



ARTICLE 40

Zoning Map Change Requirements

Annual Town Meeting || April 27, 2026

Kin Lau, Chair
Arlington Redevelopment Board



Zoning Map Change Requirements

- Zoning Bylaw Section 1.5, Amendment of the Zoning Bylaw, states that a petition for a change to the zoning map must include proof that notification has been sent to all owners and immediate abutters of the subject properties via registered or certified mail. This notification requirement is unique to Arlington.
- Registered and Certified Mail are significantly more expensive than traditional first-class mail, which is the standard notification method for public hearings.
- A proposed zoning map change applying to a large number of properties can be both cost- and time-prohibitive for citizen petitioners without necessarily resulting in a more accurate notification process to abutters.
- Article 40 proposes to maintain the notification requirement to owners and immediate abutters, but to amend the language to only require the use of first-class mail, significantly reducing the cost and time burden on a citizen petitioner.





AMENDMENT TEXT

Article 40



AMENDMENT TEXT

Amend Section 1.5, as follows:

1.5 AMENDMENT

This Bylaw may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided for in M.G.L. c. 40A, § 5. When a petition for a change in the zoning map is filed, such petition shall show that copies of the petition have been sent by ~~registered or certified mail~~ first-class mail, postage prepaid, to all owners and immediate abutters of the land referred to in the petition. The Department of Planning and Community Development shall provide advance notice of the Redevelopment Board public hearing on the petition by first class mail, postage prepaid, to the petitioner, the owners of the land, abutters of the land, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the owners as they appear on the most recent applicable tax list.

