

**Town of Arlington**  
**Zoning Board of Appeals**  
**Meeting Minutes**

Date : December 10, 2019

Time: 7:45 PM

Location: Lyons Hearing Room

**DRAFT**

**Minutes:**

Attendance: Diane Mahon., Setair and Richard Campbell., Derek Straws., Carole Mason., Nathan Demera., Loren Bernardi., Emma Murphy., Elizabeth De laney., Patty Intre., Heather Lucas., Anna Yuah., Matt McKinnon., Bancroft Poor., John and Michelle Callinan., Jenett Cummings., Barbara Papolon., Lisa Fredman., Florence Murphy., Shelly Dern., Bill Fuchs., Elsie and Peter Fiore., Steve Bitteker., Christian Farrar., John and Patricia Worden., Mansen Alikpela., Addie Dublin., Alexanda Lee., George Michael Hakim., Clarissa Rowe., John Hession., Scott Thurnton., Elizabeth Roorey., Mike Barry., Mark McCabe., Susan Chapnick., Nathaniel Stevens., Carolyn Passona., George Parous., Karen Grossman., Elaine Lyte., Chris Giguere., Roy Goldstein., Ellen Dremers., John Yurewicz., Andrew Graum., Julie McKenna., Sonja Dagbjartsgthr., Michelle Shortsleeve., Martha Ingols., Don Paulson., Susan Stamps., Jennifer Strassfield., Paula Venture., Sarah Greenlaw-Quinton., Brucie Moutton., Robin Doughty., Jennifer Lewis-Forbes., Eileen deRosas., Kate Sato-Burton., Adam MacNeill., Eliza Burden., Brid Coogan., William Logan., Maureen Crewe., Erin Freeburger., Eva Bitteker., Don Seltzer.

**Zoning Board Members:**

Patrick Quinn, Chair

Christian Klein, Vice Chair

Roger DuPont, Esq.

Shawn O'Rourke, Esq.

Kevin Mills

Patrick Hanlon

- 1) Docket #3515, Thorndike Place (Mugar Property), CONTINUED HEARING
- 2) Docket #3596, 88-90 Varnum Street, Request for minor charge to Special Permit granted 6/25/2019
- 3) Approval request for 39 Dudley Street decision and meeting minutes from hearing on 11/19/2019 and 10/29/2019.
- 4) Continued discussion re: Comprehensive Permit Regulations.

**1) Docket #3515:** The Petitioner, Arlington Land Realty was represented by their Attorney Stephanie A. Kiefer. Ms. Kiefer explained to the Board that she wished to move forward with the project known as Thorndike Place. After a brief introduction from Town Counsel Doug Heim, the hearing got underway. Chairman Quinn made brief introductions and explained some of the requirements. In addition, Mr. Quinn explained to the attendees that there would be no decisions tonight but simply a discussion of how this project would go forward. For the record, several motions were presented to the Board mostly procedural items such as time lines and protocol. Johnathan Witten, Special Counsel retained by the Town of Arlington requested project plans. Ms. Kiefer did not have project plans as they are being revised do to the length of time since the last presentation. The question was raised regarding viewing the plans. Ms. Kiefer explained to the attendees how to visit the website as most of the information could be found there. In addition, Ms. Kiefer detailed the chronology of the project and introduced the members of the project team. Although the each project team member had a little to say about their particular roll, each were consistent in the fact that all state, local, and federal laws would be strictly followed in all regards.

Mr. O'Rourke Inquired as to whether a motion should be made to insure the paperwork was submitted within 30 days. Mr. DuPont asked if any waivers would be requested. Ms. Kiefer explained that they would not know but might be required if any unforeseen circumstances came up. Mr. Witten asked if there was a pro forma available. There was not. Mr. Witten explained to the Board that they had every right to request a pro forma. Mr. Klein inquired about wetland protection to which he was assured that the developers would adhere to all wetland requirements. Mr. Quinn explained to the attendees that the developers would grant the town the sum of ten thousand dollars (\$10,000) to follow up with their own testing if necessary.

The attendees (see list above) were invited to speak by Chairman Quinn. About 15 people, abutters for the most part spoke. The concerns were increased traffic, increased water runoff, drainage, congestion, and noise. The attendees that spoke were categorically opposed to the project at this time. The case was continued until April 14, 2020.

2) **Docket #3596**, 88-90 Varnum Street. Due to the length of the first hearing, the applicants from 88-90 Varnum Street were not present. Mr. Vallarelli, Zoning Board Administrator, explained why the applicant had to re-appear before the Board. Mr. Klein inquired about the change and it was explained that there was a code issue involving the rear door platform and it had to be increased. Unfortunately because this project required a Special Permit, any change would have to be approved by the Board. It was so decided that a plan would be submitted to the members showing the change.

3) **Approvals of Minutes and Decision.** The Board was asked to except the minutes of the November 19, 2019 and October 29, 2019 hearings. In addition, the Board was asked to approve the written decision for Docket # 3609, 39 Dudley Street.

SO VOTED: 5-0

4) **Continued Discussion of Comprehensive Permit Regulations:** Mr. Klein reported to the Board that he had a discussion with Town Counsel regarding the procedure for administering oath. The topic of the Comprehensive Permit Regulations will be on going until such time as they are excepted by all parties in interest.

**Time of Adjournment:** 10:15 PM