

(Cover Letter for Dominic Vecchione Letter, Submitted by Joanne Cullinane, precinct 21)

In this August 10, 2025 letter (below), Dominic Vecchione raises concerns about the shadows and safety that rows of five-story buildings with no setbacks created for neighbors and pedestrians. The letter speaks to the fact that watering down bonuses so that they are available on even very small lots creates issues that are compounded by this lowering of the bar (“canyonization” and safety hazards, especially for the children on this commuting route).

The letter (below) speaks to the tradeoff between burden and benefit and why the 60% ground floor commercial bonus rule was intended to be a high bar and strict threshold. The commercial use bonus was not intended to enable any lesser amount of commercial to be used to satisfy the 60% ground floor threshold. Instead, developer bonuses were meant to bring the maximum intended benefit and to be available only on lots with the necessary space. To realize this intended benefit, and get a variety of building sizes and shapes, the rules should be strictly enforced, and a full 60% of the ground floor ‘footprint’ allotted to commercial use so that the neighbors - and the town - receive maximally viable businesses and a variety of building types.

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**Dominic Vecchione**  
**email: dgvarch@gmail.com**  
**August 10, 2025**

I am providing comments to the plans submitted for the property at 126 Broadway, Arlington MA.

There are several areas where the proposed plan does not comply with the Zoning Bylaws.

1. Arlington Zoning Bylaws Req. for open space is 30% of the lot size.

**A. Proposed open space is 18% open space which is a reduction by 40%**

2. Arlington Zoning Bylaws Req. front set back is 20’-0”.

**A. Proposed Front set back is 0’-0” which is a reduction by 100%**

3. Arlington Zoning Bylaws Req. Side yard setback is 10’-0”.

**A. Proposed Side yare setback is 5’-0” which is a reduction of 50%.**

4. Arlington Zoning Bylaws Req. Height is 2 ½ stories or 35’-0”

**A. Proposed Height is 5 stories or 50'-0" which is an increase of 48%**

**5. Arlington Zoning Bylaws Req. off street parking is 14 spaces**

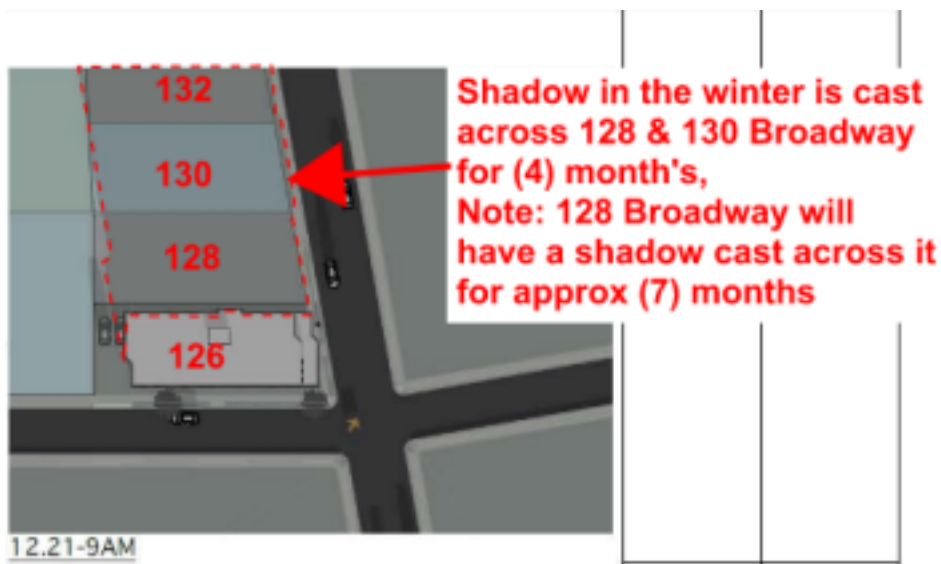
**A. Proposed off street parking is 6 spaces which is a reduction of 56%.**

The Shadow study (below) does not properly show that there is an impact to the property at

128, 130 & 132 during the winter for (4) months +/- and that the property at 128 Broadway

will have a shadow cast on it for approx. (7) months a year. A project should not have such a

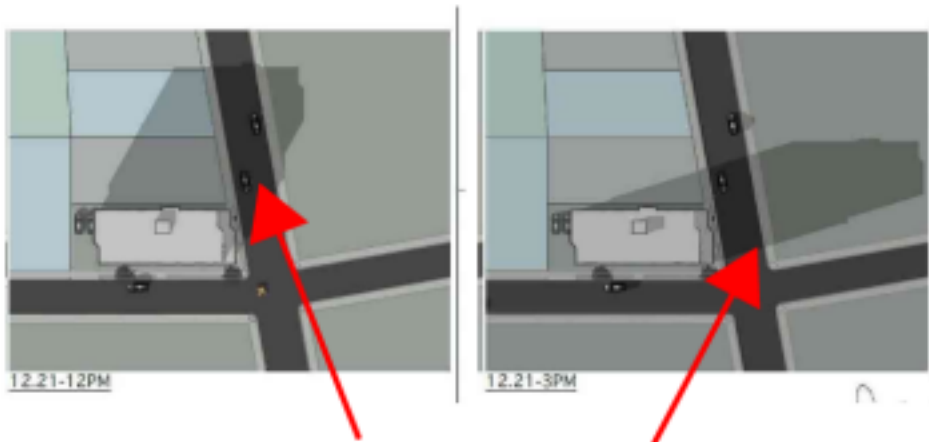
Large impact on its adjacent neighbors.





The

Shadow study(below) and the perspective (above) do not meet the Town of Arlington Design guidelines for commercial Corridor, this will create a Canyon effect and is not inviting at the street



## Arlington Design standards for Commercial Corridor

# 1 BUILDING SETBACKS

### ENCOURAGE

- An appropriate relationship to the street based on the street size and sidewalk width
- Plazas and open spaces with landscaping and street furniture
- Upper-level step-backs to diminish effect of tall building height

### DISCOURAGE

- The "canyon effect" with large buildings in close proximity to the street
- Surface parking in setback zones
- Large setbacks that disconnect the building from the sidewalk and public realm



The Town of Arlington Fire Department should be consulted, since there is the potential of another project with a wall located 5' from the Property line. If this is the case then this could be a vertical Canyon between two buildings located only 10' apart. Which could create an issue in a Fire. The question is should this wall and windows be protected with a 1hr fire rating for safety?



Scale of project on the right will overpower the existing homes.

The above is a comparison of a well-known building in town to demonstrate what the height will be

## CONCLUSIONS:

The project at 126 Broadway Arlington Ma, not only will change the fabric and character of the neighborhood but will set the stage for all future development.

It appears that the size and scale of the project will increase density by over 100% on

an existing (2) family lot. To maximize profit, it appears that most of the Zoning Bylaws are being ignored

Based on the height and scale of the project it will dominate the existing homes and

**will create a Canyon effect on homes and Broadway; this will be more noticeable during the winter months when the lack of sunshine is more noticeable**

**While development is essential the project needs to be sensitive to its surroundings and not at the expense of the neighborhood.**

**I hope that the board considers all of these factors and rejects the proposal in its current form.**

**Thank you**

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**August 10, 2025**