

Minutes of the Planning Board Meeting of March 19, 2019

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on March 19, 2019 in the First Floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Gary Kleiman
Nathan Bosdet
Robert Easton
Burton Flint
Allen Sayegh

Elizabeth Hughes, Town Planner
Nancy Hausherr, Administrative Assistant

Absent:

Kristen Ferguson
Matt Johnson

The meeting commenced at 7:00 p.m. and was audio-recorded. Mr. Kleiman requested that anyone recording the meeting inform the Board.

Recommendation to Select Board Historic Districts Commission Appointee

Katharine Mast was present, along with Historic Districts Commission (HDC) Chairman Peter Nobile. Mr. Nobile spoke in favor of the nomination of Ms. Mast.

Mr. Kleiman moved that nominate to the Select Board the appointment of Katherine Mast to the Historic Districts Commission as an associate member for a term that expires on 1/1/2024. Mr. Flint seconded. All **VOTED** in favor.

Affordable Housing Discussion

Barbara Morse, of the Concord Housing Development Corp., and Liz Rust, of the Regional Housing Services Office attended the meeting to discuss with the Board Housing Goal #1 in the Envision Concord Plan and the various Zoning Bylaw recommendations to support affordable housing. Included in the Board's emailed packet were memorandums from both Ms. Morse and Ms. Rust. It was determined that Ms. Rust would conduct a study of all of the housing stock in Town to help create realistic and achievable housing goals and come to a future Board meeting to discuss this topic.

Chair Kleiman asked for comment from the audience.

Vince Carlson, 34 Everett Street, asked if the Planning Board intends to speak in support of warrant articles 23 – 27. Mr. Kleiman replied that the Board may put discussion of those articles on their April 2 meeting agenda.

Peter Lowitt, 5 Westvale Drive, encouraged the Board to make a report to Town Meeting consistent with the Envision Concord Plan.

Mark Gailus, 62 Prescott Road, referred to the feasibility study planned for the middle school. He asked the Board to consider and discuss that. He also urged the Board to look into creative alternative housing options.

The Board thanked Ms. Rust and Ms. Morse for their thoughtful input and looked forward to working with them in the near future on housing initiatives.

MAPC Parking Policy Analysis Report

The Board considered information contained in the Town Planner's agenda memorandum dated March 15, 2019.

Kasia Hart, of the Metropolitan Area Planning Commission staff, presented the draft Parking Policy Analysis Report via a PowerPoint presentation.

Mr. Kleiman acknowledged that an email received from Planning Board member, Matt Johnson, with his comments on the report, since Mr. Johnson could not attend this evening's meeting.

Based on the Board's discussion, Ms. Hart would make further edits and refinements to the report before finalizing it.

Recommendation to the Zoning Board of Appeals Special Permit, Planned Residential Development 1440, 1450 & 146B Main Street

Mr. Easton recused and exited the meeting room.

Jeffrey Rhuda of Symes Development & Permitting LLC and Richard Harrington, P.E. of Williams & Sparages, and Elise Stone, Architect, appeared before the Board regarding the Application of Symes Development & Permitting, LLC for a Variance and Special Permit under Sections 7.5, 10, 11.6, and 11.7 of the Zoning Bylaw for a 36-unit Planned Residential Development at 1440, 1450, 146B Main Street (Parcels #2409, 2408, 2407). The Applicant presented an alternative conceptual plan for the Board's consideration.

Mr. Rhuda emphasized, before Mr. Harrington began the presentation of the conceptual plan, that the plans were conceptual only and many of the details could not be figured out until if and when final engineered drawings were completed. He reminded the Board that the number of units had not changed so the traffic study was still valid.

Mr. Harrington gave an overview of the differences between the submitted application plans and the conceptual plans. He described the proposed public access points and connectivity. He explained that since this is a concept plan, that the stormwater management plans are not available.

Ms. Stone described the conceptual architectural renderings and proposed unit sizes. She described the efforts to create a connected neighborhood and one that is in keeping with surrounding West Concord architecture in features and scale.

The Board considered and discussed the proposed density, architectural types, and locations of the units' garages as shown on the conceptual plan.

Mr. Bosdet suggested that the Applicant consider alternative locations for garages as well as having only one-car garages. He commented that the plan, which proposed a lot of asphalt paving, is not in keeping with the existing neighborhood.

Mr. Sayegh questioned the necessity of the proposed density and spoke in favor of reducing the number of units.

Mr. Flint said that, while he likes the proposed park area and the scale of the houses that front Main Street, he does not like the proposed density of the units and the number of proposed garages.

Mr. Kleiman asked for comments from the audience.

Krista Collins, 55 Highland Street, asked about the proposed amount of cut and fill for the grading. Mr. Harrington replied that he could not speak to that since these are conceptual plans. Ms. Collins asked about maintenance of pathways.

Anna Willis, 54 Francis Street, said that she prefers the conceptual plan better than the submitted plan but that she is still concerned about the proposed number of garages and driveways.

Shelley Amster, 44 Prairie Street, opined that the concept plan is an improvement but that she would also like to see solar panel installations proposed.

Meryl Schwartz, 1471 Main Street, asked about the setbacks and wondered how close the proposed units will be to existing homes on Main Street.

Gerald Hurley, 1524 Main Street, spoke against the number of garages proposed.

Richard Schwartz, 1471 Main Street, asked how this proposed development compares to other recently constructed developments (Black Birch and Sweet Birch Lane). Town Planner Hughes explained some of the differences.

Sue Felshin, 19 Sunnyside Lane, strongly encouraged the Applicant to consider including all electric utilities and geo-thermal components.

Geoff Edgers, 50 Highland Street, appreciated that the concept plan shows an increased concern for the Highland Street neighborhood.

Michael Amster, 44 Prairie Street, asked about the view of the development from Route 62 (Main Street). He wondered if what is proposed will be harmonious to the existing neighborhood. He mentioned concerns that the proposed loop road within the development is one way in and out and opined that will be problematic given the heavy traffic on Route 62, especially during peak times.

Julie Rohwein, 1404 Main Street, asked for clarification on the pricing of the proposed affordable unit. Town Planner Hughes explained that there is a method for setting the price of an affordable unit based on state affordability guidelines and Boston Area Median income levels.

Stefan Bader, asked about the proposed roadway within the development. Mr. Harrington explained that it is proposed as a private way.

Paul Winkler, 1414 Main Street, wondered where resident and visitor cars will be parked if the numbers of garages are reduced.

Jack Madigan, 215 Prairie Street, opined that the conceptual plan is an improvement but that there are still too many units and garages proposed.

Blythe Colby, 1461 Main Street, expressed concerns about negative impacts to existing traffic congestion that this development could cause. She asked if there would be a traffic impact study for the concept plan.

Jeff Collins, 55 Highland Street, asked about the proposed sidewalks.

Mr. Kleiman thanked the Applicant for the presentations and then listed the concerns that were voiced by the Board and audience members.

Mr. Easton returned to the meeting.

Approval Not Required Plan #19-07
285 Elm Street & 3A Crescent Road

Town Planner Hughes presented the plan. She explained that the property is located at the corner of Elm Street and Crescent Road and is in the Residence A District, which requires 40,000 s.f. and 150 feet of frontage. She explained that plan shows the reconfiguration of three lots that conveys 1,776 s.f. of area between the three lots, but does not change the frontage of the lots. The lots will have over 40,000 s.f., 150 feet of frontage and at least 50% of upland area.

Ms. Ferguson moved that the Board authorize the Chair, Clerk, or Town Planner to endorse the the plan dated February 1, 2019 for HBC, LLC at 285 Elm Street & 3A Crescent Road as Approval Under Subdivision Control Law Not Required because it shows a proposed

conveyance which changes the size and/or shape of the three lots in such a manner that frontage is not affected and authorize the Chair, Clerk or Town Planner to endorse the Plan. Mr. Flint seconded. All **VOTED** in favor.

Approval Not Required Plan #19-08
The Fenn School, 676 & 712 Monument Street

Town Planner Hughes presented the plan. She explained that the plan show properties located off Monument Street, approximately 1,400 feet north of the intersection with Red Coat Lane in the Residence AA Zoning District, which requires 80,000 s.f. of lot area and 200 feet of frontage. She explained that the plan show the conveyance of land between two lots so that each lot has the required square footage and frontage required under the Zoning Bylaw.

Ms. Ferguson moved that the Board authorize the Chair, Clerk, or Town Planner to endorse the plan dated March 11, 2019 for The Fenn School at 676 & 712 Monument Street as Approval under Subdivision Control Law Not Required because it shows a proposed conveyance which changes the size and/or shape of the lots so that each lot has the required square footage and frontage required under the Zoning Bylaw. Mr. Sayegh seconded. All **VOTED** in favor.

Committee Liaison and Staff Reports

The Board discussed the process for holding additional discussions on exploring housing options and related potential zoning bylaw amendments.

Public Comment

Mark Gailus, 62 Prescott Road, made several comments and suggestions about information contained in a Zoning Board of Appeals file for the 430 Old Bedford Road PRD application.

Additional Board comments

The Board discussed briefly the process going forward on addressing the topic of affordable housing and workforce housing by amending provisions of the Zoning Bylaw. Town Planner Hughes explained some of the ways that special permit provisions of the Zoning Bylaw amendment can be amended.

The meeting adjourned at 9:50 p.m.

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

- Memorandum dated 3/14/19 from Liz Rust of the Regional Housing Services Office
- Memorandum dated 3/14/19 from Barbara Morse re: affordable housing
- Concord Parking Analysis Draft Report, March 2019, prepared by Metropolitan Area Planning Council
- Email dated 3/17/19 from M. Johnson to Town Planner re: MAPC Parking Analysis
- Form A and ANR plan #19-07

- Form A and ANR plan #19-08

Respectfully submitted,

Kristen Ferguson, Clerk

Minutes approved on: 5/7/19