

## **Minutes of the CLRPC Meeting of April 6, 2018**

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on April 6, 2018 in the first floor meeting room, 141 Keyes Road, Concord, MA.

### **Members Present:**

Elise Woodward, Co-Chair	Wade Rubinstein
Gary Kleiman, Co-Chair	Nick Pappas
Tory Lambert	Peggy Briggs
Barbara Morse	Wally Johnston
Judy Zaunbrecher	

Marcia Rasmussen, DPLM Director  
Elizabeth Hughes, Town Planner

The meeting was called to order by Ms. Woodward at 8:00 a.m., who stated that the meeting was being recorded.

### **Minutes from March 9<sup>th</sup>**

The Committee agreed to defer review of the minutes to the next meeting.

### **Correspondence**

Ms. Woodward acknowledged receipt of information from Lori Gill Pazaris regarding resilience.

Ms. Woodward stated she received a call from Save our Heritage asking that the formula business bylaw for Concord Center be added back into the Plan. She noted that the SMT Planapalooza II meeting summary was posted on web site.

Ms. Woodward stated that a new Draft Plan comment tab has been added to web page and comments will continue to be accepted until April 27.

She acknowledged receipt of a request from Tanya Gailus by email and on the web site requesting posting of all Committee draft Plan comments to the web site. Ms. Woodward reiterated her comments from the March 9<sup>th</sup> meeting that edits from all of the Committee members were not shared with the Committee based on the advice from the Attorney General's Office of Open Government that it would be considered a deliberation. She noted the February 23<sup>rd</sup> draft could be made available through a public records request. She stated that it was the opinion of the Co-Chair that posting previous drafts is not helpful or useful.

Ms. Woodward asked if the Committee would find it helpful or useful to have the prior drafts posted. Tanya Gailus, 62 Prescott Road clarified in addition to individual member comments and what the Co-Chairs prepared should be posted. Ms. Woodward stated that the interim draft shows track changes with members comments and if the consultant made modifications or format changes that would appear in the March 5 draft and the track changes version was not shared with the Committee.

Ms. Woodward again asked if Committee would find it useful to post the track changes version. Ms. Woodward moved to post the track changes version. Mr. Johnston seconded. Mr. Pappas

suggested an amended chronology be included. It was noted by Ms. Briggs that the Chair should not make a motion. Ms. Woodward withdrew her motion. Ms. Pappas moved to post the track changes version of the draft Plan with chronology.. Mr. Johnston seconded.

The Committee discussed the motion. The vote was five in favor and three opposed (Ms. Morse, Ms. Woodward, Ms. Briggs).

### **Check in on Process and Schedule**

Ms. Woodward commented that at each of the meetings there will be discussion on two goals to refine to make sure they are strong and actionable and then at the end of April, the Committee will receive comments from board, committee and the public. She noted that in May and June, the Committee will incorporate public comments into the plan, make final edits and work on Section 5 Action Items in May. Ms. Woodward reminded additional meetings of May 18 and June 15.

### **Section 4 Goals Review and Discussion**

Ms. Woodward commented on the updated Section Goals list based on discussion at the previous meeting and acknowledged comments received by Mr. Pappas on mobility.

The Committee discussed the complete streets concept and MassDOT Complete Streets program. Ms. Hughes gave overview of the Program. The Committee discussed the implications of the Program, the wording of Goal 3 under 4.7 and agreed that the concept aligns with the concept of Complete Streets program.

Ms. Woodward moved to the second April 6<sup>th</sup> question under mobility. Mr. Pappas gave an overview of his concerns as outlined in his comment memo and reviewed his suggested revisions to the transportation/mobility goals. The Committee discussed his suggested revisions as it relates to a distinction between creating infrastructure and changing behavior, the Town's role in influencing one behavior or another, and other transportation issues, such as trash removal, truck deliveries, or buses. The Committee agreed to the revisions.

The Committee agreed that the Plan needs to acknowledge the issue of delivery trucks, and reference green communities programs around municipal fleet emissions, but otherwise consider Mr. Pappas' revised goals for the mobility section. It was determined that Section 5 would include an action around beginning discussions with state around efficacy of shared mobility programs/ utilizing school fleets for integrated public transportation (by home rule petition).

The Committee discussed land use issues and alternative zoning methods that would recognize the characteristics of land, rather than just establishing allowed uses and regulation based on geographical zone (e.g. capacity for flood storage, proximity to village centers, preservation of rural or historic landscapes). Mr. Pappas and Mr. Kleiman drew a contrast between alternative zoning methods versus increased density near village centers. The Committee agreed to clarify the balance between increased density in village centers versus protecting and preserving open space in outlying regions. Mr. Pappas opined that goal 2 needs to be more action oriented. The Committee agreed that goal 2 is fine with "allow" to result in the Planning Board investigation of zoning alternatives given the range of actions currently contained there.

The Committee discussed street/neighborhood trees and agreed that there should be a specific mention of preservation under goal 1. The Committee agreed that a goal or action should point out the value of landscape in addition to the built environment and goal 1 should rephrase "New

England character” as “to the Town Character.” The Committee did not think a new concept needed to be introduced.

The Committee discussed the use of a formula business bylaw as an action under Goal 1. The Committee agreed that a formula business bylaw and other alternatives for protecting Town Character should be investigated and based on detailed descriptions of the characteristics that are to be protected in Concord Center. The Committee thought that further study may be warranted for Nine Acre Corner and possibly Thoreau Depot (although Thoreau Depot has been described in 2007 village centers study).

### **Public Comment**

Kati Winchell, working in Concord, living in Lincoln, would like to see a formula business bylaw included as an option for protecting Town Character, noting that the 2007 Village centers study specifically recommends a formula business bylaw as an option for protecting Town Character in Concord Center. She thought this was important for maintaining healthy mix of formula and non-formula businesses. Ms. Winchell commented on how a non-profit group on this issue identifies the purpose of a formula business bylaw and how regulations should be structured to avoid litigation.

Tanya Gailus, 62 Prescott Road noted her comment on the Envision Concord page about changing values statement. She was not sure that “seeking growth” is really a Town priority, but that seems to be what it states. Ms. Gailus stated that in terms of density in village centers, natural resources should be prioritized and balancing individual rights against communal preservation should be such that ‘pursuit of happiness’ is preserved. She opined that they should not be pitted against each other.

Mr. Pappas thought that the definition of economic vitality in the glossary focuses on individual retailers, but should also somehow reflect value of commercial properties, since loss of that value would result in large impacts on economic vitality for the Town.

The meeting adjourned at 9:30 am.

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

- Discussion Question 4-6-18
- Draft March 9 Minutes
- Section 4 – All Section Goals List 4-6-18
- SMT Planapalooza II Summary 3-1-18

Respectfully submitted,

John Boynton, Clerk