

Minutes of the Planning Board Meeting of April 23, 2019

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on April 23, 2019 in the First Floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Gary Kleiman
Nathan Bosdet
Robert Easton
Kristen Ferguson
Matt Johnson
Allen Sayegh

Elizabeth Hughes, Town Planner

Absent: Burton Flint

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

Recommendations to Select Board **West Concord Advisory Committee appointments**

The Chair reviewed the proposed appointments to the Committee. Mr. Johnson noted that all of the members were becoming full members due to vacancies and this would allow for a full Committee with two open Associate positions. He thought that since the Committee was a subcommittee of the Planning Board, the Board should look to give this amazing Committee some work. Mr. Kleiman suggested that Mr. Seidman will be a great resource. Mr. Johnson added that being a member of the Committee was a great place for citizens to get experience before becoming Planning Board members.

Mr. Johnson moved to recommend to the Select Board the following West Concord Advisory Committee appointments: Amy Kaiser, as a full member for a term to May 31, 2021 (currently an associate member); Susan Mlodozeniec as a full member for a term to end May 31, 2022 (currently an associate member); and Karl Seidman as a full member for a term to end on May 31, 2022 (new member). Mr. Sayegh seconded with all voting in favor.

Housing Initiative Chart Working Session & Discussion

The Board discussed each of the items identified in the Housing Initiative Chart and determined which items to move forward with over the next year. The Board decided on the following 5 topics to pursue:

1. PRD: Update the bylaw to create one set of PRD rules for within 1/2 mile of the village centers, and another set for areas outside of that.

2. Multifamily: Encourage the creation of more and smaller units within the residential districts by allowing 2-families within 1/2 mile of the village centers, and more relaxed rules for accessory units throughout the town.
3. Mixed use: Promote mixed-use development around Thoreau Depot using 40R / TOD zoning.

Strategy Discussion on Public Input Process & the Envision Concord Implementation Checklist for Potential Housing Initiatives

The Board discussed strategies on the public input process and the Envision Concord Long Range Plan implementation checklist for potential housing initiatives.

The Board quickly agreed on what the homework was to be:

1. Better define the measure (based on a refined matrix that you will send, narrowing our focus to just the selected measures.
2. Consider each measure from the perspective of the questions in the implementation matrix and identify potential refinements or joint aspects of the project to be moved with other committees, institutions or groups. (e.g. complementary tax incentives to be developed in partnership with finance committee or open space requirements to be developed jointly with NRC or aspects requiring a public-private partnership, historical commission, etc.).
3. Identify the stakeholders that should be consulted on each proposal (committees, “Concord after 60”, Concord Business Partnership, real estate developers, etc.).

Members were tasked with the following:

1. PRD: Update the bylaw to create one set of PRD rules for within 1/2 mile of the village centers, and another set for areas outside of that. Board member Sayegh and Bosdet.
2. Multifamily: Encourage the creation of more and smaller units within the residential districts by allowing 2-families within 1/2 mile of the village centers, and more relaxed rules for accessory units throughout the town. Board member Flint and Ferguson.
3. Mixed use: Promote mixed-use development around Thoreau Depot using 40R / TOD zoning. Board member Johnson and Easton

It was agreed that Board members would review each of these prioritized housing choice areas in terms of the CLRP systems checklist and begin to report back at the May 7th meeting:

Mr. Johnson will contact Mr. Flint to brief him on the discussion, since he was unable to attend this evening and will offer to swap tasks with him, if he prefers the 40R/TOD item to the two-family/accessory one.

The meeting was adjourned at 8:20 p.m. due to an emergency event in the building.

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

- Housing Initiative Chart
- Envision Concord Long Range Plan implementation checklist for potential housing initiatives.

Respectfully submitted,

Kristen Ferguson, Clerk

Minutes approved on: 5/7/19