

Minutes of the Planning Board Meeting of June 9, 2020

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on June 9, 2020 and held a virtual online public meeting via <https://zoom.us>

Mr. Johnson opened the meeting and said the meeting was being recorded and explained the virtual meeting process.

Mr. Johnson asked for a roll-call of the Planning Board members. All members were present: Mr. Johnson, Mr. Bosdet, Mr. Sayegh, Ms. McEaney, Ms. Ferguson, Mr. Flint, and Ms. Orvedal.

Town Planner Elizabeth Hughes, Administrative Assistant Nancy Hausherr, and Susan Bates, Select Board member, were present.

Recommendation to the Zoning Board of Appeals Special Permit, Planned Residential Development 1651, 1657, and 165X Main Street

Mr. Flint recused himself from this discussion.

The Board considered the application of Now Communities LLC for a Special Permit under Sections 10 and 11.6 of the Zoning Bylaw for a 14-unit Planned Residential Development at 1651, 1657, and 165X Main Street, (Parcels 2685, 2686, & 2687) in order to make a recommendation to the Zoning Board of Appeals, who is the permit granting authority in this matter.

The Board considered the revised Planner's Report dated 6/8/20. The Board considered the shape and character of the common open space, landscaping design, lighting, and signage and the recommended conditions of approval contained in the Report.

Attendees for the Applicant were Daniel Gainsboro, of NOW Communities LLC, and Daniel Carr, P.E., of Stamski & McNary, Inc., Jeremy Lake, Senior Associate Architect, of Union Studio and Jared Joyce, Landscape Designer of Good Roots LLC.

Mr. Carr began by going through the May revision letter that the Applicant submitted in response to staff comments.

Mr. Carr explained that the Public Works Engineering comments regarding the stormwater drainage system have been addressed. The Town Planner's revised report notes that in a June 3, 2020 letter, the Assistant Town Engineer comments that the Applicant has addressed most of the previous issues and concerns with the revised plans. The Town Engineer notes that the proposed parking along Main Street and a fire hydrant located in a proposed snow storage area will not be permitted and other minor outstanding comments can be addressed as conditions of approval.

Mr. Johnson asked about the existing trail easement and the proposed revision. Mr. Gainsboro explained that the Natural Resources Director liked the access from Main Street.

Mr. Johnson asked how non-residents and visitors would access the proposed easement. Mr. Carr and Mr. Joyce explained that proposed landscape design and pathway.

Mr. Lake and Mr. Gainsboro explained the architectural redesigns which include the reorientation of the roofs so that now all of the proposed units would have solar capability. Mr. Sayegh opined that the solar panels as show on the plans are well-done and would not look like add-ons.

Mr. Joyce presented the landscape plan and described the proposed open space areas. Mr. Johnson noted that there is not a lot of concern about negative impacts to traffic. Mr. Johnson asked about the number of school age children residing in the adjacent Riverwalk development. Mr. Gainsboro replied that when Riverwalk was developed approximately 10 years ago that 1/3 of the units comprised families with school age children and that he anticipates that this development will include even less.

Ms. McEaney asked for clarification on the amount of proposed open space and the amount of it that is considered upland. Mr. Carr describes the amount and location of the proposed open space. Mr. Lake said that the plans show that the requirements of the Zoning Bylaw could be met.

Mr. Joyce described the proposed landscape plan and design features. He described the proposed plantings, and tree protection measures.

Mr. Lake described the proposed architectural plans for the units and the revision to the orientation of some of the units.

Mr. Johnson asked about the proposed common facility.

Ms. Ferguson pointed out that the development proposed smaller residential units, something that is consistent with the Town's Long Range Plan goals.

After discussion and consideration, the Board directed the Town Planner to draft an affirmative recommendation letter for their consideration and vote at the next meeting.

Election of Officers

At 8:35 p.m., Mr. Flint rejoined the meeting.

Mr. Johnson explained that due to the Covid-19 situation and the postponement of the Town Election and Town Meeting, his term has been extended.

Ms. McEaney nominated, and Mr. Sayegh seconded, Kristen Ferguson as Chair effective June 23, 2020. All voted in favor. The roll call vote was: Mr. Sayegh yes; Mr. Bosdet yes; Ms. McEaney yes; Ms. Orvedal yes; Mr. Flint yes, Ms. Ferguson yes; Mr. Johnson yes.

Mr. Bosdet nominated, and Ms. McEneaney seconded, Mr. Flint as Vice-Chair effective June 23, 2020. All voted in favor. The roll call vote was: Mr. Sayegh yes, Mr. Bosdet yes, Ms. McEneaney yes, Ms. Orvedal yes, Ms. Ferguson yes, Mr. Flint yes, Mr. Johnson yes.

Mr. Sayegh nominated, and Ms. Ferguson seconded, Mr. Bosdet as Clerk effective June 23, 2020. All voted in favor. The roll call vote was: Mr. Sayegh yes, Mr. Bosdet yes, Ms. McEneaney yes, Ms. Orvedal yes, Ms. Ferguson yes, Mr. Flint yes, Mr. Johnson yes.

Town Meeting: decide which planning warrant articles can be deferred

Mr. Johnson explained that, due to the Covid-19 situation and the postponement of the Annual Town Meeting, the moderator has requested Board and Committee Chairs to inform her which warrant articles could be deferred and which should be acted on sooner rather than later.

After discussion and consideration the 2020 Zoning Bylaw Warrant Articles # 32 - 39, it was the consensus of the Board that the two priority articles are Article 32 – Additional Dwelling Unit and Article 37 – Zoning Map Amendment – Thoreau Depot Business and Residence C Zoning District. As for Article #34, the Planned Residential Development, consensus was to strike, if possible, the language in the Article regarding the change of the special permit granting authority from the Zoning Board of Appeals to the Planning Board and go forward with that amended Article for a vote or, if not possible, to delay. If the Town Moderator agreed, the remaining articles could be put on the consent calendar and if someone wished to pull the article, then the Board would request the article be deferred.

Planning Board FY 2021 Goals & Projects

The Board began their process of updating their goals for 2020 - 2021 by reviewing the FY 2020 goals. Town Planner Hughes reminded the Board that MAPC staff will conduct the Thoreau Depot Redevelopment Part 2 Forum at the June 23rd virtual meeting. Two other items that she called the Board's attention to were the update to the existing Subdivision Rules and Regulations, which will require the Board's input and a Public Hearing; and the Tree Preservation Bylaw potential updates suggested by Davey Tree. Mr. Flint commented on the Town's climate action goals. Ms. Hughes suggested that would be a general Town Bylaw rather than a Zoning Bylaw amendment. The Town Planner will email the Board the Envision Concord Action Items Implementation chart for the Board's information and consideration at the next meeting.

Planning Board Meeting Minutes

The Board reviewed the draft minutes of the May 26, 2020 meeting. Mr. Flint moved, and Ms. Ferguson seconded, that the Board approve the minutes as written. All voted in favor. The roll call vote was Mr. Sayegh yes, Mr. Johnson, yes, Mr. Bosdet yes, Ms. McEneaney yes, Ms. Ferguson, yes; Mr. Flint yes, and Ms. Orvedal yes.

Mr. Johnson noted that it was pointed out to him that there is a correction that needs to be made the November 26, 2019 meeting minutes regarding the list of Board members attending. Mr. Johnson moved, and Mr. Flint seconded, that the minutes of the November 26, 2019 meeting be corrected to reflect that the attendees did not include Mr. Bosdet and Ms. Orvedal and to include that Mr. Flint was present. All voted in favor. The roll call vote was: Mr. Sayegh yes; Mr. Bosdet yes; Ms. McEneaney yes; Ms. Ferguson yes; Mr. Flint yes; Ms. Orvedal yes; and Mr. Johnson yes.

General Public Comment

None received.

The meeting adjourned at 9:30 p.m.

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

- Revised Planner's Report dated 6/8/20 for Waterside Commons
- Planning Board Goals 2019 - 2020
- Draft minutes 5/28/20 and approved minutes 11/26/19

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved: 6/23/20