

MINUTES OF THE MEETING
OF FEBRUARY 3, 1975

Present: Stephen Pekich, Chairman
Constantinos Philips
Edward T. M. Tsoi

Alan McClennen, Jr., Secretary ex officio
Gail Baron
John Bordes

Absent: Joseph F. Tulimieri, Vice-chairman
Robert Sheehan

Attended by 13 persons

The Chairman called the meeting to order at 8:05 p.m. and explained that this would be the first of approximately 10 public information meetings dealing with the proposed zoning bylaw. Mr. Pekich gave a brief history of the Planning Department and the Redevelopment Board and then introduced Mr. McClennen who summarized the preparation of the proposed bylaw. The presentation was shown after which Mr. McClennen stressed that his department and the Board are in need of feedback and asked for any questions as well as comments.

Mr. Robert Garrity of Precinct 16 asked if the Board was unanimous with the proposal it is putting forth. The Director replied that it was. Mr. Garrity then questioned the status of the Grandfather clause dealing with small lots. Mr. McClennen replied that the Board does not intend to do away with that clause but has developed performance standards which will insure that the smallest lots cannot be built on. He cited Hibbert Street as an example saying that the street was zoned for two-family but mostly singles were built because of the small lot sizes. Mr. Garrity hoped that the Board would take into consideration the investment many people have in small lots in the town.

Mr. Tsoi then discussed the innovation of design review which will give the bylaw the flexibility that is necessary. He said that we are looking for a set of rigid rules to govern the majority of the town and at the same time a set of flexible guidelines for more complex developments.

Mr. Charles Kent asked if any changes were intended for Precinct 16. The Director replied that the first meeting was scheduled for these three precincts as fewer changes were anticipated here than in any other part of town.

It was asked if there were any fundamental changes in definitions of one- and two-family uses. Mr. McClennen replied there was not.

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Here, Mr. Tsoi brought out the definition of family and explained that according to the proposed bylaw a limit of 4 unrelated persons may live in the same house. It is the same definition proposed at town meeting last year with the exception of the number 4 instead of 5.

Mr. Kent asked if the problem of turning two-family homes into three-families will be addressed in the bylaw and if so will it be policed? Mr. McClennen replied that it is in the present bylaw and is mainly a policing problem. He said that it is up to neighbors, etc. to report violations to the Building Inspector.

It was asked if Arlington has the right to control density. The Director answered that it is a permissible use of the zoning power.

Mr. Kent asked if this is an all-or-nothing article or if one controversial item could lick the whole bylaw. Mr. McClennen replied that the Board will go for the best possible compromise with the zoning bylaw and also insert separate warrant articles on the controversial items.

A resident asked if the subject of carnivals will be dealt with in the bylaw. Several people spoke against allowing them in the town, and it was the unanimous consensus of those present that the carnivals should not be allowed.

A question was asked about the rights of people living on unfinished streets. Mr. Tsoi answered that there is a control on the amount of frontage necessary to build on a lot but that the zoning bylaw cannot require streets to be finished.

A Dow Ave. resident spoke against the red line and questioned the effect of the red line on the zoning bylaw. Mr. McClennen advised him to attend the forthcoming Public Hearings on the Red Line to be held by the MBTA to make his feelings known.

The meeting ended at 10:10 and Mr. Pekich thanked everyone for coming and announced that the next meeting will be next Monday evening at the Bishop School. He said that there will be a mailing to all Town Meeting members concerning the Mill Brook Valley zoning meeting and encouraged attendance at that meeting.

Director's Report

Mrs. Baron summarized two Board of Appeals cases. The first was a petition for a driveway at 20-22 Gray Street. Mrs. Baron showed photographs to the Board members and recommended that the petition be granted by the ZBA.

Motion: By Mr. Tsoi, seconded by Mr. Philips to concur with the Planning Department's recommendation regarding the above Board of Appeals case. Unanimous vote in favor.

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The second Board of Appeals case was a request for permission to construct a pole sign on Mass. Avenue at Alewife Motors. Mrs. Baron showed slides of the existing sign and its visibility along Mass. Avenue. The proposed sign would be approximately 168 sq. ft. It was the recommendation of the department that the sign not be granted. The Board suggested that the letter include that their request goes against the intent of the original zoning bylaw and there is no indication of any hardship taking place.

Motion: By Mr. Philips, seconded by Mr. Tsoi to concur with the Planning Department's recommendation regarding the above Board of Appeals case. Unanimous vote in favor.

Other Business

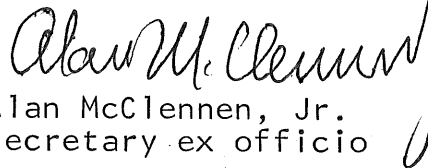
It was suggested that the number of Public Information meetings be cut down by doubling up the number of precincts at each meeting. The Mill Brook Valley precincts can be combined also.

Mr. Philips suggested that copies of the proposed bylaw be more widely distributed for the best possible input. He also suggested that the agenda include where the meeting is taking place.

Adjournment

Motion: By Mr. Philips, seconded by Mr. Tsoi to adjourn at 10:45 p.m.

Respectfully submitted,


Alan McClennen, Jr.
Secretary ex officio

AMcC/aa