



Town of Arlington Select Board

Meeting Agenda

November 10, 2025

7:15 PM

Members of the public may access the hybrid meeting via Select Board Chambers, Zoom, or ACMI

1. Discussion and Vote: MWRA/Cambridge/Somerville Updated CSO Control Plan(s) Comment Letter
Patrick Herron, Mystic River Watershed Association, Executive Director
2. Discussion and Vote: Boston Harbor Cleanup Support Letter
Patrick Herron, Mystic River Watershed Association, Executive Director
3. Discussion and Vote: Property Tax Classification - Tax Rate
Dana Mann, Director of Assessments
Mary Winstanley-O'Connor, Board of Assessors, Chair

CONSENT AGENDA

4. Small Business Saturday Proclamation
5. Request: Special (One Day) Beer & Wine License, November 22, 2025 @ Robbins Memorial Town Hall for Book Rack Event
Michael Buglio / Book Rack
6. Request: Special (One Day) Beer & Wine License, November 29, 2025 @ Whittemore Robbins House for Private Event
Judy Rakowsky
7. Request: Special (One Day) Beer & Wine License, December 21, 27, and 28, 2025 @ 422 Summer Street for Event
Lauren Corsino

LICENSES & PERMITS

8. For Approval: Common Victualler License
Greek Habits, 478 Massachusetts Avenue, Georgia Nikolakakos

APPOINTMENTS

9. Youth Counseling Center Advisory Board
Mary Kowalczyk
(Term to Expire: 1/31/2027)

OPEN FORUM

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 in accordance with the policy under which the Open Forum was established. It should be noted that there is a three minute time limit to present a concern or request.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

10. Discussion and Vote: Order of Takings for the Stratton Safe Routes to School Project
Jim Feeney, Town Manager
11. Discussion and Vote: Temporary Relocation of Bus Stop at 190-200 Massachusetts Avenue
Patrick Young, Bandar Development
12. Discussion and Vote: Two On-Street Parking Spaces as Short-Term Parking or Loading Spaces at 1025 Massachusetts Avenue
Matthew Maggiore, The Maggiore Companies
13. Discussion and Vote: Arlington Center Safety Zone
Jim Stubbe, Transportation Advisory Committee, Chair
Scott Smith, Transportation Advisory Committee
14. Discussion and Vote: Irving Street Safety Zone
Jim Stubbe, Transportation Advisory Committee, Chair

NEW BUSINESS

Next Scheduled Meeting of Select Board December 8, 2025

When: Nov 10, 2025 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_UNSeMNOoQKKzzEi_yTmRDw

After registering, you will receive a confirmation email containing information about joining the webinar.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.



Town of Arlington, Massachusetts

Discussion and Vote: MWRA/Cambridge/Somerville Updated CSO Control Plan(s) Comment Letter

Summary:

Patrick Herron, Mystic River Watershed Association, Executive Director

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	MWRA_Board_Draft_Letter.pdf	MWRA Draft Letter

[TOWN OF ARLINGTON LETTERHEAD]

November 6, 2025

The Honorable Rebecca Tepper, Secretary Executive Office of Energy and Environmental Affairs 100 Cambridge Street, Suite 900 Boston, MA 02114

MWRA Board of Directors c/o Frederick Laskey, Executive Director Massachusetts Water Resources Authority 100 First Avenue Charlestown Navy Yard, MA 02129

RE: Request for Increased Investment in Alewife Brook CSO Control Long-Term Plan

To Secretary Tepper and Members of the MWRA Board,

The Town of Arlington is writing to express profound concern regarding the draft recommendation for the Combined Sewer Overflow (CSO) Long-Term Control Plan (LTCP) as presented in memo form to the Massachusetts Water Resources (MWRA) Board at the October 29, 2025 meeting. We urge the MWRA Board to direct staff to develop an alternative plan that recommends a **significantly higher level of investment, working toward the virtual elimination of CSOs and safeguarding** our community.

Our residents bear the direct and unacceptable consequence of the existing infrastructure, which continues to routinely discharge **raw sewage** into Alewife Brook. These are not merely flows of mixed stormwater; they are discharges containing untreated human and industrial waste. This pollution directly impacts the health and usability of our **public park space**, most notably areas along the Brook that are intended for recreation and community enjoyment. Furthermore, during intense storm events—which are increasing in frequency and intensity—sewage flood water flows over the bank of the Brook, sending hazardous untreated sewage flood water into State parkland, into the Alewife Greenway Path, and into the homes of area residents. The failed system also contributes to sewer backups, causing damage and distress to **private property** throughout our neighborhoods, some of which are designated Environmental Justice communities.

While we commend the MWRA for past efforts, indications are that the currently proposed LTCP makes only **modest, if any, substantial progress** against the backdrop of more intense rainfall and climate change. To accept a plan that institutionalizes the current level of pollution is to resign Alewife Brook and its bordering communities to continued public health risks and environmental degradation, which will only worsen as precipitation patterns intensify.

MWRA ratepayers, including the residents of Arlington, have invested decades of resources toward cleaning our regional waters including the downstream waters of Boston Harbor. The ratepayers deserve a comprehensive solution that truly finishes the job and ends the practice of using Alewife Brook as a dumping ground for sewage. The current recommendation lacks vision and appropriate climate resilience planning.

We, therefore, request that you take immediate action to:

1. **Reject** any proposed plan that fails to commit to the highest level of CSO control at Alewife Brook.
2. **Direct** MWRA staff to immediately pursue a long-term control option that incorporates a level of investment necessary to effectively mitigate CSOs, moving decisively toward **elimination** of the discharge of raw sewage into the Brook.

We are committed to doing our part to improve water quality and ask that the MWRA act now with the urgency and resolve required to protect Arlington's residents and natural resources.

Sincerely,

Town of Arlington

CC:

DEP Commissioner Bonnie Heiple

Governor Maura Healey

Lt Governor Kim Driscoll

US Senator Ed Markey

US Senator Elizabeth Warren

[US Congressman for Arlington]

[State Representative for Arlington]

[State Senator for Arlington]



Town of Arlington, Massachusetts

Discussion and Vote: Boston Harbor Cleanup Support Letter

Summary:

Patrick Herron, Mystic River Watershed Association, Executive Director

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Boston_Harbor_Cleanup_Letter.pdf	Boston Harbor Cleanup Draft Letter

[date]

The Honorable Richard G. Stearns
John Joseph Moakley U.S. Courthouse
1 Courthouse Way, Suite 2300
Boston, Massachusetts 02210

Dear Judge Stearns:

On behalf of the Town of Arlington I write in support of Mystic River Watershed Association's (MyRWA) motion to intervene in *U.S. v. Metropolitan District Commission, et al.*

Combined sewer overflows (CSOs), while significantly improved across other areas of greater Boston, continue to be a plague on the Alewife Brook. We have followed with great interest the significant regional efforts and investments that have been made over decades to reduce CSOs and work towards eventual CSO elimination. Indeed, MWRA ratepayers here in Arlington have contributed directly to these investments.

Our understanding was that the goal that we were collectively working towards was cleaning up Alewife Brook. But Alewife Brook has been left behind. Alewife continues to be the scene of the largest completely untreated CSO discharges in any river or stream in greater Boston, with more than 25 million gallons in the rainy year of 2023.

MWRA has not complied (and says it cannot comply) with the limits in the current CSO control plan for Alewife Brook, regularly exceeding the limits both in terms of number of CSO activations and volume of sewage discharged.

At the same time, in a memo from MWRA's Executive Director Fred Laskey to the MWRA Board of Directors dated October 29, 2025 with the subject "Draft Updated CSO Control Plan Alternatives Recommendation," MWRA proposes pursuing the all-but-lowest level of CSO control out of all of the options considered on the Alewife and the lowest level on the Mystic, a path that would guarantee CSOs flowing into the Alewife Brook and the Mystic River at a high level into the future.

In fact, this approach may actually *increase* the volume of CSO discharges into the Alewife in the future as climate change influences weather conditions. MWRA has also suggested in some of its language that Alewife Brook and Mystic River be downgraded from a Class B waterbodies to Class B(CSO) waterbodies.

Essentially, MWRA would like us to give them permanent permission to continue CSO releases into the Alewife and Mystic, harming water quality and endangering public health.

Alewife Brook—and the Alewife Brook Reservation surrounding it—are hugely valuable resources for Arlington residents. The multi-use paths along the brook and in the Reservation—one of the largest waterfront green spaces in the watershed—provide space for recreation and commuting paths that are utilized by many Arlington residents. And yet those same paths are routinely flooded by over-the-bank flooding events on Alewife Brook, which send CSO-laden waters into spaces filled with pedestrians, bicyclists, and baby strollers.

Arlington is thus exposed to public health risks from proximity to CSOs despite the fact that no CSOs fall under Arlington jurisdiction or control. Arlington residents are exposed to health risks as downstream victims of pollution from neighboring cities. Recent public health studies have shown that sheer proximity to CSOs increases the risk of hospitalization for residents, even if they do not come in direct contact with the water body at all.

Arlington strongly supports the Mystic River Watershed Association's motion to intervene in this case, even at this late stage, because MWRA has changed the game. While we in Arlington thought we would eventually see an end to CSOs on Alewife, MWRA is saying that will not happen.

MyRWA's mission is to protect, restore, and enhance the Mystic River, its tributaries (of which Alewife is one), and its watershed green spaces. MyRWA has been advocating for the reduction and eventual elimination of CSOs in the Mystic watershed for many years. They have been actively engaged in the recent public engagement process around the new Long-term Control Plan, and have the experience and ability to bring expertise to bear on the history and on proposed plans. They can bring ideas into the conversation, offer perspective on what is being proposed, and most importantly, represent the interests of the river, the watershed, and the Arlington residents who live in the Mystic River and Alewife Brook watersheds.

Thank you for considering Arlington's position here, and for supporting MyRWA's motion to intervene.



Town of Arlington, Massachusetts

Discussion and Vote: Property Tax Classification - Tax Rate

Summary:

Dana Mann, Director of Assessments

Mary Winstanley-O'Connor, Board of Assessors, Chair

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Tax_Classification_Memo.pdf	Memo from Assessors
▢	Reference Material	FY2026_Property_Tax_Rate_Reference.pdf	Tax Classification Booklet



Office of the Board of Assessors

Dana Mann, Director of Assessments
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476
Phone: 781.316.3050

MEMORANDUM

DATE: November 5, 2025
TO: Diane Mahon, Chair, Arlington Select Board
CC: Board of Assessors
FROM: Dana Mann, Director
RE: Fiscal Year 2026 Classification Report

The Annual Classification Report for Fiscal Year 2026 is attached. The Board of Assessors and I look forward to reviewing this material with you on November 10, 2025, in advance of submission to the Department of Revenue for Tax Rate Certification.

TOWN OF ARLINGTON



TAX CLASSIFICATION HEARING

NOVEMBER 10, 2025

FY 2026

**DANA MANN
DIRECTOR OF ASSESSMENTS**

**HOW TO DETERMINE THE LEVY
TOTAL TO BE RAISED AND THE TAX RATE
FY 2026**

I. CALCULATE THE FY 2026 LEVY LIMIT

A. FY 2025 LEVY LIMIT		\$151,944,245
B. ADD 2.5%		\$3,798,606
C. ADD FY 2026 NEW GROWTH	*	\$1,283,090
D. FY 2026 LEVY LIMIT		\$157,025,941

II. CALCULATE THE FY 2026 TOTAL TO BE RAISED

A. FY 2026 LEVY LIMIT		\$157,025,941
B. ADD FY 2026 SCHOOL DEBT EXCLUSION		\$14,430,071
MAXIMUM TOTAL TO BE RAISED		\$171,456,012

III. CALCULATE THE FY 2024 TAX RATE

TO BE RAISED	/	TOTAL TAXABLE	X	1000	
\$171,327,384		\$16,056,924,451	X	1000	\$10.67
EXCESS LEVY \$128,628					

Effect of Senior Means Tested Exemption

Total Residential Value	\$15,222,827,559	
Total Residential Value Net of Exemption		\$15,219,858,909
Commercial, Industrial & Personal Value	\$837,065,542	\$837,065,542
TOTAL VALUE	\$16,059,893,101	\$16,056,924,451

*GROWTH TAX DOLLARS AND THE TAX RATE ARE ESTIMATED PENDING APPROVAL FROM THE DEPARTMENT OF REVENUE

LA13 Tax Base Levy Growth

Retain documentation for 5 years in case of DOR audit - Fiscal Year 2026

Property Class	(A) All Prior Year Abatement No.	(B) All Prior Year Abatement Values	(C) New Growth Valuation	(D) PY Tax Rate	(E) Tax Levy Growth
RESIDENTIAL					
SINGLE FAMILY (101)	9	434,200	44,619,100		
CONDOMINIUM (102)	9	498,400	20,153,800		
TWO & THREE FAMILY (104 & 105)	1	59,900	17,530,100		
MULTI - FAMILY (111-125)	1	4,312,440	13,060,400		
VACANT LAND (130-132 & 106)	0	0	2,053,100		
ALL OTHERS (103, 109, 012-018)	1	557,100	1,151,200		
TOTAL RESIDENTIAL	21	5,862,040	98,567,700	10.77	1,061,574
OPEN SPACE	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL OPEN SPACE	0	0	0	0.00	0
COMMERCIAL	1	39,300	7,990,015		
COMMERCIAL - CHAPTER 61, 61A, 61B	0	0	0		
TOTAL COMMERCIAL	1	39,300	7,990,015	10.77	86,052
INDUSTRIAL	0	0	0	10.77	0
PERSONAL PROPERTY	3	27,460	12,577,860	10.77	135,464
TOTAL REAL & PERSONAL	25	5,928,800	119,135,575		1,283,090

ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2025

Fiscal Year 2026

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	8,008	8,968,901,500				
102	4,240	2,842,227,900				
MISC 103,109	11	16,846,200				
104	1,975	2,300,662,560				
105	168	206,783,500				
111-125	156	759,690,200				
130-32,106	283	43,550,200				
200-231	0		0			
300-393	362			515,619,800		
400-442	21				29,825,000	
450-452	0				0	
CH 61 LAND	0	0	0	0		
CH 61A LAND	0	0	0	0		
CH 61B LAND	2	0	0	570,261		
012-043	79	84,165,499	0	61,507,921	0	
501	181					7,680,850
502	150					4,525,180
503	0					0
504	2					174,486,040
505	7					25,903,300
506	2					14,114,800
508	3					2,832,390
550-552	0					0
TOTALS	15,650	15,222,827,559	0	577,697,982	29,825,000	229,542,560
Real and Personal Property Total Value						16,059,893,101
Exempt Parcel Count & Value					358	1,148,738,912

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Property Type	Description	Property Type	Description	Property Type	Description
101	SINGLE FAMILY	012-043	MIXED USE	501	INDIVIDUAL/PARTNERSHIP
102	CONDO	200-231	OPEN SPACE	502	BUSINESS CORP
MISC 103,109	MISC	300-393	COMMERCIAL	503	MANUFACTURING
104	2 FAMILY	400-442	INDUSTRIAL	504	UTILITY
105	3 FAMILY	450-452	INDUSTRIAL	505	POLES
111-125	APARTMENTS			506	PIPELINE
130-32, 106	VACANT LAND			550-552	ELECTRIC

FY 2026 vs FY 2025 by State Class Code

Code	Type	Count	FY 2026 Assessed Value	Ave. AV	Count Inc/Dec	26 VS 25 Inc/Dec	Ave AV Inc/Dec	Count	FY 2025 Assessed Value	Ave. AV
101	Single Family	8,008	8,968,901,500	1,119,993	-3	3.95%	42,933	8,011	8,628,326,900	1,077,060
102	Condominium	4,240	2,842,227,900	670,337	40	6.55%	35,223	4,200	2,667,478,400	635,114
Misc 103,109	Misc	11	16,846,200	1,531,473	0	2.63%	39,282	11	16,414,100	1,492,191
104	2 Family	1,975	2,300,662,560	1,164,892	-13	2.26%	33,237	1,988	2,249,730,160	1,131,655
105	3 Family	168	206,783,500	1,230,854	0	2.74%	32,769	168	201,278,300	1,198,085
111-125	Apartments	156	759,690,200	4,869,809	-1	3.05%	174,212	157	737,208,800	4,695,597
130-132, 106	Res Land	283	43,550,200	153,888	-1	6.46%	9,852	284	40,906,100	144,036
200-231	Open Space	0			0			0		
300-393	Commercial	362	515,619,800	1,424,364	-3	5.44%	84,604	365	489,012,500	1,339,760
400-452	Industrial	21	29,825,000	1,420,238	0	2.42%	33,524	21	29,121,000	1,386,714
CH 61 Land	Ch Land	0			0			0		
CH 61A Land	Ch Land	0			0			0		
CH 61B Land	Ch Land	2	570,261	285,131	-1	-57.03%	-157,266	3	1,327,188	442,396
012-043(Res)	Mixed Use(Res)	52	84,165,499	1,618,567	0	6.21%	94,647	52	79,243,855	1,523,920
012-043(Com)	Mixed Use(Com)	27	61,507,921	1,610,041	4	-9.96%	0	23	68,310,565	1,610,041
501	Individual/Partnerships	181	7,680,850	42,436	-16	-10.13%	-947	197	8,546,470	43,383
502	Business Corp.	150	4,525,180	30,168	-9	16.50%	5,739	159	3,884,190	24,429
503	Manufacturing	0	0		0			0	0	
504,550-552	Utility	2	174,486,040	87,243,020	0	1.74%	1,493,480	2	171,499,080	85,749,540
505	Poles	7	25,903,300	3,700,471	1	6.27%	-361,845	6	24,373,900	4,062,317
506	Pipelines	2	14,114,800	7,057,400	0	-0.65%	-45,950	2	14,206,700	7,103,350
508	Cellular	3	2,832,390	944,130	0	-17.75%	-203,690	3	3,443,460	1,147,820
TOTAL		15,650	16,059,893,101			4.05%		15,653	15,434,311,668	

Residential	14,893	15,222,827,559	4.12%	14,871	14,620,586,615
Open Space		0.00			0.00
Commercial	391	577,697,982	3.41%	392	558,650,253
Industrial	21	29,825,000	2.42%	21	29,121,000
Total Real Est	15,305	15,830,350,541	4.09%	15,284	15,208,357,868
Personal Prop	345	229,542,560	1.59%	369	225,953,800
Total Real & PP	15,650	16,059,893,101	4.05%	15,653	15,434,311,668
Exempt	358	1,148,738,912		358	1,124,183,012

Grand Total	16,008	17,208,632,013		16,011	16,558,494,680
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TAX RATE COMPONENTS FY 2022 - FY 2026

	2022	2023	2024	2025	2026
LEVY BASE	\$10.13	\$9.83	\$9.32	\$9.06	\$9.46
2.5%	\$0.25	\$0.25	\$0.23	\$0.23	\$0.23
GROWTH	\$0.07	\$0.09	\$0.09	\$0.09	\$0.08
OVERRIDE	\$0.00	\$0.00	\$0.00	\$0.46	\$0.00
WAT & SEW DEBT EXCL	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
SCHOOL DEBT EXCLU	\$0.82	\$1.04	\$0.95	\$0.93	\$0.90
TAX RATE *	\$11.42	\$11.21	\$10.59	\$10.77	\$10.67

*Tax Rate =((Amount To Be Raised)/(Total Taxable Assessed Value))*1000

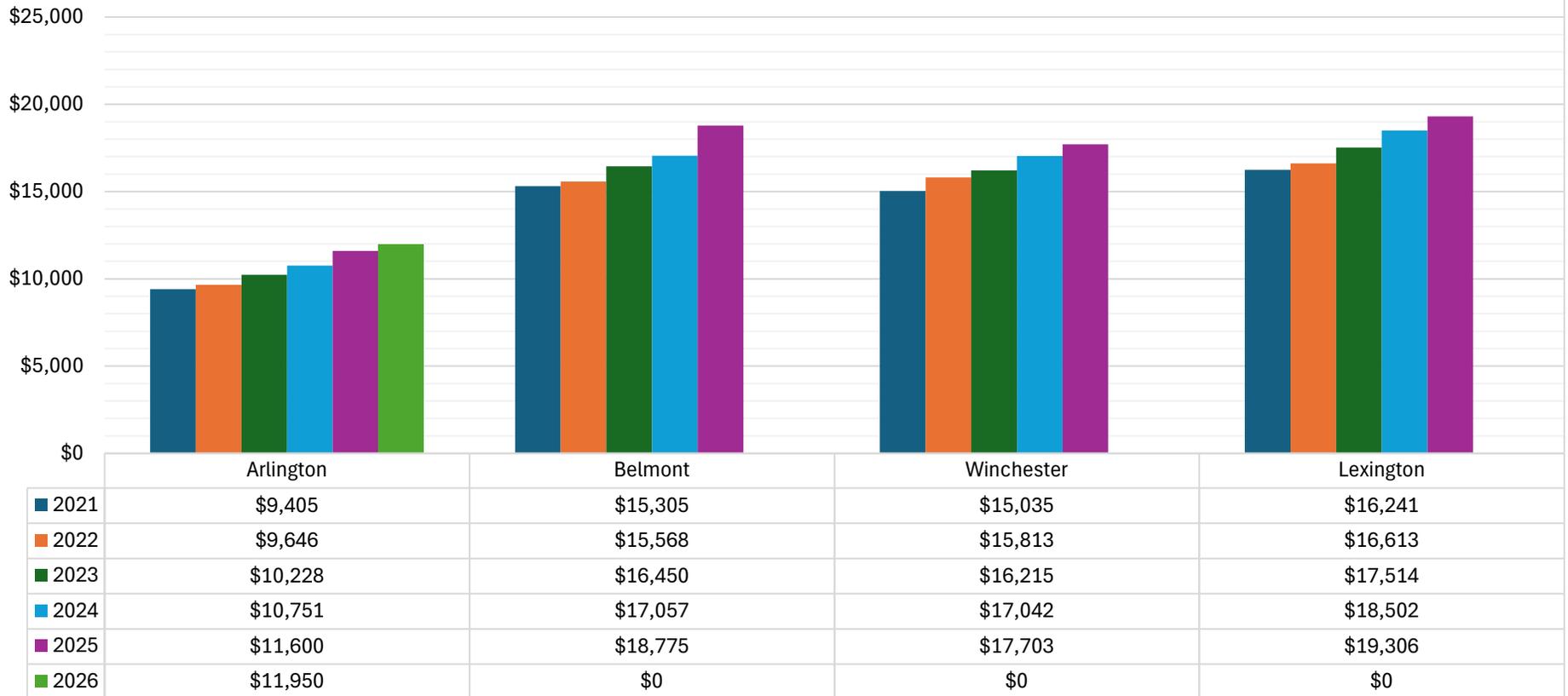
	2022	2023	2024	2025	2026	
MAX LEVY PRIOR FY	\$126,776,920	\$130,879,853	\$135,356,908	\$140,020,933	\$151,944,245	
2.50%	\$3,169,423	\$3,271,996	\$3,383,913	\$3,500,209	\$3,798,606	
GROWTH	\$933,510	\$1,205,059	\$1,280,112	\$1,423,103	\$1,283,090	
OVERRIDE	\$0	\$0	\$0	\$7,000,000	\$0	
LEVY LIMIT	\$130,879,853	\$135,356,908	\$140,020,933	\$151,944,245	\$157,025,941	
	LEVY INC %	3.13%	3.42%	3.45%	8.52%	3.34%
	LEVY INC \$	\$4,102,933	\$4,477,055	\$4,664,025	\$11,923,312	\$5,081,696
W/S DEBT SERVICE	\$1,845,727	\$0	\$0	\$0	\$0	
SCHOOL DEBT EXCLU	\$10,276,792	\$13,848,434	\$13,830,576	\$14,336,153	\$14,430,071	
MAX TO BE RAISED	\$143,002,372	\$149,205,342	\$153,851,509	\$166,280,398	\$171,456,012	
ACTUAL RAISED	\$142,948,226	\$149,169,849	\$153,807,575	\$166,205,617	\$171,327,384	
EXCESS LEVY	\$54,146	\$35,493	\$43,934	\$74,781	\$128,628	
TOTAL TAXABLE ASSESSED VALUE	12,517,357,831	13,306,855,407	14,523,850,398	15,432,276,432	16,056,924,451	
TOTAL AV % INCREASE	2.71%	6.31%	9.15%	6.25%	4.05%	
TAX RATE	\$11.42	\$11.21	\$10.59	\$10.77	\$10.67	
PENNY ON TAX RATE	\$125,174	\$133,069	\$145,239	\$154,323	\$160,569	
AVE ASSED VAL SINGLE FAMILY	\$844,658	\$912,386	\$1,015,162	\$1,077,060	\$1,119,993	
AVE TAXES SINGLE FAMILY	\$9,646	\$10,228	\$10,751	\$11,600	\$11,950	

* ALL NUMBERS SUBJECT TO ROUNDING AND FINAL DOR CERTIFICATION

**OFFICE OF THE BOARD OF ASSESSORS
TOWN OF ARLINGTON
TAX RATE PER \$1000 OF
ASSESSED VALUE**

YEAR	RATE		YEAR	RATE		YEAR	RATE		YEAR	RATE
1929	\$30.00		1954	\$54.50		FY 1978	\$78.00		FY 2003	\$13.64
1930	\$30.40		1955	\$59.20		FY 1979	\$84.60		FY 2004	\$10.61
1931	\$31.40		1956	\$69.20		FY 1980	\$81.00		FY 2005	\$10.94
1932	\$30.40		1957	\$70.40		FY 1981	\$87.00		FY 2006	\$11.34
1933	\$30.40		1958	\$71.20		FY 1982	\$73.50		FY 2007	\$10.95
1934	\$33.00		1959	\$74.00		FY 1983	\$22.70		FY 2008	\$11.45
1935	\$33.00		1960	\$78.20		FY 1984	\$23.43		FY 2009	\$11.92
1936	\$34.00		1961	\$82.60		FY 1985	\$23.96		FY 2010	\$12.11
1937	\$35.60		1962	\$85.00		FY 1986	\$16.49		FY 2011	\$12.41
1938	\$35.20		1963	\$84.60		FY 1987	\$17.24		FY 2012	\$13.66
1939	\$36.80		1964	\$92.60		FY 1988	\$17.66		FY 2013	\$13.61
1940	\$35.80		1965	\$97.60		FY 1989	\$10.86		FY 2014	\$13.79
1941	\$34.80		1966	\$97.60		FY 1990	\$11.25		FY 2015	\$13.55
1942	\$35.60		1967	\$106.00		FY 1991	\$12.47		FY 2016	\$12.80
1943	\$32.00		1968	\$124.00		FY 1992	\$13.84		FY 2017	\$12.56
1944	\$32.00		1969	\$41.00		FY 1993	\$14.52		FY 2018	\$12.13
1945	\$34.40		1970	\$48.20		FY 1994	\$15.55		FY 2019	\$11.26
1946	\$38.00		1971	\$51.80		FY 1995	\$16.06		FY 2020	\$11.06
1947	\$42.80		1972	\$56.80		FY 1996	\$16.54		FY 2021	\$11.34
1948	\$44.20		1973	\$56.80		FY 1997	\$17.08		FY 2022	\$11.42
1949	\$46.20		1973	\$28.20		FY 1998	\$16.73		FY 2023	\$11.21
1950	\$50.40		1974	\$74.00		FY 1999	\$17.17		FY 2024	\$10.59
1951	\$54.20		FY 1975	\$67.20		FY 2000	\$17.66		FY 2025	\$10.77
1952	\$56.40		FY 1976	\$67.20		FY 2001	\$13.17		FY 2026	\$10.67
1953	\$57.60		FY 1977	\$74.80		FY 2002	\$13.85			

Average Taxes FY 2021-FY2026 Single Family Homes



Residential and Commercial, Industrial & Personal (CIP) Tax Rates

Fiscal Year	Arlington		Belmont		Winchester		Lexington	
	Residential	CIP	Residential	CIP	Residential	CIP	Residential	CIP
2021	\$11.34	\$11.34	\$11.54	\$11.54	\$12.83	\$12.24	\$14.39	\$27.97
2022	\$11.42	\$11.42	\$11.56	\$11.56	\$12.51	\$11.89	\$13.80	\$27.18
2023	\$11.21	\$11.21	\$11.24	\$11.24	\$11.80	\$11.24	\$13.00	\$25.72
2024	\$10.59	\$10.59	\$10.56	\$10.56	\$11.33	\$10.81	\$12.25	\$24.20
2025	\$10.77	\$10.77	\$11.39	\$11.39	\$11.09	\$10.60	\$12.23	\$24.26
2026	\$10.67	\$10.67						

SHIFTING THE TAX RATE

Fiscal Year 2026

I. CALCULATION OF THE MINIMUM RESIDENTIAL FACTOR - 150% Shift (formerly shown on the LA-7)

The Minimum Residential Factor is used to make sure the shift of the tax burden complies with the law ([M.G.L. c. 58, § 1A](#)). Residential and Open Space taxpayers must pay at least 65% of their full and fair cash value share of the levy. Commercial/Industrial/Personal Property taxpayers cannot pay more than 150% of their full and fair cash value share of the levy. If the calculated Minimum Residential Factor is less than 65%, a community cannot make the maximum shift and must use a Commercial/Industrial/Personal Property factor less than 150%.

A Class	B Full and Fair Cash Valuation	C Percentage Share	D Combined Res/OS, CIP
1. Residential	15,222,827,559	94.787851%	94.787851%
2. Open Space	0	0.000000%	
3. Commercial	577,697,982	3.597147%	5.212149%
4. Industrial	29,825,000	0.185711%	
5. Personal Property	229,542,560	1.429291%	
TOTALS	16,059,893,101	100.000000%	

The "Percentage Share" is based on the "Full and Fair Cash Valuation" of each class, which is affected by the level of assessment for each class. The level of assessment can range between 90% and 110%. This alone can cause a shift if the level of assessment for Residential and Open Space is different than the level of assessment for Commercial, Industrial and Personal Property.

Maximum Share of Levy for Commercial/Industrial/Personal Property: 150% * 5.212149% (Lines 3C + 4C + 5C) = 7.818224% (Max % Share)

This calculation shows the maximum % share of the levy allowed for the full and fair cash value of the combined Commercial, Industrial and Personal Property classes (150% of the combined shares.) NOTE: Shift impact is reduced as the Max % Share decreases.

Minimum Share of Levy for Residential and Open Space: 100% - 7.818224% (Max % Share) = 92.181776% (Min % Share)

This calculation shows the minimum % share of the levy allowed for the full and fair cash value of the combined Residential and Open Space Property classes. This is computed by subtracting the Maximum Share for Industrial/Commercial/Personal Property from 100%.

Minimum Residential Factor (MRF): 92.181776% (Min % Share) / 94.787851% (Lines 1C + 2C) = 97.250623% (Minimum Residential Factor)

This calculates the Minimum Residential Factor: divide the minimum % share for Residential and Open Space by the actual % share for Residential and Open Space.

MINIMUM RESIDENTIAL FACTOR: 97.250623% Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent

When the Minimum Residential Factor is multiplied by % share of the Residential and Open space full and fair cash value, it reduces the Residential and Open Space share to its Minimum % Share of the Levy as calculated above.

SHIFTING THE TAX RATE

Fiscal Year 2026

II. CALCULATION OF THE LOWEST POSSIBLE RESIDENTIAL FACTOR - 175% Shift (Chapter 200)

Chapter 200 of the Acts of 1988 amended M.G.L. c. 58, § 1A to allow cities and towns to give Residential property taxpayers greater tax relief by adopting a shift of the property tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property taxpayers, provided certain parameters are not exceeded. Chapter 200 allows a shift of up to 75% (also known as a 175% shift) and lowers the percentage that Residential and Open Space taxpayers must raise to 50%. By expanding the shift, the tax levy on Commercial, Industrial and Personal Property taxpayers increases and the tax Levy on Residential and Open Space taxpayers decreases.

The first Section (Steps 1, 2 & 3) determines whether Residential taxpayers would raise a greater percentage of the property tax levy this fiscal year than they raised last fiscal year, if the town voted the existing law's maximum shift of 150% onto Commercial/Industrial/Personal Property taxpayers.

1. Last year's chosen RESIDENTIAL percentage* (Residential only, does not include Open Space)	94.727800%
This is last year's chosen residential percentage (RES%), not including Open Space, from form LA-5 (under the "SHIFT PERCENTS" section). (Note: The residential share in the fiscal year prior to a community's first property value certification may be used if the assessors can document that it was lower than the prior year's LA5 RES%.)	
2. This year's Minimum Residential Factor using a 150% shift to CIP (from LA-7).	97.250624%
This is the "Minimum Residential Factor (MRF)" calculation in Section I above.	
3. Minimum residential share (R) in current year using 150% Shift to CIP.	92.181777%
This is the "Minimum Share of Levy for Residential" calculation in Section I above.	

If #1 is greater than #3, STOP!

You may shift only up to 150% to Commercial/Industrial/Personal Property, and line #2 remains your Minimum Residential Factor. You must stop here, because continuing would cause the Residential taxpayers to pay more this year than they did last year.

If #3 is greater than #1, go on., continue the shift calculations. Steps 7, 8 and 9 determine whether or not Residential & Open Space taxpayers would raise a smaller percentage of the property tax levy this fiscal year than they have ever raised since the community's first certification of values, assuming the town voted a 175% shift onto Commercial/Industrial/Personal Property taxpayers as allowed by Chapter 200.

4. Calculate a Residential Factor using a 175% shift to CIP.	_____
This Residential Factor is the result of repeating the calculations in Steps 1 through 3 above using a shift of 175% instead of 150%. Residential and Open Space taxpayers must raise a minimum of 50%	
5. Multiply this new Residential Factor by this year's residential percentage.	_____
This calculation multiplies the factor in step 4 above by the combined Residential/Open Space % Share from the grid at the top.	
6. What is the Lowest Historical Residential Percentage since the first certification.	_____
This is the "Historic Low %" shown on the LA-5 Options & Certification form.	

If #5 is greater than #6, STOP!

You may shift up to 175% to the Commercial/Industrial/Personal Property taxpayers and step 4 is the Lowest Residential Factor.

If #6 is greater than #5, go on.

This section determines the maximum shift allowed by law, and the lowest residential factor allowable to achieve the maximum shift. These calculations will not appear if the 175% shift is not allowed according to the calculations above (If #5 is greater than #6).

7A. Take the lowest historical residential percentage (6 above).	_____
The residential share in the year before first certification may be used if assessors document it was lower.	
7B. Divide 7A by the current combined residential/open space percentage share (Residential & Open Space % from the grid above).	_____
7C. The result is the lowest residential factor allowable (it may not be less than 50%).	_____

TOWN OF ARLINGTON
CLASSIFICATION OF REAL ESTATE
SELECT BOARD
 November 10, 2025
FISCAL YEAR 2026

I.	OPTION OF THE SELECT BOARD (CHAPTER 797 OF MASSACHUSETTS GENERAL LAW)	
II.	ALLOWS THE BOARD OF SELECTMEN TO INCREASE THE COMMERCIAL, INDUSTRIAL, PERSONAL PROPERTY (CIP) CLASSES OF PROPERTY UP TO 150% OF THE LEVY.	
III.	ARLINGTON'S MINIMAL RESIDENTIAL FACTOR (MRF) FOR FISCAL 2026	94.7879%
IV.	CIP SHARE OF THE FY 2026 LEVY IS	5.2121%
VI.	CIP'S MAXIMUM SHARE THEREFORE MAY BE RAISED TO	7.8182%

**Town of Arlington
Office of the Board of Assessors
FISCAL YEAR 2026**

Note: All rates are estimated subject to DOR certification

AT	CIP%	RO%	RATE PER \$1000 AV		CIP	RO
	SHARE	SHARE	CIP	RO	TAX INC. PER 500K	TAX DEC. PER 500K
100.00%	5.2121	94.7879	\$10.67	\$10.67	\$0	\$0
105.00%	5.4728	94.5272	\$11.21	\$10.65	\$270	(\$11.66)
110.00%	5.7334	94.2666	\$11.74	\$10.62	\$537	(\$26.33)
115.00%	5.9940	94.0060	\$12.28	\$10.59	\$804	(\$41.01)
120.00%	6.2546	93.7454	\$12.81	\$10.56	\$1,071	(\$55.69)
125.00%	6.5152	93.4848	\$13.35	\$10.53	\$1,338	(\$70.36)
130.00%	6.7758	93.2242	\$13.88	\$10.50	\$1,604	(\$85.04)
135.00%	7.0364	92.9636	\$14.41	\$10.47	\$1,871	(\$99.72)
140.00%	7.2970	92.7030	\$14.95	\$10.44	\$2,138	(\$114.39)
145.00%	7.5576	92.4424	\$15.48	\$10.41	\$2,405	(\$129.07)
150.00%	7.8182	92.1818	\$16.01	\$10.38	\$2,672	(\$143.74)

CIP SHARE OF LEVY IS	\$8,931,489
CIP MAXIMUM LEVY IS	\$13,404,814

*CIP-COMMERCIAL, INDUSTRIAL, PERSONAL PROPERTY

*RO- RESIDENTIAL, OPEN SPACE

RESIDENTIAL EXEMPTION

Residential Average Assessment	Total Accounts	Total Eligible Accounts	Exemption Voted	Exemption Amount	Total Value Exempted	New Residential Assessment Total	Total Residential Levy	Tax Rate
1,020,296	14,920	0	0%	0	0	\$15,222,827,559	\$162,395,894	\$10.67
		12,948	5%	51,015	\$660,539,630	\$14,562,287,929	\$162,395,894	\$11.15
		12,948	10%	102,030	\$1,321,079,261	\$13,901,748,298	\$162,395,894	\$11.68
		12,948	15%	153,044	\$1,981,618,891	\$13,241,208,668	\$162,395,894	\$12.26
		12,948	20%	204,059	\$2,642,158,521	\$12,580,669,037	\$162,395,894	\$12.91

- **Residential Exemption up to 35% of average residential value: Only adopted in a handful of communities including Boston, Cambridge, Chelsea and Brookline.**
- **Tax Rate would go from \$10.67 to \$12.91 before discount.**
- **The Breakeven point is \$1,290,995.**
- **Approximately 16% of homes shoulder the burden.**
- **Most homes in Arlington are owner- occupied.**



Town of Arlington, Massachusetts

Small Business Saturday Proclamation

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Small_Business_Saturday_2025.pdf	Proclamation

OFFICE OF THE SELECT BOARD

DIANE M. MAHON, CHAIR
JOHN V. HURD, VICE CHAIR
STEPHEN W. DECOURCEY
ERIC D. HELMUTH
JANE P MORGAN

730 MASSACHUSETTS AVENUE
TELEPHONE
781-316-3020
781-316-3029 FAX



TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

PROCLAMATION

WHEREAS: The government of Arlington, Massachusetts, celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS: According to the U.S. Small Business Administration, 68 cents of every dollar spent at a small business in the United States stays in the local community; and

WHEREAS: In Arlington, 25% of the Town's employment base is driven by consumer spending industries; and

WHEREAS: Arlington's small businesses are continually cited as what residents value most about the Town's commercial areas and in 2025 from January through October alone, Arlington welcomed 101 new businesses; and

WHEREAS: Arlington, Massachusetts, supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

WHEREAS: Advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW THEREFORE BE IT RESOLVED that we, the Select Board of Arlington, Massachusetts, do hereby proclaim, November 29, 2025, as **SMALL BUSINESS SATURDAY** and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and to Shop Small throughout the year.

_____ **SELECT BOARD**
OF THE
TOWN
OF
ARLINGTON

A true record.
ATTEST:

By: _____
Board Administrator



Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, November 22, 2025 @ Robbins Memorial Town Hall for Book Rack Event

Summary:

Michael Buglio / Book Rack

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Book_Rack_1_Day_Updated_Wholesaler.pdf	Reference



Office of the Select Board
 Licensing Board for the Town of Arlington
 Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
 Telephone: (781)316-3020 | Email: onedaylicense@town.arlington.ma.us

**SPECIAL (ONE DAY) ALCOHOLIC BEVERAGES LICENSE
 APPLICATION INSTRUCTIONS**

MUST BE SUBMITTED 21 DAYS PRIOR TO THE EVENT
 Please email the application to: onedaylicense@town.arlington.ma.us

1. Applicants Information

- a. Name: Michael Bugllo/Book Rack _____
- b. Email: _____
- c. Phone Number: _____
- d. Address: _____ Arlington, Ma. 02474
- e. Event Coordinator: same _____
- f. Organization Name (if applicable): _____
- g. Organization Address: _____
- h. If applied this calendar year, how many times? (granted or denied): N/A

2. Responsible Manager Information (CANNOT ingest any alcohol)

- a. Name: Peter Caradona Arlington Brewing Company _____
- b. Date of Birth: _____
- c. 24 Hour Phone Number: _____
- d. Address: 251 Lowell Street, Arlington, Ma. 02476 _____

3. Event Information

- a. Venue Location (ex. Town Hall): Arlington town Hall _____
- b. Venue Address: 730 Mass. Ave., Arlington, Ma. 02476 _____
- c. Date(s): Saturday, 11/22/2025 _____
- d. Time(s): 6:30 pm - 10:30 pm _____
- e. Number of people expected: 125 _____
- f. Event Coordinator (if applicable): Patsy Kraemer _____

Please note the number of people expected may require crowd manager(s) / police detail(s) to be on site.

- g. Type of Event? (ex. Wedding, Fundraiser, etc.): _____
- h. Event is: Private Open to the Public
- i. Event Admission Fee (if applicable): \$35 _____
- j. Admission policy for patrons under 21 years of age?
 No Entry Other: Kids are expected at the event. _____

4. Alcohol Information (Alcohol Service Certifications MUST be submitted as well)
- a. Name of Massachusetts wholesaler (the alcohol must be purchased from a Massachusetts approved wholesaler; wholesaler list can be found on www.mass.gov/abcc): Kappy's, Everett Ma. ABC
- b. Date of Alcohol Delivery: Sat. 11/22/2025
- c. Date of Alcohol Pick Up: Tues. 11/25/2025 Same Day
- d. How will excess alcohol be disposed of: Kappy's will take back leftover alcohol
- e. Alcohol Serving Time(s): 6:30 - 10:00 pm
- f. Alcohol Servers (Names & Dates of Birth, Servers must be 21):
Peter Caradona - [REDACTED] Tom Allen [REDACTED]
- g. Type of Alcohol: Beer & Wine All Alcohol (non-profit only)
 i. If Non-Profit please provide IRS code: _____
- h. Alcohol will be: Sold; Price: _____ Given Away

Have you requested:

- Police Detail(s) (required for events of 150+)
 Crowd Manager(s) / Fire Marshal(s) (required for 100+)

Required Supporting Documents:

- TIPS Certification(s) or Equivalent Certification(s)
 Completed Security Plan Page
 Insurance Policy (with the "Town of Arlington" listed as additionally insured)

Submit this completed form and filing fee to the Select Board AT LEAST 21 days before your event. Take into consideration the Select Board's meeting schedule as you may have to submit the application sooner than 21 days (arlingtonma.gov/selectboard). All special one-day applications must go before the Select Board at a public hearing, and your attendance may be required at the public hearing.

I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signatory cannot be a Town of Arlington employee unless it is a Town of Arlington event.

Signature: _____

Printed Name: Michael Buglio

Email: [REDACTED]

Please email the application to: onedaylicense@town.arlington.ma.us

SECURITY PLAN FOR SPECIAL (ONE DAY) ALCOHOL LICENSE

Please answer all the following questions in full. Please complete all questions as the Arlington Police Department will review this page and consider any recommendations or concerns. Failure to abide by any rules, regulations, or requirements may result in the revocation or denial of the license.

1. Responsible Manager (name & phone number): Peter Caradona [REDACTED]
2. Parking Information: Town Hall parking lot; Community Center parking lot, adjacent stre

3. Crowd Control: Crowd management is provided by the fire detail, police detail.
town hall staffing, Arlington Brewing staffing, and the family sponsoring the event.

4. Management of possible unruly patrons: An unruly patron will be spoke to about
unacceptable behavior; if behavior continues that person will be asked to leave the event
If the person refuses to leave the police will be called.

5. How alcohol will be restricted from underaged persons: _____
Bartending staff will require id's from patrons ordering alcohol.

6. Alcohol Servers (Names & Dates of Birth, Servers must be 21): _____

Tom Allen [REDACTED]
Peter Caradona - [REDACTED]

7. Other: _____

FOR OFFICE USE ONLY

For Police Chief, Operations Commander, or Designee:

Your signature below indicates that you have discussed this event with the applicant, you have reviewed the applicant's security plan, and any necessary police details have been arranged for the Event.

Signature & Date: *Capt. Cory F. Holman*

POLICE COMMENTS:

SECURITY PLAN FOR SPECIAL (ONE DAY) ALCOHOL LICENSE

Please answer all the following questions in full. Please complete all questions as the Arlington Police Department will review this page and consider any recommendations or concerns. Failure to abide by any rules, regulations, or requirements may result in the revocation or denial of the license.

1. Responsible Manager (name & phone number): Sue Zahner [REDACTED]
2. Parking Information: Parking for guests and vendors will be in the Whittemore Robbins House parking lot and the Robbins Library parking lot.
3. Crowd Control: Sue Zahner, Responsible Manager, will circulate throughout the venue and work closely with the bartender and the Event Manager, Victoria Rose, to ensure that the event runs smoothly.
4. Management of possible unruly patrons: The Responsible Manager and Event Coordinator will work together to maintain a safe environment. If necessary, the police department would be notified for assistance.
5. How alcohol will be restricted from underaged persons: There will be no guests under the age of 21 at this private event. The bartender will follow the rules for TiPS certification from 360 Training.
6. Alcohol Servers (Names & Dates of Birth, Servers must be 21): Matthew Zahner [REDACTED]
7. Other: _____

FOR OFFICE USE ONLY

For Police Chief, Operations Commander, or Designee:
Your signature below indicates that you have discussed this event with the applicant, you have reviewed the applicant's security plan, and any necessary police details have been arranged for the Event.

Signature & Date: *Off. Corey J. Proteau 11/05/25*
POLICE COMMENTS:



ABCBEER-01

K'POMEROY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Allen Insurance and Financial PO Box 578 Condon, ME 04843	CONTACT PHONE (A/C, H/O, Ext): (800) 438-4311 FAX (A/C, H/O): E-MAIL ADDRESS: info@allenif.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED ABC Beer, Inc. DBA Arlington Brewing Company 251 Lowell St Arlington, MA 02474	INSURER A: Tri State Insurance Co	NAIC # 31003
	INSURER B: Hartford Insurance Group	29459
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR. CLS.	TYPE OF INSURANCE	ADD. SUBR. (INS/NOV)	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR OENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> CRO <input type="checkbox"/> LOC OTHER:	X	ADL5571028-12	10/5/2025	10/31/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Each occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		ADA5591438-12	10/5/2025	10/5/2026	COMBINED SINGLE LIMIT (Each accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		ADL5571028-12	10/5/2025	10/5/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETARY INTERESTS EXCLUDED? (mandatory in NH) If yes, describe under DESCRIPTIVE OF OPERATIONS below	Y/N N/A	04WECBD1VUX	1/30/2025	1/30/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Liquor Liability		ADL5571028-12	10/5/2025	10/5/2026	Each Occurrence \$ 1,000,000
A	Liquor Liability		ADL5571028-12	10/5/2025	10/5/2026	Aggregate \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Town of Arlington Included as an Additional Insured in regards to the general liability & liquor liability for ongoing operations when required by written contract or written agreement

CERTIFICATE HOLDER

CANCELLATION

Town of Arlington
c/o Town Manager
Book Rack Event at Arlington Town Hall on November 22, 2025
730 Mass Avenue
Arlington, MA 02476

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF COMPLETION

This certifies that

Peter Caradonna

is awarded this certificate for

TIPS On-Premise Alcohol Server Training

Hours
3.00

Completion Date
08/23/2023

Expiration Date
08/22/2026

Certificate #
ON-000028876919

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.001.2235 | www.360training.com

(CUT HERE)

(CUT HERE)

On-Premise
Title #: 01271015
Certificate #: 01500111619

Print Contact

CERTIFIED

Expires 01/22/2015



Phone: 800-430-0477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



A 360 TRAINING COURSE

CERTIFICATE OF COMPLETION

This certifies that

Thomas Allen

is awarded this certificate for

TIPS On-Premise Alcohol Server Training

Hours
3.00

Completion Date
02/03/2023

Expiration Date
02/07/2026

Certificate #
ON-000027678573

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6000 Plaza on the Lake, Suite 305 | Austin, TX 78740 | 877.001.2235 | www.360training.com

✂ (CUT HERE)

✂ (CUT HERE)

TIPS On-Premise
Issue # 02/03/2023
Certificate # 000027678573

Thomas Allen

CERTIFIED

Expires 02/07/2026



Phone: 000-430-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, November 29, 2025 @ Whittemore Robbins House for Private Event

Summary:

Judy Rakowsky

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Rakowsky_J._One_Day_112925_Redacted.pdf	Reference



Office of the Select Board
Licensing Board for the Town of Arlington
 Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
 Telephone: (781)316-3020 | Email: onedaylicense@town.arlington.ma.us

SPECIAL (ONE DAY) ALCOHOLIC BEVERAGES LICENSE APPLICATION INSTRUCTIONS

MUST BE SUBMITTED 21 DAYS PRIOR TO THE EVENT

Please email the application to: onedaylicense@town.arlington.ma.us

1. Applicants Information

- a. Name: Judy Rakowsky _____
- b. Email: [REDACTED] _____
- c. Phone Number: [REDACTED] _____
- d. Address: 116 Dudley Street; Cambridge, MA 02140 _____
- e. Event Coordinator: Victoria Rose _____
- f. Organization Name (if applicable): N/A _____
- g. Organization Address: _____
- h. If applied this calendar year, how many times? (granted or denied): _____

2. Responsible Manager Information (CANNOT ingest any alcohol)

- a. Name: Sue Zahner _____
- b. Date of Birth: [REDACTED] _____
- c. 24 Hour Phone Number: [REDACTED] _____
- d. Address: [REDACTED] _____

3. Event Information

- a. Venue Location (ex. Town Hall): Whittemore Robbins House _____
- b. Venue Address: 670R Massachusetts Avenue Arlington, MA 02476 _____
- c. Date(s): November 29, 2025 _____
- d. Time(s): 5:30pm-8:00pm _____
- e. Number of people expected: 90 _____
- f. Event Coordinator (if applicable): Victoria Rose _____

Please note the number of people expected may require crowd manager(s) / police detail(s) to be on site.

- g. Type of Event? (ex. Wedding, Fundraiser, etc.): Engagement Party _____
- h. Event is: **Private** **Open to the Public**
- i. Event Admission Fee (if applicable): N/A _____
- j. Admission policy for patrons under 21 years of age?
 No Entry **Other:** There will be no patrons under the age of 21 _____

4. Alcohol Information (Alcohol Service Certifications MUST be submitted as well)
- a. Name of Massachusetts wholesaler (the alcohol **must** be purchased from a Massachusetts approved wholesaler; wholesaler list can be found on www.mass.gov/abcc): Kappy's in Everett
- b. Date of Alcohol Delivery: Saturday, November 29, 2025
- c. Date of Alcohol Pick Up: Monday, December 1, 2025
- d. How will excess alcohol be disposed of: Excess alcohol will be placed in the car trunk of the event host by the Responsible Manager and bartender.
- e. Alcohol Serving Time(s): 5:30pm-7:30pm
- f. Alcohol Servers (Names & Dates of Birth, Servers must be 21): Matthew Zahner [REDACTED]
- g. Type of Alcohol: **Beer & Wine** **All Alcohol** (non-profit only)
- i. If Non-Profit please provide IRS code: _____
- h. Alcohol will be: **Sold**; Price: _____ **Given Away**

Have you requested:

- Police Detail(s) (required for events of 150+)
- Crowd Manager(s) / Fire Marshal(s) (required for 100+)

Required Supporting Documents:

- TIPS Certification(s) or Equivalent Certification(s)
- Completed Security Plan Page
- Insurance Policy (with the "Town of Arlington" listed as additionally insured)

Submit this completed form and filing fee to the Select Board AT LEAST 21 days before your event. Take into consideration the Select Board's meeting schedule as you may have to submit the application sooner than 21 days (arlingtonma.gov/selectboard). All special one-day applications must go before the Select Board at a public hearing, and your attendance may be required at the public hearing.

I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signatory **cannot** be a Town of Arlington employee unless it is a Town of Arlington event.

Signature: _____

Printed Name: _____

Judy Rakowsky

Email: _____

Please email the application to: onedaylicense@town.arlington.ma.us

SECURITY PLAN FOR SPECIAL (ONE DAY) ALCOHOL LICENSE

Please answer all the following questions in full. Please complete all questions as the Arlington Police Department will review this page and consider any recommendations or concerns. Failure to abide by any rules, regulations, or requirements may result in the revocation or denial of the license.

1. Responsible Manager (name & phone number): Sue Zahner [REDACTED]
2. Parking Information: Parking for guests and vendors will be in the Whittemore Robbins House parking lot and the Robbins Library parking lot.
3. Crowd Control: Sue Zahner, Responsible Manager, will circulate throughout the venue and work closely with the bartender and the Event Manager, Victoria Rose, to ensure that the event runs smoothly.
4. Management of possible unruly patrons: The Responsible Manager and Event Coordinator will work together to maintain a safe environment. If necessary, the police department would be notified for assistance.
5. How alcohol will be restricted from underaged persons: There will be no guests under the age of 21 at this private event. The bartender will follow the rules for TIPS certification from 360 Training.
6. Alcohol Servers (Names & Dates of Birth, Servers must be 21): Matthew Zahner [REDACTED]
7. Other: _____

FOR OFFICE USE ONLY

For Police Chief, Operations Commander, or Designee:

Your signature below indicates that you have discussed this event with the applicant, you have reviewed the applicant's security plan, and any necessary police details have been arranged for the Event.

Signature & Date: [Signature] 11/05/25

POLICE COMMENTS:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER D. Francis Murphy Insurance Agency, Inc. 50 Main Street Hudson MA 01749	CONTACT NAME: Certificate Request Team PHONE (A/C, No, Ext): 800-222-8711 E-MAIL ADDRESS: certificateofinsurance@dfmurphy.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
License#: 471 TASTINC-01	INSURER A : Hanover Insurance Company	NAIC # 22292
INSURED Taste Inc. dba Tastings Caterers 5 Crestwood Dr Framingham MA 01701	INSURER B : The Hanover American Insurance Co.	36064
	INSURER C : Progressive Casualty Insurance Co.	24260
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 2094512179

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ZHN 5150872 16	5/21/2025	5/21/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
C	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			03931410	9/23/2025	9/23/2026	COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$ 25,000
							BODILY INJURY (Per accident)	\$ 50,000
							PROPERTY DAMAGE (Per accident)	\$ 30,000
								\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE	EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WZN518171316	3/3/2025	3/3/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Liquor Liability			ZHN 5150872 16	5/21/2025	5/21/2026	Each Common Cause Aggregate Limit	1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Judy Rakowsky event to be held on Nov 29, 2025 at the Whittemore Robbins House
 Town of Arlington is listed as additional insured with respect to general liability and liquor liability as limits permit.

CERTIFICATE HOLDER**CANCELLATION**

Town of Arlington 27 Maple St Arlington MA 02476	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

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Tastings Caterers

5 Crestwood Drive
Framingham, MA 01701

Phone: 508-879-9191

Email: tastings.catering@gmail.com

September 10, 2025

Judy Rakowsky

Email: [REDACTED]

Dear Judy,

Following is the menu you have selected for your upcoming engagement party to be held on Saturday, November 29, 2025 at the Whittemore Robbins House, Arlington from 5:30pm until 8:00pm for approximately 90 guests

Menu

Stationary Display

Warm Artichoke Parmesan Dip with crusty French Bread and glutenfree Crackers

Mexican Street Corn Salsa with Tortilla Chips

Sweet Pea Hummus with Pita Crisps

Italian Antipasto Skewers with Italian Dressing

Spicy Chex Snack Mix – bar snack

Passed Appetizers

Maple Glazed Scallops in Bacon

BBQ Pulled Pork with Confetti Coleslaw on Sweet Potato Biscuits

Assorted Overstuffed Mushrooms

Spinach and Feta

Rosemary Garlic Lamb

Apricot, Brie and Caramelized Onion Tarts

Thai Chicken Skewers with Sweet Garlic Sauce

Vegan Hatch Green Chili Arepas with Salsa Verde

Small Plate Station

*BLT Salad
(Mixed Greens, smoked Applewood Bacon, Grape Tomatoes and Homemade Croutons
with Asiago Vinaigrette)*

Brown Butter Mizithra Pasta Toss

Curried Wild Mushroom and Leek Strudel

Italian Green Beans with Roasted Red Pepper Strips and Garlic Olive Oil

Dessert Buffet

Your Engagement Cake and/or desserts – you provide

Coffee – Tea Station

Price per guest - \$79.00

Thank you for choosing Tastings as the caterer for your event! We are confident that, together, we can plan an event that will be long remembered by both you and your guests. We look forward to hearing from you soon!

Sincerely yours,

Susan Zahner
Tastings Caterers



CERTIFICATE OF COMPLETION

This certifies that

Matthew Zahner

is awarded this certificate for

TIPS Concessions Alcohol Training



Hours
3.00



Completion Date
03/18/2024



Expiration Date
03/18/2027



Certificate #
000033088497

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 03/18/2024
Certificate #: 000033088497

Matthew Zahner



CERTIFIED

Expires: 03/18/2027



Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



Town of Arlington, Massachusetts

Request: Special (One Day) Beer & Wine License, December 21, 27, and 28, 2025 @ 422 Summer Street for Event

Summary:

Lauren Corsino

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Arlington_Hockey_Club_Tournament_Dec_2025_Redacted.pdf	Reference



Office of the Select Board
Licensing Board for the Town of Arlington
Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
Telephone: (781)316-3020 | Email: onedaylicense@town.arlington.ma.us

SPECIAL (ONE DAY) ALCOHOLIC BEVERAGES LICENSE APPLICATION INSTRUCTIONS

MUST BE SUBMITTED 21 DAYS PRIOR TO THE EVENT

Please email the application to: onedaylicense@town.arlington.ma.us

1. Applicants Information

- a. Name: Lauren Corsino
- b. Email: [REDACTED]
- c. Phone Number: [REDACTED]
- d. Address: [REDACTED] Arlington MA 02476
- e. Event Coordinator: Lauren Corsino
- f. Organization Name (if applicable): Arlington Hockey Club
- g. Organization Address: P.O. Box 5 Arlington MA 02476
- h. If applied this calendar year, how many times? (granted or denied): 0

2. Responsible Manager Information (CANNOT ingest any alcohol)

- a. Name: Lauren Corsino
- b. Date of Birth: [REDACTED]
- c. 24 Hour Phone Number: [REDACTED]
- d. Address: [REDACTED] Arlington, MA 02476

3. Event Information

- a. Venue Location (ex. Town Hall): Ed Burns Arena - Parking lot
- b. Venue Address: 422 Summer St Arlington, MA 02474
- c. Date(s): 12/21/25 12/27/25 & 12/28/25
- d. Time(s): 11am - 6pm
- e. Number of people expected: 150 in attendance for games; 1/2 of which are of drinking age
- f. Event Coordinator (if applicable): Lauren Corsino

Please note the number of people expected may require crowd manager(s) / police detail(s) to be on site.

- g. Type of Event? (ex. Wedding, Fundraiser, etc.): Hockey Tournament
- h. Event is: Private Open to the Public
- i. Event Admission Fee (if applicable): None
- j. Admission policy for patrons under 21 years of age?
 No Entry Other: ABC will be checking I.D.'s for alcohol

4. Alcohol Information (Alcohol Service Certifications MUST be submitted as well)

a. Name of Massachusetts wholesaler (the alcohol **must** be purchased from a Massachusetts approved wholesaler; wholesaler list can be found on www.mass.gov/abcc): Arlington Brewing Company

b. Date of Alcohol Delivery: Delivered immediately before each event

c. Date of Alcohol Pick Up: Will be removed immediately after

d. How will excess alcohol be disposed of: ABC will remove after event

e. Alcohol Serving Time(s): 11am-10pm

f. Alcohol Servers (Names & Dates of Birth, Servers must be 21): see attached

g. Type of Alcohol: **Beer & Wine** **All Alcohol** (non-profit only)
i. If Non-Profit please provide IRS code: _____

h. Alcohol will be: **Sold**; Price: \$9/pint **Given Away**

Have you requested:

- Police Detail(s) (required for events of 150+)
- Crowd Manager(s) / Fire Marshal(s) (required for 100+)

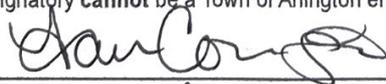
Required Supporting Documents:

- TIPS Certification(s) or Equivalent Certification(s)
- Completed Security Plan Page
- Insurance Policy (with the "Town of Arlington" listed as additionally insured)

Submit this completed form and filing fee to the Select Board AT LEAST 21 days before your event. Take into consideration the Select Board's meeting schedule as you may have to submit the application sooner than 21 days (arlingtonma.gov/selectboard). All special one-day applications must go before the Select Board at a public hearing, and your attendance may be required at the public hearing.

I HAVE READ AND UNDERSTAND ALL RULES AND REGULATIONS:

Signatory **cannot** be a Town of Arlington employee unless it is a Town of Arlington event.

Signature: 

Printed Name: Lauren Corsino

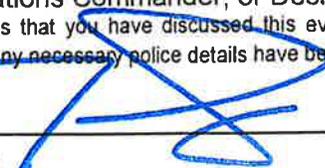
Email: [REDACTED]

Please email the application to: onedaylicense@town.arlington.ma.us

SECURITY PLAN FOR SPECIAL (ONE DAY) ALCOHOL LICENSE

Please answer all the following questions in full. Please complete all questions as the Arlington Police Department will review this page and consider any recommendations or concerns. Failure to abide by any rules, regulations, or requirements may result in the revocation or denial of the license.

1. Responsible Manager (name & phone number): LAUREN CORSINO [REDACTED]
2. Parking Information: Ed Burns Arena
3. Crowd Control. ABCo is providing crowd control managers
4. Management of possible unruly patrons: If any guest appears to be intoxicated, staff will take appropriate measures, up to and including asking the guest to leave premises.
5. How alcohol will be restricted from underage persons: ABC will be checking I.D.'s for alcohol purchases
6. Alcohol Servers (Names & Dates of Birth, Servers must be 21): see attached
7. Other: TDA has CDL on file for ABCo

FOR OFFICE USE ONLY	
For Police Chief, Operations Commander, or Designee: Your signature below indicates that you have discussed this event with the applicant, you have reviewed the applicant's security plan, and any necessary police details have been arranged for the Event.	
Signature & Date:	
POLICE COMMENTS:	

Arlington Brewing Company TIPS Certified Servers

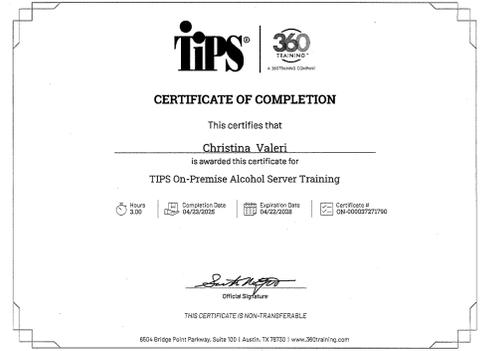
Name	DOB	TIPS Number	Expiration	Certificate Image
Andrea Canty	[REDACTED]	ON-000029470145	2026-08-11	
Ben Amidon	[REDACTED]	ON-000029351468	2026-07-25	
Carmine Granucci	[REDACTED]	ON-000028688490	2026-04-28	
Christina Hurley	[REDACTED]	ON-000037317360	2028-04-28	

Christina Valeri



ON-000037271790

[2028-04-22](#)



Gabriella Lawrence



ON-000037304153

[2028-04-27](#)



Isabella Scopetski



ON-000034197022

[2027-07-10](#)



Jackie Leaf



ON-000029445866

[2026-08-08](#)



Joshua Tallman



ON-000037598127

[2028-05-28](#)



Marc Stiller



ON-000028757561

[2026-05-07](#)



Mica Heanue



ON-000037616915

[2028-05-31](#)



Nick Gallo



ON-000029215842

[2026-07-07](#)



Owen Callaghan



ON-000028752473

[2026-05-28](#)



Peter Caradonna



ON-000028876919

[2026-05-22](#)



Rob Chalmers



ON-000033717753

[2027-06-05](#)



Rori Friedman



ON-000029190454

[2026-07-04](#)



Steve Tsou



ON-000037234419

[2028-04-17](#)



Tim Robinson



ON-000029256841

[2026-07-12](#)



Tom Allen



ON-000027678573

[2026-02-08](#)



Tony Dellovo



ON-000037234687

[2028-04-19](#)



Travis Richter



ON-000033154765

[2027-03-26](#)





Town of Arlington, Massachusetts

For Approval: Common Victualler License

Summary:

Greek Habits, 478 Massachusetts Avenue, Georgia Nikolakakos

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Greek_Habits_App_Ref.pdf	Application
▢	Reference Material	Greek_Habits_Reports_Signed.pdf	Inspection Reports

OFFICE OF THE SELECT BOARD

730 Massachusetts Avenue
Town of Arlington
Massachusetts 02476-4908

(781) 316-3020
(781) 316-3029 fax

\$60.00 Filing Fee

Inspections Dept. at 51 Grove St. must review completed application before returning to this office.

APPLICATION

To the Licensing Authorities of the Town of Arlington

The Undersigned hereby makes application for a

- COMMON VICTUALLER LICENSE (Eat In)**
- FOOD VENDOR LICENSE (Take Out Only)**

Location 478 Mass. Av. Arlington, MA 02474
 Name of Applicant Georgia Nikolaidou
 Corporate Name (if applicable) GNGH LLC
 D/B/A Greek Habits by Eva, Arlington
 Date _____

I/We hereby agree to conform in all respects to the conditions governing such License as printed in the By-Laws of the Town, and such other rules and regulations as the Selectmen may establish. With the signing of this application, the applicant acknowledges that:

- A. It is understood that the Board is not required to grant the license.
- B. no work is to commence at the premises of the proposed location which is the subject matter of this application until the license is approved by the Select Board, and, furthermore, any work done is done at the applicant's risk, and
- C. in the event of a proposed sale of a business requiring a Common Victualler License, an application for a transfer of said license will be deemed to be an application for a new license (subject to the rules and regulations herein contained), and the owner of such business shall be required to file with the Select Board a thirty-day notice of his intention to sell same before such application will be acted upon by the Select Board.
- D. That the license is subject to revocation if the holder of the license does not comply with Town By-Laws or the Rules and Regulations of the Board.

Print Name Georgia Nikolaidou

Signature Name 

Phone (H _____) (Business) _____

Email _____

INFORMATION RELATIVE TO APPLICATION

Breakfast
Yes No

Lunch
Yes No

Dinner
Yes No

Do you own the property? Yes No Tenant at Will Lease 5 (years)

Hours of Operation:

Day Monday - Friday Hours 5am - 9pm
Day Saturday - Sunday Hours 5am - 5pm
Day _____ Hours _____

Floor Space 800 Sq. Ft. Seating Capacity (if any) 15
Parking Capacity (if any) street parking spaces Number of Employees 2

List Cooking Facilities (and implements)

Oven, Hot box, Panini Maker

Will a food scale be in use for sale of items to the public? Yes No

Will catering services be provided by you? Yes No

The following items must be submitted with the application:

- | | |
|--|---------------------|
| 1. Layout Plan of Facility & Fixtures | Date Received _____ |
| 2. Site Plan (obtained at Bldg. Dept., 51 Grove St.) | Date Received _____ |
| 3. Outside Facade and Sign Plan (dimensions, color) | Date Received _____ |
| 4. Menu | Date Received _____ |
| 5. Maintenance Program | Date Received _____ |

If the facilities are not yet completed, provide estimated cost of work to be done \$ _____

FOR OFFICE USE ONLY

Scheduled Hearing when Application will be presented to Select Board for approval:

Date _____ Time _____

Board Action: Approved Yes No

APPLICANT'S RESUME

Food Business Experience of Applicant

From 2010 to 2015
Employee Tatte Bakery + Cafe D/B/A —
Sole Owner — Location Boston-Cambridge-Somerville
Partnership — Type Food Cafe-Bakery
Corporation — Number of Employees Over 100

From 2016 to 2020
Employee Eva's Pastries D/B/A —
Sole Owner — Location Peabody
Partnership — Type Food Green Pastry store
Corporation — Number of Employees 8

List any other information that you feel will assist in the review of this application.

My sister owns a very successful Green Bakery in the area of Peabody for the past 10 years and we decided to bring it to Arlington. I have been a General Manager for Tatte Bakery for the past 5 years and I know the industry very well in order to continue establishing Green Habits in the center of Arlington.

GREEK HABITS BY EVA
479 MASSACHUSETTS AVE
ARLINGTON, MA 02474

General Notes :

Symbol

KARELLAS AND COSTA



681 MAIN STREET
WALTHAM, MA 02451
TEL/FAX: 781-647-3831



Job Number: 21380.00

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

Date: 01-08-2024

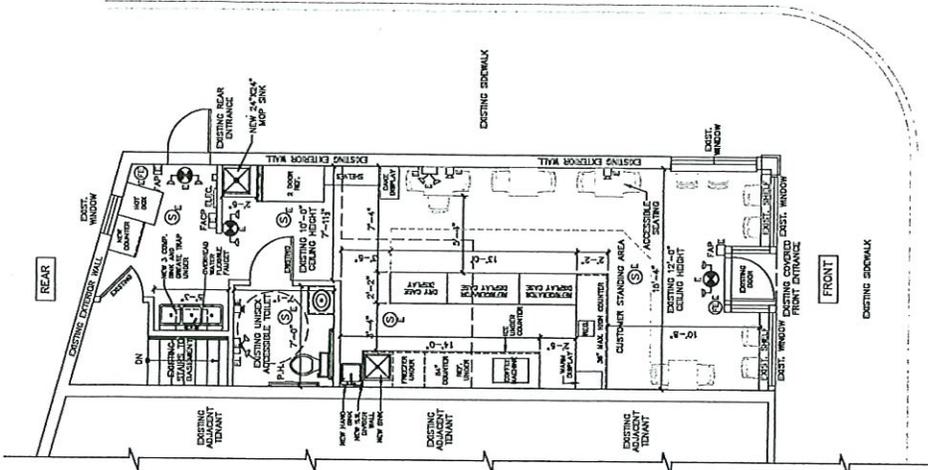
Revisions:

01-16-2024
02-15-2024
02-22-2024

EXISTING FLOOR PLANS &
PROPOSED FIRST FLOOR
PLAN

Drawing

A-1



EXISTING/PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

INTERIOR AREA = 700 SQFT.

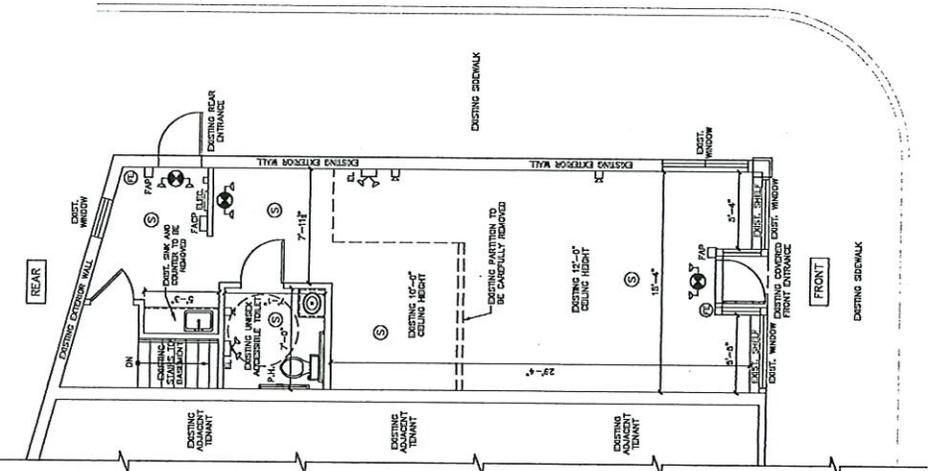
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD TYPICAL.

CLASSIFICATION OF WORK

ALL WORK SHALL FOLLOW AND ADHERE TO IBC 2015 CHAPTER 3, USE AND OCCUPANT CLASSIFICATION, SECTION 304.1 BUSINESS GROUP B. IBC 2015 CHAPTER 5, CLASSIFICATION OF WORK, SECTION 503 - ALTERATION LEVEL 1, SCOPE LEVEL 1; ALTERATIONS INCLUDE THE REMOVAL AND REINSTALLATION OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

503.2.1.1 ALTERATION LEVEL 1: ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7.

UNDER IBC TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT: OCCUPANT WITHOUT FIXED SEATS - UNCONCENTRATED (TABLES AND CHAIRS) TOTAL AREA = 225 SQFT./715 - 15 MAXIMUM OCCUPANCY OF CHAPTER 7.



EXISTING FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

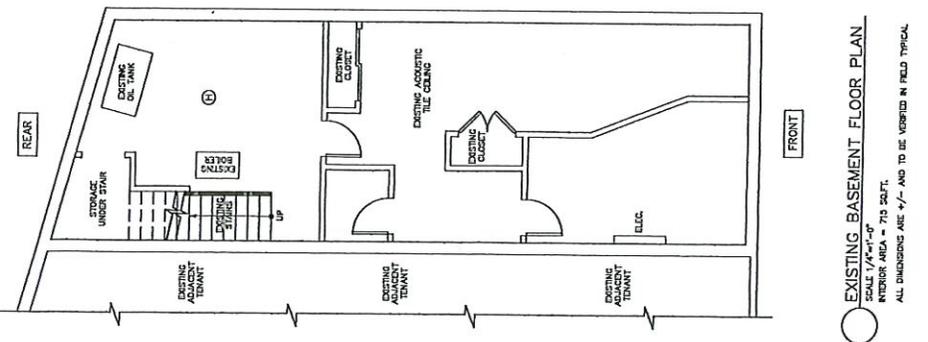
INTERIOR AREA = 700 SQFT.

ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD TYPICAL.

TYPICAL SYMBOL LEGEND

ALL ITEMS MARKED WITH E ARE EXISTING

- NEW FINISHED WALLS AND PARTITIONS
- COMBINATION EMERGENCY LIGHT AND EXIT LIGHT
- EMERGENCY LIGHT
- FIRE EXTINGUISHER (WALL MOUNTED)
- HORN/STROBE
- FAP = FIRE ALARM PULL STATION
- FIRE ALARM CONTROL PANEL
- SMB DETECTOR
- HEAT DETECTOR



EXISTING BASEMENT FLOOR PLAN

SCALE 1/4"=1'-0"

INTERIOR AREA = 710 SQFT.

ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD TYPICAL.

Greek Habits

By Eva

MENU

- **Coffees**

1. Drip coffee
2. Cold brew
3. Café au lait
4. Double espresso
5. Cappuccino
6. Americano
7. Greek coffee
8. Latte
9. Mastiqua latte
10. Honey latte
11. Lacta latte
12. Greek frappe
13. Freddo espresso
14. Freddo cappuccino
15. Hot/cold chocolate

- **Smoothies**

1. Santorini
2. Mykonos
3. Crete
4. Chios
5. Corfu

- **Cakes**

1. Mouse cake
2. Almond cake
3. Praline cake
4. Milfei
5. Choco mouse
6. Éclair
7. Kok

8. Snow ball
9. Socofreta
10. Choco strawberry
11. Orange choco
12. Caramel
13. Vanilla choco
14. Black forrest
15. Amarena cheesecake
16. Rice pudding
17. Coconut cake
18. Profiterole
19. Ekmek
20. Baba au rum
21. Seasonal fruit tart

*Cakes will be offered in individual pieces as well as full size cakes.

- **Traditional Greek Pastries**

1. Baklava
2. Almond baklava
3. Kataifi
4. Saragli
5. Galaktobureko
6. Orange cake
7. Walnut cake
8. Ravani
9. Samali
10. Choco souffle

- **Traditional Greek Cookies**

1. Melomakarona
2. Kourambiedes
3. Tsurekasia
4. Sesame cookies
5. Moustokouloura
6. Petit four
7. Cinnamon cookies
8. Coconut macaroon
9. Amygdalota
10. Paksimadakia (almond, plain)

- **Breadsticks**

1. Asiago cheese
2. Kalamata olive
3. Spinach
4. Rusks

- **Breakfast Pastries**

1. Spinach pie
2. Cheese pie
3. Chicken pie
4. Bougatsa
5. Ham and cheese
6. Pizza
7. Penirli
8. Plain croissant
9. Choco croissant
10. Almond croissant
11. Nutella croissant
12. Raisin bread
13. Sweet bread

- **Sandwiches & Salads**

1. Caprese sand
2. Chicken sand
3. Ham and cheese sand
4. Turkey sand
5. Tuna sand
6. Ceasar salad
7. Greek salad
8. Chicken salad
9. Potato salad
10. Fruit salad

- **Grab&Go**

1. Water
2. Sparkling water
3. juice

Greek Habits

By Eva

MAINTENANCE PROGRAM

Dining and Seating Area:

Daily

During operations, wipe down and spray all communal, high traffic surfaces like chairs and counters, door handles, light switches, and railings. Tabletops and glass surfaces will be cleaned in between customers with fresh towels and a food-grade disinfectant. The bathroom will be checked frequently for cleanliness of the toilet, paper towels, toilet paper and trash. Trash cans of the dining room checked throughout the whole day to be emptied accordingly.

When closing, deep clean of the high traffic areas like tabletops, chairs, countertops, and bathrooms. Swipe and mop the floors.

Weekly

Deep clean the toilet and wipe down the door in the bathroom. Vacuum or sweep in the hard-to-reach areas checking under furniture. Spray and clean all the glass windows doors and mirrors. Polish and clean any stainless-steel areas this in fact all trash can exteriors and interiors.

Monthly

Dust all fixtures, including things that are high up like lights and the top of tall furniture or appliances. Wash entry mats to remove accumulated dirt and footprints. Clean baseboards of dirty buildup and scuff marks. Check carpets and chairs for damage and repair and clean them as needed do a thorough deep cleaning of the tables and chairs in the dining area, wipe down legs back and underneath chairs end tables.

Counter:

Daily

During operations, frequently wipe down and clean the register and pick up areas. Continuously check cups and dishware for cracks and dispose of them as needed. Switch out the cleaning rags during the day to ensure that there is always a fresh supply available. Check syrup pumps and creamers throughout the day to avoid rotten dairy products and sugar residue buildup. When closing, deep clean the drip coffee pots, cover all food with plastic wrap and write the date before storing it in the fridge, disinfect the employee hand washing sink, sweep and mop the counter floor, lifting any floor mats, if applicable, and spraying them down outside. Put aside all laundry including cleaning rags napkins and aprons for the restaurant laundry service to pick up.

Weekly

Wipe down all shelving in the dry goods area. Dust and sanitize all under the counter shelving areas and cabinets including wiping down the outside of cabinets. Empty the display cases and thoroughly clean it with a food grade cleaner. Move anything with wheels and clean behind it. Scrub the floors in the back of the house and get to all the hard-to-reach places.

Monthly

Clean any filtration systems and deep clean every spout and water tap. Perform a deep cleaning of the ice machine to remove any bacteria, take out all the ice before cleaning with sanitizing cleaners, check the drain lines and ensure they're all clean. Check the first aid kit supplies and replace anything running low including bandages, eye washing solution, burn gel, burn kits, ice packs, gauzes, tensor bandages, and more. Check the fire extinguishers to ensure they're up to date and not damaged.

Bar:

Daily

Clean the foamers and milk steam wands after every use. Clean the grounds out of the portafilter after every espresso shot we pull. Rinse out milk jugs and pitchers within a minute or two of steaming. When closing, clean any coffee grounds built-up on areas of the espresso machine that may need extra cleaning. Wipe down the espresso machine with the cleaning rug. Brush coffee grounds off the grinder, sanitize and clean the outside of the ice machine.

Weekly

Move any barista equipment that can be moved and cleaned under and behind it.

Monthly

Ensure all barista equipment has been calibrated up to code and is functioning correctly.

The Dish Area:

Daily

During operations, wash dishes throughout the day. Restock cleaning solution if they're running low. Clean up spills or puddles as soon as possible. Carry dirty tools, cups, and dishware to the dish area throughout the shift. Empty the dish area and put away all clean dishware and tools in their proper area accordingly. When closing make sure all dishware from the day is cleaned, return dishware to the proper places for the next day, thoroughly clean the dish area. Take out the trash at the end of the night.

Weekly

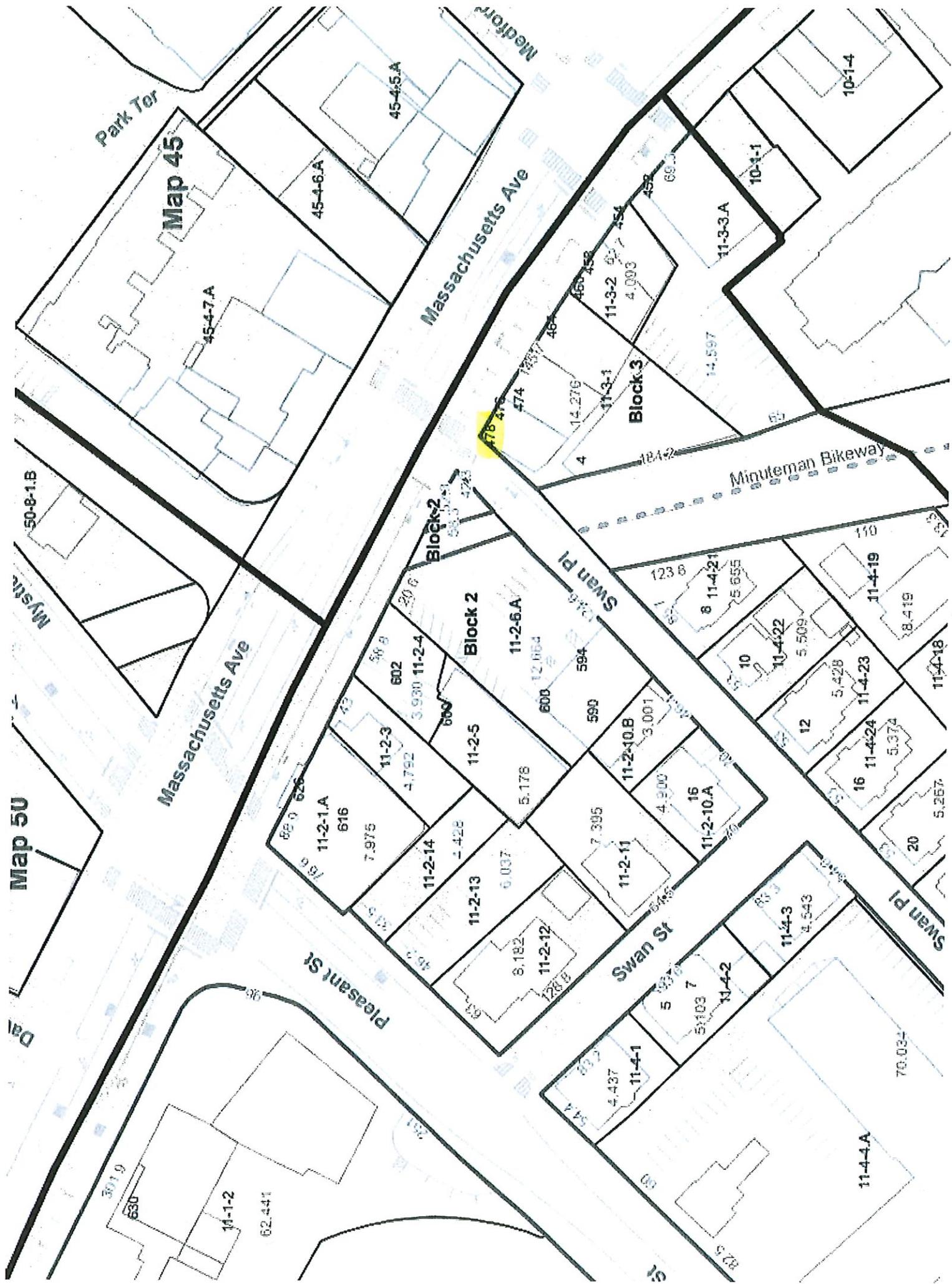
Thoroughly sanitize the dish area and sink. Inspect all drains for built up, clean if needed. Check for signs of pests, mold, and mildew. Reorganize the dishes if needed.

Monthly

Deep clean the floors, walls, and sinks around the dish area. Check the sink area for limescale buildup and de-lime if necessary. Inspect all drains for buildup and clean them as necessary clean the grease trap if needed.

Map 5U

Map 45



96"

GREEK HABITS

By Eva

30"

*Plywood letters



Office of the Select Board
 Licensing Board for the Town of Arlington
 Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
 Telephone: (781)316-3020 | Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

<u>NAME OF ESTABLISHMENT:</u> Greek Habits by Eva	<u>TYPE OF LICENSE:</u> Common Victualler
<u>ADDRESS:</u> 478 Massachusetts Avenue	
<u>NAME OF APPLICANT:</u> Georgia Nikolakakos	<u>REPORT DUE BY:</u> November 12, 2025

<u>DEPARTMENTAL REPORT SECTION</u>	DEPARTMENT: <u>Health</u>
AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:	
<input type="checkbox"/> No Comments or Concerns	<input checked="" type="checkbox"/> Comments
<input type="checkbox"/> Concerns	<input type="checkbox"/> Objections
<p>Greek Habits by Eva communicated with the Department on October 30th about changing ownership. A Plan Review Application has not been submitted as of 11/10/2025.</p>	

APPLICANT SIGNATURE SECTION

I have received the above report and acknowledge said inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature:  _____ Date: 11/10/2025



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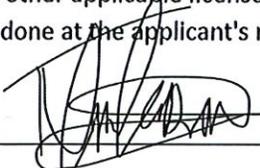
INSPECTION REPORT FORM

<u>NAME OF ESTABLISHMENT:</u> Greek Habits by Eva	<u>TYPE OF LICENSE:</u> Common Victualler
<u>ADDRESS:</u> 478 Massachusetts Avenue	
<u>NAME OF APPLICANT:</u> Georgia Nikolakakos	<u>REPORT DUE BY:</u> November 12, 2025

<u>DEPARTMENTAL REPORT SECTION</u>	DEPARTMENT: <u>ISD</u>		
AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:			
<input type="checkbox"/> No Comments or Concerns	<input checked="" type="checkbox"/> Comments	<input type="checkbox"/> Concerns	<input type="checkbox"/> Objections
<p>Building</p> <ul style="list-style-type: none"> • All building changes need permits. • All sign changes need approval and a sign permit. • Window signs cannot exceed 25% of the window. • Certificate of Occupancy is required. <p>Plumbing</p> <ul style="list-style-type: none"> • All plumbing and gas fitting work requires licensed contractors to obtain permits from this office for their respective trades. <p>Electrical</p> <ul style="list-style-type: none"> • All electrical work requires that permits be obtained from this office for their respective trades by licensed contractors, and any new wiring must conform to the Mass. Electrical Code. Notify the Inspector of Wires in accordance with Chapter 143, Section 3L. <p>Please note that the Inspectional Services Department has no objection to the issuance of this license.</p>			

APPLICANT SIGNATURE SECTION

I have received the above report and acknowledge said inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature:  _____ Date: 11/06/2



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 Licensing Board for the Town of Arlington
 Town Hall, 730 Massachusetts Avenue, Arlington, Massachusetts 02476
 Telephone: (781)316-3020 | Email: sbadmin@town.arlington.ma.us

INSPECTION REPORT FORM

<u>NAME OF ESTABLISHMENT:</u> Greek Habits by Eva	<u>TYPE OF LICENSE:</u> Common Victualler
<u>ADDRESS:</u> 478 Massachusetts Avenue	
<u>NAME OF APPLICANT:</u> Georgia Nikolakakos	<u>REPORT DUE BY:</u> November 12, 2025

DEPARTMENTAL REPORT SECTION **DEPARTMENT:** Planning and Community Development

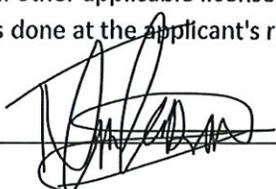
AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

No Comments or Concerns
 Comments
 Concerns
 Objections

The existing business is in a B5 Central Business District. The continued use is a 15-seat Greek café at the corner of Massachusetts Avenue and Swan Place. The owners have previous experience running their own successful Greek bakery and as a manager in food service.

APPLICANT SIGNATURE SECTION

I have received the above report and acknowledge said inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature:  Date: 11/06/2



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INSPECTION REPORT FORM

<u>NAME OF ESTABLISHMENT:</u> Greek Habits by Eva	<u>TYPE OF LICENSE:</u> Common Victualler
<u>ADDRESS:</u> 478 Massachusetts Avenue	
<u>NAME OF APPLICANT:</u> Georgia Nikolakakos	<u>REPORT DUE BY:</u> November 12, 2025

DEPARTMENTAL REPORT SECTION DEPARTMENT: Fire

AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:

No Comments or Concerns
 Comments
 Concerns
 Objections

APPLICANT SIGNATURE SECTION

I have received the above report and acknowledge said inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature:  Date: 11/06/2



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INSPECTION REPORT FORM

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<u>ADDRESS:</u> 478 Massachusetts Avenue	
<u>NAME OF APPLICANT:</u> Georgia Nikolakakos	<u>REPORT DUE BY:</u> November 12, 2025

<u>DEPARTMENTAL REPORT SECTION</u>	DEPARTMENT: <u>APD</u>
AFTER REVIEWING THE ABOVE APPLICANT, WE HAVE:	
<input checked="" type="checkbox"/> No Comments or Concerns	<input type="checkbox"/> Comments
<input type="checkbox"/> Concerns	<input type="checkbox"/> Objections

APPLICANT SIGNATURE SECTION

I have received the above report and acknowledge said inspection. I fully understand that the establishment is not to open, or act upon the requested license/permit, until approved by the Select Board and all other applicable licenses/permits/certificates are issued by the correct departments. Any work done is done at the applicant's risk.

Signature:  Date: 11/10/2025



Town of Arlington, Massachusetts

Youth Counseling Center Advisory Board

Summary:

Mary Kowalczyk
(Term to Expire: 1/31/2027)

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Kowalczyk_Resume_and_Approval_-_AYCC_Redacted.pdf	Reference



Town of Arlington
Office of the Town Manager

James Feeney
Town Manager

730 Massachusetts Avenue
Arlington MA 02476-4908
Phone (781) 316-3010

MEMORANDUM

DATE: November 5, 2025

TO: Members of the Select Board

SUBJECT: Appointment to the Arlington Youth Counseling Center Advisory Board

This memo is to request the Board's approval of my appointment of Mary Kowalczyk, Arlington, MA, as a member on the Arlington Youth Counseling Center Advisory Board with a term expiration date of 1/31/2027.

A handwritten signature in blue ink, consisting of several loops and a vertical line on the right side.

Town Manager

Mary Kowalczyk, MSW

AYCC Board

EXPERIENCE

MANAGER, MENTAL AND BEHAVIORAL HEALTH PROMOTION UNIT

CAMBRIDGE PUBLIC HEALTH DEPARTMENT, CAMBRIDGE, MA

SEPTEMBER 2015 – PRESENT

Responsible for developing and implementing program vision and the overall effectiveness of unit initiatives as they relate to the overall health of Cambridge residents.

- Supervise a team of 2 full time staff to provide oversight on all program deliverables, including four multiyear federally funded grant programs to address substance use prevention. Assist staff with all phases of the grant process, including development, planning, and implementation. Provide oversight and management of unit budget.
- Lead the mental health priority area of the department's Community Health Improvement Plan. Address mental health and substance use by expanding partnerships and initiatives in the city. Work collaboratively with community and civic leaders to educate residents and promote mental health and substance use prevention by organizing community events such as town hall meetings and community conversations with the mayor.
- Develop, implement, and maintain the first ever youth mental health and wellness mini-grants program. Awarded six community youth organizations grants to implement wellness initiatives across the city. Responsible for managing every aspect of the process from developing the application, managing the application and review process, awarding grants to selected applicants, and providing technical assistance throughout the process.
- Collaborate with the Cambridge Public Schools to address prevention in middle and high school grades. Assist with the development and implementation of the Youth Risk Behavior Survey. Work with administration, teachers, and students to develop programming to address mental wellness based on survey results. Work with partners at individual schools to provide opportunities to engage with the broader school community on prevention efforts.
- Staff the city's Substance Use Advisory Committee, a coordinated initiative to address the opioid epidemic. Interact with leadership across all sectors of providers in Cambridge including first responders, clinicians, human service programs and consumers. Responsible for facilitating meetings, developing meeting agendas, supporting subcommittees, and providing other support as needed.
- Oversee and manage the city's opioid abatement funding. Responsible for designing and implementing programming that reflects the input of people with lived and living experience.
- Assist in the development and implementation of communications and marketing materials, including printed materials, op-eds, and social media content.

ASSITANT DIRECTOR, THE RESIDENCE AT PLEASANT STREET

ELLEHNHORN, LLC, ARLINGTON, MA

JULY [REDACTED] – SEPTEMBER [REDACTED]

Staffed and ran a private 24-hour residential facility that focused on the health, wellness and mind/body aspects of individuals contending with mental illness and co-occurring substance use disorder.

- Supervised a staff of over 20 employees.
- Maintained clinical interface between the community outreach team and the Residence to foster effective communication between programs.
- Worked with staff to ensure comprehensive care and assisted in development and implementation of individual care and safety plans.
- Worked closely with the Residence Director in the development and implementation of policies and procedures utilized by support staff.
- Supervised the maintenance of all facets of the facility from repair work to snow removal.
- Responsible for the hiring, onboarding, and supervision of qualified and dedicated staff.

PROJECT COORDINATOR

INSTITUTE FOR HEALTH AND RECOVERY, CAMBRIDGE, MA

[REDACTED]

Led statewide initiative to implement an alcohol screening tool and implementation protocol in prenatal care settings

- Led effort to facilitate implementation of screening tools, decision trees and brief intervention models in medical settings.
- Developed site-specific methods to integrate project activities into existing protocols.
- Provided ongoing consultation and technical assistance to four diverse project sites.

EDUCATION

BOSTON UNIVERSITY SCHOOL OF SOCIAL WORK, BOSTON, MA
MASTER OF SOCIAL WORK

EMERSON COLLEGE, BOSTON, MA
BACHELOR OF SCIENCE COMMUNICATION

AFFILIATIONS

Town Meeting Member – Town of Arlington
Arlington Homeless Coalition Board Member

CERTIFICATIONS

Youth Mental Health First Aid, Certified Trainer



Town of Arlington, Massachusetts

Discussion and Vote: Order of Takings for the Stratton Safe Routes to School Project

Summary:

Jim Feeney, Town Manager

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Stratton_Order_of_Taking_SB_Presentation.pdf	Presentation
▢	Reference Material	DRAFT_Notice_of_Taking.pdf	Notice of Taking
▢	Reference Material	DRAFT_Order_of_Taking.pdf	Order of Taking
▢	Reference Material	Preliminary_ROW_Plans.pdf	ROW Plans
▢	Reference Material	Stratton_Certificate_of_Donation.pdf	Certificate of Donation



Stratton Safe Routes to School Project – Order of Taking

Select Board Meeting

November 10, 2025

AGENDA

1. Order of Taking
2. Project Background
3. Project Timeline
4. ROW Acquisition
5. ROW Plans
6. ROW Timeline
7. Just Compensation
8. Requested Actions

What is an Order of Taking?

- An **Order of Taking** is a document approved by an authorized body to formalize the temporary easements, permanent easements, and fee takings required for a project.
- 2024 Annual Town Meeting empowered the Select Board to vote on the Stratton SRTS Project's Order of Taking.
- Approval from the Select Board is **required** before recording the document at the Registry of Deeds.
- Once records, a Notice of Taking will be sent certified to impacted property owners.



AGENDA

1. Order of Taking
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Project Background

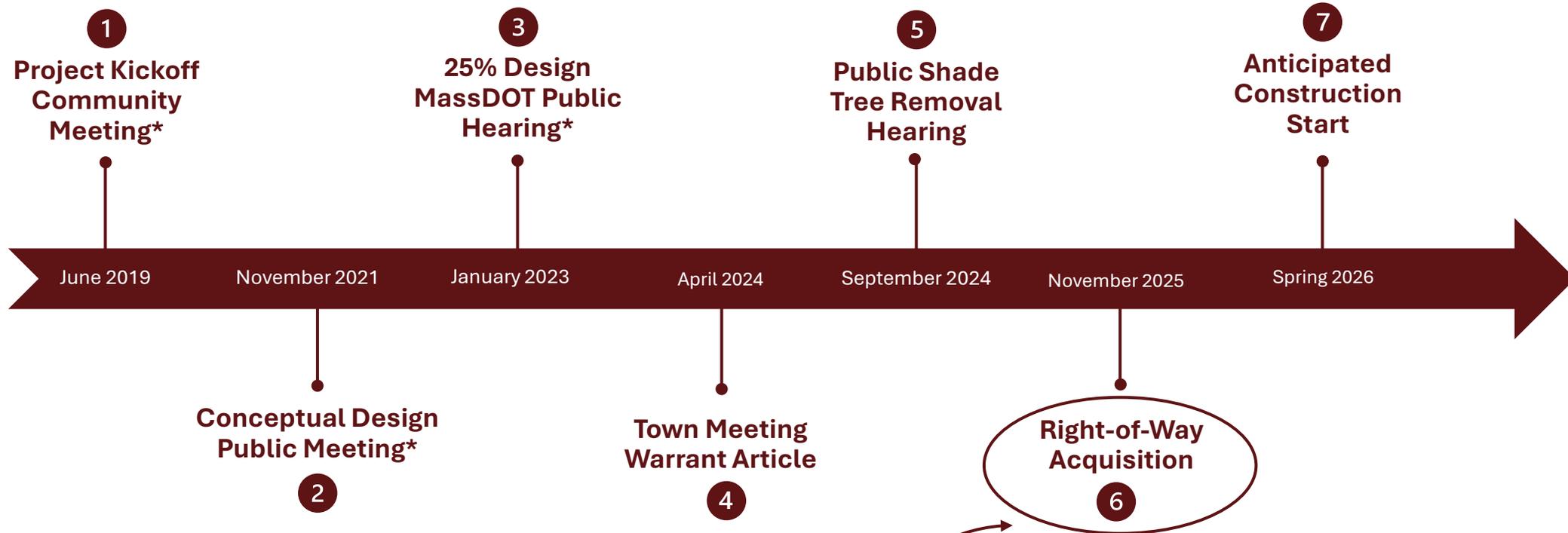
- Purpose is to provide a fully accessible walking route with safe roadway crossings for children and pedestrians to walk to the Stratton School on Hemlock St, Dickson Ave, Mountain Ave, and Wheeler Lane.
- Construction will include new/repared sidewalks, curb ramps, curb extensions, raised crossings, etc.
- Funding Sources:
 - ~\$2.8M Grant – includes MassDOT-led/funded design consultant valued at \$499,993 and \$2.3M in construction funding provided by FHWA and MassDOT.
 - Right-of-way (ROW) acquisition is the Town's only financial responsibility (funded through Ch. 90 apportionment)



AGENDA

1. Order of Taking
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Project Timeline



We are here!
More information on the following slides.

*Notification letters sent to abutters



AGENDA

1. Order of Taking
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ROW Acquisition

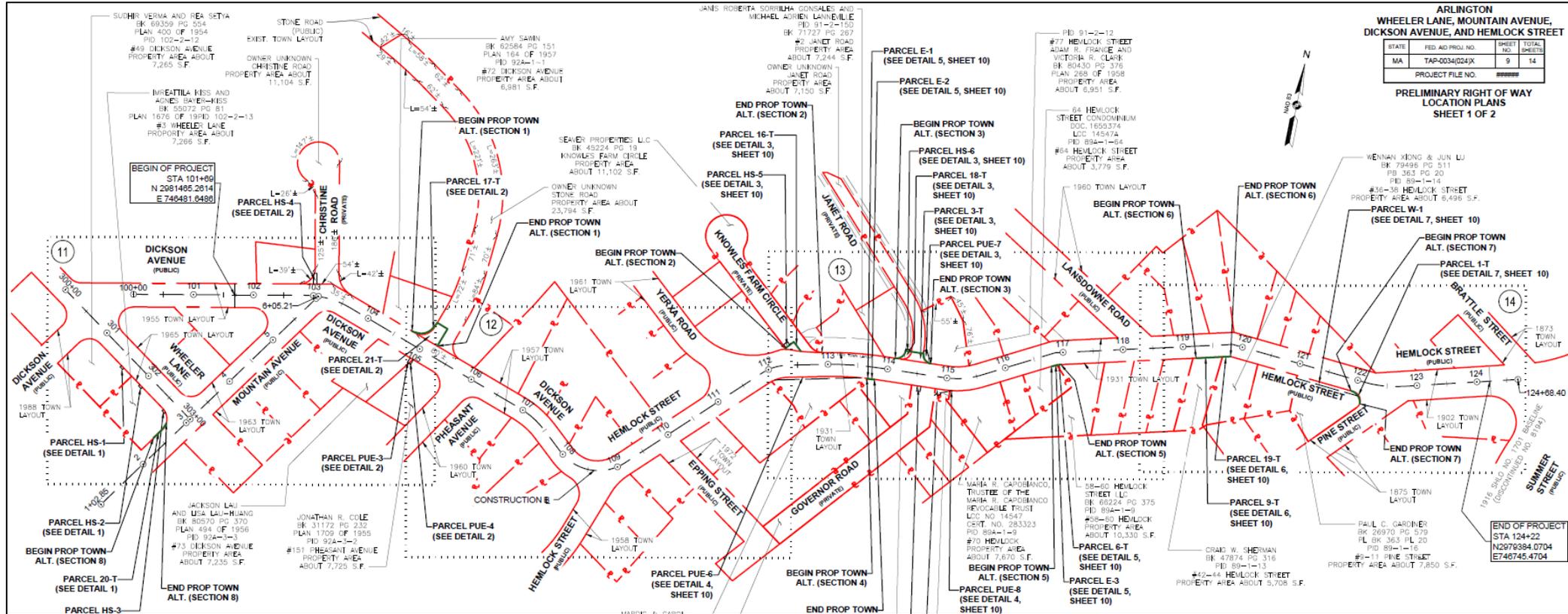
- Project uses federal dollars, so the Town is required to follow federal ROW acquisition laws.
- The Town must acquire temporary/permanent easements and fee takings before the project is advertised for construction in December.
- Property rights are acquired by the Town in two ways:
 1. Donation by the property owner (voluntary).
 2. Order of Taking – Town obtains an appraisal and review appraisal of the project's impacts and offers **just compensation** to the property owner.



AGENDA

1. Order of Taking
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ROW Plans



ROW Locus Plan – 57 Total Affected Properties



AGENDA

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ROW Plans (cont.)

ROW Acquisition Types & Totals		
56 Total Affected Properties		
Fee Takings	Permanent Easements	Temporary Easements
9 Total	17 Total	63 Total
Complete transfer of ownership rights from landowner to the Town.	Ownership remains with landowner; another entity may use the land permanently.	Ownership remains with landowner; Town may use land temporarily for construction.

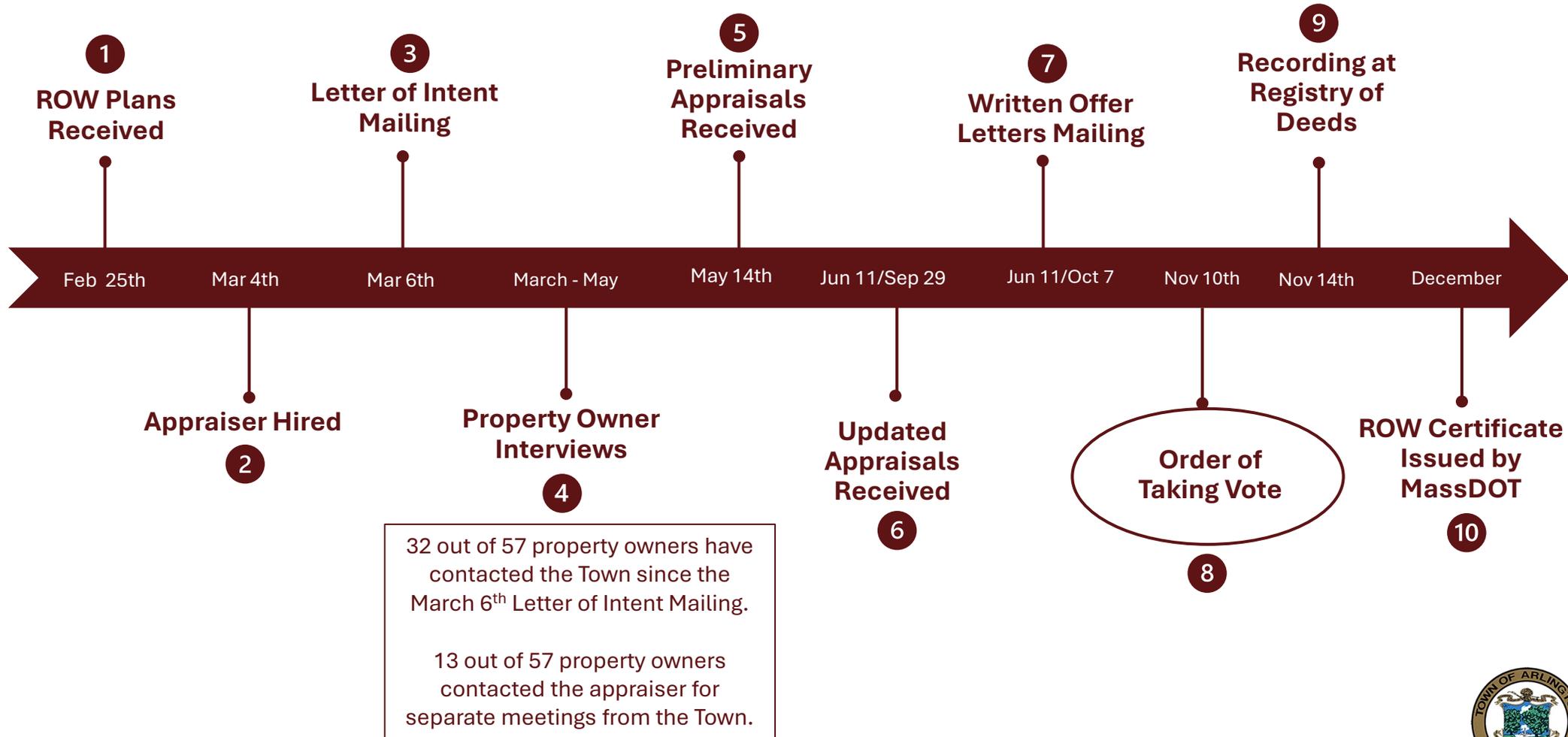
- A property may have more than one type of impact.
- Majority of impacts are temporary easements.
- 83% of the fee takings' total square footage (1,382 out of 1,647 sq ft) are impacts to adjacent private ways, not private property.



AGENDA

1. Order of Taking
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ROW Timeline - 2025



AGENDA

1. Order of Taking
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6. ROW Timeline
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8. Requested Actions

Just Compensation

- In July, total easements and fee takings appraised at **\$677,100.**
 - Range: \$400 to \$53,000, Average: \$11,879.
- Currently, total easements and fee takings appraised at **\$457,800.**
 - Range: \$100 to \$47,600, Average: \$8,175
 - Five properties have unknown ownership totaling \$1,000.
 - One property owner to date has indicated they wish to donate their property rights, valued at \$24,400.
- Town requested a reduction in the temporary easement durations from 5 to 4 years, and then again from 4 to 3 years to reduce obligation.
- Final just compensation value to be paid by Town unknown because property owners can still donate, or may not elect to request payment.

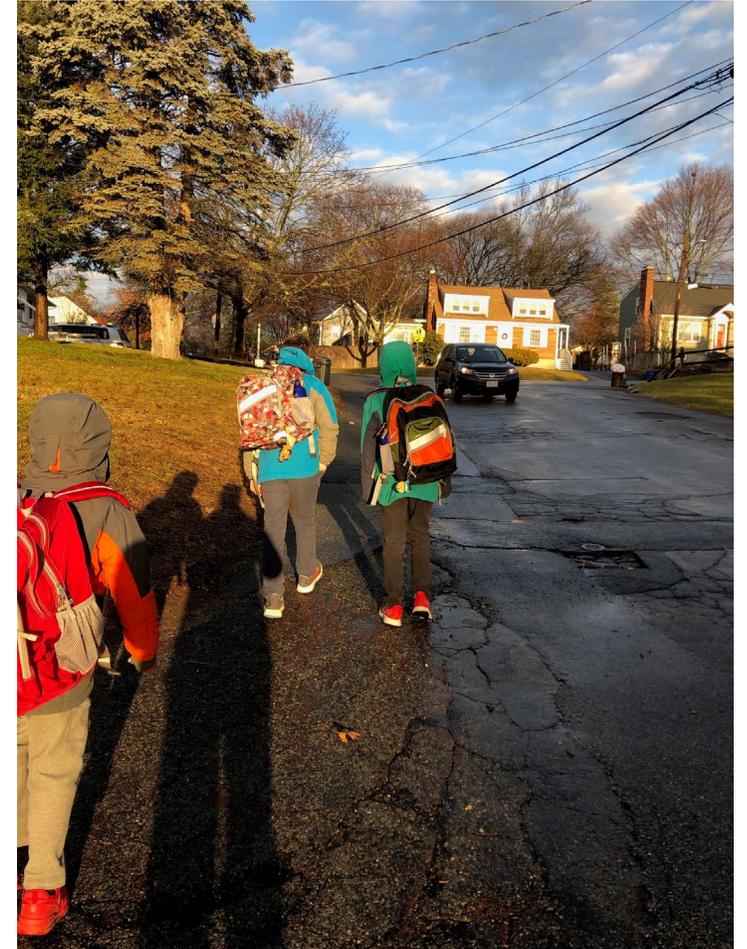


AGENDA

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Just Compensation (cont.)

- Based on total project cost, the Town is contributing 15% of its own funding through the ROW acquisition process in exchange for 85% state/federal funding for the project's design/construction.
- This funding share is favorable compared to typical federally funded transportation projects (80% contribution, 20% match).



AGENDA

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Requested Actions by the Board:

1. Approve and sign the **Order of Taking** document to be recorded at the Registry of Deeds.
2. Approve the **Notice of Taking** document for future execution.*
3. Authorize the Town Manager to accept just compensation donations as the authorized Town signatory on the **Certificate of Donation** document.

*This document cannot be signed until after the Order of Taking is recorded at the Registry of Deeds.



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF ARLINGTON
SELECT BOARD**

NOTICE of TAKING

TO: **Name**
Mailing Address
Town, State Zip Code

Property Affected: Property Address

Notice is hereby given that, in accordance with Chapters 40 and 79 of the Massachusetts General Laws, the Town of Arlington Select Board has determined it necessary and essential as a matter of public necessity and public welfare to acquire permanent easement, temporary easement, and fee taking interests in certain land along Wheeler Lane, Mountain Avenue, Dickson Avenue, and Hemlock Street for sidewalk placement in accordance with Massachusetts Department of Transportation - Highway Division – Arlington – Stratton School Improvements (SRTS) - Project File No. 609531.

On November 10, 2025, pursuant to authority previously granted by the 2024 Annual Town Meeting, the Select Board voted to acquire such temporary easements, permanent easements, and fee takings as necessary for the completion of the above-referenced project. The Orders of Taking were recorded on **XXX** in the Middlesex South Registry of Deeds in Book **XXX**, Page **XXX**, in Recorded Land, and as Document # **XXX** in Registered Land. Also, the plan referenced therein is recorded in Plan Book **XXX**, Plan **XXX**.

DESCRIPTION OF PROPERTY TAKEN:

See Order of Taking, attached hereto as Exhibit A.

AWARD:

_____ Interest donated; right to appraisal waived; or

_____ As compensation for this taking, the Arlington Select Board has awarded the sum of **Just Compensation**. You may claim this award in-person at the Department of Planning & Community Development, Arlington Town Hall, 730 Massachusetts Avenue, Arlington, MA 02476 upon the presentation of proper identification, i.e., Commonwealth of Massachusetts driver's license, a copy of this notice, and a completed *W-9 Request for Taxpayer Identification Number and Certification Form*.

Pursuant to G.L. chapter 79, §§14 and 16, you may file a petition for the assessment of damages with the Superior Court within three (3) years of the date the Order of Taking was recorded. Acceptance of this award “pro tanto” does not prohibit the filing of a petition for assessment of damages.

WITNESS our hands and seals in Arlington on this the **XXX** day of **XXX**, 2025.

Diane M. Mahon, Chair

John V. Hurd, Vice Chair

Stephen DeCoursey

Eric D. Helmuth

Jane P. Morgan



**THE TOWN OF ARLINGTON
COMMONWEALTH OF MASSACHUSETTS**

SELECT BOARD

Order of Taking

WHEREAS, the SELECT BOARD of the Town of Arlington in the Commonwealth of Massachusetts, in accordance with Chapter 81 of the General Laws of said Commonwealth, and acts in amendment thereof and in addition thereto, has previously determined that it is necessary and essential as a matter of public necessity and public welfare to reconstruct Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street in said Town of Arlington and that the public interest and convenience requires the acquisition of easements in certain properties abutting said Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street; and

WHEREAS, said SELECT BOARD did, on November 10, 2025 vote to acquire easements necessary for the reconstruction of said Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, and to set aside funds sufficient to authorize and pay for easements taken for this purpose, as required by Massachusetts General Laws Chapter 79; and

WHEREAS, all other conditions precedent have been complied with;

NOW, THEREFORE, the SELECT BOARD of the Town of Arlington, duly elected and qualified, acting in compliance with Massachusetts General Laws Chapter 79, does hereby take those easements which are shown on a plan entitled:

ALTERATION AND EASEMENT PLAN
WHEELER LANE,
MOUNTAIN AVENUE,
DICKSON AVENUE
AND HEMLOCK STREET
IN ARLINGTON, MASSACHUSETTS
PREPARED FOR THE
TOWN OF ARLINGTON
MIDDLESEX COUNTY

SCALE: 1"=20'

DATED JUNE 13, 2025

which plan is to be recorded in the Southern Registry District of Middlesex County as Plan No. _____ of _____ in Plan Book _____, together with this Order of Taking; and the location of said easements can be more particularly established with reference to the Baseline shown on said Alteration and Easement Plan and more particularly described as:

DICKSON AVENUE BASELINE, in Dickson Avenue, shown on said Plan, BEGINNING at an arbitrary station 10+00.00 at N 2981734.8953, E 746428.7523 at a point in Wheeler Lane and running thence S 10°53'01" E 432.34 feet to an angle point at station 14+32.34; thence S 19°30'35" W 237.08 feet to an angle point at station 16+69.42; thence S 19°29'03" W 131.20 feet to a point of curvature at station 18+00.62; thence by a curve to the right having a radius of 147.00 feet and an arc length of 57.70 feet to a point of tangency at station 18+58.32; thence S 41°58'19" W 51.36 feet to a point of curvature at station 19+09.68; thence by a curve to the left having a radius of 71.00 feet and an arc length of 107.17 feet to the point of ending at a point of tangency at station 20+16.85 at N 2980778.4530, E 746325.9630.

HEMLOCK STREET BASELINE, in Hemlock Street, shown on said Plan, BEGINNING at station 20+16.85 of the Dickson Avenue baseline, as hereinbefore described, at N 2980778.4530, E 746325.9630, and running thence S 44°30'52" E 280.99 feet to a point of curvature at station 22+97.84; thence by a curve to the right having a radius of 83.00 feet and an arc length of 46.47 feet to a point of tangency at station 23+44.31; thence S 12°26'02" E 61.38 feet to a point of curvature at station 24+05.69; thence by a curve to the right having a radius of 527.96 feet and an

arc length of 90.98 feet to a point of tangency at station 24+96.67; thence S 2°33'38" E 112.33 feet to a point of curvature at station 26+09.00; thence by a curve to the left having a radius of 129.19 feet and an arc length of 57.33 feet to a point of tangency at station 26+66.33; thence S 27°59'17" E a distance of 130.85 feet to an angle point at station 27+97.18; thence S 13°54'25" E 295.78 feet to an angle point at station 30+92.97; thence S 4°49'35" W 261.11 feet to an angle point at station 33+54.07; thence S 14°39'55" E 245.93 feet to the point of ending at station 36+00.00, at N 2979319.9110, E 746762.6918.

MOUNTAIN AVENUE BASELINE, in Mountain Avenue, shown on said Plan, BEGINNING at an arbitrary station 60+00.00 at N 2981555.8624, E 746179.6688, at a point in Mountain Avenue, and running thence S 54°59'31" E 400.00 feet to the point of ending at station 64+00.00, at N 2981326.3853, E 746507.2971, said station equals station 14+15.99 of the Dickson Avenue Baseline, as hereinbefore described.

WHEELER LANE BASELINE, in Wheeler Lane, shown on said Plan, BEGINNING at an arbitrary station 50+00.00 at N 2981734.8953, E 746428.7523 at a point in Wheeler Lane, said station equals station 10+00.00 of the Dickson Avenue baseline, as hereinbefore described; and running thence S 35°00'29" W 289.54 feet to the point of ending at station 52+89.54, at N 2981497.7433, E 746262.6464, said station equals station 52+89.54 of the Mountain Avenue baseline, as hereinbefore described.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, the fee simple interest in the following parcels of land, including all trees and structures thereon, and more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
1-T	PAUL GARDINER	34	Bk 26970 – Pg 579
3-T	OWNER UNKNOWN	396	---- ----

6-T	58-60 HEMLOCK STREET LLC	3	Bk 66224 – Pg 375
9-T	CRAIG W. SHERMAN	7	Bk 47874 – Pg 316
16-T	SEAVER PROPERTIES LLC	195	Bk 45224 - Pg 19
17-T	AMY SAWIN A/K/A AMY MONGEAU	69	Bk 62584 - Pg 151
18-T	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	151	BK 71727 – Pg 267
19-T	WENNAN XIONG AND JUN LU	1	Bk 79496 – Pg 511
21-T	OWNER UNKNOWN	791	---- ----

PARCEL 1-T: A parcel of land supposed to be owned by Paul Gardiner, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 85°10'25" W and being 20.00 feet distant from station 33+05.14 of the Hemlock Street baseline, and extends thence, leaving said location line southwesterly by a curve to the right of 20.00 feet radius 28.10 feet with a chord bearing S 45°04'34" W and a chord distance of 25.84 feet to a point again on said location line; thence, following said location line by two courses: northwesterly by a curve to the left about 25 feet and northerly about 5 feet to the point of beginning; containing about 34 square feet.

PARCEL 3-T: A parcel of land supposed to be owned by Owner Unknown (Janet Road), adjoining the easterly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 20.00 feet distant from station 25+81.15 of the Hemlock Street baseline, and extends thence, following said location line northerly about 50 feet to a point on the property line dividing land of Owner Unknown (Janet Road) and land of Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville; thence, leaving said location line and following said property line southwesterly by a curve to the left about 24 feet; thence, leaving said property line S 2°27'39" E about 20 feet to a point on the property line dividing land of Owner Unknown (Janet Road) and land of Adam R. Frange and Victoria R. Clark; thence, following said property line southwesterly by a curve to the left of

15.00 feet radius 23.54 feet with a chord bearing S 42°23'22" W and a chord distance of 21.19 feet to the point of beginning; containing about 396 square feet.

PARCEL 6-T: A parcel of land supposed to be owned by 58-60 Hemlock Street LLC, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 76°05'35" W and being 20.00 feet distant from station 28+06.34 of the Hemlock Street baseline, and extends thence, following said location line northerly about 7 feet to a point on the property line dividing land of 58-60 Hemlock Street LLC and land of 64 Hemlock Street Condominium; thence, leaving said location line and following said property line southwesterly about 1 foot; thence, leaving said property line S 22°07'23" E about 6 feet to the point of beginning; containing about 3 square feet.

PARCEL 9-T: A parcel of land supposed to be owned by Craig W. Sherman, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 76°05'35" W and being 20.00 feet distant from station 30+32.00 of the Hemlock Street baseline, and extends thence, leaving said location line S 12°05'27" E 8.54 feet; thence S 14°17'08" E 30.23 feet; thence S 13°51'45" E about 5 feet to a point on the property line dividing land of Craig W. Sherman and land of Wennan Xiong and Jun Lu; thence, following said property line southeasterly about 1 foot to a point again on said location line; thence, leaving said property line and following said location line northwesterly about 44 feet to the point of beginning; containing about 7 square feet.

PARCEL 16-T: A parcel of land supposed to be owned by Seaver Properties LLC, adjoining the easterly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line and on the property line dividing land of Seaver Properties LLC and land of Edward Saker and Janet S. Saker, said point bearing N 76°32'54" E and being 26.79 feet distant from station 23+42.84 of the Hemlock Street baseline, and extends thence, leaving said location line and following said property line N 41°46'47" E 2.27 feet; thence, leaving said property line S 48°13'13" E 17.50 feet; thence S 41°46'47" W 19.86 feet to a point again on said location line;

thence, following said location line by two courses: northeasterly by a curve to the right about 19 feet and northwesterly by a curve to the left about 5 feet, respectively, to the point of beginning; containing about 195 square feet.

PARCEL 17-T: A parcel of land supposed to be owned by Amy Sawin a/k/a Amy Mongeau, adjoining the easterly location line of the 1957 Town layout of Dickson Avenue, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 70°29'25" E and being 20.00 feet distant from station 15+81.12 of the Dickson Avenue baseline, and extends thence, leaving said location line S 10°03'46" W 6.77 feet; thence by a curve to the left of 25.00 feet radius 31.57 feet with a chord bearing S 26°07'00" E and a chord distance of 29.52 feet; thence S 62°17'47" E 11.30 feet to a point on the property line dividing land of Amy Sawin a/k/a Amy Mongeau and land of Owner Unknown (Stone Road); thence, following said property line by two courses: northwesterly about 9 feet and northwesterly by a curve to the right about 34 feet, respectively, to a point again on said location line; thence, leaving said property line and following said location line northeasterly about 9 feet to the point of beginning; containing about 69 square feet.

PARCEL 18-T: A parcel of land supposed to be owned by Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville, adjoining the easterly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 20.00 feet distant from station 25+21.15 of the Hemlock Street baseline, and extends thence, leaving said location line by a curve to the left of 15.00 feet radius 23.59 feet with a chord bearing of S 47°36'39" E and a chord distance of 21.23 feet; thence S 2°27'39" E about 10 feet to a point on the property line dividing land of Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville and land of Owner Unknown (Janet Road); thence, following said property line northwesterly by a curve to the right about 24 feet to a point again on said location line; thence, leaving said property line and following said location line northerly about 10 feet to the point of beginning; containing about 151 square feet.

PARCEL 19-T: A parcel of land supposed to be owned by Wennan Xiong and Jun Lu, adjoining the westerly location line of the 1902 Town layout of Hemlock Street, as shown on the

plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 85°10'25" W and being 20.00 feet distant from station 30+96.53 of the Hemlock Street baseline, and extends thence, following said location line northwesterly about 14 feet to a point on the property line dividing land of Wennan Xiong and Jun Lu and land of Craig W. Sherman; thence, leaving said location line and following said property line northwesterly about 1 foot; thence, leaving said property line S 13°51'45" E about 14 feet to the point of beginning; containing about 1 square foot.

PARCEL 21-T: A parcel of land supposed to be owned by Owner Unknown (Stone Road), adjoining the easterly location line of the 1957 Town layout of Dickson Avenue, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 70°29'25" E and being 20.00 feet distant from station 16+30.03 of the Dickson Avenue baseline, and extends thence, following said location line northeasterly about 40 feet to a point on the property line dividing land of Owner Unknown (Stone Road) and land of Amy Sawin a/k/a Amy Mongeau; thence, leaving said location line and following said property line by two courses: southeasterly by a curve to the left about 34 feet and southeasterly about 9 feet, respectively; thence, leaving said property line S 19°33'07" W 20.00 feet; thence N 70°26'53" W 33.38 feet to the point of beginning; containing about 791 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, permanent easements for highway purposes in the following parcels of land, and more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
E-1	MARDIC MARASHIAN AND CAROL MARASHIAN	1	CTF 205739
E-3	64 HEMLOCK STREET CONDOMINIUM	5	CTF C1018

PARCEL E-1: A parcel of land supposed to be owned by Mardic Marashian and Carol Marashian, adjoining the westerly location line of the 1965 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 85°28'51" W and being 20.00 feet distant from station 24+78.62 of the Hemlock Street baseline, and extends thence, leaving said location line S 3°58'01" W about 2 feet to a point on the property line dividing land of Mardic Marashian and Carol Marashian and land of James D. Donovan and Camelia Donovan, Trustees of 6 Governor Road Realty Trust; thence, following said property line southeasterly about 1 foot to a point again on said location line; thence, leaving said property line and following said location line northerly by a curve to the left about 2 feet to the point of beginning; containing about 1 square foot.

PARCEL E-2: A parcel of land supposed to be owned by James D. Donovan and Camelia Donovan, Trustees of 6 Governor Road Realty Trust, adjoining the westerly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 86°54'25" W and being 20.00 feet distant from station 24+91.76 of the Hemlock Street baseline, and extends thence, following said location line northerly by a curve to the left about 11 feet to a point on the property line dividing land of James D. Donovan and Camelia Donovan, Trustees of 6 Governor Road Realty Trust and land of Mardic Marashian and Carol Marashian; thence, leaving said location line and following said property line northwesterly about 1 foot; thence, leaving said property line S 3°58'1" W about 2 feet; thence S 3°41'03" E 6.06 feet; thence S 17°03'18" E 2.52 feet to the point of beginning; containing about 5 square feet.

PARCEL E-3: A parcel of land supposed to be owned by 64 Hemlock Street Condominium, adjoining the westerly location line of the 1931 Town layout of Hemlock Street, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 62°00'43" W and being 20.00 feet distant from station 27+85.36 of the Hemlock Street baseline, and extends thence, leaving said location line S 22°07'23" E about 10 feet to a point on the property line dividing land of 64 Hemlock Street Condominium and land of 58-60 Hemlock Street LLC; thence, following said property line northeasterly about 1 foot to a point again on said location line; thence, leaving said property line

and following said location line northwesterly about 9 feet to the point of beginning; containing about 5 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, permanent easements for highway sign purposes, consisting of the right to enter upon said lands at any time to construct and maintain highway signs, in the following parcels of land, more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
HS-1	SUDHIR VERMA AND REA SETYA	18	Bk 69359 – Pg 554
HS-2	IMREATTILA KISS AND AGNES BAYER-KISS	18	Bk 55072 – Pg 81
HS-3	IMREATTILA KISS AND AGNES BAYER-KISS	19	Bk 55072 – Pg 81
HS-4	OWNER UNKNOWN	105	---- ----
HS-5	SEAVER PROPERTIES LLC	56	Bk 45224 – Pg 19
HS-6	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	21	Bk 71727 – Pg 267
HS-7	OWNER UNKNOWN	54	---- ----

PARCEL HS-1: A parcel of land supposed to be owned by Sudhir Verma and Rea Setya, adjoining the northwesterly location line of the 1965 Town layout of Wheeler Lane, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 54°59'31" W and being 20.00 feet distant from station 51+45.07 of the Wheeler Lane baseline, and extends thence, leaving said location line N 54°59'31" W 3.00 feet; thence S 35°00'29" W 6.00 feet; thence S 54°59'31" E 3.00 feet to a point again on said location line; thence, following said location line northeasterly about 6 feet to the point of beginning; containing about 18 square feet.

PARCEL HS-2: A parcel of land supposed to be owned by Imreattila Kiss and Agnes Bayer-Kiss, adjoining the northwesterly location line of the 1965 Town layout of Wheeler Lane, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 54°59'31" W and being 20.00 feet distant from station 51+89.31 of the Wheeler Lane baseline, and extends thence, leaving said location line N 54°59'31" W 3.00 feet; thence S 35°00'29" W 6.00 feet; thence S 54°59'31" E 3.00 feet to a point again on said location line; thence, following said location line northeasterly about 6 feet to the point of beginning; containing about 18 square feet.

PARCEL HS-3: A parcel of land supposed to be owned by Imreattila Kiss and Agnes Bayer-Kiss, adjoining the northwesterly location line of the 1965 Town layout of Wheeler Lane, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 54°59'31" W and being 20.10 feet distant from station 52+46.73 of the Wheeler Lane baseline, and extends thence, leaving said location line N 43°04'28" W 3.00 feet; thence S 46°55'32" W 6.00 feet; thence S 43°04'28" E 3.00 feet to a point again on said location line; thence, following said location line northeasterly by a curve to the left about 6 feet to the point of beginning; containing about 19 square feet.

PARCEL HS-4: A parcel of land supposed to be owned by Owner Unknown, adjoining the northwesterly location line of the 1955 Town layout of Dickson Avenue, as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 79°06'59" E and being 20.00 feet distant from station 14+05.91 of the Dickson Avenue baseline, and extends thence, leaving said location line N 79°06'59" E about 14 feet to a point on the property line dividing land of Owner Unknown and land of Aaron Forrest and Molly Forrest; thence following said property line southeasterly by a curve to the left about 4 feet; thence, leaving said property line S 10°53'01" E about 4 feet; thence S 79°06'59" W 18.00 feet to a point again on said location line; thence, following said location line northwesterly about 6 feet to the point of beginning; containing about 105 square feet.

PARCEL HS-5: A parcel of land supposed to be owned by Seaver Properties LLC, adjoining the location line of Section 3 of the 2025 Town alteration of Hemlock Street as shown on the

plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 76°45'51" E and being 34.00 feet distant from station 23+48.98 of the Hemlock Street baseline, and extends thence, leaving said location line N 41°46'47" E 6.86 feet; thence N 48°13'13" W 8.10 feet; thence S 41°46'47" W 6.86 feet to a point again on said location line; thence, following said location line S 48°13'13" E 8.10 feet to the point of beginning; containing about 56 square feet.

PARCEL HS-6: A parcel of land supposed to be owned by Janis Roberta Sorrilha Gonsales and Michael Adrien Lanneville, adjoining the location line of Section 5 of the 2025 Town alteration of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 35.01 feet distant from station 25+43.14 of the Hemlock Street baseline, and extends thence, leaving said location line N 87°32'21" E 3.00 feet; thence N 2°27'39" W 7.00 feet; thence S 87°20'23" W 3.00 feet to a point again on said location line; thence, following said location line S 2°27'39" E 6.99 feet to the point of beginning; containing about 21 square feet.

PARCEL HS-7: A parcel of land supposed to be owned by Owner Unknown, adjoining the westerly location line of the 1931 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 87°26'22" W and being 20.00 feet distant from station 25+64.52 of the Hemlock Street baseline, and extends thence, leaving said location line S 87°26'22" W 9.00 feet; thence S 2°33'38" E 6.00 feet; thence N 87°26'22" E 9.00 feet to a point again on said location line; thence, following said location line northerly about 6 feet to the point of beginning; containing about 54 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, permanent easements for public utility purposes, consisting of the right to lay, construct, and install and/or remove poles, anchors, and lines for the transmission for power, intelligence, and communications upon, or any other utility, over, under and across the parcels of land hereinafter described. A separate agreement or permit between any public utility and the

Town is required for any use of these easement areas by any utility company. Said parcels of land are more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
PUE-3	JACKSON LAU AND LISA LAU-HUANG	35	Bk 80570 – Pg 337
PUE-4	JONATHAN R. COLE	19	Bk 31172 – Pg 232
PUE-5	OWNER UNKNOWN	147	---- ----
PUE-6	MARDIC MARASHIAN AND CAROL MARASHIAN	448	CTF 205739
PUE-7	ADAM R. FRANGE AND VICTORIA R. CLARK	155	Bk 80430 – Pg 376
PUE-8	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST	2	CTF 283323

PARCEL PUE-3: A parcel of land supposed to be owned by Jackson Lau and Lisa Lau-Huang, adjoining the northwesterly location line of the 1957 Town layout of Dickson Avenue as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 70°29'25" W and being 20.00 feet distant from station 16+01.20 of the Dickson Avenue baseline, and extends thence, leaving said location line N 70°29'25" W 9.00 feet; thence S 19°30'35" W about 3 feet to a point on the property line dividing land of Jackson Lau and Lisa Lau-Huang and land of Jonathan R. Cole; thence, following said property line southeasterly about 9 feet to a point again on said location line; thence, leaving said property line and following said location line northeasterly about 5 feet to the point of beginning; containing about 35 square feet.

PARCEL PUE-4: A parcel of land supposed to be owned by Jonathan R. Cole, adjoining the northwesterly location line of the 1957 Town layout of Dickson Avenue as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 70°29'25" W and being 20.00 feet distant from station 16+07.20 of the Dickson Avenue baseline, and extends thence, leaving said location line N

70°29'25" W 9.00 feet; thence N 19°30'35" E about 3 feet to a point on the on the property line dividing land of Jonathan R. Cole and land of Jackson Lau and Lisa Lau-Huang; thence, following said property line southeasterly about 9 feet to a point again on said location line; thence, leaving said property line and following said location line southwesterly about 1 foot to the point of beginning; containing about 19 square feet.

PARCEL PUE-5: A parcel of land supposed to be owned by Owner Unknown, adjoining the westerly location line of the 1931 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point bearing S 87°26'22" W and being 26.11 feet distant from station 26+03.77 of the Hemlock Street baseline, and extends thence, S 53°36'40" W 2.45 feet; thence N 36°23'20" W 6.00 feet; thence N 53°36'40" E 4.32 feet; thence N 53°54'52" W about 5 feet to a point on the on the property line dividing land of Owner Unknown and land of Owner Unknown; thence, following said property line easterly about 12 feet to a point on the westerly location line of the 1931 Town layout of Hemlock Street; thence, following said location line southerly by two courses: about 15 feet and by a curve to the left about 10 feet to the property line dividing land of Owner Unknown and land of Maria R. Capobianco, trustee of the Maria R. Capobianco Revocable Trust; thence, leaving said location line and following said property line westerly about 1 foot; thence, leaving said property line N 21°41'50" W about 16 feet to the point of beginning; containing about 147 square feet.

PARCEL PUE-6: A parcel of land supposed to be owned by Mardic Marashian and Carol Marashian, adjoining the southwesterly location line of the 1965 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point bearing S 56°33'34" W and being 20.00 feet distant from station 23+13.88 of the Hemlock Street baseline, and extends thence, following said location line southeasterly three courses: by a curve to the right about 23 feet, about 61 feet, and by another curve to the right about 59 feet, respectively; thence, leaving said location line N 12°43'31" W 143.15 feet to the point of beginning; containing about 448 square feet.

PARCEL PUE-7: A parcel of land supposed to be owned by Adam R. Frange and Victoria R. Clark, adjoining the location line of Section 5 of the 2025 Town alteration of Hemlock Street as

shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 87°26'22" E and being 20.00 feet distant from station 25+81.15 of the Hemlock Street baseline, and extends thence, leaving said location line N 61°41'12" E 23.52 feet; thence N 28°14'43" W about 5 feet to a point on the property line dividing land of Adam R. Frange and Victoria R. Clark and land of Owner Unknown (Janet Road); thence, following said property line southeasterly about 4 feet to a point again on said location line; thence, leaving said property line and following said location line southwesterly by a curve to the left of 15.00 feet radius 23.54 feet with a chord bearing S 42°23'22" W and a chord distance of 21.19 feet to the point of beginning; containing about 155 square feet.

PARCEL PUE-8: A parcel of land supposed to be owned by Maria R. Capobianco, Trustee of the Maria R. Capobianco Revocable Trust, adjoining the westerly location line of the 1931 Town layout of Hemlock Street as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing S 81°01'57" W and being 20.00 feet distant from station 26+21.19 of the Hemlock Street baseline, and extends thence, leaving said location line N 21°41'50" W about 4 feet to a point on the property line dividing land of Maria R. Capobianco, Trustee of the Maria R. Capobianco Revocable Trust and land of Owner Unknown; thence, following said property line easterly about 1 foot to a point again on said location line; thence, leaving said property line and following said location line southerly by a curve to the left about 4 feet to the point of beginning; containing about 2 square feet.

For the purposes of reconstructing Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, a permanent easement for wall purposes, consisting of the right to enter upon said land at any time to construct and maintain a wall or walls, in the following parcel of land, more particularly described and located as shown on said Alteration and Easement Plan, namely:

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE

W-1	PAUL GARDINER	513	Bk 26970 – Pg 579
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PARCEL W-1: A parcel of land supposed to be owned by Paul Gardiner, adjoining the location line of the 1902 Town layout of Hemlock Street and the location line of Section 8 of the 2025 Town Alteration as shown on the plan as hereinbefore described, and bounded by the line described, as follows: Beginning at a point on said location line, said point bearing N 85°10'25" W and being 20.00 feet distant from station 33+05.14 of the Hemlock Street baseline, and extends thence, leaving said 1902 location line and following said 2025 location line southwesterly by a curve to the left of 20.00 feet radius 14.45 feet; thence, leaving said location line N 4°49'35" E about 107 feet to a point on the property line dividing land of Paul Gardiner and land of 30-32 Hemlock Street Condominium; thence, following said property line northeasterly about 5 feet; thence, leaving said property line and following said 1902 location line southwesterly about 94 feet to the point of beginning; containing about 513 square feet.

For the purposes of reconstructing Wheeler Lane, Mountain Avenue, Dickson Avenue and Hemlock Street, the aforesaid SELECT BOARD for the Town of Arlington does hereby take, under the provisions of Chapter 79 of the General Laws and all other general or special laws thereto enabling, temporary easements, to be in effect for a period of four years from the date of this instrument, consisting of the right to enter upon said lands at any time during the effective period of the easements to construct slopes of excavation and/or embankment and any other incidental activities necessary to accomplish said construction, in the following parcels of land, more particularly described and located as shown on said Alteration and Easement Plan, namely:

RECORDED LAND

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
TE-3	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	548	Bk 76224 – Pg 252
TE-4	JACKSON LAU AND LISA LAU-HUANG	353	Bk 80570 – Pg 337
TE-7	AMY SAWIN A/K/A AMY MONGEAU	361	Bk 62584 – Pg 151
TE-9	SIYU OU AND SUYA WANG	408	Bk 79339 – Pg 432

TE-10	ELIZABETH R. DECK AND STEWART L. DECK	415	Bk 26534 – Pg 482
TE-11	DAVID J. MCLAUGHLIN AND BETH M. MCLAUGHLIN	186	Bk 49182 – Pg 358
TE-16	EDWARD SAKER AND JANET S. SAKER	311	Bk 23829 - Pg 544
TE-21	58-60 HEMLOCK STREET LLC	471	Bk 66224 - Pg 375
TE-22	54-56 HEMLOCK STREET CONDOMINIUM TRUST	99	Bk 46384 – Pg 173
TE-23	50-52 HEMLOCK STREET CONDOMINIUM TRUST	297	Bk 58535 – Pg 157
TE-24	JAMES M. KEENAN AND LEIGH H. KEENAN	138	Bk 23555 – Pg 457
TE-25	CRAIG W. SHERMAN	99	Bk 47874 – Pg 316
TE-26	WENNAN XIONG AND JUN LU	344	Bk 79496 – Pg 511
TE-27	30-32 HEMLOCK STREET CONDOMINIUM	189	Bk 75253 – Pg 347
TE-28	PAUL GARDINER	85	Bk 26970 – Pg 579
TE-30	ZHONGJIE LIU	133	Bk 66384 – Pg 248
TE-31	RICHARD A. SWEENEY AND MARY S. SWEENEY	109	Bk 22375 – Pg 575
TE-32	DEBORAH CHEN	12	Bk 65545 – Pg 382
TE-33	DAVID P. MARTIN AND BETH A. MARTIN	85	Bk 27542 – Pg 102
TE-34	JOVONNA DIX	335	Bk 55885 – Pg 456
TE-35	COREY FARCAS AND MEGAN FARCAS	264	Bk 80438 – Pg 378
TE-38	SUDHIR VERMA AND REA SETYA	398	Bk 69359 – Pg 554
TE-39	IMREATTILA KISS AND AGNES BAYER-KISS	665	Bk 55072 – Pg 81
TE-41	PIETRO COTTONE AND VALENTINA SABINO	372	Bk 75449 – Pg 349
TE-47	RANDOLPH F. BERKSON AND DONNA K. BERKSON	234	Bk 15953 – Pg 555

TE-48	THE STUART MILSTEIN TRUST AND THE THERESA MILSTEIN TRUST	107	Bk 81961 – Pg 262
TE-51	JONATHAN R. COLE	1,045	Bk 31172 – Pg 232
TE-54	JOVONNA DIX	50	Bk 55885 – Pg 456
TE-55	ZACHARY GENDRON AND STEPHANIE GENDRON	25	Bk 61846 – Pg 270
TE-56	DANIEL F. BUCKLEY AND KATHRYN M. ALDHAM BUCKLEY	57	Bk 20660 – Pg 213
TE-57	JUSTIN T. PRECOURT AND REBECCA R. PRECOURT	79	Bk 73446 – Pg 312
TE-58	JUSTIN T. PRECOURT AND REBECCA R. PRECOURT	13	Bk 73446 – Pg 312
TE-59	EDWARD M. WADMAN AND LENORE B. WADMAN	67	Bk 47878 – Pg 565
TE-60	EDWARD SAKER AND JANET S. SAKER	22	Bk 23829 – Pg 544
TE-61	EDWARD SAKER AND JANET S. SAKER	30	Bk 23829 – Pg 544
TE-62	JAKUB A. RYBCZYNSKI AND ELIZABETH M. KEEFE	415	Bk 50468 – Pg 349
TE-63	SEAVER PROPERTIES LLC	131	Bk 45224 – Pg 19
TE-64	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	73	Bk 71727 – Pg 267
TE-66	OWNER UNKNOWN	782	---- ----
TE-68	OWNER UNKNOWN	79	---- ----
TE-69	CRAIG W. SHERMAN	106	Bk 47874 – Pg 316
TE-70	KATHRYN M. BENDER	78	Bk 56614 – Pg 80
TE-71	WILLIAM S. KNOWLTON, IV	69	Bk 30560 – Pg 519
TE-72	DEBORAH O'ROURKE	26	Bk 65797 – Pg 581
TE-73	VIRGINIA J. MCLARNON A/K/A VIRGINIA JOKISCH	58	Bk 14073 – Pg 330

TE-74	VIRGINIA J. MCLARNON A/K/A VIRGINIA JOKISCH	121	Bk 14073 – Pg 330
TE-75	JOSEPH CAHILL AND EILEEN M. CAHILL	13	Bk 36976 – Pg 259
TE-76	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	38	Bk 76224 – Pg 252
TE-77	JOSHUA A. FINK AND TWYLA FINK	208	Bk 80365 – Pg 69
TE-78	DEBORAH J. COLLINS AND ROBERT F. TRAINOR	30	Bk 45013 – Pg 142
TE-79	KAPUR-GAJJALA FAMILY TRUST	7	Bk 82902 – Pg 160
TE-80	OWNER UNKNOWN	7	---- ----

REGISTERED LAND

PARCEL	SUPPOSED OWNER	AREA (S.F.)	TITLE REFERENCE
TE-12	TOMOHISA FUNABASHI AND RIEKO FUNABASHI	505	CTF 252635
TE-13	YU CAO AND SENJIE DAI	664	CTF 276382
TE-14	THOMAS J. BOYLE	863	CTF 151299
TE-15	MARDIC MARASHIAN AND CAROL MARASHIAN	777	CTF 205739
TE-17	BINOD DONGOL AND REEMA ADHIKARI	264	CTF 277806
TE-18	64 HEMLOCK STREET CONDOMINIUM	108	CTF C1018
TE-19	64 HEMLOCK STREET CONDOMINIUM	73	CTF C1018
TE-37	JAMES D. DONOVAN AND CAMELIA DONOVAN, TRUSTEES OF 6 GOVERNOR ROAD REALTY TRUST	498	CTF 229866

TE-45	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST	514	CTF 283323
TE-67	JAMES M. AMPE AND KIRSI ALLISON-AMPE	21	CTF 247548

For damages sustained by the owners, in their property, by reason of the aforesaid takings, and in accordance with the provisions of General Laws, Chapter 79, Section 6, as amended, awards are to be made. The SELECT BOARD reserves the right to amend the awards at any time prior to payment thereof, for good cause shown.

The names of the owners herein given, although supposed to be correct, are such only as matters of opinion and belief.

In witness whereof, we have set our hands this **XXX**, 2025.

TOWN OF ARLINGTON
SELECT BOARD

Diane M. Mahon, Chair

John V. Hurd, Vice Chair

Stephen DeCoursey

Eric D. Helmuth

Jane P. Morgan

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this the **XXX**, 2025, before me, the undersigned notary public, personally appeared, DIANE M. MAHON, JANE P. MORGAN, JOHN V. HURD, STEPHEN DECOURCEY, and ERIC D. HELMUTH, members of the SELECT BOARD of the Town of Arlington, personally known to me by the persons whose names are signed on the attached document, and acknowledged that they signed it voluntarily for its stated purpose.

Kristen DeFrancisco, Notary Public

My commission expires: March 20, 2026

MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	1	14
PROJECT FILE NO.		609531	

**PRELIMINARY RIGHT OF WAY
TITLE SHEET & INDEX**

PLAN AND PROFILE OF

WHEELER LANE, MOUNTAIN AVENUE, DICKSON AVENUE, AND HEMLOCK STREET

IN THE TOWN OF

ARLINGTON

MIDDLESEX COUNTY

PRELIMINARY RIGHT OF WAY PLANS

FEDERAL AID PROJECT NO. TAP-0034(024)X

THESE PLANS ARE SUPPLEMENTED BY THE OCTOBER 2017 CONSTRUCTION STANDARD DETAILS, THE 2015 OVERHEAD SIGNAL STRUCTURE AND FOUNDATION STANDARD DRAWINGS, MASSDOT TRAFFIC MANAGEMENT PLANS AND DETAIL DRAWINGS, THE 1990 STANDARD DRAWINGS FOR SIGNS AND SUPPORTS, THE 1968 STANDARD DRAWINGS FOR TRAFFIC SIGNALS AND HIGHWAY LIGHTING, AND THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

NOTE

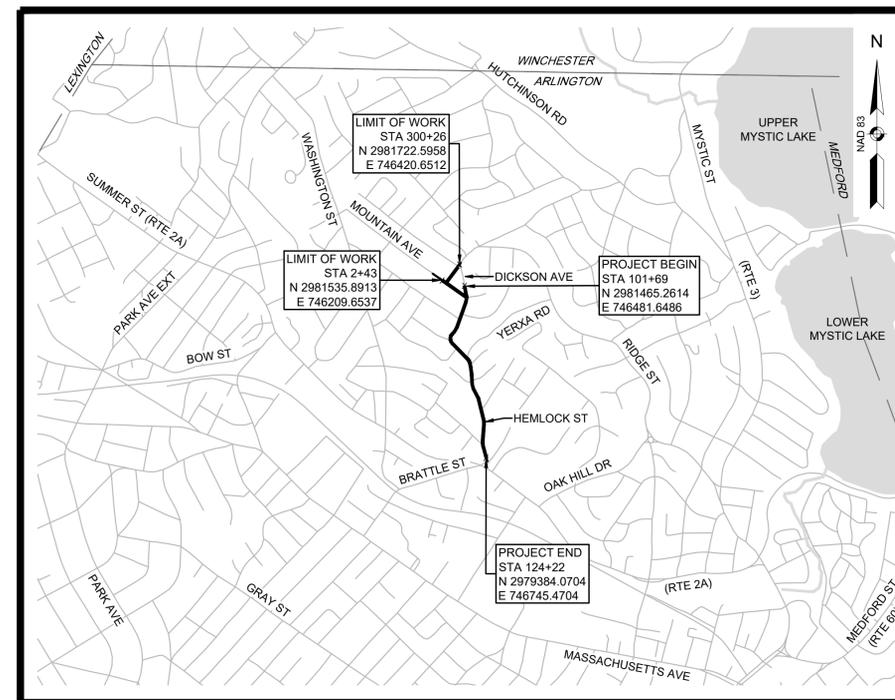
THIS PROJECT CONSISTS OF SIDEWALK AND ADA IMPROVEMENTS WITH NO CHANGES TO THE ROADWAY GRADES. AS SUCH, NO CRITICAL PROFILES ARE NEEDED NOR PROVIDED.

INDEX

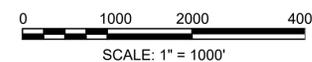
SHEET NO.	DESCRIPTION
1	TITLE SHEET & INDEX
2	LEGEND, ABBREVIATIONS & PROJECT DESCRIPTION
3 - 4	TYPICAL SECTIONS
5 - 8	PARCEL SUMMARY SHEETS
9 - 10	LOCATION PLANS
11 - 14	PROPERTY PLANS

BASEPLAN NOTES

- THE SURVEY BASEPLAN WAS PREPARED BY BSC GROUP INC. IN APRIL 2021, AND SUPPLEMENTED BY BSC GROUP INC. IN JANUARY 2022.
- THE MOST RECENT SITE VISIT WAS COMPLETED JANUARY, 2025 TO VERIFY THAT THE EXISTING CONDITIONS SHOWN ON THE PLAN ARE THE CURRENT CONDITIONS IN THE FIELD.
- THE PROPERTY LINES SHOWN ON THE PLANS WERE COMPILED FROM PLANS AND DEED OF RECORD CERTIFIED BY SEAN EWALD, A PLS IN DIRECT CHARGE AND SUPERVISION OF THE SURVEY BASEPLAN.
- LAYOUT LINES ARE RETRACEABLE AND DEPICTED ACCURATELY ON THE RIGHT OF WAY PLANS BY AN ON-THE-GROUND SURVEY PERFORMED IN ACCORDANCE WITH CMR 6.01 AND 6.02.
- THE OWNERS HAVE BEEN CHECKED AND UPDATED PER THE REGISTRY OF DEEDS AS OF FEBRUARY 2024.
- THE PREQUALIFIED SURVEYOR UNDER THE S3 CATEGORY IS PARTICIPATING IN THE DEVELOPMENT OF THE ROW PLANS. SEAN EWALD FROM BSC GROUP INC., HAS VERIFIED HIGHWAY LAYOUT BASELINES AND SIDELINES, VERIFIED MUNICIPAL LAYOUTS, VERIFIED THAT ABUTTERS PROPERTY LINES ARE CREATED BASED ON RECORD DEEDS AND PLANS, VERIFIED CURRENT ABUTTERS OWNERSHIP INFORMATION, VERIFIED EXISTING PERMANENT EASEMENTS, AND VERIFIED ANY OTHER ELEMENTS IN THE SURVEY BASEPLAN THAT AFFECTS DISPOSITIONS AND LAND ACQUISITIONS.



LOCUS MAP



WHEELER LANE LENGTH OF PROJECT= 260.07 FEET = 0.049 MILES
MOUNTAIN AVENUE LENGTH OF PROJECT = 353.42 FEET = 0.059 MILES
DICKSON AVENUE LENGTH OF PROJECT = 682.11 FEET = 0.127 MILES
HEMLOCK STREET LENGTH OF PROJECT = 1570.53 FEET = 0.303 MILES

DATE	DESCRIPTION	REV #
11-07-2025	PS&E UPDATED OWNER NAMES DELETED PARCEL 20-T	8
04-02-2025	PS&E NEW PARCELS: 21-T, TE-80 ALTERED PARCELS: 3-T, 16-T THRU 18-T, HS-4, PUE-7, TE-64	7
02-25-2025	PS&E NEW PARCELS: 20-T, TE-79 ALTERED PARCELS: 16-T, 17-T, HS-4, TE-9, TE-13 THRU TE-15, TE-25, TE-37, TE-39, TE-41, TE-54, TE-56, TE-69	6
02-07-2025	PS&E NEW PARCELS: 17-T THRU 19-T, E-1 THRU E-3, HS-1 THRU HS-7, PUE-7, PUE-8, TCA-1, TE-56 THRU TE-64, TE-66 THRU TE-78, W-1 DELETED PARCELS: 2-T, 4-T, 5-T, 7-T, 8-T, 10-T THRU 15-T, PUE-1, TE-40, TE-42, TE-52, TE-63 ALTERED PARCELS: 1-T, 3-T, 6-T, 9-T, 16-T, PUE-3 THRU PUE-6, TE-3, TE-4, TE-7, TE-9 THRU TE-19, TE-21 THRU TE-28, TE-30 THRU TE-35, TE-37 THRU TE-39, TE-41, TE-45, TE-47, TE-48, TE-51, TE-54, TE-55	5
11-25-2024	PS&E NEW PARCELS: 16-T, TE-55 ALTERED PARCELS: TE-10, TE-15, TE-21, TE-28, TE-34, TE-39, TE-41, TE-47, TE-51, PUE-8 DELETED PARCELS: TE-46	4
9-9-2024	PS&E NEW PARCELS: TE-53, PUE-4, PUE-5, PUE-6, 4-T THRU 15-T, TE-54 ALTERED PARCELS: TE-4, TE-5, TE-7, TE-10, TE-11, TE-15, TE-19, TE-21, TE-25, TE-30, TE-32, TE-35, TE-37, TE-41, TE-44, TE-48, TE-51 DELETED PARCELS: TE-43, TE-44, TE-49, TE-50	3
4-24-2024	100% DESIGN NEW PARCELS: TE-38 THRU TE-49, PE-1, PE-2, 2-T, 3-T, PUE-2, PUE-3 ALTERED PARCELS: TE-3 THRU TE-5, TE-7, TE-9 THRU TE-19, TE-21 THRU TE-28, TE-30, TE-32 THRU TE-35, TE-37 DELETED PARCELS: TE-1, TE-2, TE-6, TE-8, TE-20, TE-29, TE-36	2
6-29-2023	75% DESIGN NEW PARCELS: TE-36, TE-37	1
01-18-22	25% DESIGN NEW PARCELS: 1-T, PUE-1, TE-1 THRU TE-35	0

THE LAYOUT LINES, AS REPRESENTED ON THE PRELIMINARY RIGHT OF WAY PLANS, ARE BASED UPON AN INSTRUMENT SURVEY THAT MEETS 250 CMR 6.02 AND ARE SUITABLE TO BE USED FOR A RECORDABLE PLAN.



11/7/2025
JEFFREY P. BRADFORD, PLS #41862

ROW PLANS PREPARED BY:

GPI Engineering
Design
Planning
Construction Inspection
978.570.2999 GPI.NET.COM
Greenman-Pedersen, Inc.
181 Ballardvale Street, Suite 202
Wilmington, MA 01887

DESIGNER:
PARE



APPROVED

CHIEF ENGINEER DATE

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	2	18
PROJECT FILE NO.		609531	

**PRELIMINARY RIGHT OF WAY
LEGEND, ABBREVIATIONS &
PROJECT DESCRIPTION**

GENERAL SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		JERSEY BARRIER
		CATCH BASIN
		CATCH BASIN CURB INLET
		FLAG POLE
		GAS PUMP
		MAIL BOX
		POST SQUARE
		POST CIRCULAR
		WELL
		ELECTRIC HANDHOLE
		FENCE GATE POST
		GAS GATE
		BORING HOLE
		MONITORING WELL
		TEST PIT
		HYDRANT
		LIGHT POLE
		COUNTY BOUND
		GPS POINT
		CABLE MANHOLE
		DRAINAGE MANHOLE
		ELECTRIC MANHOLE
		GAS MANHOLE
		MISC MANHOLE
		SEWER MANHOLE
		TELEPHONE MANHOLE
		WATER MANHOLE
		MASSACHUSETTS HIGHWAY BOUND
		MONUMENT
		STONE BOUND
		TOWN OR CITY BOUND
		TRAVERSE OR TRIANGULATION STATION
		TROLLEY POLE OR GUY POLE
		TRANSMISSION POLE
		UTILITY POLE W/ FIREBOX
		UTILITY POLE WITH DOUBLE LIGHT
		UTILITY POLE W / 1 LIGHT
		UTILITY POLE
		BUSH
		TREE
		STUMP
		SWAMP / MARSH
		WATER GATE
		PARKING METER
		OVERHEAD CABLE/WIRE
		CURBING
		CONTOURS (ON-THE-GROUND SURVEY DATA)
		CONTOURS (PHOTOGRAMMETRIC DATA)
		UNDERGROUND DRAIN PIPE (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND ELECTRIC DUCT (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND GAS MAIN (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND SEWER MAIN (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND TELEPHONE DUCT (DOUBLE LINE 24 INCH AND OVER)
		UNDERGROUND WATER MAIN (DOUBLE LINE 24 INCH AND OVER)
		BALANCED STONE WALL
		GUARD RAIL - STEEL POSTS
		GUARD RAIL - WOOD POSTS
		GUARD RAIL - DOUBLE FACE - STEEL POSTS
		GUARD RAIL - DOUBLE FACE - WOOD POSTS
		CHAIN LINK OR METAL FENCE
		WOOD FENCE
		SEDIMENT BARRIER
		COIR LOG SEDIMENT BARRIER
		TREE LINE
		SAWCUT LINE
		TOP OR BOTTOM OF SLOPE
		LIMIT OF EDGE OF PAVEMENT OR COLD PLANE AND OVERLAY
		BANK OF RIVER OR STREAM
		BORDER OF WETLAND
		100 FT WETLAND BUFFER
		200 FT RIVERFRONT BUFFER
		STATE HIGHWAY LAYOUT
		TOWN OR CITY LAYOUT
		COUNTY LAYOUT
		RAILROAD SIDELINE
		TOWN OR CITY BOUNDARY LINE
		PROPERTY LINE OR APPROXIMATE PROPERTY LINE
		EASEMENT

TRAFFIC SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		CONTROLLER PHASE ACTUATED
		TRAFFIC SIGNAL HEAD (SIZE AS NOTED)
		WIRE LOOP DETECTOR (6' x 6' TYP UNLESS OTHERWISE SPECIFIED)
		VIDEO DETECTION CAMERA
		MICROWAVE DETECTOR
		PEDESTRIAN PUSH BUTTON, SIGN (DIRECTIONAL ARROW AS SHOWN) AND SADDLE
		EMERGENCY PREEMPTION CONFIRMATION STROBE LIGHT
		VEHICULAR SIGNAL HEAD
		VEHICULAR SIGNAL HEAD, OPTICALLY PROGRAMMED
		FLASHING BEACON
		PEDESTRIAN SIGNAL HEAD, (TYPE AS NOTED OR AS SPECIFIED)
		RAILROAD SIGNAL
		SIGNAL POST AND BASE (ALPHA-NUMERIC DESIGNATION NOTED)
		MAST ARM, SHAFT AND BASE (ARM LENGTH AS NOTED)
		HIGH MAST POLE OR TOWER
		SIGN AND POST
		SIGN AND POST (2 POSTS)
		MAST ARM WITH LUMINAIRE
		OPTICAL PRE-EMPTION DETECTOR
		CONTROL CABINET, GROUND MOUNTED
		CONTROL CABINET, POLE MOUNTED
		FLASHING BEACON CONTROL AND METER PEDESTAL
		LOAD CENTER ASSEMBLY
		PULL BOX 12"x12" (OR AS NOTED)
		ELECTRIC HANDHOLE 12"x24" (OR AS NOTED)
		TRAFFIC SIGNAL CONDUIT

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS TO PROVIDE AND ENHANCE SAFE ROUTES TO SCHOOL FOR THE STRATTON ELEMENTARY SCHOOL. THE PROPOSED PROJECT CONSISTS PRIMARILY OF THE IMPROVEMENT OF PEDESTRIAN FACILITIES ON WHEELER LANE, MOUNTAIN AVENUE, DICKSON AVENUE AND HEMLOCK STREET IN ARLINGTON, MASSACHUSETTS. THE PROPOSED IMPROVEMENTS ON HEMLOCK STREET WILL INCLUDE RECONSTRUCTION OF SIDEWALK WITH AND WITHOUT GRASS BUFFERS AND RECONSTRUCTION OF AND NEW CURB RAMPS FOR ADA COMPLIANCE, NEW CROSSWALKS, NEW SIGNAGE, AND SMALL AREAS OF MILL AND OVERLAY. THE PROPOSED IMPROVEMENTS ON WHEELER LANE, MOUNTAIN AVENUE AND DICKSON AVENUE WILL INCLUDE THE CONSTRUCTION OF NEW SIDEWALK. ADDITIONALLY, INTERSECTIONS WILL BE MODIFIED THROUGHOUT THE PROJECT LIMIT TO REDUCE EXCESSIVE PAVEMENT AND SHORTEN CROSSWALKS, AS WELL AS NEW CROSSWALKS, NEW SIGNAGE, AND SMALL AREAS OF MILL AND OVERLAY.

ABBREVIATIONS

GENERAL	
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL PIPE
BIT.	BITUMINOUS
BC	BOTTOM OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CSP	CORRUGATED STEEL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	STEADY DON'T WALK - PORTLAND ORANGE
DWP	DETECTABLE WARNING PANEL
DWY	DRIVEWAY
ELEV (or EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EXIST (or EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDN.	FOUNDATION
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GG	GAS GATE
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MHB	MASSACHUSETTS HIGHWAY BOUND
MIN	MINIMUM
M&O	MILL & OVERLAY
NIC	NOT IN CONTRACT
NO.	NUMBER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	PEDESTRIAN CURB RAMP
P.G.L.	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PSB	PLANTABLE SOIL BORROW
PT	POINT OF TANGENCY

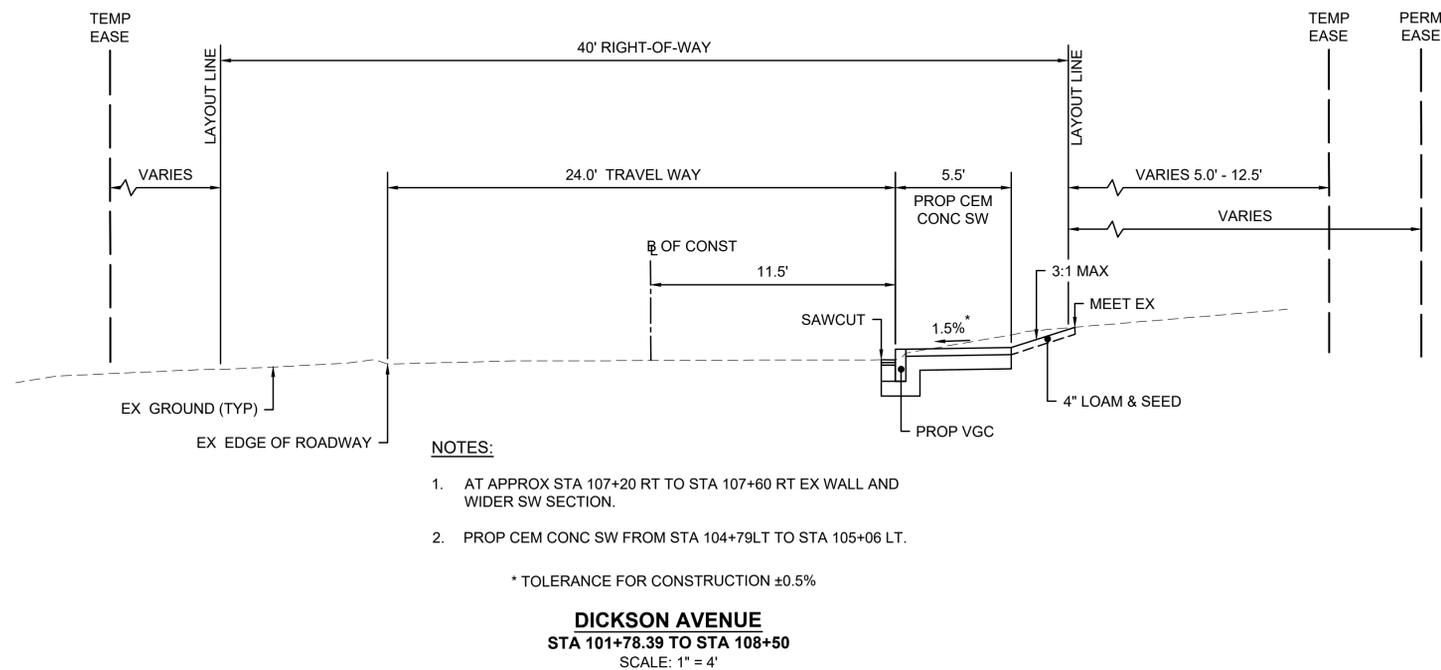
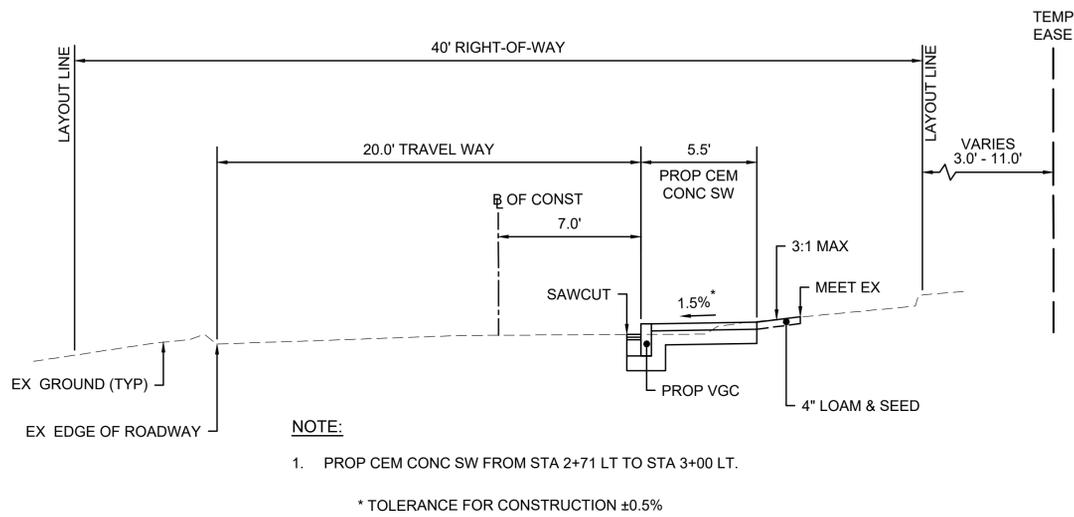
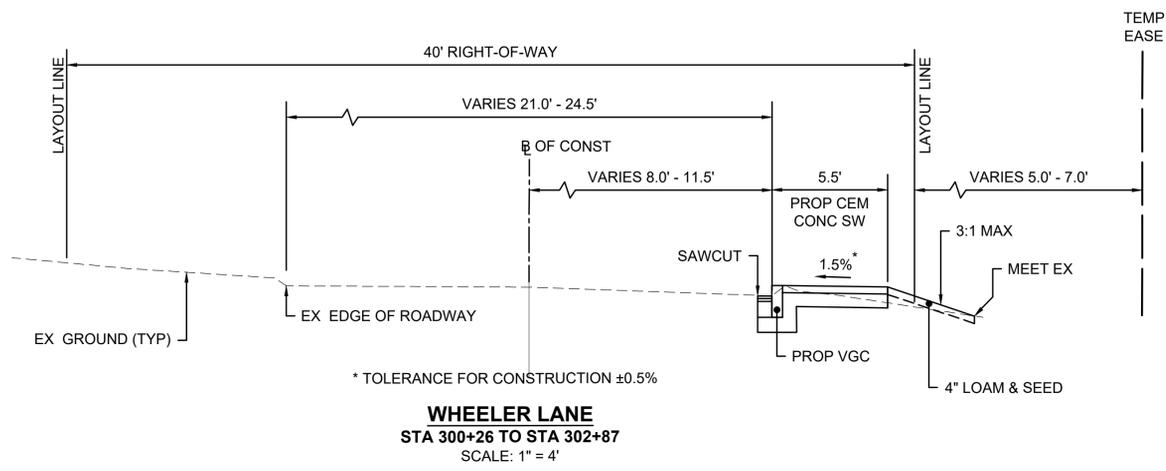
ABBREVIATIONS (cont.)

GENERAL	
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PWW	PAVED WATER WAY
R	RADIUS OF CURVATURE
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
RT	RIGHT
SB	STONE BOUND
SHLD	SHOULDER
SMH	SEWER MANHOLE
ST	STREET
STA	STATION
SSD	STOPPING SIGHT DISTANCE
SHLO	STATE HIGHWAY LAYOUT LINE
SW	SIDEWALK
T	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TEMP	TEMPORARY
TC	TOP OF CURB
TOS	TOP OF SLOPE
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
WG	WATER GATE
WIP	WROUGHT IRON PIPE
WM	WATER METER/WATER MAIN
X-SECT	CROSS SECTION

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

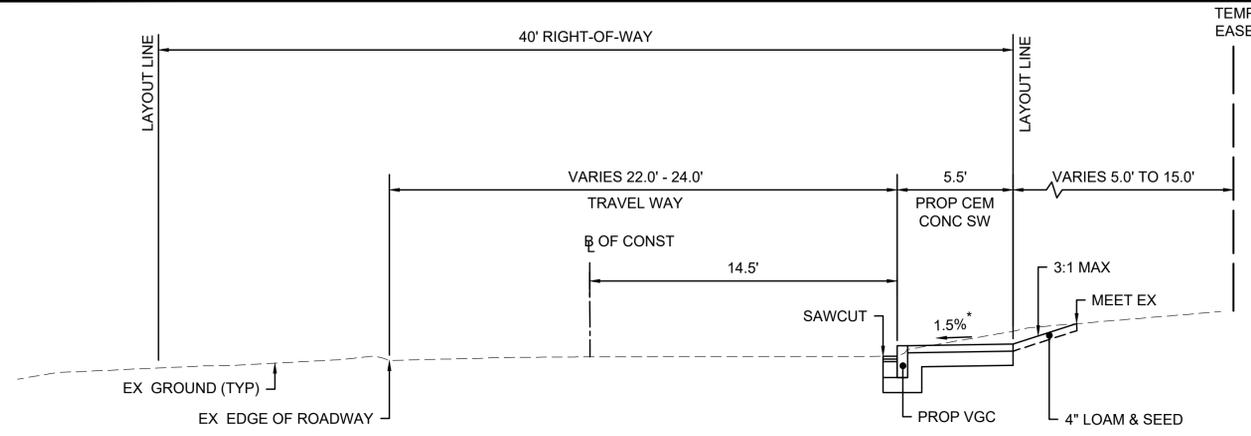
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	3	14
PROJECT FILE NO.		609531	

PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS
SHEET 1 OF 2



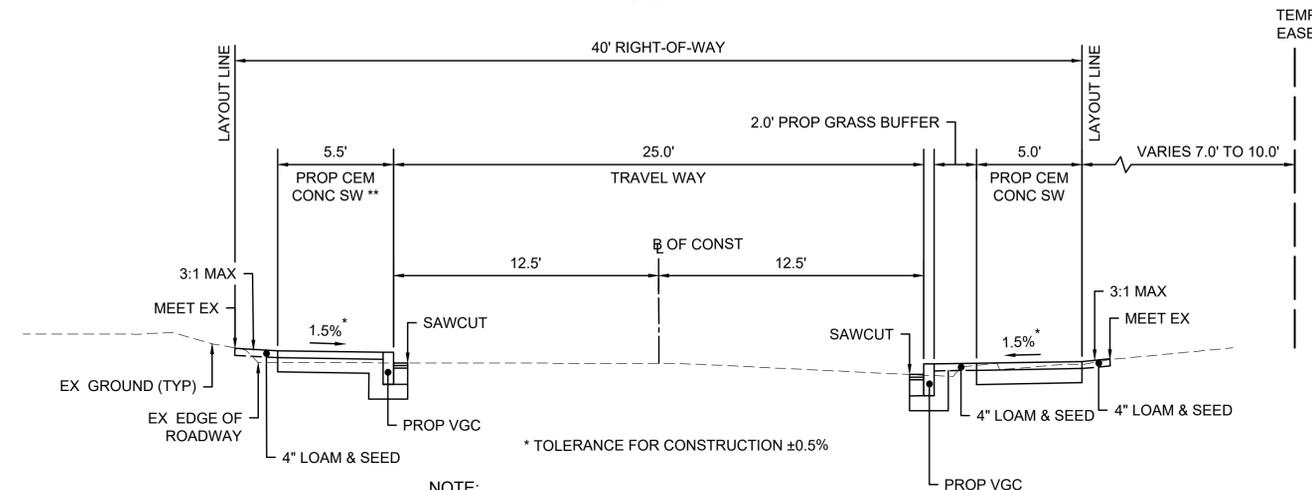
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	4	14
PROJECT FILE NO.		609531	

PRELIMINARY RIGHT OF WAY
TYPICAL SECTIONS
SHEET 2 OF 2



* TOLERANCE FOR CONSTRUCTION ±0.5%

HEMLOCK STREET
STA 108+50 TO STA 111+62
SCALE: 1" = 4'

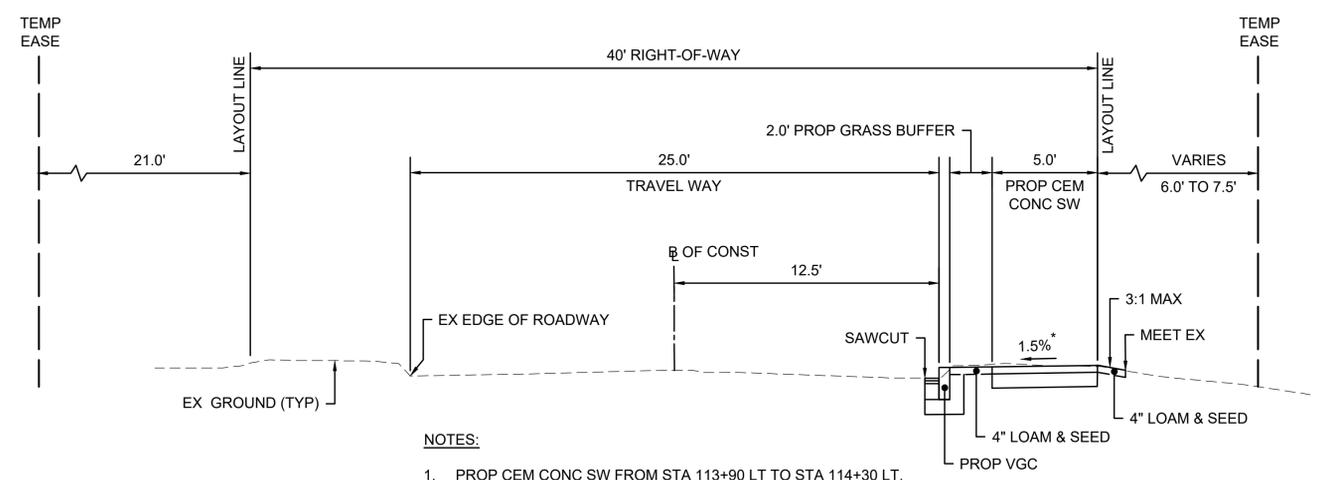


* TOLERANCE FOR CONSTRUCTION ±0.5%

NOTE:

TOWN LAYOUT ALTERATION ON KNOWLES FARM CIRCLE FROM STA 112+25 LT TO STA 112+57 LT

HEMLOCK STREET
STA 111+62 TO STA 112+62
SCALE: 1" = 4'

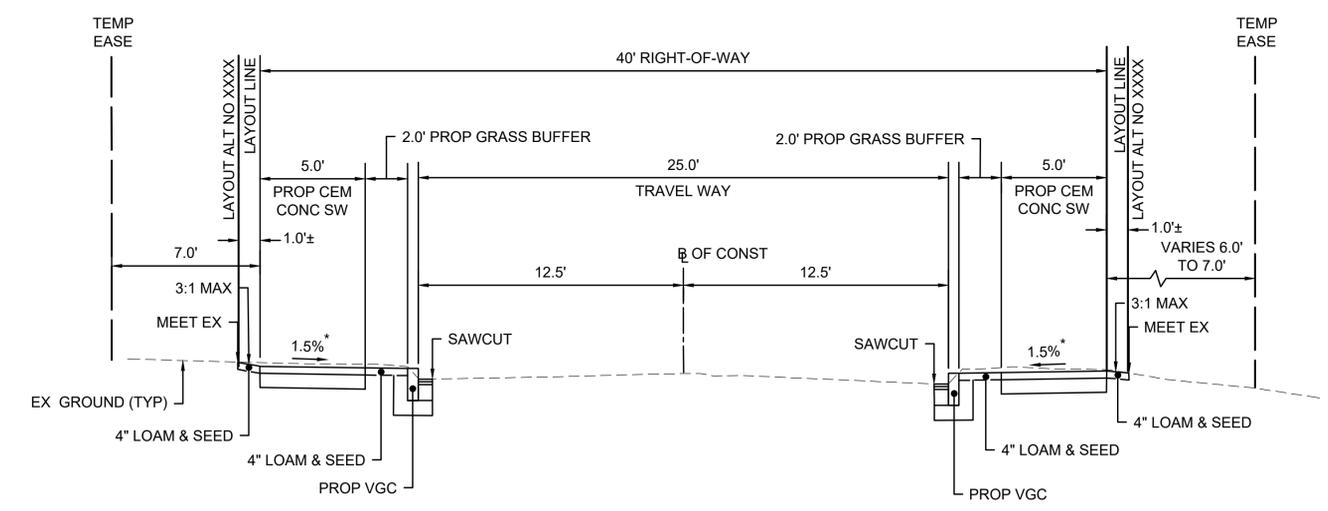


NOTES:

1. PROP CEM CONC SW FROM STA 113+90 LT TO STA 114+30 LT.
2. TOWN LAYOUT ALTERATION ON JANET ROAD FROM STA 114+11 LT TO STA 114+60 LT AND ON GOVERNOR ROAD FROM STA 114+29 RT TO STA 114+99 RT

* TOLERANCE FOR CONSTRUCTION ±0.5%

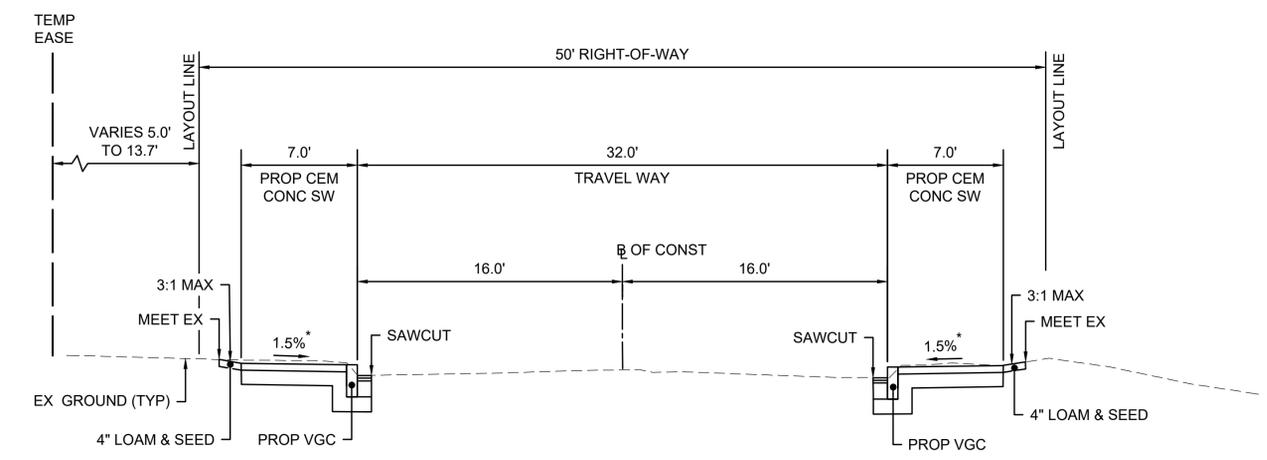
HEMLOCK STREET
STA 112+62 TO STA 116+56
SCALE: 1" = 4'



NOTE:

1. PROP GRASS BUFFER FROM STA 124+00 LT TO STA 124+14 LT.
* TOLERANCE FOR CONSTRUCTION ±0.5%

HEMLOCK STREET
STA 116+56 TO STA 122+14
SCALE: 1" = 4'



NOTE:

1. PROP GRASS BUFFER FROM STA 124+14 LT TO STA 124+22 LT.
* TOLERANCE FOR CONSTRUCTION ±0.5%

HEMLOCK STREET
STA 122+14 TO STA 124+22
SCALE: 1" = 4'

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	5	14
PROJECT FILE NO.		609531	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEETS
SHEET 1 OF 4

PROJECT TOTALS			
AFFECTED PROPERTIES	FEE TAKINGS	PERMANENT EASEMENTS	TEMPORARY EASEMENTS
57	9	17	63

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				ROW PARCEL		PROPERTY TOTALS (S.F.)			FRONT-AGE ON ROW PLAN (FT.)	STREET ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTIONS FROM THE DEED
			DEED BOOK	PAGE NO.	L.C.C. NO.	CERT. NO.	INTEREST ACQUIRED	AREA (S.F.+/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)					
TE-75	11	JOSEPH CAHILL AND EILEEN M. CAHILL	36976	259			TEMP	13				164	48 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
HS-1	11	SUDHIR VERMA AND REA SETYA	69359	554			PERM	18		7,265		164	49 DICKSON AVENUE	R-1	TRAFFIC SIGN, GRADING (MAX 3:1), LOAM & SEED	
TE-38	11	SUDHIR VERMA AND REA SETYA	69359	554			TEMP	398							GRADING (MAX 3:1), LOAM & SEED, TREE PROTECTION	
HS-2	11	IMREATTILA KISS AND AGNES BAYER-KISS	55072	81			PERM	18							TRAFFIC SIGN	
HS-3	11	IMREATTILA KISS AND AGNES BAYER-KISS	55072	81			PERM	19							TRAFFIC SIGN, GRADING (MAX 3:1), LOAM & SEED	
TE-39	11	IMREATTILA KISS AND AGNES BAYER-KISS	55072	81			TEMP	665							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, REM FENCE	
HS-4	11	OWNER UNKNOWN	--	--			PERM	105		11,104		89	CHRISTINE ROAD	R-1	TRAFFIC SIGN	
TE-56	11	DANIEL F. BUCKLEY AND KATHRYN M. ALDHAM BUCKLEY	20660	213			TEMP	57				268	153 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1)	
TE-41	11	PIETRO COTTONE AND VALENTINA SABINO	75449	349			TEMP	372				67	170 MOUNTAIN AVE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-79	11	KAPUR-GAJJALA FAMILY TRUST	82902	160			TEMP	7				67	166 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-57	11	JUSTIN T. PRECOURT AND REBECCA R. PRECOURT	73446	312			TEMP	79				67	162 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-58	11	JUSTIN T. PRECOURT AND REBECCA R. PRECOURT	73446	312			TEMP	13							GRADING (MAX 3:1), LOAM & SEED	
TE-59	11	EDWARD M. WADMAN AND LENORE B. WADMAN	47878	565			TEMP	67				67	158 MOUNTAIN AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-3	11	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	76224	252			TEMP	548				157	67 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-76	11	STEVEN S. MICHAEL AND CHRISTINE MICHAEL	76224	252			TEMP	38							TREE PROTECTION	
PUE-3	11	JACKSON LAU AND LISA LAU-HUANG	80570	337			PERM	35		7,235		67	73 DICKSON AVENUE	R-1	UTILITY POLE GUY ANCHOR, GRADING (MAX 3:1)	
TE-4	11	JACKSON LAU AND LISA LAU-HUANG	80570	337			TEMP	353							GRADING (MAX 3:1), LOAM & SEED	
PUE-4	11	JONATHAN R. COLE	31172	232			PERM	19		7,725		156	151 PHEASANT AVENUE	R-1	UTILITY POLE GUY ANCHOR, GRADING (MAX 3:1)	
TE-51	11,12	JONATHAN R. COLE	31172	232			TEMP	1,045							REMOVING OVERHEAD WIRES	
21-T	11,12	OWNER UNKNOWN	--	--			FEE	791	791	23,003	23,794	122	STONE ROAD	R-1	ALTERATION: ROADWAY, SIDEWALK	
17-T	11	AMY SAWIN	62584	151			FEE	69	69	6,912	6,981	66	72 DICKSON AVENUE	R-1	ALTERATION: SIDEWALK	
TE-7	11	AMY SAWIN	62584	151			TEMP	361							GRADING (MAX 3:1), LOAM & SEED, TREE PROTECTION	

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	6	14
PROJECT FILE NO.		609531	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEETS
SHEET 2 OF 4

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				ROW PARCEL		PROPERTY TOTALS (S.F.)			FRONT-AGE ON ROW PLAN (FT.)	STREET ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTIONS FROM THE DEED
			DEED BOOK	PAGE NO.	L.C.C. NO.	CERT. NO.	INTEREST ACQUIRED	AREA (S.F.+/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)					
TE-9	12	SIYU OU AND SUYA WANG	79339	432			TEMP	408				134	83 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-77	12	JOSHUA A. FINK AND TWYLA FINK	80365	69			TEMP	208				64	87 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-10	12	ELIZABETH R. DECK AND STEWART L. DECK	26534	482			TEMP	415				60	91 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-62	12	JAKUB A. RYBCZYNSKI AND ELIZABETH M. KEEFE	50468	349			TEMP	415				123	95 DICKSON AVENUE	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-71	12	WILLIAM S. KNOWLTON, IV	30560	519			TEMP	69				80	98 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-11	12	DAVID J. MCLAUGHLIN AND BETH M. MCLAUGHLIN	49182	358			TEMP	186				64	94 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-12	12	TOMOHISA FUNABASHI AND RIEKO FUNABASHI			34673	252635	TEMP	505				100	92 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, CONC WALK, CONC STEP	
TE-13	12	YU CAO AND SENJIE DAI			34673	276382	TEMP	664				163	88 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-78	12	DEBORAH J. COLLINS AND ROBERT F. TRAINOR	45013	142			TEMP	30				62	7 YERXA ROAD	R-1	GRADING (MAX 3:1)	
TE-16	12	EDWARD SAKER AND JANET S. SAKER	23829	544			TEMP	311				231	3 YERXA ROAD	R-1	GRADING (MAX 3:1), LOAM & SEED, PROP TREE	
TE-60	12	EDWARD SAKER AND JANET S. SAKER	23829	544			TEMP	22							GRADING (MAX 3:1), LOAM & SEED	
TE-61	12,13	EDWARD SAKER AND JANET S. SAKER	23829	544			TEMP	30							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
E-1	13	MARDIC MARASHIAN AND CAROL MARASHIAN			34673	205739	PERM	1		7,159		162	80 HEMLOCK STREET	R-1	ALTERATION: SIDEWALK	
PUE-6	12,13	MARDIC MARASHIAN AND CAROL MARASHIAN			34673	205739	PERM	448							OVERHEAD WIRE, GRADING (MAX 3:1)	
TE-15	12,13	MARDIC MARASHIAN AND CAROL MARASHIAN			34673	205739	TEMP	777							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, REM FENCE	
16-T	13	SEAVAR PROPERTIES LLC	45224	19			FEE	195	195	10,907	11,102	60	KNOWLES FARM CIRCLE	R-1	ALTERATION: SIDEWALK, GRADING (MAX 3:1)	
HS-5	13	SEAVAR PROPERTIES LLC	45224	19			PERM	56							TRAFFIC SIGN	
TE-63	13	SEAVAR PROPERTIES LLC	45224	19			TEMP	131							GRADING (MAX 3:1), LOAM & SEED, PROP CURB	
18-T	13	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	71727	267			FEE	151	151	7,093	7,244	29	2 JANET ROAD	R-1	ALTERATION: SIDEWALK, GRADING (MAX 3:1), LOAM & SEED, PROP. CURB	
HS-6	13	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	71727	267			PERM	21							TRAFFIC SIGN	
TE-64	13	JANIS ROBERTA SORRILHA GONSALES AND MICHAEL ADRIEN LANNEVILLE	71727	267			TEMP	73							GRADING (MAX 3:1), LOAM & SEED, PROP VGC	
3-T	13	OWNER UNKNOWN	--	--			FEE	396	396	6,754	7,150	50	JANET ROAD	R-1	ALTERATION: ROADWAY, SIDEWALK	
TE-80	13	OWNER UNKNOWN	--	--			TEMP	7							HMA PAVEMENT	

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	7	14
PROJECT FILE NO.		609531	

PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEETS
SHEET 3 OF 4

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				ROW PARCEL		PROPERTY TOTALS (S.F.)			FRONT-AGE ON ROW PLAN (FT.)	STREET ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTIONS FROM THE DEED
			DEED BOOK	PAGE NO.	L.C.C. NO.	CERT. NO.	INTEREST ACQUIRED	AREA (S.F.+/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)					
PUE-7	13	ADAM R. FRANGE AND VICTORIA R. CLARK	80430	376			PERM	155			6,951	89	77 HEMLOCK STREET	R-1	UTILITY POLE, OVERHEAD WIRE	
E-2	13	JAMES D. DONOVAN AND CAMELIA DONOVAN, TRUSTEES OF 6 GOVERNOR ROAD REALTY TRUST			26967	229866	PERM	5			4,139	74	HEMLOCK STREET	R-1	ALTERATION: SIDEWALK	
TE-37	13	JAMES D. DONOVAN AND CAMELIA DONOVAN, TRUSTEES OF 6 GOVERNOR ROAD REALTY TRUST			26967	229866	TEMP	498							GRADING (MAX 3:1), LOAM & SEED	
HS-7	13	JOHN W. FERMOYLE AND JAMES A. FERMOYLE			14547	32594	PERM	54			14,779	80	GOVERNOR ROAD	R-1	TRAFFIC SIGN, GRADING (MAX 3:1), LOAM & SEED	
TE-66	13	JOHN W. FERMOYLE AND JAMES A. FERMOYLE			14547	32594	TEMP	782						R-1	GRADING (MAX 3:1), LOAM & SEED, GRAN CUB, HMA PAVEMENT	
PUE-5	13	TOWN OF ARLINGTON	--	--			PERM	147			366	25	0 HEMLOCK STREET	R-1	UTILITY POLE GUY ANCHOR, OVERHEAD WIRE, GRADING (MAX 3:1), LOAM & SEED	
TE-68	13	TOWN OF ARLINGTON	--	--			TEMP	79							GRADING (MAX 3:1), LOAM & SEED	
TE-67	13	JAMES M. AMPE AND KIRSI ALLISON-AMPE			14547	247548	TEMP	21				NO ACCESS	2 GOVERNOR ROAD	R-1	GRADING (MAX 3:1), LOAM & SEED	
PUE-8	13	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST			14547	283323	PERM	2			7,670	85	70 HEMLOCK STREET	R-1	OVERHEAD WIRE, GRADING (MAX 3:1), LOAM & SEED	
TE-45	13	MARIA R. CAPOBIANCO, TRUSTEE OF THE MARIA R. CAPOBIANCO REVOCABLE TRUST			14547	283323	TEMP	514						R-1	GRADING (MAX 3:1), LOAM & SEED, R&R PAVER DRIVEWAY	
TE-17	13	BINOD DONGOL AND REEMA ADHIKARI			14547	277806	TEMP	264				40	68 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, BRICK WALK, TREE PROTECTION	
E-3	13	64 HEMLOCK STREET CONDOMINIUM			14547	C1018	PERM	5			3,779	59	64 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
TE-18	13	64 HEMLOCK STREET CONDOMINIUM			14547	C1018	TEMP	108							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, BRICK WALK	
TE-19	13	64 HEMLOCK STREET CONDOMINIUM			14547	C1018	TEMP	73							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
9-T	14	CRAIG W. SHERMAN	47874	316			FEE	7	7	5,701	5,708	49	42 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
TE-21	13	58-60 HEMLOCK STREET LLC	68224	375			TEMP	471							HMA DRIVEWAY, GRADING (MAX 3:1), LOAM & SEED, TREE PROTECTION	
TE-47	13	RANDOLPH F. BERKSON AND DONNA K. BERKSON	15953	555			TEMP	234				205	8 LANSLOWNE ROAD	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-22	13	54-56 HEMLOCK STREET CONDOMINIUM	46384	153			TEMP	99				49	54 HEMLOCK STREET	R-2	HMA DRIVEWAY	
TE-23	13,14	50-52 HEMLOCK STREET CONDOMINIUM	58535	136			TEMP	297				49	52 HEMLOCK STREET	R-2	GRADING (MAX 3:1), LOAM & SEED, R&R PAVER DRIVEWAY	
TE-55	14	ZACHARY GENDRON AND STEPHANIE GENDRON	61846	270			TEMP	25				136	7 LANSLOWNE ROAD	R-2	GRADING (MAX 3:1), LOAM & SEED	
TE-24	14	JAMES M. KEENAN AND LEIGH H. KEENAN	23555	457			TEMP	138				49	48 HEMLOCK STREET	R-2	GRADING (MAX 3:1), LOAM & SEED, PAVER DRIVEWAY, PAVER WALK	
9-T	14	CRAIG W. SHERMAN	47874	316			FEE	7	7	5,701	5,708	49	42 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
TE-25	14	CRAIG W. SHERMAN	47874	316			TEMP	99							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-69	14	CRAIG W. SHERMAN	47874	316			TEMP	106							GRADING (MAX 3:1)	

**ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	8	14
PROJECT FILE NO.		609531	

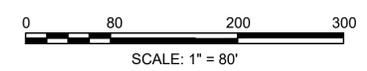
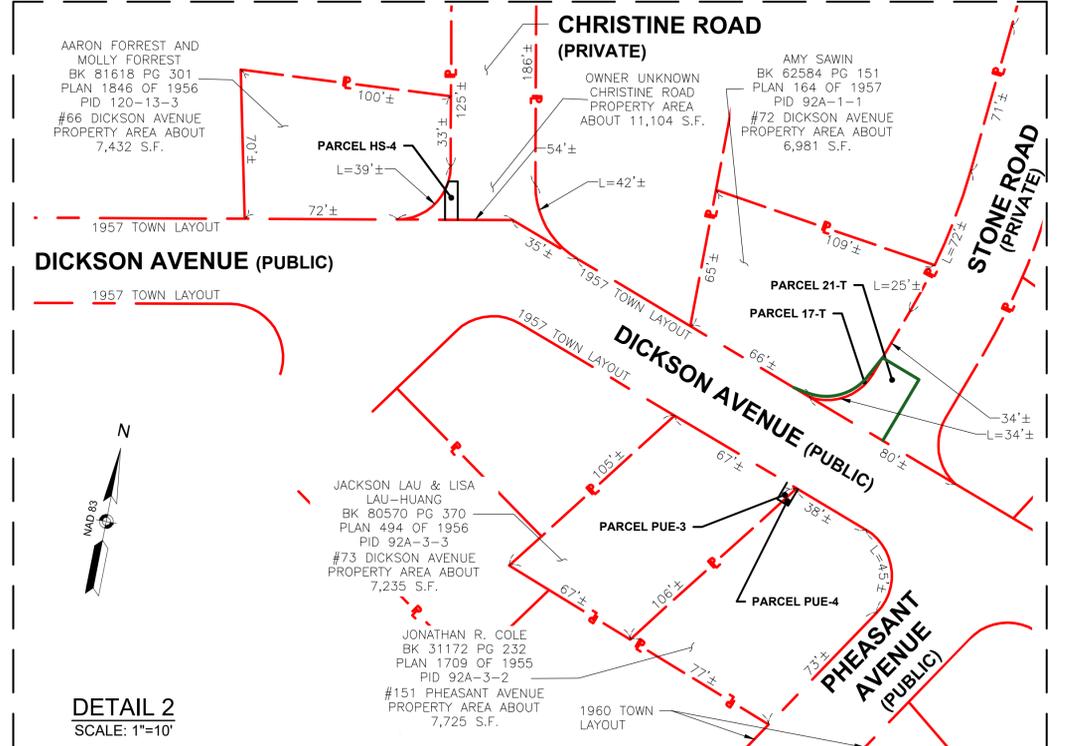
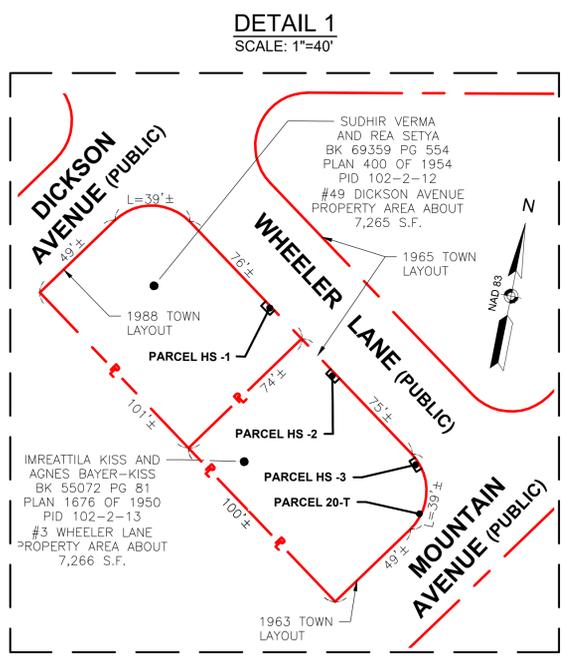
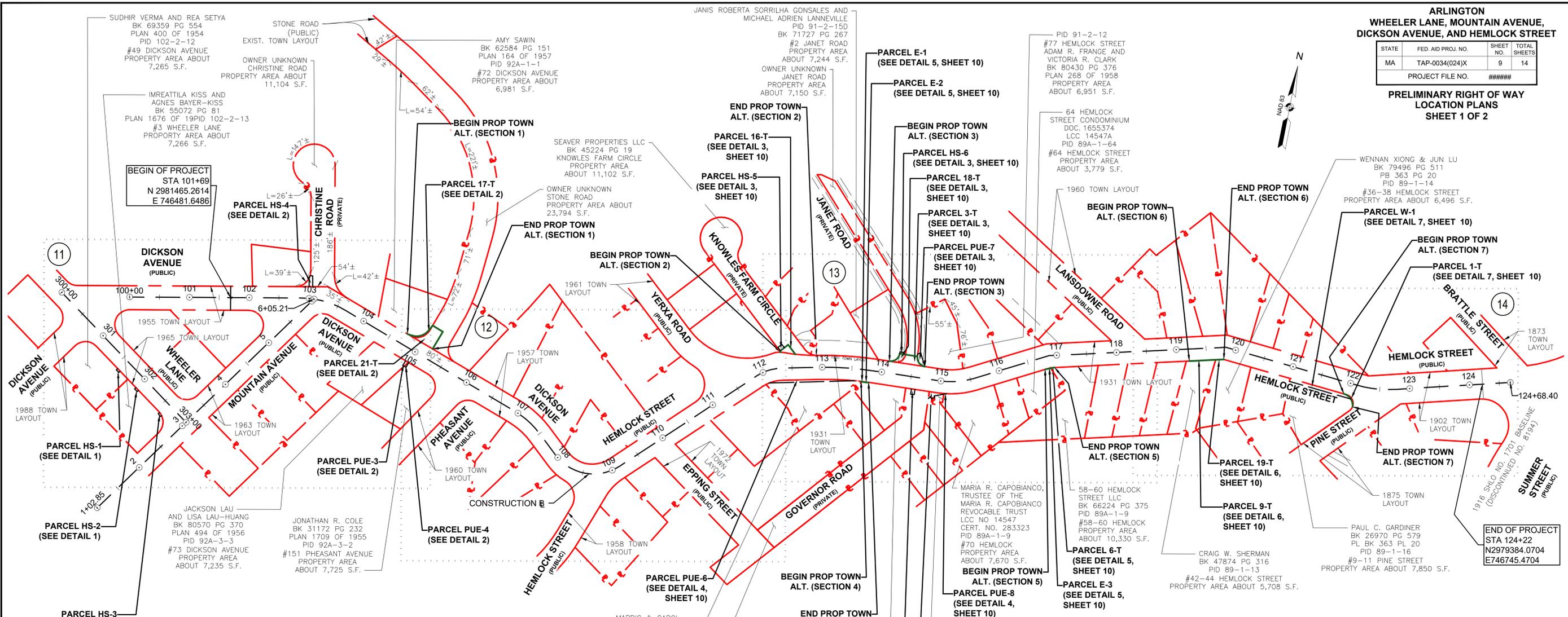
**PRELIMINARY RIGHT OF WAY
PARCEL SUMMARY SHEETS
SHEET 4 OF 4**

PARCEL NO.	PLAN SHEET NO.	TITLEHOLDER	TITLE REFERENCE				ROW PARCEL		PROPERTY TOTALS (S.F.)			FRONT-AGE ON ROW PLAN (FT.)	STREET ADDRESS	ZONING DISTRICT	REMARKS	LAND RESTRICTIONS FROM THE DEED
			DEED BOOK	PAGE NO.	L.C.C. NO.	CERT. NO.	INTEREST ACQUIRED	AREA (S.F.+/-)	TOTAL TAKEN	REMAINING	TOTAL PROPERTY AREA (RECORD)					
19-T	14	WENNAN XIONG AND JUN LU	79496	511			FEE	1	1	6,495	6,496	61	36 HEMLOCK STREET	R-2	ALTERATION: SIDEWALK	
TE-26	14	WENNAN XIONG AND JUN LU	79496	511			TEMP	344							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY, CONC WALK	
TE-27	14	#30-32 HEMLOCK STREET CONDOMINIUM	75253	347			TEMP	189				68	30 HEMLOCK STREET	R-2	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
1-T	14	PAUL GARDINER	26970	579			FEE	34	34	7,816	7,850	232	9 PINE STREET	R-2	ALTERATION: SIDEWALK	
W-1	14	PAUL GARDINER	26970	579			PERM	513							PROP. PED RAILING ON EXISTING WALL	
TE-28	14	PAUL GARDINER	26970	579			TEMP	85							GRADING (MAX 3:1)	
TE-72	14	DEBORAH O'ROURKE	65797	581			TEMP	26				98	8 PINE STREET	R-1	GRADING (MAX 3:1), LOAM & SEED	
TE-73	14	VIRGINIA J. MCLARNON	14073	330			TEMP	58				75	4 PINE STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-74	14	VIRGINIA J. MCLARNON	14073	330			TEMP	121							GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TE-30	14	ZHONGJIE LIU	66384	248			TEMP	133				60	45 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-31	14	RICHARD A. SWEENEY AND MARY S. SWEENEY	22375	575			TEMP	109				41	41 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-32	14	DEBORAH CHEN	65545	382			TEMP	12				40	37 HEMLOCK STREET	R-1	HMA DRIVEWAY	
TE-33	14	DAVID P. MARTIN AND BETH A. MARTIN	27542	102			TEMP	85				40	33 HEMLOCK STREET	R-1	R&R PAVER DRIVEWAY	
TE-70	14	KATHRYN M. BENDER	56614	80			TEMP	78				50	29 HEMLOCK STREET	R-1	CONC DRIVEWAY	
TE-34	14	JOVONNA DIX	55885	456			TEMP	335				116	25 HEMLOCK STREET	R-1	R&R PAVERS, CONC DRIVEWAY	
TE-54	14	JOVONNA DIX	55885	456			TEMP	50							HMA DRIVEWAY	
TE-35	14	COREY FARCAS AND MEGAN FARCAS	80438	378			TEMP	264				67	17 HEMLOCK STREET	R-1	GRADING (MAX 3:1), LOAM & SEED, HMA DRIVEWAY	
TCA-1	14	TOWN OF ARLINGTON (CONSERVATION COMMISSION)	21947	345			TEMP	299				64	0 HEMLOCK STREET	R-1	PROP. LANDSCAPE MULCH	
TE-48	14	THE STUART MILSTEIN TRUST AND THE THERESA MILSTEIN TRUST	81961	262			TEMP	107				196	5 HEMLOCK STREET	R-1	HMA DRIVEWAY	

**ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET**

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	9	14
PROJECT FILE NO.		#####	

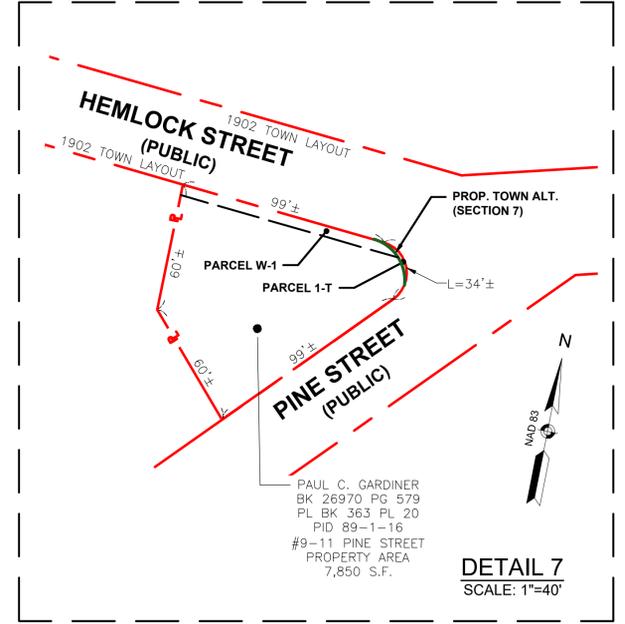
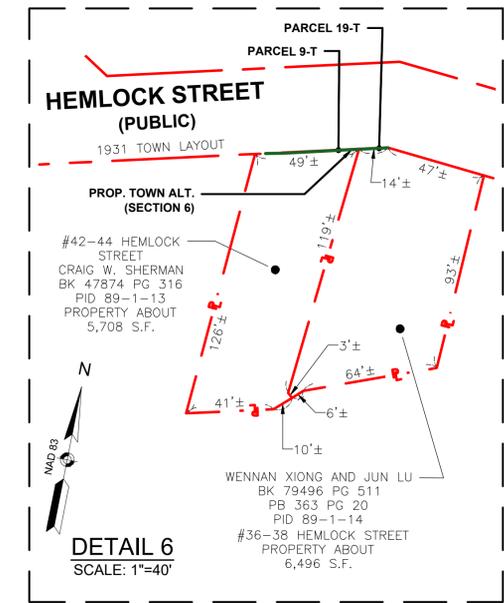
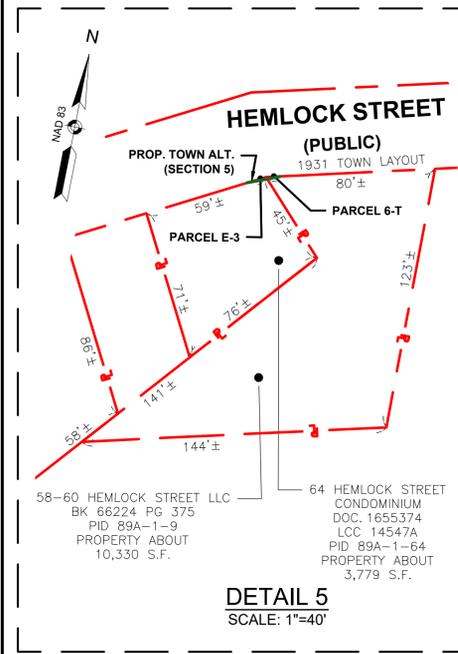
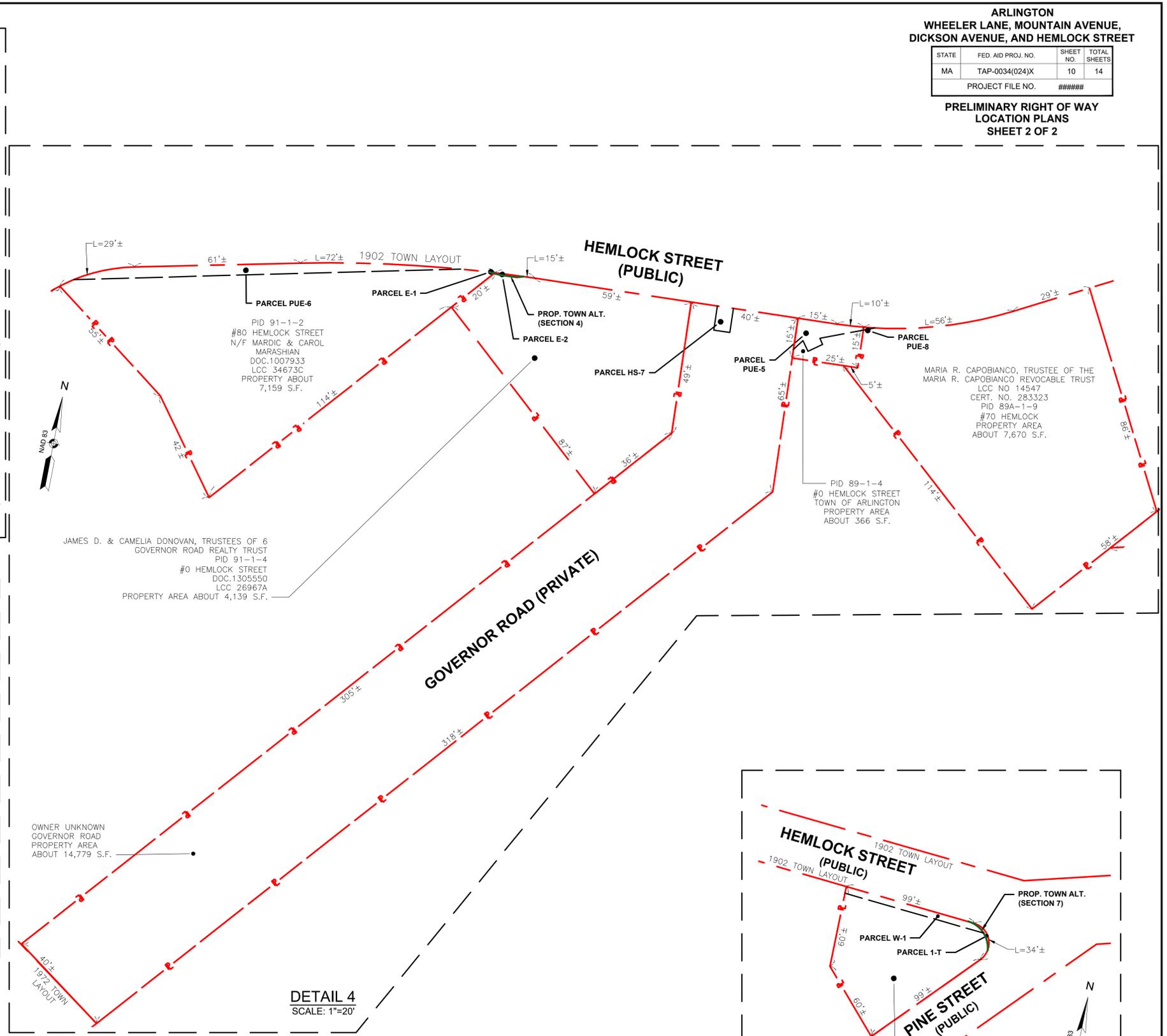
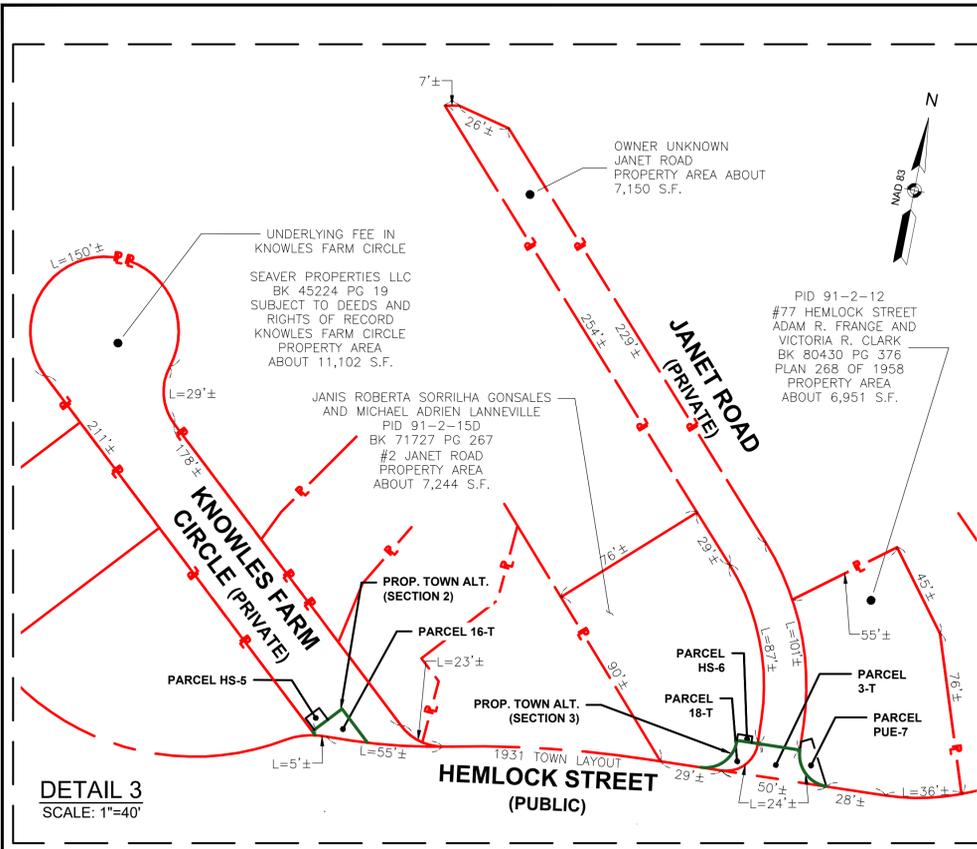
**PRELIMINARY RIGHT OF WAY
LOCATION PLANS
SHEET 1 OF 2**



ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	10	14
PROJECT FILE NO.		#####	

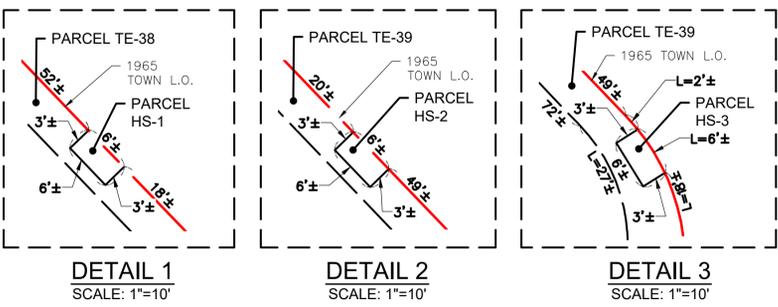
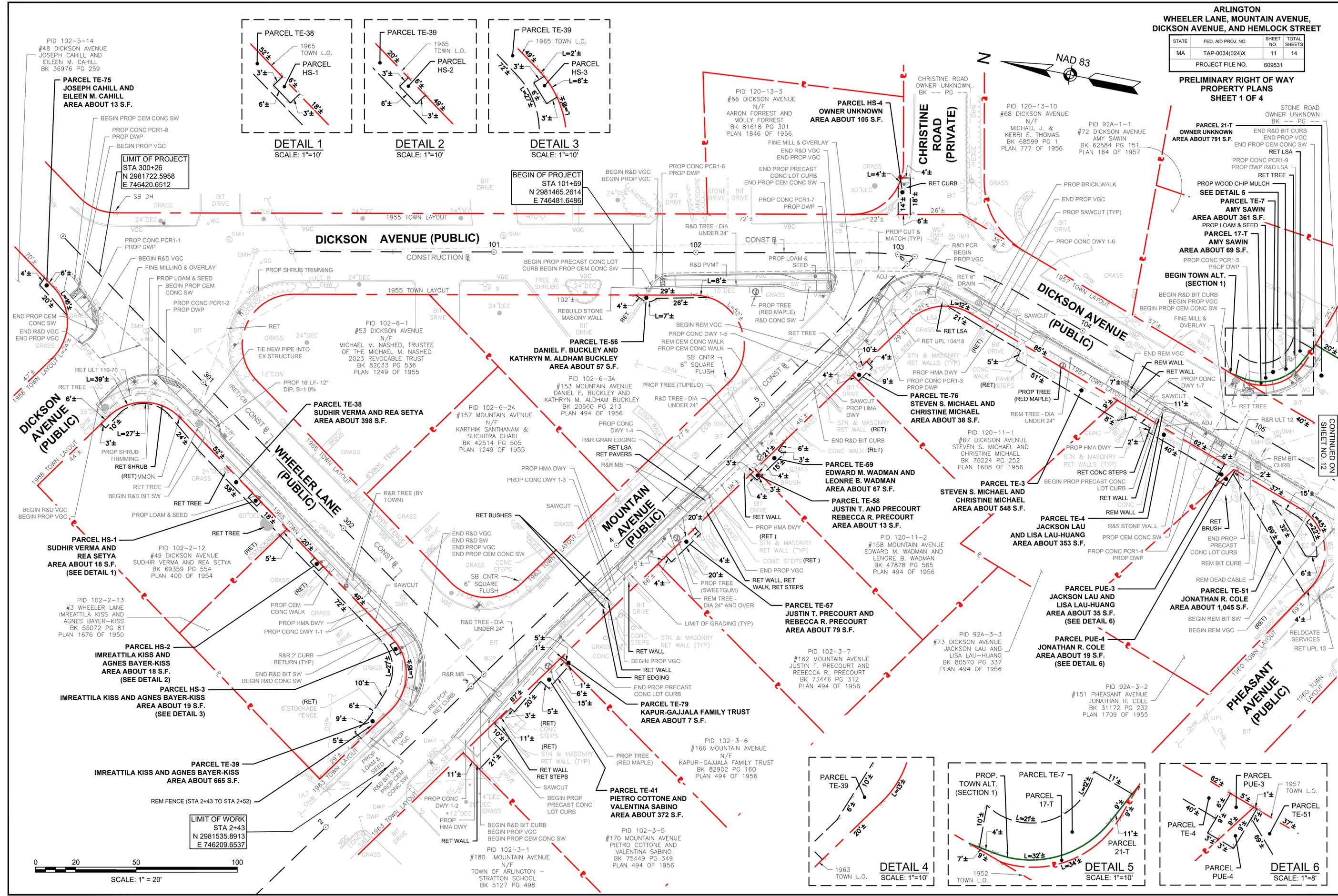
PRELIMINARY RIGHT OF WAY
LOCATION PLANS
SHEET 2 OF 2



ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	11	14
PROJECT FILE NO.		609531	

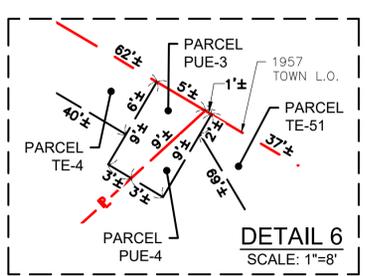
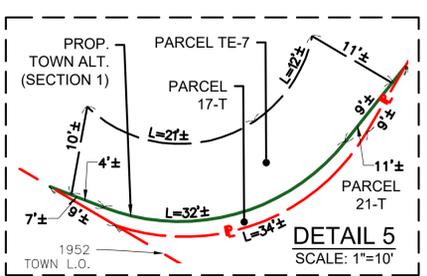
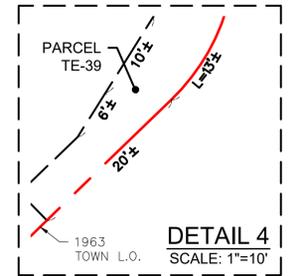
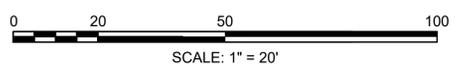
PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 1 OF 4



LIMIT OF PROJECT
STA 300+26
N 2981722.5958
E 746420.6512

BEGIN OF PROJECT
STA 101+69
N 2981465.2614
E 746481.6486

LIMIT OF WORK
STA 2+43
N 2981535.8913
E 746209.6537

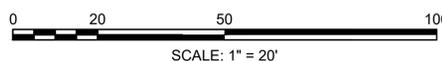
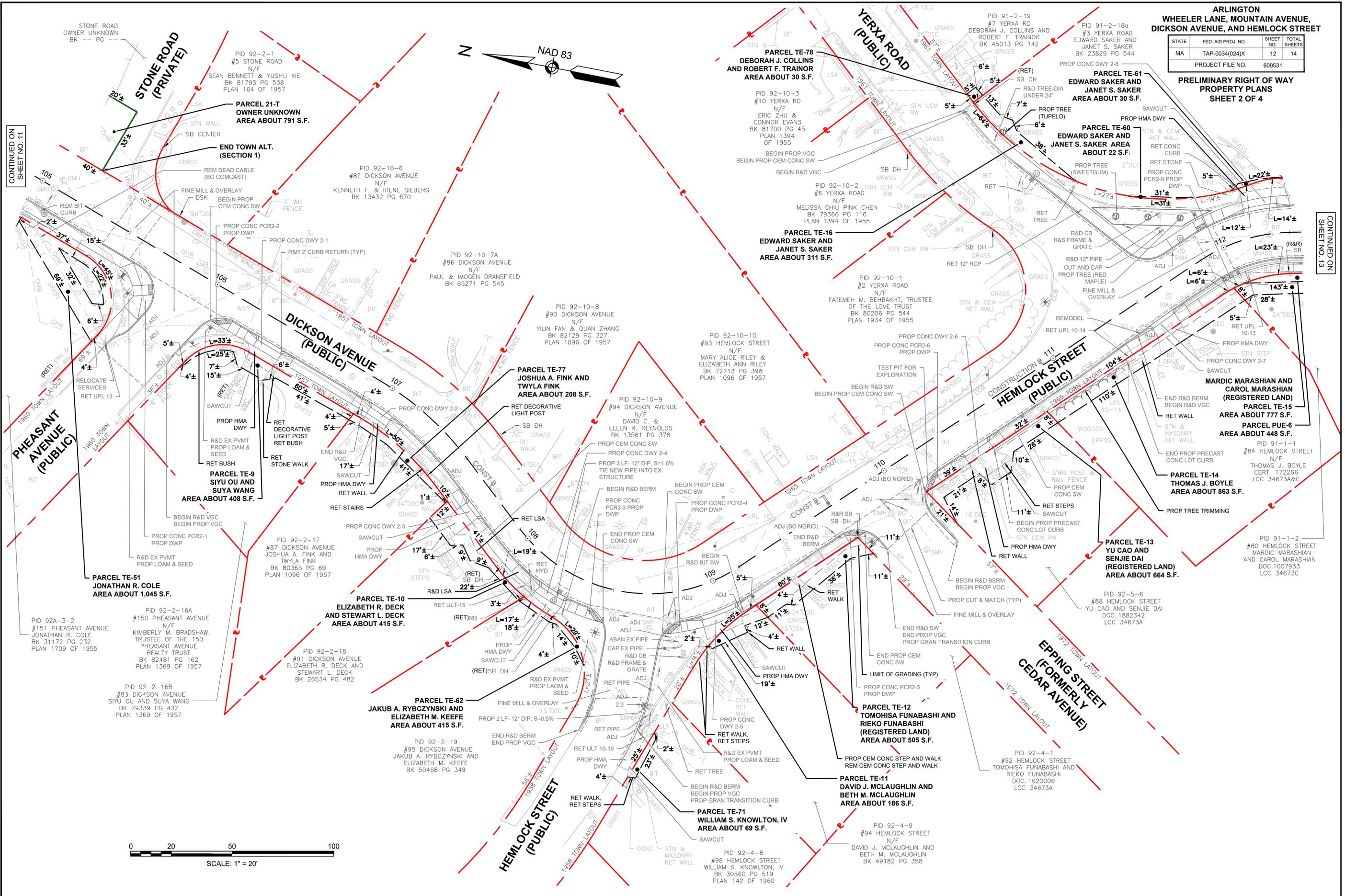


CONTINUED ON
SHEET NO. 12

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	12	14
PROJECT FILE NO.		609531	

PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 2 OF 4

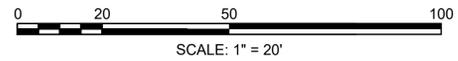
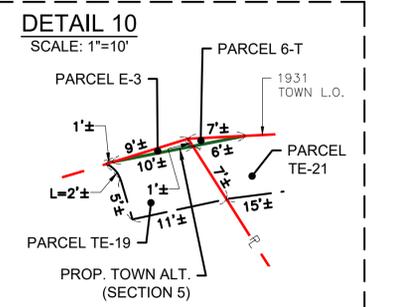
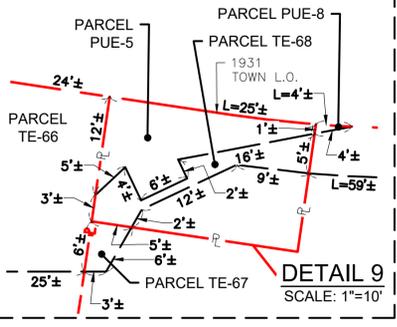
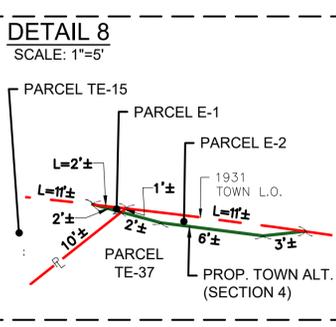
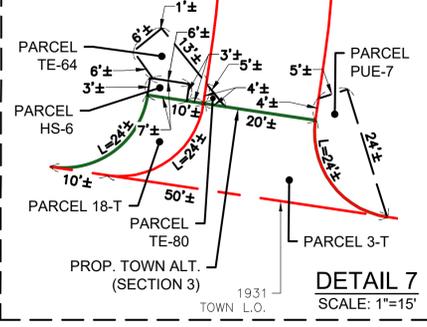
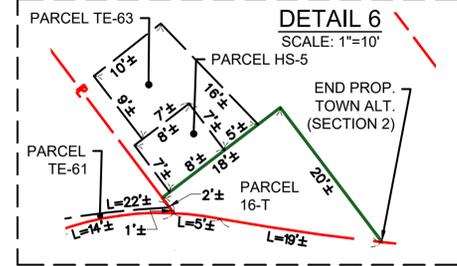
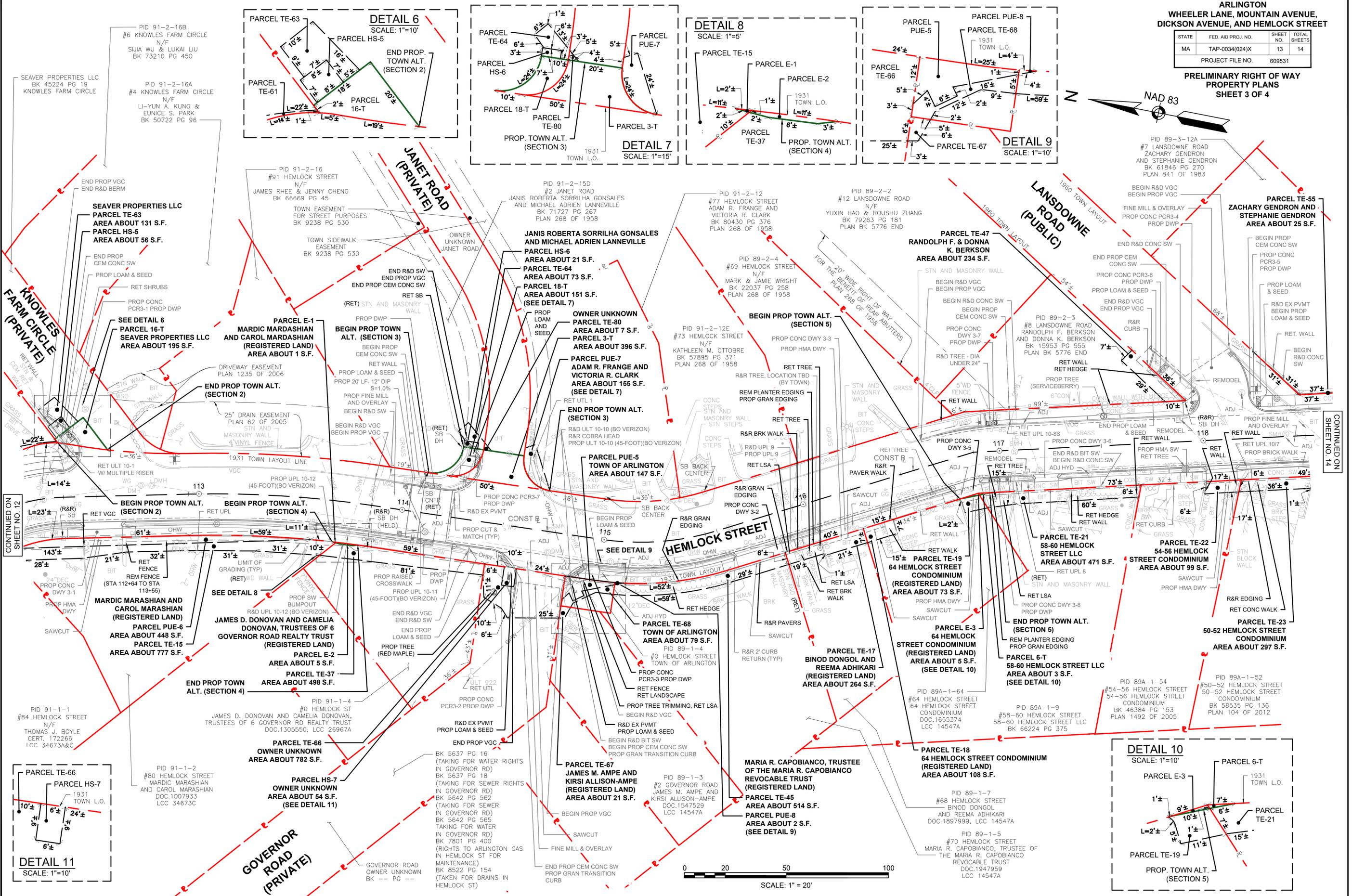


ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	13	14

PROJECT FILE NO. 609531

PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 3 OF 4



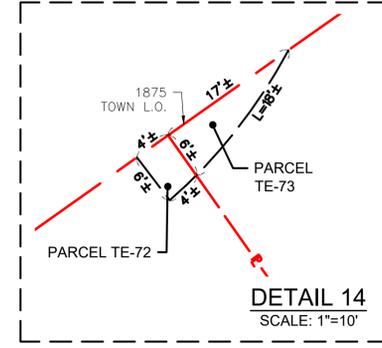
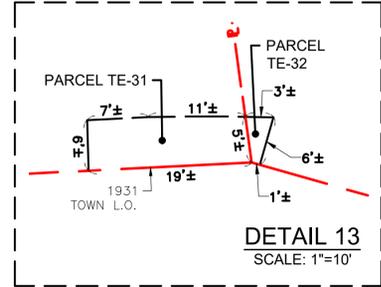
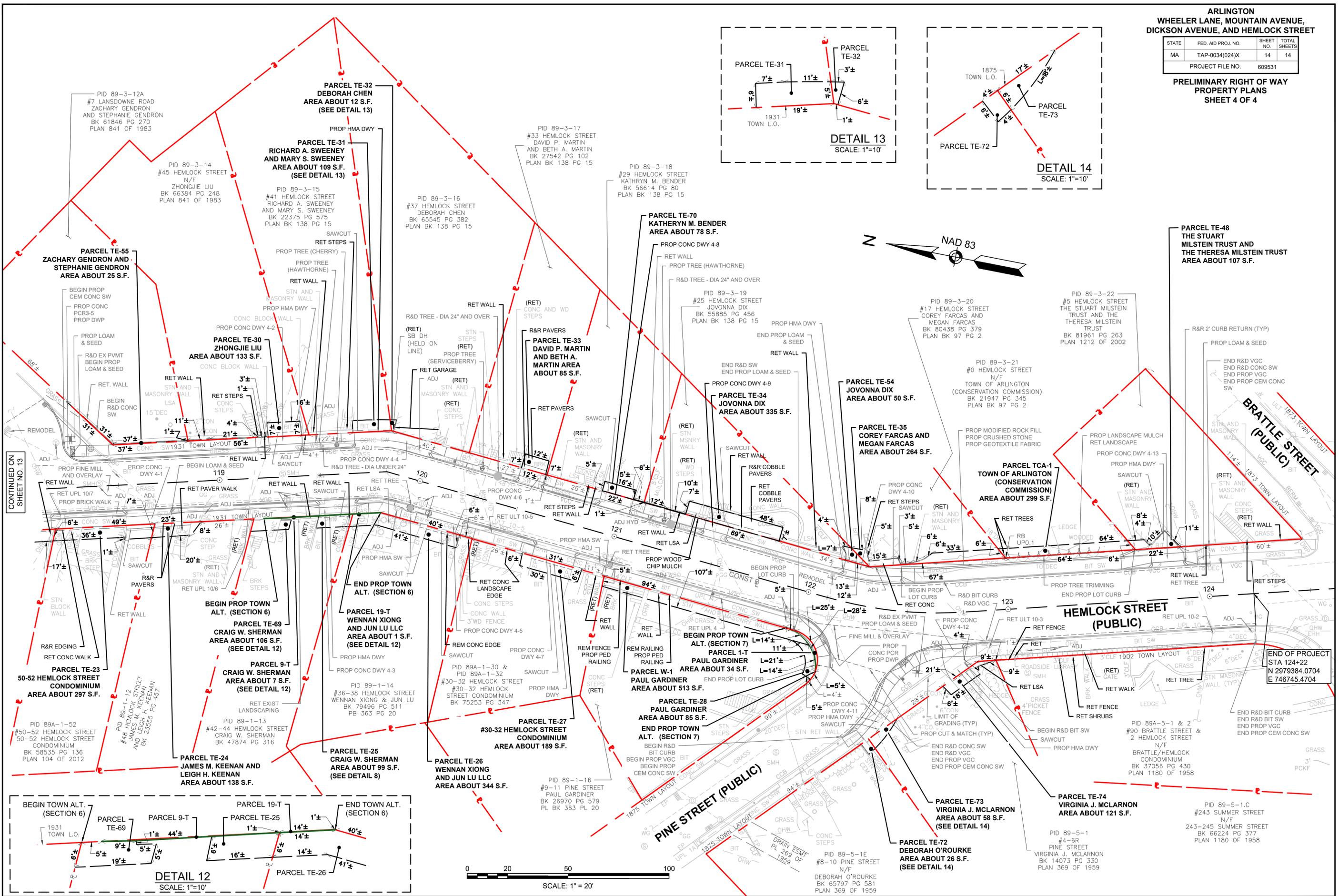
CONTINUED ON
SHEET NO. 12

CONTINUED ON
SHEET NO. 14

ARLINGTON
WHEELER LANE, MOUNTAIN AVENUE,
DICKSON AVENUE, AND HEMLOCK STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0034(024)X	14	14
PROJECT FILE NO.		609531	

PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 4 OF 4



CONTINUED ON
SHEET NO. 13

END OF PROJECT
STA 124+22
N 2979384.0704
E 746745.4704

DETAIL 12
SCALE: 1"=10"

SCALE: 1"=20"

Certificate of Donation

Owner(s) & Mortgagee(s)/Lender(s) of Record: _____

City/Town: Arlington Fed Aid Number: Pending

Project: 609531 Arlington – Stratton School Improvements (SRTS)

Temporary Easement Term (if applicable): Three Years

Please choose the parcel(s) you would like to donate by marking the box in the 'Donation' column next to the corresponding information for the parcel(s):

<u>Parcel Number</u>	<u>Type of Impact</u>	<u>Area (SF ±)</u>	<u>Donation</u>
«Parcel_Number_1»	«Type_of_Impact_1»	«Area_1»	«Donation_1»
«Parcel_Number_2»	«Type_of_Impact_2»	«Area_2»	«Donation_2»
«Parcel_Number_3»	«Type_of_Impact_3»	«Area_3»	«Donation_3»
«Parcel_Number_4»	«Type_of_Impact_4»	«Area_4»	«Donation_4»

This is to certify that the above referenced parcel(s) noted with a check in the 'Donation' column were donated by the owner(s) and mortgagee/lender(s) as provided for in the provisions of Title III, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

The conveyance of these parcels will be accomplished by deed or Order of Taking and recorded in the Registry of Deeds.

This donation is made of my/our free will. I/we waive my/our right(s) to just compensation. I/we have been given the Federal Aid Acquisition Guide for Property Owners and have reviewed it.

Owner(s)/Authorized Representative _____ Date _____
****All Owners of Records must sign****

Mortgagee/Lenders(s) Authorized Representative _____ Date _____
****All Owners of Records must sign****

Authorized City/Town Official - Title _____ Date _____

Note: If the subject parcel(s) is/are owned by a corporation, estate, trust, etc., then an appropriate document, authorizing this donation must be attached to this document.

Note: An executed Affidavit from the municipality must be attached for this document to be valid for ROW Certification.



Town of Arlington, Massachusetts

Discussion and Vote: Temporary Relocation of Bus Stop at 190-200 Massachusetts Avenue

Summary:

Patrick Young, Bandar Development

ATTACHMENTS:

Type	File Name	Description
Reference Material	190-200_Massachusetts_Avenue_Development_Construction_Temporary_Bus_Stop_Proposals.pdf	Presentation
Reference Material	Relocation_of_Bus_Stop_-_MBTA_Comments.pdf	MBTA Comments
Reference Material	Relocation_of_Bus_Stop_-_Town_Comments.pdf	Town Comments Email

Option 1

- Front sign on pole in pavers in front of Leader Business Banking.
Rear sign on light post or pole in pavers at intersection of Mass Ave and Chandler
- Parking impacts: 5 spots, including 1 accessible spot
- Preferred by MBTA operations



173 US-3

Arlington, Massachusetts

 Google Street View

Dec 2022 [See latest date](#)

 Share





175 US-3

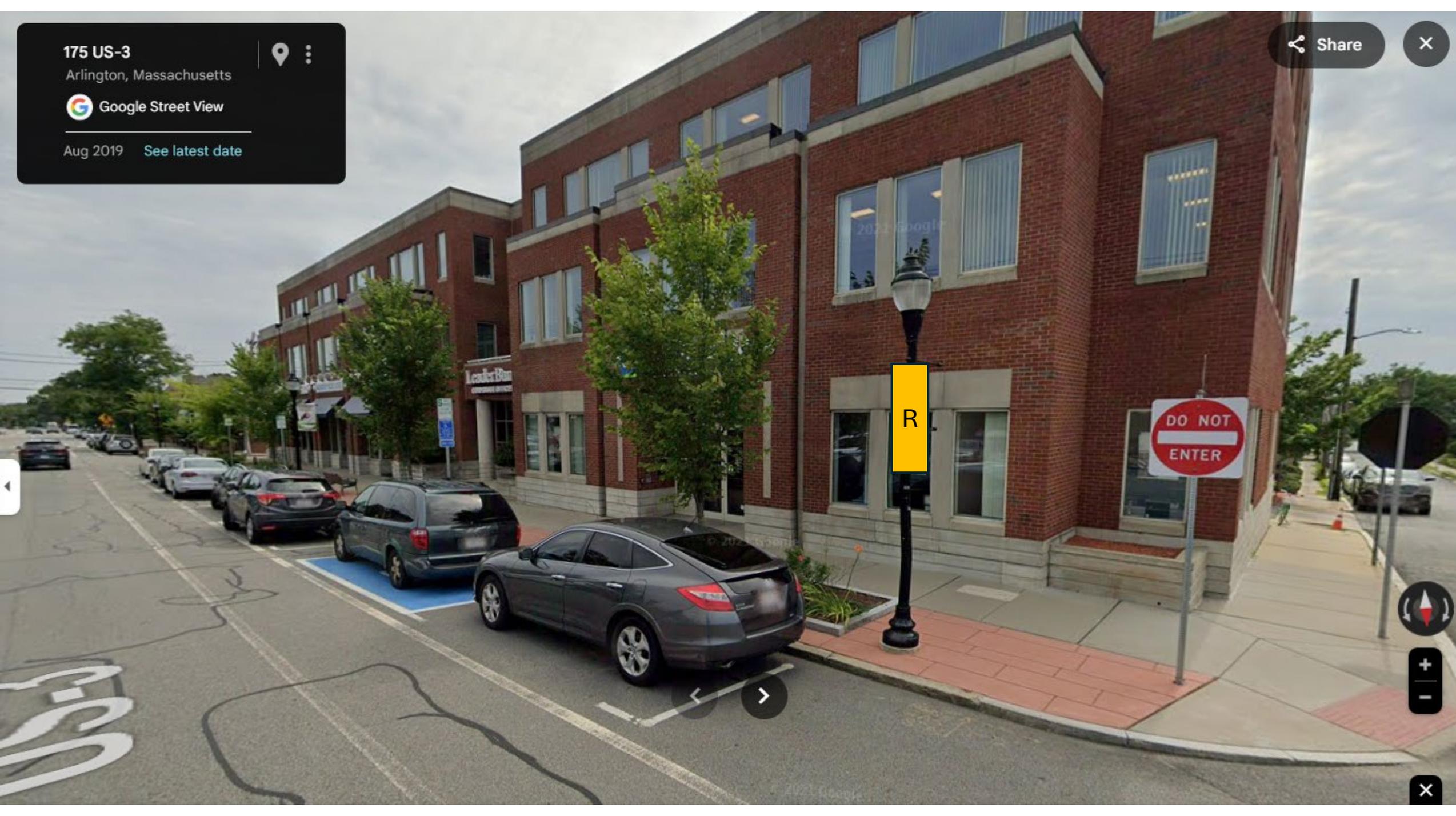
Arlington, Massachusetts

 Google Street View

Aug 2019 [See latest date](#)

 Share





R

DO NOT
ENTER

Lender Bank



Option 2

- Front sign on pole in concrete in front of 180 Mass Ave Suite 101.
Rear sign on light post or pole with 2 hr parking sign in front of
LeaderBank Corporate Offices
- Parking impacts: 4 spots, no accessible parking impact
- Acceptable to MBTA operations



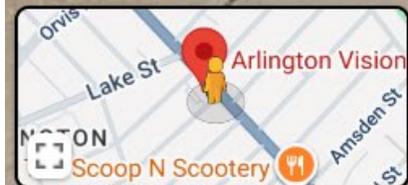
Share

1 Egerton Rd
Arlington, Massachusetts
Google Street View
Mar 2022 See more dates

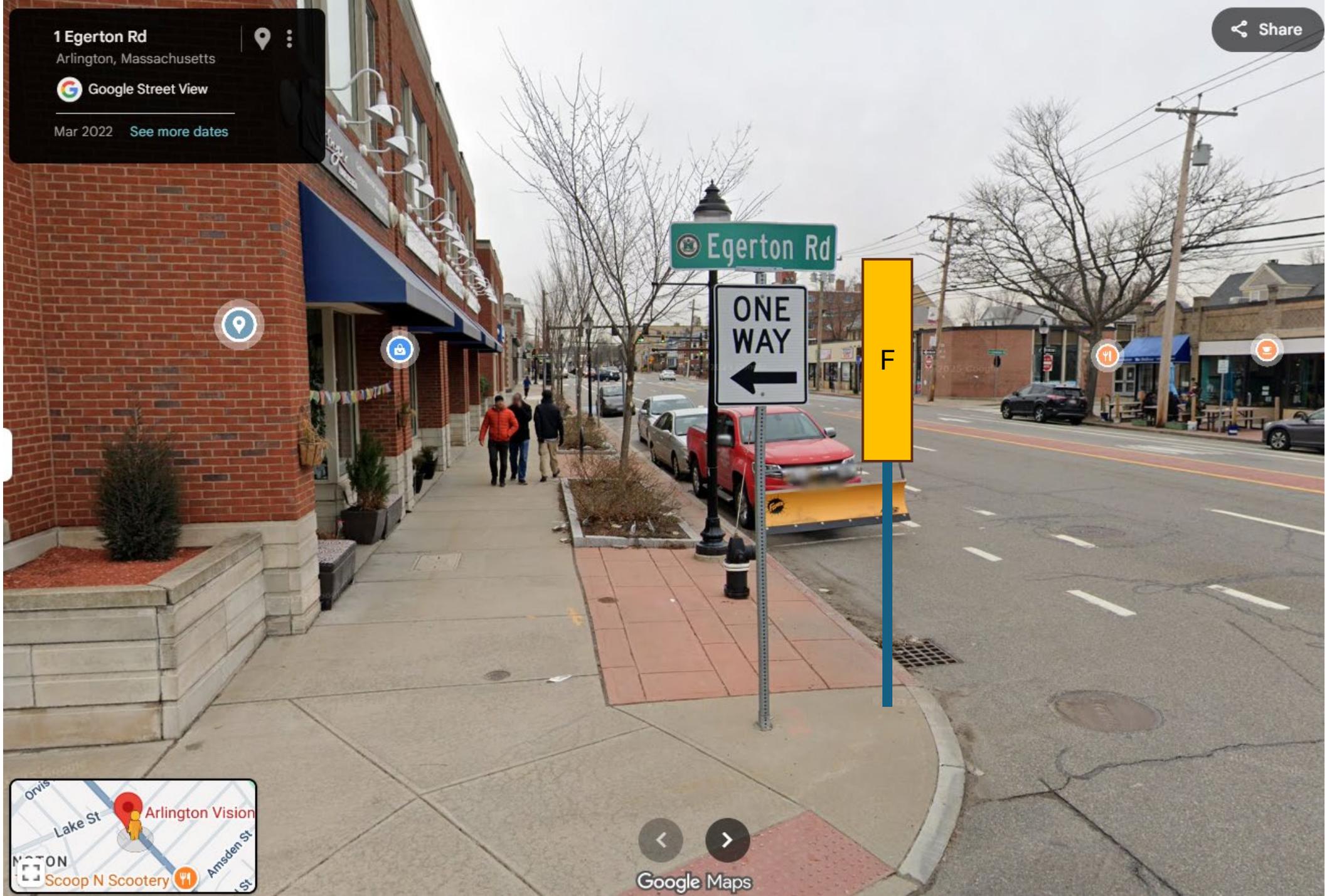
Egerton Rd

ONE WAY
←

F



Google Maps

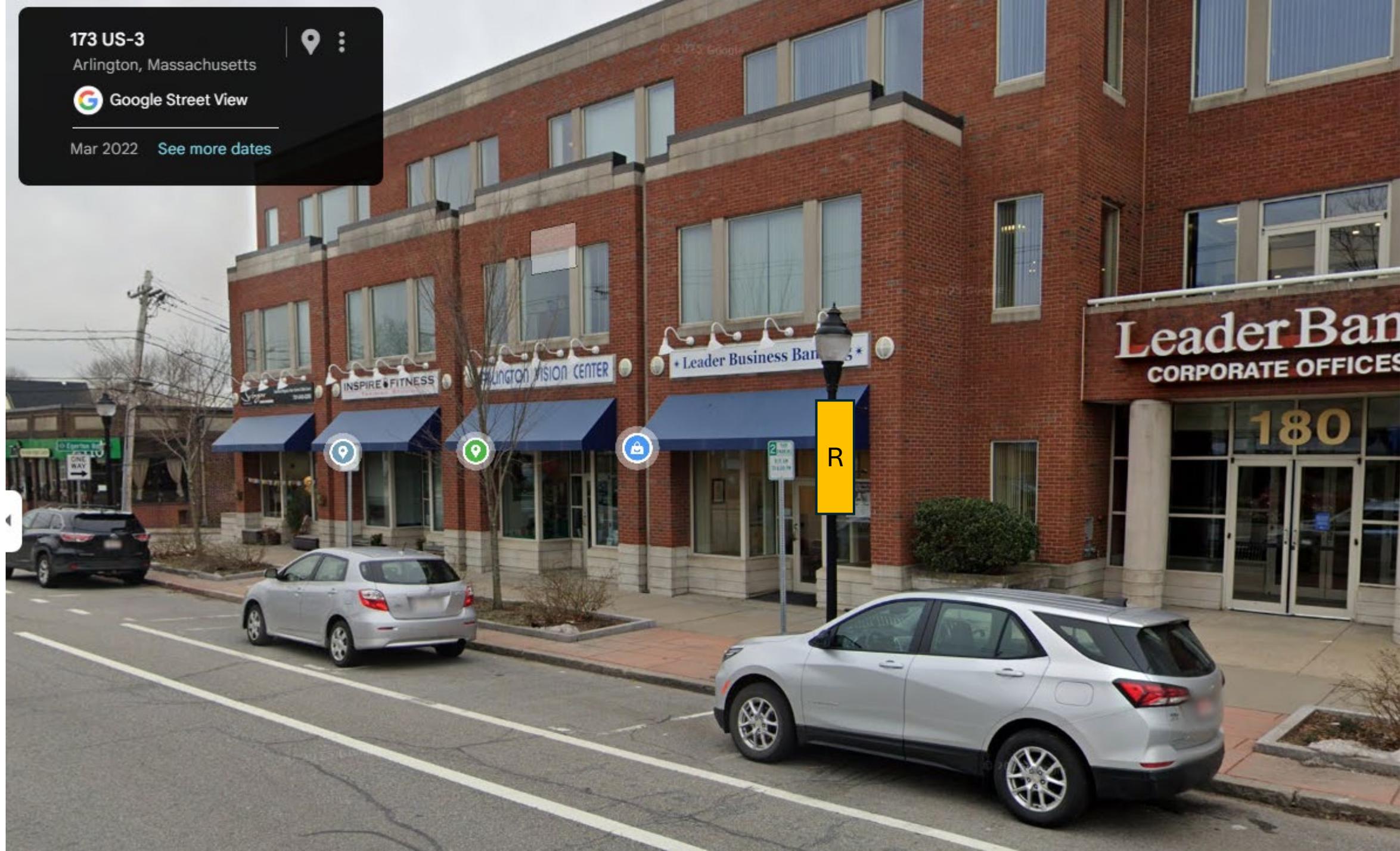


173 US-3

Arlington, Massachusetts

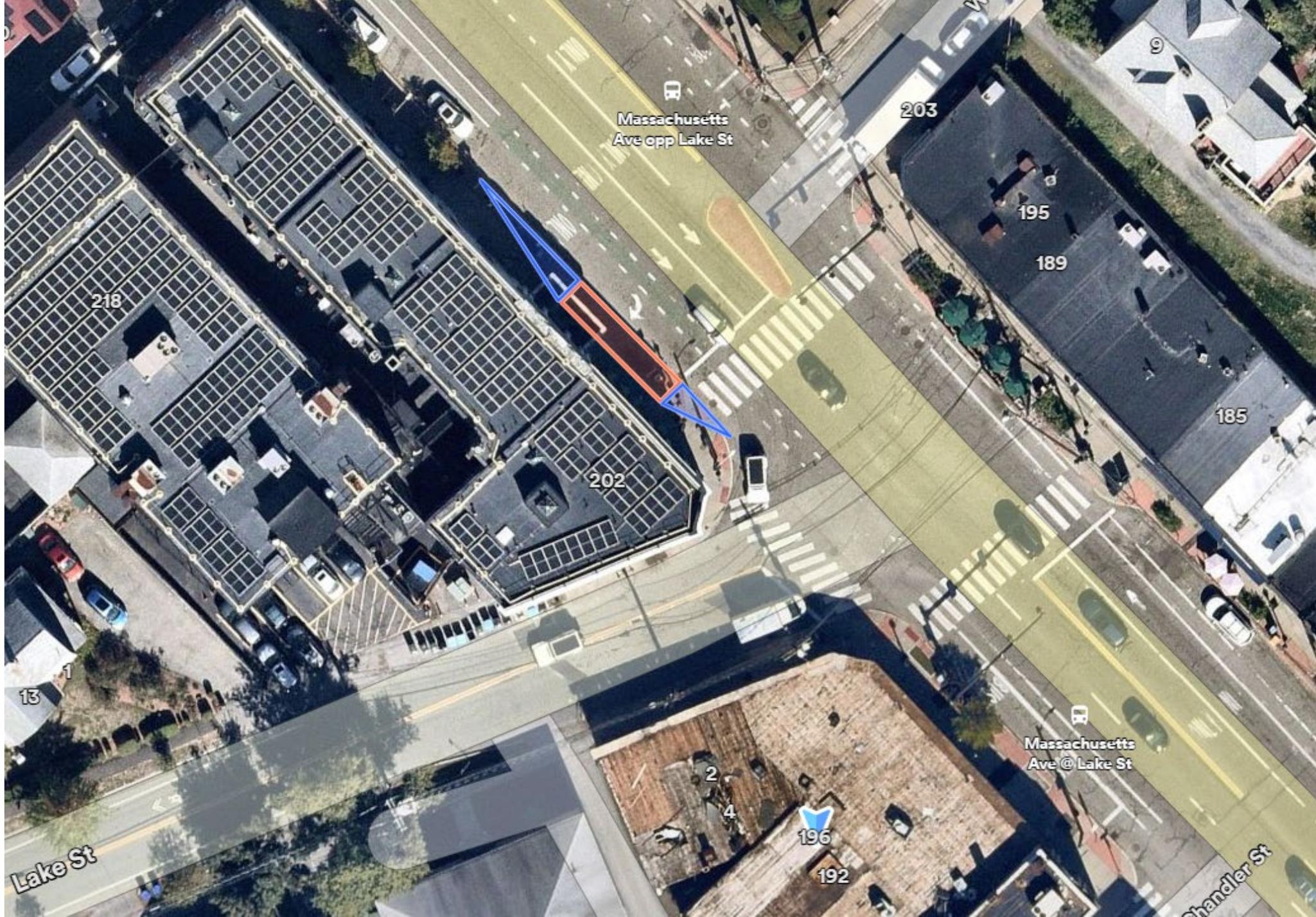
Google Street View

Mar 2022 [See more dates](#)



Option 3

- Front sign on empty pole in front of Otto Pizza (206 Mass Ave).
Rear sign on light post or pole in pavers at rear of right turn only lane
- Parking impacts: N/A
- Needs to be reviewed by MBTA operations and safety to confirm acceptable deviation from Bus Stop Design Guidelines on a temporary basis



Massachusetts
Ave opp Lake St

203

195

189

185

202

218

13

1

2

4

196

192

Massachusetts
Ave @ Lake St

Lake St

Chandler St

202 Massachusetts Ave

Arlington, Massachusetts

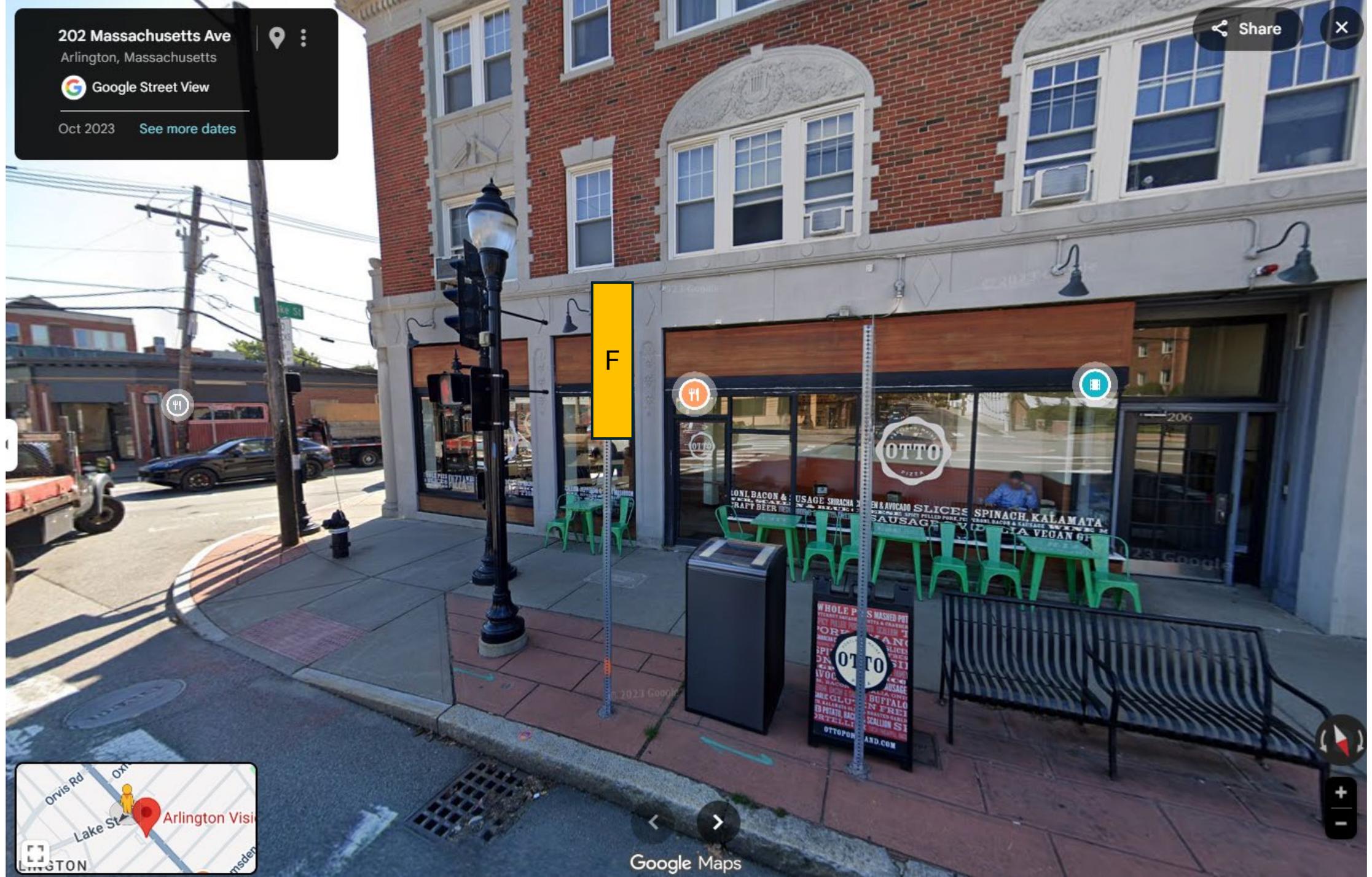


Google Street View

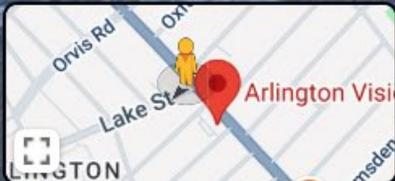
Oct 2023

See more dates

Share X



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Google Maps

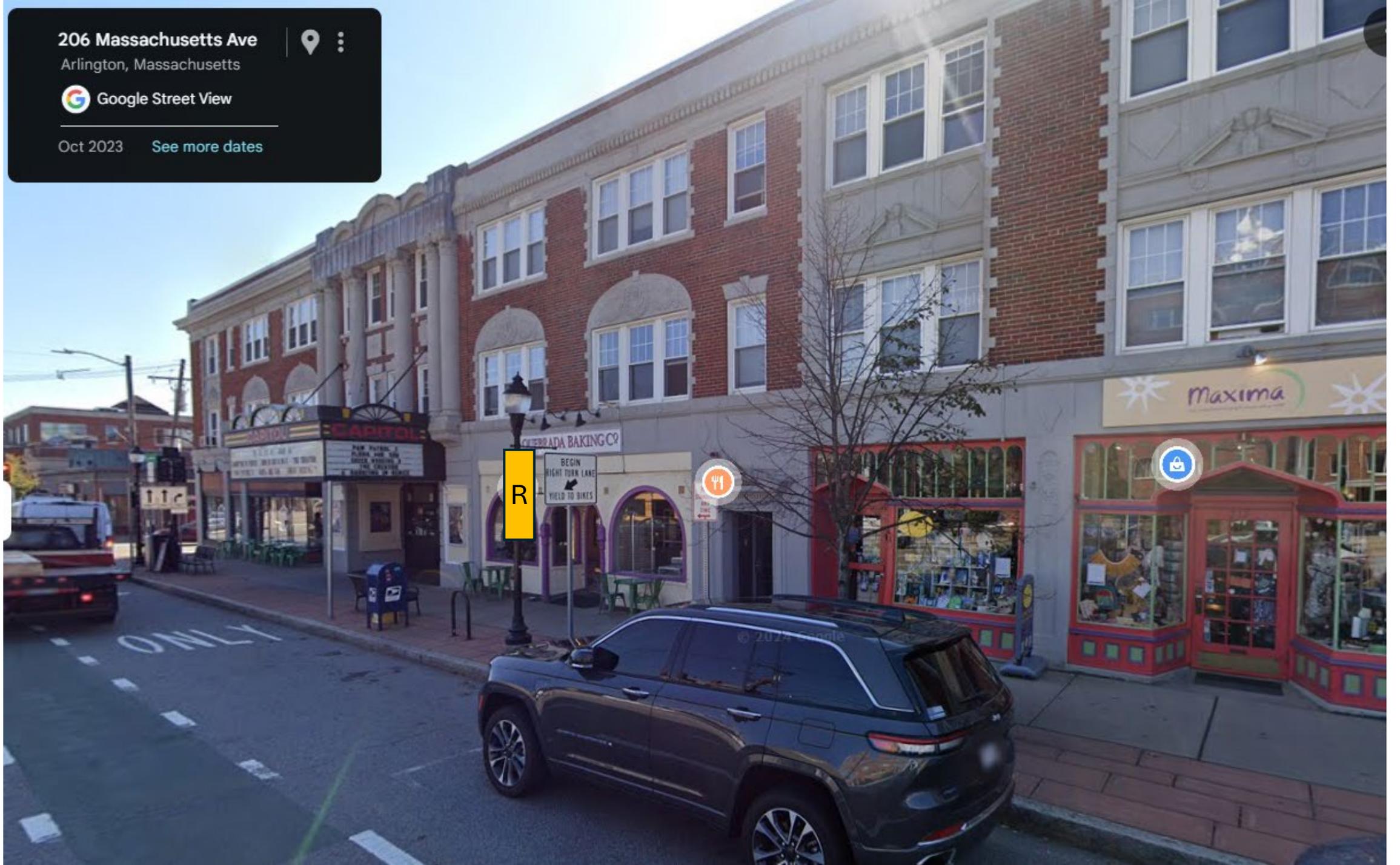


206 Massachusetts Ave

Arlington, Massachusetts

 Google Street View

Oct 2023 [See more dates](#)



[Draft] Re: [External] 190-200 Mass Ave Arlington Bus Stop

From Sovie, Madeline <MSovie@MBTA.com>
Draft saved Fri 10/31/2025 8:48 AM
To Dan Bandar <dan@bandardev.com>
Cc Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>; John Murphy <john@summit-res.net>; Bravo Monje, Claudia <CBravoMonje@MBTA.com>; Dullea, Melissa <MDullea@MBTA.com>; Pat Young <pat@bandardev.com>

Hi Dan,

I went out on Friday and scoped out a couple locations. As you know, the conditions along this stretch of Mass Ave are pretty consistent throughout the corridor - local businesses, wide sidewalks, and on street parking. So I'm not sure if the reception for these alternatives will be any different than far side Chandler, but I figure we can at least explore them.

Alternate 1:

In front of 222 Massachusetts Avenue. This is before the right turn only lane in front of the Capitol Theatre. There is a wide, flat area with a good curb reveal that we could use for a bus stop's front door landing area. We would use the length of the curb from the end of the right turn lane or the next driveway after Derby Farm. This would involve taking 4 parking spots. This is ideal from a stop spacing perspective - it would be ~750 ft from 260 Massachusetts Ave and 1000' from Massachusetts Ave @ Milton St.

Alternate 2:

Far side Egerton Rd, right before the outdoor dining area (162 Massachusetts Avenue). There's an area we can use for a front door landing area. I believe this option would only involve eliminating 2 parking spaces. This stop is slightly less convenient from an operational perspective (we'll have to build in extra pull out space into the stop in order for the bus to maneuver around the outdoor dining area) and not as good from a stop spacing perspective (its only 450' until the next stop Massachusetts Ave @ Milton St). While there are drawbacks, I still see this solution as better than completely eliminating a stop that is used by 184 riders/day.

I'm very flexible today - I could hop on a call any time except 12-1. I will be doing some field work but can coordinate that around a call as well.

Maddie

From: Dan Bandar <dan@bandardev.com>
Sent: Monday, October 27, 2025 9:23 AM
To: Sovie, Madeline <MSovie@MBTA.com>
Cc: Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>; John Murphy <john@summit-res.net>; Bravo Monje, Claudia <CBravoMonje@MBTA.com>; Dullea, Melissa <MDullea@MBTA.com>; Pat Young <pat@bandardev.com>
Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Hi Maddie,

Good Morning & Hope You Had A Nice Weekend!

Just circling back on any proposed solutions?

Thank You

Sincerely,

Dany Edward Bandar



Phone: (781) 718-9440
www.bandardev.com

On Oct 24, 2025, at 1:15 PM, Pat Young <pat@bandardev.com> wrote:

Hello,

Sorry to come into this late. I am away on vacation but will be back next week. My name is Patrick Young. I am running the job site for Bandar Construction. We are looking to set up the full CMP so we can start demolition of the building ASAP. Demo permit has already been approved. But we are not allowed to start until we have the MBTA situation handled. Look forward to hearing the answers. And if you have any questions, please feel free to contact me.

Patrick Young
Bandar Supervisor
978 304 9475
Pat@bandardev.com

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Dan Bandar <dan@bandardev.com>

Sent: Friday, October 24, 2025 10:55:12 AM

To: Madeline Sovie <MSovie@mbta.com>

Cc: Ryan White <ryanwhite@vhb.com>; Nicholas Tomkavage <ntomkavage@mbta.com>; John Murphy <john@summit-res.net>; Pat Young <pat@bandardev.com>; Claudia Bravo Monje <CBravoMonje@mbta.com>; Melissa Dullea <MDullea@mbta.com>

Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Wow that's perfect Maddie! Thank you again for your proactive approach it means more than you know. Would welcome the opportunity to have you correspond with the town so we're all on the same page! Let us know your thoughts after you drive by and we can hopefully coordinate a call for Monday. Yes this is the last item we need to get our demo approvals and commence with construction. We were supposed to start on Monday but the town threw this at us yesterday..... again can't tell you enough how much I appreciate you

Sincerely,

Dany Edward Bandar
Bandar Development & Construction
781-718-9440
BandarDev.com

On Oct 24, 2025, at 11:24 AM, Sovie, Madeline <MSovie@mbta.com> wrote:

Hi Dan,

I spoke with the MBTA team and we would like to try to propose at least one or two more solutions - potentially moving the bus stop out of the busy commercial district and onto the more residential part of Mass Ave. I live in the area and plan to go by this afternoon to take pictures/measurements. I know you said in your earlier email that time is of the essence - is construction going to start soon, or are you on a timeline to wrap up plan approvals?

I'd also be happy to join a meeting or call with you and the Town so that we can coordinate directly if that is easier.

Best,
Maddie

From: Dan Bandar <dan@bandardev.com>

Sent: Friday, October 24, 2025 10:19 AM

To: Sovie, Madeline <MSovie@MBTA.com>

Cc: Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>; John Murphy <john@summit-res.net>; Pat Young <pat@bandardev.com>; Bravo Monje, Claudia <CBravoMonje@MBTA.com>; Dullea, Melissa <MDullea@MBTA.com>

Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Thank you very much for your quick response Maddie! Very much appreciated.....

Sincerely,

Dany Edward Bandar

<image001.png>

Phone: (781) 718-9440

www.bandardev.com

On Oct 24, 2025, at 10:05 AM, Sovie, Madeline <MSovie@MBTA.com> wrote:

Hi Dan,

Thank you for your message. I will connect internally with the MBTA team and get back to you shortly. This stop has a lot of activity which is why we are hesitant to close it for 8 months - 98 people board the bus and 86 people disembark from the bus here every day.

Maddie

From: Dan Bandar <dan@bandardev.com>

Sent: Friday, October 24, 2025 9:39 AM

To: Ryan White <ryanwhite@vhb.com>; Tomkavage, Nicholas <ntomkavage@MBTA.com>

Cc: Sovie, Madeline <MSovie@MBTA.com>; John Murphy <john@summit-res.net>; Pat Young <pat@bandardev.com>

Subject: Re: [External] 190-200 Mass Ave Arlington Bus Stop

Good Morning Ryan & Nick!

Thank you for your prompt attention to this matter Ryan and Nick. Any guidance would be greatly appreciated. The town managers as well as police traffic control did reach out again to us this morning that they would definitely prefer to remove the bus stop during the duration of demo, structure and facade work approximately 8 months. Any relief on this would be much appreciated as time is of the essence.

Thank You 🙏

Sincerely,

Dany Edward Bandar

<image001.png>
Phone: (781) 718-9440
www.bandardev.com

On Oct 23, 2025, at 11:20 AM, Ryan White <ryanwhite@vhb.com> wrote:

Nick-

I just got off the phone with the Arlington Town Engineer and they have expressed concerns to the Project Team with temp MBTA stop location relocation to the far side of Chandler St (in front of 180 Mass Ave) as outlined below. The Town does not want to remove the on-street parking needed to support the temp stop location. Additionally, they do not want to modify the existing vehicle turn lane upstream of the Lake St intersection (in front of the Capital Theater). When we asked, the Town Engineer did not have any ideas or recommendation for the temp stop placement within the 200 Mass Ave and surrounding area that would be acceptable to them.

Based on this feedback, is it possible to temporarily remove the bus stop for the eight months of demo, structure and facade work? I know when we talked, the MBTA would like the stop to be relocated, but based on the Town's feedback on impact of the temp stop, can we revisit?

Thanks

-Ryan

Ryan White, PE
Senior Transportation Engineer
Transportation Planning & Operations
Licensed in MA
P 617.607.2912
www.vhb.com

From: Tomkavage, Nicholas <ntomkavage@MBTA.com>
Sent: Tuesday, October 21, 2025 1:40 PM
To: Ryan White <RyanWhite@VHB.com>
Cc: Sovie, Madeline <MSovie@MBTA.com>
Subject: Re: [External] RE: 190-200 Mass Ave Arlington Bus Stop

Thank you, Ryan - the CMP looks good to me. The MBTA requests that bus stop 2265 Massachusetts Ave @ Lake St be temporarily relocated to farside of Chandler St. We request that the bus stop sign be placed on the black streetlight or metal post that is 80' beyond Chandler St to ensure that the bus stop is adequately long and that there is a landing area for the front door and ramp.

<image.png>

I will follow up with a PDF of a rider facing advisory.

Thank you,

Nick Tomkavage
Manager of Bus Stops
Massachusetts Bay Transportation Authority
45 High Street Boston MA
Mobile: 617.620.9655
ntomkavage@mbta.com

From: Ryan White <RyanWhite@VHB.com>
Sent: Thursday, October 16, 2025 9:40 AM
To: Tomkavage, Nicholas <ntomkavage@MBTA.com>
Subject: Re: [External] RE: 190-200 Mass Ave Arlington Bus Stop

Nick-

Just left you a VM. Can we reconnect and continue the 200 Mass Ave discussion for the 8-months where they look to take the sidewalk along the Site frontage. Attached is an updated construction management plan - see sheet 4. The project will now install a temp sidewalk within the curblineline to support pedestrian access along the site.

Thanks

-Ryan

Ryan White, PE
Senior Transportation Engineer

Transportation Planning & Operations

Licensed in MA

P 617.607.2912

www.vhb.com

From: Ryan White <RyanWhite@VHB.com>
Sent: Friday, September 19, 2025 9:29 AM
To: Tomkavage, Nicholas <ntomkavage@MBTA.com>
Cc: Rob Guptill <rguptill@vhb.com>; Dan Bandar <dan@bandardev.com>; Pat Young <wildcoyote2210@yahoo.com>; John Murphy <john@summit-res.net>; Sovie, Madeline <MSovie@MBTA.com>
Subject: Re: [External] RE: 190-200 Mass Ave Arlington Bus Stop

Nick-

Attached is the construction management plan under review by the Town currently. If you look at sheet 4, you will see the typical work zone set-up, including capturing the Mass Ave sidewalk. This phase is expected to last about 8 months. Once the proposed building is up and the facade is complete, the plan is to open up the Mass Ave sidewalk for the remaining duration of construction (sheet5 for interior finishes).

Thanks
-Ryan

Ryan P. White, PE
Sr. Transportation Engineer

From: Tomkavage, Nicholas <ntomkavage@MBTA.com>
Sent: Wednesday, September 17, 2025 12:54 PM
To: Ryan White <RyanWhite@VHB.com>
Cc: Rob Guptill <rguptill@vhb.com>; Dan Bandar <dan@bandardev.com>; Pat Young <wildcoyote2210@yahoo.com>; John Murphy <john@summit-res.net>; Sovie, Madeline <MSovie@MBTA.com>
Subject: [External] RE: 190-200 Mass Ave Arlington Bus Stop

You don't often get email from ntomkavage@mbta.com. [Learn why this is important](#)

Hello Ryan,

Do you have a TMP that has been shared with Arlington? How long are the impacts to the bus stop expected to last?

Based on a quick review, I'd propose that we established a temporary bus stop, [farside of Chandler St](#), but this would require municipal approval for the curbside regulation changes.

Here is a copy of our [Bus Stop Design Guidelines](#) for reference.

Sincerely,

Nick Tomkavage
Manager of Bus Stops
Massachusetts Bay Transportation Authority
45 High Street Boston MA
Mobile: 617.620.9655
ntomkavage@mbta.com

From: Ryan White <RyanWhite@VHB.com>
Sent: Wednesday, September 17, 2025 10:12 AM
To: Tomkavage, Nicholas <ntomkavage@MBTA.com>
Cc: Rob Guptill <rguptill@vhb.com>; Dan Bandar <dan@bandardev.com>; Pat Young <wildcoyote2210@yahoo.com>; John Murphy <john@summit-res.net>
Subject: 190-200 Mass Ave Arlington Bus Stop

Nick-

I am working with Bandar Construction to help them with construction logistics and planning for a new residential Project at 190-200 Mass Ave in Arlington, MA. To support the construction of the proposed building, Bandar is planning to capture the sidewalk area along Mass Ave and temporarily relocate pedestrians to the opposite side of the street via existing crosswalks. MBTA bus stop 2265 is along the site frontage and will need to be temporarily removed/relocated to support the sidewalk shutdown. Could you please provide the Team some guidance on this issue?

I have CCed Dan, John, and Pat from the Project team if you have any questions about the Project, construction, schedule, etc.

Thanks
-Ryan

Ryan P. White, PE
Sr. Transportation Engineer

Re: MBTA

From Pat Young <pat@bandardev.com>

Date Thu 10/30/2025 2:47 PM

To Jim Feeney <jfeeney@town.arlington.ma.us>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc john@summit-res.net <john@summit-res.net>; Ashley Maher <amaher@town.arlington.ma.us>

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I apologize, i had to send that message separate from this. I sent you with the MBTA is proposing. Please let me know if that works.

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Pat Young <pat@bandardev.com>

Sent: Thursday, October 30, 2025 2:31:53 PM

To: Jim Feeney <jfeeney@town.arlington.ma.us>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>; Ashley Maher <amaher@town.arlington.ma.us>

Subject: Re: MBTA

I went out on Friday and scoped out a couple locations. As you know, the conditions along this stretch of Mass Ave are pretty consistent throughout the corridor - local businesses, wide sidewalks, and on street parking. So I'm not sure if the reception for these alternatives will be any different than far side Chandler, but I figure we can at least explore them.

Alternate 1:

In front of 222 Massachusetts Avenue. This is before the right turn only lane in front of the Capitol Theatre. There is a wide, flat area with a good curb reveal that we could use for a bus stop's front door landing area. We would use the length of the curb from the end of the right turn lane or the next driveway after Derby Farm. This would involve taking 4 parking spots. This is ideal from a stop spacing perspective - it would be ~750 ft from 260 Massachusetts Ave and 1000' from Massachusetts Ave @ Milton St.

Alternate 2:

Far side Egerton Rd, right before the outdoor dining area (162 Massachusetts Avenue). There's an area we can use for a front door landing area. I believe this option would only involve eliminating 2 parking spaces. This stop is slightly less convenient from an operational

perspective (we'll have to build in extra pull out space into the stop in order for the bus to maneuver around the outdoor dining area) and not as good from a stop spacing perspective (its only 450' until the next stop Massachusetts Ave @ Milton St). While there are drawbacks, I still see this solution as better than completely eliminating a stop that is used by 184 riders/day.

I'm very flexible today - I could hop on a call any time except 12-1. I will be doing some field work but can coordinate that around a call as well.

Maddie

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Jim Feeney <jfeeney@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 2:04:10 PM

To: Pat Young <pat@bandardev.com>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>; Ashley Maher <amaher@town.arlington.ma.us>

Subject: Re: MBTA

Thanks Pat.

We can get this on the tail end of the agenda on Monday, but only if you are able to provide the Board some additional context regarding the request for them to properly deliberate.

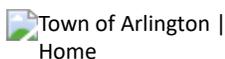
I can include this pdf plan. However, given that the Board previously voted to move the bus stop away from the Capitol Theater, they will need to know which other areas for relocation were considered, and any correspondence or feedback from the MBTA that you can provide.

This can be in the form of a PDF memo, or an email to amaher@town.arlington.ma.us, so it can be uploaded with the agenda materials.

Ideally, we would receive something before 7pm today.

Best,

Jim



James Feeney

Town Manager
Town of Arlington, MA

 "telephone receiver" Emoji - Download for free – Iconduck

781-316-3010

 "envelope" Emoji - Download for free – Iconduck

jfeeney@town.arlington.ma.us

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

From: Pat Young <pat@bandardev.com>

Sent: Thursday, October 30, 2025 12:29 PM

To: Jim Feeney <jfeeney@town.arlington.ma.us>; Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>

Subject: Re: MBTA

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

Jim,

I've attached the CM. P. We would like to use with the bus stop being moved in front of the Capitol theater. If this is efficient, we will submit this and be at the meeting for Monday.

Patrick Young
978 304 9475
Pat@bandardev.com

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: Jim Feeney <jfeeney@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 11:34:27 AM

To: Christine Bongiorno <CBongiorno@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>; Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: john@summit-res.net <john@summit-res.net>

Subject: Re: MBTA

Thank you Christine.

Pat-

Given the extended duration, if this bus stop is to be moved it will require the approval of the Select Board at a public meeting.

We are finalizing the agenda for their November 3rd meeting this afternoon for public posting. If the revised plans are ready now, I can contact the Chair to seek permission to add this to Monday's meeting.

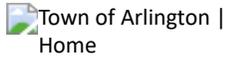
Otherwise, it will need to be deferred until their November 10th meeting, requiring the revised plan to be submitted on or before November 5th.

I have copied John Murphy here given that he inquired about the status as well.

Please let me know ASAP if you would like to proceed for Monday so I can try to connect with the Chair.

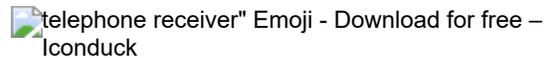
Best,

Jim



James Feeney

Town Manager
Town of Arlington, MA



781-316-3010



jfeeney@town.arlington.ma.us

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

From: Christine Bongiorno <CBongiorno@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 10:32 AM

To: William Copithorne <wcopithorne@town.arlington.ma.us>; Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>; Jim Feeney <jfeeney@town.arlington.ma.us>

Subject: Re: MBTA

Hello all,

I am including Town Manager, Jim Feeney on this thread as he will be able to inform on next steps related to approvals as well.

Thank you,

Christine Bongiorno
Deputy Town Manager-Operations
Town of Arlington

From: William Copithorne <wcopithorne@town.arlington.ma.us>

Sent: Thursday, October 30, 2025 9:14 AM

To: Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>; John Kelley <JKelley@town.arlington.ma.us>; Corey Rateau <crateau@town.arlington.ma.us>

Cc: Christine Bongiorno <CBongiorno@town.arlington.ma.us>

Subject: Re: MBTA

Pat,

Would the intent be to still provide the accessible "sidewalk" in the street and leave the 4-ft of existing sidewalk in place for people waiting for the bus? Given the obstructions on this front portion of the sidewalk (trees, poles, power boxes, etc.) it will not be possible to maintain access in front of the building otherwise. Also, previously you noted concerns with keeping pedestrians safe in front of the

building even if the sidewalk was in the parking lane. Would you thus be installing a protected/covered walkway and standing area?

If maintaining the sidewalk in the parking lane is still the intent while maintaining space for the bus stop, this would require the bus to stop in a travel lane/bike path which I believe Officer Rateau previously noted would not be feasible.

At this point, regardless of where this goes (i.e. maintaining bus stop or moving bus stop), you are going to need to provide a revised plan for review and approval just as before. There is no quick fix.

In coming to agreement on the previous plan with Bandar, Office Rateau and I noted multiple times that we were surprised that the MBTA would be willing to lose this stop for the duration of the project. Whether the MBTA changed their mind or didn't understand the duration of the impact previously is unfortunate, but it does not change the fact that the Town will need to properly vet the proposed solutions.

-Bill

William C. Copithorne, P.E.
Town Engineer

Town of Arlington Department of Public Works
Engineering Division
51 Grove Street Arlington, MA 02476
781.316.3322

From: Pat Young <pat@bandardev.com>
Sent: Wednesday, October 29, 2025 3:47 PM
To: Michael Ciampa <mciampa@town.arlington.ma.us>; William Copithorne <wcopithorne@town.arlington.ma.us>
Subject: Re: MBTA

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

Good afternoon

I'm wondering if we can avoid all the headaches with t. MB TA, if we just pull the CMP back and leave you 4 feet on the curb is that something you guys would be okay with? And then we can avoid all of this in moving the bus stop thing.

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Michael Ciampa <mciampa@town.arlington.ma.us>
Sent: Wednesday, October 29, 2025 1:10:52 PM
To: William Copithorne <wcopithorne@town.arlington.ma.us>; Pat Young <pat@bandardev.com>
Subject: Re: MBTA

Pat,

You'll need to contact Jim Feeney, Town Manager. He will guide you through this process.

Thanks
Mike

Michael Ciampa
Director of Inspectional Services
Town of Arlington
781-316-3386

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

From: William Copithorne <wcopithorne@town.arlington.ma.us>
Sent: Wednesday, October 29, 2025 8:28 AM
To: Pat Young <pat@bandardev.com>; Michael Ciampa <mciampa@town.arlington.ma.us>
Subject: Re: MBTA

Pat,

As I told Nico, the need to move the MBTA stop unfortunately elevates the level of decision making on this. I have added Mike Ciampa to this email as he was checking yesterday to see what Town staff/Boards would potentially need to review a relocation.

With that noted, speaking for myself, I think the Capitol location will be the only feasible place to temporarily move the stop. If we are able to give this a green light, please note that we would require additional signage to indicate the change in lane orientation and would likely require some pavement marking changes (removals and/or installations) along Mass. Ave. as the location of the former stop was changed to a right turn only lane.

-Bill

William C. Copithorne, P.E.
Town Engineer

Town of Arlington Department of Public Works
Engineering Division
51 Grove Street Arlington, MA 02476
781.316.3322

From: Pat Young <pat@bandardev.com>
Sent: Wednesday, October 29, 2025 8:06 AM
To: William Copithorne <wcopithorne@town.arlington.ma.us>
Subject: MBTA

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Good morning,

Wanted to know if we can move the MBTA stop back to the Capitol theater. The MBTA is onboard with this as long as you guys have agreed.

Patrick Young
978 304 9475
Pat@bandardev.com

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)



Town of Arlington, Massachusetts

Discussion and Vote: Two On-Street Parking Spaces as Short-Term Parking or Loading Spaces at 1025 Massachusetts Avenue

Summary:

Matthew Maggiore, The Maggiore Companies

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Maggiore_Letter_1025_MassAve.pdf	Letter from Maggiore Construction
▢	Reference Material	1025_MassAve_Plan.pdf	1025 Mass Ave Plan



1025 MASS AVE LLC

November 4, 2025

Ms. Ashley Maher
Select Board Administrator
730 Mass Avenue
Arlington, MA 02476

RE: 1025 Mass Ave Comprehensive Permit Condition D.3

Dear Ms. Maher,

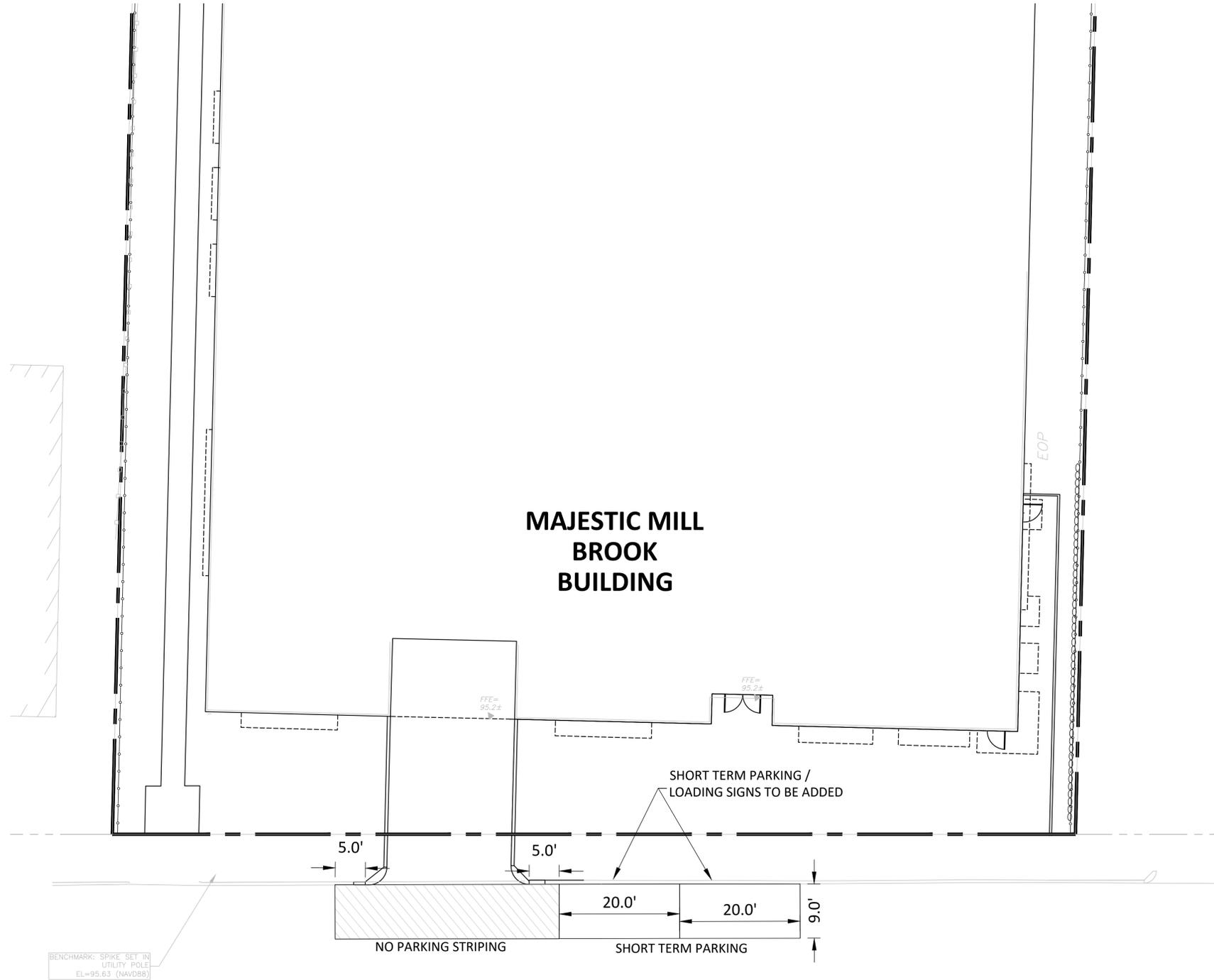
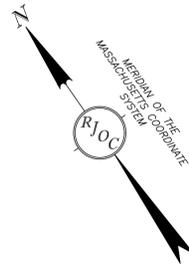
With respect to the ZBA Comprehensive Permit issued to 1025 Mass Ave, LLC for the project located at 1025 Mass Avenue, Arlington, MA 02476, Condition D.3 states, "Prior to issuance of a Certificate of Occupancy, the Applicant is required to request the two (2) on street parking spaces in front of the Project adjacent to the driveway be designated as short term parking or loading spaces. The request is made to improve the sight lines from the proposed driveway. Such request is to be made to the Select Board."

Please accept this letter and attached plan depicting the two (2) parking spaces as our formal request to the Select Board for this condition.

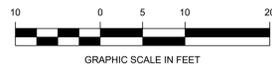
We look forward to joining the Select Board meeting on Monday, November 10, 2025 to discuss this matter.

Kind Regards,
Matthew P. Maggiore
Manager





MASSACHUSETTS AVENUE
(PUBLIC - 66' WIDE)



1021 & 1025 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS
DRAWN BY: MJN DATE: 11-04-2025
CHECKED BY: MJN PROJECT No: 21-32

DATE	BY	DESCRIPTION



PATRIOT Engineering
PO BOX 362
LEXINGTON, MASSACHUSETTS 02420
T: (978) 726-2654
www.patriot-eng.com



SHORT TERM PARKING LAYOUT
LOCATED IN
ARLINGTON, MA
(MIDDLESEX COUNTY)
PREPARED FOR
1025 MASS AVE., LLC



Town of Arlington, Massachusetts

Discussion and Vote: Arlington Center Safety Zone

Summary:

Jim Stubbe, Transportation Advisory Committee, Chair
Scott Smith, Transportation Advisory Committee

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Arlington_Center_Safety_Zone_-_Memo.pdf	Arlington Center Safety Zone Memo
▢	Reference Material	Arlington_Center_Safety_Zone_-_Slides.pdf	Presentation



TRANSPORTATION ADVISORY COMMITTEE

Town of Arlington
Department of Planning & Community Development
Town Hall Annex, 730 Mass Ave, Arlington, MA 02476

MEMORANDUM

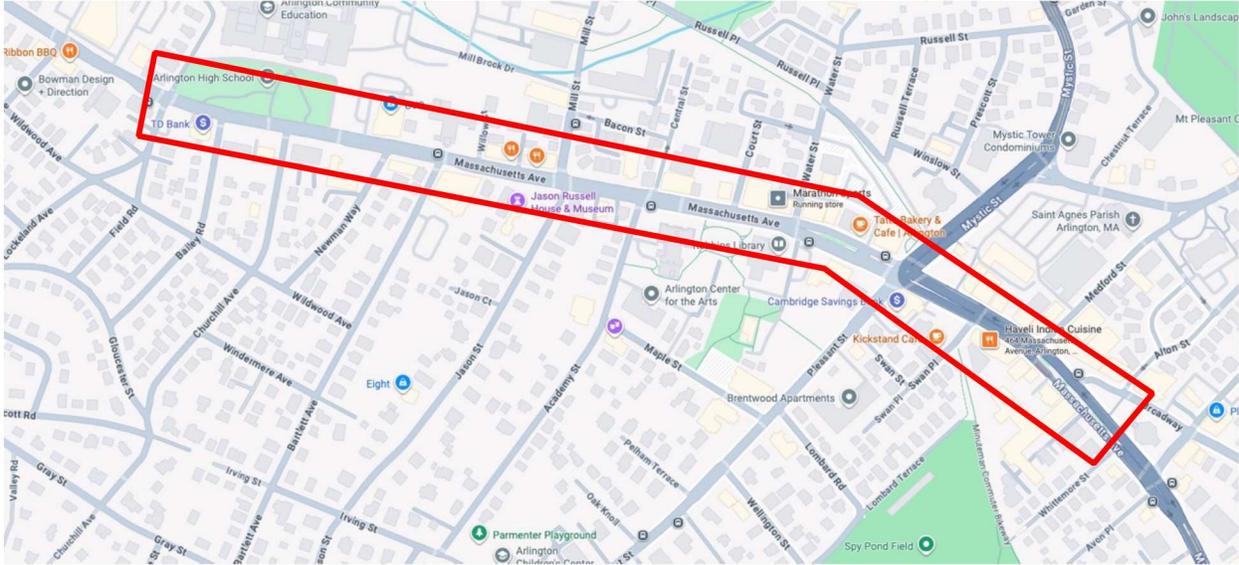
To: Members of the Select Board
From: Transportation Advisory Committee
Date: October 30, 2025
RE: Arlington Center Proposed Safety Zone

Summary and Recommendation

TAC would like to thank the Select Board and Town Staff for all of their support as Arlington has begun to implement safety zones in critical areas of town. The three main commercial areas in town were identified as ideal locations to benefit from the reduced vehicle speeds provided by these zones. To date, the Select Board has approved two such safety zones (in Arlington Heights and East Arlington), one of which (the Heights) is fully implemented with all signs installed. This memo concerns the third commercial area on the Mass Ave corridor: Arlington Center.

TAC is proposing a safety zone roughly $\frac{3}{4}$ of a mile long along Massachusetts Avenue in Arlington Center. This segment of Mass Ave draws foot traffic and vulnerable users throughout the day, as well as large volumes of motor vehicle traffic. Unlike the other commercial safety zones, this zone also contains several of the town's major civic buildings including Town Hall and Arlington High School. Bringing down vehicle speeds promises to improve safety for all users, and in doing so will hopefully bring in even more users and more activity. The following proposal was unanimously approved by TAC.

Arlington Center – Proposed Safety Zone



Span of Safety Zone

TAC proposes establishing a safety zone along the span of Massachusetts Ave shown above.

The zone's eastern boundary is located at the Mass Ave / Franklin St intersection. Beyond this intersection, the density of commercial activity drops off sharply and the potential for conflicts between motor vehicles and vulnerable users is significantly reduced.

Establishing the zone's western boundary was less clear-cut. Travelling west on Mass Ave from Arlington Center, there is a long, gradual reduction in features that warrant a safety zone: shops and services that attract users, and potential conflict points. TAC decided to establish the western boundary just beyond the intersection of Mass Ave with Lockeland Ave/Schouler Ct. for the following reasons:

- The zone will still include Arlington High School and the two daycare centers at Mass Ave/Shouler Ct., all of which attract vulnerable users.
- One block west of the zone, the crosswalk at Highland Ave is at a signaled intersection, reducing the potential for conflicts.
- Beyond Highland Ave, Mass Ave becomes narrower and even less commercial. Traffic speeds are limited by the road layout, and user attractions are fewer.

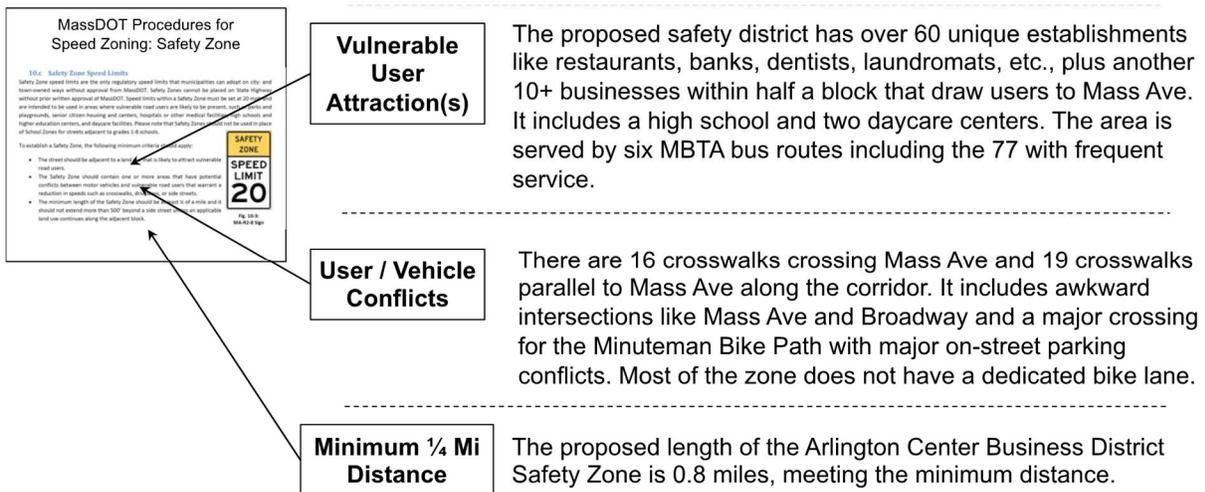
Arlington Center – Proposed Safety Zone

Crash Summary

In the past 5 years, this proposed zone has seen 159 crashes, 18 involving vulnerable users.

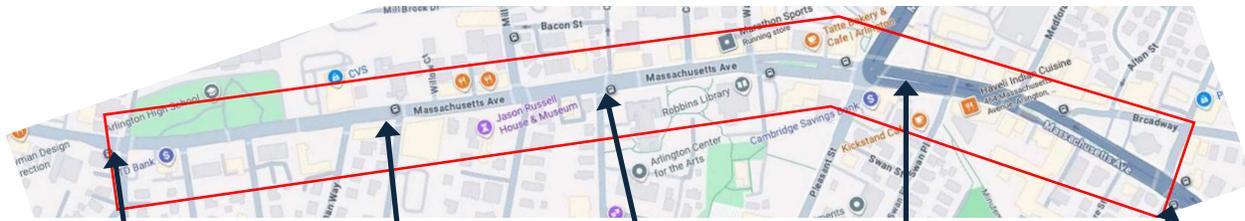
Safety Zone Template

Per prior discussion/agreement on presentation format, the information below outlines the reasoning behind TAC's recommendations.



Sign Locations

Proposed Safety Zone Sign Locations – Mass Ave Eastbound



Safety Zone – Mass Ave eastbound, ~50 ft west of Lokeland Ave.



Safety Zone – Mass Ave eastbound, ~20 ft west of Bartlett Ave.



Safety Zone – Mass Ave eastbound, ~10 ft east of Academy St.

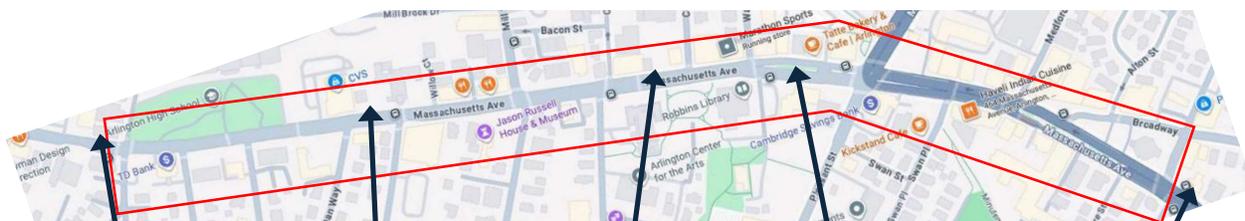


Safety Zone – Mass Ave eastbound, on median across from 600 Mass Ave (VFW Hall and Kickstand Cafe).



End Speed Zone – Mass Ave eastbound, ~50 ft east of Avon Pl.

Proposed Safety Zone Sign Locations – Mass Ave Westbound



End Speed Zone – Mass Ave westbound, ~50 ft west of Schouler Ct.



Safety Zone – Mass Ave westbound, at 819 Mass Ave (First Baptist Church).



Safety Zone – Mass Ave westbound, near 705 Mass Ave (Citizen's Bank drive-through).



Safety Zone – Mass Ave westbound, on median across from 645 Mass Ave (Tatte Bakery).



Safety Zone – Mass Ave westbound, ~50 ft east of Franklin St.

Select Board Request

TAC is requesting that the Select Board approve the establishment of a Safety Zone along Massachusetts Ave beginning approximately 50 feet west of the Mass Ave / Lockeland Ave intersection and stopping approximately 50 feet east of the Mass Ave / Franklin St intersection. Refer to the pictures for exact sign locations.

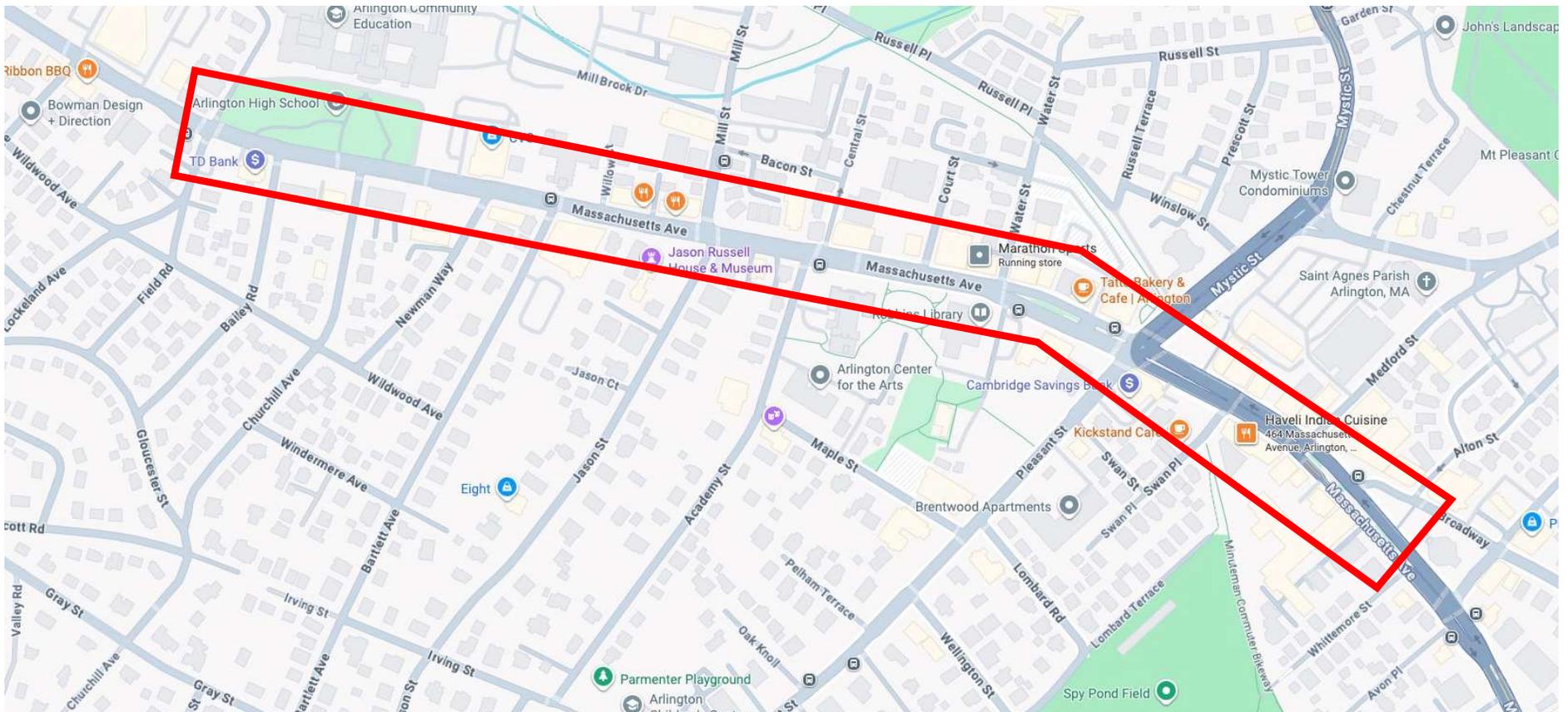
Arlington Center: Proposed Safety Zone

Span of Zone

This safety zone spans the dense commercial district along Massachusetts Ave in Arlington Center.

The proposed span of the zone is shown below.

Arlington Center – Proposed Safety Zone



Arlington Center: Proposed Safety Zone

Overview

This section of Massachusetts Ave is one of the town's main commercial centers with shops and services that draw users throughout the day.

Crash Summary In the past 5 years, this area has seen 159 crashes, 18 involving vulnerable users.

MassDOT Procedures for Speed Zoning: Safety Zone

10.c Safety Zone Speed Limits

Safety Zone speed limits are the only regulatory speed limits that municipalities can adopt on city- and town-owned ways without approval from MassDOT. Safety Zones cannot be placed on State Highway without prior written approval of MassDOT. Speed limits within a Safety Zone must be set at 20 mph and are intended to be used in areas where vulnerable road users are likely to be present, such as parks and playgrounds, senior citizen housing and centers, hospitals or other medical facilities, high schools and higher education centers, and daycare facilities. Please note that Safety Zones should not be used in place of School Zones for streets adjacent to grades 1-8 schools.

To establish a Safety Zone, the following minimum criteria should apply:

- The street should be adjacent to a land use that is likely to attract vulnerable road users.
- The Safety Zone should contain one or more areas that have potential conflicts between motor vehicles and vulnerable road users that warrant a reduction in speeds such as crosswalks, driveways, or side streets.
- The minimum length of the Safety Zone should be at least ¼ of a mile and it should not extend more than 500' beyond a side street unless an applicable land use continues along the adjacent block.



Fig. 10-3: MA-R2-8 Sign

Vulnerable User Attraction(s)

The proposed safety district has over 60 unique establishments like restaurants, banks, dentists, laundromats, etc., plus another 10+ businesses within half a block that draw users to Mass Ave. It includes a high school and two daycare centers. The area is served by six MBTA bus routes including the 77 with frequent service.

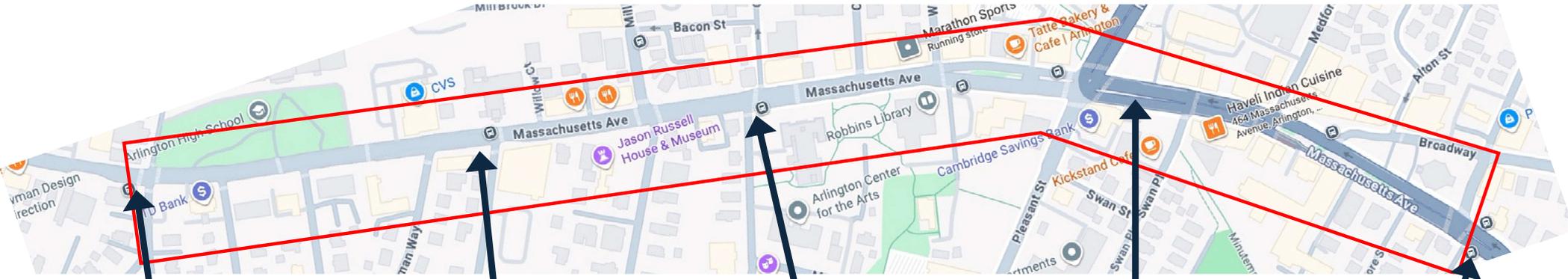
User / Vehicle Conflicts

There are 16 crosswalks crossing Mass Ave and 19 crosswalks parallel to Mass Ave along the corridor. It includes awkward intersections like Mass Ave and Broadway and a major crossing for the Minuteman Bike Path with major on-street parking conflicts. Most of the zone does not have a dedicated bike lane.

Minimum ¼ Mi Distance

The proposed length of the Arlington Center Business District Safety Zone is 0.8 miles, meeting the minimum distance.

Proposed Safety Zone Sign Locations – Mass Ave Eastbound



Safety Zone – Mass Ave eastbound, ~50 ft west of Lokeland Ave.



Safety Zone – Mass Ave eastbound, ~20 ft west of Bartlett Ave.



Safety Zone – Mass Ave eastbound, ~10 ft east of Academy St.

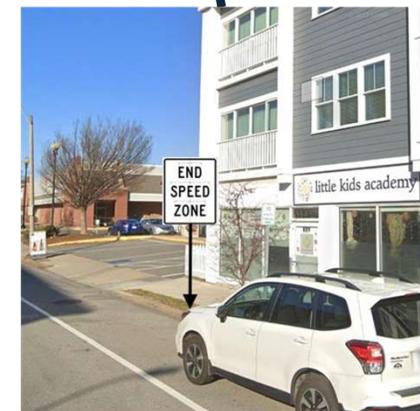
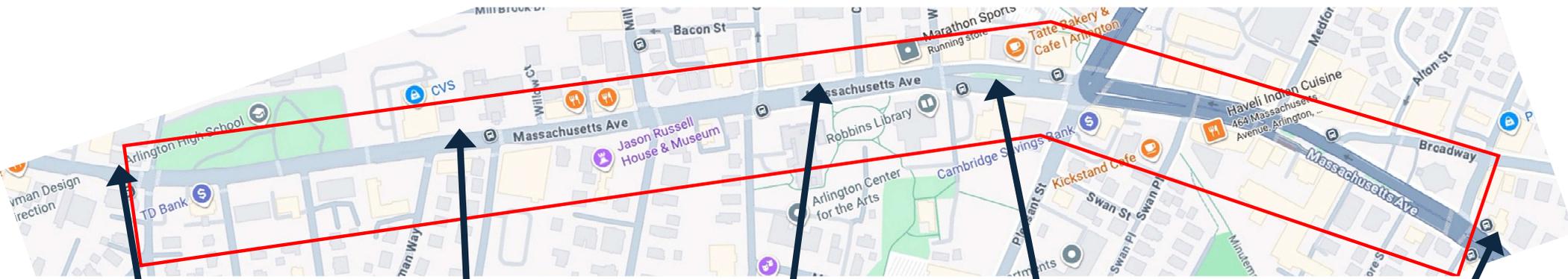


Safety Zone – Mass Ave eastbound, on median across from 600 Mass Ave (VFW Hall and Kickstand Cafe).



End Speed Zone – Mass Ave eastbound, ~50 ft east of Avon Pl.

Proposed Safety Zone Sign Locations – Mass Ave Westbound



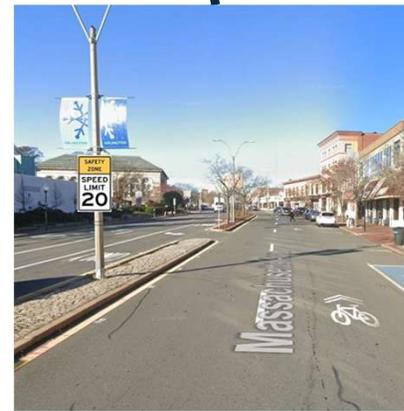
End Speed Zone – Mass Ave westbound, ~50 ft west Schouler Ct.



Safety Zone – Mass Ave westbound, at 819 Mass Ave (First Baptist Church).



Safety Zone – Mass Ave westbound, near 705 Mass Ave (Citizen's Bank drive-through).



Safety Zone – Mass Ave westbound, on median across from 645 Mass Ave (Tatte Bakery).



Safety Zone – Mass Ave westbound, ~50 ft east of Franklin St.

Select Board Request

Request

TAC is requesting that the Select Board approve the establishment of a Safety Zone along Massachusetts Ave beginning approximately 50 feet west of the Mass Ave / Lockeland Ave intersection and stopping approximately 50 feet east of the Mass Ave / Franklin St intersection. Refer to the pictures for exact sign locations.



Town of Arlington, Massachusetts

Discussion and Vote: Irving Street Safety Zone

Summary:

Jim Stubbe, Transportation Advisory Committee, Chair

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Irving_St_Safety_Zone_-_Memo.pdf	Irving Street Safety Zone - Memo
▢	Reference Material	Irving_St_Safety_Zone_-_Slides.pdf	Presentation



TRANSPORTATION ADVISORY COMMITTEE

Town of Arlington
Department of Planning & Community Development
Town Hall Annex, 730 Mass Ave, Arlington, MA 02476

MEMORANDUM

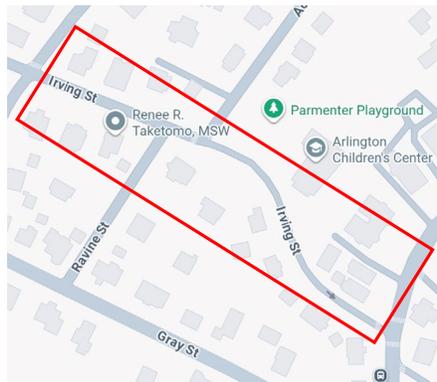
To: Members of the Select Board
From: Transportation Advisory Committee
Date: November 02, 2025
RE: Irving St – Parmenter Playground Proposed Safety Zone

Summary and Recommendation

TAC would like to thank the Select Board and Town Staff for all of their support as Arlington has begun to implement Safety Zones in critical areas of town. The recently completed Safety Zones in the heights is the first zone to be established in a commercial district and the one on Summer St by Buzzell and Arlington Catholic fields is the first zone by our fields and playgrounds.. A TAC working group has been assessing additional opportunities for Safety Zone and advisory signage by other parks, fields and playgrounds, in particular along Irving St and encompassing Parmenter Playground and the Arlington Children’s Center.

By unanimous vote, TAC is proposing to make Irving St between Jason and Pleasant a Safety Zone. The proposed span of the zone is shown below.

Parmenter Playground – Proposed Safety Zone



Overview

This section of Irving St is narrow and well used as a cut through from Jason St to the light at Pleasant St. It is two way from Jason to Academy and then one way towards Pleasant from Academy to Pleasant.

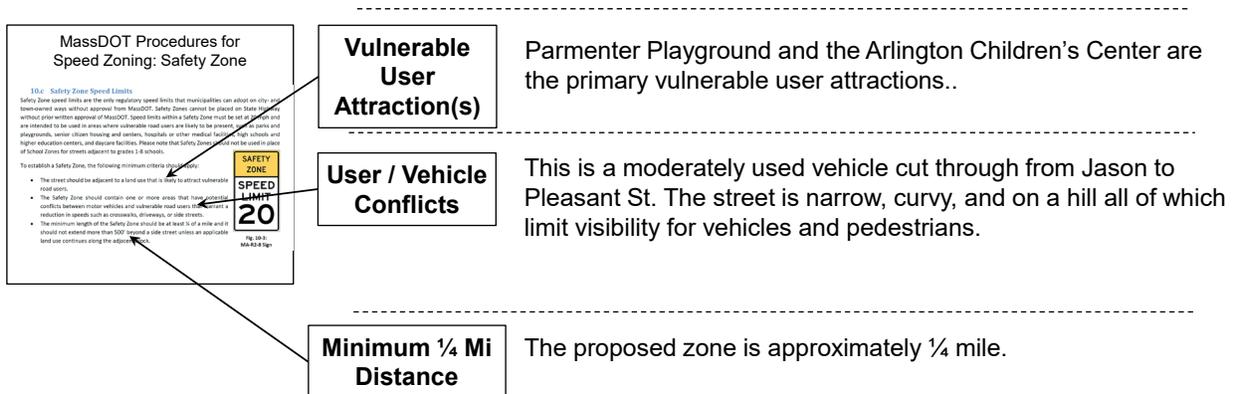
There are a fair number of pedestrians going to and from the playground and the Arlington Children's Center. The street is narrow and curvy giving somewhat limited visibility..**Crash**

Crash Summary

In the past 5 years, this area has seen 7 crashes, 2 on Irving at and the rest at Jason and Pleasant. No injuries.

Safety Zone Template

Per prior discussion/agreement on presentation format, the information below outlines the reasoning behind TAC's recommendations.



Sign Locations

Pictures Showing Safety Zone Sign Locations – Irving St



Safety Zone – Irving Street eastbound ~30' east of Jason St.



Safety Zone - Irving St eastbound just east of the intersection with Academy Rd.



End Speed Zone – Irving St eastbound ~ 30 feet west of Pleasant St..



Safety Zone – Irving St Westbound just west of the intersection with Academy



End Speed Zone – Irving Street westbound ~30' east of Jason St.

Select Board Request

TAC is requesting that the Select Board approve the establishment of a Safety Zone along Irving Street beginning approximately 30 feet east of Jason St and stopping approximately 30 feet west of Pleasant Street.

Irving St: Proposed Safety Zone

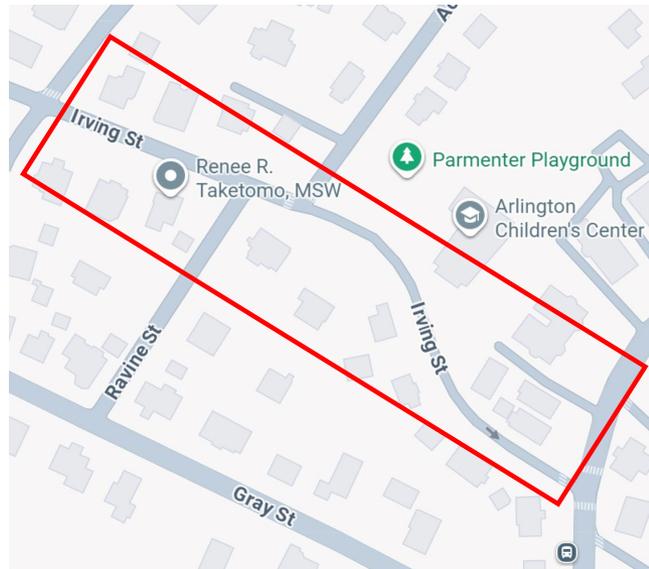
Span of Zone

The proposed Zone covers Irving St from Jason St to Pleasant St and aligns with Arlington's Safety Zone prioritization for Parks / Playgrounds.

- Parmenter Playground

The proposed span of the zone is shown below.

Parmenter Playground – Proposed Safety Zone



Parmenter Playground

Overview

This section of Irving St is narrow and well used as a cut through from Jason St to the light at Pleasant St. It is two way from Jason to Academy and then one way towards Pleasant from Academy to Pleasant.

There are a fair number of pedestrians going to and from the playground and the Arlington Children's Center. The street is narrow and curvy giving somewhat limited visibility..

Crash Summary

In the past 5 years, this area has seen 7 crashes, 2 on Irving at and the rest at Jason and Pleasant. No injuries.

MassDOT Procedures for Speed Zoning: Safety Zone

10.c. Safety Zone Speed Limits

Safety Zone speed limits are the only regulatory speed limits that municipalities can adopt on city- and town-owned ways without approval from MassDOT. Safety Zones cannot be placed on State Highway without prior written approval of MassDOT. Speed limits within a Safety Zone must be set at 20 mph and are intended to be used in areas where vulnerable road users are likely to be present, such as parks and playgrounds, senior citizen housing and centers, hospitals or other medical facilities, high schools and higher education centers, and daycare facilities. Please note that Safety Zones should not be used in place of School Zones for streets adjacent to grades 1-8 schools.

To establish a Safety Zone, the following minimum criteria should apply:

- The street should be adjacent to a land use that is likely to attract vulnerable road users.
- The Safety Zone should contain one or more areas that have potential conflicts between motor vehicles and vulnerable road users that warrant a reduction in speeds such as crosswalks, driveways, or side streets.
- The minimum length of the Safety Zone should be at least 1/4 of a mile and it should not extend more than 500' beyond a side street unless an applicable land use continues along the adjacent block.



Fig. 10-3: MA-R2-8 Sign

Vulnerable User Attraction(s)

Parmenter Playground and the Arlington Children's Center are the primary vulnerable user attractions..

User / Vehicle Conflicts

This is a moderately used vehicle cut through from Jason to Pleasant St. The street is narrow, curvy, and on a hill all of which limit visibility for vehicles and pedestrians.

Minimum 1/4 Mi Distance

The proposed zone is approximately 1/4 mile.

Pictures Showing Safety Zone Sign Locations – Irving St



Safety Zone – Irving Street eastbound ~30' east of Jason St.



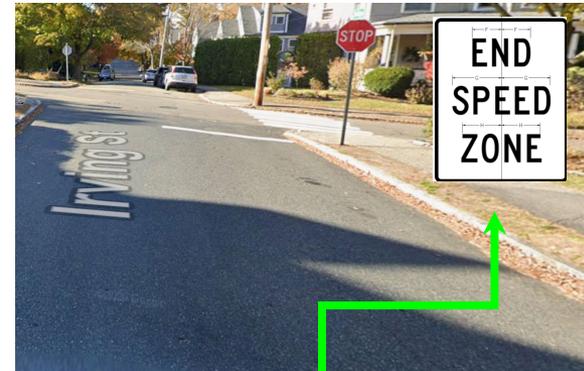
Safety Zone - Irving St eastbound just east of the intersection with Academy Rd.



End Speed Zone – Irving St eastbound ~ 30 feet west of Pleasant St..



Safety Zone – Irving St Westbound just west of the intersection with Academy



End Speed Zone – Irving Street westbound ~30' east of Jason St.

Select Board Request

Request

TAC is requesting that the Select Board approve the establishment of a Safety Zone along Irving Street beginning approximately 30 feet east of Jason St and stopping approximately 30 feet west of Pleasant Street.



Town of Arlington, Massachusetts

NEW BUSINESS



Town of Arlington, Massachusetts

Next Scheduled Meeting of Select Board December 8, 2025

Summary:

When: Nov 10, 2025 07:15 PM Eastern Time (US and Canada)

Topic: Select Board Meeting

Register in advance for this webinar:

https://town-arlington-ma-us.zoom.us/webinar/register/WN_UNSeMNOoQKKzzEi_yTmRDw

After registering, you will receive a confirmation email containing information about joining the webinar.

Notice to the Public on meeting privacy In the interests of preventing abuse of videoconferencing technology (i.e. Zoom Bombing) all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will notice multi-step authentication protocols.

Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone dial-in information provided above.