

Minutes of the Planning Board Meeting of March 22, 2022

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on 3/22/22, virtually via <https://zoom.us> and in person in the First-Floor meeting room at 141 Keyes Road, Concord, MA. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:00 p.m. Chairman Flint, opened the meeting and asked for a roll call of the Board members. Present in person were Mr. Flint, Mr. Bosdet, Ms. Miller, and Ms. Ferguson, and Mr. Flint. Present virtually were Ms. Miller and Ms. Orvedal. Ms. McEneaney and Mr. Boardman were absent.

Town Planner Hughes was present in person.

The Town Planer's agenda memorandum dated March 18, 2022 was part of the Board's packet.

Public Hearing, Definitive Subdivision Plan, Sunnyside Lane

Mr. Flint opened the Public Hearing for the application of AWMW, LLC for a Definitive Subdivision Plan for the improvement of Sunnyside Lane and the creation of four new lots, parcels 2088, 2089, 2092, 2092-1, 2093.

Present for the Applicant were Mark White, and the engineer, Molly Obendorf, of Stamski & McNary, Inc.

Mr. White and Ms. Obendorf presented the plans and gave an overview of the plans. The Applicant is proposing to reconstruct 600 ft. of Sunnyside Ln. from Laws Brook Road to a proposed modified T-turnaround at the end of the road instead of a fully compliant cul-de-sac. The proposed roadway will be 18 ft. wide with 2 ft. shoulders and paved the entire length. The Applicant is proposing to extend a looped water main from Sunnyside Lane to Pond St. across two lots owned by the Applicant. Stormwater drainage is proposed to be handled through a swale and series of catch basins along the western side of Sunnyside Lane, to a detention basin. Work is proposed within the 100-foot and 50-foot wetland buffer. Proposed dwellings for the new lots will be served by Town water and private on-site sewage disposal systems.

The Board considered the Planner's Report dated 3/22/22. The Applicant is requesting waivers from the Subdivision Rules & Regulations design standards that are listed and analyzed in Section 4 of this report.

The Board discussed the requested waivers to the Subdivision Rules & Regulations Design Standard and the issues and concerns raised in the Town Planner's report. The Board did not have concerns with the waiver for the minimum right-of-way width since it was not possible to meet the 50-foot requirement. The Board did not have significant concerns with the waiver for minimum curb radius or cul-de-sac design using a modified T-turnaround so long as the Fire Department was satisfied. The Board did not have concerns with the waiver for no curbing since it allowed for the use of LID drainage techniques. The Board discussed with the Applicant the waiver to planting street trees along the roadway. The Applicant agreed with the Town Planner's recommendation to offer the existing property owners the option of having a street tree planted on their property, which would then become that property owner's sole responsibility to maintain and any remaining trees to be planted along the frontage of the lots to be developed. The Board

agreed with the waiver that there be no streetlights along the road, but asked the Town Planner to confirm with the Community Safety Officer and CMLP that a street light was not needed at the intersection with Laws Brook Road.

The Board discussed the waiver to allow a pavement width of 18 ft. with no sidewalk, the recommendation by the Engineering Division and the Sustainability Director for a 22-foot wide roadway to better accommodate pedestrians and bicycles. The Applicant will mark out at the site the proposed 18-foot wide pavement and drainage swale width along Sunnyside Lane for review by Board members in person.

Mr. Flint asked for public comment.

Pamela Dritt, 13 Concord Greene, Unit #4, asked if the new homes would be solar-ready and/or have heat pumps. Ms. Hughes explained that those the homes are not part of the Board's consideration for this application. The plan does propose the roadway and utilities layout and natural gas is not proposed. Mr. White explained that heat pumps, induction stoves, and solar components are being considered.

Nancy Sokol, 24 Sunnyside Lane, thanked the Applicant for being responsive to the concerns of residents. She opined that the road does not need to be widened and that abutters are happy with the road width of 18 ft. She also mentioned that she is not in favor of curbs or additional street lighting.

Sue Felshin, 19 Sunnyside Lane, had several questions about on street parking, the proposed swale, culvert, and drainage. She asked about the anticipated level, schedule, and cost of maintenance. Mr. White explained that those concerns would be addressed as part of the homeowner's association (HOA).

Leonard Haley, 154 Laws Brook Road, stated that he is in favor of a maximum road width of 18 ft., and is not in favor of sidewalks or additional street lighting.

The Board determined that members would individually go review the pavement markings once the Applicant made them and discussion of on the proposed pavement width will resume at the next session of the Public Hearing.

Mr. Flint moved that the Public Hearing be continues to April 5, 2022 at 7 p.m. Ms. Ferguson seconded with all voting in favor. The roll call vote was Ms. Orvedal, yes; Ms. Miller, yes; Ms. Ferguson, yes; Mr. Bosdet, yes; and Mr. Flint, yes.

MBTA Communities Draft Guidelines Discussion

The Board reviewed and discussed a memo dated March 15, 2022 prepared by Town Planner Hughes regarding the MBTA Communities legislation and the draft guidelines prepared by the DHCD. Ms. Ferguson will prepare an opening statement for a letter to the Select Board with comments on the draft guidelines for discussion by the Select Board at the March 28th meeting and submission to the DHCD by the 3/31/22 deadline.

Developing Site Plan Rules and Regulations Discussion

The Board had further discussion on the development of Site Plan Rules & Regulations.

The Planner's Agenda Memo contained a list of potential topic ideas for inclusion in the Site Plan R&R. Also included in the Board's packet was a document from Ms. Orvedal with

examples of sustainability scorecard from Watertown, MA. The Town Planner provided a draft sustainability checklist put together by the previous Sustainability Director. Mr. Bosdet did research on EV charging and provided two policy papers as discussion items for the Board.

The Town Planner will prepare a draft document for the Board to review at the 4/19/22 meeting.

Planning Board Meeting Minutes

The Board reviewed the February 8th and February 15th draft meeting minutes. Mr. Flint moved that the Board approved the minutes as written. Ms. Ferguson seconded with all voting in favor. The roll call vote was Mr. Bosdet, yes; Ms. Miller, yes; Ms. Orvedal, yes; Ms. Ferguson, yes; and Mr. Flint, yes.

Planning Board Liaison/Town Planner Updates

Mr. Flint gave a brief update on Community Preservation Committee activities since he was unable to attend the last meeting.

Ms. Ferguson remarked that there will be two vacancies on the Board as of June 1st as her term and Mr. Flint's term expire. Town Planner Hughes said that there is a potential nominee for one of the positions, Mark Giddings, and that she hopes his appointment by the Select Board goes forward soon.

The Board bid farewell and thanks to Administrative Assistant, Mrs. Hausherr, who is retiring at the end of March.

General Public Comment

None given.

Meeting adjourned at 9:30 p.m.

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

- Town Planner's Agenda Memo March 19, 2022
- Planner's Report dated March 22, 2022 for Sunnyside Lane Def. Subdivision Plan application
- Draft Minutes 2/8/22, 2/15/22

Respectfully submitted,

Kate McEneaney, Clerk