

## **Minutes of the CLRPC Public Hearing of April 25, 2018**

Pursuant to a notice filed with the Town Clerk and published in the Concord Journal, the Comprehensive Long Range Plan Committee (CLRPC) held a public hearing at 7:00 p.m. on April 25, 2018 in the auditorium at the Willard School, Powder Mill Road, Concord, MA.

### **Members Present:**

Gary Kleiman, Co-Chair  
Nick Pappas  
John Boynton  
Jim Bryant  
Sharyn Lenhart  
Judy Zaunbrecher

Elise Woodward, Co-Chair  
Tory Lambert  
Barbara Morse  
Wally Johnston  
Peggy Briggs  
Peter Hunter

Marcia Rasmussen, DPLM Director  
Elizabeth Hughes, Town Planner

Ms. Woodward opened the public hearing at 7:00 pm and thanked everyone for coming. Ms. Woodward proceed to go through the first portion of the presentation. Mr. Kleiman went through the second portion of the presentation and opened it up for public comments.

### **Public Comment**

Lori Gill Pazaris, 1036 Old Marlboro Road, spoke about strategies to preserve open space and that she was uncomfortable with idea of combining open space and housing. She suggested it should be land-use and housing because land that is preserved in not for housing. She opined that land is valuable for natural services to town and that housing should be considered for other sites. Ms. Pazaris felt it was important to find the right land use for undeveloped land; not reuse of open space. Mr. Kleiman acknowledged the fundamental tensions is preserving open space and maintaining it as the value asset to the community and the issue with meeting the need for affordable housing for all income ranges. He thought the Plan was trying to deal with both elements of plan.

Karlen Reed, 83 Whits End, asked how the Plan will deal with the two infrastructure sections; public works and light plant. Mr. Pappas stated the Public Works Commission will be working on action items for the Plan, but the Public Works Director and the Public Works Commission will need to figure out how to implement those actions. Ms. Briggs noted that the Light Board will have actionable items in the Plan and is moving toward noncarbon energy sources for transportation and heating. She commented that the Light Board will be looking to have customers to purchase more energy from the Light Plant once it has reached it noncarbon goals.

Alicia Cleary , 77 Wood Street, asked for clarification on the formula business bylaw and spoke about the Town of Bedford implementation of a fiscal impact analysis for proposed housing project. Mr. Kleiman gave clarification on what is a formula business bylaw and how the Plan looks to using various tools to preserve the village business character.

Mr. Kleiman commented further that the Plan may think about alternative methods of zoning that is not based on areas, but thinks more deliberately about zoning based on characteristic, not geographically. Mr. Kleiman noted that the Plan will seek to also think more deliberately about the fiscal impacts of implementing various items, such as land acquisition and capital projects.

Bob Andrews, 32 Staffordshire Lane, spoke in support to incorporating a formula business bylaw in the Plan.

Mr. Boynton noted that the Plan highlights many values and hopes to encourage people to see these values and provide incentives for property owners to retain the business in the village centers, but there needs to be a balance between encouragement and regulations.

Sue Rettberg, 103 Revolutionary Rd. spoke in support of including a formula business bylaw in the plan and provided a copy of signatures of a citizen petition.

Ms. Woodward stated that the Plan will not be drafting a formula business bylaw, but may recommend that a formula business bylaw be researched. She noted it is up to the Planning Board to draft that bylaw and put it on the Town Meeting warrant.

Garret Whitney, 178 Heaths Bridge Road, spoke about market forces destroying great places and opined that is what is happening to Concord Center with out of town investors purchasing property and increasing rents. He spoke in favor of a formula business bylaw with caps.

Karen Curry, 247 Laws Brook Rd, commented that in West Concord there is a cap of 10 formula businesses, but there are only 7 currently so there is still room for more. She thought the cap may work to discourage them and the number should be kept low.

Joanne Gibson, 88 Walden Square, thought the formula business should also think about limiting the types of businesses. She spoke in opposition of increasing density in town centers and hopes that a priority can be set for green spaces in town centers as well and referenced in Section 4.3 Goal.

Bill Montague, business owner on Walden Street, suggested building a parking garage at Keyes Road for Concord Center business employees and make Concord Center a more tourist friendly town, including tour buses.

Charles Phillips 65 Fairhaven Road asked the Committee to keep in mind how much control does the Town and the schools have over the Town in the future. He opined about the enormous pressures coming from the expansion of businesses in the Boston metro area and that a number of private business decisions are made about what goes on in Concord. Mr. Phillips thought the Committee should keep this in mind and think about how the Town can interact with and respond to private actions and realize the limits of town government given larger regional economy.

Sharon McGregor, 70 Williams Road, spoke about how Concord is ahead of other towns on open space and wetland conservation. She suggested that Section 4.6 be up front as the number one goal and suggested adding the language regarding ecosystem function to item number #2. Ms.

McGregor recommended that under Goal 3 restoration be added and that under the fiscal lens, that ecosystem services and environmental health be first. She cautioned against the tyranny of small decisions and to make sure we don't make that mistake. She was in support of the use of the systems thinking.

Lori Gil Pazaris, 1036 Old Marlboro Road asked about growth in the Town and how that is being represented and the overall goals of maintaining a slow growth. Mr. Kleiman noted that the growth of the Town is not necessarily something the Town can control, but can control some of the things that impact that growth. He thought the Plan could seek to control those factors to control growth and do it better.

Bob Andrews, 32 Staffordshire Lane, commented on the Open Spaces and Resource portion of the Plan and believes that the use of the word "maintaining" needs to focus more on protect preserve and restore open space in the Town. He thought the education goal is great, but question how the Plan will approach doing this given the limitations

Diane Proctor, 57 Sudbury Rd commented on the emphasis on reducing traffic and maintaining historic resources may be in conflict and suggested thinking about eliminating parking. She asked who would be responsible for engaging on this topic of parking in the Town Center. Mr. Pappas noted that the Plan will seek to have a Traffic mobility function. Mr. Kleiman added that in May, the Committee will be developing the Accountable Implementation that will list who is responsible for each action item.

Brian Foulds, 33 Riverdale Road, believes that a big component for improving traffic and mobility is to include pedestrian ways and bicycling.

Joan Entwistle, 53 Staffordshire Lane, suggested the need to have a comprehensive bike and pedestrian plan that includes sidewalk and trail connections that addresses the needs of people in neighborhoods. She thought the village centers need to include open spaces and green spaces in the denser neighborhoods.

Garret Whitney, 178 Heaths Bridge Road, questioned if growth should be a value in the economic vitality section. He did not feel it should be a value by itself and should be a factor determined by all the other values. Ms. Woodward commented on the argument for increase growth that might go beyond the capacity of the schools.

Pam Rockwell, 1810 Main Street, spoke in support of recharge of water for the community and there should be zoning that recognizes the value of landscaping for recharge. Mr. Kleiman noted that under Section 4.7 Goal 5 it talks about landscape resiliency and agreed water should be further highlighted in the land use section.

Lori Gill Pazaris, 1036 Old Marlboro Road, had concerns with the goal regarding reducing the number the volunteer commitments and thought there should be a reduction in staffing needs and fiscal responsibilities. Mr. Kleiman agreed it should be reduce the burden on volunteers

Lisa Resnick, 45 Laurel Street, asked if there was a solution to the issue with small houses being torn down and if allowing duplexes was a viable option. Ms. Morse noted that there is no

specific solution, but that the Plan needs to look more broadly at diversifying the type of housing and that may include looking at zoning for duplexes or small apartments. Ms. Lenhart noted the Council On Aging comments to the Committee regarding options to support seniors who want to stay in their homes.

Ned Perry, 362 Bedford Street, asked the Committee to think about incorporating the libraries in the Plan and the medical community, who is one of the largest employers in the community. He suggested consideration to a medical corridor along Route 2 that could possibly stretch towards Acton.

Sharon McGregor, 70 Williams Road, asked for clarification between open space and natural resources. Ms. Zaunbrecher and Mr. Hunter provided clarification on the separate goals for open space and natural resources.

At this time there was no further public comment.

Mr. Kleiman noted that any additional comments can be sent by email or on the web site and thank the participants. Mr. Kleiman noted the deadline for comments is April 27<sup>th</sup>, but comments that come in will be considered.

Mr. Kleiman thanked everyone for attending and adjourned the public hearing at 8:35 p.m.

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

- Copy of Presentation
- Section 4 – All Section Goals List 4-25-18

Respectfully submitted,

John Boynton, Clerk