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# ARLINGTON REDEVELOPMENT BOARD

TOWN HALL - ARLINGTON, MASSACHUSETTS 02174

TELEPHONE 617 643-6700

## MINUTES OF THE MEETING OF JANUARY 8, 1979

Present: Joseph F. Tulimieri, Chairman  
Philip J. McCarthy  
Thomas W. Falwell

Alan McClennen, Jr., Secretary Ex-Officio  
John Bordes, Redevelopment Planner  
Catherine Lu, Planner

Also present: Mr. Worden, Mr. Seward and Mrs. Clark

8:00 p.m. - Discussion of proposed warrant articles to be submitted for the annual town meeting.

The Department of Planning and Community Development reviewed the warrant articles proposed for submission to the Annual Town Meeting. The articles were submitted to the Board in numerical order.

Articles 1, 2 and 3 related to the town meeting action required for approval and funding of the Arlington Center Conservation and Improvement Project. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit those articles as drafted. Unanimous vote in favor.

Article 4. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit the article as drafted. Unanimous vote in favor.

Article 5. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit the article as drafted. Unanimous vote in favor. Mr. McCarthy requested that a letter be transmitted to the Knights of Columbus indicating that the Board was submitting the article and that the Knights of Columbus should be prepared to explain their proposal at the public hearing.

Article 6. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit Article 6 as drafted. Unanimous vote in favor.

Article 7. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit Article 7 as drafted. Unanimous vote in favor.

Article 8. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit Article 8 as drafted. Unanimous vote in favor.

Article 9. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit Article 9 as drafted. Unanimous vote in favor.

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Article 10. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit Article 10. as drafted. Unanimous vote in favor. Mr. McCarthy requested that a letter be transmitted to Mr. George Reynolds, 99 Massachusetts Avenue indicating that the Board was submitting the article and that he should be prepared to discuss the article at the public hearing.

Article 11. Moved by Mr. McCarthy, seconded by Mr. Falwell to not submit the proposed article submitted by Mr. Wilfert. Unanimous vote in favor. The Board after discussion concluded that the proposal was not necessary and in fact a rezoning of the property would create spot zoning on Prentice Lane.

Article 12. Moved by Mr. McCarthy, seconded by Mr. Falwell to submit the article submitted by the representatives of the Arlington Boys' Club seeking to clarify the zoning at the Boys' Club property. Unanimous vote in favor. Mr. McCarthy also requested that a letter be sent to the Boys' Club indicating that this action by the Board is solely to clarify the zoning issue. The Board has taken no action on any proposed project that the Boys' Club may be contemplating because no project has been submitted to the Board.

Mr. Worden then asked to address the Board about warrant articles he was submitting. He indicated that he, Mr. Seward, and others would also be submitting articles addressing the Table of Density and Dimensional Regulations. He asked why the Board's proposed amendments keep six stories in the R6 district while the town meeting had voted to amend the description of the R7 zoning district to indicate that the predominate use was 5 stories. In addition in his opinion simply removing 15 and 20 feet off the heights in that district does not go far enough. Mr. McClennen and Mr. Bordes explained that Article 3 of the zoning bylaw was a description of what in fact already existed in the zoning districts and that the defect in the action taken at the annual town meeting was to insert an explanation in the R7 apartment district that did not in fact describe what already existed. The second action taken by the town meeting in the Table of Dimensional and Density Regulations was to attach a maximum height to the uses permitted in the R7 district. Town meeting took no action to amend the Table. It is assumed that the action of the town meeting was to limit the number of feet that a building could be constructed to, and therefore the recommendations submitted are consistent with that vote.

Mr. Worden indicated that in his opinion the hazard of the Table of Dimensional and Density Regulations is that there is no number of stories given in it for the B5, R6, B4 and R7 districts. He indicated that this was a hazard because the proposed settlement that he and Mr. Seward had presented to Oxford Development Corporation was not accepted by Oxford. Therefore it is his opinion that Oxford does not think that the Table of Dimensional and Density Regulations carries much weight. Mr. McClennen noted that the Board was responding to a recommendation made by Mr. Worden at the public hearings in 1975 with the proposal that the

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maximum height be limited to 60 feet. At that time Mr. Worden had indicated that at least in the R6, R7, B3, B4, B5, Hospital and PUD districts that no building taller than 60 feet be permitted. Mr. Worden indicated that he was aware of other proposals that would give six and seven story buildings in the town of Arlington. Mr. Worden then submitted three proposed articles that he and Mr. Seward will be submitting by petition. Mr. Seward also referred to an article appearing in the Sunday Globe of January 7, 1979 dealing with Mr. Edward Logue's proposed activities in the South Bronx. Mr. Seward stated that in his opinion this is the way the town of Arlington will be 20 years from now.

10:00 p.m. - Director's Report

Arlington Center Conservation & Improvement Project - Mr. McClennen updated the Board on the status of the project indicating that work was not terminated until spring.

Mr. McClennen briefly described to the Board the status of Carol Johnson work. He also indicated that he was exploring the possibility of undertaking urban systems or TOPICS work in Arlington Center since much of the work that Carol Johnson and Associates is proposing could be funded that way. He recommends that the Board in their presentation to the Selectmen and the Town Manager for the use of Block Grant funds include funds to develop an urban systems project.

Mr. McClennen briefly reviewed the status of Long John Silver, noting that the most recent person to visit his office was a representative of Dunkin' Donuts.

Mr. McClennen recommended that the town acting through the Redevelopment Board engage Reenstierna & Sons to prepare an acquisition appraisal for the Associates' Block in case the present owner is unwilling under the terms of the Arlington Center Conservation and Improvement project to improve the property.

Motion: By Mr. Falwell, seconded by Mr. McCarthy to hire Reenstierna and Sons to prepare the necessary appraisals. Unanimous vote in favor.

10:15 p.m. - Other Business

Mr. Tulimieri indicated that he was somewhat concerned over the new position proposed for economic development or business development. He feels that it is extremely important that prior to engaging such a person the town decide precisely what that person will be responsible for. He hopes that the Board will be able to meet with the Selectmen and the Town Manager shortly to review the position.

Adjournment

Moved by Mr. McCarthy, seconded by Mr. Falwell to adjourn at 10:30 p.m. Unanimous vote in favor.