

Minutes of the Planning Board Meeting of March 9, 2021

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on March 9, 2021 and held a virtual online public meeting via <https://zoom.us>

Chair Ferguson began by explaining the conduct of the meeting and the methods for public comment. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:02 p.m., Chair Ferguson asked for a roll call of the Planning Board. Members present were Mr. Sayegh, Mr. Bosdet, Mr. Flint, Ms. Miller, Ms. McEneaney, Ms. Orvedal and Ms. Ferguson.

Town Planner Elizabeth Hughes was present.

2021 Draft ATM Zoning Bylaw Amendments

Town Planner Hughes reported that she heard back from Town Counsel regarding the review of the warrant articles. She shared the screen to show Town Counsel's comments on each of the articles. She also reported that she had recommendations from the Reviewing Agent to share regarding amendments to the Tree Preservation Bylaw warrant article explanation.

Using the comments as a reference, the Board continued to review and edit the language for draft 2021 Annual Town Meeting warrant articles for amendments to the Floodplain Conservancy District, Earth Removal Bylaw, allowing two-family dwellings in Residence C Zoning District by special permit, the Tree Preservation Bylaw, seasonal outdoor restaurant seating without requiring additional parking, and exempting garages from the allowed additional square footage for the conversion of a structure built before 1928 into a two-family dwelling. Discussion on the warrant articles will continue at the next meeting since that is the last scheduled Planning Board meeting before the Town Meeting Warrant closes.

Ms. Ferguson asked for public comment.

Pamela Dritt, 13 Concord Greene, Unit 4 supported the idea of including sustainability principles language in the earth removal articles. She opined that the Town and the Boards should have discretion.

Sue Felshin, 19 Sunnyside Lane, pointed out a typographical error in one of the articles. She offered to proofread the other articles before the Warrant closes. Town Planner Hughes will email her the draft versions. She also commented on the garage exclusion bylaw in Residence C Zoning District. She supports a size limitation on new garages. Mr. Flint pointed out that the garage exclusion is proposed for any district.

FAR Bylaw Analysis Discussion

Ms. McEneaney presented to the Board the analysis that she prepared on new single-family home construction trends in Concord and the Town's Floor Area Ratio Bylaw (Section 6.2.13 of

the Zoning Bylaw). The analysis focused on two case studies and the potential ways to curb teardowns and mansionization and incentivize and encourage the development of smaller, greener homes.

Ms. Ferguson asked for public comment.

Stephan Bader, 7 River Street, made a specific comment that a new, larger, but highly insulated energy-efficient home may actually require less energy usage than a smaller oil-heated 1950's Cape-style home. He also made a general comment on the FAR Bylaw analysis.

Sue Felshin, 19 Sunnyside Lane, asked if the Planning Board's goal is to reduce the size of new home for construction or to increase the diversity of the housing stock such as allowing two-family homes.

Minutes

The Board reviewed the draft minutes of the February 9 and February 23, 2021 meetings. Mr. Flint moved that the Board approve the February 9 minutes as amended and the February 23 minutes as written. Mr. Bosdet seconded. All voted in favor. The roll call vote was Mr. Sayegh, yes; Mr. Flint, yes; Mr. Bosdet, yes; Ms. Orvedal, yes; Ms. Miller, yes; Ms. McEneaney, yes; and Ms. Ferguson, yes.

Planning Board Liaison/Town Planner Updates

Ms. Ferguson reported that she went to the Pre-Town Meeting prep meeting. Ms. Hughes informed the Board that the April 27 Planning Board needs to be rescheduled due to a conflict with the Select Board meeting on the 27th. A doodle poll will be sent out to see the Board's availability for a meeting on May 4. She reminded the Board that the Board's Public Hearing on the Zoning Bylaw Amendment Warrant articles is on Thursday, May 13. She also reported that there are several applications that potentially could be before the Board soon.

General Public Comment

None given.

The meeting adjourned at 9:46 p.m.

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

- 2021 ATM Zoning Bylaw Amendment articles
- FAR Bylaw Analysis dated 3/9/21
- Draft minutes 2/9/21 and 2/23/21

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on: 3/23/21