

# ARLINGTON REDEVELOPMENT BOARD

TOWN HALL - ARLINGTON, MASSACHUSETTS 02174

TELEPHONE 617 643-6700

## MINUTES OF THE MEETING OF FEBRUARY 26, 1979

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

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

Also Present: Katherine Jorgensen, Harold Seward, Mrs. Murphy and John Worden


8:00 p.m. - The Board convened to attend the Public Hearing on the Arlington Center Conservation and Improvement Project. Mr. Tulimieri and Mr. McClennen testified in support of the project.

9:00 p.m. - The Board convened with Mr. Worden and Mr. Seward to discuss Warrant Articles 83, 84, 91, 92 and 93.

Mr. Seward indicated that the purpose of his articles was to bring the remainder of the zoning bylaw into conformity with the height reduction adopted in the R7 district in 1978. In response to a question Mr. Seward stated that his reasons were generally philosophical and that he knew of no R6 district that should not be zoned R6. Mr. Tulimieri referred to the research undertaken by the Planning Department indicating that the inclusion of stories as a measure of building height would increase non-conformity. If five stories were used, 23% of the existing buildings would no longer conform to the height regulations. If four stories were used, 45% would no longer conform. If, on the other hand, six stories were used, all buildings would conform.

Mr. Seward noted that he is concerned over the lack of non-residential tax base in Arlington and therefore his provision permits only five stories of residential use and the remainder of the building can be developed for non-residential use. He indicated that this was not a threat in the B5 district now but it will be in the future when the Red Line cuts through the town.

Mr. Worden noted that the issue of non-conformity was demonstrated as not being important at last year's town meeting when under Article 93 the town meeting made all buildings in the R7 district non-conforming. In response to a question from the Board as to where there was presently a problem in the R6 district, Mr. Worden stated that any R6 district was a problem.



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The Board reviewed building heights in stories and in feet with Mr. Worden and Mr. Seward. Mr. Tsoi noted that the provisions proposed by the Board in Article 3 would bring the bylaw into conformity with town meeting action under Article 93 last year. Mr. Worden felt that the town should proceed further and establish specific limitations as to stories since stories were easier to comprehend than feet.

Mr. Seward indicated that he felt that the possibility of residential development in the B4 districts was a major problem. In response to a question from the Board as to what they were trying to correct, change or stop, Mr. Seward indicated that they just wanted to scale down the development. Mr. Bordes noted that the R7 district can be used for non-residential development. Mr. Seward responded by saying that anyone would be crazy to build offices on the Oxford site.

Mr. Bordes reviewed the height limits and noted that they are maximums and through the special permit process can be tailored to specific sites. He also noted that the dual height limit procedure creates height buffer areas which in fact control the majority of the sites.

Mr. Tulimieri indicated that the Board would move to discuss articles 92 and 83 together at the town meeting. He asked Mr. Worden and Mr. Seward as to the possibility of withdrawing 92 in place of Article 83. Mr. Worden stated that Article 83 is a reasonable step and he would have to look it over carefully before responding.

He is concerned that it does allow one additional story, therefore, he has a problem with there being six stories permitted in the district. Mr. Seward noted that he did not realize that the heights in the districts were descending. Mr. McClennen reviewed the height buffer provisions and also noted that no action under Articles 83 or 92 would reduce the number of dwelling units permitted in any zoning district. Mr. Seward noted that Footnote L had not been discussed. He stated that Arlington is the most densely populated town in the Commonwealth and has little business tax base. The performance budget indicates that we do not keep up with the cost of living and if the town adds the Red Line it will be in real trouble. Mr. Worden concluded by saying that their real concern is height while others are concerned with residential density.

Board Action on Warrant Articles 80-94 of the Annual Town Meeting

Article 80 - Motion by Mr. McCarthy, seconded by Mr. Richman to support Article 80. Unanimous vote in favor.

Article 81 - Motion by Mr. Tsoi, seconded by Mr. McCarthy to support Article 81. Unanimous vote in favor.

Article 82 - Motion by Mr. Tsoi, seconded by Mr. McCarthy to support Article 82. Unanimous vote in favor.

Article 83 - Motion by Mr. Tsoi, seconded by Mr. Richman to support Article 83. Unanimous vote in favor.

Article 84 - Motion by Mr. Tsoi, seconded by Mr. Richman to support Article 84. Unanimous vote in favor.

Article 85 - Motion by Mr. Tsoi, seconded by Mr. Richman to support Article 85. Unanimous vote in favor.

Article 86 - Motion by Mr. Tsoi, seconded by Mr. Richman to support Article 86. Unanimous vote in favor.

Article 87 - Motion by Mr. Tsoi, seconded by Mr. Richman to support Article 87. Unanimous vote in favor with Mr. McCarthy present but not voting.

Article 88 - Motion by Mr. Tsoi, seconded by Mr. Richman to support Article 88. Unanimous vote in favor.

Article 89 - Motion by Mr. Tsoi, seconded by Mr. Richman to support Article 89. Unanimous vote in favor.

Article 90 - Motion by Mr. Tsoi, seconded by Mr. Richman that the Board take no action on Article 90. Unanimous vote in favor.

Article 91 - Motion by Mr. Tsoi, seconded by Mr. Richman that the Board take no action on Article 91. Unanimous vote in favor.

Article 92 - Motion by Mr. Tsoi, seconded by Mr. Richman that the Board take no action on Article 92. Unanimous vote in favor.

Article 93 - Motion by Mr. Tsoi, seconded by Mr. Richman that the Board take no action on Article 93. Unanimous vote in favor.

Article 94 - Motion by Mr. Tsoi, seconded by Mr. Richman to table Article 94. Mr. McCarthy abstained from all discussion on Article 94. Unanimous vote in favor.

#### Minutes to be Approved

Minutes of February 5, 1979 - Motion by Mr. Tsoi, seconded by Mr. McCarthy to approve the minutes of February 5.

Minutes of February 12, 1979 - Motion by Mr. Tsoi, seconded by Mr. McCarthy to approve the minutes of February 12.

The Board noted that the minutes of the public hearing of February 13, 1979 were a matter of public record.

#### Director's Report

Mr. McClennen reported that Mr. Deetjen would like to meet with the Board as soon as possible to discuss the Community Safety project. The Board asked the Director to set up the meeting and requested that material be submitted in advance. Mr. Tulimieri noted that he felt it was important that the Redevelopment Board be advised of the role it was expected to play if any at the town meeting.

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Bills - The Board approved payment to Meola Construction Corporation and Carol Johnson and Associates. The Board also directed that the time and materials bill for Meola Construction's additional work of relocating the median on Massachusetts Avenue be handled by the Town Manager.

Mr. McClennen indicated that he wanted to set up a meeting in East Arlington as soon as possible to discuss possible activities under the CDBG program.

The draft report to town meeting will be prepared early in March for review by the Board.

Mr. McClennen reviewed the proposed urban systems project and indicated that as soon as town meeting schedule permitted, he would prepare an RFP for approval. The funds for the design work will be made available upon approval of the Block Grant program on July 1.

Adjournment

Motion by Mr. Tsoi, seconded by Mr. Richman to adjourn at 11:00 p.m. Unanimous vote in favor.

Respectfully submitted,

Alan McClennen, Jr.  
Secretary Ex-Officio

AMcC/aa