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**From:** Carla Paynter Valentine

**Sent:** Monday, April 6, 2026 3:33 PM

**To:** Kin Lau; Stephen Revilak; Rachel Zsembery; Shaina Korman-Houston; Vincent Baudoin

**Subject:** Dear Arlington Redevelopment Board- in regards to 126-128 Broadway

Dear Arlington Redevelopment Board,

I am an Arlington resident- I live on Ernest road.

I know you all are doing so much work for our community. However in regards to the 126-128 Broadway development, adjustments to the proposal are necessary.

I intended to say the below at the meeting tonight 4/6, but can't- sick child. and I sent Claire this correspondence too late for it to be included. I wanted to send along to you all for your consideration:

"Arlington Redevelopment Board meeting 126-128 Broadway

With respect to the time and effort put into this proposal by the Board and the Applicant, there are adjustments that need to be made.

I echo my Arlington neighbors. To the Board, please start listening to us.

Let's work together to address the over capacity issue this proposal presents:

Let's

-Respect the bylaws and bonus rules, 60% commercial space necessary, ground floor defined per state definitions- so get rid of the 5th floor on this proposal

-Reduce the number of units to 14.

-Get at least 22.5% affordable units in= 4 affordable units

-Ensure that the commercial space and the building itself brings the maximum benefit to the town/community.

To prove this proposal presents an over capacity issue-

Let's compare this proposal to a comparable plot, 117 Broadway (diagonally across the street)

117 Broadway:

- Is Approx, a .25 acre plot of land (larger than 126-128 Broadway)
- No residential house around it (this is significant)
- 4 stories tall (with the 4th story set-back completely, all around the building, all four sides- which looks really good)
- 14 units (half the number of 126-128 proposal- all affordable)
- 17 parking spaces (enough parking for one car per unit, plus parking for the commercial space)

- 12 - 96 gal trash receptacles, 12- 96 gal recycling receptacles, 2 compost receptacles
- Commercial space held by Arlington Eats (they dispose of their waste in these receptacles- their cars park in the parking lot)

This proposal 126-128 Broadway

- Is Approx. a .23 acre plot of land (smaller than 117)
- Residential houses all around it (this is noteworthy- this is significant)
- Proposed 5 stories tall (set-back on one side- front, no set-back on three other sides of the building)
- Proposed 28 units (double that of 117- on a smaller plot of land-how many affordable?-)
- Proposed only 10-12 parking spaces (less than  $\frac{3}{5}$  of 117 Broadway's capacity for parking- not enough parking for each resident)
- Proposed only, 4- 96 gal trash receptacles= two, 2 cubic yard wheeled containers for trash ( $\frac{1}{3}$  of 117 Broadway's capacity for waste), proposed 4-6 96 gal recycling receptacles ( $\frac{1}{3}$  of 117 Broadway's capacity for waste), no proposed compost receptacles
- Commercial space rented by unknown- (unknown how they will have room to dispose of their waste, and unknown where employees will park).

Questions for the Applicant:

-Did you talk to any of the neighbors around this lot? If so, how many? What do you know about our community, what research have you done? What do you know about the goings on of the Broadway/Everett intersection?- it's quite busy

-Where are you going to tell your other 16-18 residents to park their cars? Where are you going to tell the employees of the commercial space to park their cars?

-Where are you going to tell your residents to dispose of their waste (there aren't enough receptacles)? Where are you going to tell the commercial space employees to dispose of their waste? What if residents want to compost?

-What will you charge for a 1 bdrm? What will you charge for a 2 bdrm? How will your rental prices affect my rent?- i live close by

-Will there be sound proofing in all the interior walls/floors to improve the quality of living?

To the Board:

This proposal is over- capacity. Let's make some changes and get the most benefit for the community and town:

-This lot has a capacity of 14 units (maximum)

-Get at least 22.5% affordable units in= 4 affordable units.

-Ensure the commercial space and the building itself brings the maximum benefit to the town. 60% of the ground floor needs to be used for commercial space., the definition of the ground floor, per state definitions, as "everything under the horizontal projection of the roof or floors above"."

Thanks for your time and consideration and your service to Arlington. -Carla