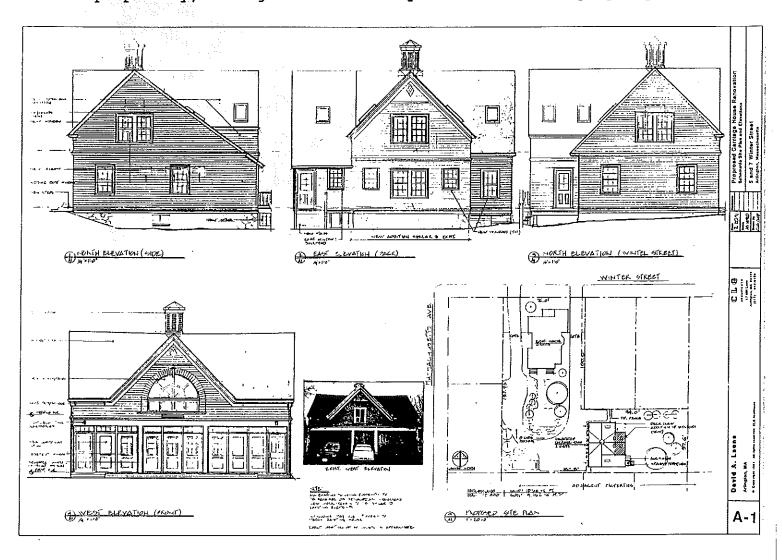
WARRANT ARTICLE 14

Rezone 5-7 Winter Street

This article was submitted at the request of ten registered voters. It proposes to rezone a parcel of land at 5-7 Winter Street immediately to the rear of Browne Drug from Residence 2 (R2) to Residence 6 (R6). The purpose of the request is to permit the owner of the property to convert an existing, deteriorating, uninhabited, but historic carriage house to two dwelling units. The subject lot contains 18,000 square feet of land with 76 feet of frontage on Winter Street and is L shaped in configuration. Both the house and the carriage house are listed as significant historic structures.

The owners have pledged to designate a preservation restriction at the Registry of Deeds for the protection of both structures which is, in fact, a Redevelopment Board prerequisite for support of the rezoning request. The preservation restriction is effective in perpetuity, through each and every transfer of the property.



On February 20, 1991, the Historical Commission approved the preliminary plans for this property. The Commission will also maintain jurisdiction through final plans and specifications.

In accordance with Massachusetts General Laws Chapter 40A and the Arlington Zoning Bylaw, a public hearing on articles which amend the Zoning Bylaw was held by the Arlington Redevelopment Board on March 4, 1991. A number of neighbors expressed reservations about the proposed change. The Board has taken note of the concerns and suggests that in addition to the condition that the historical preservation restriction be recorded for the property, the area behind the carriage house be maintained as open space, and parking be strictly controlled.

Arlington Redevelopment Board supports the concept of the rezoning and the conversion the carriage house residential use, however, at the time of writing this report, there is no guarantee that the preservation restriction will be placed on the property. While guite willing to include preservation restriction on the converted carriage house and main house, the landowner is understandably reluctant to place the restriction on the property if the zoning change and possible variance permits are not granted. The Board, on the other hand, is intent on quaranteeing that preservation there be а restriction if it recommends the



Residence, 5-7 Winter St.

zoning change. The board is working with the landowner on the details of an arrangement to be made before town meeting such that the ARB's interest and the landowner's interest can both be met.

VOTE ON THE ARTICLE

The preliminary vote is as follows, but we emphasize that it may be amended on the floor of the town meeting.

VOTED: That the Town vote to amend the Zoning Bylaw by amending the zoning map to include the following parcel located at 5-7 Winter Street, Block Plan 28, Block D, Parcel 10, now in the Residence 2 (R2) Two Family Zoning District, in the Residence 6 (R6) Medium Density Apartment Zoning District.