

Minutes of the Planning Board Meeting of March 23, 2021

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on March 23, 2021 and held a virtual online public meeting via <https://zoom.us>

Mr. Flint served as Acting Chair. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:01 p.m., Mr. Flint asked for a roll call of the Planning Board. Present were Ms. Miller, Mr. Bosdet, Ms. Orvedal, Ms. McEneaney, and Mr. Flint. Ms. Ferguson and Mr. Sayegh were absent.

Town Planner Elizabeth Hughes was present.

Recommendation to Select Board, West Concord Advisory Committee Nominee

Amy Robinson was present to introduce herself to the Board and to explain her background, experience, and the reasons for wanting to serve on WCAC, a sub-committee of the Planning Board. Ms. McEneaney moved that the Planning Board recommend to the Select Board the appointment of Amy Robinson to the West Concord Advisory Committee for a three- year term to expire after the 2024 Annual Town Meeting. Mr. Flint seconded and all voted in favor. The roll call vote was Ms. Miller, yes; Mr. Bosdet, yes; Ms. Orvedal, yes; Ms. McEneaney, yes; and Mr. Flint, yes.

Minutes

The Board reviewed and amended the March 9, 2021 draft meeting minutes. Mr. Bosdet moved to approve the March 9th minutes as amended. Mr. Flint seconded and all voted in favor. The roll call vote was Ms. Miller, yes; Mr. Bosdet, yes; Ms. Orvedal, yes; Ms. McEneaney, yes; and Mr. Flint, yes.

Finalize 2021 ATM Zoning Bylaw Amendments Warrant Articles

The Board conducted a final review of the Zoning Bylaw Amendment Warrant articles for 2021 Town Meeting. Town Planner Hughes explained that Town Counsel's comments were incorporated into the some of the articles.

Ms. Miller moved that the Planning Board submit the Tree Preservation Bylaw article as amended for the 2021 Annual Town Meeting Warrant. Ms. McEneaney seconded and all voted in favor. The roll call vote was Ms. Miller, yes; Ms. McEneaney, yes; Ms. Orvedal, yes; Mr. Bosdet, yes; and Mr. Flint, yes.

Sue Felshin, 19 Sunnyside Lane, raised her hand for public comment. She wondered if the edits that she provided to the Town Planner were incorporated into the articles. Ms. Hughes confirmed that the edits were incorporated.

Mr. Bosdet moved that the Planning Board submit the Floodplain Conservancy District Bylaw article as amended for the 2021 Annual Town Meeting Warrant. Mr. Flint seconded and all voted in favor. The roll call vote was Ms. Miller, yes; Ms. Orvedal, yes; Ms. McEneaney, yes; Mr. Bosdet, yes; and Mr. Flint, yes.

Mr. Flint moved that the Planning Board submit the Restaurant Seasonal Seating Parking Table IV article for the 2021 Annual Town Meeting Warrant. Ms. McEneaney seconded and all voted in favor. The roll call vote was Ms. Miller, yes; Ms. Orvedal, yes; Ms. McEneaney, yes; Mr. Bosdet, yes; and Mr. Flint, yes.

Mr. Flint moved that the Planning Board submit the Two-family Section 4.2.2.1 article for the 2021 Annual Town Meeting Warrant. Ms. Miller seconded and all voted in favor. The roll call vote was Ms. Miller, yes; Ms. McEneaney, yes; Ms. Orvedal, yes; Mr. Bosdet, yes; and Mr. Flint, yes.

[The Board took up the 7:30 p.m. agenda item, and then resumed the Zoning Bylaw Amendment article discussion.]

The Board discussed the graphic prepared by the Town Planner for the potential Zoning Bylaw amendment to Section 4.2.2.1, Garage Exclusion. After considerable discussion, the Board chose not to include a Zoning Bylaw amendment warrant article to Section 4.2.2.1, for Garage Exclusion.

Next, after review and edits, Mr. Flint moved that the Planning Board submit the Earth Removal/Fill article as amended for the 2021 Annual Town Meeting Warrant. Ms. Miller seconded and all voted in favor. The roll call vote was Ms. Miller, yes; Ms. McEneaney, yes; Ms. Orvedal, yes; Mr. Bosdet, yes; and Mr. Flint, yes.

Public Hearing, Definitive Subdivision Plan #247, 48Y Fitchburg Turnpike

At 7:35 p.m., Mr. Flint moved that the Board continue the public hearing, without discussion, to June 8, 2021 at 7:30 p.m. and accept the grant of a time extension to June 18, 2021. Mr. Bosdet seconded. All voted in favor. The roll call vote was Ms. Miller, yes; Ms. McEneaney, yes; Ms. Orvedal, yes; Mr. Bosdet, yes; and Mr. Flint, yes.

Planning Board Liaison/Town Planner Updates

None given.

General Public Comment

None given.

The meeting adjourned at 9:04 p.m.

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

- Town Planner's agenda memorandum for 3/23/21 meeting
- 2021 ATM Zoning Bylaw Amendment articles
- Draft minutes 3/9/21

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on: 4/13/21