

Minutes of the Planning Board Meeting of May 7, 2019

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

Present:

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

Elizabeth Hughes, Town Planner

The meeting commenced at 7:04 p.m. and was audio-recorded. Mr. Kleiman requested that anyone recording the meeting inform the Board.

Recommendation to Select Board **West Concord Advisory Committee appointment**

Mr. Kleiman commented on the Green Card submitted by Geoffrey Walton and noted that the Committee still needed two Associate Members. Mr. Walton introduced himself, provided some background on his experience and why he was interested in serving on the Committee.

Mr. Johnson moved to recommend to the Select Board the appointment of Geoffrey Walton to the West Concord Advisory Committee as an associate member for a term to May 31, 2022. Ms. Ferguson seconded the motion with all voting in favor.

Recommendation to the Zoning Board of Appeals **Special Permit, Flood Plain Conservancy District** **198 Southfield Road**

The Chair opened discussion on the Special Permit application under Sections 7.2 and 11.6 of the Zoning Bylaw for work within the Flood Plain Conservancy District at 198 Southfield Road (Parcel #0563).

The Board considered the Planner's Report dated 5/3/19.

Paul Kirchner, of Stamski & McNary, Inc., gave an overview of the project and the proposed work within the 100-year flood plain. The Board reviewed the Town Planner's report, noting there were no significant issues or concerns from staff and the recommended conditions.

Mr. Johnson moved to recommend that the Zoning Board of Appeals grant the Special Permit, with the recommended conditions contained in the Planner's Report dated 5/3/19, for work in the

Flood Plain Conservancy District at 198 Southfield Road. Mr. Bosdet seconded the motion with all voting in favor.

Minutes

Ms. Ferguson moved to accept the minutes of March 19, April 2, April 8, and April 23, 2019 as written. Mr. Flint seconded the motion with all voting in favor.

Housing Initiatives Discussion

Mr. Kleiman gave an overview of the five initiatives on the draft chart. He noted it would be good to clarify the proposals and go through the process of the Envision Concord Systems Checklist. Mr. Kleiman felt that the Board should figure out the stakeholders for each initiative and the process for taking them forward for public input.

Mr. Johnson thought some of the initiatives would have different stakeholders and may require a different kind of public process.

The Board discussed the topic of how to define walking distance from the train stations and village centers. It was determined that Mr. Kleiman will work with the Town Planner on developing various overlay maps of walking distances from the train stations and village centers.

Mr. Johnson gave an overview of the process that he and Mr. Easton went through filling out the Envision Concord Systems Checklist.

The Chair opened it up for public comment on the housing initiative discussion.

Steve Verrill, a member of the Agricultural Committee, wondered if too much emphasis was being placed on being close to the train stations. He believes there is support in Town for providing affordable housing throughout the community.

Linda Escobedo, a member of the Select Board, stated that the Select Board was currently working on their goals for the next year and they support the Planning Board's ambitions for zoning that supports a range of affordable housing.

Mr. Kleiman noted that farm worker housing was permitted in all Zoning Districts, but asked Mr. Verrill if the Agricultural Committee had discussed anything else that the Planning Board may be able to do to assist in the creation of farm worker housing. Mr. Verrill commented on various State requirements for farm worker housing that make it almost impossible to build, such as being 500 feet away from livestock, like chickens and sheep.

Amy Kaiser, a member of the West Concord Advisory Committee, but speaking on behalf of herself, stated she lives on Commonwealth Avenue and is in support of two-family dwelling units within walking distance of train stations. She hoped the Board would go to the WCAC Open House on May 8th.

Mark White, 233 Independence Road, questioned whether there would be ADA requirements for two-family dwellings. The Board did not think there was, but the Town Planner would follow-up with the Building Commissioner.

Ms. Kaiser added her support for the expansion of the accessory dwelling bylaw.

Dorrie Kehoe, 51 Macarthur Road, asked why there is a two year waiting period for an additional dwelling unit in a single family dwelling. The Town Planner stated she was not with the Town when that Bylaw passed, so she would have to look into it.

Geoff Walton, 52 Buckmaster Drive, commented on the work AARP is doing regarding the “missing middle housing” crisis.

Mark Gailus, 62 Prescott Road, suggested that if the Board was going to be looking into using 40R, they should do public educational outreach on the aspects of the 40R program. He noted his support for the creation of more environmentally and energy sustainable affordable housing that takes into consideration the need for the preservation of trees and natural resources.

The Chair thanked everyone for their great public input.

Mr. Sayegh asked whether there was the opportunity to change the building types and massing as part of a PRD. Mr. Kleiman suggested any proposed changes would be part of the whole discussion and public input process.

The Board discussed how to go about amending the PRD Bylaw and determining what types of changes would be acceptable to the community.

Ms. Kehoe asked if the Board was only looking at amending the PRD Bylaw near village centers. She was informed that the Board was looking at within walking distance to village centers and the train stations and then alternative criteria for outside of those areas.

Committee Liaison Reports and Staff Updates

Mr. Johnson commented on the West Concord Cultural District workshop and the potential for the creation of a fabrication district. He also informed the Board that he attended a HATS meeting regarding cellular 5G deployment and the new FCC rules. He thought this is something that the Town should be thinking about since he does not believe the current wireless Bylaw supports the requirements for 5G.

Ms. Escobedo thought 5G would compete with the Town’s fiber network and that Burlington requires an annual license and fee to use the Town’s poles so Verizon decided not to move forward. Mr. Johnson wondered if the Town could create a 5G fiber network and lease to providers. Ms. Escobedo commented that the CMLP Director was going to the next Select Board’s meeting to talk about this issue.

Public Comment

There was no public comment.

The Chair adjourned the meeting at 8:25 pm.

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

- Planner's Report dated 5/3/19 for 198 Southfield Road application
- Potential Housing Initiatives Chart dated 4/24/19
- Envision Concord Long Range Plan Systems Checklist for potential housing initiatives

Respectfully submitted,

Kristen Ferguson, Clerk

Minutes approved on: 5/21/19