

# Warrant Article 16

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Memorandum of Agreement

26 Pleasant Street

Select Board Meeting | October 6, 2026

# Context

## Supplement to the Zoning Overlay District

- Increased density should be balanced by public benefits
- Nordblom agreed to negotiate with the Select Board

## Future Refinement

- Design Review
- DPW and Health/Safety Plan Review
- Special Permit
- Building Permits

# History

## Timeline

- August 25, 2026: Select Board votes to file Warrant Article 16 and to designate Michael Rubenstein to negotiate an agreement on its behalf
- August 31: Select Board feedback
- September 22: Select Board feedback
- Friday, October 2: Nordblom and negotiating team reach agreement

## Input

- Planning Department
- DPW Engineering & Transportation
- Town Tree Warden
- Precinct 17 TMMs with concerns
- Precinct 17 TMMs in support
- Mothers Out Front Tree Committee
- Community presentation, July 14
- Site walks, August 1

# Terms: Voluntary Special Permit Conditions

## Building and Construction

- Ground floor height of 12 feet, floor to ceiling
- Mitigation of any construction impacts to public sidewalks, street curbs, street pavement, trees and landscaping

## Infrastructure

- Raised crosswalk across Pleasant Street
- Reconstructed wheelchair ramps at the corner of Pleasant and John Streets
- One pair of rectangular rapid flashing beacons (location to be determined)
- Sidewalk alternatives along Pleasant & John Streets
  - Curb extensions with up to five tree pits
  - Reconstruct existing sidewalks

Infrastructure as agreed by the Zoning Board of Appeals and DPW.

# Terms: City Realty Parallels

## Standard Terms

- Record the agreement with the Registry of Deeds or Land Court
- Diligently apply for permits and approvals and act by June 1, 2032
- Fossil Fuel Free buildings
- Unbundled Parking
- Dimmed signage after midnight

## Climate Terms

- Waste Management Plan
- Sustainable design elements (to be determined)
- A low-carbon concrete installation pilot
- Exploration of thermal energy and sustainable materials

# Terms: Trees and Public Realm

## Tree Canopy

- Prioritize preservation of 8 existing trees between 26 and 50 Pleasant Street
- Minimum tree canopy: 2% of lot area
- Replacement of any Protected Tree for 5 years

## Public Realm

- \$50,000 for public realm improvements: tree planting, pedestrian lighting or other uses
- Building Permit requires landscape plan with Regulatory Planning Director and Town Tree Warden approvals
- Special Permit application requires alternative design with no vehicular ingress or egress on Pleasant Street
- Upkeep of planters, street trees, snow and leaf removal on Town property up to the curb line

# Discussion and Feedback

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Memorandum of Agreement for Warrant Article 16

October 6, 2026