

Minutes of the Planning Board Meeting of February 7, 2017

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on February 7, 2017 in the First Floor Meeting Room, 141 Keyes Road, Concord, MA.

Present:

Brooke Whiting Cash

John Cratsley

John Canally

Rob Easton

Gary Kleiman

Matt Johnson

Allen Sayegh

Elizabeth Hughes, Town Planner

The meeting commenced at 7:00 p.m. and was audio-recorded. Ms. Whiting Cash stated that anyone recording the meeting needs to inform the Board.

Preliminary Subdivision Plan #241

Keuka Road LLC

Parcels 3838, 3842-2, 3849, 3850, 3851, and 3825)

Attorney Matthew Watsky, Ian Rubin, of Markey & Rubin, Inc., and Craig and Hope Beckman appeared before the Board to discuss the application of Keuka Road LLC for a Preliminary Subdivision Plan “Hosmer Meadow Subdivision” to allow a road improvement with waivers for a 4-lot subdivision for the future development by a Planned Residential Development (PRD) of 11 dwelling units on 12.48 acres off Keuka Road.

The Board considered the Draft Decision on a Preliminary Subdivision Plan and Certificate of Approval with Conditions prepared by the Town Planner as directed by the Board. It was noted that, over the course of several meetings, the Board deliberated on five waiver requests and that the Board decided to take a position in favor of granting three requested waivers, to Section 6.8.1 *Minimum Right-of-Way Width 50-feet*, and *Minimum Radius of Curve 225 feet*, and Section 6.8.9 *Minimum Intersection Off-set 75 feet*, and declined to act on waiver requests regarding Section 6.20 *Reservation of Land for Municipal Purposes* and Section 6.21 *Reservation of Land for Municipal Purposes* pending receipt of further information as part of a future Definitive Plan process.

Chair Cash explained the likely next steps that the Applicant will take, if the Preliminary Plan is approved. Town Planner Hughes explained that, if the Applicant goes forward with a Definitive Plan, substantially more information will be required for that process.

Town Planner Hughes explained that Town Counsel reviewed the Draft Decision and had no comments. Mr. Kleiman and Mr. Cratsley both asked for clarification on the impact approval would have on establishing frontage for future development. Ms. Hughes clarified the

relationship of a Preliminary Plan to a future Definitive Plan and explained that approval of a Preliminary Plan does not constitute approval of a subdivision and that a Preliminary Plan cannot be recorded in the Registry of Deeds. She explained that the purpose of approving the Preliminary Plan is to give the Applicant an indication of the waivers the Planning Board will consider before the Applicant has to prepare detailed Definitive Plans with full engineering designs. She pointed out that separate from the Definitive Plan process, the Applicant would have to obtain approval from the Public Works Commission to extend the water main from Main Street down Keuka Road.

Mr. Johnson moved that the Board grant to the Applicant, Keuka Road LLC, approval with certain waivers and conditions of a four-lot Preliminary Subdivision Plan entitled "Preliminary Subdivision Road Grading Plan, Keuka Road, Concord, MA" dated January 24, 2017 prepared by Markey & Rubin of Acton, MA, based on the Draft Decision as reviewed and discussed by the Board tonight. Mr. Easton seconded. All **VOTED** in favor.

2017 Town Meeting Warrant Article Presentations

The Board reviewed the draft presentation for the 2017 Warrant Articles 36, 37, 38, 39, 40 and 41. Under Article 40, Mr. Johnson questioned the wording of Section 4.1(c) and whether the inclusion of reference to ZBL Section 7.1.5 created an ambiguity and would lead people to think that the bylaw only applied for additions on nonconforming lots. Ms. Hughes agreed that people may interpret it that way and would ask the Building Commissioner her thoughts so if an amendment was needed, the Board could do it at the public hearing. It was determined that the Board should request additional presentation time for Article 40. The Town Planner will send each Board member the presentation for their Article so they can make any final edits.

Minutes

The minutes of the 1/24/17 meeting were reviewed and amended. Mr. Johnson moved that the Board approve the minutes as amended. Mr. Canally seconded. All **VOTED** in favor.

Committee Liaison Reports and staff updates

The Chair discussed with the Board the pending two open seats with the term ending for Mr. Cratsley and Mr. Canally on May 31, 2017. She informed the Board that West Concord Advisory Committee member Burton Flint had put in a green card for the Planning Board, which she discussed with the Select Board liaison Jane Hotchkiss. Both Ms. Whiting Cash and Ms. Hotchkiss felt the Mr. Flint's legal background and the fact he lived in a PRD development offered a continued balance on the Board with the departure of Mr. Cratsley. The other Board members agreed and requested through Ms. Hotchkiss that the Select Board move forward with the nomination of Mr. Flint.

The Board briefly discussed the other open seat and thought that having another female on the Board would provide more balance.

Public Comment

There was no public comment.

The meeting adjourned at 8:35 p.m. on a motion by Mr. Kleiman, seconded by Mr. Sayegh, with all voting in favor.

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

- Draft Decision on a Preliminary Subdivision Plan and Certificate of Approval with Conditions for Keuka Road Preliminary Subdivision Plan application
- Draft presentations of 2017 Zoning Bylaw Amendment Warrant Articles

Respectfully submitted,

Gary Kleiman, Clerk

Minutes approved on: 4/4/17