

## **Minutes of the Planning Board Meeting of April 2, 2019**

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on April 2, 2019 in the First Floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Gary Kleiman  
Nathan Bosdet  
Robert Easton  
Kristen Ferguson  
Burton Flint (arrived 7:10 p.m.)  
Matt Johnson  
Allen Sayegh

Elizabeth Hughes, Town Planner  
Nancy Hausherr, Administrative Assistant

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

### **Tree Preservation Bylaw Implementation Update**

This item was postponed without discussion to a later date so that Building Inspection staff will be able to attend.

### **Potential Housing Initiatives Discussion**

The Chair acknowledged receipt of an email sent April 2, 2019 from Dorrie Kehoe, of the League of Women Voters Affordable Housing Committee. The email contains varied suggestions for the Planning Board to consider in looking at potential zoning bylaw amendment articles for 2020 Annual Town Meeting.

Town Planner Hughes prepared a chart of potential options to expanding housing choices for the Board's consideration. The chart contains items culled from Mr. Kleiman, Liz Rust, Barbara Morse, the Affordable Housing Committee, and the Envision Concord 2030 Long Range Plan.

The Board discussed how best to go about the process. It was decided that they would like to invite members of the Concord Business Partnership to a meeting (after Town Meeting has concluded) to hear their thoughts.

The Board decided to place this topic for discussion on the April 23 meeting agenda.

Mr. Kleiman asked for comments from the audience.

Peter Siebert, 321 Hayward Mill Rd., suggested that the Board consider how many properties would be affected by each initiative.

Darren Brown, 86 Highland Street, suggested that the Board consider amending the Zoning Bylaw to allow detached garages to be converted to housing units.

**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, in response to the comments and concerns raised by the Board at the March 19 meeting, submitted a revised, alternative, conceptual plan for the Board's consideration. The Applicant requested to discuss the revised conceptual plan with the Board before proceeding with the preparation of engineering drawings.

The Applicant's team gave an overview of the differences between the submitted application plans and the revisions to the conceptual plan via a PowerPoint presentation. Described were the proposed walkability, public park and connectivity, updated one-car garage selections, proposed common open space, the proposed panorama of the development from Main Street, the proposed diversity in housing styles, and updated proposed development layout plan.

After discussion, Mr. Kleiman recapped the Board's feedback. He summarized that the Board's consensus is that while they appreciate the Applicant efforts to be responsive, the Board feels that the proposed park area is important, that good tree protection measures are essential, a reduction in the number and type of garages and pavement is preferred.

Mr. Bosdet suggested that the Applicant consider revising the plans to have the proposed detached "B2" style units be one-car garage only and to include electric car charging stations in garages.

Mr. Kleiman asked for comments from the audience.

Darren Brown, 86 Highland Street, opined that the revised plan shows improvements and also suggested the Applicant consider air particle monitors.

Anna Willis, 99 Highland Street, asked about the construction process and timeline. The Applicant does not have a construction timeline yet.

Jack Madigan, 215 Prairie Street, opined that the revised concept plan is an improvement but that what is proposed is still too dense, that there are still too many units proposed and the open space proposed is not likely to be used by the general public.

Joanne Gibson, 88 Walden Street, opined that the revised plan is better and that the proposed architectural style of the units is in keeping with the neighborhood.

Meryl Schwartz, 1471 Main Street, spoke in opposition to the proposed development citing the proposed overall density and potential negative traffic impacts. She opined that a traffic study is necessary.

Pam Swing, 54 Francis Street, suggested that the Applicant address the density concerns by making all of the proposed units with one-car garages only.

Cynthia Katz, 20 Conant Street, liked the suggestion of one-car garages only. She also expressed concerns about negative impacts to traffic from this proposed development.

Blythe Colby, 1461 Main Street, spoke in opposition to the proposed development citing the same concerns about density and traffic.

Paul Winkler, 1414 Main Street, thanked the Applicant for considering revisions to the plan to address concerns. He asked the Board to suggest that the Applicant consider providing additional off street parking. He mentioned concerns about negative impacts to existing traffic patterns that could result from the construction of this development.

Bill Montague, 10 Walden Street, spoke about traffic.

Jeff Collins, 55 Highland Street, asked the Board to consider if the proposed open space meets the intent of the zoning bylaw's requirement and function and public accessibility. He mentioned concerns about critical root zone tree protection measures during construction.

Mr. Rhuda said that he would proceed with having his engineer advance the proposed plans based on the latest concept plan and that he intends to have his traffic consultant attend a future meeting.

Mr. Easton returned to the meeting.

### **Annual Town Meeting Zoning Warrant Article Handouts**

The Board reviewed the draft handout for Article 29 Formula Business Bylaw, Article 30 Wireless Overlay District, Article 36 Flood Plain District, and the Board's written report to Town Meeting on all nine zoning bylaw amendment articles.

After discussion, Mr. Kleiman moved that the Board approve the written report to Town Meeting dated April 2, 2019 as drafted. Mr. Bosdet seconded. All **VOTED** in favor.

## **Annual Town Meeting Warrant Articles Position Discussion**

The Board discussed the following warrant articles in order to decide whether or not to take a position on any or all of them: Article 23 Appropriate Funds for Affordable Housing Development, Article 24 Municipal Housing Trust Fund, and Article 25 Real Estate Transfer Tax for Affordable Housing, and Article 26 Building Permit Fee Surcharge for Affordable Housing. The Board decided it was strongly in favor of the production of more affordable housing and is working hard on zoning initiatives to increase affordability and provide more housing options. The Board supports Article 24 because there needs to be a financial mechanism, such as the Affordable Housing Trust Fund, to advance various initiatives. However, the Board believes that selecting among various means of raising funds for affordable housing - while equally important for achieving housing goals - falls outside of their purview and therefore would not take a position on Articles 23, 25, and 26.

## **Minutes**

The Board reviewed amended the draft minutes of the March 13, 2019 meeting. Mr. Johnson moved that the Board as the minutes as amended. Mr. Sayegh seconded. All **VOTED** in favor.

The draft minutes of the March 19, 2019 meeting were not ready and will be reviewed at a future meeting.

## **Committee Liaison Reports & Staff Updates**

There were no Committee Liaison reports or staff updates.

## **Public Comment**

Julie Del Sobral, 18 Bartkus Farm, referred to a letter dated March 30 to Estabrook Landowners from Neil Rasmussen regarding Warrant Article 30.

Mark Gailus, 62 Prescott Road, encouraged the Board to support Article 24.

The meeting adjourned at 9:19 p.m.

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

- Chart of potential options to expanding housing choices
- Email sent April 2, 2019 from Dorrie Kehoe, of the LOWVAffordable Housing Committee
- Conceptual plan for 1440, 1450 & 146B Main Street
- The Board's written report to Town Meeting

Respectfully submitted,

Minutes approved on: 5/7/19

Kristen Ferguson, Clerk