

Minutes of the Meeting of
January 12, 1987

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

In addition: Alan McClennen, Jr., Secretary Ex-Officio; Kevin O'Brien, Assistant Director of Planning and Community Development; and Joanne Bissetta from the Arlington Advocate.

8:00 p.m. -The Redevelopment Board convened in the Redevelopment meeting room to review reports from the Department of Planning and Community Development concerning proposed zoning amendments for the Annual Town Meeting.

The Planning Department had prepared a series of memoranda dealing with large residential additions, three-family homes, the impact of conversions of business uses to residential uses, and a series of zoning definitions pertaining to floor area, stories and height. The Board also reviewed the Director's Report in which he discussed other pending zoning articles that he suspected were going to be submitted by petition.

The Board reviewed the series of articles that were proposed by Mr. Harry McCabe and the Council on Aging. In general, the Board felt that the Articles were unnecessary since the Bylaw already dealt with those specific issues. In regard to the question of large residential additions, the Board felt that the proposed Warrant Article should be modified so that there would be specific criteria that allow the Zoning Board of Appeals to judge the appropriateness of these additions. A particular concern would be the architecture and the proximity of the addition to abutting structures and lots. The Board finally concluded that, based on the detailed analysis undertaken by the Department, a special permit should be required if the addition was either greater than 750 square feet or greater than 50% of the existing residential structure.

The Board discussed the request of the Building Inspector to include some controls over large dormers. After considerable discussion, it was concluded that the principal objections that were being voiced dealt solely with aesthetics, and if that was the only issue, then it was not appropriate to deal with it in the Zoning Bylaw.

The Board then reviewed the subject of possible zoning amendments in the B-5 district to deal with the proposed redevelopment of the Mirak site. The current zoning on the site is somewhat unique because, if the land is developed nonresidentially, buildings can

be constructed to 110 feet in height. On the other hand, if it is 100% residential, it is limited to 5 stories. A third option would permit 110 foot building with only 5 stories of residential use. The Board concurred that this was inconsistent, and requested the Department to come up with a scheme that would provide some flexibility on the site, yet control the height. Mr. Tsoi felt that one of the techniques that should be examined was a height provision that provides the opportunity to have a higher building than otherwise allowed, provided that an equal amount of rooftop is below the maximum. The Board felt, at this time, that the maximum height should be in the range of 6 stories; although, they would be willing to discuss it further. They asked Mr. McClennen to review previous work, including the Monacelli study, and come up with a proposal that could be submitted for consideration by the Town Meeting. After further discussion on several other zoning issues in the Director's Report, the Board asked the staff to prepare final wording for Articles for submission on January 26.

Director's Report

1. The Board executed the Environmental Design Review decision on Bank 5 for Savings/Paisley Corporation and directed that it be filed with the Town Clerk as soon as possible.
2. 7 Central Street. Mr. McClennen reviewed the status of 7 Central Street zoning issues.
3. Request of Gerald A. Sohn to extend the date of final completion of 5 Water Street to September 30, 1987.

Motion: Moved by Mr. Tsoi, seconded by Mr. Faulkner to extend the date of final completion of 5 Water Street to September 30, 1987. Unanimous vote in favor.

4. 61 Crosby Street. Mr. McClennen presented a letter from Lyne, Woodworth, and Everts, counsel to the Board, concerning billings on the 61 Crosby Street appeal. Mr. McClennen indicated that, with the Board's concurrence, he would pay the requisition.

5. Central School. The Board requested Mr. McClennen to arrange for an Executive Session with Town Counsel to discuss this possible matter of litigation. The Board also requested Mr. McClennen to communicate with the Department of Mental Health concerning their present state of arrears in rent. Finally, the Board requested Mr. McClennen to begin to actively market the remaining space in the Central School and at 23 Maple Street. They requested that he formally list the property with the brokers, and indicate to brokers that, if they bring tenants to the space, the Board will pay them a commission consistent with local practice.

The Board requested Mr. McClennen to communicate with Mr. Libby concerning the auto-leasing agency, known as Coolidge

Auto-Leasing, that it is operating illegally out of number 104 Summer Street.

11:30 p.m. -Adjournment

Motion: Moved by Mrs. Cremens, seconded by Mr. Tsoi, to adjourn.
Unanimous vote in favor.

Respectfully submitted,

Alan McClennen, Jr.
Secretary Ex-Officio

AMcC:cw