

Minutes of the Planning Board Meeting of May 21, 2019

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on May 21, 2019 in the First Floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Gary Kleiman
Nathan Bosdet
Burton Flint
Matt Johnson

Marcia Rasmussen, Director, Dept. of Planning & Land Management
Nancy Hausherr, Administrative Assistant

Absent:

Kristen Ferguson
Allen Sayegh

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

Recommendation to the Zoning Board of Appeals Special Permit, Planned Residential Development Concord Culinary Hommes LLC 430 Old Bedford Road

Zur Attais, Applicant and Paul Mahoney, of Mahoney Architects, appeared before the Board to discuss the application of Concord Culinary Homes LLC for a Special Permit under Sections 7.6, 10, and 11.6 of the Zoning Bylaw for an 8-unit Planned Residential Development at 430 Old Bedford Road, Parcel 972.

The Applicant explained that he asked for time on the agenda to present an alternative conceptual plan for the Board's consideration and hopes to get their feedback on the new concept.

Mr. Mahoney distributed a letter dated 5/16/19 to the Board and explained that one of the sheets had been updated to show more detail on the second floor concept plans for units 1 & 2.

Mr. Attais and Mr. Mahoney opined on the advantages of the 4-unit concept plan over the submitted 8-unit plan. They explained that these include fewer units, less density, preservation of the Bedford Road streetscape including the existing paddock area, smaller square footage units, fewer bedrooms, smaller proposed septic system, elimination of the proposed second driveway and resulting sight line concerns, improved snow storage, and anticipated positive impacts to stormwater management, traffic from fewer proposed units.

Mr. Flint asked whether the second curb cut is eliminated in the concept plan. Mr. Mahoney explained that it is. Mr. Flint asked about the lack of affordable units. Mr. Mahoney explained that affordable units are not required under the PRD special permit if the number of proposed units does not exceed the basic density calculation of the Zoning Bylaw.

Mr. Johnson commented that the Board is considering two sets of priorities for amending the Planned Residential Development section of the Zoning Bylaw. One would address pedestrian-friendly closer to town center oriented developments that could allow for greater density and one would address preservation of open space as a priority. Mr. Johnson opined that he likes that the new design which proposes to preserve the open paddock (which will help with sight line concerns) and the proposed fewer number of units. He said that while he is sad about the loss of a potential affordable unit, he understands that it is not feasible at basic density. He questioned the size of the units and the diversity of styles but said that he is impressed with the efforts to preserve the existing structures. He said that he was cautiously favorable towards the concept plan.

Mr. Flint commented that critical mass is missing to maintain the proposed garden area but that the re-design of that the concept plan proposes has improved the concerns about having two driveways.

Mr. Bosdet commented that he prefers the concept plan to the submitted plan. Features he likes are that the concept plan is more in keeping with the existing neighborhood, less congested with fewer proposed units, and less tight overall.

Mr. Kleiman stated his preference for the concept plan and hopes that the Applicant will consider even more ways to encourage landscape resilience and preservation of larger, mature trees on site; and that a HERs rating of 43 would be good.

Director Rasmussen asked about the proposed paths, pedestrian access, and paddock area uses. She suggested that the applicant consider installing a shed to house small animals.

Mr. Kleiman asked about the proposed septic system location. Mr. Mahoney pointed out the area on the concept plan proposed for the septic system but explained that the plans have not been fully engineered for the septic system at this point. He also explained that two of the proposed units (in the existing barn) will be on town sewer not septic.

Chair Kleiman asked for comments from the audience.

Mark Gailus, 62 Prescott Road, encouraged the Applicant to preserve more of the existing mature trees and tree canopy and tall trees. The Board was in receipt of an email sent 5/21/19 from Mr. and Mrs. Gailus regarding tree preservation.

David Negrin, 40 Bronson Way, showed several photos of his own to the Board. The Board acknowledged that he has shown these photos at previous meetings. Mr. Negrin opined that the concept plan is moving in the right directions but that he would also like all the trees behind the existing farmhouse to remain. He reiterated that the location of the proposed driveway is not

beneficial to his abutting property and another adjacent lot. He described efforts on his property to manage the existing high water table and storm events.

Cindy Mara, 400 Old Bedford Road, commented that the concept plan is a move toward a better design but that she is also concerned about retaining existing trees and would like to see the Applicant install additional landscape screening along her property line where the public path is proposed.

Tanya Gailus, 62 Prescott Road, expressed gratitude to the Chair for his comments regarding tree preservation efforts. She said that she would like to hear greater commitment for tree preservation in the plans from the Applicant.

Approval Not Required Plan #19-9
60 Oak Road & 653 Main Street

Director Rasmussen presented the plan to the Board. She explained that plan shows properties are located in the Residence A Zoning District, which requires 40,000 s.f. of area and 150 feet of frontage and that the plan shows the conveyance of 7,881 s.f. of area from 653 Main St. to 60 Oak Rd. The intention of the increase in area of 60 Oak Road is so that it can be divided into two lots (Lot 1 & 2), creating an additional buildable lot (Lot 1) with all three lots have more than 40,000 s.f. of area and 150 feet of frontage.

Mr. Johnson moved that the Board authorize the Chair, Clerk, or DPLM Director to endorse plan of land for Christine Grace at 60 Oak Road and Craig Beckman at 653 Main Street dated May 10, 2019 as Approval under Subdivision Control Law Not Required because the division of the tract of land shown on the plan is not a “subdivision” because it shows a proposed conveyance which changes the size and/or shape of Lot 3 (653 Main Street) in such a manner that frontage is not affected and Lot 1 and Lot 2 (60 Oak Road) have the required area and frontage required by the Concord Zoning Bylaw. Mr. Bosdet seconded. All **VOTED** in favor.

Minutes

Mr. Johnson moved to that the Board approve the minutes of May 7 as revised. Mr. Kleiman seconded. All **VOTED** in favor.

Housing Initiatives Discussion

Mr. Bosdet wondered if the Board should postpone this discussion since only four members were present. Mr. Johnson and Mr. Kleiman wanted to proceed in evaluating the five ideas in light of the Comprehensive Long Range Plan.

Mr. Johnson discussed focusing on Residence C Zoning District and areas near the Town’s business centers for expanding housing choices initiatives. The Board wondered about the quantity of “PRDable” parcels within 2400 to 3600 feet from train stations.

Director Rasmussen suggested that the Board consider impacts to wastewater management planning.

The Board discussed how accessory dwelling units should have the look and feel of a single-family dwelling.

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

Dorrie Kehoe, 51 Macarthur Road, said that the Affordable Housing Committee of the League of Women Voters is very pleased that the Board is devoting time and consideration to the subject of affordable housing options. She touched on the subject of Neighborhood Preservation Districts that other towns have enacted and the possibility of the Concord's Historic Districts Commission and Historical Commission looking at this for Concord. She wondered about the legalities for home sellers in a NPD.

Ms. Rasmussen brought forth the idea of wastewater planning and its impacts to creating new housing initiatives.

Potential topics for Board members to work on:

40R (all by right) – Mr. Johnson

Two-family dwellings – Mr. Flint & Ms. Ferguson

Planned Residential Development – Mr. Bosdet & Mr. Sayegh

The Board reviewed and approved the article on expanding housing choice in Concord that Mr. Johnson prepared for publication in the Concord Journal. A designated town email address will be set up to allow citizens to provide feedback to the Board. A link to the article and the email address will be posted on the Board Projects & Goals page on the Town's website.

<https://www.concordma.gov/2193/Planning-Board-Goals-Projects>

Committee Liaison Reports and Staff Updates

Mr. Johnson attended the Chairs breakfast recently. He mentioned a discussion with Brian Foulds of the Climate Acton Committee around goals & sustainability criteria. Mr. Johnson reported that the ZBA Chair suggested a joint meeting with the both boards (Planning Board and Zoning Board of Appeals) and that the Select Board may also want to provide their input to the discussion of expanding housing choices and potential zoning bylaw amendments. Mr. Johnson mentioned that Rick Eifler, of the Concord Housing Authority, suggested that changes to the section concerning accessory dwelling units should clarify the requirements.

Mr. Flint reported on the activities of the Community Preservation Committee and explained that there will be changes to the funding mechanisms for the next round.

Public Comment

There was no public comment.

The Chair adjourned the meeting at 9:00 pm. This being Mr. Kleiman's last meeting as a Planning Board member, the Board thanked him and the audience gave him a round of applause.

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

- 4-unit Plan Site Concept Drawing dated 5/16/19 for PRD at 430 Old Bedford Road
- Email sent 5/17/19 from D. Kehoe of the Affordable Housing Committee of the League of Women Voters
- Expanding Housing Choice in Concord article by M. Johnson
- Approval Not Required Plan #19-9
- Email sent 5/21/19 from M. and T. Gailus re: Tree Preservation at 430 Old Bedford Rd.
- Draft minutes 5/7/19 meeting
- Envision Concord Implementation Checklist

Respectfully submitted,

Burton Flint, Clerk Pro Tem

Minutes approved on: 7/9/19