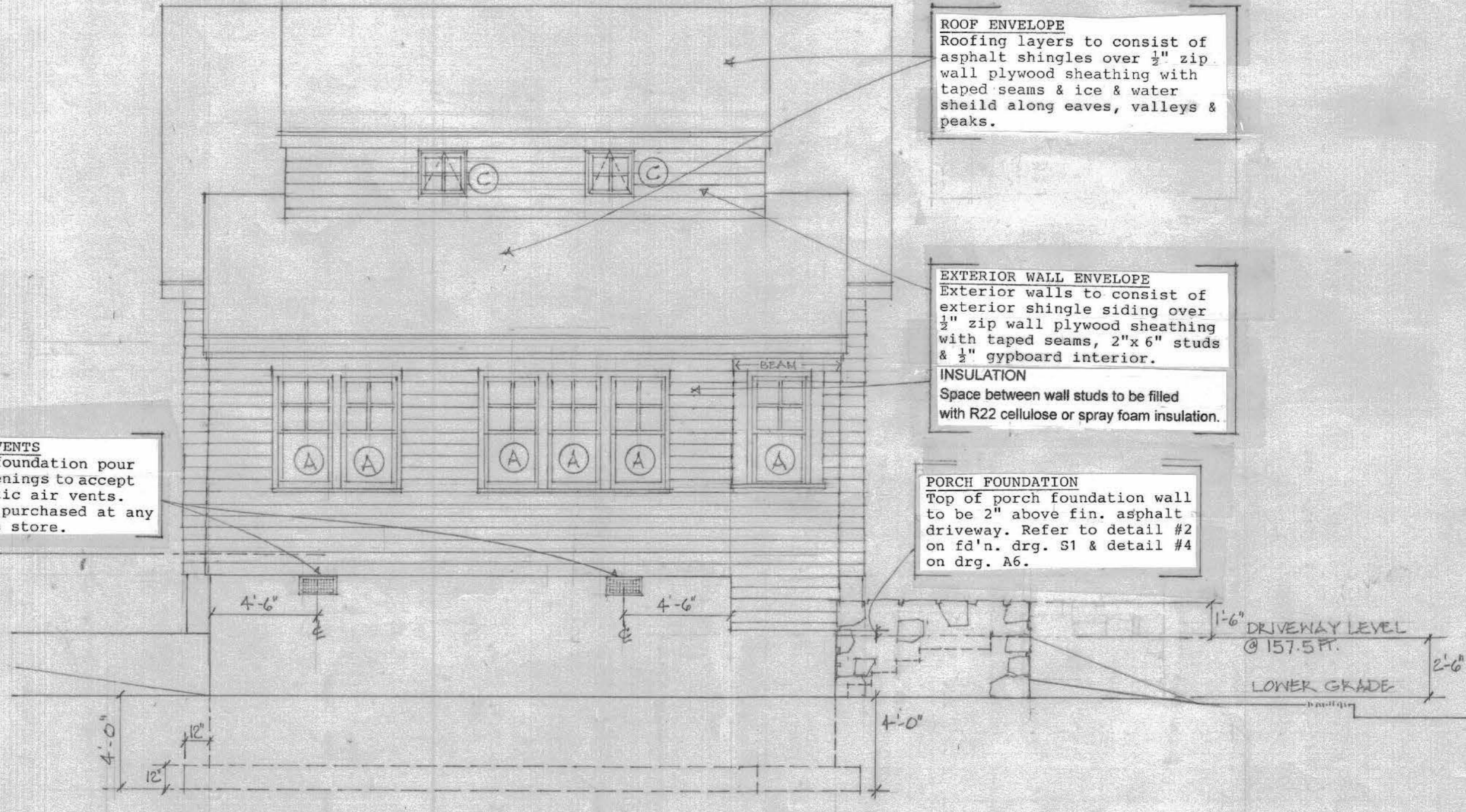
**FOUNDATION VENTS**  
During the foundation pour form out openings to accept RABL automatic air vents. They can be purchased at any ACE hardware store.

**ROOF ENVELOPE**  
Roofing layers to consist of asphalt shingles over 1/2" zip wall plywood sheathing with taped seams & ice & water sheild along eaves, valleys & peaks.

**EXTERIOR WALL ENVELOPE**  
Exterior walls to consist of exterior shingle siding over 1/2" zip wall plywood sheathing with taped seams, 2"x 6" studs & 1/2" gypboard interior.  
**INSULATION**  
Space between wall studs to be filled with R22 cellulose or spray foam insulation.

**PORCH FOUNDATION**  
Top of porch foundation wall to be 2" above fin. asphalt driveway. Refer to detail #2 on fd'n. drg. S1 & detail #4 on drg. A6.

- EXISTING STRUCTURE GENERAL NOTES**
- Existing frame structure inclusive of roof framing, wall framing, floor framing & foundation to remain except where otherwise indicated on drawings.
  - All windows to be removed from exterior walls.
  - All interior finishes to be removed from exterior walls.
  - All exterior walls to receive 2"x 6" studs sistered onto existing 2"x 4" studs to acheive depth of insulation required by code.
  - Existing heating system, hot water delivery system & electrical system to be removed.



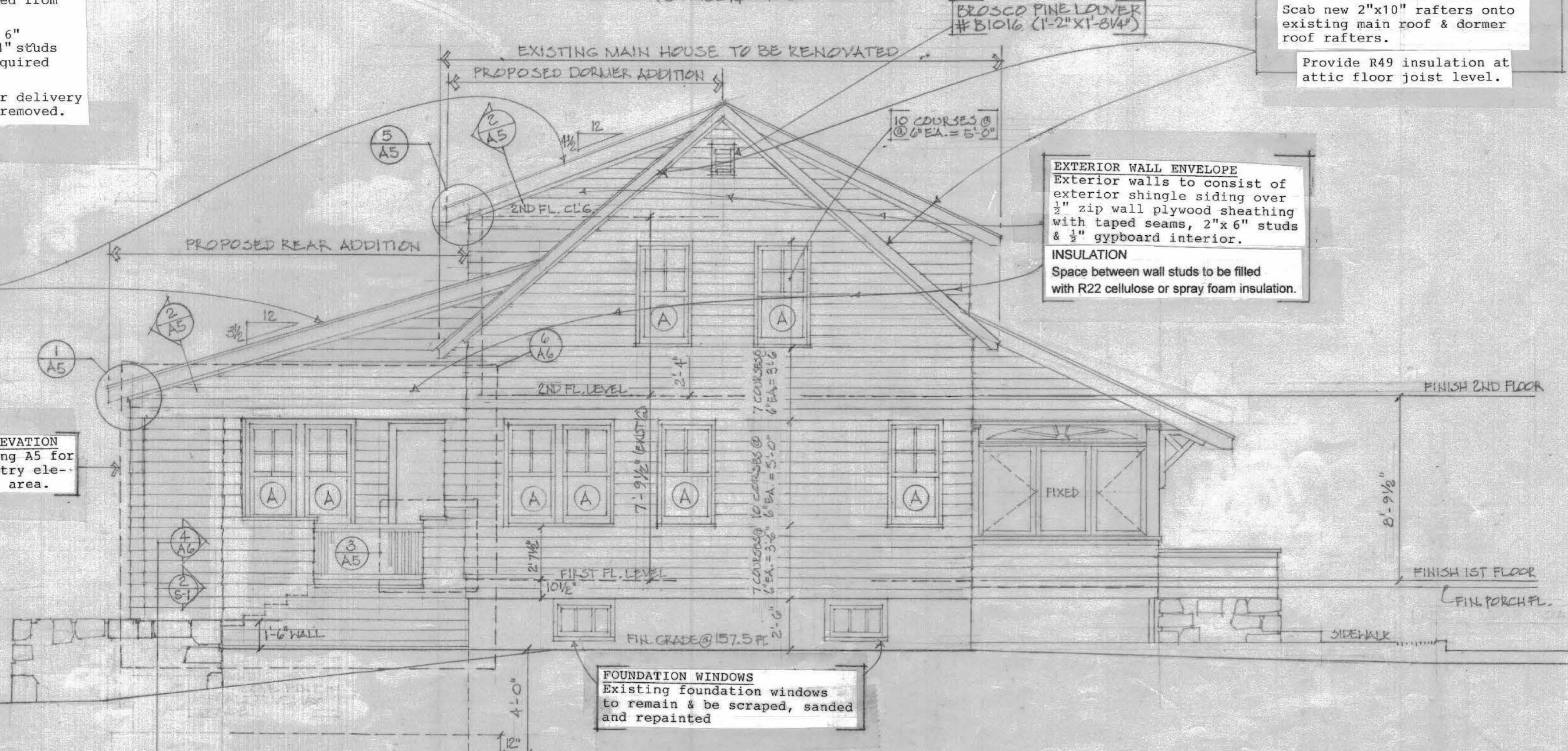
REAR ELEVATION  
SCALE 1/4" = 1'-0"

**ROOF ENVELOPE**  
Roofing layers to consist of asphalt shingles over 1/2" zip wall plywood sheathing with taped seams & ice & water sheild along eaves, valleys & peaks.  
Provide R49 insulation at first floor ceiling joist level.

Scab new 2"x10" rafters onto existing main roof & dormer roof rafters.  
Provide R49 insulation at attic floor joist level.

**EXTERIOR WALL ENVELOPE**  
Exterior walls to consist of exterior shingle siding over 1/2" zip wall plywood sheathing with taped seams, 2"x 6" studs & 1/2" gypboard interior.  
**INSULATION**  
Space between wall studs to be filled with R22 cellulose or spray foam insulation.

**LARGE SCALE ELEVATION**  
Refer to drawing A5 for large scale entry elevation of this area.



DRIVENAY SIDE ELEVATION  
SCALE 1/4" = 1'-0"

**FOUNDATION WINDOWS**  
Existing foundation windows to remain & be scraped, sanded and repainted

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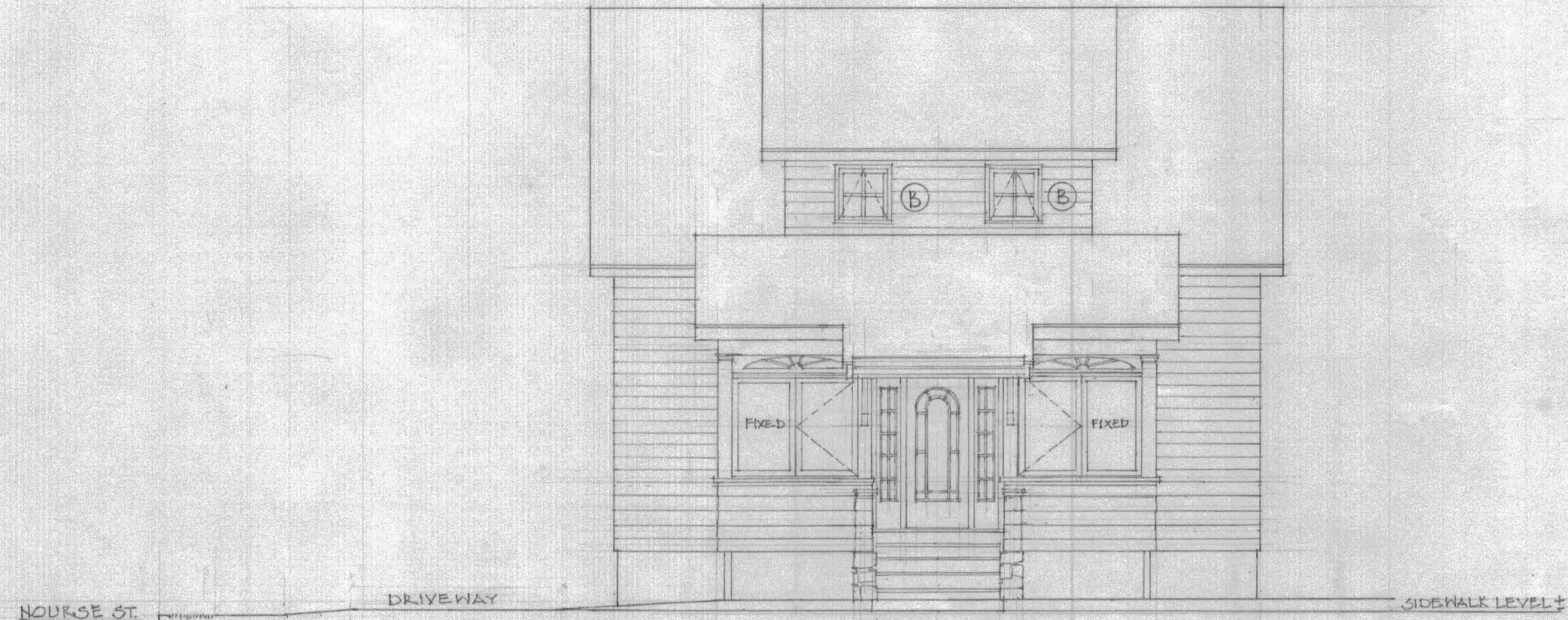
39 Bow Street - Lexington, Massachusetts - 02420  
781-354-3013 davidmullenia@gmail.com



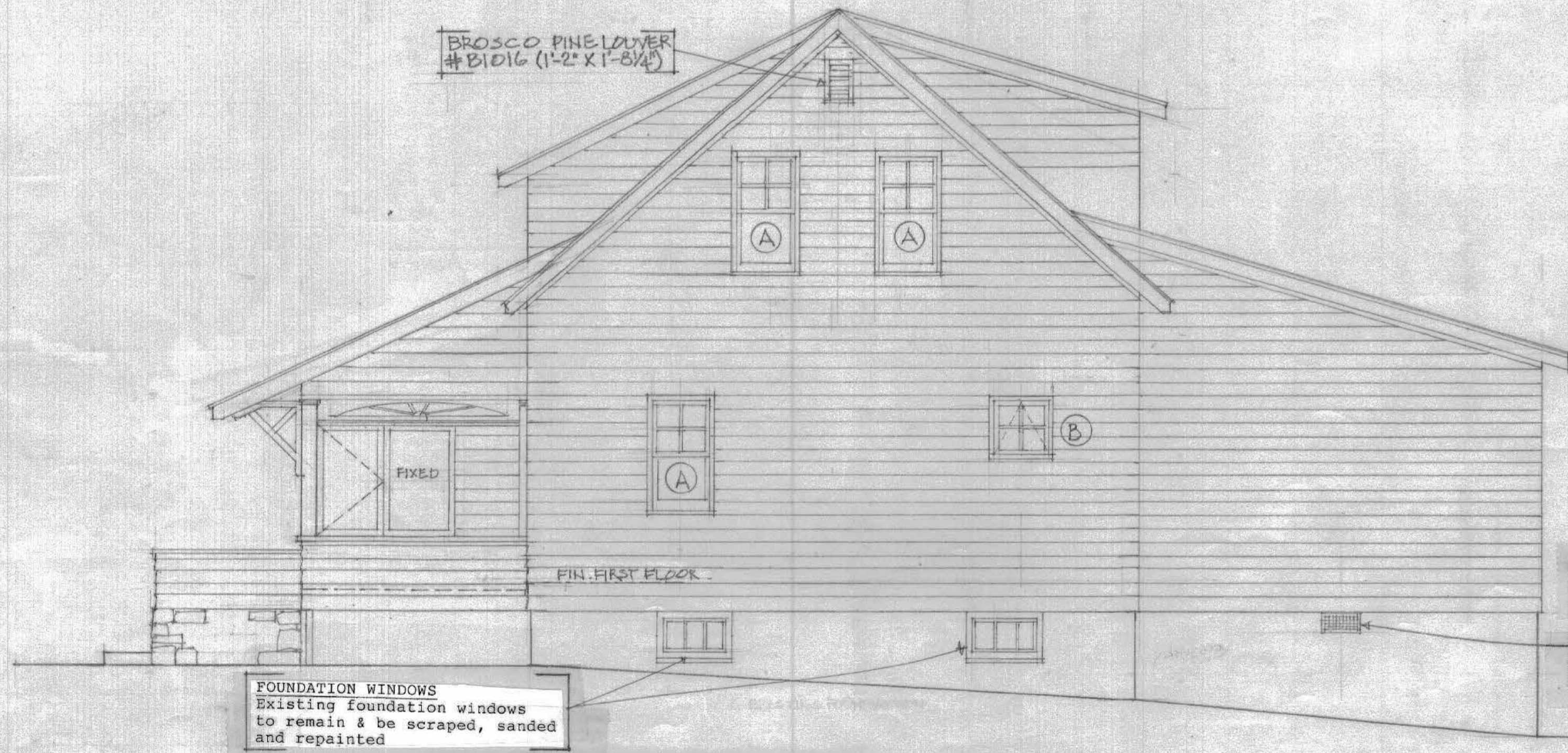
BERGGREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON, MASS.

SEPT. 8, 2024-ARB A3





RESERVOIR ROAD ELEVATION  
SCALE 1/4" = 1'-0"



**FOUNDATION WINDOWS**  
Existing foundation windows to remain & be scraped, sanded and repainted

**FOUNDATION VENTS**  
During the foundation pour form out openings to accept RABL automatic air vents. They can be purchased at any ACE hardware store.

NEIGHBOR SIDE ELEVATION  
SCALE 1/4" = 1'-0"

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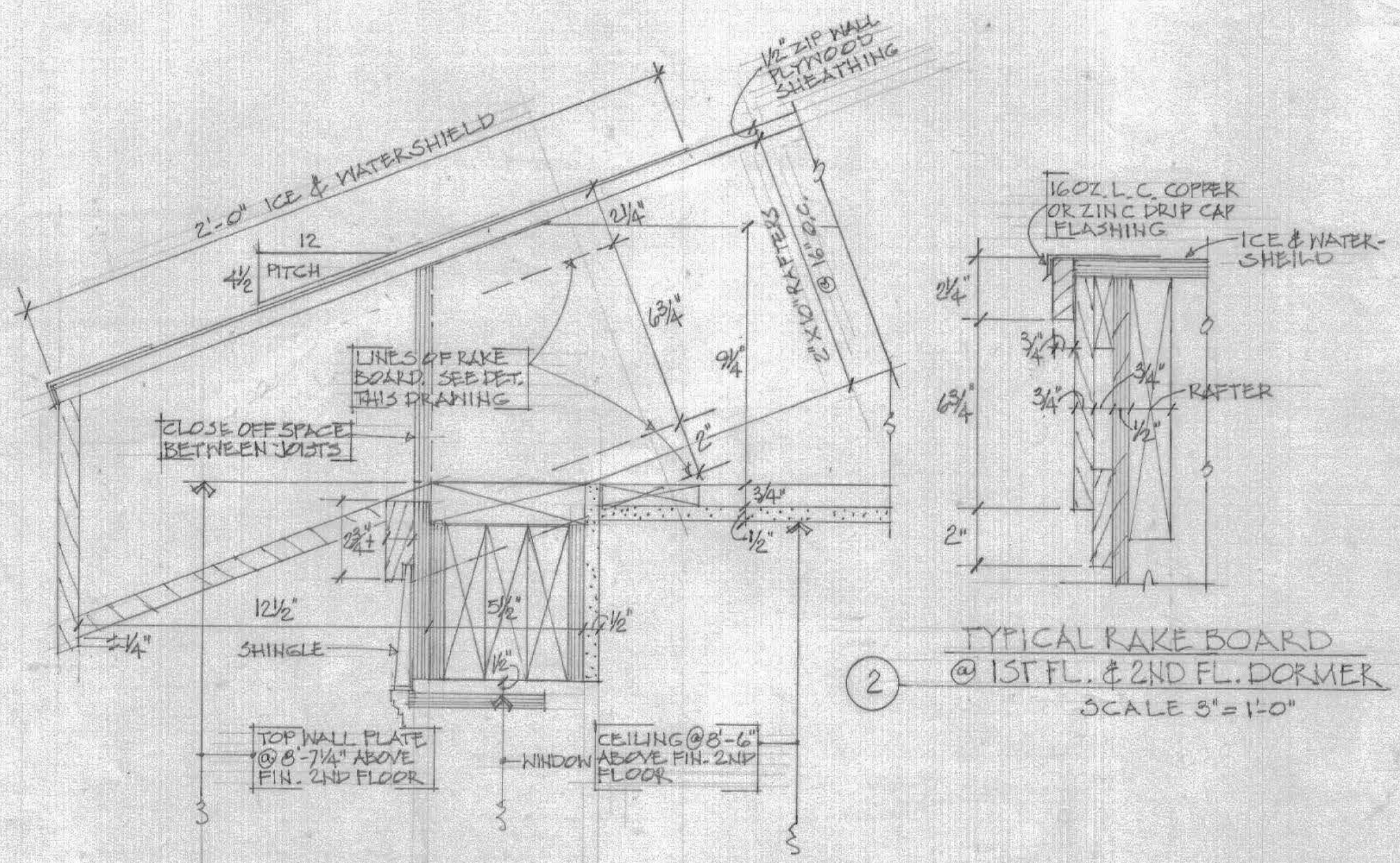
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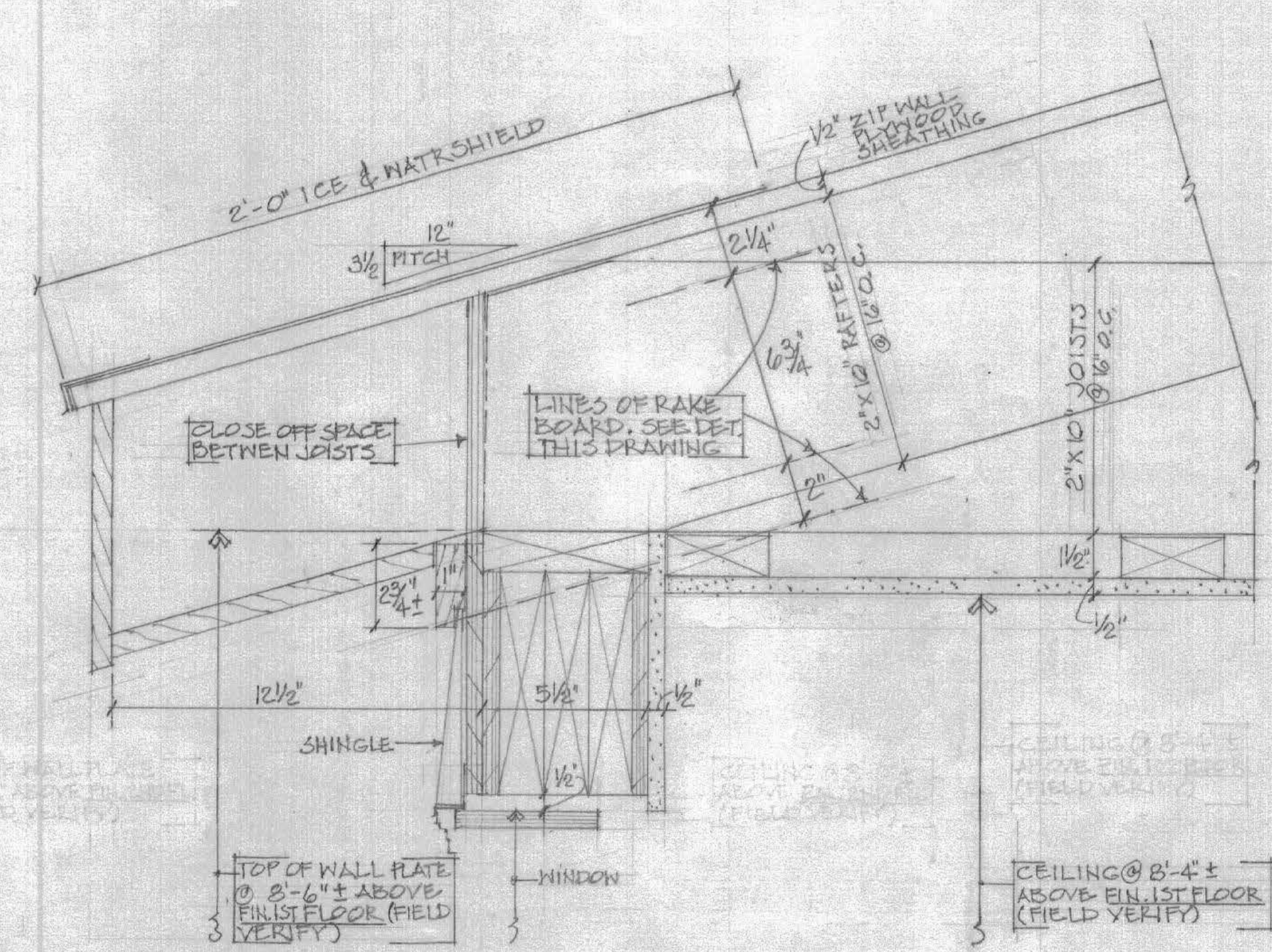
BERGGREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON, MASS.

SEPT. 9, 2024 - ARB A4



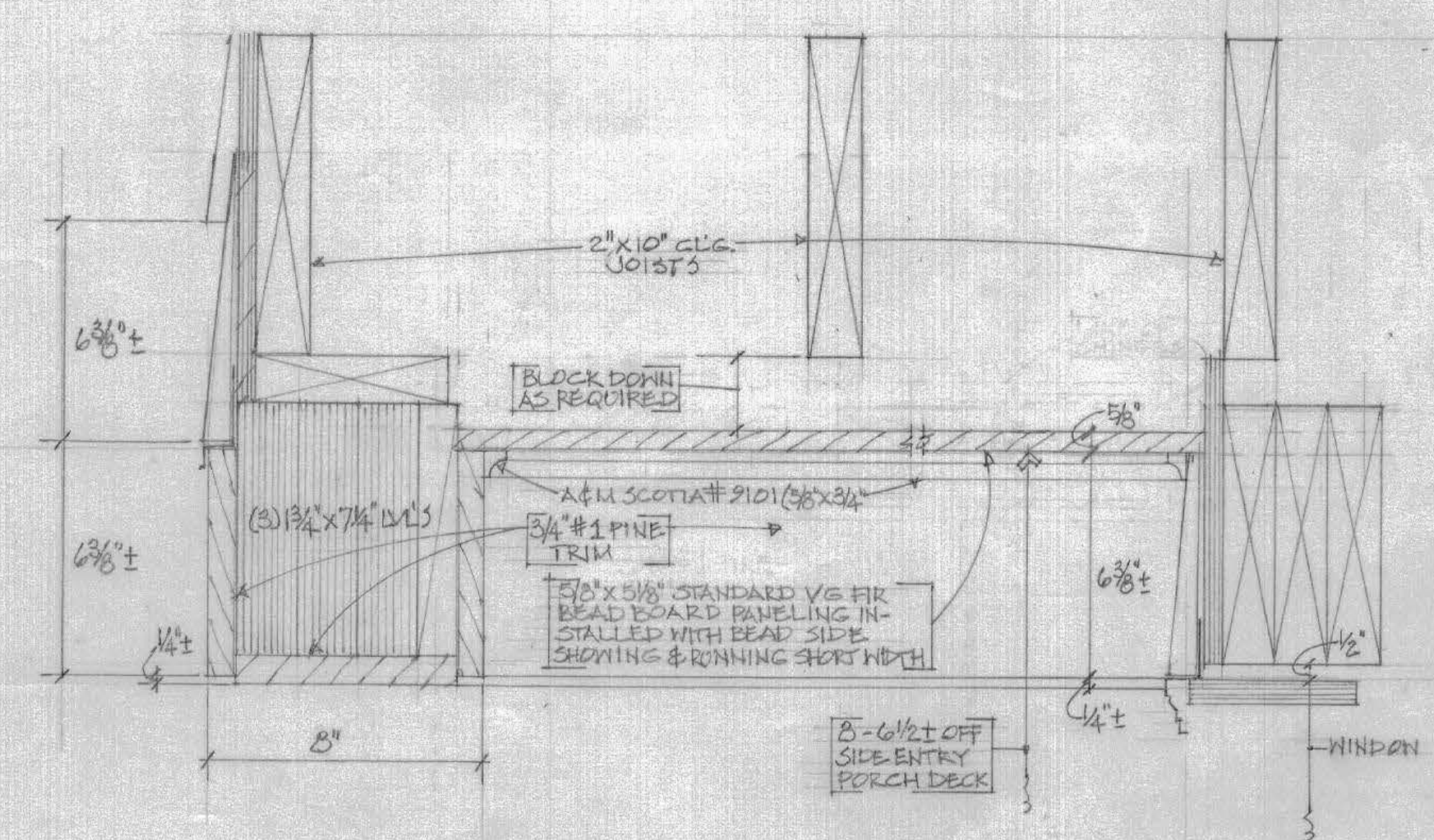


2 TYPICAL RAKE BOARD @ 1ST FL. & 2ND FL. DORMER SCALE 3" = 1'-0"

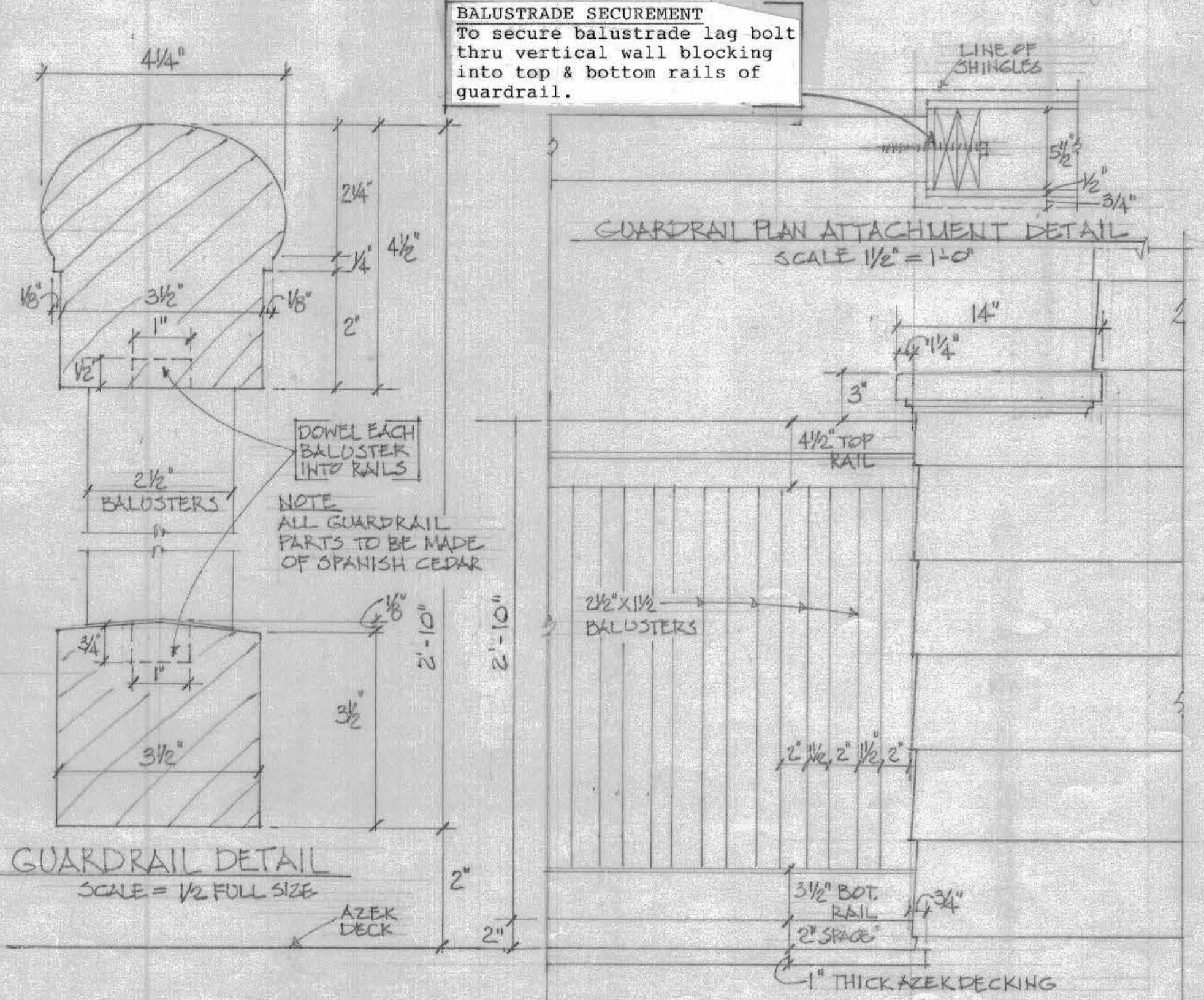


1 EAVE DETAIL @ FIRST FLOOR ADDITION SCALE 3" = 1'-0"

5 EAVE DETAIL @ 2ND FLOOR DORMER SCALE 3" = 1'-0"



4 SIDE PORCH CEILING SECTION SCALE 3" = 1'-0"



3 SIDE ENTRY PORCH GUARDRAIL DETAIL SCALE 1/2" = 1'-0"

GUARDRAIL DETAIL SCALE = 1/2 FULL SIZE

BALUSTRADE SECUREMENT  
To secure balustrade lag bolt thru vertical wall blocking into top & bottom rails of guardrail.

GUARDRAIL PLAN ATTACHMENT DETAIL SCALE 1/2" = 1'-0"

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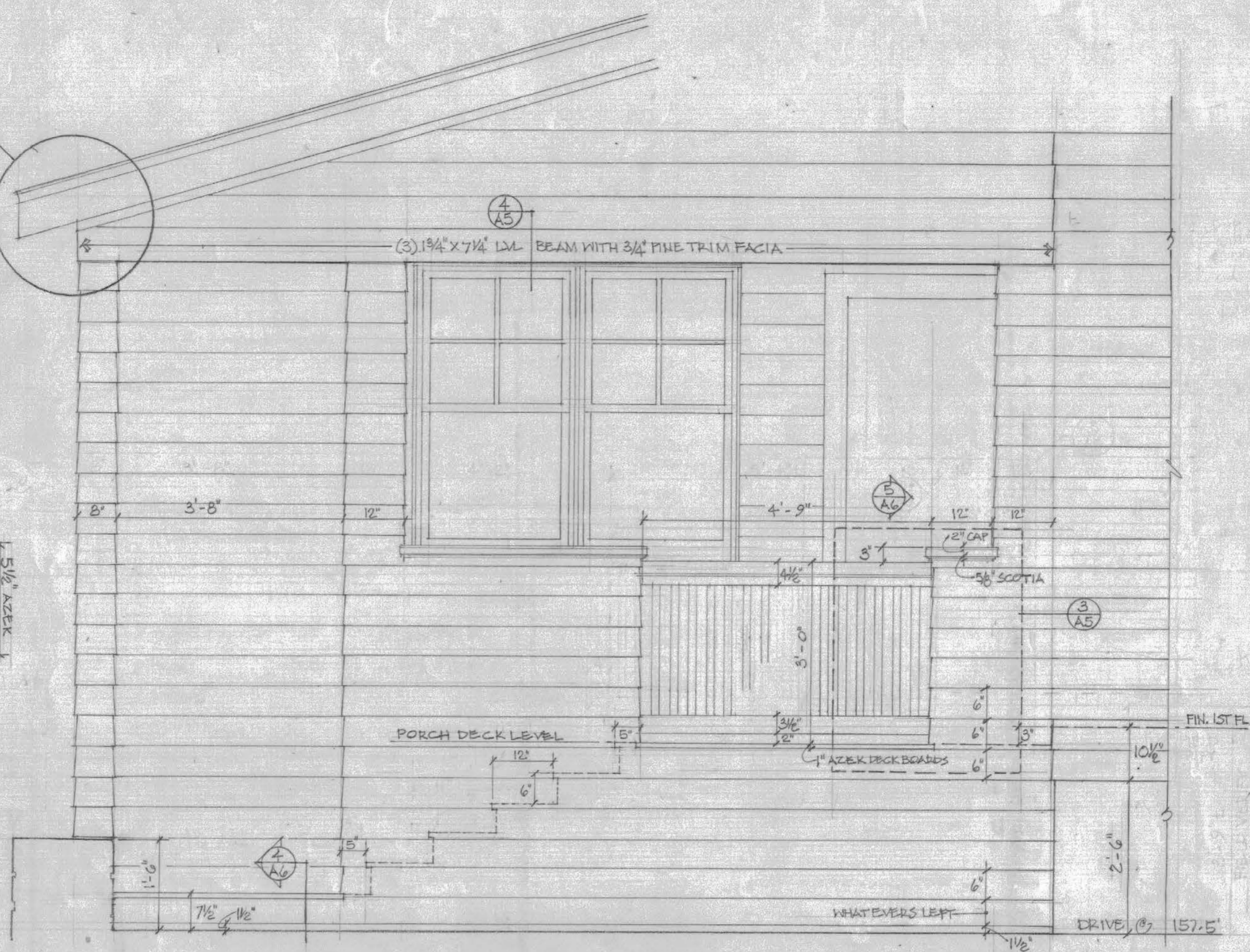
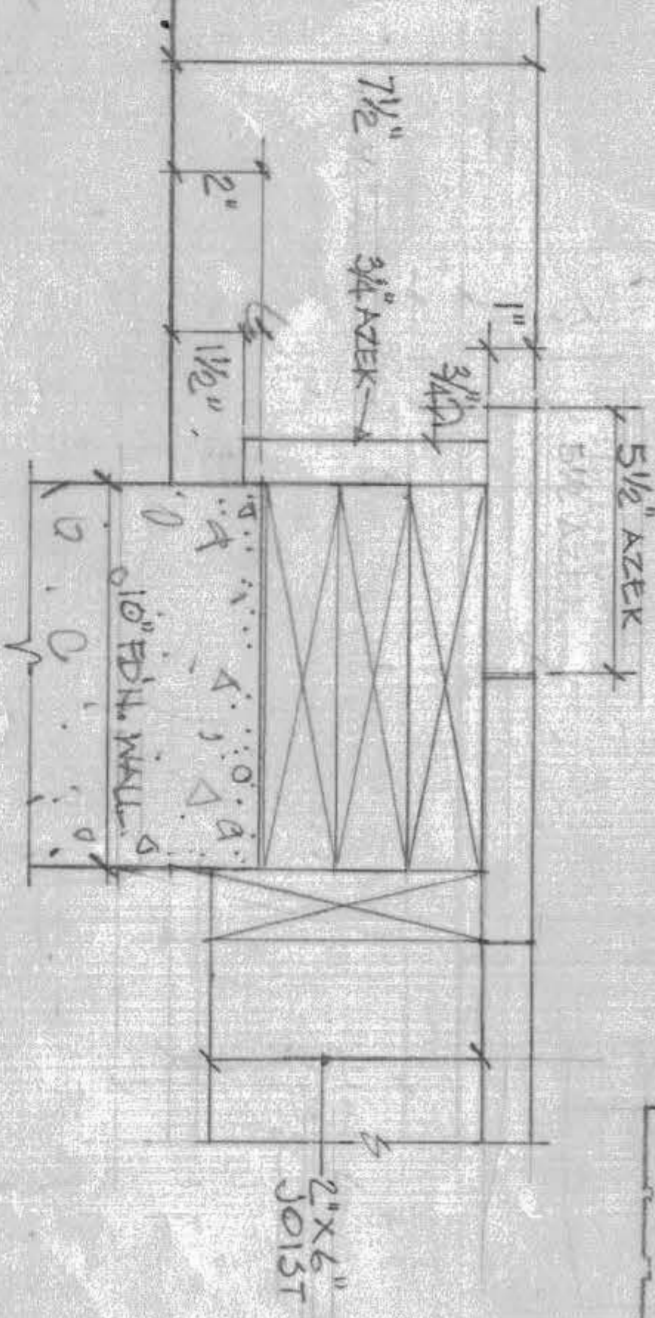
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BERGGREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON, MASS.



PORCH F.D.N. DETAIL 4 @ 1ST STEP  
SCALE 3"=1'-0"



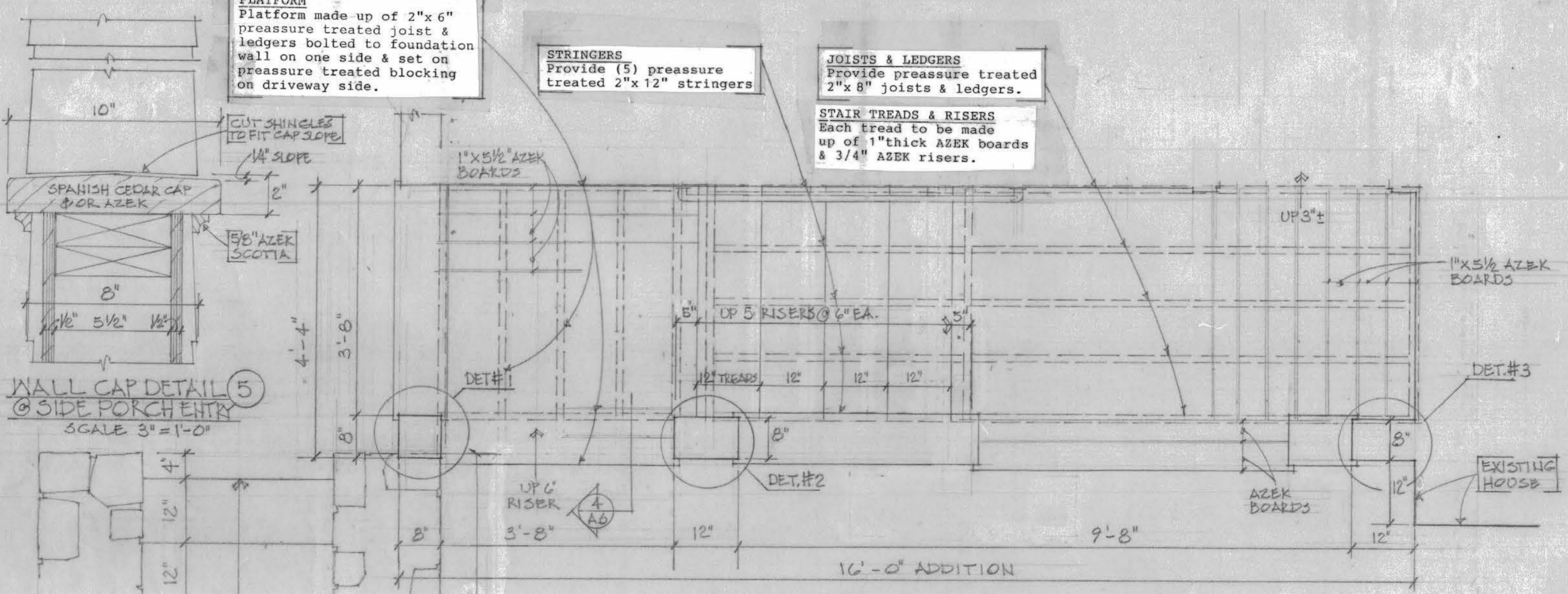
6 SIDE ENTRY PORCH ELEVATION  
SCALE 3/4"=1'-0"

**PLATFORM**  
Platform made up of 2"x6" pressure treated joist & ledgers bolted to foundation wall on one side & set on pressure treated blocking on driveway side.

**STRINGERS**  
Provide (5) pressure treated 2"x12" stringers

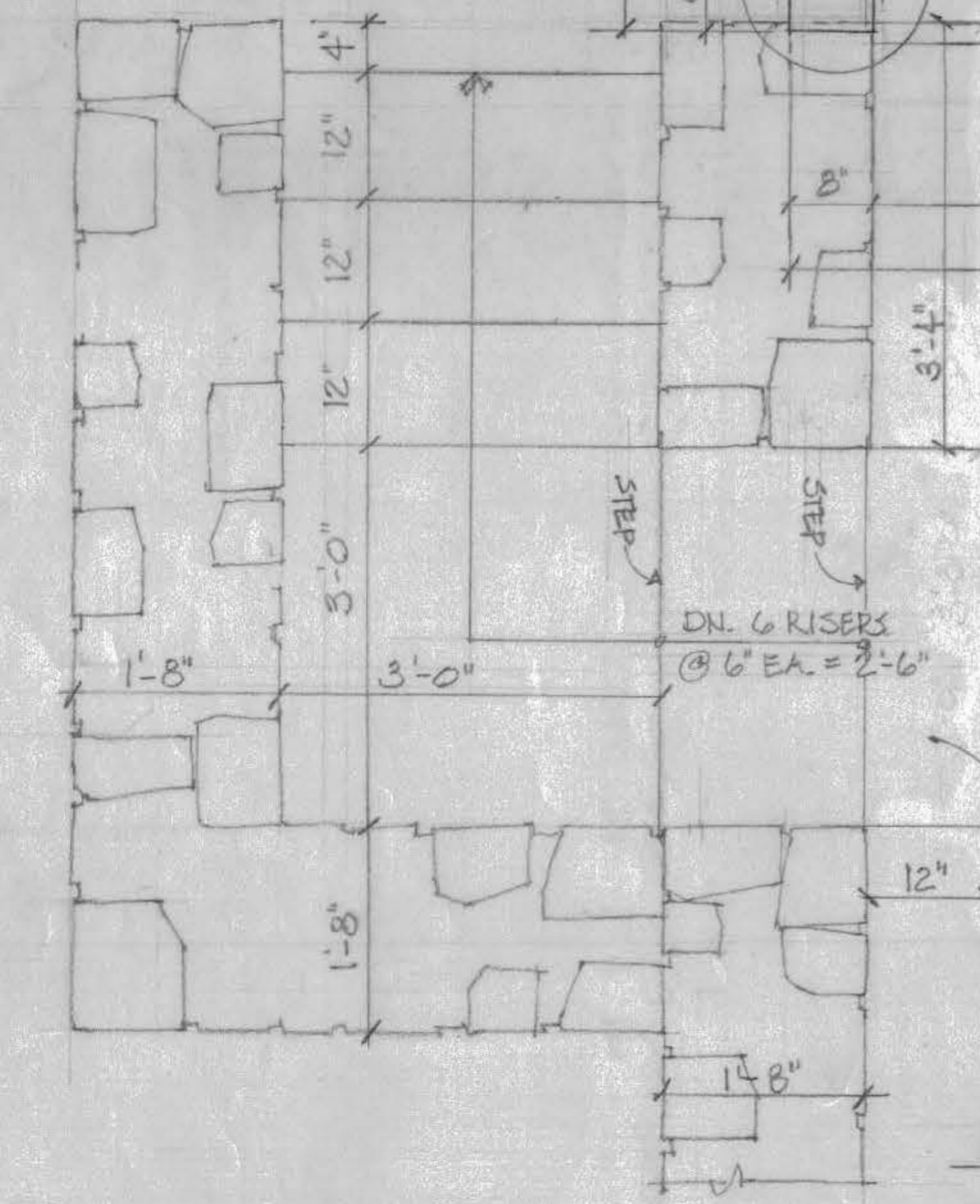
**JOISTS & LEDGERS**  
Provide pressure treated 2"x8" joists & ledgers.

**STAIR TREADS & RISERS**  
Each tread to be made up of 1" thick AZEK boards & 3/4" AZEK risers.

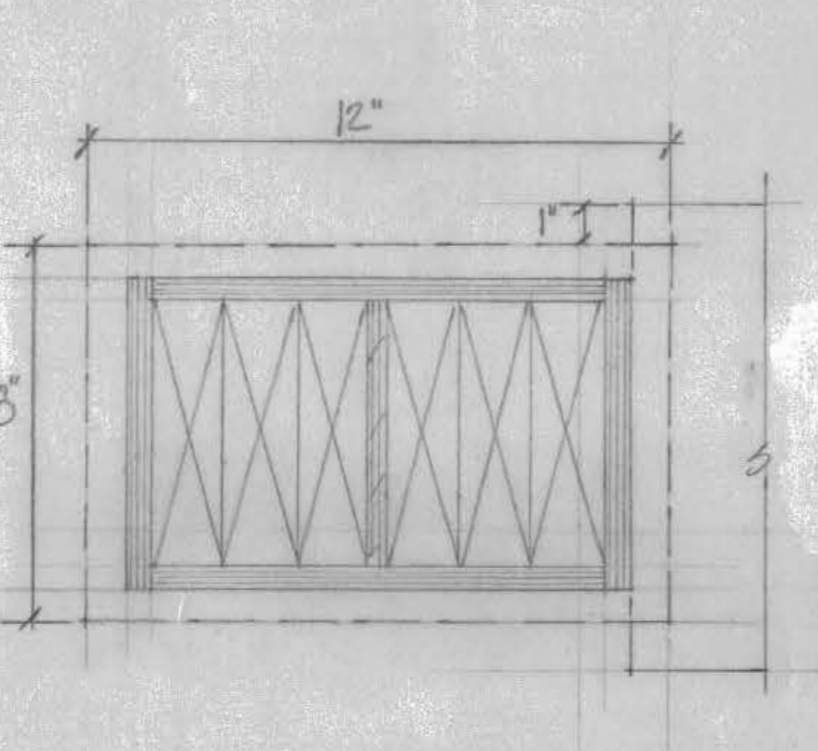


5 WALL CAP DETAIL @ SIDE PORCH ENTRY  
SCALE 3"=1'-0"

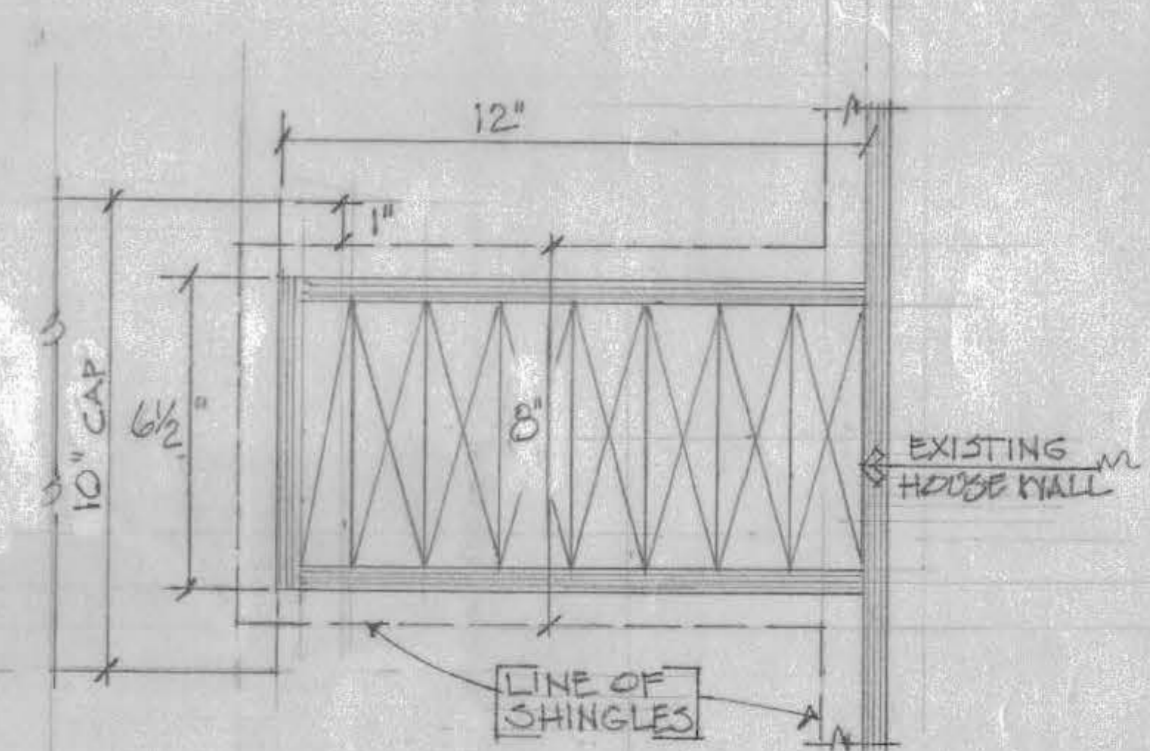
SIDE ENTRY PORCH PLAN  
SCALE 3/4"=1'-0"



PORCH COL. DET. 1  
SCALE 3"=1'-0"



PORCH COLUMN DET. 2  
SCALE 3"=1'-0"

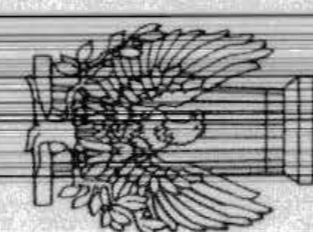


PORCH PILASTER DET. 3  
SCALE 3"=1'-0"

BERGEREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON MASS.



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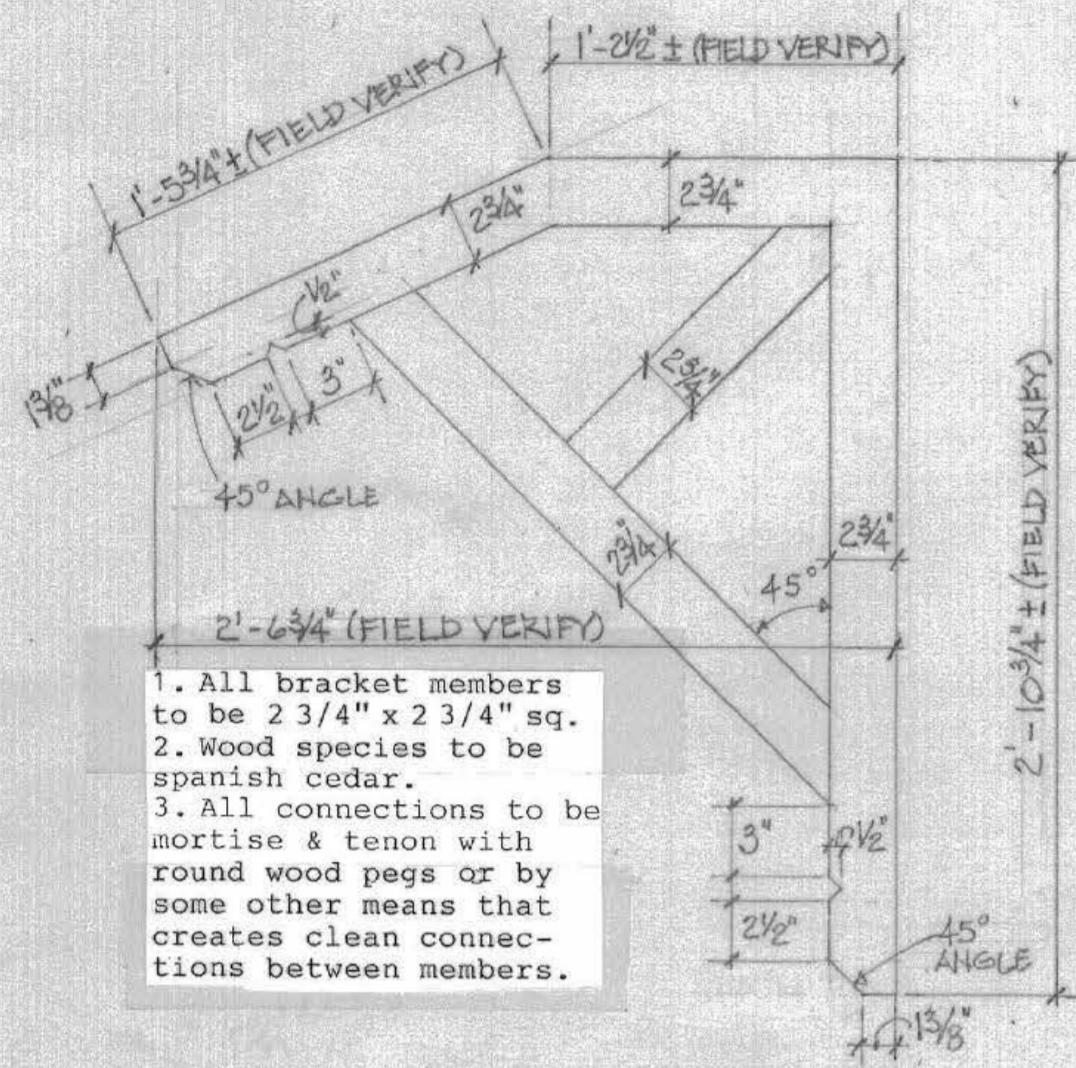


39 Bow Street, Arlington, Massachusetts 02130  
781-354-3013  
davidmullen@aia.com

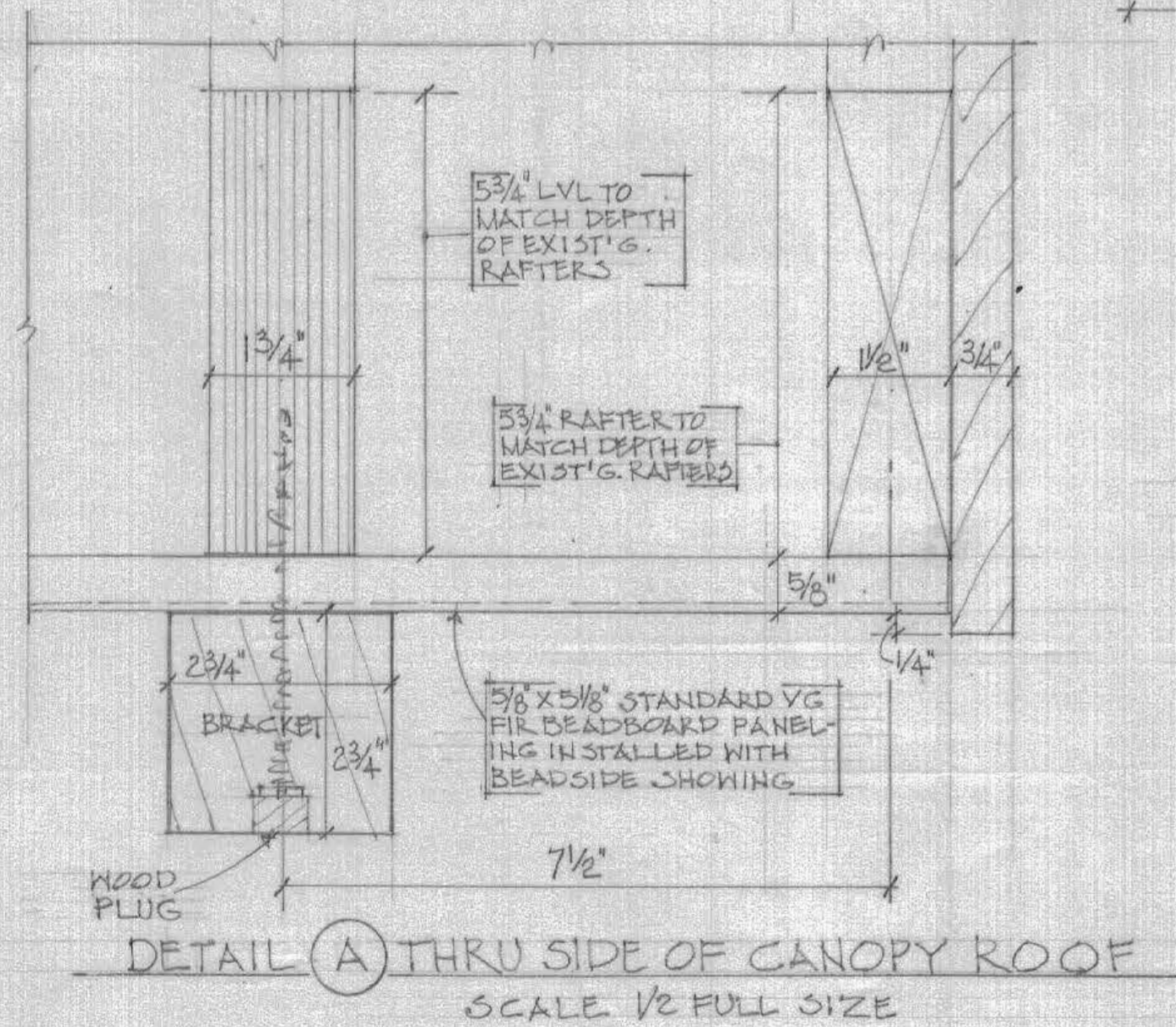
DEPT. 9, 2024, AIA



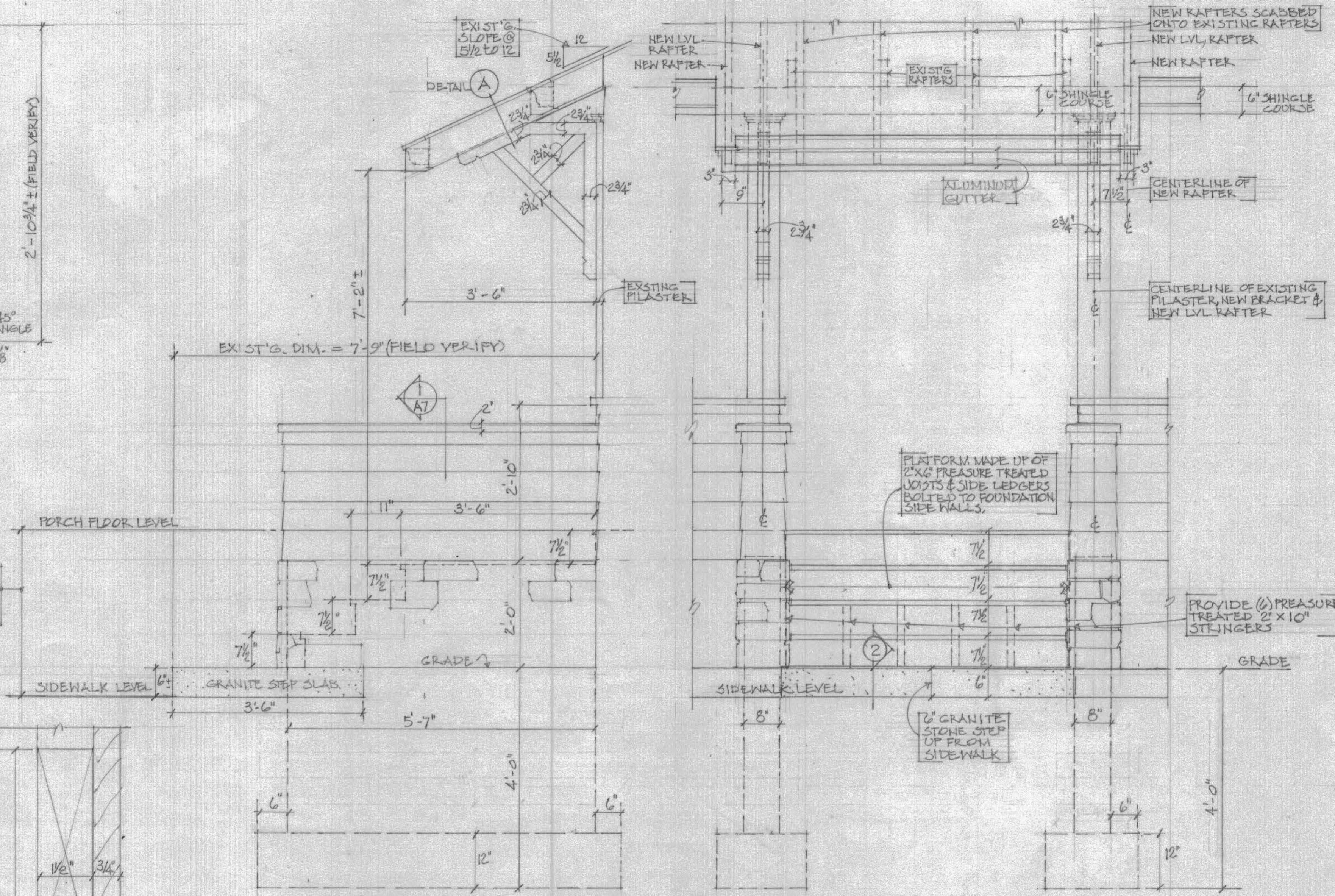




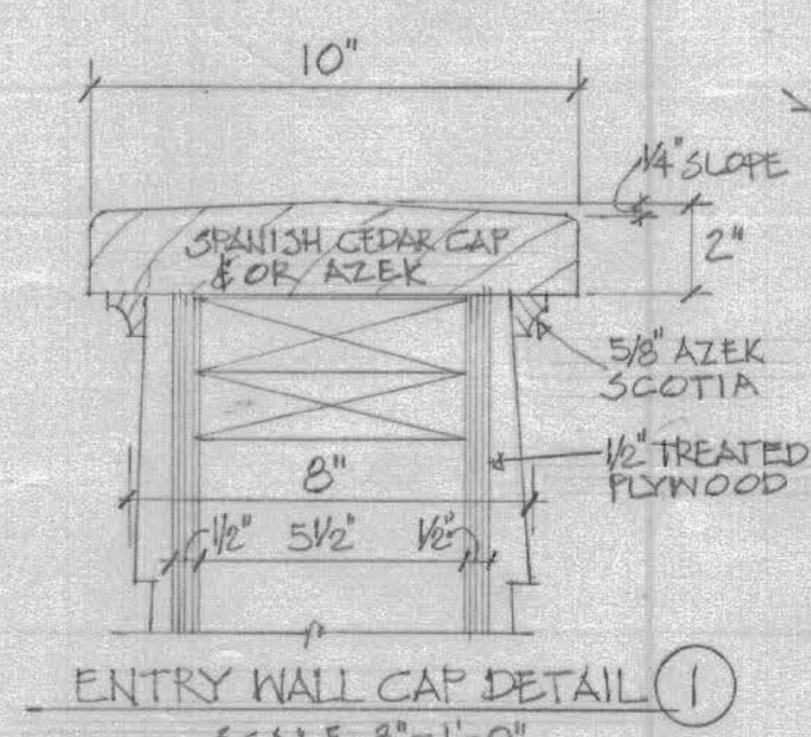
BRACKET DETAIL  
SCALE 1/2" = 1'-0"



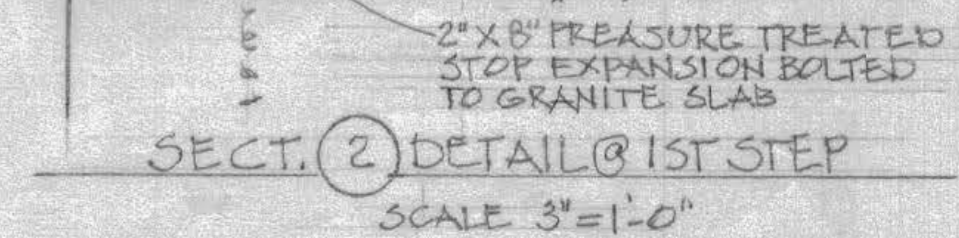
DETAIL (A) THRU SIDE OF CANOPY ROOF  
SCALE 1/2 FULL SIZE



NEW FRONT ENTRY & ROOF CANOPY EXTENSION  
SCALE 3/4" = 1'-0"



ENTRY WALL CAP DETAIL (1)  
SCALE 3" = 1'-0"



SECT. (2) DETAIL @ 1ST STEP  
SCALE 3" = 1'-0"

David M. Mullen  
Architect AIA



39 Bow Street - Lexington, Massachusetts - 02420  
781-354-3013 davidmullenai@gmail.com

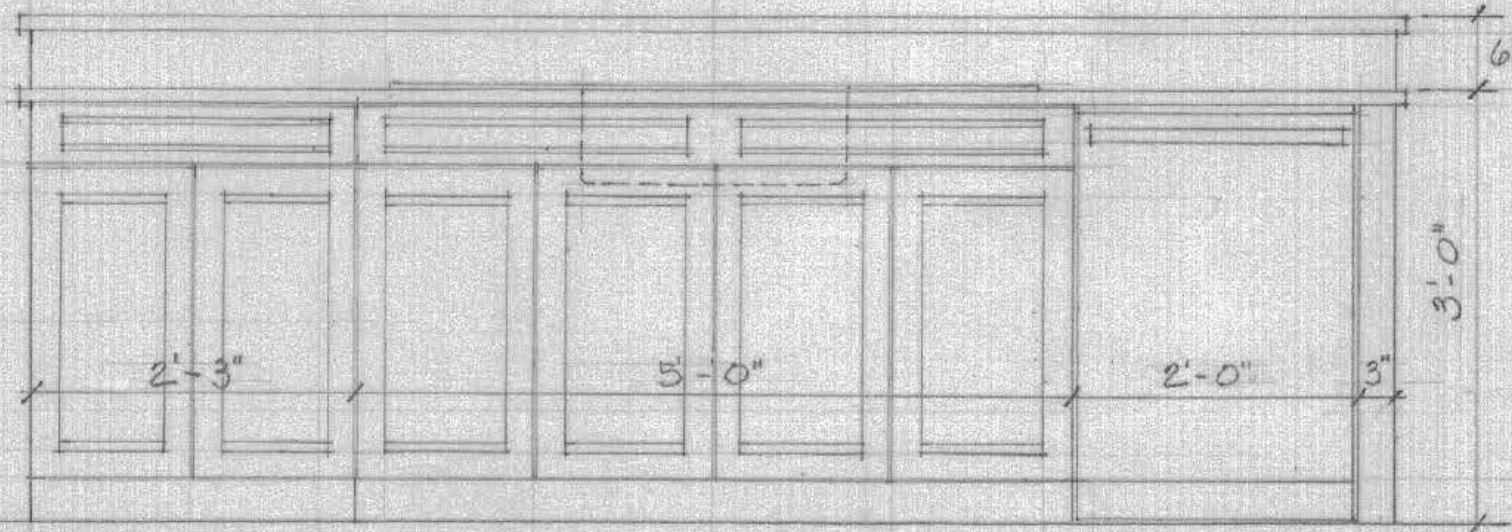


BERGGREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON, MASS.

SEPT. 9 2024 ARB

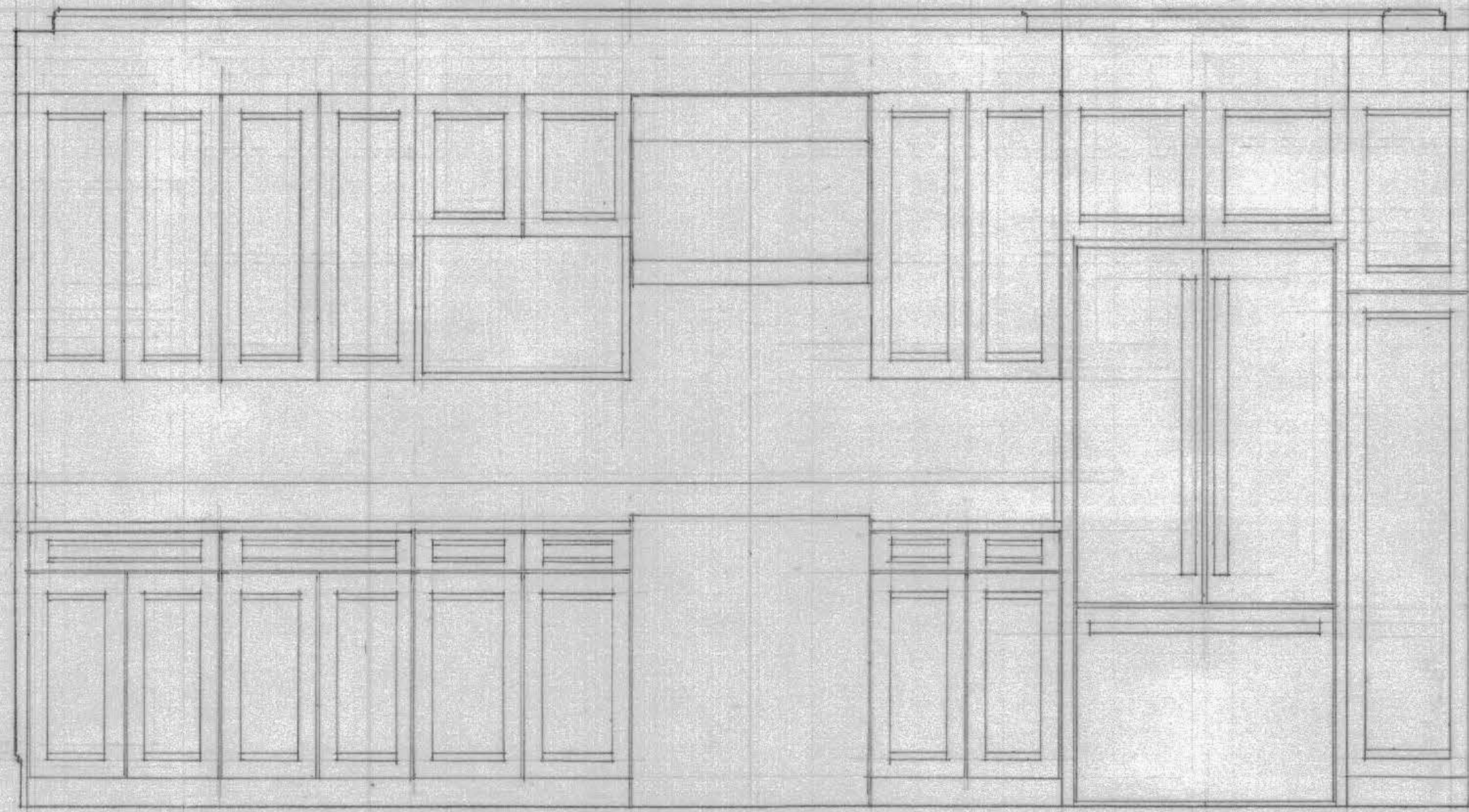
A7





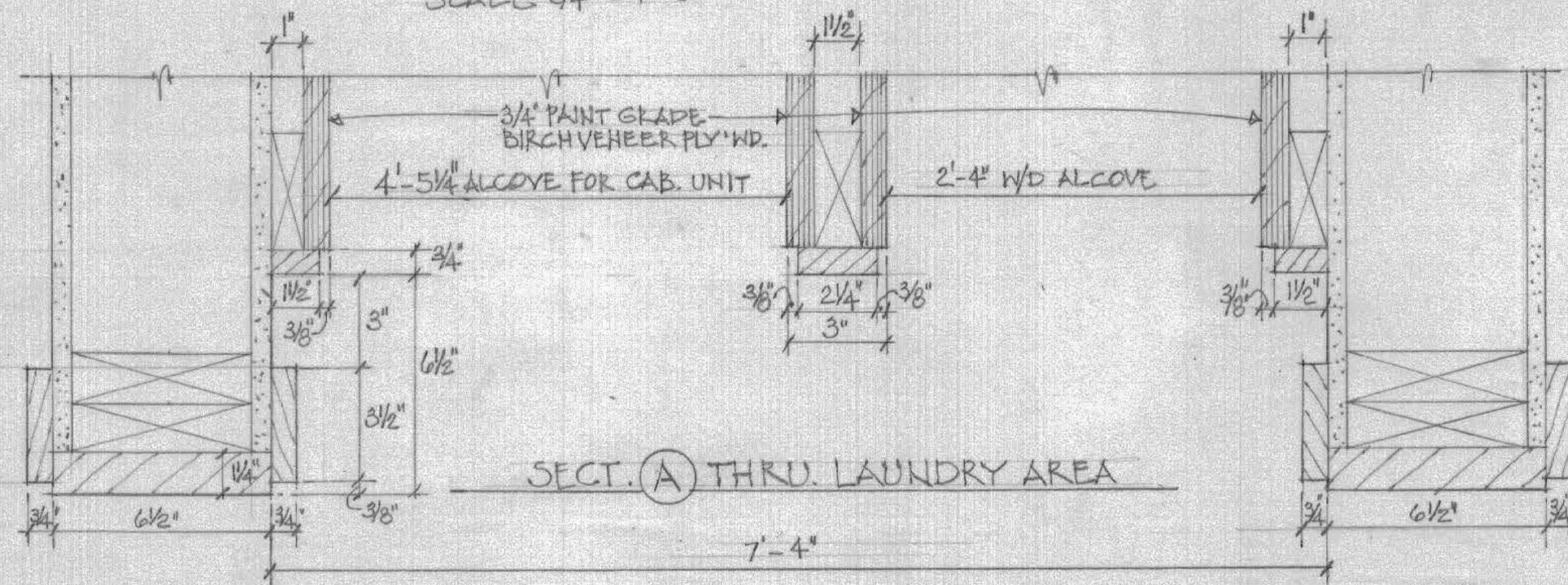
KITCHEN SIDE ISLAND ELEVATION

SCALE 3/4" = 1'-0"

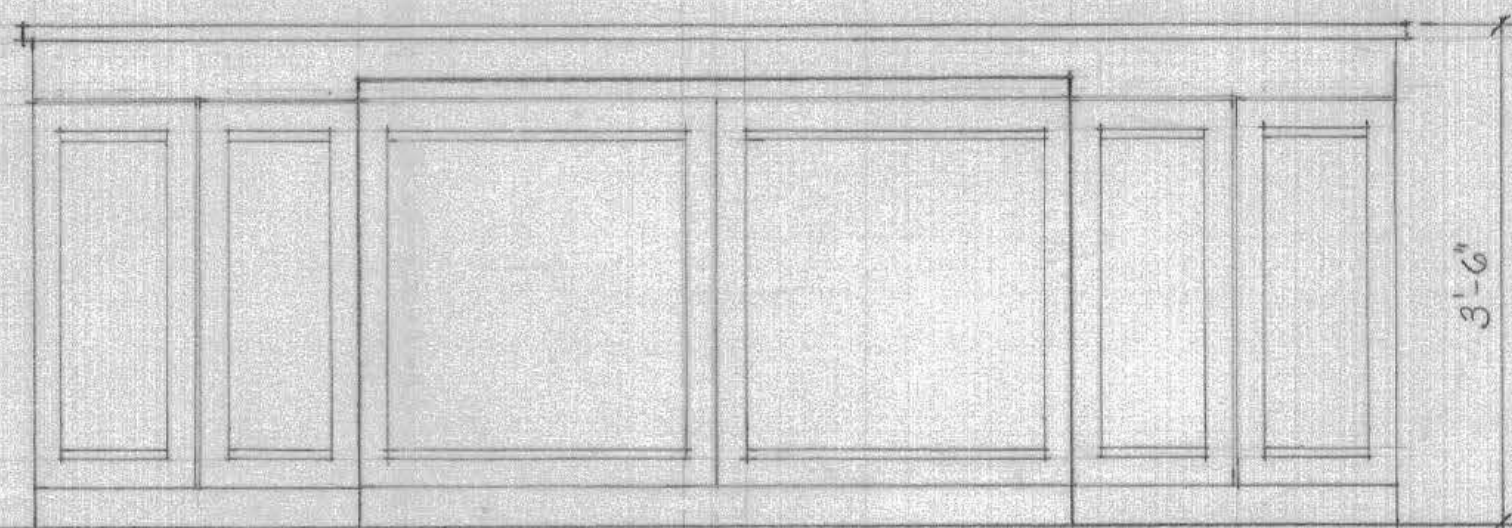


KITCHEN CABINET ELEVATION

SCALE 3/4" = 1'-0"

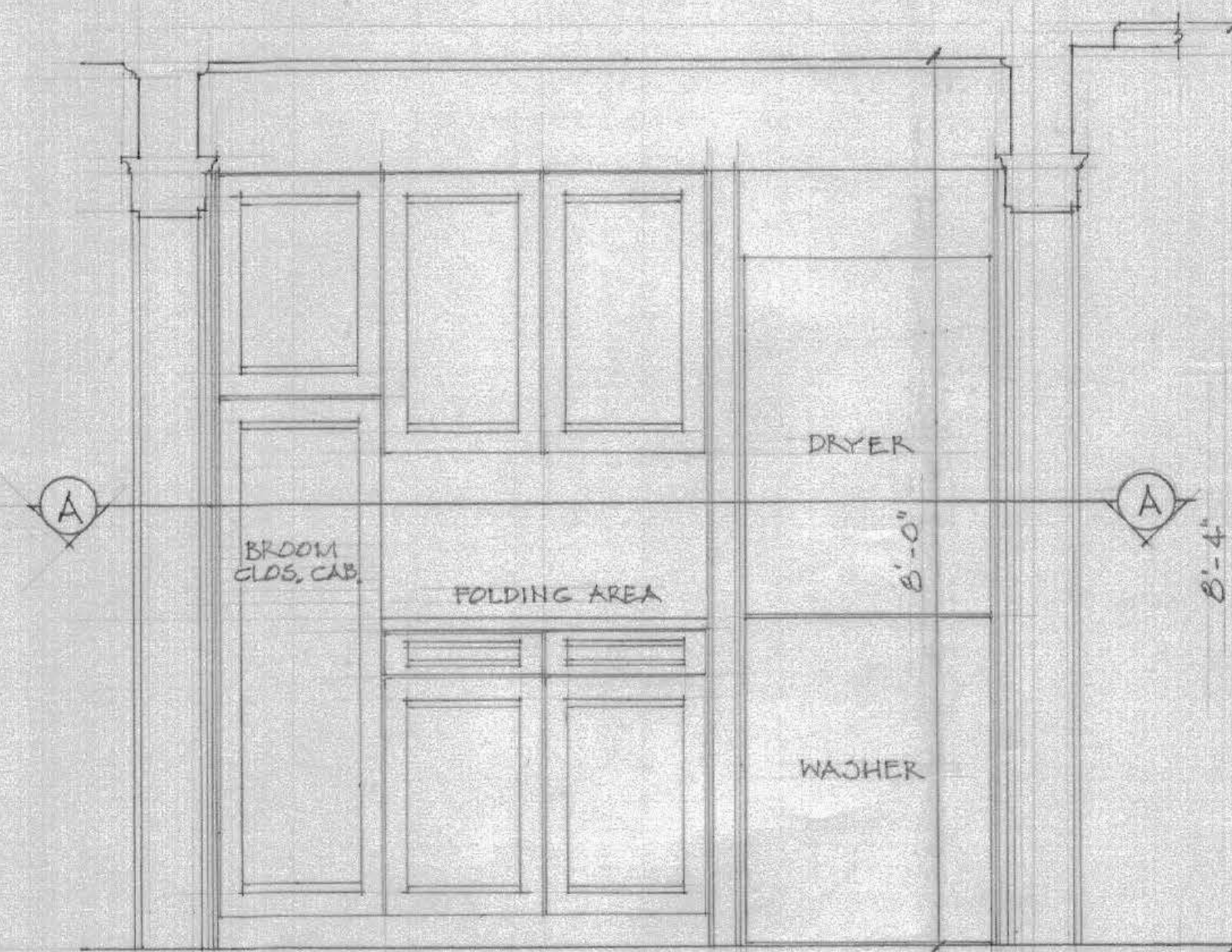


SECT. (A) THRU. LAUNDRY AREA



DINING RM. SIDE ISLAND ELEVATION

SCALE 3/4" = 1'-0"



LAUNDRY AREA ELEVATION

3/4" = 1'-0"

David M. Mullen  
Architect AIA



39 Bow Street - Lexington, Massachusetts - 02420  
781-354-3013 davidmullenai@gmail.com



BERGGREN HOUSE  
2 RESERVOIR ROAD  
ARLINGTON, MASS.

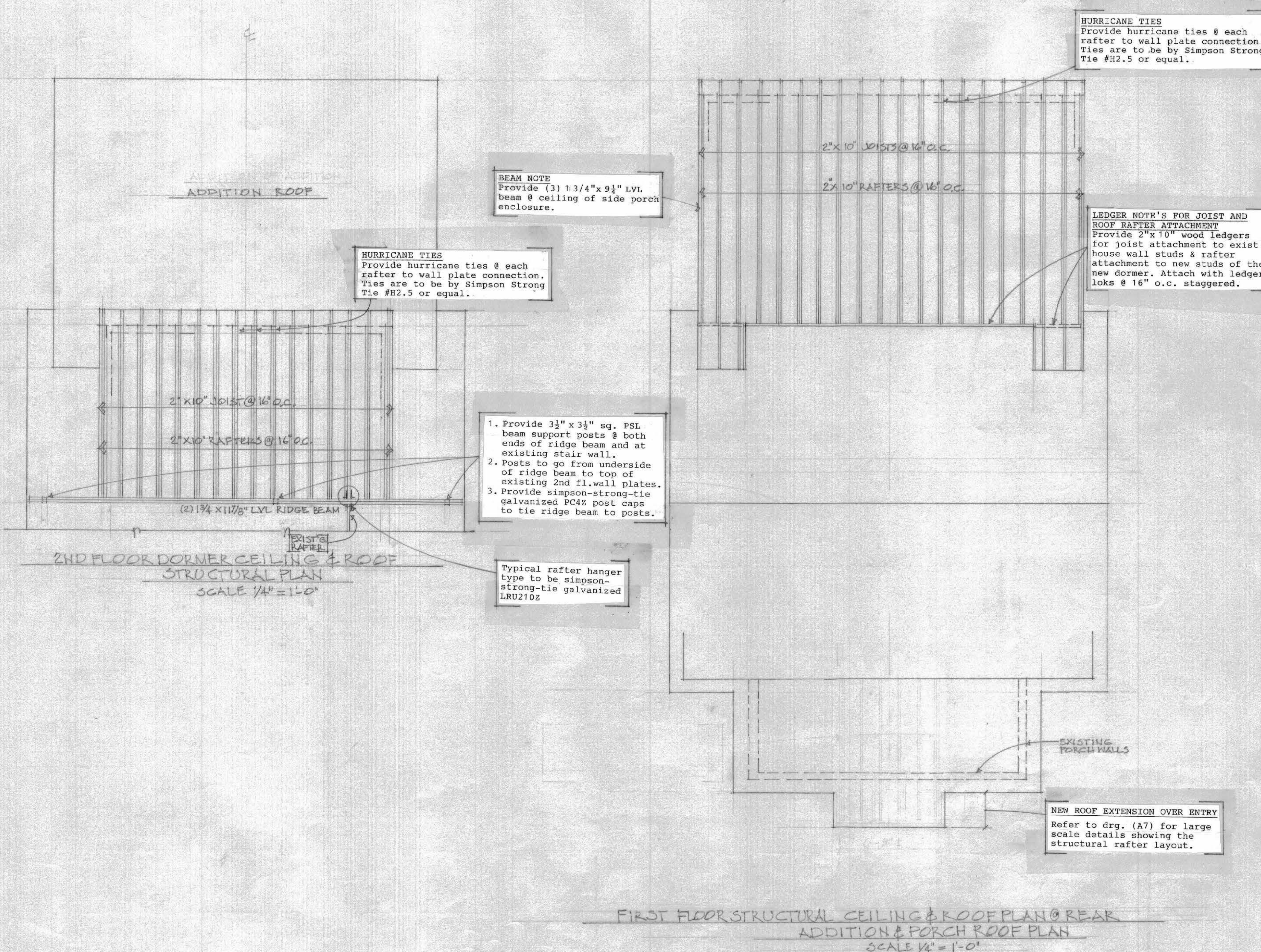
SEPT. 9, 2024-ARB











**HURRICANE TIES**  
Provide hurricane ties @ each rafter to wall plate connection. Ties are to be by Simpson Strong Tie #H2.5 or equal.

**BEAM NOTE**  
Provide (3) 1 1/4" x 9 1/4" LVL beam @ ceiling of side porch enclosure.

**HURRICANE TIES**  
Provide hurricane ties @ each rafter to wall plate connection. Ties are to be by Simpson Strong Tie #H2.5 or equal.

**LEDGER NOTE'S FOR JOIST AND ROOF RAFTER ATTACHMENT**  
Provide 2"x10" wood ledgers for joist attachment to exist'g house wall studs & rafter attachment to new studs of the new dormer. Attach with ledger-locks @ 16" o.c. staggered.

1. Provide 3 1/2" x 3 1/2" sq. PSL beam support posts @ both ends of ridge beam and at existing stair wall.
2. Posts to go from underside of ridge beam to top of existing 2nd fl. wall plates.
3. Provide simpson-strong-tie galvanized PC4% post caps to tie ridge beam to posts.

Typical rafter hanger type to be simpson-strong-tie galvanized LRU210Z

**NEW ROOF EXTENSION OVER ENTRY**  
Refer to drg. (A7) for large scale details showing the structural rafter layout.

FIRST FLOOR STRUCTURAL CEILING & ROOF PLAN @ REAR  
ADDITION & PORCH ROOF PLAN  
SCALE 1/4" = 1'-0"

**GENERAL STRUCTURAL NOTES AND SPECIFICATIONS**

- GENERAL:**
1. REFER TO THE PROJECT SPECIFICATIONS AND THE COMPLETENESS OF MASSACHUSETTS STATE BUILDING CODE FOR THE UNIFORM AND WORKMANSHIP NOT SPECIFIED HEREIN.
  2. STRUCTURAL DRAWINGS SHALL BE CONSIDERED TO BE UNLESS OTHERWISE SPECIFIED. MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF OPENINGS.
  3. ALL DIMENSIONS OF CONSTRUCTION SHALL BE INDICATED ON THE DRAWINGS AND NOTED BY THE CONTRACTOR.
  4. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND RECEIVE APPROVAL FROM THE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS. APPROVAL SHALL NOT BE INTERPRETED AS A GUARANTEE OF THE ACCURACY OF THE DRAWINGS OR THE CONTRACTOR'S OBLIGATION TO VERIFY THE INFORMATION AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  5. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS OF INFORMATION OR CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS OF INFORMATION OR CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  7. DESIGN LIVE LOADS:
 

ROOF LOADS (SLOPE)	20 PSF
RESIDENTIAL A (10')	20 PSF
RESIDENTIAL B (10')	20 PSF
OFFICE (10')	40 PSF
- ROOF/GARMENTRY:**
1. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  2. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  3. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  4. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  5. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  6. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  7. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  8. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  9. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  10. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  11. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  12. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  13. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  14. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  15. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  16. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  17. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  18. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  19. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.
  20. ALL ROOFING TO BE INSTALLED WITHIN 48 HOURS OF A MAXIMUM MOISTURE CONTENT OF 12% AND MAXIMUM ACCUMULATION.

**STRUCTURAL QUALITY CONTROL:**  
ALL WORK TO BE SUBJECT TO THE APPROVAL OF THE ENGINEER IN THE FIELD.

**DISCREPANCIES:**  
REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INCLUDED IN THE STRUCTURAL DOCUMENTS.

**TYPICAL HEADERSCHEDULE FOR 2x8 WALL CONSTRUCTION**

SUPPORTING ROOF ONLY	SIZE
OPENINGS UP TO 4'-0"	(3)-2x8
5'-1" TO 6'-0"	(3)-2x8
6'-1" TO 8'-0"	(3)-2x10
8'-1" TO 12'-0"	(3)-2x12

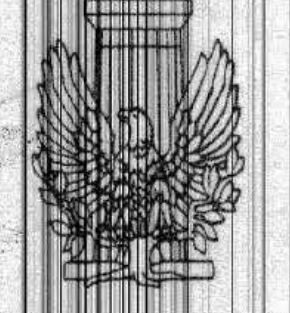
SUPPORTING ONE STORY ABOVE	SIZE
OPENINGS UP TO 4'-0"	(3)-2x8
4'-1" TO 6'-0"	(3)-2x8
6'-1" TO 8'-0"	(3)-2x10
8'-1" TO 12'-0"	(3)-2x12

SUPPORTING TWO STORIES ABOVE	SIZE
OPENINGS UP TO 4'-0"	(3)-2x10
4'-1" TO 6'-0"	(3)-2x12

- NOTES:**
1. ALL MEMBERS TO BE SP. NO. 2 GRADE OR BETTER.
  2. PROVIDE 1/2" THK PLYWOOD LAYER BETWEEN MEMBER MEMBERS, BUILT UP SPACE OR SCREW TOGETHER.
  3. SCHEDULE SHALL BE USED TO DETERMINE MINIMUM MEMBER SIZE.
  4. SCHEDULE NOT VALID FOR ANY CONCENTRATED LOADS FROM CEILING BEAMS OR POSTS. REFER TO FRAMING PLAN FOR SPECIFIED SIZES POST.

**David M. Mullen**  
Architect AIA



39 Bow Street, Lexington, Massachusetts - 02420  
781-354-3013 david.mullen@aia.com

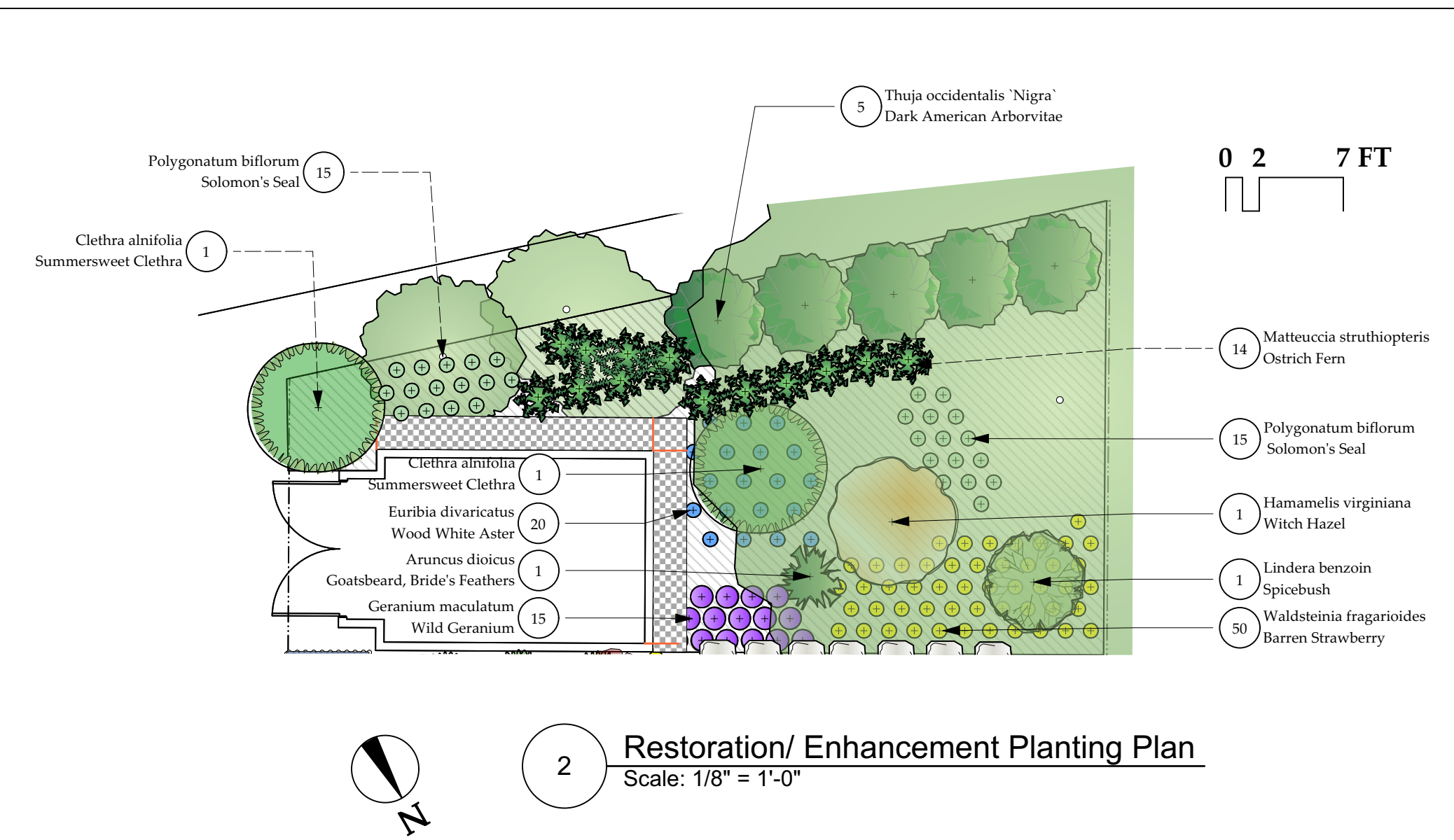
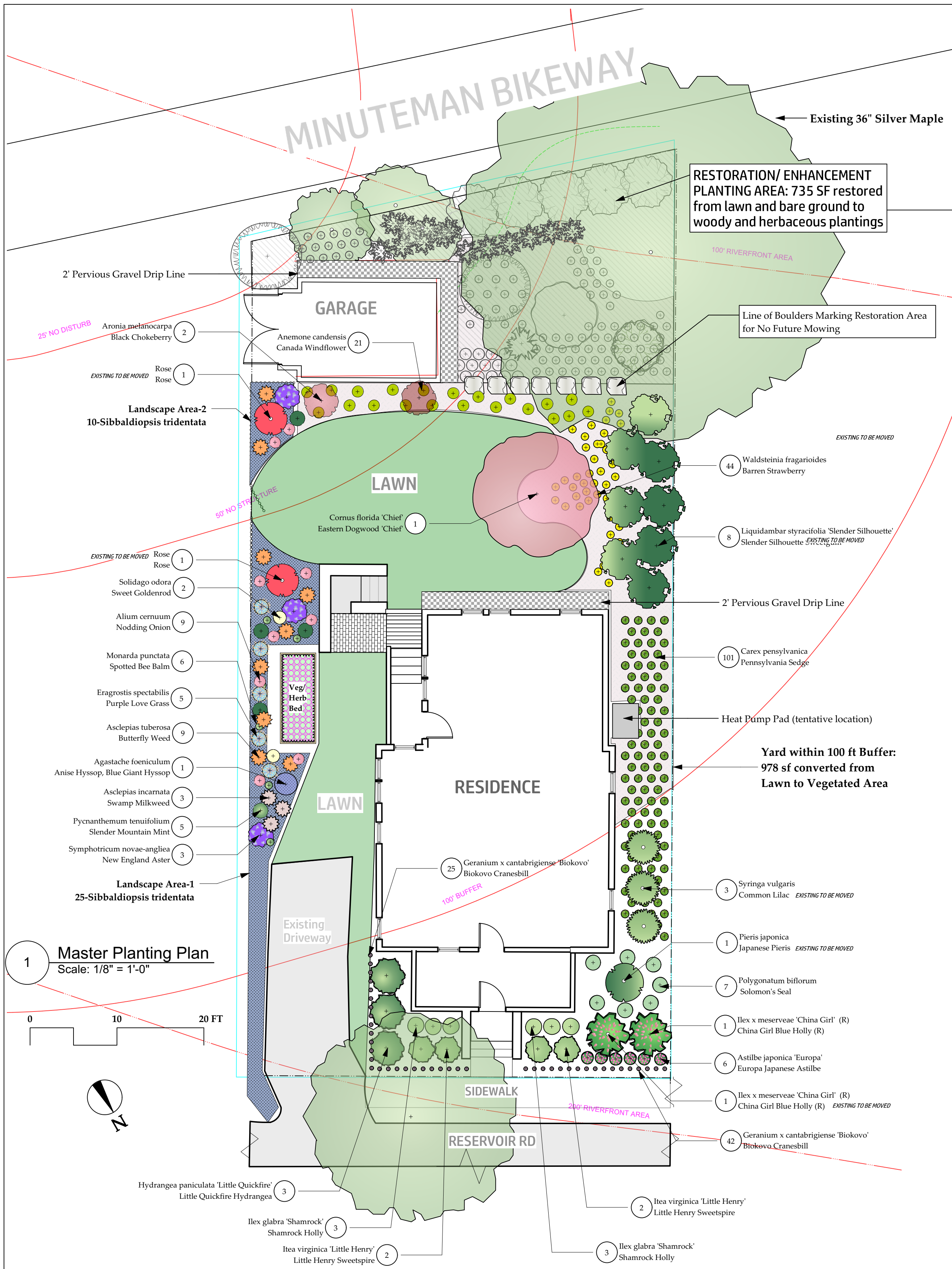


**BERGGREN HOUSE**  
2 RESERVOIR ROAD  
ARLINGTON, MASS.









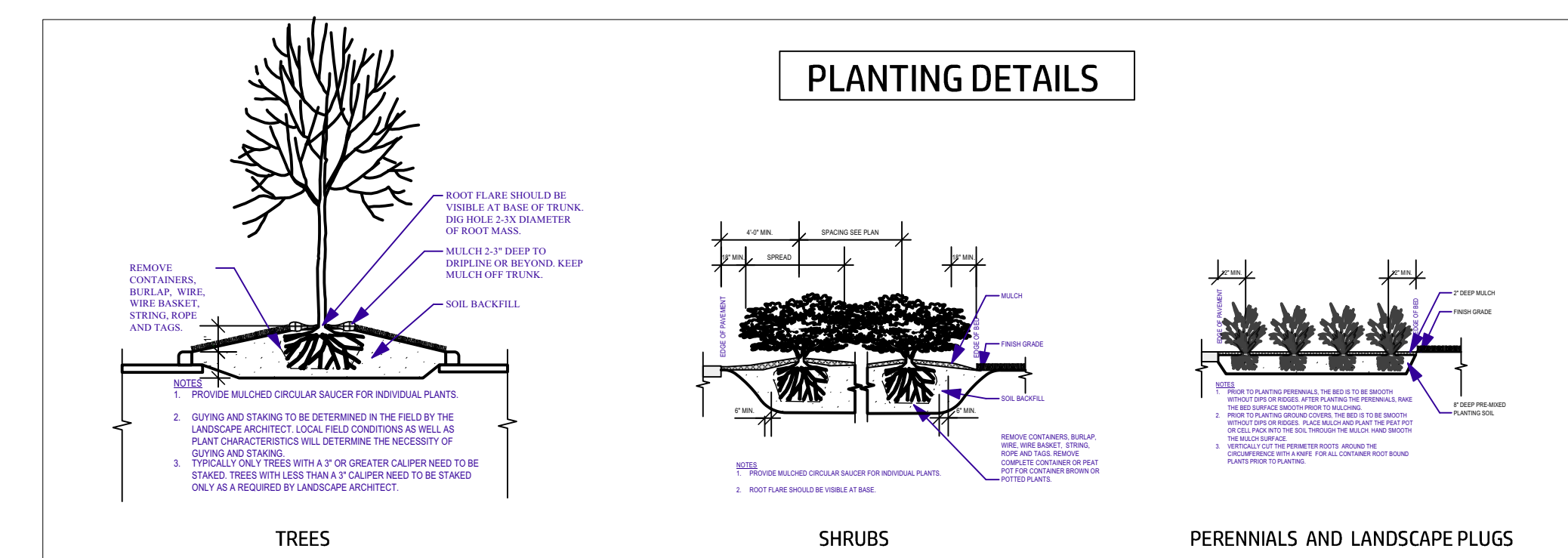
Berggren Restoration Plant List				
PLANT TYPE	QTY	LATIN NAME	COMMON NAME	SIZE
TREES	5	Thuja occidentalis 'Nigra'	Dark American Arborvitae	10 Gal
SHRUBS	2	Clethra alnifolia	Summersweet Clethra	5 Gal
	1	Hamamelis virginiana	Witch Hazel	10 Gal
	1	Lindera benzoin	Spicebush	10 Gal
PERENNIALS	1	Aruncus dioicus	Goatsbeard, Bride's Feathers	1 Gal
	20	Eurybia divaricata	Wood White Aster	1 Gal
	15	Geranium maculatum	Wild Geranium	1 Gal
	14	Matteuccia struthiopteris	Ostrich Fern	1 Gal
	37	Polygonatum biflorum	Solomon's Seal	1 Gal
	50	Waldsteinia fragarioides	Barren Strawberry	LP50

Tree Replacement Schedule					
TO BE REMOVED*			TO BE ADDED		
Qty	Common Name	Botanical Name	Qty	Common Name	Botanical Name
7	Norway Maple	Acer platanoides	8	Slender Silhouette Sweetgum	Liquidambar styracifolia 'Slender Silhouette'
1	Black Walnut	Juglans nigra	1	Cherokee Chief Native Dogwood	Cornus florida 'Cherokee Chief'
			5	Dark American Arborvitae	Thuja occidentalis 'Nigra'

\*All trees to be removed are 8" or less DBH

Berggren Full Plant List				
PLANT TYPE	QTY	LATIN NAME	COMMON NAME	SIZE
TREES	1	Cornus florida 'Cherokee Chief'	Cherokee Chief Pink Dogwood	1-1.5" B&B
	8	Liquidambar styracifolia 'Slender Silhouette'	Slender Silhouette Sweetgum	10 Gal
	5	Thuja occidentalis 'Nigra'	Dark American Arborvitae	10 Gal
SHRUBS	2	Aronia melanocarpa	Black Chokeberry	5 Gal
	2	Clethra alnifolia	Summersweet Clethra	5 Gal
	1	Hamamelis virginiana	Witch Hazel	10 Gal
	3	Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	5 Gal
	6	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 Gal
	4	Itea virginica 'Little Henry'	Little Henry Sweetspire	3 Gal
	1	Lindera benzoin	Spicebush	10 Gal
PERENNIALS	1	Agastache foeniculum	Anise Hyssop	1 Gal
	9	Allium cernuum	Nodding Onion	1 Qt
	1	Aruncus dioicus	Goatsbeard, Bride's Feathers	1 Gal
	9	Asclepias tuberosa	Butterfly Weed	1 Qt
	3	Asclepias incarnata	Rose Milkweed	1 Gal
	6	Astilbe japonica 'Europa'	Europa Japanese Astilbe	1 Gal
	100	Carex pensylvanica	Pennsylvania Sedge	LP 50
	5	Eragrostis spectabilis	Purple Lovegrass	1 Qt
	20	Eurybia divaricata	Wood White Aster	1 Gal
	15	Geranium maculatum	Wild Geranium	1 Gal
	42	Geranium x cantabrigiense 'Biokovo'	Biokovo Cranesbill	LP50
	14	Matteuccia struthiopteris	Ostrich Fern	1 Gal
	6	Monarda punctata	Spotted Beebalm	1 Qt
	37	Polygonatum biflorum	Solomon's Seal	1 Gal
	2	Solidago odora	Sweet Goldenrod	1 Qt
	3	Symphoricarum novae-angliae	New England Aster	1 Qt
	100	Waldsteinia fragarioides	Barren Strawberry	LP50

Use of Native Cultivars	
Cultivar	Reason for Selection
Cherokee Chief Dogwood	The bright red fruits of this pink flowering cultivar of the native Dogwood are an important food for wildlife in the late summer and early fall. Many songbirds eat the fruits. Woodpeckers, crows, and grackles also eat the fruits as do wild turkey and bobwhite quail. Mammals such as mice, squirrels, skunks, and others also feed on the fruits. Small bees, flies, and butterflies are attracted to the flowers and will feed on the nectar and collect pollen.
Slender Silhouette Sweetgum	This tall, narrow cultivar of the native Sweetgum is a larval host to the Luna Moth, Promethea Silkmoth, and dozens of other species. It attracts native bees, wasps, flies and beetles; birds feast on the seeds and insects enjoy the foliage. It is ideal for smaller settings because of its narrow upright habit while providing all of the same ecological functions as the straight species.
Dark American Arborvitae	This smaller cultivar of Easter White Cedar provides nesting sites for songbirds, as well as winter protection.



**Invasive Plant Management Plan**

Plants considered invasive or potentially invasive to Massachusetts, as listed on the webpage of the Massachusetts Invasive Plant Advisory Group (MIPAG), shall be identified and removed by hand-pulling or other mechanical means and disposed of properly for the particular material.

- NOTES**
- 1) No plant substitutions without permission of Landscape Designer.
  - 2) Landscape Designer to place plants on site.
  - 3) Existing plants to be moved to be stored under layer of soil or bark mulch in the shade and kept moist until replanting.
  - 4) LP50 Landscape Plugs to be purchased from New Moon Nursery [www.newmoonnursery.com](http://www.newmoonnursery.com)  
If LP50 size unavailable, size substitutions to be approved by Landscape Designer.
  - 5) Two inches of clean compost to be mixed with topsoil before planting.
  - 6) All plantings to be covered with 3 inches of leaf mulch.
  - 7) Future leaf fall to be kept in place in Restoration Area.
  - 8) Planting outside the restoration, not including replacement trees, may be partially implemented based on budget and plant availability.



ARLINGTON CONSERVATION COMMISSION  
**APPROVAL ORDER OF CONDITIONS** – 2 Reservoir Road  
MassDEP File # 091-0360  
UNDER THE WETLANDS PROTECTION ACT and ARLINGTON BYLAW FOR WETLANDS PROTECTION  
Addition and renovations to existing residential structure  
04/08/2024

**Documents Reviewed**

1. 2 Reservoir Road NOI Application

- a. WPA Form 3 – Notice of Intent
- b. WPA Appendix B – Wetland Fee Transmittal Form
- c. Local Filing Fee Form
- d. Legal Notice Charge Authorization
- e. Affidavit of Service
- f. Letter to Abutters
- g. Abutter Notification Form
- h. Certified List of Abutters
- i. Appendix A: Locus Maps
  - i. Figure 1: USGS Topographic Quadrangle
  - ii. Figure 2: FEMA Flood Insurance Rate Map
  - iii. Figure 3: MassGIS Orthophoto & NHESP Estimated Habitat Map
- j. Appendix B: Conservation Plan
  - i. *Conservation Plan*, dated January 4, 2024, prepared by Rover Survey
- k. Appendix C: Planting Plan
  - i. *Planting Plan*, dated January 20, 2024, prepared by Holly Garden Design

2. Supplemental Information

- a. Memo from Rich Kirby and Nicole Ferrara, LEC Environmental Consultants Inc.
  - i. Attachment A: Planting Plan
    - 1. *Planting Plan*, revised and dated March 12, 2024, prepared by Holly Garden Design
- b. Planting Plan
  - i. *Planting Plan*, revised and dated March 21, 2024, prepared by Holly Garden Design

### Proceedings

The Conservation Commission held a public hearing for the Notice of Intent on March 7, 2024. The hearing was continued to March 21, 2024, on which date the hearing was closed. The Commission deliberated and voted 7-0-0 to approve the Project with conditions under the Wetlands Protection Act (the “Act”) and voted 7-0-0 to approve the Project with conditions under the Arlington Wetlands Protection Bylaw (the “Bylaw”).

### Findings of Fact and Law under Arlington Wetlands Protection Bylaw and Wetlands Protection Act

- A. The project as approved will construct an addition, renovate a front porch, and conduct hardscaping and landscaping activities at 2 Reservoir Road in Arlington.
- B. 2 Reservoir Road is a 4,791± sq. ft. parcel that contains a single-family dwelling, garage, and appurtenances. Residential development associated with Reservoir Road and Nourse Street occur to the west, north, and east. To the south and west of the property, Mill Brook and No Name Brook are found flanking the Minuteman Bikeway.
- C. Resource Areas on site or within 100’ of the property include Bordering Land Subject to Flooding (Floodplain) associated with Mill Brook and No Name Brook, Riverfront Area associated with Mill Brook, and Buffer Zone and Adjacent Upland Resource Area associated with Mill Brook and No Name Brook.
  - i. 11± square feet of Bordering Land Subject to Flooding will be altered for installation of a gravel trench drain. The drain will be at grade and will not result in any loss of flood storage.
  - ii. 5,105± square feet of Riverfront Area are found on the property. 363± square feet of Riverfront Area located in the outer riparian zone will be altered.
- D. Mitigation associated with the project includes a native planting plan with 978± square feet of yard within the Buffer Zone and Adjacent Upland Resource Area converted to vegetated area, including 735± square feet of restoration and robust enhancement plantings (including 14 trees and numerous straight-species shrubs and ground cover) set aside in a no-mow area demarcated by boulders behind the garage. A trench drain for improved stormwater management will also be constructed.

### Conclusion

Based on the testimony at the public hearings, and review of the application materials and the documents listed above submitted during the public hearings, the Commission concludes that the proposed Project as conditioned will not have significant or cumulative effects upon the interests of the Resource Area values of the Massachusetts Wetlands Protection Act and the Arlington Bylaw for

Wetlands Protection when the conditions imposed herein are implemented to protect the Resource Area values. With these conditions contained, the Project meets the performance standards in the Act and Bylaw and implementing regulations.

For the foregoing reasons, the Commission approves this project under the Act and Bylaw with the conditions stated herein and in the plans presented in the applications for work at 2 Reservoir Road.

### **Additional Special Conditions**

In addition to the General Conditions (numbered 1 – 20 above), the Project is subject to the following Additional Special Conditions (under both the Act and Bylaw):

21. Trench drains shall be kept free of leaves and/or organic debris. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**
22. No herbicides are approved to treat invasive plants on the property.

### **Pre-Construction**

23. Work permitted by this Order and Permit shall conform to the Notice of Intent, the approved plans and documents (listed above), and oral representations (as recorded in hearing minutes) submitted or made by the Applicant and the Applicant's agents or representatives, as well as any plans and other data, information or representations submitted per these Conditions and approved by the Commission.
24. The provisions of this Order and Permit shall apply to and be binding upon the Applicant and Applicant's assigns, tenants, lessees, property manager, employees, contractors, and agents.
25. The Applicant shall ensure that a copy of this Order and Permit, with any referenced plans, is always available on site, and that contractors, site managers, foremen, and sub-contractors understand its provisions.
26. The lead contractor shall sign and return to the Conservation Agent an acknowledgment that contractors, site managers, foremen, and sub-contractors cannot deviate from the approved plans without Commission approval.
27. If there are conflicting conditions within this Order and Permit, the stricter condition(s) shall govern.
28. No work shall begin under this Order and Permit until: (a) all other required permits or approvals have been obtained and (b) the appeal period of ten (10) business days from the date of issue of this Order has expired without any appeal being filed, and (c) proof that this Order has been recorded in the Registry of Deeds has been submitted to the Conservation Agent.
29. Prior to any work on the site, or within six (6) weeks of the date of this Order, whichever comes first, this Order of Conditions and relevant attachments, including any and all operations



and maintenance plans, shall be recorded at the Middlesex Registry of Deeds or Land Court, and notice filed with the Commission. Failure to do so shall be deemed cause to revoke this Order.

30. Prior to starting work, the Applicant shall submit to the Commission the names and 24-hour phone numbers of project managers or the persons responsible for site work or mitigation.
31. Before work begins, erosion and sediment controls shall be installed at the limits of the work area or as outlined on the approved plans. Unless otherwise specified, erosion controls will include a silt fence and a biodegradable 12-inch diameter straw or silt wattle around the entire work area. Hay bales are not allowed, and biodegradable wattles are preferred.
32. Prior to any work commencing, a sign no less than 2 square feet or more than 3 square feet, visible from the street, shall be displayed reading “**MA DEP File # 091-0360**” and not placed on a living tree.
33. The contractor shall contact the Conservation Agent (concomm@town.arlington.ma.us ; 781-316-3012) at least 72 hours prior to commencement of work to arrange for a pre-construction meeting with the on-site project manager to walk through the Order of Conditions and Permit for Work, confirm the wash out location, and walk the site to confirm the installation and placement of erosion controls prior to the start of any grading or construction work.
34. The Commission, its employees, and its agents shall have the right of entry onto the site to inspect for compliance with the terms of this Order of Conditions and Permit until a Certificate of Compliance has been issued.
35. Any backfill or reuse of on-site materials shall be free of contamination in accordance with the Massachusetts Contingency Plan, 310 CMR 40.0000. All fill used in connection with this project shall be clean borrow. The following shall be prohibited: concrete and asphalt rubble; crushed glass; stumps, invasive plants or debris, and other solid waste or anthropogenic materials.

### **Stockpiling**

36. Any stockpile of soil, sand, or similar materials that is permitted within said areas shall be enclosed within a line of entrenched and staked erosion control socks or silt fence in addition to the perimeter erosion controls for the site. In the event that all earthwork ceases for more than 15 days or if inclement weather is imminent, all exposed stockpiled soils shall be stabilized with a temporary vegetative cover, tarp, or other erosion control acceptable to the Conservation Commission.

### **Erosion**

37. Areas that are disturbed by construction and access activities shall as soon as possible be brought to final grade and reseeded and restabilized and shall be done so prior to the removal of the erosion control barrier. Erosion control measures shall be installed per the approved plans or as directed by the Conservation Agent.

38. The Commission and its Agent shall have the discretion to require additional erosion/siltation control methods during construction if necessary.
39. Upon completion of the project, the applicant shall remove and legally dispose off-site of all temporary erosion controls and other materials determined to be detrimental to the resource areas if left in place permanently.

#### **Sweeping**

40. Any dirt or debris spilled or tracked onto any paved streets shall be swept up and removed daily.
41. The areas of construction shall remain in a stable condition at the close of each construction day.

#### **Dewatering**

42. Any dewatering operations shall conform to the following:
  - (a) If dewatering is needed, the Applicant must submit for approval a dewatering plan to the Conservation Agent or Conservation Commission.
  - (b) Any catch basins, drains, and outfalls to be used in dewatering operations shall be cleaned out before operations begin.
  - (c) Any water discharged as part of any dewatering operation shall be passed through filters, on-site settling basins, settling tank trucks, or other devices to ensure that no observable sediments or pollutants are carried into any Resource Area, street, drain, or adjacent property.
  - (d) Measures shall be taken to ensure that no erosion or scouring shall occur because of dewatering operations.
  - (e) Dewatering shall occur only where noted on approved plans.

#### **Plantings and Vegetation**

43. Prior to the installation of all plant materials, the Applicant shall submit a final proposed planting plan, all installation details to the Conservation Agent for approval to ensure compliance with that which was approved by the Commission. Planting details shall include plant sizes, Latin (scientific) names, common names, number of plants, and how the plant materials will be grown and transported to the site (containerized, balled-and-burlapped, etc. including the size of the root ball and/or container).
44. All plantings shall be as specified in the planting plan and installed and maintained according to the standards of the American Association of Nurserymen (AAN). **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**
45. The Applicant shall protect new trees through installing tree stakes between 6-8 feet in length. The stakes shall be installed vertically such that one end is installed directly into the ground and firmly anchored. The tree stakes shall be removed after one full year of growth. Alternative protection measures must be approved by the Commission or its agent.

46. The Applicant shall protect all area trees per the Town Wetlands Protection Regulations, Section 24 Vegetation Removal and Replacement. The Commission may at its discretion supersede the requirements of Section 24.
47. All native restoration plantings shall be monitored for three full growing seasons. A survival rate of at least 100% of trees and 80% of other vegetation in the planting plan must be maintained and demonstrated unless otherwise approved by the Commission.
48. A monitoring report shall be submitted annually in November for the three growing season monitoring period and shall include the number and types of restoration plantings evaluated, condition of the plantings, and status of invasive plant removal. The Applicant must provide a monitoring report by a qualified consultant for survival of all approved plantings. The monitoring report must include measures to remove invasive species if they are discovered.
49. Any planting areas provided as mitigation shall be maintained in perpetuity. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**
50. Any invasive species management plans implemented through this project shall be ongoing. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**
51. There shall be no dumping of woody vegetation, leaves, grass clippings, brush, or other debris into a wetland resource area or associated buffer zones. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

#### Fertilizer and Chemical Use

52. To avoid adding excess nutrient runoff, the Applicant shall only treat existing lawn area with no phosphorous, low nitrogen, slow-release fertilizer and it shall be applied at the lowest rate necessary. Any application of phosphorus-containing fertilizers for new lawn must be first reviewed and approved by the Conservation Agent. Except for the establishment of vegetation in the first growing season, the Application of lawn fertilizer cannot occur in the summer, or before or after storm events. Lawn fertilizer shall at most be applied twice a year. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**
53. No pesticides or rodenticides shall be used to treat pest management issues. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**

#### Pervious Surfaces

54. Pervious surfaces shown on the project plans shall be maintained and not be replaced by impervious surfaces. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**

55. Installed hardscaped permeable surfaces shall be maintained in perpetuity, at least once annually in the spring. The Applicant shall provide evidence of this maintenance at the request of the Conservation Agent. **This shall be a continuing condition that survives the expiration of the permit and shall be included in any Certificate of Compliance as a continuing condition.**

#### **Stormwater**

56. The project shall not cause an increase in run-off or stormwater volume onto adjacent properties, either during construction or when completed.

#### **Snow and Deicing**

57. Deicing chemicals containing sodium, potassium, and calcium chloride are prohibited from use in the wetland resource area and the associated 100-foot buffer. An alternative deicing product such as magnesium chloride (MgCl) may be used as recommended in the Winter Parking Lot and Sidewalk Maintenance Manual published by the Minnesota Pollution Control Agency, <https://www.pca.state.mn.us/sites/default/files/p-tr1-10.pdf>. **This shall be a continuing condition that survives the expiration of this permit /Order and shall be included in any Certificate of Compliance as a continuing condition in perpetuity.**

#### **Project Completion**

58. Upon completion of the project or 60 days prior to the expiration of this Order of Conditions, the Applicant or a representative thereof shall file for a Certificate of Compliance.
59. In conjunction with the sale of any portion of the site covered by this Order of Conditions, the Applicant shall submit to the Commission a signed statement by the buyer that the new owner is aware of outstanding Orders of Conditions.
60. When requesting a Certificate of Compliance for this Order of Conditions, the Applicant must submit a written statement from a qualified professional licensed and/or registered to work in Massachusetts. The type of professional shall be determined by the Conservation Agent as is applicable to the project. A professional engineer, registered land surveyor, or registered landscape architect may be chosen. The statement submitted by said professional shall certify that the completed work complies with the plans referenced in this Order and the chosen professional shall provide an as-built plan and statement describing any differences.



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

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## Public Hearing Memorandum

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board  
**From:** Claire V. Ricker, AICP Secretary Ex-Officio  
**Subject:** Environmental Design Review, 2 Reservoir Road, Arlington, MA Docket #3819  
**Date:** October 3, 2024; Amended October 4, 2024

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### I. Docket Summary

This is an application by David and Linnea Berggren, 2 Reservoir Road, Arlington, MA 02474, to open Special Permit Docket #3819 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

The applicant proposes to renovate the existing non-conforming single-family residence located at 2 Reservoir Road, Arlington, MA, in the R1 district, by constructing an addition to the first floor and adding a dormer to the second floor. The opening of the Docket is to allow the Board to review and approve the project under Section 3.3, Special Permits, and Section 3.4.2.(b), Environmental Design Review. The application is before the Redevelopment Board due to the project's location abutting the Minuteman Bikeway.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Dimensional and Parking Information,
- Impact Statement,
- Site Plan,
- HERS rating certificate
- LEED Notes,
- Architectural Drawings.

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

### 1. Section 3.3.3.A.

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

A residence has been established at this site for many years, it is a pre-existing, non-conforming residence in the R1 district. The applicant is making changes to the exterior of a single-family house abutting the Minuteman Bikeway, and any such change is subject to Environmental Design Review. The project is the subject of the special permit as required by Section 3.4.2 Applicability. The Board can find that this condition is met.

### 2. Section 3.3.3.B.

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

Extension of the single-family use is desirable as many other single-family residences exist in the neighborhood and contribute to housing options in the Town. The Board can find this condition met.

### 3. Section 3.3.3.C.

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

The proposed single-family residential use is the same as the pre-existing, single-family use that has been on the site for many years. As such, it will not create any significant additional traffic or pedestrian safety impacts in the area. Moreover, the property abuts the Minuteman Bikeway, which increases the likelihood that residents will travel by bike to their destinations. The Board can find this condition met.

### 4. Section 3.3.3.D.

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

Single-family residential use has been on the site for many years and has not overloaded any public utilities. The Board can find this condition met.

### 5. Section 3.3.3.E.

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

There are no special regulations which apply to the proposed use. The Board can find this condition met.



6. **Section 3.3.3.F.**

**The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.**

There will be no perceivable impact to the integrity or character of the district or the adjoining open space district along the Minuteman Bikeway. The Board can find this condition is met.

7. **Section 3.3.3.G.**

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

The pre-existing nonconforming use has been present in this neighborhood at this building and other adjacent buildings for decades and does not impair the integrity or character of the neighborhood. The Board can find this condition met.

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

1. **EDR-1 Preservation of Landscape**

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

The project proposes to remove 8 trees with less than 8" DBH and replace them with 14 trees of native species. The rear left portion of the lot is within 100 feet of No Name Brook, thus the plantings in that area are under the jurisdiction of the Conservation Commission. The applicant has received approval from the Conservation Commission regarding the landscaping in that portion of the site. The Board can find this condition is met.

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

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

The proposed single-family dwelling renovations will be similar in scale to the existing single-family dwellings on Reservoir Road and Nourse Street. The front and side yard lines abut public ways, and there will be no substantial change to those transitions. The Board can find this condition met.

3. **EDR-3 Open Space**

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

The proposed renovation and expansion will reduce overall usable open space on the proposed site. Although the lot size is non-conforming and the Conservation Commission has imposed restoration restrictions, sufficient useable open space is available. The Board can find this condition met.

#### **4. EDR-4 Circulation**

**With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**

The applicant proposes no changes to the existing driveway and exterior tandem parking for two cars. There is no minimum number of long- or short-term bicycle parking spaces required for single family structures. The Board can find this condition met.

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

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

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

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

Due to the project's proximity to No Name Brook, the applicant previously appeared before the Conservation Commission, which reviewed the site and stormwater plans and issued a permit with conditions on April 8, 2024. The Board can find this condition met.

**6. EDR-6 Security for Stormwater Facilities**

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

The applicant agrees to work with DPW and the Town Engineer as necessary to secure stormwater facilities onsite. The Board can find this condition met.

**7. EDR-7 Utility Service**

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

Utility access will not change as a result of this proposal. The Board can find this condition met.

**8. EDR-8 Advertising Features**

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

As a residential property, there will not be any advertising features apart from house numbers. The Board can find this condition met.

**9. EDR-9 Special Features**

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

As a residential property, there will not be any special features. The Board can find this condition met.

**10. EDR-10 Safety**

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The proposed single-family dwelling addition and dormer are designed in compliance with the Ninth Edition of the Massachusetts State Building Code and shall not include public or semi-public spaces. The Board can find this condition met.

### **11. EDR-11 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The building and property are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The Board can find this condition met.

### **12. EDR-12 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.**

There are no significant impacts to the neighborhood microclimate as a result of this proposal. The Board can find this condition met.

### **13. EDR-13 Sustainable Building and Site Design**

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

A LEED checklist was not provided for this proposal; however, notes pertaining to LEED certification and an analysis of the HERS rating for the structure were included. The proposal is subject to the specialized stretch code. The Board may consider requesting that a LEED for Homes – single family checklist be provided.

## **IV. Findings**

1. The board may find that the nature and use of the property is such that an addition to the first floor and a dormer visible from the Minuteman Bikeway is in the public interest consistent with section 3.4 of the Zoning Bylaw.
2. The board may find that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.



## V. Conditions

### A. General

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.
7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Building signage shall be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.



## Town of Arlington, Massachusetts

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### Public Hearing: Docket #3717, 80 Broadway

#### Summary:

8:30 pm

Notice is herewith given that a request to reopen Special Permit Docket #3717 has been filed on September 12, 2024, by 80 Broadway LLC, 173 Franklin Street, Arlington, MA 02474, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to modify the plans approved by the Board on December 19, 2022, for the property located at 80 Broadway, in the B4 Vehicular Oriented Business District, by reducing the useable open space for common use to the second-floor deck only, and reserving access to the rooftop deck to the top floor unit owner. The applicant also proposes to increase the number of Affordable Housing units from one to two. The reopening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

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

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	80_Broadway_Reopen_Request_09-09-2024.pdf	80 Broadway Reopen Request 09-09-2024
Reference Material	80_Broadway_Revised_Plans_09-06-2023.pdf	80 Broadway Revised Plans 09-06-2023
Reference Material	80_Broadway_photo.pdf	80 Broadway photo
Reference Material	2022038_(80_broadway)12-14-22.pdf	80 Broadway plans 12-14-2022
Reference Material	Final_-_Certified_Decision_Docket_#3717_02132023.pdf	Certified Decision Docket #3717 02-13-2023
Reference Material	2024-10-03_Updated_EDR_Public_Hearing_Memo_Docket_3717_80_Broadway.pdf	2024-10-03 Updated EDR Public Hearing Memo Docket 3717 80 Broadway

TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

PLANNING & COMMUNITY  
DEVELOPMENT

2024 SEP 12 P 3:03

2024 SEP 20 AM 9:23

Eighty Broadway LLC

Attn: Robert D. Costello  
137 Franklin Street  
Arlington, MA 02474

September 9, 2024

DOCKET 3717 - REOPEN

VIA EMAIL

Town of Arlington  
Planning and Community Development  
Claire Ricker, Director / Sarah Suarez, Assistant Director  
730 Massachusetts Avenue  
Arlington, MA 02476

RE: 80 Broadway

Dear Directors Ricker and Suarez,

Thank you again for meeting with me in person to discuss my / Paul's / Eighty Broadway LLC's request to amend one aspect of our project at 80 Broadway and in doing so switch a portion of the common areas. As you can see from the photo the project has been moving along very smoothly and efficiently and is nearing completion. We are excited to begin to move towards a certificate of occupancy review in the near future.

Per our discussion, the particulars of our request revolve around what we see as a necessity of changing the common area decking space from the top/5<sup>th</sup> floor to the second-floor outdoor space that was to be a space for the second/2<sup>nd</sup> floor commercial unit. A rendering of this alteration is attached and the difference is shown on pages A-1.2 ("Common Roof Deck") and A-1.5 ("Exclusive Use Unit 5").

The reason for this request is based on a few factors, the most notable being that the planned top floor layout proved extremely difficult given the small size of the footprint in which to arrange the rooms and the substantial loss of what would be meaningful, usable top unit interior space that was instead required for two egresses and common on/off space from the elevator in order to accommodate outdoor space on the top floor. It also provides a practicality of use question when placed the top floor which begs the question as to how much people would actually go up there when it feels like you are entering another resident's living quarters.

As noted in our presentations before the Redevelopment Board our plan from the outset has been to sell the top floor in order to pay down the debt on the building, a paydown which would enable us to maintain the rest of the units as rental property and not make this a traditional "condo play" type of investment. The financial realities of building a property the likes of 80 Broadway and keeping the units pushes any sort of real financial benefit out for 8 – 10 years, and

we can live with that reality, but it is aided in the short term by a top floor unit that is appealing to a buyer as flexible and spacious and provides some added relief from the fiscal challenges. Thus, we have framed out and completed the bulk of the layout in the manner depicted in the attached plans and cannot stress enough the difference this layout will make to sale and usability, which translates into more flexibility for us on the rental units and not having to actually come further “out of pocket” in our own paydown of the construction note to make the debt service coverage work. In short, having the added flexibility / space and not having it sacrificed for common ingress / egress to the roof, provides a bit more financial viability for this project and as a result also greater incentive for us to try and build further Arlington focused rental unit buildings in the future.

As discussed with Assistant Director Suarez in a follow up telephone conversation, we believe strongly enough in the need for this additional flexibility that we are planning to submit another, second, one bedroom unit, to the Affordable Housing Trust pool grant program and will be submitting our paperwork in furtherance of this aim later this week. In doing so we are trying to be understanding of the added need for affordable housing and our commitment to be transparent in balancing the fiscal realities of constructing and operating a building of this sort with the needs and aims of the Town of Arlington.

We also believe that having the second-floor common outdoor space will create a feel that is less removed and more connected to the balance of the building, feels more natural to invited guests of residents and to the streetscape, etc. We have therefore proposed that the second-floor outdoor space which was to run with the second-floor commercial space become the common outdoor space. This space is demonstrated in the attached plans and shows an ADA compliant hallway right off of the second-floor and close to the stairs and a safer feel than having tenants utilizing a rooftop space that potentially creates added safety concerns.

In submitting this request and seeking your approval, Paul and I are certainly willing to field any calls or questions that your office and/or the Redevelopment Board may have. We are hopeful that you find it a workable manner in which to address our concerns and realities of what is coming together as a great project for the Broadway corridor.

Please do not hesitate to contact me at any time at 617-625-4322 (x 102) or on my cell at 413-387-8464.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'R. Costello', with a long horizontal stroke extending to the right.

Robert D. Costello

Enc.

Cc: Paul O'Connell





1. ACER RUBRUM (RED MAPLE)



2. CORNUS FLORIDA (FLOWERING DOGWOOD)



3. NANNYBERRY VIBURNUM (VIBURNUM LENTAGO)



4. ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM)



5. MOUNTAIN LAUREL (KALMIA LATIFOLIA)



6. BUTTONBUSH (CEPHALANTHUS OCCIDENTALIS)



7. EASTERN WAHOO (EUONYMUS ATROPURPUREOUS)

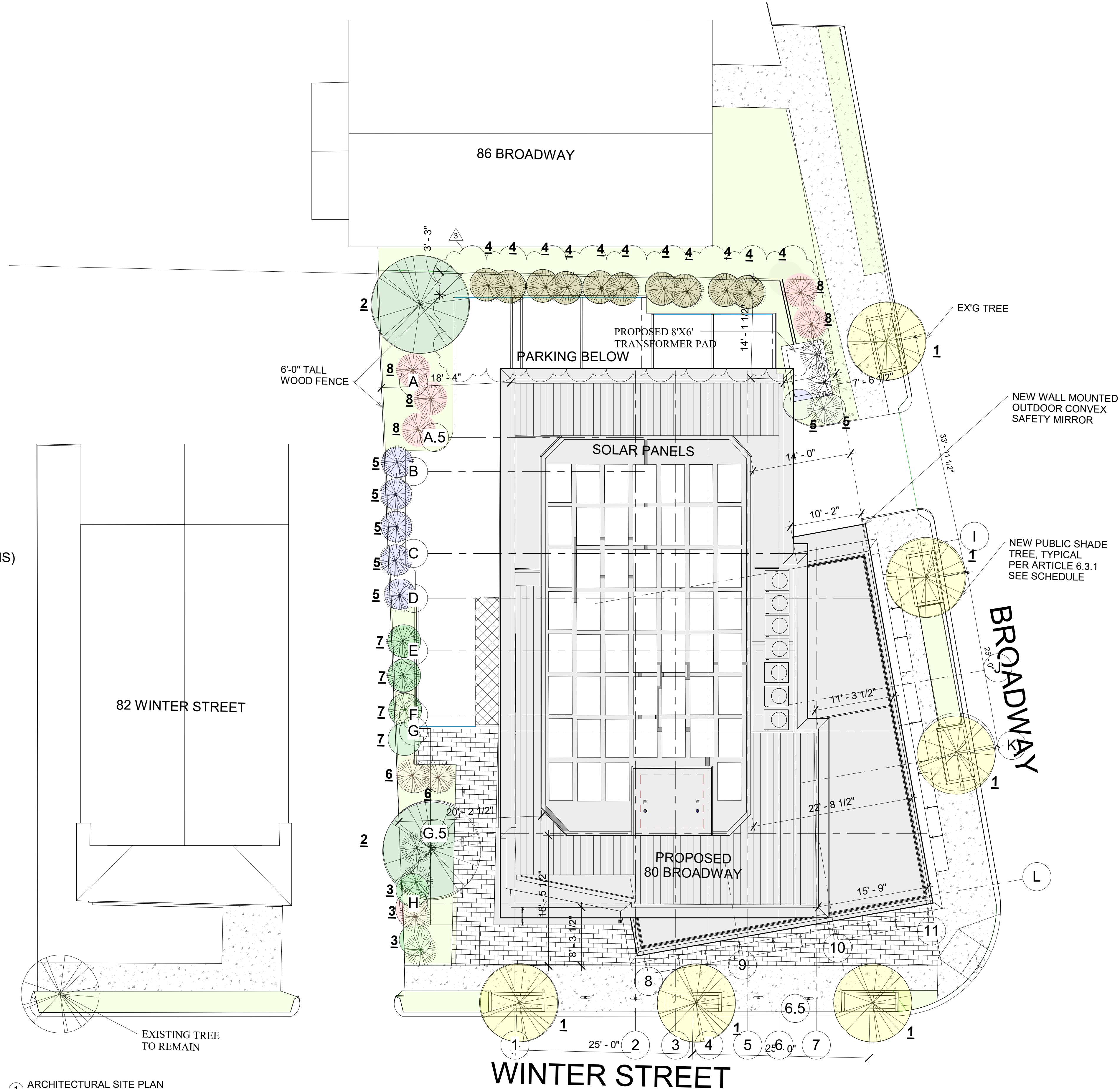


8. RED TWIG DOGWOOD (CORNUS SERICEA)

**PLANTING SCHEDULE**

TYPE	QUANTITY
1. ACER RUBRUM (RED MAPLE)	6
2. CORNUS FLORIDA (FLOWERING DOGWOOD)	2
3. NANNYBERRY VIBURNUM (VIBURNUM LENTAGO)	3
4. ROSEBAY RHODODENDRON (RHODODENDRON MAXIMUM)	11
5. MOUNTAIN LAUREL (KALMIA LATIFOLIA)	7
6. BUTTONBUS (CEPHALANTHUS OCCIDENTALIS)	2
7. EASTERN WAHOO (EUONYMUS ATROPURPUREOUS)	4
8. RED TWIG DOGWOOD (CORNUS SERICEA)	5

ROOF AREA	2917 SQFT
SOLAR PANEL ROOF AREA	1657 SQFT



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

Location

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

**Choo & Company, Inc.**

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

No.	Description	Date
3	Revision 3	05-24-2023

Project No: 2022038/ 2023017  
Scale: 1/8" = 1'-0"  
Date: 04-20-2023  
Drawn By: DF/ MA

Drawing Name

**PROPOSED ARCHITECTURAL SITE PLAN**

Sheet No.

**A-1.0**





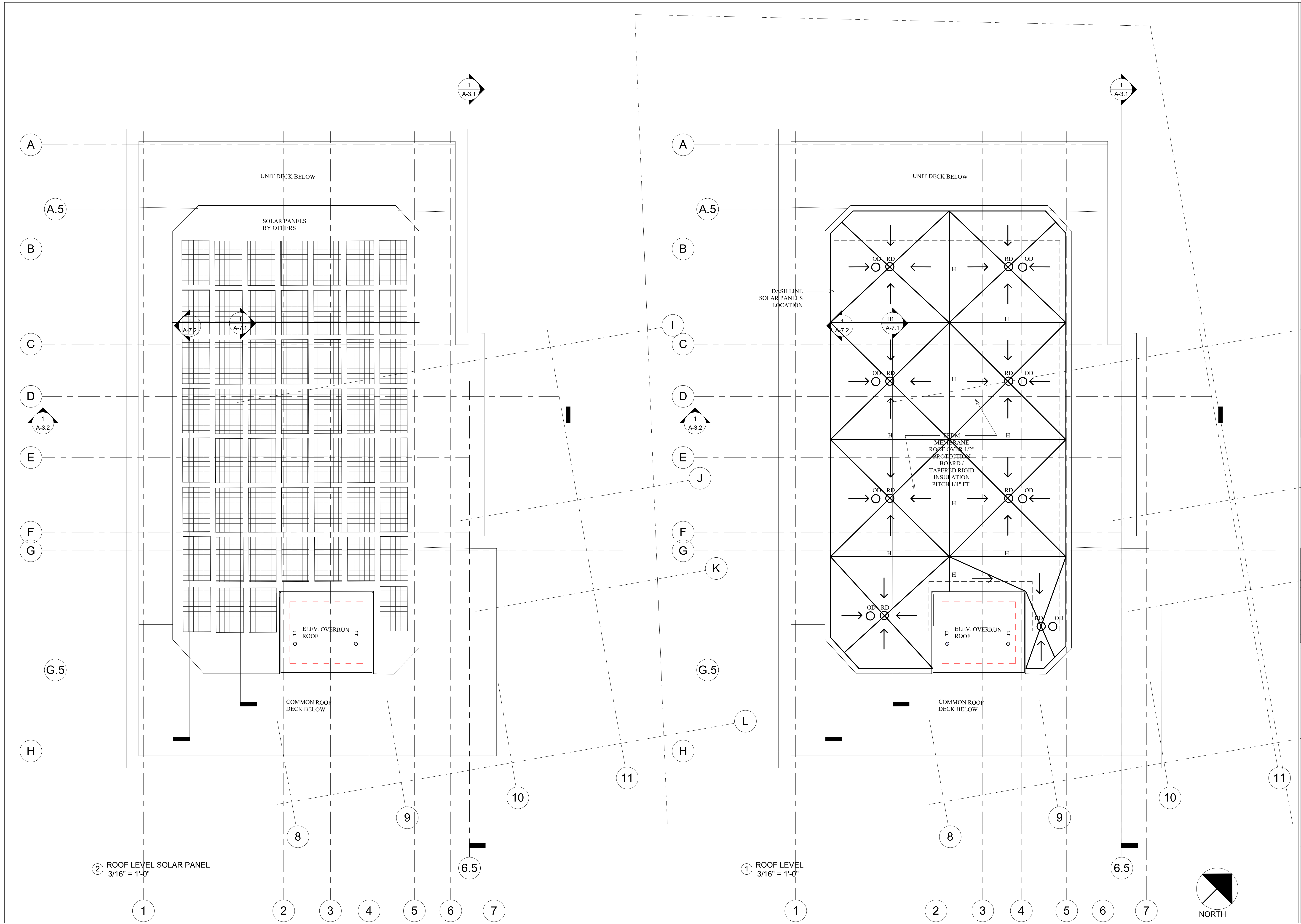












Location

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

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

No.	Description	Date
4	Revision 4	09-06-2023

Project No: 2022038/ 2023017  
 Scale: 3/16" = 1'-0"  
 Date: 04-20-2023  
 Drawn By: DF/ MA  
 Drawing Name

**PROPOSED ROOF PLAN**

Sheet No.

**A-1.6**

































































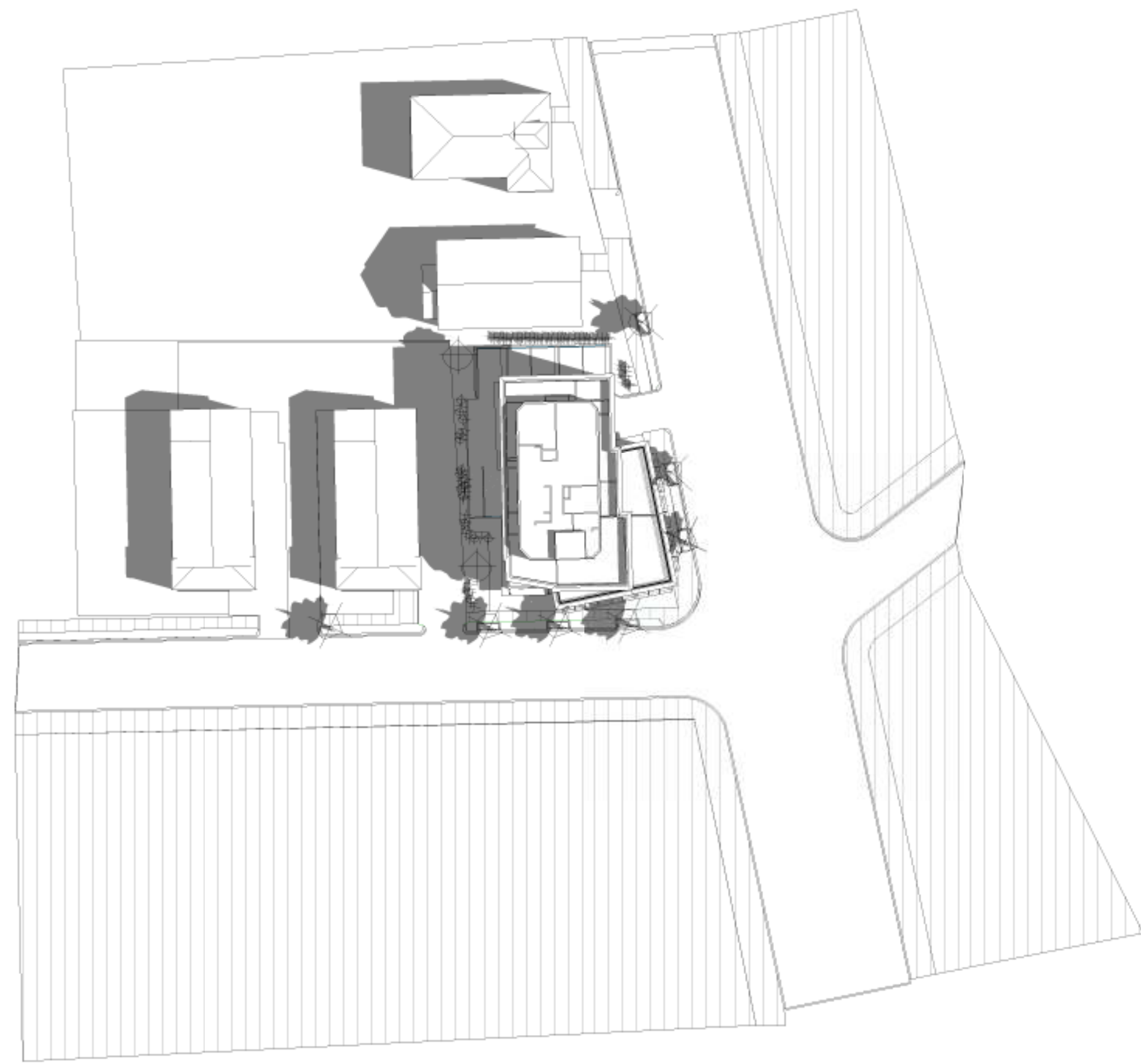




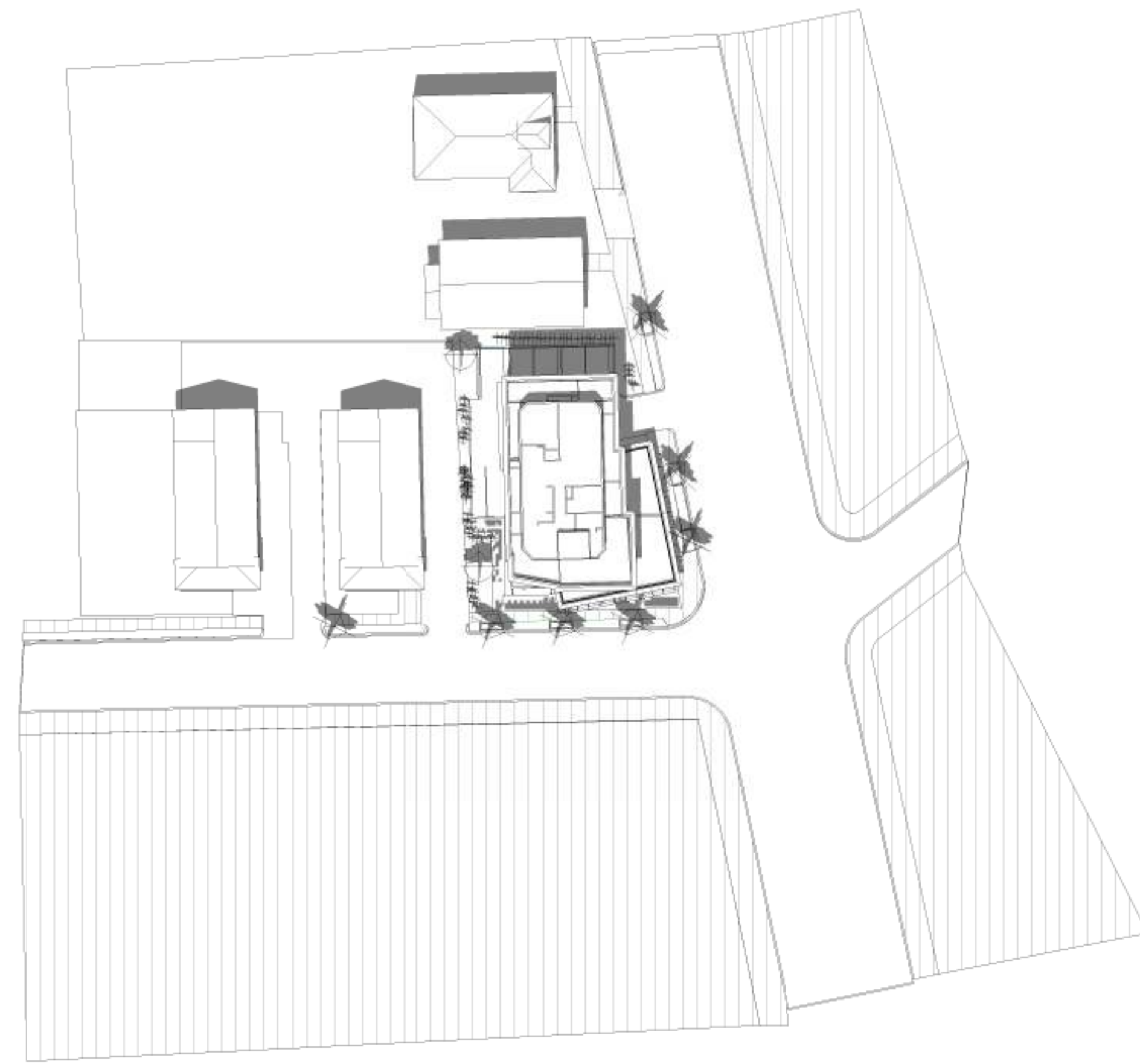




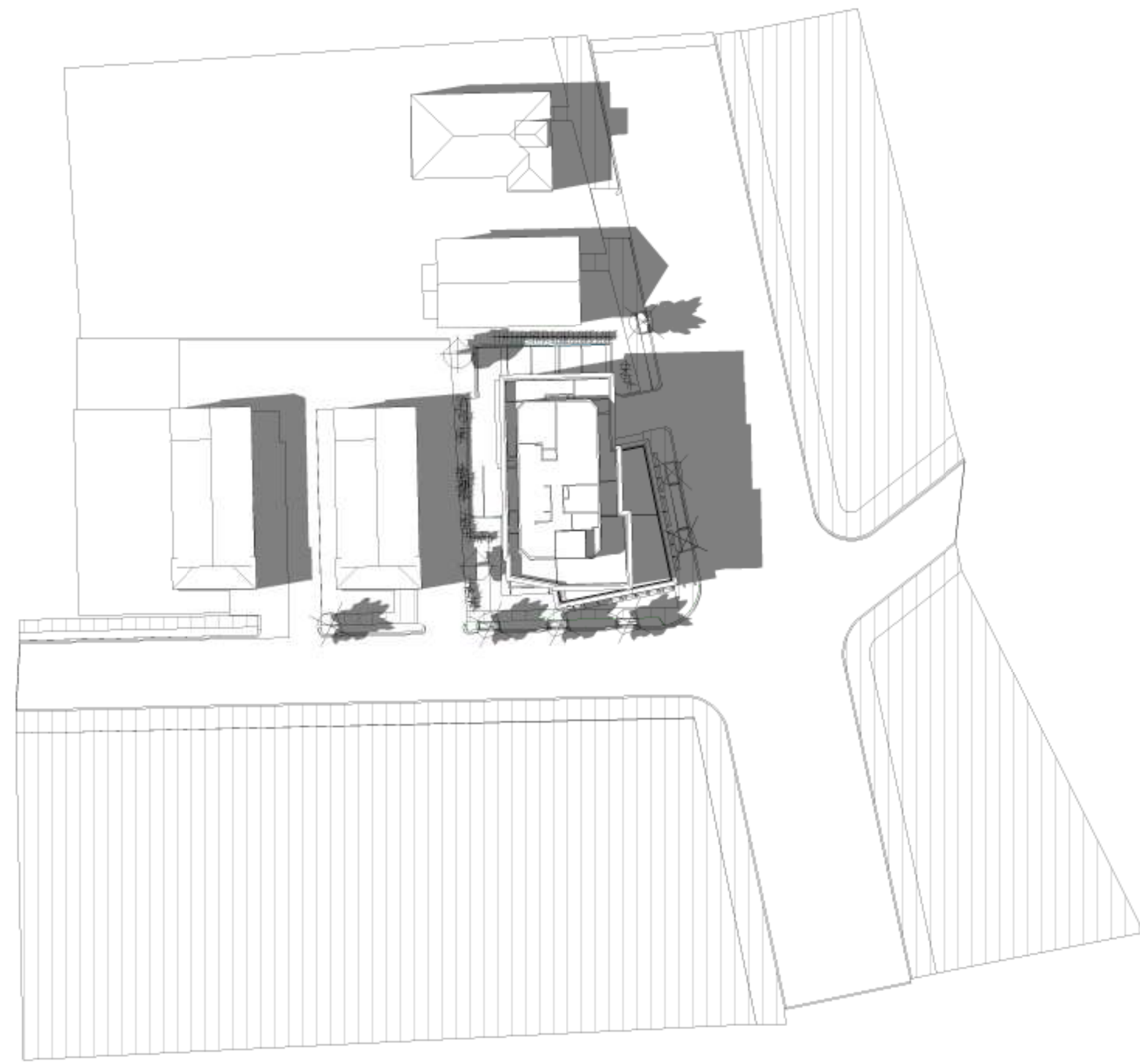




① SUMMER 9AM



② SUMMER 12PM



③ SUMMER 3PM

Location

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

**Choo  
& Company, Inc.**

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

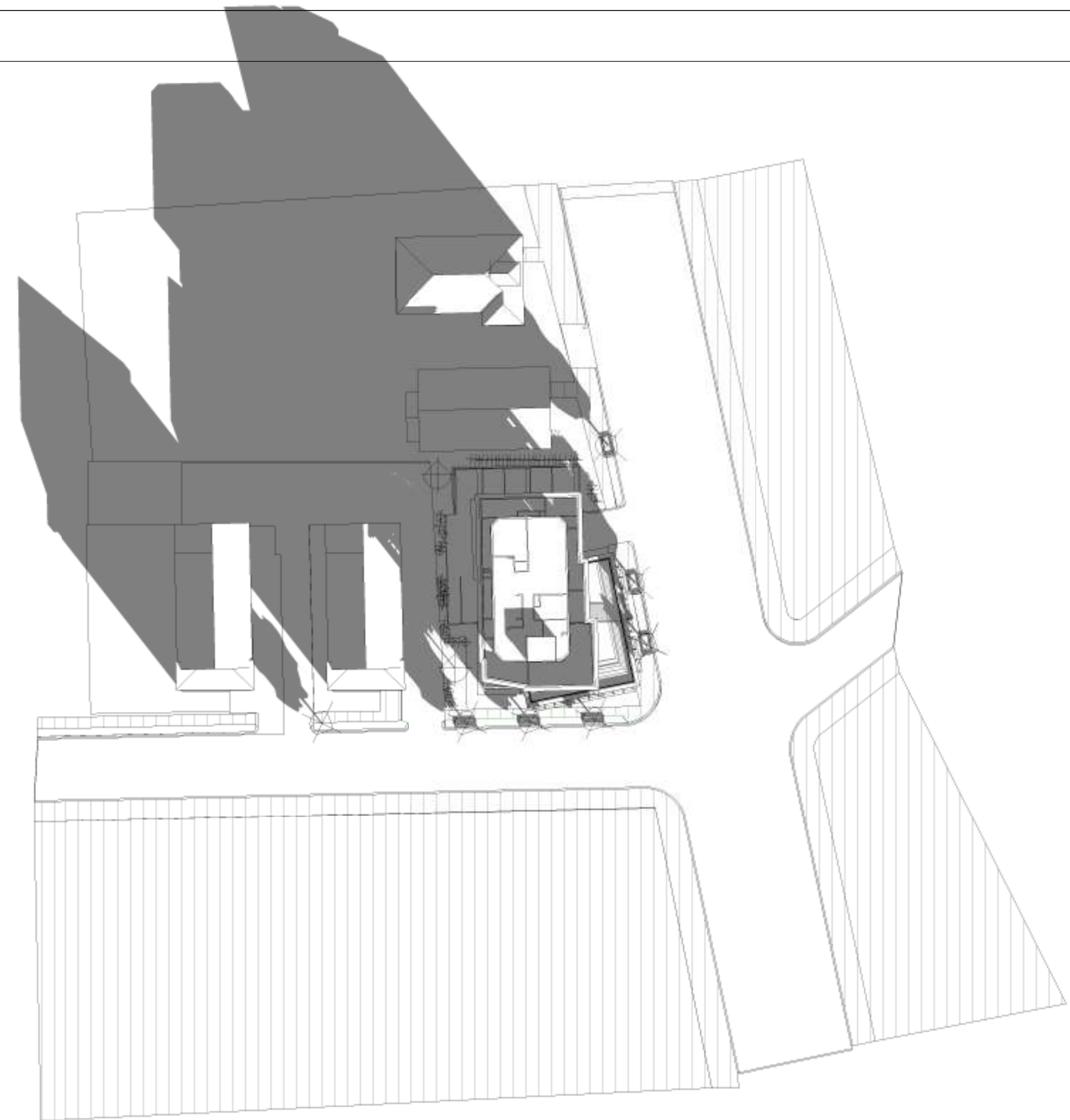
No.	Description	Date

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Scale:  
Date: 12-06-2022  
Drawn By: MA/ DF

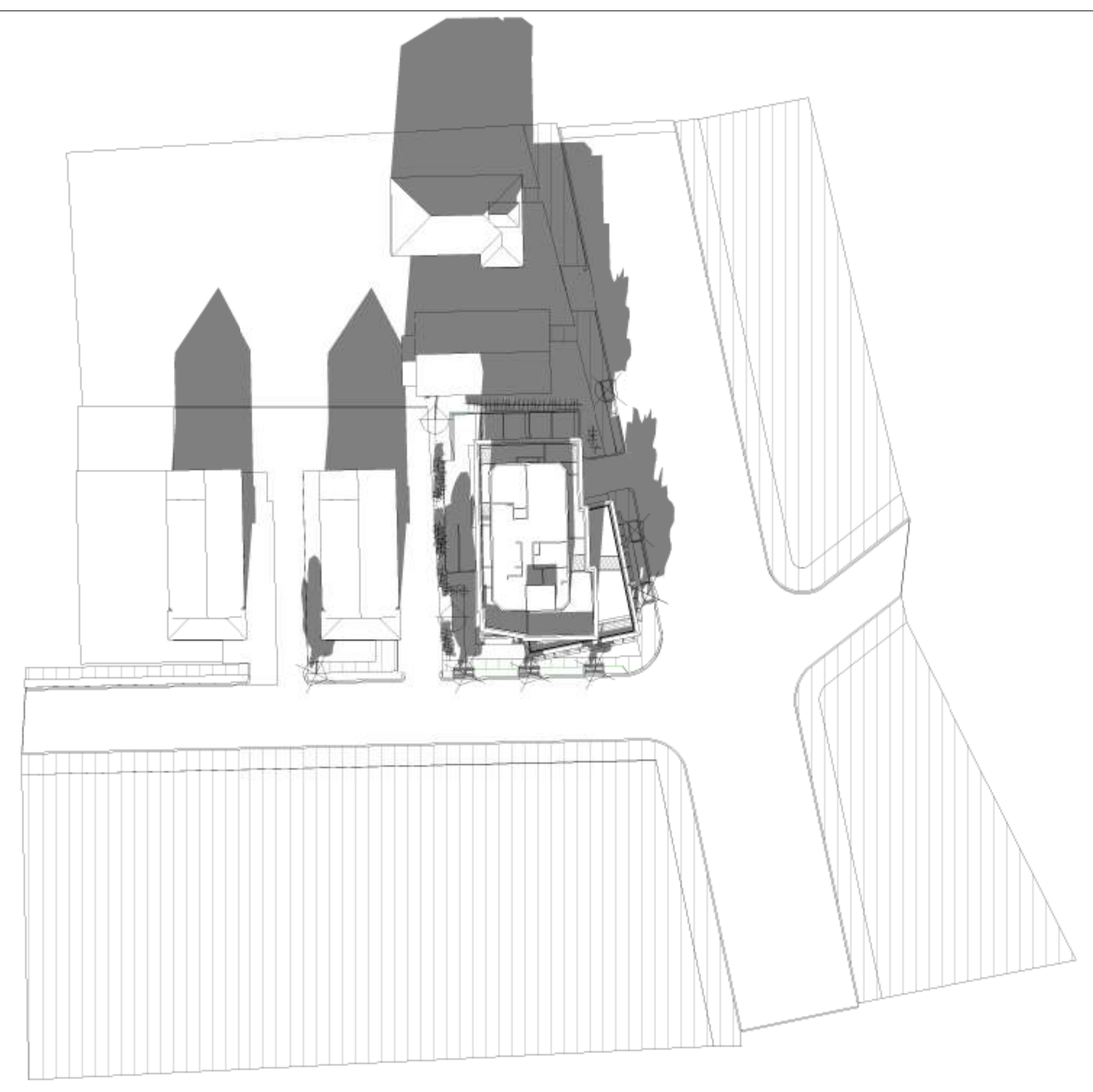
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SOLSTICE**

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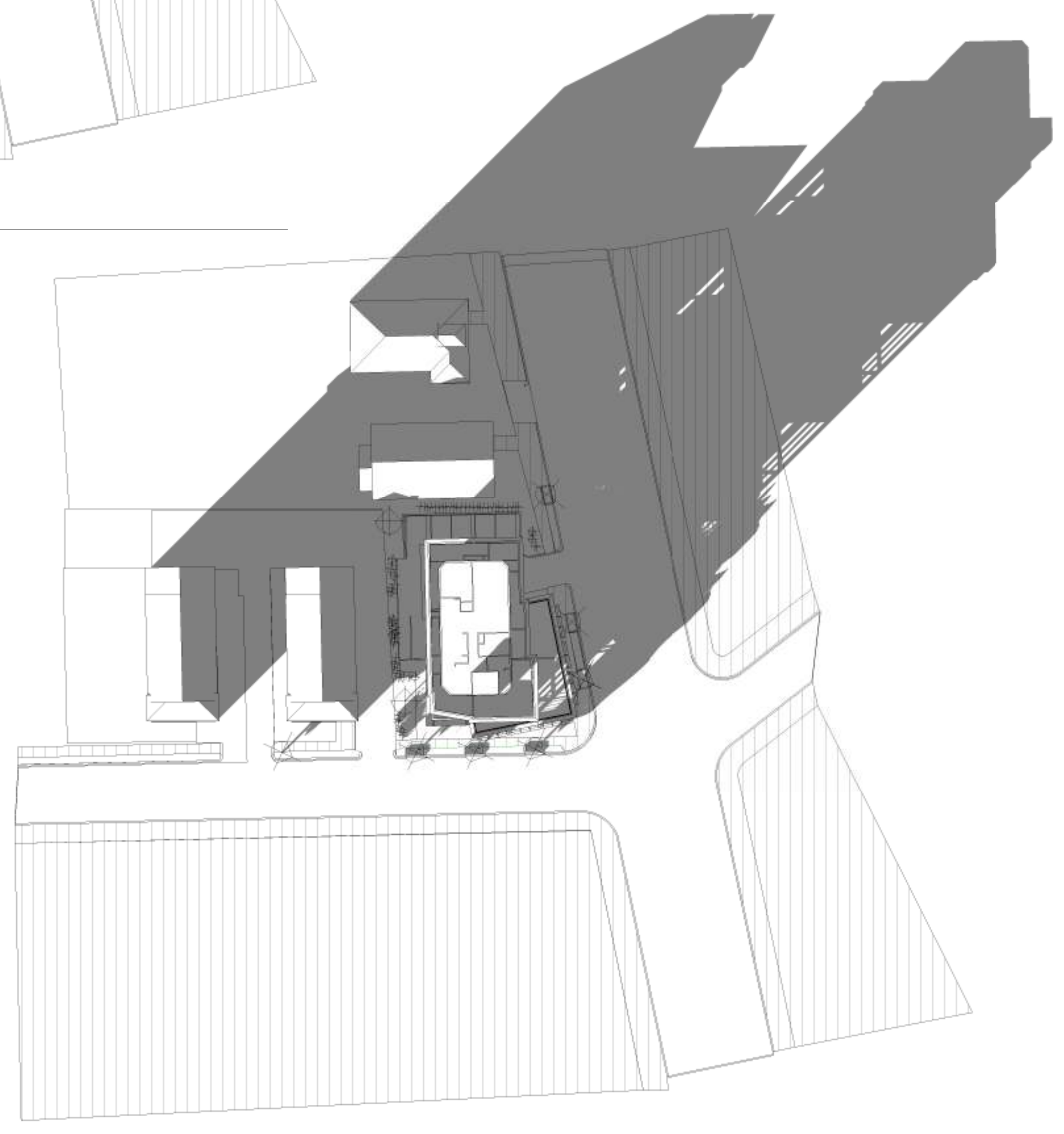




① WINTER 9AM



② WINTER 12PM



③ WINTER 3PM

Location

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

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C
 hoo  
 & Company, Inc.

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

No.	Description	Date

Project No: 2022038  
 Scale:  
 Date: 12-06-2022  
 Drawn By: MA/ DF

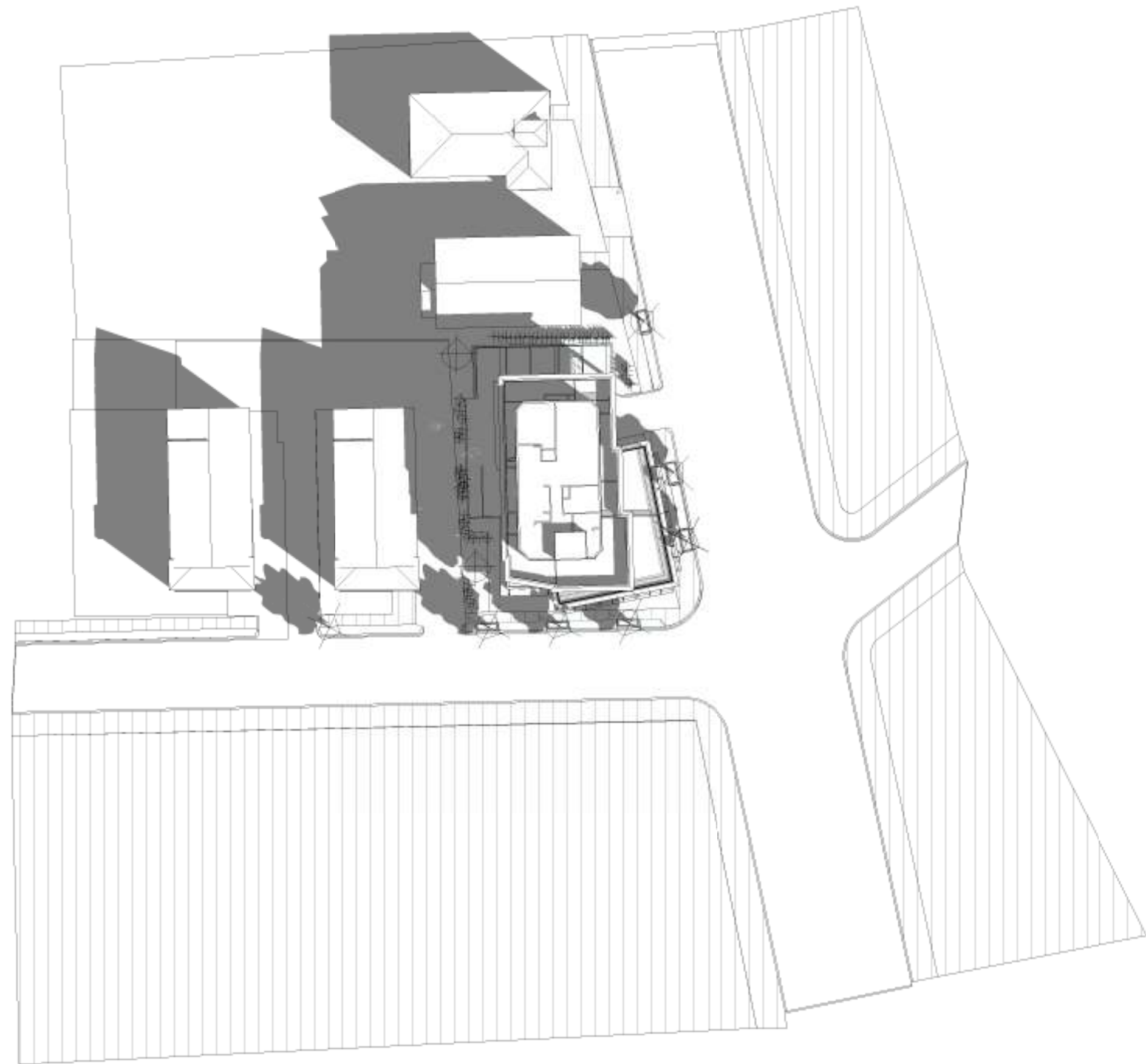
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Sheet No.  
A-2.11

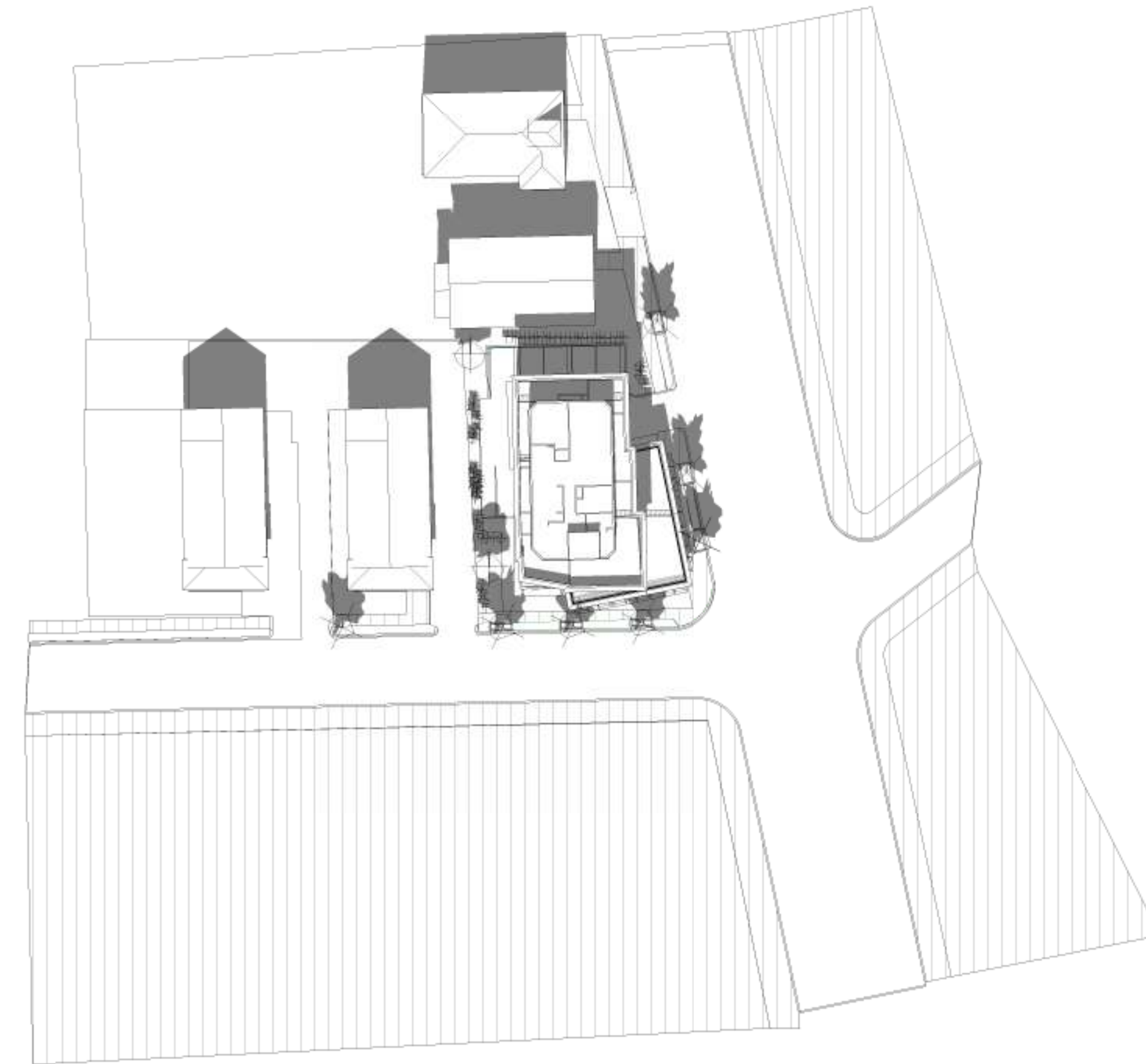




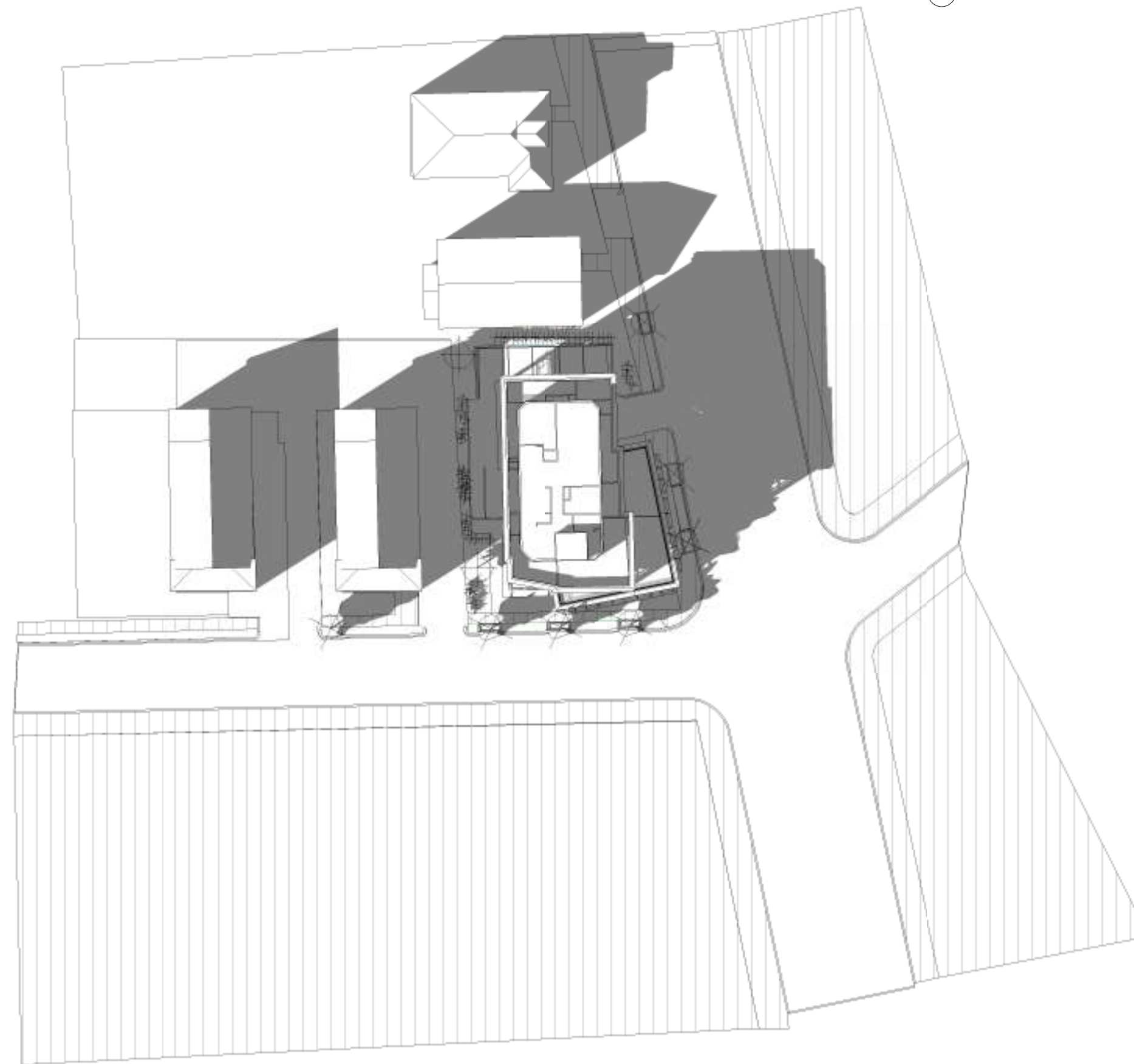




① SPRING 9AM



② SPRING 12PM



③ SPRING 3PM

Location

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

**Choo  
& Company, Inc.**

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

No.	Description	Date

Project No: 2022038  
Scale:  
Date: 12-06-2022  
Drawn By: MA/ DF

Drawing Name  
**SPRING  
EQUINOX**

Sheet No.  
**A-2.13**







I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 1/20/2023 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST:

TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174  
2023 JAN 20 AM 9:55

Date of Issue 2/13/2023

*Juliana A. Brogini*  
Town Clerk



### ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3717

DECISION  
Special Permit Under  
ENVIRONMENTAL DESIGN REVIEW

Applicant: Eighty Broadway LLC, 201 Broadway, Arlington, MA 02474  
Property Address: 80 Broadway, Arlington, Massachusetts 02474

Hearing Dates: November 21, 2022, and December 19, 2022  
Date of Decision: December 19, 2022

20 Day Appeal Period Ends: February 10, 2023

Members  
Approved

Opposed

*Leon B. K...*

*Rachel Zember*

*[Signature]*

*W. Turpal*

*Stephen A. Roubal*

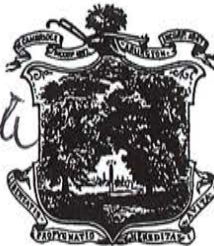
*Juliana A. Brogini*      2/13/23  
Town Clerk's Certification      Date



I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 1/20/2023 and that 20 days have elapsed after the Decision and no Appeal has been filed. ATTEST

Date of Issue 2/13/2023

*Juliana Braga*  
Town Clerk



TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174

2023 JAN 20 AM 9:56

**Town of Arlington, Massachusetts  
Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

**DECISION OF THE BOARD**

**Environmental Design Review Docket #3717**

**80 Broadway, Arlington, MA 02474**

**80 Broadway, LLC**

**December 19, 2022**

This Decision applies to the application by Eighty Broadway LLC, 201 Broadway, Arlington, MA (Owner) for Special Permit Docket #3717 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permit, and 3.4, Environmental Design Review. The Owner proposes to demolish an existing one-story retail building and construct a mixed-use building containing retail and commercial office space and nine residential housing units at 80 Broadway in the B4 Vehicular Oriented Business District. The project meets the threshold for the inclusionary housing requirements; therefore one (1) unit of the nine total units shall be made affordable per Section 8.2 of the Zoning Bylaw. Parking is provided onsite with six vehicular parking spaces and twenty (20) long- and short-term bicycle parking spaces. The Arlington Redevelopment Board (ARB) reviewed and approved an Environmental Design Review Special Permit under Sections 3.3 and 3.4 of the Arlington Zoning Bylaw. A public hearing, scheduled for October 3, 2022, was continued to and held on November 21, 2022, and December 19, 2022, when the public hearing was closed.

VOTE: The ARB voted (5-0) to approve Docket #3717 with conditions.

The following materials were reviewed by the ARB for this Decision:

- Application for EDR Special Permit, including Dimensional and Parking Worksheet and Environmental Impact Statement;
- Site Development and Architectural Drawing Set, prepared by Choo & Company, Inc., dated October 19, 2022, and updated on December 14, 2022;
- Storm Drainage Report, prepared by Columbia Design Group, LLC, dated September 6, 2022;
- Photometric plan;
- Transportation Demand Management plan;



- LEED Checklist; and
- Correspondence from Teri Chu (88 Broadway, Apt. 2), Don Seltzer (Irving Street), Donna and Jimmy Boyle (82 Winter Street), Belinda Chu (88 Broadway), and Chris Loreti (56 Adams Street).

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. Mixed-use is allowed by Special Permit in the B4 Vehicular Oriented Business District. Prior to the property's current use as a retail establishment, it served as a gasoline station. The Zoning Bylaw, in Section 5.5.1.E, indicates that as the automotive-oriented businesses have closed, the Town encourages the conversion of the property to other retail, service, office, or residential use, particularly as part of a mixed-use development.
2. The requested use is essential and desirable. The Master Plan promotes mixed-use as a means to revitalize business districts, by bringing customers and street life to commercial areas. From a land use perspective, the Master Plan encourages development of higher value mixed use buildings along commercial corridors, including Broadway, by allowing taller buildings and reducing off-street parking requirements.

This project will add nine residential apartment units, of which one unit will be affordable to eligible households making up to 70% of the area median income, and two commercial spaces. The Town has clearly established both market rate and affordable housing priorities described in its Housing Production Plan (adopted by the Select Board and Redevelopment Board and approved by the State in 2022). New housing opportunities, including market-rate and affordable homes, are needed in the community; this project helps address that demand.

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

3. The proposed project includes six parking spaces for cars, located on the ground level of the property, composed of five standard parking spaces and one ADA accessible parking space. At least one space will include an electric vehicle charger. Fourteen long-term and six short-term bicycle parking spaces will be provided. Per Section 6.1.12.F, the Board granted relief from the requirement that the long-term bicycle parking be located on the ground or with mechanical assistance, thereby allowing hanging bicycle racks. Per Section 6.1.12.A, the Board allowed the two long-term bicycle parking spaces required for the commercial uses to be provided through short-term bicycle parking. Parking is to be accessed through one curb cut on Broadway. A second curb cut on Broadway will be closed, as will a curb cut on Winter Street.
4. The development will meet stormwater design standards as indicated in the Storm Drainage Report Drainage Summary, as the stormwater design includes the collection of runoff from the roof and parking areas via roof drains and gutters and installation of catch basins in the parking



lot and an underground filtration system. A landscaped buffer will be introduced to the site and street trees will be planted. Overall, the proposal will result in a reduction of impervious area and quantity of stormwater flowing from the site.

5. The development will need to meet special regulations of the Affordable Housing bylaw, Section 8.2, reserving one unit that is representative of the mix of units in the building for eligible households making up to 70% of the area median income. The affordable unit will be comparable to the market rate units per Section 8.2.3 E.
6. The building maintains a ground floor retail use, a use which has been in this location since conversion from a gas station in the early 1980s. The addition of commercial office space and residential units is described in the definition of the B4 zoning district as desirable; the definition specifically states, “the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development.” In particular, this proposal both increases overall commercial space on the property and provides new residential housing. These additions will not impair the integrity or character of the district, or the adjoining districts and it will not be detrimental to health or welfare. The building is consistent with the Design Standards for the Town of Arlington.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

**1. EDR-1 Preservation of Landscape**

The existing property is almost entirely impervious and there is no natural landscape to preserve with the building and parking lot fully saturating the building lot. This project will introduce 1,396 square feet of landscaped open space, including a buffer of perennials, flowering trees, and shrubberies on the side and rear of the property between the development and the abutting 82 Winter Street and 86 Broadway. Five street trees will be planted: three on Winter Street and two on Broadway. Structural soil will be used under the sidewalks.

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

There are a range of architectural styles and zoning districts in the vicinity—from single- and two-family homes to apartment buildings and single-story commercial to mixed-use developments. Building heights vary from one to four stories, with a variety of setbacks in relationship to the street frontage. Greater height in certain locations can be beneficial, and at 55 feet and with an FAR of 1.98, the development is smaller than the maximum dimensional allowances for mixed-use in the B4 district.

The development will site the building closer to the street, improving its relationship to the public realm. The ground floor meets the requirements for transparency and access as defined in Section 5.5.2(B)(4), with large commercial windows providing ground floor transparency. Lobby and storefront entrances are clearly defined. The second through fourth stories of the



building are set back from the commercial façade, reducing the visual massing of the structure, and the fifth story is further set back; the development complies with Section 5.3.17, Upper Story Building Step Backs.

Per Section 5.3.16, the Board granted relief from corner lot setback requirements in 5.3.8, which otherwise would require additional parking reductions or relocating parking to front of the structure and would limit the important street front continuity that this project will add to the neighborhood.

**3. EDR-3 Open Space**

The development will add areas of landscaping to an existing impervious site, including approximately 1,575 square feet of landscaped open space. The proposal includes landscaped open space along the side and rear of the building, which also provides a buffer with the adjacent buildings at 82 Winter Street and 86 Broadway. An additional 1,363 square feet of usable open space is provided on two roof decks. The Board granted relief from buffer requirements per Section 5.3.21, which would require a 15-foot landscaped buffer in lieu of required on-site parking. The Board granted relief from usable and landscaped open space requirements per Section 5.5.2.

**4. EDR-4 Circulation**

The development includes six spaces for vehicles located in a ground-level parking area, including one HC vehicle parking space, two compact spaces, and one EV parking space. A total of 20 bicycle parking spaces—14 long-term in an enclosed storage area and 6 short-term along the exterior of the building—are provided. The development will improve adjacent infrastructure, including sidewalks, curb cuts, and curb treatments. The Board granted relief from the required number of parking spaces, contingent on the applicant submitting a revised Transportation Demand Management Plan per Section 6.1.5 to be reviewed and approved administratively by the Department of Planning and Community Development. The Board also granted relief from the drive aisle dimensions per Section 6.1.11.C(3) from the required 24-foot aisle width to a 20-foot aisle width to accommodate on-site parking.

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

Surface water drainage will be improved through the installation of pervious pavers and an underground stormwater infiltration system that will receive reduce stormwater runoff from the site. In addition, approximately 1,575 square feet of presently impervious pavement will be replaced with landscaped areas, an improvement over the existing conditions. The development complies with the Town's current stormwater bylaw. Final design materials must be submitted for review and approval by the Town Engineer, including a site plan that shows catch basins and filtration systems.

**6. EDR-6 Utilities Service**

All new utility connections will be underground.



**7. EDR-7 Advertising Features**

A sign band is included on the building façade along Winter Street and Broadway. Any future signage is subject to review by the Department of Planning and Community Development, and possibly the ARB, prior to the issuance of a sign permit.

**8. EDR-8 Special Features**

All roofing structures are appropriately set back. Trash and recycling areas are enclosed and located adjacent to the parking area. Solar panels are proposed for the roof of unit 5D.

**9. EDR-9 Safety**

The development meets all relevant health and safety codes.

**10. EDR-10 Heritage**

The proposal will include demolition of the existing one-story brick building in order to build the new building. The building and property are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The proposed massing and preliminary design for the proposed building are compatible with other uses in the immediate neighborhood.

**11. EDR-11 Microclimate**

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

**12. EDR-12 Sustainable Building and Site Design**

The development qualifies for LEED certification.

The ARB made the following findings:

1. The project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw and meets the decision criteria of Section 3.3 of the Zoning Bylaw for a Special Permit.
2. The five-story, 55 foot tall building will not adversely affect the adjacent R2 zoning districts per Section 5.3.19 significantly more than a four-story building and thus a reduction to four-stories is not required
3. The setbacks are appropriate per Section 5.3.16.
4. The site plan is appropriate per Section 5.3.21.
5. The landscaped areas are appropriate per Section 5.5.2.
6. The vehicle and bicycle parking improvements justify the parking reduction per Section 6.1.5 subject to a Transportation Demand Management Plan.



7. The long-term bicycle storage equipment is appropriate per Section 6.1.12.F.
8. The total bicycle parking spaces provided for short- and long-term parking are appropriate per Section 6.1.12.A.
9. The usable and landscaped open space plans are appropriate.
10. The driveway aisle is appropriate per Section 6.1.11.C(3).
11. The landscaped areas adjacent to the parking area are sufficient to justify the buffer area reduction to five feet per Section 6.1.11.
12. The development meets the requirements for the upper story step backs per Section 5.3.17.

The project must adhere to the following general conditions:

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



8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit the Owner shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Final building signage for the commercial tenant shall be filed with Inspectional Services and subject to the approval of the ARB or administratively approved by the DPCD.

The project must adhere to the following special conditions:

1. The owner will work with the DPCD to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable unit must be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the affordable unit.
4. No condominium conversion of said affordable rental unit shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Department to ensure that the unit continues to meet the requirements of Section 8.2.
5. The Owner shall install at least one (1) Electric Vehicle charging station in the parking lot.
6. The Owner shall submit a revised Transportation Demand Management (TDM) plan for administrative review and approval by the DPCD, including details about the allocation of parking spaces and reserving all parking spaces for residential tenants.
7. The Owner shall submit a revised planting schedule to the DPCD for administrative review and approval indicating the use of native species as determined appropriate by the Town.
8. The Owner shall adjust the parking area to the reduce two parking spaces closest to Broadway to compact (8 feet wide and 16 feet long) spaces and increase the width of the landscaped buffer strip between the parking area and the property line so that the landscaped buffer is at least five feet wide and includes a solid wall or fence, five to six feet in height, complemented by suitable plantings
9. The Owner shall replace the wall pack lighting on the façade of the building that faces the neighbors with bollards facing back to the building.



10. The applicant shall submit a revised landscaping plan to the Department of Planning and Community Development for administrative approval. The revised landscaping plan shall endeavor to use species from the Arlington Conservation Commission's *Recommended Native Plant Materials List* to the greatest extent practical.

I hereby certify this is a True Copy of the Decision of the Arlington Redevelopment Board as filed with the Office of the Town Clerk of the Town of Arlington, Massachusetts on 1/20/2023 and that 20 days have elapsed after the Decision and no Appeal has been filed ATTEST:

Date of Issue 2/13/2023

*Juliana A. Boyle*  
Town Clerk

TOWN CLERK'S OFFICE  
ARLINGTON, MA 02174  
2023 JAN 20 AM 9:59





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

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**Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board  
**From:** Claire Ricker, Secretary Ex Officio  
**Subject:** Environmental Design Review, 80 Broadway, Arlington, MA, Docket #3717  
**Date:** October 3, 2024

---

This is a request by Eighty Broadway LLC, 201 Broadway, Arlington, MA to reopen Special Permit Docket #3717 for the construction of a mixed-use building containing retail and commercial office space and nine residential housing units at 80 Broadway in the B4 Vehicular Oriented Business District. The reopening of the hearing is to allow the Board to review proposed changes to the approved project.

The Applicant proposes to change the proposed common area outdoor deck space at the 5<sup>th</sup> floor to private outdoor space for the 5<sup>th</sup> floor unit. The applicant proposes to establish common area outdoor deck space on the second floor for the remainder of the residential units. The Applicant further proposes to identify a second affordable unit in the project to be deed-restricted and added to the Subsidized Housing Inventory of the Town. Thus, this project will add nine residential apartment units, of which two units will be affordable to eligible households making up to 70% of the area median income, and two commercial spaces.

Materials submitted for consideration of this change:

- Letter to Directors Ricker and Suarez dated 9/9/2024
- Updated site and floor plans
- Project photo





## Town of Arlington, Massachusetts

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### Correspondence

#### Summary:

Correspondence Received:

- 80 Broadway - 10/2/2024 - Evans, W.
- 80 Broadway - 10/5/2024 - Seltzer, D.
- Multiple Properties -9/13/2024 - Evans, W.
- 1025 Mass Ave - 10/4/2024 - Fanale, K.

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	80_Broadway_-_10022024_Evans__W.pdf	80 Broadway - 10022024 Evans, W
▢ Reference Material	80_Broadway_-_10052024_Seltzer__D.pdf	80 Broadway - 10052024, Seltzer, D
▢ Reference Material	Multiple_Properties_-_09132024_Evans__W.pdf	Multiple Properties - 09132024 Evans, W
▢ Reference Material	1025_Mass_Ave_-_10042024__Fanale__K.pdf	1025 Mass Ave - 10042024, Fanale, K.pdf



From: Wynelle Evans

To: Claire Ricker

Cc: Rachel Zsembery; Eugene Benson; Shaina Korman-Houston; Kin Lau; Stephen Revilak; Sarah Suarez

Date: Wed 10/2/2024 12:05 PM

Dear Claire and members of the Redevelopment Board,

In looking through the materials for 80 Broadway, on the ARB's agenda for Oct. 7, I have a question about the Affordable unit.

The revised 2023 plans show these unit sizes—with only one unit meeting the minimum size requirements for Affordable units.

2nd floor: 1BR at 696 SF, 1 BR at 686 SF

3rd floor: 1BR at 696 SF, **1BR at 785 SF**, 2BR at 850 SF

4th floor: 1BR at 696 SF, 1BR at 684 SF, 2BR at 819 SF

5th floor: 1,397 SF (potentially a condo; all others to remain rentals)

Given that both the MBTA CA re-zoning and the possibility of an additional Affordable Housing Overlay will hopefully mean the construction of more such units, it seems especially important to make sure state requirements for size and pricing of Affordable units are met before the occupancy permit is granted, rather than after the fact, as at 882 Mass. Ave.

Can you please confirm that the required single Affordable unit will in fact be the 785 SF 1BR shown in the revised plans?

Many thanks!

Wynelle

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Wynelle Evans

TMM, Pct. 14

781.859.9291 cell

evco7@rcn.com



**From:** Don Seltzer

**Sent:** Saturday, October 05, 2024 9:42 AM

**To:** Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston; Claire Ricker

**Cc:** Michael Ciampa

**Subject:** Correspondence: 80 Broadway Comments on Accessibility

To: Arlington Redevelopment Board

I wish to call the Board's attention to the following items which relate to Accessibility and conformance with State law 521 CMR.

### **Parking**

The plan approved by the Board in 2022 showed six parking spaces with one striped as Accessible in the side yard. The dimensions of this space were in conformance with both State law and Federal ADA standards, with a marked access aisle of five feet wide adjacent to the space.

In the more recent 2023 plan now being presented to the Board for the first time, this Accessible space has been reduced in size. The plan does not include any dimensions for the parking but it is apparent that it is undersized and non-compliant, with an access aisle of no more than three feet wide.

There is insufficient setback of the constructed building to provide the required width for a compliant space and access aisle in this side yard. The Accessible parking space needs to be relocated to another part of the lot.

Because of the spacing of the pillars, the choices are limited. The most promising solution is to combine spaces 3 and 4 into a single compliant Accessible space with an access aisle of either five feet or preferably eight feet to be van compliant.

There may also be an issue of height. It appears that the overhead clearance for vehicles entering the parking area is just 8'. 521 CMR 23 requires an overhead clearance of 8' 2" to accommodate vans.

### **Safety**

Questions regarding EDR Standard 3.4.4 (I) for safety

It is customary for the application package to include the Fire Chief's letter of approval for taller buildings, confirming that there is external sufficient access to all sides of the building.

Has such a letter been submitted?

Is the elevator equipped with standby power for emergencies?

State law requires that there be two Accessible Routes of Egress from every bedroom. Could the applicant's architect explain how this requirement is being met?

Thank you for your consideration. As always, I welcome any questions from the Board on the specifics of these comments.

Don Seltzer



## Monday Sept 9 ARB hearings follow-up, for Correspondence Received

Wynelle Evans <evco7@rcn.com>

Fri 9/13/2024 12:37 PM

To: Rachel Zsembury <rzsembury@town.arlington.ma.us>; Eugene Benson <EBenson@town.arlington.ma.us>; Shaina Korman-Houston <skorman-houston@town.arlington.ma.us>; Kin Lau <klau@town.arlington.ma.us>; Stephen Revilak <srevilak@town.arlington.ma.us>; Claire Ricker <cricricker@town.arlington.ma.us>  
Cc: Sarah Suarez <ssuarez@town.arlington.ma.us>

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Dear all:

Thank you for your careful discussion of the two projects before you at the Monday, Sept. 9 hearing.

I especially appreciated Ms. Zsembury's attention to the visual "fit" of the Belknap project into the existing neighborhood. The MBTA CA guidelines state clearly that

- The multi-family zoning districts required by Section 3A should encourage the development of multi-family housing projects of a scale, density and aesthetic that are compatible with existing surrounding uses, and minimize impacts to sensitive land.

They also allow site plan review to "regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties." These larger scale projects, with reduced setbacks, are going to make significant impacts on neighborhoods. Good design makes for a better outcome, by all metrics. I believe Mr. Collins has the aesthetic sensibility to make some positive design changes and build a less overpowering and out of place project here, and hope the Board will continue to urge him to do so.

And for the online record, I wanted to follow up on the 882 and 455 Mass Ave issues I mentioned Monday night.

At 882 Mass Ave:

— The required 60% transparency of the Mass Ave facing windows is not in place, to my eye. Photo attached. Per ZBL 5.5.2.B.4 "The required minimum transparency of the ground floor principal façade visible from a public right-of-way is 60% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk."

— In response to my comment that the entire front facing ground floor is now a gym for residents, and the back portion appears to be perhaps office space for the building, Mr. Lau noted that a therapist rents one of the rear-facing units. The most recent plans I can find (in the application materials submitted for 7.6.2020) show that the rear facing ground floor is entirely residential units. Does the therapist rent a residential unit for her business?

— An additional issue, which I didn't mention on Monday, is that there appears to be no useable open space, even though it was specified in the conditions of the Special Permit:

*(8) The owner shall install amenities for building residents, including outdoor seating, and outdoor grill, a garden for use by the tenants, and appropriate landscaping, shade, and/or other amenities encouraging outdoor use in the usable open space. The owner shall landscape the smaller areas of the plan labeled not sufficiently sized for usable open space.*

Instead, the largest space available for this use is taken up by the electrical box and by the fenced trash enclosure, which sits on a concrete pad.

At 455 Mass Ave:

— The most recent plans for this project show the affordable 1BR at 687SF, falling short of the minimum 700SF required. Is there a newer set of plans indicating that this has been corrected that could be made available to the public? Or if it has been posted, could you direct me to it, please?

Many thanks to all for your work, and for the very long hours. It is appreciated.

Best wishes,  
Wynelle

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Wynelle Evans  
TMM, Pct. 14  
781.859.9291 cell  
evco7@rcn.com





From: Karen Fanale

To: Rachel Zsembery; Stephen Revilak; Kin Lau; Shaina Korman-Houston; Eugene Benson; Claire Ricker

Date: Fri 10/4/2024 6:38 PM

Re: **What are the hours construction is allowed for the Majestic Millbrook Condos?**

Good evening:

It is 6:30 PM and the construction at the Majestic Millbrook Luxury Condo project JUST ended. At least I think it has.

What are the hours the contractors are allowed to work per the Town noise ordinance?

I know that they don't follow the regular noise ordinance because they were given a special waiver to start at 7:00 AM.

After 13 hours of hearing this construction noise, my nerves are frazzled. Even with the windows shut and the fan going, I cannot drown out the noise from my apartment building on Brattle Street.

Also, please confirm the hours they are allowed to work on Saturdays - as they often do.

**Please confirm the hours they are allowed to work, Monday through Saturday.**

Thank you,

Karen Fanale  
Brattle Sreet  
Arlington, MA