

WEST CONCORD TASK FORCE
MINUTES
APRIL 21, 2011

Pursuant to notice duly filed with the Town Clerk, a meeting of the West Concord Task Force was held at 7:30p.m. at Concord Park.

Present were Phil Adams, Chair; Nancy Carey, Clerk; Bobbie Brennan, Gary Clayton, Sue Felshin, Don Hawley, David Holdorf, Gary Kleiman, Chris Sgarzi, and Jimi Two Feathers. Also present were Planning Director Marcia Rasmussen and member of the community Ray Hanselman.

The Meeting was called to order by Phil Adams at 7:30PM.

MINUTES

Don Hawley moved to approve the minutes of 31 March 2011. Jimi Two Feathers seconded. All **VOTED** in favor, except for Gary Clayton, who abstained.

UPDATE ON SPECIAL TOWN MEETING ARTICLES 2 AND 5

Chris Sgarzi reported that the developers of the 50 Beharrell St. project want to get out the message that they are moving forward on their project, but are not ready in time for Town Meeting. There will be no motion under STM Article 5 because there is no "purchase and sale".

SPECIAL TOWN MEETING HEARING

Chair Phil Adams asked to hear Board of Selectmen and Planning Board positions on articles. It was reported that the Board of Selectmen voted, at their April 12th meeting, for affirmative action on Article 54 by 3–2 and did not take a position on Article 55 since they want to see what happens with Article 54 first, and voted, at their April 18th meeting, for affirmative action on STM Articles 3, 4, and 6 unanimously (4–0). The Planning Board voted at their April 12th meeting for no action on Article 54 by 6–1, for affirmative action on Article 55 by 4–2 with one abstention, and for no action on STM Article 6 by 6–1.

ARTICLE 50

Mr. Sgarzi commented that Article 50 was originally developed by the Task Force's Business District Subcommittee with use changes and ended up only re-adding one use, 4.2.2 Two-family or additional dwelling unit. The additional dwelling unit use only applies to existing single-family houses, of which there are only a handful in the West Concord Business District, leaving only two-family as a use. He questioned why we would want this use in the WCB District and asked for discussion of whether the article should be moved. Discussion included: re-adding 4.2.2 was added to Article 50 by the Planning Board; the two-family use doesn't apply in the WCB District because it is defined in the Zoning Bylaw as applying only "in a single residence district"; the article does little useful, but nothing harmful, and it would be confusing to the voters to pull it. The consensus was that it would be best for the Planning Board to move the article, but to spend as little time on it as possible.

ARTICLES 51 AND STM 6, ESTABLISH THE WEST CONCORD VILLAGE DISTRICT

Mr. Sgarzi reported that under the assumption that the Special Town Meeting will occur before Article 51 is reached in sequence, the Planning Board will move its amendment to STM Article 6 immediately after the petitioners' presentation on the article. Planning Director Marcia Rasmussen explained that the purpose of the amendment is to ensure that both articles can be presented and considered together, rather than at separate times and possibly on different nights. She noted that regardless of whether the amendment passes or fails, Article 51 will not be moved, since the amendment will have had the effect of presenting the voters with an opportunity to vote on Article 51. It was noted that voting STM Article 6 without amendment, and then voting later on Article 51, would be too confusing; if both passed, it would not be clear whether the larger or smaller extent of the West Concord Village District should prevail.

Call to Order

Minutes

STM Articles 2 & 5

STM hearing

Article 50

Articles 51 & STM 6

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ARTICLES 54 AND 55, FORMULA BUSINESS BYLAW WITH AND WITHOUT CAP

Mr. Sgarzi reported some of the Planning Board's considerations for Article 54, on which the Planning Board has voted to recommend no action. Article 54 could be amended to remove the cap, having the effect of considering Article 55 before Article 54. The Planning Board might not move Article 54, and then if someone else did, the Planning Board could move to amend the article. It was reported that Elisabeth Elden, the assigned Planning Board presenter for Article 54, would prefer someone else to present the article. Mr. Kleiman volunteered to move and present Article 54. Discussion included: amending articles to turn them into other articles or be the opposites of their original motions, as is being proposed for Article 31, Articles 51 / STM 6, and Articles 54/55, sets a potentially dangerous precedent; amendments cause confusion and Article 54 should be voted without amendment since its alternative is next in Town Meeting sequence; if Mr. Kleiman moves the article, it would be on his own behalf and not on behalf of the Task Force.

Articles 54 and 55

TOWN MEETING

Nancy Carey noted that she will post meetings at 6:30 p.m. for the Task Force for each night of Town Meeting, just in case. Discussion included: when we changed motions at the last minute last year, it didn't go well; it is standard procedure to schedule such meetings. The Chair asked who should respond to questions, given that he will give an overview presentation but Mr. Sgarzi and others will move individual articles. Discussion included: the moderator will collect questions; it's not a bad idea to arrange with the moderator to have a speaker for the Task Force; Task Force members with a personal position may speak at the mike on their own behalf. The consensus was to have the Chair speak for the Task Force.

Town Meeting

There was a discussion of "getting out the vote": it's a good idea; some members aren't comfortable advocating for articles they oppose; we can purely advocate "get out the vote"; it's valuable to have a sense of energy around the vote. A draft flyer was presented which Sue Felshin offered to update. Bobbie Brennan will post the flyer in "the usual locations" around town. The Chair suggested that each member distribute copies of the flyer in their neighborhood.

Mr. Adams noted that his overview presentation will be a 6-minute version of his presentation at the Task Force's most recent forum, at the Harvey Wheeler Community Center. He will send a preview copy of the presentation over the weekend. Mr. Sgarzi noted that Senior Planner Julie Vaughan is working on better maps for article presentations. Discussion of a handout included: the handout should be the Town Meeting FAQ; we should add a map to the handout; we should remove STM Articles 2 and 5 from the FAQ since they won't be moved; we should remove Article 36 since it no longer includes Task Force recommendations; we should remove Article 50 since it has so little effect; this should reduce the FAQ to five pages, leaving room for a map without requiring more paper. Mr. Kleiman volunteered to update the FAQ and include a map if available. Ms. Rasmussen noted that there is a Tuesday noon deadline for handouts to be printed by the Town.

FUTURE OF TASK FORCE / ADVISORY COMMITTEE

The Chair questioned whether the Task Force should disband after one more meeting. There was a discussion of a follow-on advisory committee: some versions of a draft charge were previously created and can be used to help create a new draft charge; an advisory committee will be a standing committee and therefore needs a separate charge from the Task Force; the advisory committee can report to the Planning Board; when the Task Force earlier discussed this with Board of Selectmen liaison Greg Howes, we agreed that the advisory committee would report to the Board of Selectmen; assuming that Town Meeting goes well, it will bring us to a good point of affirmation where we can step back and let the Board of Selectmen follow on with an advisory committee; we shouldn't lose the knowledge and experience of the Task Force; we

Future / Adv. Comm.

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will need more than just one more meeting to draft a charge; we'll be done when we're done with all our work; at the next meeting we should get input from advisory committee sponsors Mr. Howes and Mr. Whelan; the White Pond Advisory Committee has been previously mentioned as a model for a West Concord Advisory Committee; an advisory committee is invited to various town gatherings like the Chairs Breakfast and is a way to ensure a place at the table and to keep a pulse on what's going on in Town. Ms. Rasmussen noted that the most concrete thing the White Pond Advisory Committee gets to do is that there's a place on the Application for Building Permit form: "have you talked to the White Pond Advisory Committee?"

Citizen comment: Mr. Ray Hanselman commented that almost everybody in town thinks that the West Concord Task Force is done at the end of Town Meeting, but another item is STM Article 5. He stated that it will come up in the fall and, as a citizen of West Concord, urged the Task Force to stay in place until then, ensure that there is follow-on activity before disbanding, and not let the West Concord Master Plan be forgotten.

Further discussion included: the White Pond Advisory Committee exists because the Planning Board had too much other work; we are talking about a well-defined succession plan; we should not dissolve ourselves until a follow-on committee is in place; there's an opportunity to give an advisory committee some teeth with momentum from Town Meeting and if we wait another 6–12 months, it will be hard to get the Board of Selectmen on board. The Chair noted that he will speak with Mr. Howes and Mr. Whelan; it was suggested that he copy the chair of the Board of Selectmen on communications. Ms. Carey will find and circulate an old draft of an advisory committee charge.

NEXT MEETING

The next meeting is scheduled for May 12th, at 7:30 p.m., location TBD.

ADJOURNMENT

On a motion duly made and seconded, it was UNANIMOUSLY

VOTED: To adjourn the Open Session and to conclude business for the evening.

Respectfully submitted,

Sue Felshin
Approved: 12 May 2011

Next meeting

Adjourn