

Minutes of the Planning Board Meeting of January 3, 2023

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on January 3, 2023, virtually via <https://zoom.us>. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:05 p.m. Chair Bosdet opened the meeting and asked for a roll call of the Board members. Present were Mr. Boardman, Mr. Bosdet, Mr. Giddings, Ms. Felshin, Ms. Miller and Ms. Orvedal. Town Planner Hughes was also present.

Elizabeth Hughes, the Town Planner explained that she needed to step away from the meeting to help another Committee with a Zoom account issue. Chair Bosdet commented that they would start the meeting with administrative business items.

Planning Board Liaison Updates

Mr. Boardman commented that the Community Preservation Committee is finalizing their warrant article for Town Meeting recommending funds for applications received. He noted that there is enough funding to support all the applications received this year which is rare. He also commented that the Commission is working on reallocating funds for the withdrawn Christopher Heights at Junction Village housing project so that those funds could be made available for other projects next year.

Ms. Felshin commented that the West Concord Advisory Committee has been following the Board's work on the Combined Business/Residence bylaw because it might influence a proposed development in West Concord.

Ms. Orvedal asked whether there was any follow-up information regarding the proposed solar panels on the car canopies at the new middle school building project. Marcia Rasmussen, Director of Planning and Land Management, commented that it was determined that car canopies were not considered a structure in the definition of that bylaw section and that the solar panels can move forward through a variance process or equivalent.

ZBA Recommendation – 37 Lexington Road (Parcel# 0015)

Robert Drew, architect for the project, commented that there were some questions from the Town Engineer that needed to be reviewed and addressed and that they needed more time to complete that review.

Ms. Miller moved to continue the discussion of the Concord Center for the Visual Arts for a Special Permit with Site Plan Review under Zoning Bylaw Sections 7.1.3, 7.7.2.12, 11.6 and 11.8 to demolish the existing Coleman Gallery and construct a 2,593 sq. ft. addition to an existing 7,349 sq. ft. nonconforming structure and relief from parking at 37 Lexington Road (Parcel# 0015) to the January 24th meeting at 7:10 pm. Ms. Felshin seconded the motion. All voted in favor. The motion passed (6-0) by roll call vote with all voting in favor.

Documents Presented: none

ZBA Recommendation: 160 Adams Road (Parcel# 1819-1)

Town Planner Hughes presented the proposed site plan for 160 Adams Road and explained that the applicant is proposing an addition to the horse barn which requires work within the 100-year floodplain. The applicant is proposing to fill 8.93 cubic yards within the 100-year floodplain and is proposing 25.43 cubic yards of compensatory flood storage. The plans and calculations have been reviewed and confirmed by the Engineering Division. The Natural Resources Commission has also issued an Order of Conditions finding that the project will not have an effect on the natural flow of water courses or have an impact on flood storage areas and represents a benefit given the additional flood storage area. There are two standard conditions that are recommended from the Engineering and Natural Resources Divisions.

Ms. Miller asked if this project would increase the number of horses on site and whether there would be a waste issue that would need to be considered. Town Planner Hughes commented that there are license requirements and inspections through the Board of Health, but those items are not within the scope of review for the Planning Board.

Ms. Felshin moved to recommend that the Board of Appeals approve the application of Palm Realty LLC for a Special Permit under Zoning Bylaw Sections 7.2 and 11.6 to construct a barn addition which requires 8.93 cubic yards of fill within the Floodplain Conservancy District and 25.43 cubic yards of compensatory flood storage at 160 Adams Road (Parcel# 1819-1) subject to the two conditions. Mr. Bosdet seconded the motion. The motion passed (6-0) by roll call vote with all voting in favor.

Documents Presented: 160 Adams Rd Floodplain Report 12-28-22, 160 Adams Rd – Proposed Site Plans

Town Planner Hughes explained that due to unforeseen circumstances, the Zoom meeting would be ending momentarily and recommended that the Board continue the meeting to an agreed-upon time for the remaining agenda items. Chair Bosdet moved to continue the meeting to January 4th at 8:30 am. Ms. Felshin seconded the motion. The motion passed (6-0) by roll call vote with all voting in favor.

Linda Escobedo, Select Board Member, questioned whether a continuation to the next morning would violate Open Meeting Law because they would not meet the posting requirements for a public meeting. (It was later determined that a continued meeting might violate open meeting law and the remaining items were added to the agenda for a meeting to be held on January 10th following the 48-hour posting requirement.)

The Board resumed discussion of agenda items.

Approval Not Required: 34 & 52 Authors Road; Assessor Parcel #0068 & 0067

Town Planner Hughes presented the proposed ANR Plan and reviewed the changes to the lot lines and frontage. The meeting ended before a vote could be taken.

Documents Presented: PB Agenda Memo 1-3-23

The meeting was ended by Zoom at 7:31 p.m.

Approved by the Board: 1/24/23