

Minutes of the CLRPC Meeting of February 9, 2018

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on February 9, 2018 in the first floor meeting room, 141 Keyes Road, Concord, MA.

Members Present:

Gary Kleiman, Co-Chair
Wally Johnson
Peggy Briggs
Sharyn Lenhart
Barbara Morse

Peter Hunter
Nick Pappas
Tory Lambert
James Bryant
Judy Zaunbrecher

Marcia Rasmussen, DPLM Director
Elizabeth Hughes, Town Planner

The meeting was called to order by Mr. Kleiman at 8:00 a.m., who stated that the meeting was being recorded.

Minutes from January 12th & 26th

Mr. Kleiman noted the minutes were not available for review.

Check in on Process and Schedule

Mr. Kleiman acknowledged volume of material and the frustration on the part of everyone, but this is an iterative process that will be coming together in the next few weeks with him and Ms. Woodward pulling together everyone's comments.

Mr. Pappas questioned that if someone has comments on the drafts that they feel should be discussed, how should that be handled. Mr. Kleiman stated that members can send him and Ms. Woodward an email that they want to discuss it with the committee or mark up a draft document.

Mr. Lambert noted that some of the drafts are more polished and other's need more work, but the Committee should not be word-smithing sections right now. Mr. Kleiman agreed and noted that Ms. Rasmussen will be going through the compiled draft document. The Committee should be focusing on content at this time.

Mr. Kleiman gave an overview of the SMT recommendation that the Community Criteria include fiscal sustainability. He thought the second criteria addressed fiscal sustainability. Ms. Rasmussen provided the Beede Center as an example with funding provided to some extent, but that it did not include the administration, hiring and staffing which were not considered in light of the whole process that SMT has to go through. Mr. Kleiman asked if merging the two criteria into Livability, Values and Fiscal Sustainability.

The Committee discussed the how to address fiscal sustainability with a vision to help limit the tax burden on the community, the scope of fiscal sustainability in the Plan, moving forward with developing different growth scenarios as it relates to future fiscal sustainability, and the mechanisms that exist when developing the Town budget, the consequences of various actions.

The Committee discussed merging lens 2 and 5 and call it fiscal planning lens and the pros and cons of this action. The Committee agreed to have fiscal sustainability as a separate lens.

Review Glossary

Mr. Kleiman pointed out that the glossary is being developed and provided members guidance on what they should be thinking about, what needs to be added and how to better define terms. Members were asked to send him and Ms. Woodward any terms they thought needed to be included.

Review Draft Section 4 Part 2 narrative

Mr. Kleiman noted the three new sections that were received and that the Committee is still waiting for Land Use and Public Facilities Sections. He informed members that they should be reading those sections and providing comments to him and Ms. Woodward.

Review revised Draft Sections 3 and 4

The Committee moved forward in discussing the Economic Vitality section and whether economic vitality was to focus on the village centers or to include areas such as Virginia Rd and Baker Avenue, and the different types of economic uses; retail, medical. The Committee agreed that the term village center should be included in the glossary and that economic vitality should include all areas in the community.

The Committee discussed branding as a component of economic vitality. The Committee agreed that the Plan should include the various branding opportunities.

The Committee discussed Goal 3 zoning changes as a component of economic vitality. The Committee agreed it did not want to mandate certain action but incentivize various components and that the Section should be changed to encourage and incentivize consistent with Section 4 Land Use.

The Committee discussed the hiring of new staff. The Committee agreed that the Plan should recommend building owners and tenants come together to focus and foster economic vitality instead of necessarily recommending hiring new staff.

The Committee discussed the mobility-transportation section and the apparent contradiction between increasing parking and decreasing use of private vehicles. The Committee agreed that this Section needs to discuss how to informing people on available parking, decreasing the need for parking, alternatives to parking and a healthy balance and the Section should not focus on increasing parking. Additionally, the Section needs to include the data on current available parking.

The Committee discussed sidewalks and rural character. The Committee agreed to de-emphasize the impact on rural character and include reference to the topography and wetland issues.

The Committee discussed ride-sharing and ride-hailing. The Committee agreed to refocus the benefits of these alternative modes and focus on educating the public on the impacts of alternatives. The Committee agreed that the Plan should include further discussion on the current and future transportation needs for the aging population.

The Committee discussed the open space and recreation section and recommended edits submitted by Ms. Zaunbrecher. The Committee agreed they would come back to this section

after getting additional data and cross-referencing the Open Space & Rec Plan. Ms. Briggs suggested that an added goal should be accepting Conservation Restrictions in perpetuity. The Committee agreed that this Section should not state that open space needs to be prioritized, but that there should be a cross-reference to the OSRP and strategies to reaching the objectives in that plan. The Committee agreed that including side-by-side comparisons with communities such as Lincoln and Bedford would help inform people on where Concord stands.

The Committee discussed and agreed that this Section needs to balance resource and open space preservation with use of open space by the public.

Public Comment

Lori Gill Pazaris, 1376 Old Marlboro Road commented on the criteria on sustainability and the need to add resiliency. Mr. Kleiman agreed and that an indicator of a resilient landscape could be added to the table. Ms. Pazaris questioned Mr. Pappas' statement regarding helping economic vitality and raising rents. Mr. Pappas clarified his statement. Ms. Pazaris thought that increasing rents was in conflict with creating diversity in the community. Mr. Kleiman thought this going to be addressed in Community Criteria #2.

Tom Tarpey, 59 Westvale Drive and Finance Committee member, commented on the fiscal sustainability working group and the public meeting on Thursday February 15th at HWCC at 7pm.

The meeting adjourned at 9:33 am.

List of documents presented which are on file in the Planning Division Office at 141 Keyes Road, Concord, MA:

- Draft Community Criterion 2-7-18
- Draft Section 4 Economic Vitality 2-7-18
- Draft Section 4 Historic 2-7-18
- Draft Section 4 Housing 2-7-18
- Draft Section 4 Mobility Transportation 2-7-18
- Draft Section 4 Open Space 2-7-18
- Draft Section 4 Fiscal Planning 2-7-18
- Draft Glossary 2-2-18
- Draft Section 3 2-7-18

Respectfully submitted,

John Boynton, Clerk