



Article: 50

Warrant Article Title:

ZONING BYLAW AMENDMENT / AMENDMENT TO
ARLINGTON ZONING MAP

Warrant Article Text:

To see if the Town will vote to adopt changes to the Arlington Zoning Map that would rezone a certain parcel in the R-1 District, specifically, a portion of 0 Lot Concord Turnpike, Arlington, Massachusetts, assessor's parcel identification number 185.0-0001-0005.0, R-6; or take any action related thereto.

Requested By:

Mary Winstanley and ten registered voters

Report Excerpt:

The Board recommends Favorable Action (5-0).

The Board is supportive of Article 50, which proposes to rezone a portion of a parcel at 0 Lot Concord Turnpike currently owned by the Archdiocese of Boston in care of Saint Camillus Parish. This amendment does not rezone the property the Church is on. The property occupies a prominent and accessible location, close to Route 2 and the Concord Turnpike. In response to a Request for Proposals issued by the Archdiocese of Boston, a development team is proposing a project concept that would construct an assisted living facility on a portion of the property adjacent to Saint Camillus Church, while maintaining the presence and functions of the existing parish. This zoning amendment would rezone the property from R1 Single Family District to R6 Apartment District/Medium Density, which would allow for an assisted living facility to be built on a portion of the parcel via a Special Permit.

In its discussion, the Board noted the ongoing and increasing need for assisted living and other senior-oriented housing options, both locally and regionally, as the population continues to age. Board members noted that many residents seek opportunities to remain in Arlington as they grow older, and developments such as the one proposed can help meet that demand by providing needed supportive housing. The Board further recognized that the conceptual project has the potential to support the Town's economic base and vitality by generating local job opportunities, including healthcare, administrative, and service-related jobs, while also expanding the Town's housing diversity.

The Board agreed that rezoning the property to allow for a project such as the concept proposed is only the first step in a series of required actions to approve and permit an assisted living facility project on the site.

Vote Language:

That the Zoning Map be and hereby is amended as follows:

A map showing the portion of parcel 185.0-0001-0005.0 to be rezoned is below.

A document describing the boundaries of the portion of parcel 185.0-0001-0005.0 to be rezoned is below, after the map.

Town of
Arlington, MA



Proposed R6 Zoning Changes

Proposed Changes
R1: Single Family
R6: Apartments Med
Density

Zoning Overlay Districts
MAD: Medium Density
Neighborhood Multi-
Family Housing

Floodplain Overlay (2025)
A: 1% Annual Chance
of Flooding, no BFE
AC: 1% Annual Chance
of Flooding, with BFE
AR: Regulatory
Floodway

Zoning District
B2: Neighborhood
Business
BVA: Major Business
BV: Village Business
BVC: Village Center
Business
B5: Central Business
I: Industrial
MU: Medium Density
Residential
O: Open Space
PUD: Planned Unit
Development
R3: Large Lot Single
Family
R1: Single Family
R2: Two Family
R3: Three Family
R4: Town House
R5: Apartments Low
Density
R6: Apartments Med
Density
R7: Apartments High
Density
T: Transportation
W: Water
P: Parks with Assoc
Info



This map is representation of zoning districts and overlays with changes adopted at the April 2025 Town Meeting.

It shows the proposed 2025 article amendment to rezone a portion of Parcel 185.0-0001.0005.A, St Camillus Parish at 1185 Concord Turnpike, from R-1 to R-6.

Floodplain overlay A and AE represents the 100-year or 1% flood hazard area as defined by FEMA, based on the effective 7/8/2025 update.

The information shown on this map is from the Arlington Geographic Information System (GIS) database and is intended for informational purposes only. The Town of Arlington has made reasonable efforts to ensure accuracy of the content, but does not guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.

Map for planning purposes only, created by the Arlington GIS Office, last update 2/25/2026

The parcel is bounded and described as follows:

A CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF ARLINGTON, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDELINE OF DOW AVENUE, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE;

RUNNING S18°37'53"E, BY LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN, A DISTANCE OF 0.96 FEET TO A POINT;

THENCE TURNING AND RUNNING S24°32'03"E, BY SAID LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN, A DISTANCE OF 71.17 FEET TO A POINT;

THENCE TURNING AND RUNNING S22°43'23"E, PARTLY BY SAID LAND NOW OR FORMERLY OF JOHN SERSICH & JENNIFER SULLIVAN AND PARTLY BY LAND NOW OR FORMERLY OF BRIAN R. DONAHUE, A DISTANCE OF 135.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S55°47'36"E, BY SAID LAND NOW OR FORMERLY OF BRIAN R. DONAHUE, A DISTANCE OF 27.46 FEET TO A POINT;

THENCE TURNING AND RUNNING S30°02'06"W, BY LAND NOW OR FORMERLY OF MEHMET FATIH BOLUKBASI & AZGE VARGEL BOLUKBASI, A DISTANCE OF 139.11 FEET TO A POINT;

THENCE TURNING AND RUNNING S29°45'31"W, PARTLY BY SAID LAND NOW OR FORMERLY OF MEHMET FATIH BOLUKBASI & AZGE VARGEL BOLUKBASI AND PARTLY BY LAND NOW OR FORMERLY OF LUAN MINH NGUYEN & THUY THI-THANH VU, A DISTANCE OF 182.31 FEET TO A POINT;

THENCE TURNING AND RUNNING S30°02'59"W, PARTLY BY SAID LAND NOW OR FORMERLY OF LUAN MINH NGUYEN & THUY THI-THANH VU, PARTLY BY LAND NOW OR FORMERLY OF ROHIT BHARADWAJ GERNAPUDI & PHANI DEEPTI GHADIYARAM AND PARTLY BY LAND NOW OR FORMERLY OF MICHAEL A. & MARGARET J. KANE, A DISTANCE OF 194.52 FEET TO A POINT OF NON-TANGENCY ON THE NORTHERLY SIDELINE OF CONCORD TURNPIKE;

THENCE TURNING AND RUNNING BY SAID CONCORD TURNPIKE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 826.00 FEET, AN ARC LENGTH OF 180.24 FEET, A DELTA ANGLE OF 12°30'09", A CHORD BEARING OF

N58°25'29"W AND A CHORD DISTANCE OF 179.88 FEET, TO A POINT OF TANGENCY;

THENCE RUNNING N64°40'33"W, BY SAID CONCORD TURNPIKE, A DISTANCE OF 148.53 FEET TO A POINT;

THENCE RUNNING N24°46'22"E, A DISTANCE OF 229.45 FEET TO A POINT;

THENCE RUNNING N24°47'11 "W, A DISTANCE OF 119.11 FEET TO A POINT ON SAID DOW AVENUE;

THENCE RUNNING N65°47'27"E, BY SAID DOW AVENUE, A DISTANCE OF 368.07 FEET TO A POINT;

THENCE RUNNING N64°17'45"E, BY SAID DOW AVENUE, A DISTANCE OF 64.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 200,000 SQUARE FEET, OR 4.591 ACRES.

[Redevelopment Board Report](#)