

MINUTES OF MEETING OF
MARCH 31, 1980

Present: Joseph F. Tulimieri, Chairman
Edward T.M. Tsoi, Vice-Chairman
Philip J. McCarthy
Thomas W. Falwell
Louis S. Richman

Alan McC|ennen, Jr., Secretary Ex-Officio

8:00 p.m.- The Redevelopment Board convened a public hearing in the auditorium of the Robbins Memorial Town Hall on proposed amendments to the Arlington Zoning Bylaw. The Board received testimony on warrant articles 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, and 87 of the Annual Town Meeting and warrant articles 7, 9, 11, 13, 14, 17, 19, and 25 of the Special Town Meeting.

Article 77- Mr. James Keatley, a broker, from 1367 Massachusetts Avenue spoke in favor of the rezoning. He felt that the property could be most appropriately used for small offices. No one spoke in opposition. The chairman declared the hearing on Article 77 closed.

Article 78- Mr. James Keatley, 1377 Massachusetts Avenue, spoke in favor of the proposed rezoning. He indicated that a portion of the property used to be used as a doctor's office and he felt that the most appropriate use of the building today was for office purposes. No one spoke in opposition to the rezoning. The Chairman closed the hearing on Article 78.

Article 79- Mr. Phillip Hagar, a resident of 21 Appelton Street, spoke in favor of the rezoning of this property. Mr. John Worden town meeting member from precinct 8, asked if retail uses would be permitted on the property. Rezoning to B1 would not permit any retail uses. No one spoke in opposition. The Chairman declared the hearing on Article 79 closed.

Article 7 of the Special Town Meeting- Mr. Jeremiah Keefe, chairman of the Arlington Housing Authority spoke in favor of the rezoning proposed in Article 7. He indicated that the authority intends to build up to 79 units of Chapter 667 housing units for the elderly on the site. He cited the need for housing and urged the Redevelopment Board's support for the rezoning. No one else spoke in favor of in opposition. The Chairman closed the hearing on Article 7.

Article 17- The Chairman opened the hearing for Article 17 of the Special Town Meeting. Mr. Edward Dever, Esq., counsel for Arlington Cable Corporation urged favorable action on Article 17 since it was needed by all potential cable licensees. Dr. Devereaux, engineer for Arlington Cable described the type of facility that would be used for Cable TV reception. Mr. Roger Worbois with Atty. Richard Keshian

answered questions about the cable antenna installation for Continental Cable. No one else spoke in favor or in opposition of Article 17. The Chairman declared the hearing closed.

The Chairman asked if the Board members had any comment on Articles 77, 78, 79 of the Annual Town Meeting and 7 and 17 of the Special Town Meeting. There being no comments, it was moved by Mr. McCarthy, seconded by Mr. Tsoi, that the Arlington Redevelopment Board Recommended favorable action on Articles 77, 78, and 79 of the Annual Town Meeting and Articles 7 and 17 of the Special Town Meeting. Unanimous Vote in favor.

Article 11- The Chairman opened the floor to discussion on Article 7 dealing with the rezoning of the Locke School. Judith Stickter, a resident of 29 Surry Road, indicated that the residents of the Locke neighborhood are extremely interested in residential zoning and also that play space be left on the site when the school is redeveloped. They are particularly interested in play space for elementary and pre-school age children. She indicated that the neighborhood would be most responsive to R6 zoning and that a petition to that effect would be transmitted to the Board of Selectmen. Several residents of the neighborhood were concerned about traffic and business intrusion in the neighborhood. The Chairman outlined the procedure that was being followed prior to making recommendations to town meeting about transferring and rezoning the surplus elementary schools. Mr. McCarthy indicated that the Board is under intense pressure from the Town Manager the Board of Selectmen, the Finance Committee and many residents to do something about expansion of the non-residential tax base. He noted that the Locke School is available because of a decision made by the School Committee. The property abuts the business district and because of that certain types of business might be accommodated on the site. In his opinion, the Redevelopment Board should recommend B3 zoning in order to keep all options open during the public disposition process. If town meeting concurs by a two-thirds vote and also transfers the property to the Redevelopment Board, the Board will then seek developers to submit proposals under a fixed set of guidelines.

Ms. Stickter indicated that she was sympathetic to the Redevelopment Board and also she was sympathetic to the neighborhood. However, to put intensive retail uses in the Locke School area would adversely affect the neighborhood whereas R6 would allow both condominiums and offices. The Board noted that after the request of the Board of Selectmen it has looked at the entire area bounded by Paul Revere Rd., Park Avenue, Massachusetts Avenue, and Davis Road. Following further discussion the Chairman asked for any additional comments on Article 11. There being none he declared the public hearing on Article 11 closed.

Article 13- The Chairman asked for comments on Article 13 of the Special Town Meeting. Mrs. Mahoney and Mr. Ardito, residents of the Cutter School neighborhood, both urged the Board to amend the article and that the site be rezoned to R5 instead of R6. Mr. Ardito indicated that it was a consensus of a neighborhood meeting held on March 26 that the existing building remain, that as much public open space as possible be maintained on the site and that sufficient dollars be obtained from the developer from the sale of the property to upgrade the open space.

Mrs. Fiore, chairman of the Conservation Commission, stated that if it is not possible to keep open space on the Cutter School site, then the Redevelopment Board should look elsewhere.

Mr. Worden, a town meeting member from precinct 8, suggested that the Board should limit the amount of the site to be rezoned.

Mr. Clay McShane, a resident of the Cutter neighborhood, indicated that he felt the Redevelopment Board was trying to protect the developer and not the neighborhood.

Mr. McCarthy responded by indicating that the Board is not getting any political pressure from developers; no public body has suggested any other zone but residential and that the purpose of the rezoning and the transfer article is to insure that the town acting through the Redevelopment Board has the tools to work effectively with potential developers. The Board is concerned that they not tie up the site too tightly and has indicated a willingness to accept controls in the transfer article. It is impossible for the Board to set aside specific space, at this time, for open space.

Several other residents expressed their desire to rezone the site to R5 instead of R6. Mr. McCarthy indicated that the Board had agreed to delay any final vote on this warrant article until after April 14, when the details of the transfer article would be negotiated with the Cutter School neighborhood. The Board was thanked by Mr. Worden for that approach. There being no further comments on Article 13, the Chairman declared the hearing closed.

Article 80- The Chairman asked for comments on Article 80. There were none from the floor. Mr. McCarthy indicated that the purpose of this article was to make sure that uses that can adversely impact a neighborhood such as Dunkin' Donuts and Long John Silver receive a public hearing from either the Redevelopment Board or the Zoning Board of Appeals to insure that they are properly evaluated. There being no further comments on Article 80, the chairman declared the hearing closed.

Article 81- Mr. John Worden, town meeting member from precinct 8, asked if the modification proposed in article 81 was a good idea. The Director explained that article 81 would provide for no change in density but would permit architectural creativity with three-family dwellings. There being no further questions or comments the Chairman declared the public hearing on Article 81 closed.

Article 82- The Chairman opened the hearing on Article 82. There were no questions. The Chairman closed the hearing on Article 82.

Article 83- The Chairman opened the hearing on Article 83. There were no questions. The Chairman closed the hearing on Article 83.

Article 84- The Chairman opened the hearing on Article 84. Mrs. Fiore indicated that she was not opposed to nursing homes in residential neighborhoods and that the town should assist them in maintaining their residential character. There being no further questions or comments on Article 84, the Chairman declared the hearing closed.

Article 85- The Chairman opened the hearing on Article 85. There being no comments or questions, the hearing on Article 85 was closed.

Article 25- The Chairman opened the hearing on Article 25 of the special town meeting which had been submitted by petition. Mrs. Nancy Rooney, a resident of Hobbs Court, indicated that it was not submitted strictly because of the proposed expansion at Jimmy's Steer House. She stated that Arlington is changing and parking is difficult. She feels that with continued growth and the town policy to encourage growth there will be a greater need for parking. If we do not provide additional parking for these uses the town will end up being extremely congested. She stated that Lexington is now changing its zoning bylaw to make the parking requirements more stringent. The towns of Carver and Burlington are also making parking requirements stricter. Mr. John Wilfert, owner of the Old Colony Apartments requested support for the article. Mrs. Elsi Fiore, chairman of the Arlington Conservation Commission, stated that she was concerned about the proliferation of parking. Mrs. Clarke, a town meeting member from precinct 11, expressed concern that the requirement for additional parking may result in developers taking properties off the tax rolls to build parking lots and the residential character of the town will be changed. Mr. Hal Seward, town meeting member from precinct 13, stated that what was needed was more parking enforcement. In his opinion, there was a great deal of long term parking, particularly from merchants and commuters. Mr. McCarthy indicated that the Urban Systems project has included a high degree of all day parking, as a result of a survey in Arlington Heights, and he feels that a major part of the problem is local enforcement. One of the other options available is for the town to acquire single and two-family houses immediately to the rear of the business districts. Several years ago when the Redevelopment Board conducted neighborhood meetings on this subject there was overwhelming neighborhood opposition to this approach.

Mrs. Rooney indicated that in her opinion the businesses should solve their own parking and as far as restaurants are concerned, a 1:3 ratio is far better than the existing 1:4. At the present time, there is no provision for employee parking and Jimmy's Steer House has created a major problem in her neighborhood.

Mrs. Clarke asked if Jimmy's Steer House paid a reasonable amount of taxes. Mr. Daniel Purcell, assessor for the town of Arlington, indicated that he did pay a reasonable share and that when the revaluation takes place, he will pay a significant increase in taxes. There being no further discussion on Article 25 of the special town meeting, the Chairman closed the hearing.

Article 86- The Chairman opened the hearing on Article 86. There being no discussion, the Chairman closed the hearing on Article 86.

Article 87- The Chairman opened the hearing on Article 87. There being no discussion on Article 87, the Chairman closed the hearing.

Article 9 of the special town meeting- The Chairman opened the hearing on Article 9. Mrs. Kelley, town meeting member from precinct 11, asked for an explanation of the B1 zoning district. The Director provided that explanation. There being no further comments on Article 9, the Chairman closed the hearing.

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Article 85- The Chairman opened the hearing on Article 85. There being no comments on Article 85, the Chairman closed the hearing.

Article 19 of the special town meeting- The Chairman opened the hearing on article 19 of the special town meeting. Mrs. Fiore of the Conservation Commission indicated that she had some problems with the article and what it might permit. Mr. McCarthy noted that this article did nothing to negate the powers of the Conservation Commission under the Wetlands Protection Act and that the proposed amendment merely clarifies the term 'structure'. There being no further comments the Chairman closed the hearing on Article 19.

It was moved by Mr. McCarthy, seconded by Mr. Falwell that the Redevelopment Board recommend favorable action on warrant articles 81, 82, 83, 84, 85, 86, 87, of the Annual Town Meeting and 9, 14 and 17 of the Special Town Meeting. Unanimous vote in favor.

It was moved by Mr. Falwell, seconded by Mr. McCarthy, to recommend no action on Article 25 of the Special Town Meeting. Unanimous vote in favor.

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

Respectfully submitted,

Alan McClennen, Jr.
Secretary Ex-Officio