

Minutes of the Planning Board Meeting of July 9, 2019

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on July 9, 2019 in the First Floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Matt Johnson
Kristen Ferguson
Nathan Bosdet
Burton Flint
Kate McEneaney
Allan Sayegh

Elizabeth Hughes, Town Planner

The meeting commenced at 7:04 p.m. and was audio-recorded and videotaped for the Minuteman Media Network. Mr. Johnson requested that anyone else recording the meeting should inform the Board.

Planning Board Meeting Minutes

Ms. Ferguson moved to approve the May 21, 2019 minutes as written. Ms. McEneaney seconded with all voting in favor.

Mr. Bosdet moved to approved the June 11, 2019 minutes as written. Ms. McEneaney seconded with all voting in favor.

Committee Liaison and Staff Updates

Ms. McEneaney gave an update on the recent Hanscom Area Towns (HATs) meeting that she attended. She reported that two relevant topics discussed were (1) regional transportation and traffic issues discussion and; (2) that HATs intends to hold a housing initiatives discussion in the fall to learn what adjacent towns are doing.

Housing Initiatives Discussion

The Board resumed their discussion about potential amendments to Section 10 of the Zoning Bylaw, Planned Residential Development (PRD), for projects within walking distance from village centers in Town.

Mr. Johnson reviewed the Accessory Dwelling Units vs. 2-Faimly Houses chart. The Board thought the chart was very helpful.

Mr. Johnson thought requiring the special permit for two-family creates a barrier that will limit its use and whether the Board wants to reconsider this requirement. Ms. Ferguson believes the

Bylaw needs to make this option more attractive if it is to be a viable option. Ms. Bosdet thinks requiring the special permit may give it a better chance to pass Town Meeting.

The Board discussed getting input from developers and real estate agents on the viability of creating 2-family units.

Mr. Flint joined the meeting at 7:25 pm

The Chair asked if there was any public comment.

Karlen Reed, 83 Whits End, supported requiring a special permit for 2-family and suggested that the Board consider impacts from electrical service (CMLP) as well as the sewer tie-ins.

Kathleen Ladd, 13 Lexington Road, supported relaxing the requirements.

Sue Felshin, 19 Sunnyside Lane, supported allowing two-family units by right and then proposing it by special permit if there isn't support at Town Meeting. She also thought developers may not even consider looking at the proposed bylaw if a special permit was required. Ms. Felshin suggested the Board get information on the energy use of a 5,000 s.f. single family dwelling compared to a two-family dwelling.

Jeffrey Collins, 55 Highland Street, of the West Concord Advisory Committee, spoke generally in support but thought the Board should also consider the increase in pavement and parking resulting from two-family dwellings.

Ms. Felshin wondered if there would be a problem with zoning changes and Mr. Johnson responded that certain changes may require the creation of a zoning overlay district.

Ms. McEneaney thought the Board should do an assessment of the fiscal consequences of what changes are potentially proposed.

Mr. Flint questioned if the two-family was by right, how the bylaw could be written so there would not be a bank of two-car garages attached in a 2-family.

The Chair reviewed the "Village PRD" Discussion Topics hand-out.

The Board discussed various options for the minimum lot size and the distance from the village centers. The Town Planner will provide a GIS analysis in the Residence C District, half mile and ¾ of a mile for 30,000, 40,000 and 60,000 s.f lots.

The Board discussed the change in basic density. Ms. McEneaney thought this change incentivized new construction and not retrofitting existing structure.

The Chair asked Mr. Sayegh to go through his presentation, which provided examples of more compact, clustered townhouses that allowed greater height and required smaller footprints.

The Board discussed options for increasing the height, whether having a variable setback requirements based on the proposed height and the driving forces for creating smaller, more affordable places in the village centers.

The Board discussed whether there is the potential to change the bylaw to create denser, smaller houses that may not be subsidized affordable house, but by their nature would be less expensive than the larger, single family dwellings that developers are building by tearing down the smaller homes. The Chair suggested that the Board members review the rest of the Discussion Topics and come prepared with suggestions at the next meeting.

The Chair allowed additional public comment.

Jeff Collins suggested looking at distances along roadways instead of distance from a point.

Ms. Felshin liked the idea of setting the height from the property line, but thought the Board needs to consider how the structure might shade the street or adjacent properties. She thought there needs to be a consideration of how to integrate these PRDs into the existing community, requiring pitched roofs or green roofs, and a bonus for energy efficiency.

Planning Board Goals

The Board reviewed a final draft goals memorandum outlining their projects and priorities for the next year. The Town Planner commented that the Town was awarded the grant from MAPC for the Thoreau Depot TOD/40R Redevelopment Study and that the Board determined this project was a high priority. Town Planner Hughes will update the goals sheet based on the discussion and will send it to the Board for a final review before submitting it to the Select Board.

Public Comment

Ms. Felshin suggested potential form-based code options.

Karlen Reed, 83 Whits End Road, suggested providing data on how many accessory dwellings and two-family dwellings there are currently in Concord.

The Chair adjourned the meeting at 8:55 p.m.

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

- Village PRD” Discussion Topics hand-out
- Accessory Dwelling Units vs. 2-Family Houses chart
- Draft goals memorandum dated 7/3/19 to Select Board

Respectfully submitted,
Burton Flint, Clerk

Minutes approved on: 7/23/19