

**Arlington Redevelopment Board**  
**January 28, 2016 Minutes**  
**Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

Approved: February 29, 2016

This meeting was recorded by ACMi.

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

**ABSENT:**

**STAFF:** Laura Wiener, Ted Fields

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Documents Used:

Zoning Bylaw Amendment Language, dated January 21, 2016

Memo to Zoning Board of Appeals, from Andrew Bunnell re. 20 Westminster Ave., dated January 12, 2016

Correspondence from Mark Lesses, re. Proposed Zoning changes 1/11/16, dated January 21 2015

The Chairman opened the meeting at 7:00pm and turned to the first agenda item, a report on the discussion with the Master Plan Implementation Committee on residential zoning amendments. Laura Wiener, Acting Director of Planning and Ted Fields, Economic Development Planner, presented to the Board. Mr. Fields said that the MPIC asked the staff of the Planning Department to look at making some tweaks to the residential dimensional and density zoning requirements. The Chairman opened the topic for discussion.

Charlie Kalauskus from the MPIC reiterated that a lot of the recommendations were included in the Master Plan Implementation Table because there was a lot of citizen concern about the size of houses being built on small lots.

Mr. Cayer asked for confirmation that this discussion is simply for the submission of warrant articles. Mr. Bunnell confirmed and clarified that this meeting was not a public hearing. Mr. Cayer said he thinks that the warrant articles should be kept broad for flexibility in future discussions.

Mr. Bunnell asked the Board for any comments on the language of the warrant articles. The Board agreed with Mr. Cayer's prior comment to keep the language of the warrant articles broad until the March public hearing. Ms. Wiener said that the residential changes are now in one article, but they could be separated out if the Board desired. Mr. Cayer suggested that separating all the language out into individual articles makes Town Meeting choppy. Ms. Wiener said that since the definition changes are minor they could be separated out to guarantee those small changes get approved at Town Meeting; parking may require more discussion. Board agreed that the definitions should be separated from the dimensional changes in residential zoning. Mr. Cayer moved to approve articles A through E to be submitted at the request of the Redevelopment Board to the Board of Selectmen in the warrant as amended. Mr. Lau seconded. All voted in favor.

Mr. Bunnell moved to the next agenda item, the discussion of upcoming meetings. The Board discussed their upcoming meeting schedule for February, and what needs to be accomplished prior to the public hearing scheduled in March.

Mr. Bunnell moved to the discussion on any correspondence received. Ms. Wiener said there was a letter in the Board's packet that Mr. Bunnell wrote as an official response to Pam Hallett's presentation on 20 Westminster Ave at the last meeting. There was also a letter from Mark Lesses, a local broker, who contacted the Board.

The Board asked for more time to review the last set of minutes. The Board agreed there was no new business to discuss. Mr. Cayer moved to adjourn. Mr. Lau seconded. All voted in favor.