

MINUTES OF THE MEETING
OF AUGUST 25, 1975

Present: Stephen Pekich, Chairman
Joseph F. Tulimieri, Vice-Chairman
Robert J. Sheehan
Edward T. M. Tsoi
Philip J. McCarthy

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

The Chairman called the meeting to order at 7:40 p.m.

Minutes of July 28

Motion: By Mr. Tulimieri, seconded by Mr. McCarthy to accept the minutes of July 28 as amended. Unanimous vote in favor.

Minutes of August 11

Motion: By Mr. Tulimieri, seconded by Mr. Tsoi to accept the minutes of August 11 as amended. Unanimous vote in favor.

Review of Zoning Articles and Zoning Presentation for Town Meeting

Mr. McClennen reported that there will be no other zoning articles on the warrant. Tomorrow the staff will participate in the final layout of the legal notice.

Mr. Gately met with the Director and Mrs. Baron today and they explained to him his two remaining options for a zoning change at the A&P site. The first would be to speak strongly for his proposed change at the Public Hearing and to get someone on town meeting floor to propose a change in zoning from B2 to B4. Secondly, after all legislative procedures have taken place, he could bring a court suit against the town. Mrs. Baron mentioned that the owner of that parcel of land is a trust.

Miss Lyons, a resident of Elmhurst Road visited the Planning Department today. She said that she is thinking of selling her house and wants it to remain a two-family zone. She has a single house on almost 20,000 square feet of land. The Director will summarize her concerns for the Board so that they can determine whether or not to amend the zone after the public hearing.

The first zoning article to be discussed was swimming pools. There was a question on permanent and temporary pools and the difference between them. It was noted that there are no state regulations now for pools; the Building Inspector has been using the BOCA Code to

control them. The Director suggested raising the question at the public hearing and if there was a lot of response, a written amendment could be put together for town meeting.

It was the general feeling that the part of the bylaw dealing with Pleasant Street is fine as it is now written.

Mr. Bordes pointed out on the map the historic homes on Mass. Avenue as mentioned in his memo to the Board last week. It was agreed that generally these are only of landmark significance and the sites are important for the proper development of Arlington Center.

Concerning the PUD section of the bylaw, it was felt that some good arguments will be needed to back up the Board's reasoning on the FAR.

Director's Report

It was agreed that a meeting will not be planned for next Monday evening due to the Labor Day holiday. If the need arises for the Board to meet, the Director will notify the members.

The Director read the list of recipients of the proposed bylaw and map and it was decided to add the following to that list: Mr. Constantinos Philips, the LWV, Conservation Commission, Historical Commission, Housing Authority, Park & Rec. Commission, Town Moderator, School Committee and the Citizens' Advisory Committee.

Mr. Tsoi reminded the Director that the Board has requested a memo on the definition of family. Considerable discussion centered on the definitions of rooming house and lodging house. It was the feeling that there was more protection under the old definition than under the new one. Mr. McClennen will check the Massachusetts State Statutes on lodging houses.

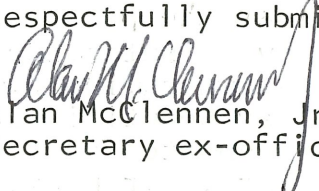
Mr. Tsoi mentioned that we were going to hear further from Sylvia Donough on the Arlington Center plan. Mr. McClennen will schedule a meeting.

There was considerable discussion here on the Arlington Center-Mill Brook Valley Plan. It was felt that this report and the zoning bylaw have become somewhat synonymous to a great many people. A concentrated effort will begin on putting this together with our report to Town Meeting.

Adjournment

Motion: By Mr. Tsoi, seconded by Mr. Sheehan to adjourn at 10:10 p.m. Unanimous vote in favor.

Respectfully submitted,


Alan McClennen, Jr.
Secretary ex-officio

AMCC/aa