

OFFICE OF THE TOWN CLERK
TOWN OF ARLINGTON
MASSACHUSETTS

TOWN HALL
OFFICE HOURS
9 A.M. TO 5 P.M.
MONDAY THRU FRIDAY

TELEPHONE
643-6700

CHRISTINE M. CALLAHAN
TOWN CLERK

ARTICLE 80. ADOPTION OF URBAN RENEWAL PLAN FOR ARLINGTON CENTER PROJECT

VOTED: (Standing Vote, 110 in the affirmative and 41 in the negative)
That the Town does hereby adopt the Urban Renewal Plan for the Arlington Center Conservation and Improvement Project.

CODE No. 201

URBAN RENEWAL PLAN

I. DESCRIPTION OF PROJECT AREA BOUNDARIES

The Arlington Center Conservation and Improvement Project, located in the Town of Arlington, County of Middlesex, Commonwealth of Massachusetts, is bounded generally as follows: The boundaries are outlined on the boundary description and property map, Exhibit III.

Beginning at a point on the southwesterly sideline of Massachusetts Avenue at the intersection of the southeasterly sideline of Academy Street, thence going southeasterly along the southwesterly sideline of Massachusetts Avenue a distance of 899.18 feet to the intersection of Pleasant Street,

thence running in a radius to the right a distance of 21.97 feet and 92.42 feet to the northwesterly sideline of Pleasant Street, thence running in a southwesterly direction along the northwesterly sideline of Pleasant Street a distance of 130 feet, more or less, to a point, said point being the intersection of the extension of the southwesterly sideline of Swan Street with the northwesterly sideline of Pleasant Street,

thence crossing Pleasant Street in a southeasterly direction a distance of 70 feet more or less to a point on the southeasterly side of Pleasant Street said point being the intersection of the southeasterly sideline of Pleasant Street and the southwesterly sideline of Swan Street,

thence turning a corner and running northeasterly along the south-easterly sideline of Pleasant Street a distance of 261.32 feet to the southwesterly sideline of Massachusetts Avenue,

thence turning a corner and going southeasterly along the southwesterly sideline of Massachusetts Avenue a distance of 211.63 feet to a point on the northwesterly sideline of the Boston and Maine right-of-way now of the Massachusetts Bay Transportation Authority,

thence going northwesterly along the northwesterly sideline of said right-of-way 969.04 feet more or less to the intersection of the northwesterly sideline of Water Street,

thence turning a corner and going southwesterly along the northwesterly sideline of Water Street 349.88 feet more or less to a point on the southern property line of Century Publications,

thence turning a corner and going in a northwesterly direction by two lines 72.48 feet and 5.35 feet, along the southerly property line of said property, thence turning a corner and going in a northeasterly direction 22.12 feet along the southerly property line of said property, thence turning a corner and going in a northwesterly direction 20.72 feet along the southerly property line of said property, thence turning a corner and going in a northeasterly direction 32.11 feet along the northwesterly property line of said property, thence turning a corner and going in a northwesterly direction 1.4 feet along the southerly property line of said property, thence continuing in a northwesterly direction 92.40 feet along the northeasterly property line of land now or formerly of Paul Carbone Tr. to the southeasterly side line of Court Street, thence going in a northeasterly direction 193.17 feet along the southeasterly sideline of Court Street to a point, thence going in a northwesterly direction 40 feet more or less across Court Street to a point, said point being the intersection of the northwesterly sideline of Court Street and the southwesterly sideline of Court Street Place, thence going in a northwesterly direction 148.42 feet along the northerly property line of land of the United States Government to a point, thence going in a southwesterly direction 7.00 feet along the westerly property line of land of the United States Government to a point, thence going in a southwesterly direction 116.96 feet along the northerly property line of land of the United States Government to the southeasterly line of Central Street, thence crossing Central Street in a southwesterly direction 30 feet to a point on the northwesterly sideline of Central Street said point being the intersection of the extension of the northerly property line of land of the United States Government and the northwesterly sideline of Central Street, thence going in a southwesterly direction 322 feet more or less along the northwesterly sideline of Central Street to the northeasterly sideline of Massachusetts Avenue, thence going in a southwesterly direction 100 feet more or less across Massachusetts Avenue to the intersection of the southeasterly sideline of Academy Street and the southwesterly sideline of Massachusetts Avenue, the point of beginning.

Containing 9.4 acres, more or less.

II. PROJECT PROVISIONS

A. Objectives of the Plan

1. To eliminate, by renewal action, the severe conditions of blight, deterioration, obsolescence, traffic congestion and incompatible land uses which have been found to exist in the project area.
2. To maintain property values and encourage appropriate new investment in Arlington Center. To increase the tax base of the Town without creating a burden on the streets, utilities, neighboring land uses, and other public facilities.

3. To encourage more appropriate use of land through land use planning techniques by providing incentives in the private market for development in a manner which succeeds in fulfilling the goals and objectives of the Town.
4. To encourage the concentration of commercial activities in new nodes in order to enhance convenience for shoppers and maximize efficiency of travel necessary for shopping.
5. To achieve compatibility between commercial uses and the needs of adjacent residential neighborhoods for a quiet, protected residential atmosphere.
6. To coordinate new development in Arlington Center with existing public and semi-public land uses.
7. To improve the visual appearance of Massachusetts Avenue and upgrade the traffic flow characteristics without further impacting land abutting roadways.
8. To provide an effective, attractive and convenient pedestrian circulation system which interlocks with other forms of transportation and enhances their efficiency.

B. Applicability of Local Codes and Bylaws

All redevelopment to take place in the Arlington Center Conservation and Improvement Project will be subject to all codes, bylaws, and regulations applicable to the Town of Arlington and the provisions which are more restrictive shall govern.

C. Land-Use Proposals

It is the intent of this Plan to promote the conservation and improvement of properties within the project area by encouraging property owners to renovate and rehabilitate existing structures for commercial, office, and public use. No residential uses are permitted unless accessory to a commercial or office use.

D. Development Controls Applicable to All Parcels

The zoning bylaw of the Town of Arlington as amended (including the provisions therein for special permits and variances but not including provisions for non-conforming uses) will control all use and development in the Arlington Center Conservation and Improvement Area. The bylaw in effect on this date as same may be amended is attached as Exhibit I to this Plan.

E. Development Controls Applicable to Individual Reuse Parcels

The Redevelopment Board will obligate the purchasers or lessees of parcels acquired by the Board in the project area and their successors and assigns to the conditions set forth below and will provide for enforcement of those conditions by the Board in the event of default.

III. PROJECT PROPOSALS

A. Land Acquisition

It is the intent of this Plan that property is only to be acquired for the purposes of rehabilitation, clearance and development.

B. Effective Period of the Plan

This Plan shall be in full force and effect for a period of twenty (20) years from the date of approval by the Town of Arlington; provided, however, that the provisions of paragraph III, D, 4 shall remain in effect for a period of one hundred (100) years from the date of the approval of this Plan.

C. Priorities to Purchase and/or Lease Project Land

There are no priorities to purchase and/or lease project land.

D. Obligations to Be Imposed on Redevelopers

The Board shall obligate purchasers and redevelopers of land acquired by the Board in the project area and their successors and assigns by covenants and conditions running with the land or other appropriate means to the following provisions, subject further to reasonable actions by the Board in the event that such purchasers and redevelopers fail to meet the requirements of this Plan.

1. Approved Land Use

To use, develop and maintain such land together with improvements thereon only for the purposes and in the manner set forth in this Plan, as said Plan may be modified from time to time in accordance with Paragraph VI hereof.

2. Submission of Plans

To submit to the Board, site, architectural, and landscaping plans and specifications, including but not limited to, parking, loading, curb cuts, landscaping, screening, and sign proposals, as well as any other information as may be necessary for approval to insure conformity with provisions and objectives of this Plan. All proposals shall be subject to the approval of the Board.

3. Commencement and Completion of Construction

To commence and complete all improvements within the time fixed by the Board.

4. Restrictive Covenants

No covenant, agreement, contract, lease, conveyance, or other instrument shall be effected or executed by the Board, or by developers, purchasers, or lessees of any part or parcel of land within the project area, or their successors in interest, contractors, lessees, sublessees, or assigns, whereby the disposition of any rights, title, or interests, in whole or in part in such land shall be restricted because of race, color, religious creed, national origin, sex, age, ancestry, or marital status. Every covenant, agreement, contract, lease, conveyance, or other instrument by which any part of parcel of land within the project area is disposed of or by which its improvement is provided for shall include an affirmative covenant which shall obligate and bind each developer, contractor, purchaser, lessee, grantee, or other party to such instrument, or any successors in interest, so that there shall be no discrimination because of race, color, religious creed, national origin, sex, age, ancestry, or marital status, in the sale, lease, or rental, or in the employment on, or in the use, occupancy, or possession of such land or of any improvements constructed or to be constructed thereon.

5. Holding of Land for Speculative Purposes

To comply with the terms and conditions specified by the Board to prevent holding of land for speculative purposes.

6. Use and Maintenance of Land

To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as, in the opinion of the Board, are necessary to carry out the purposes and objectives of this Plan.

7. Construction of Buildings

To ensure that no building or structure shall be erected, reconstructed, enlarged, or moved for any use other than that which is permitted herein or in such manner as to violate any of the regulations and controls specified herein. Redevelopers who wish to modify the exterior of buildings, construct additional buildings or enlarge existing buildings on their property shall submit plans for such improvements to the Board, if it is in existence, for its approval in accordance with Paragraph III, D, 2. The Board shall seek the advice of the Arlington Historical Commission.

8. Conformance with All Town Bylaws

To ensure that construction and reconstruction of all structures shall conform to all pertinent regulations, bylaws, and codes of the Town as are in effect from time to time. Notwithstanding any lesser requirements in the provisions of said regulations, bylaws and codes, the land use controls and building requirements set forth in this Plan shall apply to the project area and shall be implemented by appropriate provisions in documents for the disposition of property in the project area.

9. Transfer of Property

To obtain the consent of the Board for the transfer of property prior to the completion of the agreed improvements.

IV. SPECIAL CONDITIONS

Properties designated to be acquired may be exempt from acquisition, at the request of the owner, where it is demonstrated that such owner can, and in appropriate document, shall agree to, rehabilitate said property to the pertinent regulations, bylaws and codes of the Town; and where it is determined by the Board that such exemption (1) shall in no way interfere with the objectives and intents of this Plan regarding circulation, parking, loading, pedestrian circulation, open space, general amenity, and marketability; and (2) shall be in conformance with all other requirements of this Plan.

V. OTHER PROVISIONS NECESSARY TO MEET STATE REQUIREMENTS

There are no families or individuals who occupy residential property in the project area and who are to be displaced by this Project; therefore no families or individuals will require residential relocation assistance. The Board will assist business concerns which are to be displaced by this Project to find standard business accommodations to meet their business relocation needs, within their financial means, in reasonably convenient locations. Assistance will include the making of such relocation payments as may be provided for under the provisions of Federal, State, or local laws and regulations. The Relocation Plan for businesses is included as Exhibit II hereto.

VI. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

This Plan may be modified at any time by the Board; provided, however, that if the general conditions, land use provisions, and building requirements, applicable to any part or parcel of land within the project area are modified after the disposition of any land within the project area affected thereby, the modification shall be consented to in writing by the purchaser or lessee, or by his successors or assigns, of the land affected by the modification. Whenever proposed modifications of this Plan will substantially or materially alter or change this Plan, the proposed modifications shall be approved by the Selectmen of the Town, the Town Meeting and by the Massachusetts Department of Community Affairs.

VII. CONFORMITY TO GENERAL PLAN

The Urban Renewal Plan is based upon a local survey, and is in conformity with a comprehensive plan for the Town of Arlington as a whole. Proposed urban renewal actions and the renewal and redevelopment of the project area for non-residential uses are necessary for the proper development of the community and are related to definite local objectives as set forth in paragraph II, A of this Plan.

VIII. SEPARABILITY

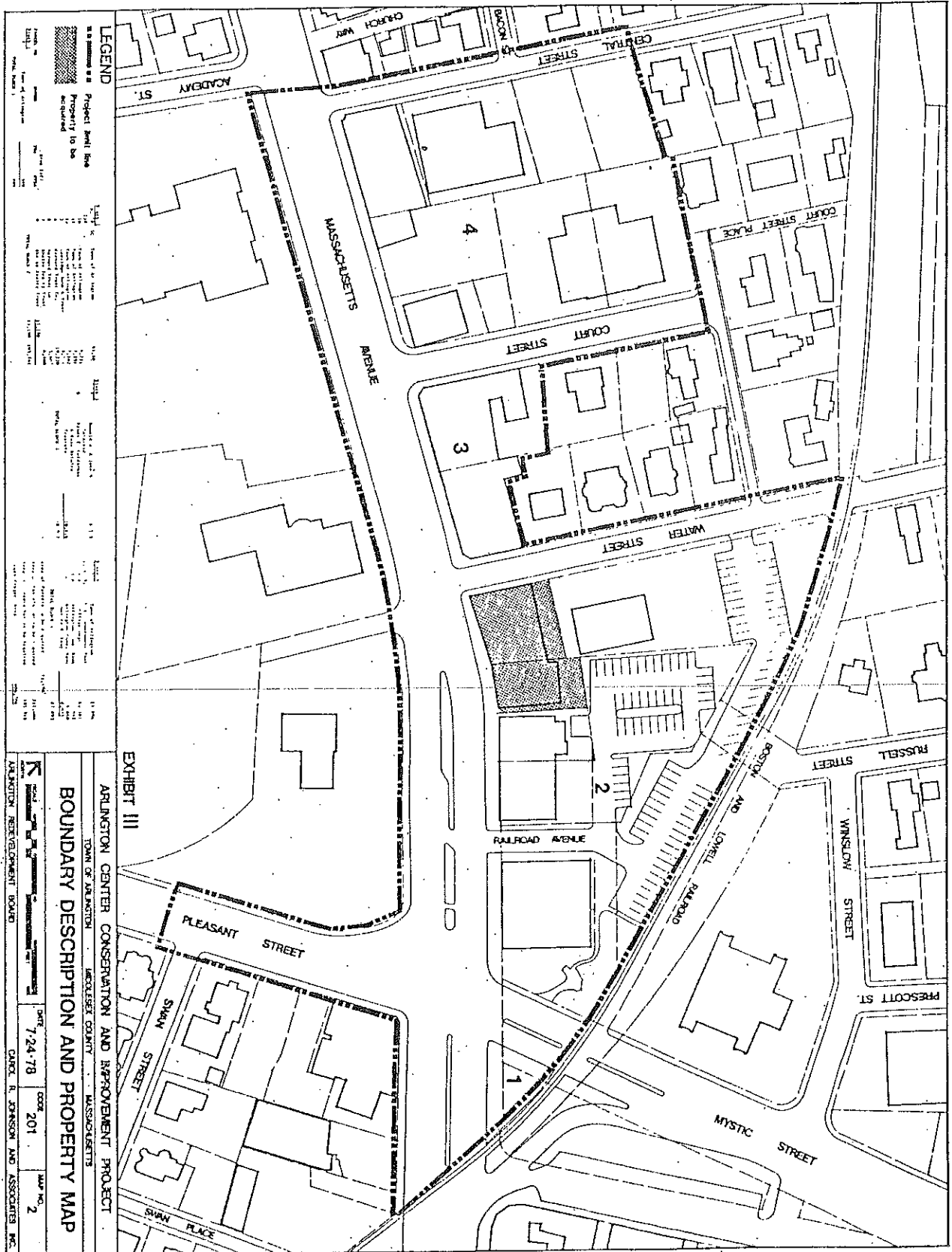
Should any section, paragraph, or provision of this Plan be determined to be unconstitutional or invalid, such determination shall not affect the whole or any part thereof other than the part so determined to be unconstitutional or invalid.

A true copy of the vote under Article 80 of the Warrant for the 1979 Annual Town Meeting of the Town of Arlington at the adjourned session held May 9, 1979.

ATTEST:

Christene M. Callahan

Town Clerk

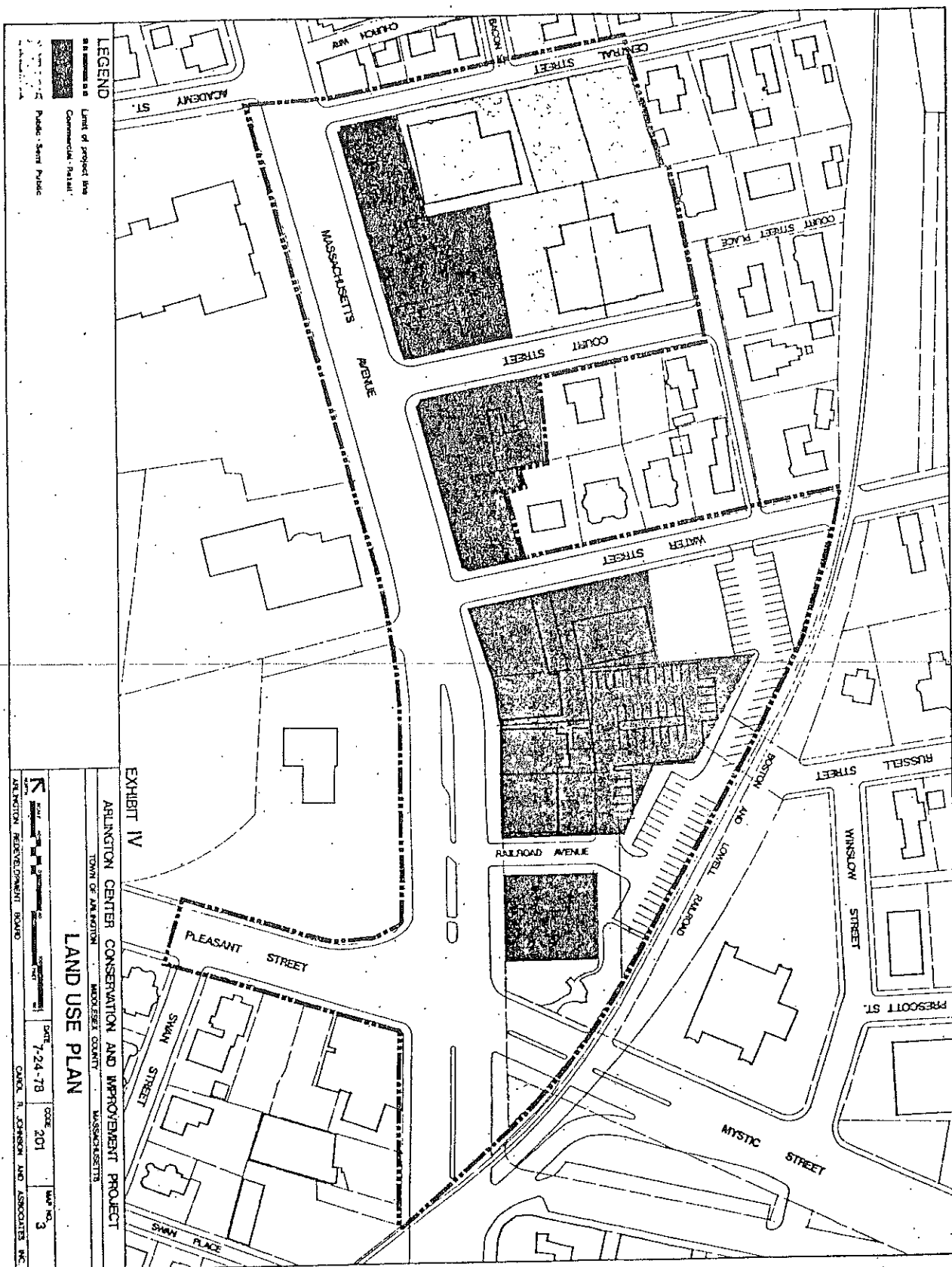


A true copy.

ATTEST:

Christine M. Callahan

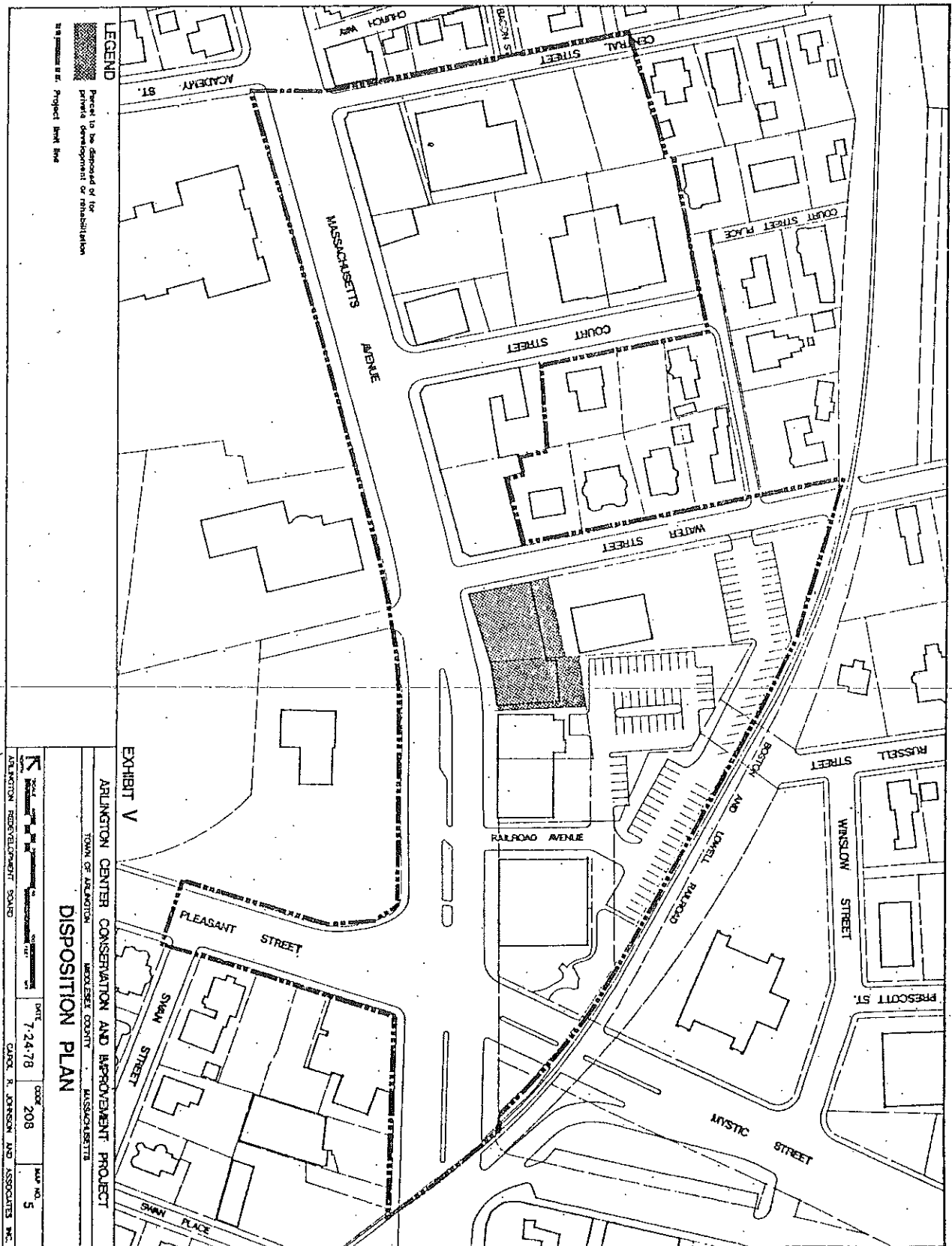
Town Clerk



A true copy.

ATTEST:

Christine M. Callahan
Town Clerk



A true copy.

ATTEST:

Christine M. Callahan
Town Clerk



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CHRISTINE M. CALLAHAN
TOWN CLERK

ARTICLE 81. APPROPRIATION FOR ARLINGTON CENTER PROJECT

VOTED: (Roll Call Vote, 125 in the affirmative and 44 in the negative) That the sum of \$250,000 be and hereby is appropriated to carry out the Arlington Center Conservation and Development Project; and to meet such appropriation, the Treasurer, with the approval of the Selectmen, is hereby authorized to borrow the sum of \$250,000 at one time or from time to time, and to issue bonds or notes of the Town therefor; said sum to be expended under the Direction of the Arlington Redevelopment Board; and further, that the sum of \$15,000 be and hereby is appropriated for the payment of interest on the said principal sum, said interest sum to be raised by general tax and expended under the direction of the Treasurer.

A true copy of the vote under Article 81 of the Warrant for the 1979 Annual Town Meeting of the Town of Arlington at the adjourned session held May 9, 1979.

ATTEST:

Christine M. Callahan
Town Clerk



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CHRISTINE M. CALLAHAN
TOWN CLERK

ARTICLE 82. EXECUTION OF AGREEMENT, ARLINGTON CENTER
PROJECT

VOTED: That the Board of Selectmen be and hereby is authorized on behalf of the Town to execute a cooperation agreement with the Arlington Redevelopment Board, and that the Arlington Redevelopment Board be and hereby is authorized to execute said cooperation agreement with the Town, said agreement relating to the Arlington Center Conservation and Improvement Project, the text of which is on file in the office of the Town Clerk, and which agreement may be summarized as follows:

The Arlington Redevelopment Board, pursuant to the law governing such Boards, has taken or agrees to take all of the actions required of it relating to the Arlington Center Conservation and Improvement Project; and the Town, in consideration thereof and in consideration of the benefits to be derived from the carrying out of the project, agrees to provide the funds to carry out the project.

A true copy of the vote under
Article 82 of the Warrant for
the 1979 Annual Town Meeting
of the Town of Arlington at
the adjourned session held
May 9, 1979.

ATTEST:

Christine M. Callahan

Town Clerk

Legal Notices

TOWN OF



ARLINGTON

Legal Notice

NOTICE OF PUBLIC HEARING ARLINGTON CENTER CONSERVATION AND IMPROVEMENT PROJECT ARLINGTON, MASSACHUSETTS

A public hearing on the proposed Arlington Center Conservation and Improvement Project will be held by the Board of Selectmen and the Town Manager of the Town of Arlington on Monday, February 26, 1979 at the Auditorium of the Robbins Memorial Town Hall, 730 Massachusetts Avenue, Arlington at 8:00 p.m.

The boundary of the Arlington Center Conservation and Improvement Project is as follows:

Beginning at a point on the southwesterly sideline of Massachusetts Avenue at the intersection of the southeasterly sideline of Academy Street,

thence going southeasterly along the southwesterly sideline of Massachusetts Avenue a distance of 899.18 feet to the intersection of Pleasant Street,

thence running in a radius to the right a distance of 21.97 feet and 92.42 feet to the northwesterly sideline of Pleasant Street,

thence running in a southwesterly direction along the northwesterly sideline of Pleasant Street a distance of 130 + or - feet more or less to a point, said point being the intersection of the extension of the southwesterly sideline of Swan Street with the northwesterly sideline of Pleasant Street,

thence crossing Pleasant Street in a southeasterly direction a distance of 70 feet more or less to a point on the southeasterly side of Pleasant Street said point being the intersection of the southeasterly sideline of Pleasant Street and the southwesterly sideline of Swan Street,

thence turning a corner and running northeasterly along the southeasterly sideline of Pleasant Street a distance of 261.32 feet to the southwesterly sideline of Massachusetts Avenue,

thence turning a corner and going southeasterly along the southwesterly sideline of Massachusetts Avenue a distance of 211.63 feet to a point on the northwesterly sideline of the Boston and Maine right-of-way now of the Massachusetts Bay Transportation Authority,

thence going northwesterly along the northwesterly sideline of said right-of-way 969.04 feet more or less to the intersection of the northwesterly sideline of Water Street,

thence turning a corner and going southwesterly along the northwesterly sideline of Water Street 349.88 feet more or less to a point on the southerly property line of Century Publications,

thence turning a corner and going in a northwesterly direction by two lines 72.48 feet and 5.35 feet, along the southerly property line of said property;

thence turning a corner and going in a northeasterly direction 22.12 feet along the southerly property line of said property,

thence turning a corner and going in a northwesterly direction 20.72 feet along the southerly property line of said property,

thence turning a corner and going in a northeasterly direction 32.11 feet along the northwesterly property line of said property,

thence turning a corner and going in a northwesterly direction 1.4 feet along the southerly property line of said property,

thence continuing in a northwesterly direction 92.40 feet along the northeasterly property line of land now or formerly of Paul Carbone Tr. to the southeasterly sideline of Court Street,

thence going in a northeasterly direction 193.17 feet along the southeasterly sideline of Court Street to a point,

thence going in a northwesterly direction forty feet + or - across Court Street to a point said point being the intersection of the

northwesterly sideline of Court Street and the southwesterly sideline of Court Street Place,

thence going in a northwesterly direction 148.42 feet along the northerly property line of land of the United States Government to a point

thence going in a southwesterly direction 7.00 feet along the westerly property line of land of the United States Government to a point

thence going in a southwesterly direction 116.96 feet along the northerly property line of land of the United States Government to the southeasterly line of Central Street,

thence crossing Central Street in a southwesterly direction 30 feet to a point on the northwesterly side line of Central Street said point being the intersection of the extension of the northerly property line of land of the United States Government and the northwesterly side line of Central Street,

thence going in a southwesterly direction 322 (more or less) feet along the northwesterly sideline of Central Street to the northeasterly sideline of Massachusetts Avenue,

thence going in a southwesterly direction 100 (more or less) feet across Massachusetts Avenue to the intersection of the southeasterly sideline of Academy Street and the southwesterly sideline of Massachusetts Avenue, the point of beginning.

The purpose of the hearing is to consider the Urban Renewal Plan for the undertaking of a project by the Arlington Redevelopment Board under state and local law with state financial assistance under Chapter 121 B of the Massachusetts General Laws, as amended; to install, construct, or reconstruct street and other project improvements and to carry out plans for a program of building rehabilitation and other improvements. The Arlington Redevelopment Board's relocation plan is available for examination and will be open for discussion at the hearing. Any person or organization desiring to be heard at the public hearing will be afforded an opportunity to be heard.

Frederick Pitcher
Executive Secretary
Arlington Board of Selectmen
2-8-2,15

APPENDIX II
FINANCING PLAN

Project Locality
ARLINGTON

7/24/78

Project Name
Arlington Center Conservation and
Improvement Project

Project Number
NA

Submission

Revises Project Cost Est. & Fin. Plan

☒ Accompanies Final Project Report

☐ Submitted by LPA on _____ 19____
☐ Accepted by DCA on _____ 19____

Estimate of Gross and Net Project Cost

| Line No. | Item | To be completed by LPA | | To be completed by DCA |
|----------|---------------------------------------------------------------------------------------|---------------------------------------------|------------------|--------------------------|
| | | Initial Estim. or latest accepted estimates | Revised Estimate | Estimate accepted by DCA |
| | Total Project Cost (line 18) | \$1,456,330 | \$1,244,796 | |
| | Cash value of land donations | 0 | 0 | |
| | Tax Credits (50% reimburs) | 0 | 0 | |
| | Gross Project Cost | 1,456,330 | 1,244,796 | |
| | Sale price of project land to be sold. | 200,000 | 150,000 | |
| | Capital value imputed to land to be leased by LPA | 0 | 0 | |
| | Capital value of land to be retained | 0 | 0 | |
| | Total proceeds from project land | 200,000 | 150,000 | |
| | Net Project Cost | 1,256,330 | 1,094,796 | |
| | Local Grant (100% by commun. not includ. land donation, tax credits, or rehab. grant) | 1,256,330 | 844,796 | |
| | State Grant (50% of all cost includ. land donation value and tax credit) | 500,000 | 250,000 | |
| | Rehabilitation Grant | 0 | 0 | |
| | Total | \$756,330 | 1,094,796 | |

Acceptance of the estimates submitted is hereby requested.

July 24, 1978 (Revised Feb. 12, 1979)
Date

Signature of Authorized Officer

ARLINGTON REDEVELOPMENT BOARD
Local Public Agency

Title

Project Expenditure Budget

APPENDIX III

| |
|-------------------------------------------------------------------------|
| Project Locality Arlington, Massachusetts |
| Project Name Arlington Center Conservation and Improvement Center |
| Project Number |

Instructions: Initial Revised Budget - Submit original and 4 copies

Dates of Budget Approvals (complete for revision only)

Budget No -1 July 24, 1978 Latest Approved Budget No. 19
 No-2 February 12 1979

| Line No. | Activity Classification | Latest Appro- ved Budget | Adjustment (+ or -) | Budget Request for Months | To be com- pleted by OCA |
|----------|----------------------------------------------------------------|-----------------------------|------------------------|------------------------------|--------------------------------|
| | | | | | Budget App. for Mon. |
| 1 | Total Survey & Planning Expend- itures | \$100,000 | 0 | \$100,000 | |
| 2 | <u>Project Execution Expenditure</u> (Administrative Costs) | 35,000 | -20,000 | 15,000 | |
| 3 | Legal Services | 15,000 | -10,000 | 5,000 | |
| 4 | Survey and Planning | 30,000 | -25,000 | 5,000 | |
| 5 | Acquisition Expenses | 10,500 | - 4,500 | 6,000 | |
| 6 | Temporary operation of acquired property | 0 | + 100 | 100 | |
| 7 | Relocation (excluding Re. Payment) | 10,000 | - 9,900 | 100 | |
| 8 | Site Clearance | 24,000 | -19,000 | 5,000 | |
| 9 | Project Improvements | 650,000 | +54,796 | 704,796 | |
| 10 | Supporting Facilities | 0 | 0 | 0 | |
| 11 | Disposal Lease retention cost | 30,000 | -22,500 | 7,500 | |
| 12 | Rehabilitation excluding rehabil- itation grants | 10,000 | -8,000 | 2,000 | |
| 13 | Other Income | 0 | 0 | 0 | |
| 14 | Sub total | 914,500 | -64,004 | 850,496 | |
| | Contingencies (not to exceed 15% of Line 14) | 51,830 | -22,530 | 29,300 | |
| 16 | Real Estate Purchases | 470,000 | -110,000 | 360,000 | |
| 17 | Relocation Payments | 20,000 | -15,000 | 5,000 | |

✓ Approval of the Project Expenditure Budget in the amount and
for the time period shown in Column (c) is hereby requested.

Arlington Redevelopment Board

Local Public Agency

July 24, 1978

Date

REVISED

February 12, 1979

Joseph E. Whinnery

Signature of Authorized Officer

CHAIRMAN

Title

DCA APPROVAL

This project Expenditure Budget is hereby approved in the amounts
and for the time period in Column (d) contingencies require prior
approval to be transferred.

This project shall be completed by _____ 19____

Date

Signature

Title

Alan *31 Cts*
Conserv & Imp
Plan
7/14/82



OFFICE OF THE BOARD OF SELECTMEN

TOWN OF ARLINGTON

MASSACHUSETTS 02174

FREDERICK E. PITCHER
EXECUTIVE SECRETARY
TELEPHONE 643-6700

ROBERT A. HAVERN, III
CHAIRMAN
CHARLES LYONS
VICE CHAIRMAN
ROBERT B. WALSH
ROBERT H. MURRAY
WILLIAM J. GRANNAN

July 14, 1982

Mr. Alan McClennen, Director
Planning and Community Development
Town Hall Annex

Dear Mr. McClennen:

The Board of Selectmen, at the meeting held on Monday, July 12, 1982, voted:

That the Board of Selectmen and the Town Manager vote to amend the description of project area boundaries for the Urban Renewal Plan for the Arlington Center Conservation and Improvement Project under Article 80 of the Annual Town Meeting of 1979 (110 in the affirmative and 41 in the negative) by deleting in Code 201 the second paragraph and inserting in place thereof the following:

Beginning at a point on the southwesterly sideline of Massachusetts Avenue at the intersection of the southeasterly sideline of Academy Street, thence going southwesterly along the southeasterly sideline of Academy Street a distance of 428.10 feet to the point of intersection of the northeasterly sideline of Maple Street, thence going southeasterly along the northeasterly sideline of Maple Street a distance of 279.57 feet to a point on the division line between the properties numbered #23 and #19 Maple Street, thence going northeasterly along said division line a distance of 104.38 feet to a point on the lot line separating the properties numbered #19 and #21 Maple Street, thence going northwesterly along said lot line a distance of 5.58 feet to a point, thence going northeasterly along the division line between the properties numbered #21 and #23 Maple Street a distance of 122.79 feet to a point on the division line between the land of the Robbins Memorial Town Hall and land of the Arlington School Department, thence going southeasterly along said division line a distance of 44.63 feet to a point on the division line between land of the

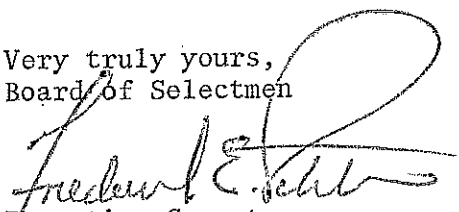
Mr. Alan McClennen

-2-

July 14, 1982

Robbins Memorial Town Hall and Robbins Memorial Library, thence going northeasterly along said division line distances of 106.30 feet and 92 + feet, southeasterly a distance of 18 + feet, northeasterly a distance of 17 + feet, southeasterly a distance of 30 + feet, and northeasterly a distance of 130 + feet to a point on the southwesterly sideline of Massachusetts Avenue, thence going southeasterly along the southwesterly sideline of Massachusetts Avenue a distance of 476.82 feet to the intersection of Pleasant Street.

Very truly yours,
Board of Selectmen



Frederick E. Schmitt
Executive Secretary

FEP/an

7/14/82



OFFICE OF THE BOARD OF SELECTMEN

TOWN OF ARLINGTON

MASSACHUSETTS 02174

FREDERICK E. PITCHER
EXECUTIVE SECRETARY
TELEPHONE 643-6700

ROBERT A. HAVERN, III
CHAIRMAN
CHARLES LYONS
VICE CHAIRMAN
ROBERT B. WALSH
ROBERT H. MURRAY
WILLIAM J. GRANNAN

July 14, 1982

Mr. Alan McClennen, Director
Planning and Community Development
Town Hall Annex

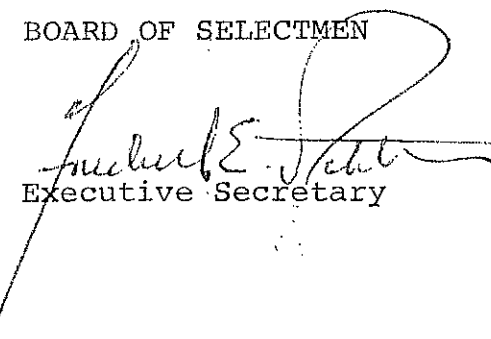
Dear Mr. McClennen:

The Board of Selectmen, at the meeting held on Monday, July 12, 1982,

VOTED: That the Board of Selectmen hereby vote to amend the boundaries of the Arlington Center Commercial Area Revitalization District (CARD) Plan originally voted by the Board on April 7, 1980, and approved by the Executive Office of Communities and Development on May 13, 1980, and extended on March 19, 1982, by incorporating parcels designated Block Plan 124, Block C, Parcels 3 and 4, also known as 23 Maple Street and the Central School.

Very truly yours,

BOARD OF SELECTMEN


Executive Secretary

FEP:mpd



TOWN OF ARLINGTON

MASSACHUSETTS 02174

643-6700

DEPARTMENT of PLANNING and
COMMUNITY DEVELOPMENT

July 20, 1982

Mr. John F. Bradshaw, Asst. Secretary
Executive Office of Communities & Development
100 Cambridge Street - 9th Floor
Boston, Massachusetts 02202

Dear Mr. Bradshaw:

Pursuant to your request of June 25, 1982, I am enclosing additional materials relating to the Arlington Center Conservation and Improvement Project and the Arlington Center Commercial Area Revitalization District.

On Monday, July 12, 1982, the Board of Selectmen and the Town Manager voted unanimously to support the amendment to the project area boundaries for the Arlington Center Conservation and Improvement Project. A copy of the vote is enclosed. At the same meeting the Board of Selectmen voted to amend the boundaries of the Arlington Center Commercial Area Revitalization District to incorporate the Central School and 23 Maple Street. These properties have been turned over to the Arlington Redevelopment Board and are in the process of being converted into office space.

The Arlington Redevelopment Board is the planning board and the redevelopment authority for the Town of Arlington pursuant to Chapter 738 of the Acts of 1971. A copy of the recommendation of the Redevelopment Board relating to the boundary change for the Arlington Center Conservation and Improvement Project is enclosed.

I hope that this information will permit you to approve both requested changes.

Very truly yours,

Alan McClennen, Jr.
Director of Planning and
Community Development

AMcC/md
Enclosures

Cons. & Imp. P.
7/20/82

EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT



Michael S. Dukakis, Governor
Amy S. Anthony, Secretary

November 19, 1986

Mr. Alan McClennen Jr.,
SECRETARY/EX-OFFICIO
Arlington Redevelopment Board-Town Hall
Arlington, MA 02174

Re: Arlington, Massachusetts - Arlington Heights
Commercial Area Revitalization District (CARD) Plan

Dear Mr. McClennen:

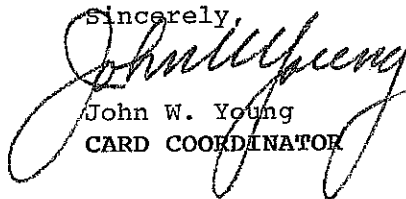
This office has considered your request regarding a renewal of the Arlington Heights Commercial Area Revitalization District Plan.

Based upon our review of the documentation submitted with your request, it appears that the town is making an effort to implement the proposals set forth in the CARD plan, and we hereby approve a renewal of your Commercial Area Revitalization District Plan for 2 years, beginning on June 14, 1986.

This CARD plan renewal will expire on June 13, 1988. It should be noted that any subsequent renewal of this Arlington Heights CARD plan will be dependent on two things:

1. Convincing documentation from the town citing specific progress in revitalization of this CARD from June 14, 1986 to a point in early June 1988; and
2. a determination by EOCD, after a site visit, that the area still meets criteria necessary for it to qualify as a Commercial Area Revitalization District (CARD).

Sincerely,


John W. Young
CARD COORDINATOR

JWY/kah
cc: MIFA

ADJOURNED SPECIAL
TOWN MEETING
APRIL 12, 1982

ADJOURNED SPECIAL TOWN MEETING-APRIL 12, 1982

Pursuant to the vote of adjournment of April 7, 1982, the town meeting members met in the Town Hall on Monday evening, April 12, 1982, to act upon the remaining Articles as set forth in the Warrant for the Special Town Meeting.

The Moderator called the meeting to order at 8:31 P.M.

There being no objection to the motion of Selectman Havern, it was

VOTED: That if all the business of the Special Town Meeting as set forth in the Warrant is not disposed of at this session, when the meeting adjourns, it adjourn to Wednesday, April 14, 1982 at 8:05 P.M.

The Moderator declared Article 32 to be now before the meeting.

ARTICLE 32. (Transfer of Jurisdiction of 23 Maple Street)

VOTED: (Unanimously) That the town hereby transfers 23 Maple Street and the land appurtenant thereto from the jurisdiction of the School Committee to the Redevelopment Board for redevelopment purposes.

There being no further business under Article 32, the Moderator declared it disposed of.

ARTICLE 33. (Amendment of Zoning By-Law (Zoning Map)

On the motion offered by Edward T.M. Tsol, for the Redevelopment Board, seconded by Harry Barber, it was

VOTED: (Unanimously) That the Town amends the Zoning Bylaw by amending the Zoning Map to include the following parcels of land in the R7 Apartment District, Block Plan 124, Block C, Parcels 3 and 4.

There being no further business under Article 33, the Moderator declared it disposed of.

ARTICLE 34. (Amendment of Urban Renewal Plan, Arlington Center Conservation and Improvement Project)

Allan Tosti, Chairman of the Finance Committee, stated that the Finance Committee recommends favorable action on Article 34.

On the motion offered by Mr. Tsol, seconded by Mr. Falwell, it was

VOTED: (Unanimously) That the town amends the description of project area boundaries for the Urban Renewal Plan for the Arlington Center Conservation and Improvement Project under Article 80 of the Annual Town Meeting of 1979 (110 in the affirmative and 41 in the negative) by deleting in Code 201 the second paragraph and inserting in place thereof the following:

Beginning at a point on the southwesterly sideline of Massachusetts Avenue at the intersection of the southeasterly sideline of Academy Street, thence going southwesterly along the southeasterly sideline of Academy Street a distance of 428.10 feet to the point of intersection of the northeasterly sideline of Maple Street, thence going southeasterly along the northeasterly sideline of Maple Street a distance of 279.57 feet to a point on the division line between the properties numbered #23 and #19 Maple Street, thence going northeasterly along said division line a distance of 104.38 feet to a point on the lot line separating the properties numbered #19 and #21 Maple Street, thence going northwesterly along said lot line a distance of 5.58 feet to a point, thence going northeasterly along the division line between the properties numbered #21 and #23 Maple Street a distance of 122.79 feet

ARTICLE 32.
(Transfer of Jurisdiction of 23 Maple Street)

MEETING CALLED TO
ORDER

DATE OF ADJOURNMENT

ARTICLE 33.
(Amendment of Zoning By-Law) (Zoning Map)

Approved by Attorney
General
July 26, 1982

ARTICLE 34.
(Amendment of Urban
Renewal Plan,
Arlington Center
Conservation and
Improvement Project)

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ADJOURNED SPECIAL
TOWN MEETING
APRIL 12, 1982

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Approved by Attorney General
July 26, 1982

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On the motion offered by Mr. Tsol, seconded by Mr. Falwell, it was

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to a point on the division line between the land of the Robbins Memorial Town Hall and land of the Arlington School Department, thence going southeasterly along said division line a distance of 44.63 feet to a point on the division line between land of the Robbins Memorial Town Hall and Robbins Memorial Library, thence going northeasterly along said division line distances of 106.30 feet and 82½ feet, southeasterly a distance of 18½ feet, northeasterly a distance of 17½ feet, southeasterly a distance of 30½ feet and northeasterly a distance of 130½ feet to a point on the southwesterly sideline of Massachusetts Avenue, thence going southeasterly along the southwesterly sideline of Massachusetts Avenue a distance of 476.82 feet to the intersection of Pleasant Street.

There being no further business under Article 34, the Moderator declared it disposed of.

ARTICLE 35. (Appropriation for Arlington Center Project)

By consent of the meeting, permission was granted to the Redevelopment Board to withdraw Article 35.

There being no further business under Article 35, the Moderator declared it disposed of.

ARTICLE 36. (Mill Brook Drive Revitalization Project)

By consent of the meeting, permission was granted to delete the words "(will vote to)" and insert the word "does". Thereupon, on the motion offered by Mr. Tsoi, Chairman of the Redevelopment Board, it was

VOTED: (Unanimously) That the town supports the Millbrook Drive Revitalization Plan.

There being no further business under Article 36, the Moderator declared it disposed of.

ARTICLE 37. (Appropriation for Mill Brook Drive Project)

By consent of the meeting, permission was granted to the Redevelopment Board to withdraw Article 37.

There being no further business under Article 37, the Moderator declared it disposed of.

ARTICLE 38. (Cooperation Agreement-Mill Brook Drive Project)

By consent of the meeting, permission was granted to the Redevelopment Board to withdraw Article 38.

There being no further business under Article 38, the Moderator declared it disposed of.

ARTICLE 39. (Amendment of Zoning By-Law) (Zoning Map)

A motion was offered by Mr. Tsoi, Chairman of the Redevelopment Board, duly seconded.

After a lengthy discussion, the motion offered by Harry Barber, seconded by James E. Carter, to terminate debate was declared lost by the Moderator on a standing vote, 109 having voted in the affirmative and 62 in the negative, lacking the two-thirds vote required.

After further discussion, the motion offered by James W. Kearns, Precinct 20, seconded by Francis R. Murphy, to terminate debate was declared carried by the Moderator on a standing vote, 154 having voted in the affirmative and 12 in the negative.

ARTICLE 35.
(Appropriation for
Arlington Center
Project)

ARTICLE 36.
(Mill Brook Drive
Revitalization
Project)

ARTICLE 37.
(Appropriation for
Mill Brook Drive
Project)

ARTICLE 38.
(Cooperation Agree-
ment-Mill Brook
Drive Project)

ARTICLE 39.
(Amendment of Zoning
By-Law) (Zoning Map)
Approved by Attorney
General
July 26, 1982