

Town Meeting To Act On Zoning Articles

For a record breaking fourth time this year Town Meeting members will gather at Town Hall Monday night, this time to act on 17 articles.

The Town Meeting was called by the Board of Selectmen on Aug. 11 at the request of the Redevelopment Board.

The latter board had requested the meeting in connection with the first general rewriting of the zoning by-laws of the community since 1924.

The entire rewritten version appeared in two issues of The Advocate in late August and early September.

Ala. McClennen, Director of the Dept. of Planning and Community Development said at that time that the reason for the rezoning is that many of the 50-year-old provisions are

still in effect and over the years there have been over 350 attempts to amend the by-laws, some of them successful.

Over the years inconsistencies and problems have developed with the present code and since 1962 many changes were recommended and never enacted.

Errors were made in the zoning map over the years so that districts were indicated on the map which had never been voted by a Town Meeting.

McClennen indicated that the major aim of the new proposed zoning by-law is to continue to protect the residential districts of the town at the same time that new non-residential development is encouraged in certain areas of the Center and in the Mill Brook Valley. The new by-law will also prevent over

development of some areas.

In addition to the general article on rezoning the Redevelopment Board also requested the insertion of five other articles.

Article 3 would transfer special permit granting authority now utilized by the Zoning Board of Appeals to the Redevelopment Board.

Another article would request an amendment which would require that an accessory private swimming pool would be completely enclosed by a fence at least five feet in height and have a self-closing latch.

Article 5 concerns the storage of recreational vehicles. If passed it would call for such vehicles to be stored within a principal or accessory building or at least 10 feet from the side and or rear lot lines.

If the maximum dimensions of the vehicle or boat does not exceed five feet in height, seven feet in width, or 18 feet in length, it may be stored within the building setback line for the side or rear yard.

Article 6 concerns the definition of a family.

The present definition notes that a family is a number of individuals living together as a single housekeeping unit and doing their cooking upon the premises.

The requested change would set a definite number of no more than four as constituting a family.

The final article relative to proposed zoning amendments concerns the so-called "grandfather clause."

This amendment has two sections. One would provide that lots already built on will not become non-conforming for lots registered before 1924 and vacant lots under 6,000 square feet may be built on if they have 5,000 square feet and 50 foot frontage if recorded prior to 1924.

Ten other articles were also inserted in the warrant for the Special Meeting for several town departments.

A request for an appropriation of money for a revolving fund for police work details was inserted under article 8 of the warrant. The Finance Committee recommends the passage of the article with an appropriation of \$5,000. This article was inserted at the request of the Town Treasurer.

The Finance Committee also recommends the passage of article 9 which was also inserted at the request Treasurer. The sum of \$100 would be appropriated under this article which calls for the appointment of a committee of five for the purpose of reporting to the 1976 annual town meeting with a plan for installing air conditioning at town hall.

Also recommended by the Finance Committee is article 10 which calls for an appropriation of \$217,000 to supplement an amount of over \$600,000 previously appropriated for the payment of the town's share of the town-employees' group health insurance premium. This article was inserted at the request of the Town Manager.

Article 11, inserted at the request of the Town Manager, requests an appropriation of \$25,500 in order to pay patrolman Philip Hogan back wages for the period May 5, 1973 to Aug. 8, 1975. This article was recommended by the Finance Committee.

An article inserted at the request of the Town Manager and recommended by the Board of Selectmen asks that all areas under the control of the Park Commissioners will be considered opened from 5 a.m. to 9 p.m.



Fatal Fire

Firefighters worked at the Water street house fire for over six hours Thursday. In addition to mutual aid help, the police, public works and Edison helped at the scene. Three ambulances were used to transport injured persons to Symmes Hospital.

(Advocate Staff Photo)

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to the fire building.

Eventually the roof collapsed and the fire was extinguished. The entire house was heavily damaged; that which wasn't destroyed by fire suffered water and smoke damage. The place is a complete wreck and was boarded up with plywood the following day.

Lt. John Ambrogne of the State Fire Marshal's office is investigating the cause of the blaze which started in a downstairs den.

The all-out was sounded at 8:34 a.m. Engine 4 and Ladder 1 remained at the scene until 12:30 p.m.

★ Zoning

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Article 13, inserted at the request of the Permanent Town Building Committee asks for an appropriation of 8,000 to defray the obligations and expenses incurred in procuring plans and bids for the proposed new senior high school at Arlington High. The Finance Committee recommends the passage of the article.

Another article inserted at the request of the Permanent Town Building Committee and recommended by the Finance Committee requests an appropriation of \$169,580 for the purchase of equipment and materials for the Junior High East.

Article 15 inserted by the Permanent Town Building Committee and recommended by the Finance Committee asks for the sum of \$61,667 for the purchase of equipment and materials for the Ottonson Junior High School.

The recommendation of the Finance Committee in connection with Articles 14 and 15 are subject to the town receiving 65 percent state aid.

TOWN OF



ARLINGTON

NOTICE

Special Town Meeting

October 6, 1975

On MONDAY, OCTOBER 6, 1975, Town Meeting Members are to meet in the Robbins Memorial Town Hall, Arlington, at 8:00 o'clock P.M., for the purpose of acting upon and determining exclusively the articles as set forth in the Warrant for the Special Town Meeting in accordance with and subject to the referenda provided for by Chapter 48A of the General Laws.

Christine M.M. Callahan
Town Clerk

Planning Director Reviews Zoning Bylaw Questions

The proposed new zoning which will be before the Special Town Meeting Monday is designed to respond to resident concerns about protection of neighborhoods, strengthening of the business districts and taxes, according to Alan McClennen, Director of Planning and Community Development.

Through a series of precinct meetings and recent public hearings, these concerns, and related problems of traffic on residential streets, condition of buildings and signs, and the tax burden on residential owners, were brought to the attention of the Redevelopment Board which is presenting the new rezoning, the first attempt to overhaul zoning since its acceptance in 1924.

McClennen says that the residential districts will be better protected than they are under the present bylaw. The zoning for business districts provides an opportunity to build on many of the strengths that are already there.

"For example," he says, "the new zoning bylaw provides incentives for assembling land, provides flexibility in the construction of business, and, most important, provides an opportunity to strengthen the nonresidential tax base."

This will be accomplished in a way that respects existing traffic patterns which can be improved by municipal actions outside the zoning bylaw, says McClennen.

One of the most important features of the proposed zoning is the environmental design review, he feels. This provides for town officials to work with private investors to bring about a development which is consistent with Town Meeting wishes and sound planning.

At the public meetings several questions were raised about nonconforming uses. These are uses which are not permitted in a zoning district in which they are located.

McClennen feels that the new zoning is sensitive to this issue. One of the studies made before the zoning map and use regulations

were finalized was a detailed survey of all 12,500 parcels of land in the town.

"This survey indicated the use of every piece of land in the town. The new zoning bylaw attempts to group these uses together into zoning districts where similar uses are permitted," McClennen explains.

The result is that the number of non-conforming uses is reduced. In addition, the zoning district boundary lines have been changed so that they would conform to property lines. Under the current zoning some parcels are in several zoning districts.

The effect of new zoning on the town's population has also been a concern. McClennen's department did a study of this, determining how many new persons could move into Arlington under the provisions of the current zoning and under the proposed zoning.

The study found that today's population is about 54,000. If the Arlington family size were to remain constant, and the zoning not change, the population could go up to 75,000. This would be a density increase from 10,000 per mile to 14,000 a mile.

Under the new bylaw Arlington's population would peak at just over 62,000, according to McClennen. The new dwelling units which would house the new population would be located on major streets. The present bylaw would permit what McClennen feels is a significant amount of development on narrow side streets.

Another concern which the new zoning addresses is future change. The bylaw has been designed in such a manner that the town can respond to Red Line rapid transit expansion if it comes.

"The bylaw purposely holds back on certain development options to insure that the town will not find itself in a situation where it has to react to the Red Line. Rather, the town can direct development in conjunction with the Red Line," explains McClennen.

One question raised at the meetings was why all of Massachusetts Avenue was not zoned for business. McClennen says that a survey of the avenue found business uses congregated, with the Center, Heights and Lake Street being the biggest areas.

In between these and smaller business congregations are areas of low density development, some residential, some apartment, and some public buildings. "The new zoning bylaw attempts to build on this existing condition," says McClennen. "The bylaw has been designed in a manner that will strengthen these centers while preserving some of the more quiet land uses in between."

A last concern which was raised by residents is how the zoning process works. McClennen explains that in Massachusetts the Zoning Enabling Act establishes general procedures for the adoption, amendment and operation of zoning bylaws. It states that towns may adopt and amend zoning bylaws by two-thirds vote.

An individual, such as the building inspector, administers the by-law. Questions of interpretation are referred by petition of a landowner to the Zoning Board of Appeals for a variance, or the Selectmen in some towns.

The Enabling Act also establishes a procedure for special permit. McClennen explains that special permits are designed for specific zoning districts to provide a more detailed evaluation of proposed uses.

"Prior to the issuance of the building permit for a use requiring a special permit, there must be public notice, a public hearing and issuance of a special permit by the Board of Appeals," he explains.

A survey by the Department of Planning and Community Development of special permits during the past five years and the number that might be requested in the future under the proposed new zoning found that there could be an increase of about 10 percent a year if existing trends continue.

A Century of Change in Our Town --

THE KEYNOTE LECTURE OF

The Arlington Bicentennial Historical Lecture Series

Friday, October 3 -- 8 PM -- Town Hall

Dr. Joseph R. Sweeny

Discusses



Amendments To Zoning Bylaws To Be Presented

The Redevelopment Board will present 13 amendments to the proposed zoning by-law at Monday's Special Town Meeting if Town Counsel Joseph Purcell approves them as acceptable amendments.

Proposed changes are:

1. In Article 3, Sec. 3.02 Description of Zoning Districts, under the paragraph headed T-Transportation District insert the word "which" in "or" and "otherwise."

2. In Article 5, Sec. 5.04, Table of Use Regulations, for use 5.09, railroad, rail rapid transit right-of-way, under column headed T change the letter "Y" to the word "yes."

3. In Article 6, Sec. 6.00, Table of Dimensional and Density Regulations, in the column headed Lot Requirements Minimum, delete the letters "Sq." under the word "Frontage." In the column headed Use for the district designated R4 insert the word "Dormitory."

In the column headed Size under the category lot requirements minimum for the district designated R4 change 20,000 to 30,000

for townhouse structure. In the column headed feet under the category height for the districts designated R6 and B4 add the number 50 under the number 75 in the second line.

4. In Article 6, Sec. 6.21 entitled Dimensional Requirements for Courts in the first line delete the word "not." In Sec. 6.22 entitled Traffic Visibility Across Corners in the second line delete "25" and insert "20."

5. In Article 8 in the Table of Off-Street Parking Regulations, under the column headed "use," delete the words "finance, insurance or real estate establishment" and insert a new category between "other retail, service" and "wholesale establishment, warehouse or storage establishment" as follows: "Office use including professional, business, medical and dental" and under the column headed "number of off-street parking spaces per unit" insert "one per each 750 sq.ft. of floor space."

6. In Article 10, Sec. 10.02 entitled Permit Required in the last line of the second paragraph delete the word "14" and insert "30."

7. In Article 11, Special Permit, change the

title to "Special Regulations."

8. In Article 12, Sec. 12.01, entitled Amendment, insert the following after the words Zoning Enabling Act: "When a petition for a zoning amendment is filed, such petition shall show that copies of the petition have been sent by registered mail to all abutters of the land referred to in the petition."

9. To amend the Zoning Map by including the following parcels of land in an R2 Zoning District: 11 Wellington st., 15 Wellington st., 18 Wellington st.

10. To amend the Zoning Map by including the following two parcels on Summit street in the R2 Zoning District Assessors Block Plan No. 110, Block A: Parcels 30A and 31A.

11. To amend the Zoning Map by including the following parcel in the B2 Zoning District: 1234 Mass. ave.

12. To amend the Zoning Map by including the following parcel in the B3 Zoning District: 1287, 1289 Mass. ave.

13. To amend the Zoning Map by including the following parcels in the B1 Zoning District Assessors Block Plan No. 10: Block A, Parcels 7 and 8; Block B, Parcels 1, 2, 3A, 3B and 15; Block C, Parcels 1 and 12.

Four Injured In Three Accidents

James Holmes, Somerville was treated at Symmes Hospital Sept. 25 after an accident in

Jewish Couple Club

An hors d'oeuvres party will be the first Saturday evening



New By-Laws

Town Meeting Acts on 21 Zoning Amendments

The first session of the Special Town Meeting called primarily to consider the first rewriting of zoning by-laws and zoning map since zoning adoption in 1924 considered 21 zoning amendments.

The amendments acted on were all being made to the primary zoning article, Article 2 on the warrant. Articles 4, 5, 6, and 7 take up other amendments which have been controversial in the past: swimming pool controls, storage of recreational vehicles, definition of family and minimum buildable lot size.

The meeting adjourned at 11 without action on the whole article when a standing vote showed only 125, the number needed for a quorum, present.

Before consideration of the amendments began, Town Meeting members were given a brief review of the development of the new zoning proposals and a technical explanation of what its intent is by Rd. Bd. chairman Stephen Pekich and Planning Redevelopment Board And Planning Director Alan McClellan.

McClellan explained that the new zoning creates more districts than exist presently in an attempt to eliminate nonconforming uses. The provisions try to control the relationship between buildings and encourage development in some areas such as Arlington Center. At the same time the new zoning stresses conservation and historical preservation.

Under the present zoning the town could be developed with up to 8,000 apartment units and where one and two-family houses exist now, adding over 20,000 residents.

The proposed by-laws permit high intensity where streets can accommodate it and a maximum of 8,000 new residents would be expected on the basis of new housing units to be constructed.

Through environmental design review, the town would be involved in big developments. "The fabric of the community remains the same," said McClellan.

The following amendments to the zoning article were acted on:

Add the word "which" to correct a sentence in the description of the Transportation District.

Change a "Y" to "Yes" in the Table of Use Regulations under Railroads.

Delete the word "Square" under the frontage column in the Table of Dimensional and Density Regulations.

In that same table change the requirements for townhouse structure from 20,000 to 30,000 square feet and add "50" under the "75" for maximum height in feet for townhouse, apartment house and apartment house on street wider than 50 feet.

Town Meeting member Ron Nigro spoke against changing the 20,000 square foot requirement, saying it would be better to convert old large houses to apartments. Pekich explained that the intent is to make it more difficult to assemble tracts and thus avoid razing and development in areas such as Pleasant street. Townhouses are permitted in other areas also.

At this point in the presentation of Redevelopment Board amendments, meeting member Elsie Fiore proposed and amendment that in the PUD district the maximum height be changed from 200 feet to

150 feet. The lower height would more compatible to the neighborhood, she said, noting that higher buildings would add to traffic, congestion, would tax town services and make the neighborhoods less pleasing.

Pekich said the board did not want to tamper with the town's only PUD district on Route 2 because it has gone to court over the assessment. Also the board wanted to keep options for that property open with the coming of the rapid transit to Alewife. He pointed out that environmental review procedures in the by-laws are tough and give the town 101 percent control.

Safety Director Robert Blomquist was asked about fire safety in 200-foot buildings. He said that no equipment is made for such a height. Rather, fire protection is built into the building.

The vote on Mrs. Flores amendment passed 111-71.

Continuing with the Redevelopment Board amendments, the following were passed:

A change in dimensional requirements for courts to permit inner courts.

Limiting size of shrubs and construction to 20 feet from street intersections in order not to impair visibility. This is the limit in the present-by-law.

Add a new category for parking of "office use including professional, business, medical and dental" to have one space for every 750 square feet of floor space.

Change from 14 to 30 days the amount of time in which the Building Inspector should act on an application for a permit.

Change the title "special permit" to "special regulations" in Article 11 of the zoning by-law.

The proposed amendment to Sec. 12.01 on amendment procedures intended to provide for notification of abutters.

Meeting member John Worden reminded Town Meeting that in the past it was said that if a general change were proposed all property owners, in effect, would have to be notified. Town Counsel Joseph Purcell said notification must be made if a private party proposes an amendment.

In order to limit notification to amendments being proposed that would affect a specific property, as opposed to many in town, Worden proposed an amendment that called for notification of abutters when a petition for changing the zoning map is filed. This amendment passed.

Next to pass was an amendment to include the R2 district numbers 11, 15, and 18 Wellington st., large houses that would lend themselves to two-families.

Also passed was an amendment to include two parcels at 74 Summit st. in R2 and to include 1234 Mass. ave. in B2.

William O'Brien asked that recognition be given to Robert Zaino to discuss a proposed amendment to include in B2 1171 and 1173 Mass. ave. and 5 Forest st.

The amendment was defeated 48-93. Next approved was an amendment to put 1287 and 1289A Mass. ave. in B3.

Town Meeting also approved an amendment aimed at keeping low density residential by to B1 390, 400, 402, 404, 406

★ Town Meeting

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Mass. Ave., 7, 8, and 10 Avon pl., 608 Whittemore st.

A motion to remove two parcels of land behind Suburban National Bank from the zoning and put one in R2 and one in R1 temporarily was ruled out of order by Moderator Lawrence Corcoran.

The motion was made by Sherman Davison who represents neighbors who are appealing use of that land by the bank in Land Court. He asked for no zoning change to be made until after court resolution.

The last motion to come before the meeting was explained by Atty. Elizabeth Dolan on behalf of a client who lives at 923 Mass. ave. The 11,500 square foot lot is assessed for \$31,400 and the owner, who is no longer able to afford the property, had been negotiating to sell it to Stop and Shop which owns property next to and behind this parcel. The Redevelopment Board was concerned about the rapid commercialization of that area and sought a break in the land use.

The amendment passed 72-53, an exact quorum. On that note the first session ended.

Couple To Tell Of

Trend Developing

More Costly Vandalism Indicated In New Report

A report from the Police Services Division of the Dept. of Public Safety indicates that a trend seems to be developing towards more costly forms of vandalism, more destructive vandalism and vandalism which is causing more inconvenience and is more visible.

This trend was indicated during the three-week period ending Sept. 25.

The most common forms of residential vandalism include broken windows, variety of fruits and poultry products thrown at houses, windshields broken on cars, antennas snapped off of cars and tire slashing.

Broken windows constitute the greatest problem in commercial buildings while in schools vandalism includes window breaking, graffiti on exterior doors, damage to doors and damage to air ventilation grilles.

Most town property vandalism was to windows on public buildings, to fences, to landscape in general and a variety of damage to recreational equipment including swings

(than at the present time; there was slightly more commercial vandalism last year during the same period and the incidence of residential vandalism was constant for both periods).

Fire Division At Eight Aid Calls

The Arlington Fire Division of the Dept. of Public Safety responded to calls for mutual aid eight times week during the ending Monday.

Engine one and ladder two covered in Somerville for a two-alarm fire, Sept. 30 while ladder two covered for Somerville ladder 4 on Oct. 1.

On Oct. 2 and 3 engine one was called to West Medford and on Oct. 4

Community Calendar

Today, Arlington Art Assn., Fox Library, 7 p.m.

Today, Rummage Sale, Calvary Methodist Church, 2-9.

Today, Rummage Sale, Church of the Savior, 10-2-30.

Friday, Flicks For Friday Evening, Library, 7-30.

Friday, AARP, First Baptist Church, 7-9.

Friday, Rummage Sale, Calvary Methodist Church, 9-2.

Saturday, Rummage Sale, Calvary Methodist Church, 10-2.

Tuesday, "The Ascent of Man," Library, 2-30, 7-30.

Tuesday, St. Agnes Mothers' Club pot supper, school hall, 7-30.

Tuesday, Book fair, Peirce School, 2-30, 7-9.

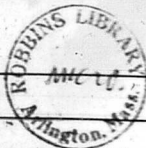
Tuesday, Peirce School PTO, 7-15.

Tuesday, LWV unit on executive, 93 Hawthorn rd., 9-30 a.m.

Tuesday, Rummage Sale, Arlington Heights Methodist Church, 3-8.

Wednesday, Arlington Women's Dro Center, 15 Lombard rd., 9-noon, 7-30-10.

Wednesday, Arlington Council P



Major Zoning By-Law Passes Town Meeting; Member Attendance Low

The second session of the Special Town Meeting approved the major article on zoning, but had to adjourn early because of attendance.

The session started half an hour late because of lack of a quorum, registered only 54 percent present, and adjourned at 10:30 when a roll call showed only 116 members present. The quorum is 125.

The next session will begin at 8 p.m. Monday.

First business of the second session was taking up of more suggested zoning by-law amendments suggested by Town Meeting members. Those requested by the Redevelopment Board were acted on at the first session.

Charles Lyons proposed including in the B1 district 58-60 Mass. ave. at Fairmont street, now in the business zone. The amendment passed.

A second amendment was presented by Charles Kent to put in B4 numbers 925-927 Mass. ave. adjacent to Grove street. If they are downgraded the opportunity for some to do business is lost, he said.

Planning Director Alan McClennen said the Redevelopment Board put the parcels in R5 because they were concerned about the intensity of development and traffic in that area. The meeting did not pass the amendment.

Meeting member Bill Walsh proposed an amendment to change some houses on Williams street so that all would be in an R2 district. The amendment passed.

Lyman Judd offered an amendment which passed to add 89 Mass. ave. to the B1 district.

An amendment by James Hegarty was approved to change some parcels in the Westmoreland, Park place, Crescent Hill area to R2.

Another amendment, offered by Joseph Mulherin, was to change 10 Mt. Vernon st., a three family, to R3. The amendment passed.

Before the vote on Article 2, the new zoning by-laws, Robert Garrity spoke. He called the amendments the tip of the iceberg and said that many residents did not know their properties were being changed.

He said that variances and special permits were the same, and are hard to get, that 500-700 properties were being downgraded, and that many do not understand the complexities of zoning.

While the legal notification was made, it was not completely moral, said Garrity. He claimed some property owners will be able to seek lower assessments because of the zoning changes, which would cause the town to lose taxes. He called on Town Meeting members who felt they did not know enough about the zoning to not vote and called on the Redevelopment Board to encourage development by assembling land.

McClennen responded that there is a difference between variances and special permits. The latter requires hardship. A special permit is a tool that says a use is permitted, but requires special consideration.

According to a survey done by his office, there will be a 10 percent increase in requests for special permits. Over the past five years there were 41, and of these 13 were for signs.

Public hearings showed that people are concerned about congestion and density. The new by-law would lower permitted intensity and focus it on streets that can handle it and avoid more congestion, McClennen said.

Redevelopment Board Chairman Stephen Pekich reviewed problems with the current by-laws and the feeling of developers that they will not come into Arlington under

present conditions of antiquated zoning and multiple ownership.

Board member Philip McCarthy responded to charge that people did not know about the zoning changes, by noting that it appeared on six full pages of The Advocate for two weeks and that three public hearings were held before Town Meeting instead of the one legally required.

McCarthy suggested that Garrity, who did not speak at the hearings, was speaking because as a real estate broker the new zoning would make it harder for him to tear down and assemble. The Redevelopment Board cannot do this assembly, he said, that is a function of an authority.

Alan Testi added that public hearings were held months ago in precincts and warrants were mailed to residents. In East Arlington the vote is not if this is a perfect plan, but for this or the present plan he said.

People are concerned about more apartments and congestion, he said. Apartments squeezed in have not lowered taxes. The present zoning would ruin more neighborhoods, Testi charged.

Kent spoke again, saying he was disappointed with the planning and what will be done before the Red Line extension comes. He said he sees increasing taxes for five years and no development for 10 years.

What will the new zoning do for the business community and taxpayers, Kent asked. Nothing. If it weren't for the apartments the tax rate would be about \$200 he said.

Elsie Fiore replied that if apartment houses were the answer to the tax rate Arlington would be wealthy. As a member of the Alewife Task Force on the Red Line extension, she advised that the Red Line is closer than people think.

She asked support of the new by-laws, calling them a slowing down of growth.

Article 2, the major zoning by-law and map passed 138-0.

Next to be taken up were amendments on problem areas in past years. Article 3 calling for the town to accept a state zoning enabling act was withdrawn since the bill is still in the legislature.

The rest of the meeting was spent in a discussion of swimming pool regulations which turned out to have been fruitless because there were not enough Town Meeting members present to have a legal vote.

The amendment as presented by the Redevelopment Board would require a five-foot fence around swimming pools and would make pools conform to the setback requirements of accessory buildings and structures in residential areas.

If the amendment does not pass the zoning by-laws then would only require a four-foot fence and a 10-foot setback.

Henry Finocchetti proposed an amendment which was accepted to make it easier for corner lot owners to meet requirements. The amendment would count the numbered side as the front lot, with other sides conforming to sideyard setback requirements for accessory private swimming pools only. The vote was 97-9.

Harry McCabe suggested an amendment to clarify the wording on the height of the fence, saying it must be at least five feet above ground.

At this point a quorum was doubted, but Moderator Lawrence Corcoran went ahead with proceedings to the point of a vote on the article. The vote was 118-2 for it as amended.

Rather than a standing vote to check attendance, Corcoran called for a roll call. The vote showed 116 members in the hall, so the meeting was adjourned.

Town Meeting Votes Family, Pools, Lots

Town Meeting ended Monday with passage of all of the remaining articles but one, the regulation of storage of recreational vehicles. Zoning amendments approved included definition of a family, swimming pool regulations and minimum lot standards.

The meeting closed with Finance Committee Chairman Robert O'Neill telling members that they had spent half a million dollars.

Last week O'Neill, in discussing whether the town could afford to do any streets this year, said the cost of this meeting and commitments made against the next meeting will eat up all the free cash.

He told the selectmen that the School Committee will have to seek funds for work at Building A at the high school. His committee would like to see these funds in separate warrant articles, not in the school budget where they are protected by school fiscal autonomy. Such funding would have to be financed as opposed to being financed by the tax rate.

Town Meeting action began quickly with Article 4 which had been discussed at the last session which adjourned early because of the lack of a quorum. This article was setting setback and fencing requirements for swimming pools. An amendment specifying that the fence must be five feet above the pool and that the unnumbered side of a corner lot is considered a sideyard had passed last week.

The article passed 153-0.

Article 5 was an amendment proposed by the Redevelopment Board to restrict storage of recreational vehicles to within 10 feet of the side and rear lot lines.

The board felt the amendment had merit on aesthetic and safety grounds. Vehicles that could park in that 10-foot strip would have been limited to those the size of cars.

An amendment to change the permitted size to 8 x 9 x 18 was defeated 55-103. The main amendment was defeated 81-90.

Town Meeting members heard several speakers on Article 6, definition of a family, which would limit the number of unrelated persons in a housing unit to four. Passage of the amendment would not affect existing groups over that size.

The Redevelopment Board felt the amendment made sense because it would control population density and would help counter the problem that has arisen where a landlord can get more rent from a group of adults than a family could afford to pay.

Stephanie Manganella of Bartlett avenue told the meeting what it meant for her, as a single parent, to share a house with other

women and children who cared for them and helped share household duties. She said she was glad to come home to a Christian family.

James Denning of Pleasant Street told about the house where he lives with members of the United Presbyterian Church of Cambridge. He said that there are problems with people living together in any zoning district, and asked that the matter be handled fairly.

There are valid reasons for people to live together, he said, citing elderly on fixed incomes sharing homes, as one. Groups should be allowed in some areas and restricted from others, he suggested.

Maude Thompson expressed concern for the long range effect of group living, the lack of recourse permanent residents have if there are problems, and the deteriorating effect in it can have on a neighborhood.

People who have invested their savings in a home who have established ties in a community have rights which should be respected, she said.

Murdena Campbell called the proposed by-law unfair and discriminatory and said that the by-laws contain regulations to take care of parking and other problems involving group living which should be reported to the building inspector.

Ronald Nigro said that zoning means standards and controls which will operate on a complaint basis. If decent people are next door who are not causing trouble there will not be a complaint, he said. He predicted that real estate speculators will convert single family homes to make the maximum dollar and will rape the community.

Robert Klein questioned what research the Planning Department had done on group living in Arlington.

After hearing the procedures he noted that in two past debates on this issue regulations for noise, parking and health problems had been recommended instead of legislation of morality. He expressed disappointment that there were no ideas on how to solve these problems.

Klein said that five years ago people predicted hippies would take over Arlington. Instead, a lot of other things happened. Today the problems are education, taxes, vandalism, and groups are not adding to them. The kids who do bad things come from our families, Klein said.

Redevelopment Board member Edward Tsoi explained that the board felt the amendment would help control population density and the residential environment.

Arlington is close to the metropolitan area, has good public transportation, and the board fears that property owners will not be able to

resist getting maximum economic return by renting to large groups.

The amendment passed 133-45.

Article 7 established a minimum buildable lot size of 6,000 square feet for lots recorded after 1924 in accordance with the State Zoning Enabling Act, and sets 5,000 as the minimum for lots prior to 1924. It passed unanimously.

Passed next was Article 8, appropriation of \$5,000 to go into the revolving fund for police details paid back to the town.

Article 9 to establish a committee to study air conditioning of the Town Hall was passed. Town Counsel Joseph Purcell ruled that an amendment to include the library in the study was not permissible.

Cost of supplementing the last Town Meeting's appropriation for employee group health because of rates going up was \$217,000 under Article 10.

Also passed was appropriation of \$25,500 for two year's pay to Patrolman Philip Hogan

in accordance with a Civil Service order.

Park hours were changed under Article 12. The meeting voted hours of 5 a.m. to 10 p.m.

Three school appropriation articles were passed. Article 13 was for \$8,000 that was spent in preparing plans for the high school expansion which was rejected by voters;

Article 14 was for \$108,500 needed for Junior High East where costs ran higher than expected in rebuilding, length of the job and moving costs, and where more furnishings are needed; and Article 15 for \$61,667 for furnishings at Otis Junior High and five new oil burners. The latter two articles are conditional on continuing 65 percent state aid for these two projects.

Under Article 16 the town voted \$350 for a plaque in memory of Frederick Santini to be erected at Scannell Field.

The last article was for \$10,000 in connection with costs of the Town Clerk for advertising the by-laws passed at this Town Meeting.

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