

West Concord Advisory Committee
a subcommittee of the Planning Board
January 3, 2018

MEETING MINUTES

Pursuant to notice duly filed with the Town Clerk, a meeting of the West Concord Advisory Committee (WCAC) was held at 7:30 p.m. in the Clock Tower Room at the Harvey Wheeler Community Center.

Members present:

Jeff Collins, Chair
Tim Alexander
Karen Currie
Peter DeRosa, Clerk
Don Detweiler
Carlene Hempel
Steve Irza

Members not in Attendance:

None

Other Town Officials/Committee Members:

Marcia Rasmussen

Chair Collins called the meeting to order at 7:35 p.m.

Item No. 1: Lot 13B Commonwealth Ave. – Design Standards Discussion:

- Present from Oaktree Development: Patrick Cleary (partner), John Boynton (partner), Sam Robertson (architect).
- A presentation was given by Patrick on the currently proposed design for the last lot of the Brookside Square development. They plan an 8-9 month construction project, hopefully to begin in the first half of 2018.
- 6,750 square feet of single-level street retail with a design that reflects that of the main Brookside buildings.
- Panoramic views of Commonwealth showed it in context with the other shops in the lower village.
- Primary discussion was of the contemporary styling, which, it was acknowledged, has received both positive and negative responses at the main development.
- There was a general request from the committee for them to take another look at the West Concord Design Guidelines and try to build in more elements. Some of the specific ideas mentioned:

- Reducing the window glazing (increasing the surrounds) – specific guidelines were quoted that mandated frames and specific widths.
- Increasing setback from the street and potentially providing an awning or other protection from elements for pedestrians.
- Potentially reflecting some of the materials (clapboards) or design cues from newly renovated buildings like Saltbox Kitchen or Concord Outfitters.
- One thing that constrains design is the need to keep the space flexible because most tenants want to build-to-suit. So that can affect window/door placement, etc., especially since they do not know the precise number or layout of tenants.
- Discussion about potential tenants. Oaktree was interested in any suggestions or feedback. This included discussion of formula businesses, which Marcia mentioned would be allowed in since there is currently room in the bylaw limit (10).
 - Committee mentioned soliciting ideas from the community at our 2018 open house.
- Crosswalk bumpouts – Oaktree is responsible for 2 bumpout crosswalks on Commonwealth. These needed to be completed within 3 years (2 years left now). They will be trying to combine the work with the development of 13B.
- It was decided that Oaktree would incorporate feedback and return to WCAC for the February meeting in advance of their meeting with the Planning Board.

Item No. 2: West Concord Open Space – Gerow Land and Junction Village open space

- Marcia gave an overview of where the acquisition of the Gerow land (on Warner's Pond) stands:
 - Appraised at \$2.9M
 - Select Board granted authorization to Town Manager to negotiate the sale.
 - \$500K was approved by the CPC for inclusion in the 2018 Town Meeting CPA warrant.
 - Town is looking to include \$2.5M in the budget, though there is not a specific warrant or approach defined yet.
 - Also looking at potential fundraising or grants that might reduce the town's portion.
- Town's finance strategy will be discussed at the Finance Committee before town meeting. Other organizations involved are Select Board, Planning Board, Recreation Commission.
- There was discussion that there is likely a need to help with public outreach to build support for the project in advance of a Town Meeting vote. WCAC members volunteered for various outreach paths.

- Seeking to create a Junction Village Open Space Task Force with representation from Natural Resources, Historical Commission, and WCAC along with 2 at large. Carlene will represent WCAC.
 - They will likely seek 2019 CPA funds to augment CHDC's contribution and the developer's "in kind" services.

Item No. 3: Street Furniture Task Force

- Goal is to create a more cohesive look as streetscapes are developed in the Village. For example, benches and bike racks.
- Agreed it will be an informal group for now, not official task force.
- Idea for a non-profit "Friends" group.
- Desire to get some of the local artist community (Artscape, etc.) involved.
- Will seek to put it on the agenda for the February meeting.

Item No. 4: Liaison Reports

- Recreation – some offices have now fully moved in at 55 Church (Harvey Wheeler lot). Mention of bike sharing program investigation, a potential bus service in the Village, Rideout pavilion construction scheduled for spring.
- Planning update: A purchase and sale agreement has been reached for the Hayes land at 1440 Main St, Plans coming in February, pedestrian bridge project may receive \$35K from CPC for initial surveying.

Other

- Steve will attempt to book open house for May 2nd, 2018.

Public Comment:

- None.

Adjournment:

On a motion duly made and seconded, it was UNANIMOUSLY VOTED to adjourn, at 10:13 pm, the Open Session and to conclude business for the evening.

Next Meeting:

Next Regular Meeting: Monday, February 12th, 7:30 p.m.

Respectively submitted by Peter DeRosa

Minutes unanimously approved on: 2/14/2018