

**Arlington Redevelopment Board
December 7, 2015 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

Approved: January 11, 2016

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Mike Cayer, Kin Lau, Andy West

ABSENT:

STAFF: Laura Wiener, Ted Fields, David Fields

Non-members Present: Juli Brazile, Elisabeth Carr-Jones, John Worden, John Belskis, Wynelle Evans, Christopher Loreti, Wendy Richter

Documents Used:

Memo dated December 2, 2015 from Ted Fields

Memo dated December 3, 2015 from Ted Fields

Presentation submitted by Wynelle Evans dated December 2015

The Chairman opened the meeting at 7pm and stated that the meeting was being recorded by ACMi. The Board turned to the first agenda item of ARB appointments for the Vision 2020 Standing Committee, Arlington Preservation Fund, and the Open Space Committee. Ms. Wiener introduced Juli Brazile, Vision 2020 Chair, to discuss the Advisory Board appointment. Ms. Brazile described recent changes to the structure of the Committee as of Town Meeting in 2015. Elisabeth Carr-Jones, suggested nominee, discussed her past experience with Arlington, including membership on TAC. Mr. Cayer asked who the other appointment is that needs to come from the ARB. Ms. Brazil said that Joey Glushko is the other appointment. Mr. Cayer requested that Ms. Carr keep the Board apprised of Vision 2020 activities. The Board and Ms. Brazile discussed the interaction of Vision 2020 with the implementation of the Master Plan. Mr. Cayer moved to appoint Elisabeth Carr-Jones as the Redevelopment Board representative to the Vision 2020 Standing Committee. Mr. West seconded. All voted in favor.

Ms. Wiener said that Carol Kowalski, former Director of Planning and Community Development, had represented the ARB on the Arlington Preservation Fund. Ms. Wiener suggested that David Fields of the Planning Department fill this position, because of his experience with construction and historic preservation. Mr. West moved to appoint David Fields as the ARB's representative on the Arlington Preservation Fund. Mr. Cayer seconded. All voted in favor.

The Open Space Committee also is looking for a representative of the ARB. Ann LeRoy, Chair of the Open Space Committee said they have a candidate in mind who they are discussing the appointment with. She will get back to the Board in January.

Mr. Bunnell turned to the agenda item of the Zoning Amendments for 2016 Town Meeting. Ms. Wiener updated the Board that the applicants who were seeking a zoning amendment to allow overnight boarding of dogs will no longer be presenting their zoning change at Town Meeting. The Board decided not to pursue this amendment without the proponents.

Ms. Wiener introduced Ted Fields, Economic Development Planning, and David Fields, Technical Planner, to the Board, who have been working with staff on zoning changes for upcoming Town Meeting, that will begin to implement some of the recommendations of the Master Plan. Ted Fields summarized the proposed changes to the Zoning Bylaw to address issues in residential zones (R0, R1, R2). The proposal includes changes to calculations of basement and attic, adding garage area to gross floor area calculation, increasing the requirement for open space on the lot, and limiting the slope of driveways.

Mr. Cayer said that the warrant should have broader language at first, while all the options are considered leading up to the hearing. Mr. Cayer also suggested showing people how these changes would affect certain lots. Ted responded they have started to look into visual representations and will have them for the next

meeting.

Mr. Lau and Mr. West made suggestions to edit and clarify the proposed language. Mr. Lau agreed with the other Board members that visuals are very helpful in this discussion. Mr. Bunnell turned the floor over to public comment.

Christopher Loreti, 56 Adams Street, asked about increasing the usable open space and whether or not this change will really make a significant difference. Mr. Loreti suggested the Board look at landscaped open space. Mr. Loreti discussed his concerns with the language in the section discussing driveways.

John Belsks, Wollaston Avenue, asked what makes something “all weather habitable”. Mr. Fields said that language was unchanged from the existing Bylaw and he would have to check the definition with the Building Inspector.

Ted Fields moved on to the topic of mixed use; there was broad support for amending the Zoning Bylaw in business and industrial zones to allow mixed use development to occur on commercial properties. Ms. Wiener said it is currently challenging to build mixed use because it has to meet all the requirements of both commercial and residential, including setbacks and parking. Mr. Fields summarized the proposed changes, which includes adding uses under definitions to include modern creative and artisanal production, and allowing greater height and density in commercial zones.

Mr. Cayer gave feedback on the issue of artistic creative production, and where those workspaces would work best within certain districts. Mr. Cayer asked for the previous recommendation to Town Meeting for similar changes. He also recommended a visual representation for these proposed changes as well.

Mr. Lau asked if Arlington was addressing demand for AirBNB’s within town. Mr. Fields said he was not sure if Inspectional Services has dealt with it at this time. Mr. Cayer pointed out that it is hurting affordable housing in many bigger cities.

Ms. Wiener discussed the parking requirement changes that are being proposed, which include allowing by special permit a reduction in parking of up to 50% where Transportation Demand Management is included. Mr. Cayer suggested the staff provide research to justify this decrease. Ms. Wiener said the department is having a parking study done through MAPC to look at multi-family developments along Mass Ave and actual parking demand.

John Worden, Jason Street, asked if limited retail space is allowed in an industrial zone. Mr. Cayer said it is not encouraged, according to the language. Mr. Worden asked how the height changes in commercial districts might affect residential abutters. He added that the most important goal is to preserve the neighborhoods. Ms. Wiener responded that the Design Guidelines suggest stepping back upper stories, making the height less visible. The reason to allow more height is to give an incentive for mixed use development. All mixed use would require a special permit, which gives neighbors a chance to speak up.

Mr. Loreti asked about the use regulations especially in B1. A person could end up with a brewery or a distillery as their neighbor, and this language seems to encourage that. If you specifically allow something in the Bylaw it will make it very hard to turn down that use even if the process is through special permit. Mr. Loreti said he agreed with Mr. Worden’s comments about the dimensional proposals in the lower number districts. Mr. Loreti said he does not see the need to go up five stories in order to accomplish what these changes are proposing.

Wendy Richter, Brattle Place, said that Dudley Street has a lot of existing residential and wanted to know if this would be grandfathered. Ted Fields responded that existing residential is protected, but if you tore down a building including the foundation you would not be allowed to rebuild residential.

Mr. Worden reviewed information he submitted to the Board regarding the ‘mansionization’ problem within Arlington, and Zoning Bylaw Proposals. The Board asked Mr. Worden for clarification on what language is being changed. Mr. Bunnell requested that the Board have more time to look over the presentation, and make

this a formal agenda item at the next meeting. Mr. Bunnell requested a redlined version of the language for the meeting as well.

Mr. Belskis stated that in the last three years, six to eight starter homes have been torn down in his neighborhood. The homes being built now are not like others in Arlington; the Town is throwing away its character by removing these small homes. Mr. Cayer pointed out that it is a good thing that people want to stay in Arlington, which means allowing people to improve their homes, and is an important part of this conversation.

The Board moved to the agenda item of approving the minutes from October 19, 2015 and November 16, 2015. Mr. Lau moved to approve the minutes of October 19, 2015, Mr. West seconded. Three votes in favor, Mr. Cayer abstained. Mr. Cayer moved to approve the minutes of November 16, 2015, Mr. West seconded. All voted in favor.

The Board turned to the agenda item of new business. There was none to discuss.

Mr. Cayer moved to adjourn. Mr. Lau seconded. All voted in favor.