



Select Board Meeting Minutes

Date: Monday, August 19, 2024

Time: 7:15PM

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

Present: Mr. DeCoursey, Chair, Mrs. Mahon, Vice Chair, Mr. Hurd, Mr. Diggins, Mr. Helmuth

Also Present: Mr. Feeney, Mr. Cunningham, Ms. Maher

1. Legislative Provision for Remote Participation

Mr. Hurd opened the meeting by stating that tonight's meeting is being conducted via Zoom, is being recorded and is also being simultaneously broadcasted on ACMI. Because all members are present, votes will be taken by voice unless a roll call is required. Persons wishing to join the meeting by Zoom may find information on how to do so on the Town's website. Persons participating by Zoom are reminded that they may be visible to others and then if you wish to participate, you are asked to provide your full name in the interest of developing a record of the meeting. Further, all participants are advised that people may be listening who do not provide comment, and those persons are not required to identify themselves. Finally, both Zoom participants and people watching on ACMI can follow the posted agenda materials, also found on the Town's website using the Novus agenda platform.

2. Presentation: Master Plan

Claire V. Ricker, Director

Department of Planning and Community Development

Claire Ricker, Department of Planning and Community Development appeared before the Board to give a presentation regarding the Master Plan. Ms. Ricker noted that a Master Plan is a 50,000-foot view that guides City policies and investments over the next twenty years. The plan reflects community vision and values; community engagement is critical to the success of a comprehensive master plan process and the impact of the plan will affect City policy, future investments, regulatory changes, and ongoing community discussions. Characteristics of a master plan are that it is comprehensive, long term, general and focused primarily on physical developments and assets. A master plan serves a number of functions. It provides continuity to the community over time, balances competing interests and protects public and private investment in infrastructure. It plans for development in a way that protects valued resources, and it allows people to express a collective vision for their community. Ms. Ricker noted that a master plan in Massachusetts is under Massachusetts General Laws, and is governed by Chapter 41,

Section 81D. This section requires that the plan address nine elements, including a goals and policies statement and an implementation plan. Within that framework is a great deal of latitude to craft a master plan that fits the individual needs of the community. The seven study areas are land use/growth, housing, economic development, arts and culture, open space and recreation, public services and transportation/mobility plus a statement on goals and policies and an implementation plan. Ms. Ricker stated that the next steps for the Master Plan are identify issues, survey, list goals, prepare plan, consider alternatives, adopt plan, implement plan and evaluate plan. The Arlington Redevelopment Board has appointed a new master plan update advisory committee. Ms. Ricker stated that the goal is to bring the master plan update to Town Meeting in 2026. Further, the committee is made up of 13 community members, two representatives from the Redevelopment Board and one member from the Select Board.

The Board thanked Ms. Ricker for the detailed presentation and clarified that it is the Redevelopment Board that is responsible for the creation of the Master Plan and training updates. The Board had a lengthy discussion regarding the Select Board seat on this committee and discussed if it should be a liaison as opposed to a member as well as the option to appoint someone as the Boards designee.

3. Discussion: MBTA Proposed Development of Alewife Station / CSO Issues

Eugene Benson

Kristin Anderson

Mr. Benson appeared before the Board and gave a brief overview of proposal from the MBTA stating that it has started a procurement process to engage a private sector Joint Development (JD) partner for the redevelopment of its Alewife Complex in Cambridge, Massachusetts. The Alewife Complex comprises a very active Red Line heavy rail station, a 2,733-space structured parking garage, commuter rail right-of-way, and ancillary layover and maintenance facility land. Mr. Benson went on to explain that to accomplish these goals, the MBTA will enter into a Pre-Development Agreement with its chosen JD partner to maximize public and private strengths of each party, and to create a development master plan that is realistic and viable. Upon the satisfaction of the pre-conditions to development set forth in the Pre-Development Agreement, it is the intention of the MBTA to proceed directly to a long-term lease with its JD partner. It envisions that the existing parking garage will be demolished and a mixed-use development that includes a new parking garage will take its place. Mr. Benson noted that the MBTA has written in its documents that it expects the development of the complex to be closely coordinated with the City of Cambridge but has no mention of its neighboring towns such as Arlington. Mr. Benson stated that the potential impacts on Arlington are tremendous and the potential for increased CSO's.

Ms. Anderson appeared before the Board and spoke regarding the impacts this will have on the CSO's in the alewife brook stating that last year 27 million gallons of untreated sewage was dumped into the alewife brook. Ms. Anderson stated that this proposed development is just feet away from Cambridge's worst CSO and they have not seen a plan that calls for an end to this problem.

The Board thanked Mr. Benson and Ms. Anderson for their presentation and noted that it is an extreme problem

Mrs. Mahon moved to send a letter to Philip Eng, General Manager Chief Executive Officer of the MBTA as well as a letter to Maura Healy, Governor of Massachusetts.

SO VOTED (5-0)

FOR APPROVAL

- 4. Back to School Bash
Zara Khanjyan

Ms. Khanjyan, Principal of the Russian School of Mathematics in Arlington appeared before the Board and stated that her request is for a 'Back to School Bash' in Whittemore Park on September 28, 2024 from 11:00a.m. - 1:00p.m. where there will be entertainment for the kids.

Mr. Helmuth moved approval.

SO VOTED (5-0)

CONSENT AGENDA

- 5. Request: Contractor/Drainlayer License
Steve & Sons Contracting, Inc.
Dean Ioakimidis
Medford, MA 02155

Triad Associates
Mark Marinelli
Haverhill, MA 01830

McLaughlin Corporation, LLC
Philip McLaughlin
Everett, MA 02149

128 Plumbing Heating Cooling Electric and Drains
Alex Minter
Wakefield, MA 01880

- 6. Acceptance of Funds for the 2024 Battle Reenactment
Christine Bongiorno, Deputy Town Manager-Operations
- 7. Jason Russell House / Arlington Historical Society Beer Garden Special (One Day)
Beer & Wine License Amendments
Alcohol Serving Time Revision for the Rest of the Season
Previous: 1:00pm - 6:00pm
New Request: 1:30pm - 6:30pm

Arlington Town Day Request
Serving Time: 12:00pm - 6:30pm

- 8. Request: Special (One Day) Beer & Wine License 09/08/2024 @ Robbins Memorial Town Hall for a Private Event
Martha Ingols
- 9. Free Parking in the Russell Common Lot & Railroad Lot for Arlington Town Day 09/21/2024
Katie Luzcai, Economic Development Coordinator
- 10. Temporary "No Parking" Signs on Bartlett Avenue on 09/21/2024
- 11. Special Event: National Coffee with a Cop Day, October 2, 2024
Suzanne Trunfio

Mr. Hurd moved approval.

SO VOTED (5-0)

APPOINTMENTS

- 12. Council on Aging
Elaine McNulty Knight (term to expire: 06/30/2027)
Marie Rapoza (term to expire: 06/30/2026)

Mrs. Mahon moved approval.

SO VOTED (5-0)

- 13. LGBTQIA+ Rainbow Commission
Sara Goodrich (term to expire: 01/31/2026)

Ms. Goodrich stated that she has lived in Arlington for 15 years with her wife and two children. Ms. Goodrich noted that she has participated in the Rainbow Commissions activities and when the opportunity became available to join the committee she stepped up and volunteered.

The Board thanked Ms. Goodrich for her willingness to serve and look forward to working with her in the future.

Mr. Helmuth moved approval.

SO VOTED (5-0)

- 14. Constable
Jeffrey Silton (term to expire: 01/31/2027)

Mr. Silton noted that he has been a constable in Newtown for 27 years, Watertown for 8 years and Wellesley for 2 years.

The Board thanked Mr. Silton for his willingness to serve and look forward to working with her in the future.

Mr. Hurd moved approval.

SO VOTED (5-0)

LICENSES & PERMITS

- 15. For Approval: Wine & Malt Alcohol License

Drad Group Inc, Makalu Nepali & Indian Cuisine, Bishnu Dabadi, 352A
Massachusetts Avenue

Mr. Dabadi appeared before the Board and stated that he is requesting a wine and malt alcohol license located at his restaurant in Arlington.

Mr. Hurd moved approval.

SO VOTED (5-0)

16. For Approval: Common Victualler License

Fiesta Bites Pizzeria LLC, Asael Alonso Sanchez Hernandez, 1323
Massachusetts Avenue

Mr. Hernandez appeared before the Board and noted that he is the new owner of Fiesta Bites Pizzeria located at 1323 Massachusetts Avenue.

The Board thanked Mr. Hernandez for choosing Arlington to start his business. The Board noted that this location had a number of outstanding violations by the previous owner all of which have been corrected by the new owner. Mr. Feeney confirmed that the applicant is actively engaged in discussions with both the Planning Department and Inspectional Services.

Mr. Helmuth moved approval.

SO VOTED (5-0)

OPEN FORUM

Kathy Corbett, 17 Mill Street appeared before the Board to discuss a number of complaints in regard to the new traffic light located on Mill Street.

TRAFFIC RULES & ORDERS / OTHER BUSINESS

17. TAC Recommendations: Speed Limits

Jim Stubbe, Vice-Chair, Transportation Advisory Committee

Mr. Stubbe appeared before the Board and gave a brief overview of the request stating that in January, the Select Board referred to the Town Manager a request from the Broadway Neighbors Coalition to take down all 30 MPH Speed Limit signs on Broadway and Warren Street. The goal of this request was to have the Town-wide default Speed Limit of 25 MPH prevail on the roadway. A review by Town Staff determined that in order to enforce a 25 MPH Speed Limit, this would require rescinding the existing MassDOT Special Speed Regulation of 30 MPH. Since the Transportation Advisory Committee previously advised the Select Board on the 25 MPH Town-wide default Speed Limit, the Town Manager felt that this request should also be reviewed by the committee. The scope of the original request was also expanded to review all Speed Limits in Arlington that exceed the Statutory Townwide 25 MPH Speed Limit. Every one of the Speed Limits are covered by Special Speed Regulations TAC established a Working Group to review the request. Mr. Stubbe noted that Arlington has already adopted the Townwide 25 Speed Limit, rescinding all Speed Limits over 25 MPH is in alignment with that decision and helps simplify both signage and driver expectations across Arlington. Mr. Stubbe noted that Town Staff will be responsible for managing implementation of this task along with a number of other duties. Mr. Stubbe noted that once approved, Arlington will need to follow

the MassDOT Procedure for Rescinding Speed Regulations (Section 8 – Attachment C) in the 2021 version of Procedures for Speed Zoning on State Highways and Municipal Roads. The working group recommends starting with Park Ave and Broadway since they prompted this activity and using them as the learning case for how to work with MassDOT to rescind the Special Speed Regulations.

The Board thanked Mr. Stubbe and the Transportation Advisory Committee for their tremendous work and the comprehensive report.

Mr. Diggins moved approval to rescind the special speed regulations on Broadway and Park Avenue. SO VOTED (5-0)

18. TAC Recommendation: Gray Street/Churchill Ave Intersection

Ms. Swan appeared before the Board and gave a brief overview stating that the Transportation Advisory Committee was asked to evaluate possible pedestrian crosswalk locations. The TAC working group made several site visits and took pedestrian counts on three separate occasions on three different crossing locations along Gray Street, Endicott Road, Valley Road and Churchill Avenue. TAC's recommendations are:

- No Action to adding a crosswalk in these locations.
- Repaint the white edge lines from Bartlett Ave to Endicott Ave to have a consistent lane width.

The Board thanked Ms. Swan for the updated and noted that despite the amount of time that has passed, the Board remember the intensity of the parent's concern and the large number of residents complaints. The Board noted that as a policy maker of the town they need to pay attention to data but also to the potential severity and risk even though this may be a low frequency crossing site. The Board had a detailed conversation regarding different ways to slow down the cars to increase pedestrian safety at this location suggesting the increase of signage along this corridor. Ms. Swan noted that she will bring this request back to TAC for further review.

19. Discussion: Churchill Avenue, Endicott Road, and Gloucester Street Intersection

Ms. Swan noted that the Transportation Advisory Committee is still developing a memo to send to the Select Board regarding this request as it is considered a lower priority item compared to a site like Park Avenue. Ms. Swan noted that they are working with the Department of Public Works to formalize the drawing that was sent by the residents. The Board thanked Ms. Swan for the update.

20. Request for New Memorial & Memorial Edit for Alan Hovhaness

Alan Jones

Mr. Feeney noted that he spoke with Arlington resident Michael Armanious in the winter to discuss this request and provided general direction for the process moving forward. Mr. Feeney noted that four representatives of the Armenian Cultural Foundation formalized their request in the form of a letter of the ways they were hoping to memorialize Mr. Hovhaness. Mr. Feeney expressed that the correspondence that is before the Board tonight is to be referred to the public memorials committee as the next formal step of the process.

Mrs. Mahon moved to refer to the Public Memorials Committee. SO VOTED (5-0)

NEW BUSINESS

Mr. Hurd acknowledged the Arlington Housing Authority and the Arlington Police Department on their national night out nothing that it was a great event.

Next Scheduled Meeting of Select Board September 9, 2024

Mrs. Mahon moved to adjourn at 9:46p.m. SO VOTED (5-0)

A true record attest.
Ashley Maher
Board Administrator

8/19/2024

Agenda Item	Documents Used
1	
2	Master Plan Presentation
3	Alewife Packet
4	RSM Special Event
5	Contractor/Drainlayer Reference
6	Approval of Funds Memo
7	
8	Ingols Special One Day License
9	Select Board Free Parking Memo
10	Temp 'No Parking' Signs Memo
11	Special Event Application – Coffee with a Cop
12	McNulty Council on Aging Appointment Reference Rapoza Council on Aging Appointment Reference
13	S. Goodrich Rainbow Appointment Reference
14	J. Siltan Constable Appointment Reference
15	Makalu WM Application

	Inspection Reports
16	Fiesta Bites CV Application Inspection Reports
17	Speed Limit Reference TAC Memo
18	Gray St Crosswalk Original Concerns
19	Churchill, Endicott, Gloucester Intersection Referral
20	A. Hovhaness Reference