

Minutes of the Meeting of  
March 22, 1982

Present: Mr. Edward T. M. Tsoi, Chairman  
Mr. Philip J. McCarthy, Vice chairman  
Mr. Thomas W. Falwell  
Mrs. Doris Cremens

Absent: Mr. Joseph F. Tulumieri

In addition: Alan McClennen-Secretary Ex Officio, Andy Vorce,  
and Walter Moynihan from the Arlington Advocate.

7:00 p.m. - James Forte met with the board to discuss Warrant Article 75 which proposes that the town purchase the Mugar property for public use. Mr. Forte, Mrs. Fiore, Mr. William Finard of the Finard Co., and Mr. George Khouri of the Finard Co. were present.

Mr. Forte reviewed the purposes of the zoning bylaw which in his interpretation sets forth the reasons why the property should be acquired and not developed. He indicated that he is convinced that the residents of East Arlington don't want the site to be developed, and in his opinion there is substantial neighborhood resistance to the project. He feels out of fairness to the East Arlington community, the site should not be developed. He feels that the development would bring about severe negative impacts on the neighborhood. The development would be so bad and exert such negative influence that property owners would be unable to sell their properties and thus would suffer severe financial hardship. In his opinion, any increase in traffic caused by the development represents a severe negative impact. He feels that East Arlington is a buffer for the rest of the town, and therefore, the properties must be maintained. He feels that the principle value of the Mugar site is as open space. He also feels that it is valuable as a wetlands conservation area and he noted that the Conservation Commission in its ten year program had recommended that the site be acquired. He noted that the site posed severe impediments to any development. He said that the people all agree that flooding is a problem in East Arlington and he is sure that if the developer builds and the site floods, the developer will ask the town for a tax abatement. Finally he said that in his opinion, the potential tax return for the Mugar site was relatively small compared to consequences of development.

There was further general discussion about Mr. Forte's article and the board took no position on the article.

8:00 p.m. - Moved by Mrs. Cremens, seconded by Mr. McCarthy to recess to the Annual Town Meeting.

11:00 p.m. - Moved by Mr. Falwell, seconded by Mrs. Cremens to recess to Tuesday, March 23, 1982 at 8:00 p.m.

Respectfully submitted,

Alan McClennen, Jr.  
Secretary Ex Officio