

MINUTES OF THE MEETING  
OF APRIL 7, 1975

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

Alan McClennen, Jr., Secretary ex officio

Also present: Pamela Wakefield, Junior Planner; Kathryn Jorgensen

The Chairman opened the meeting at 7:30 p.m.

Adjournment of the Recessed Meeting of March 31, 1975

Motion: By Mr. Tulimieri, seconded by Mr. Tsoi to adjourn the meeting of March 31, 1975. Unanimous vote in favor.

There was general discussion about the new Chapter 40A now in the legislature. Mr. McCarthy felt that the language of the new 40A particularly lines 196-197 and 220-226 was weaker than the existing 40A as it related to the protection of the town through advertising a new bylaw. The effective date of a zoning change has traditionally been the date of the publication of the Public Hearing. The new law makes this less clear and could be challenged. The Director felt that one danger is that someone could, on September 2, come in and take out a permit and decide to test the law after the expiration of the moratorium. Discussion followed on the possible loophole pointed out by Mr. McCarthy and courses that are open to the Redevelopment Board. Mr. Sheehan added that Senator Bullock would be willing to come in and discuss the matter with the Board if the Board felt the need.

Discussion of memorandum dealing with definition of "family"

The Director reviewed last week's discussion pertaining to definition of family. At that time, Mr. Tsoi suggested leaving the definition of family alone and using the definition of lodging house adopted by town meeting last year and assume that group accommodations are lodgers and insert them as a permitted or non-permitted use in the table of Use Regulations. Since that time, Miss Wakefield has looked into the State Building Code as it relates to lodging houses. Some of the requirements of lodging houses are: (1) you must have two valid means of egress--not a requirement in a single-family home; (2) all rooms in a lodging house must be separately locked; (3) the building must be wired with emergency lighting and exit signs; other regulations deal with guest rooms and maximum number of people. Mr. Tsoi maintained that our discussion of family breaks into two parts (1) our intent for group living and (2) our means for enforcing that intent. The Director added that next Friday two people participating in group living will be meeting in the department to evaluate some external points of view.

On presenting the subject to town meeting, Mr. McCarthy felt the Board ought to present its arguments for what they are and explain them. He felt nothing would be gained by changing the wording and trying to sneak it in. Mr. Tsoi felt this should be looked at on the basis of density. He felt we should prove or disprove the question of density and find precedence in nearby towns to see what could happen if the economics are not checked. Mr. Sheehan added the time has come to ask ourselves what we envision Arlington essentially to be. He personally envisioned it as a traditional family town. This question will be studied further during the week.

#### Definition of "small lots"

The Director explained that the staff had taken a series of lots at 5,000, 4,500 and 4,000 square feet, looked at them closely to see how they were built on with respect to front, side and rear yards, parking and open space. Mr. Tsoi suggested that the 5,000 sq. ft. standard be adopted and that lots under 5,000 sq. ft. require special permit and site plan review. There was general discussion about the recent conservation easement given to the town. The Director stated that the department does not have information on small lots that are owned by the abutters and he felt that information would be helpful. Mr. McCarthy requested that the Director obtain a copy of the Dennis bylaw.

#### Discussion of amended table of Use Regulations for the zoning bylaw

The Director reviewed the table of Use Regulations received by each member this week. Mr. McCarthy questioned Section 5.04 in regards to the possibility of cable television coming to Arlington. More work will be going into this table. The Director urged the Board to continue to review the table so that changes can be made to alleviate problems.

#### Director's Report

Mr. Tsoi asked the Director for a status report on Mr. Adamian. The Director replied that he spoke with Joan Hirtle of CBI last week to give her the status on the special town meeting. She said they had just submitted the site plan approval section to MHFA and she was concerned there would not be a new zoning bylaw by September 1.

CBI would like to meet with the Board of Selectmen and go over the preliminary concept. A meeting with the Town Manager took place on February 28 and the Manager pointed out to CBI that the town of Arlington was not involved in any tax agreements with anyone. The Director felt we should continue to take a strong position on the subject of tax agreements. Mr. Tsoi suggested having another meeting with Mr. Adamian as soon as possible to find out the status of the project. Mr. Tsoi added that he would like to know the position of the Director and the department to assist himself and the Board in forming their opinion about the mix of dwelling types.

Tomorrow afternoon, April 8, is the trip to Quincy. The staff along with about 30 people will be making the trip.

On Wednesday evening, April 9, there will be a Red Line meeting in the Town Hall with the consultants reviewing their work to date and trying to get more citizen input.

The Consultants want to meet with the Arlington Redevelopment Board and the Selectmen at another meeting. This meeting will be Tuesday, April 22 at 7:15 p.m. To date, the consultants have indicated they have been able to justify cut and cover at least as far as Arlington Center from Alewife. The Chairman stated here that there are a lot of residents who are not sure they are for the Red Line. A lot of people are concerned about what the Red Line is going to do for the town. He questioned how a community makes itself known that they don't want something when the Selectmen do want it.

Other Business

Mr. Sheehan requested that the Director ask John Bilafer if it is to the benefit of the town to get into land banking through the issuance of bonds.

Adjournment

Motion: By Mr. Tsoi, seconded by Mr. McCarthy to adjourn at 10:50 p.m.

Respectfully submitted,



Alan McClennen, Jr.  
Secretary ex-officio

AMcC/aa

PUBLIC HEARING

April 7, 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

Also present: Robert Bryant, Conservation Commission; Joseph Sullivan, Acting Town Engineer; Frank Wright, Properties & Natural Resources; Mrs. Dorothy Devlin, 23 Oldham Road and Mrs. James Boni, 8 Oldham Road.

Proposed Improvements to Hutchinson Road

Chairman Pekich opened the hearing at 7:04 p.m. in the Hearing Room of the Town Hall Annex. The Chairman asked the Director if all legal requirements of advertising and holding the hearing had been held. The Director stated that all requirements had been met and that advertising had been in the Arlington Advocate on March 20 and March 27. The Director then read Section 15c of Chapter 40 - Designation of Scenic Roads, Maintenance, Etc. and also noted that Hutchinson Road had been designated a scenic road by action on Article 16 of the Special Town Meeting held on October 29, 1973.

The Chairman then called on Mr. Joseph Sullivan, Acting Town Engineer, to comment. Mr. Sullivan pointed out on a map where improvements would be taking place as discussed by the Selectmen with the abutters.

Mrs. Devlin of Oldham Road asked when the work will commence. Mr. Sullivan replied work will be started in May when confirmation of the funds is received.

Mrs. Devlin asked about safety measures on the golf course side. Mr. Sullivan replied that there will be a wooden guard rail with iron posts along that side of the road.

Mrs. Boni asked if there were any plans to plant any more trees. Mr. Wright said there are no plans as of now and doubted if there would be room for any more trees.

Mrs. Boni asked if there were plans to repave Clyde Terrace. Mr. Wright said it will be done simultaneously.

Mrs. Devlin asked if there will be any problems with drainage on Hutchinson Road. Mr. Sullivan said that there is drainage now but that five or six new basins will be added.

Mr. Wright added that out of the 17 trees along Hutchinson Road now there are 5 or 6 that should be taken down anyway; these are marked with orange paint. He added that his department tried to save as many trees as possible.

Mrs. Devlin asked about the possibility of putting bushes in front of the safety railings. Mr. Wright said he could not recommend that as the reflectors would not be visible and also because of sanding and salting procedures in the winter which would kill the bushes.

Mrs. Boni asked if there are any other potential scenic roads in Arlington. No one could think of any others.

The Chairman asked Mr. Bryant of the Conservation Commission if he had any further comments. He did not.

Motion: By Mr. Tulimieri, seconded by Mr. Tsoi for the Arlington Redevelopment Board to recognize Hutchinson Road as a scenic way and to give its consent to the removal of the 17 trees necessary for the proposed street rebuilding, and that wherever feasible new trees shall be planted along the scenic way following completion of the improvements. Unanimous vote in favor.

There were no further comments or questions, and Chairman Pekich declared the hearing on Hutchinson Road closed at 7:28 p.m.

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