

Minutes of the CLRPC Meeting of January 12, 2018

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on January 12, 2018 in the first floor meeting room, 141 Keyes Road, Concord, MA.

Members Present:

Gary Kleiman, Co-Chair	Wade Rubinstein
Elise Woodward, Co-Chair	Nick Pappas
Peggy Briggs	Tory Lambert
Wally Johnston	Judy Zaunbrecher
John Boynton	Barbara Morse
Peter Hunter	James Bryant

Marcia Rasmussen, DPLM Director
Elizabeth Hughes, Town Planner
Susan Silberberg, CivicMoxie

The meeting was called to order by Ms. Woodward at 8:00 a.m., who stated that the meeting was being recorded.

December 22nd Meeting Minutes

Ms. Woodward noted an email received by Tanya Gailus, 62 Prescott Road requesting changes to the minutes. Ms. Woodward stated she listened to the meeting recording and suggested changes to the minutes. Mr. Lambert moved to approve the minutes as amended by Ms. Woodward. Ms. Briggs seconded with all voting in favor.

The Committee discussed and decided to take up the draft Plan Section discussion first.

Review Committee Assignments for Report Elements Section 4

Ms. Woodward gave a brief overview of member tasks in developing the various Plan Sections and asked Mr. Bryant and Mr. Lambert to discuss their section on Economic Vitality first.

Economic Vitality

Mr. Lambert gave overview of the work he and Mr. Bryant went through in developing this draft Section. Mr. Bryant noted they did not make any value judgements and thought of the tasks as more of a data gathering exercise. Mr. Kleiman commented that as the narratives for these sections gets further developed with the consultant, the opportunity scenarios will be further refined and shaped. Mr. Lambert felt that when all of the lists are completed, the connections will become more clear.

The Committee had a discussion on the need for various growth-no growth options and the need to include those in the plan. Mr. Bryant believes that the vision statement needs to present the growth options to the Town and not assume growth is good and what the citizens want.

Ms. Moore suggested the various terms for “growth” need to be included in the glossary. Ms. Silberberg noted that there does need to be a distinction between the difference between growth

and change. Mr. Boynton suggested that as members go through developing their sections, key questions will likely emerge. Mr. Kleiman suggested that as the committee proceeds with focusing on topics, they should use more defined terms for different types of growth; economic growth for retailers and not demographic growth.

Mr. Pappas asked for clarification on the business needs and how the Committee will go about finding out those needs. Mr. Bryant clarified the bullet point, noting that many businesses want to grow and stay in Concord, but need help finding space.

Mr. Pappas did not think there was a direct connection between property tax rates and businesses not being able to afford to stay in town. Mr. Boynton added that the issue with rents has to do with the fact that previously, most retail properties were owned by local Concordians, and the last two sales have been to investors outside of Concord who need to recoup high purchase prices through higher rents.

The Committee discussed finding some way to help keep the rents in the affordable range so the Town can help keep local shop owners and the diversity of the village centers. Mr. Kleiman questioned whether a formula business bylaw would help address this issue. Mr. Boynton felt that a formula business bylaw could inadvertently hurt property values, and preferred another option such as an incentive program for property owners to rent to local shop owners rather than corporate businesses. The Committee discussed this recurring theme in the comments received. Mr. Boynton opined that if there is a community benefit then the cost of that benefit should be borne by the community solution, rather than individual property owners.

Mobility- Transportation

Mr. Pappas gave an overview of his draft Plan Section and how he approached putting the draft together.

Mr. Bryant suggested a need to include advancement of technology in automatous vehicles. Ms. Zaunbrecher felt there is a need to include other individuals that have cognitive and mobility disabilities.

Mr. Pappas gave an overview of the draft goals and how each of the goals were determined.

Ms. Woodward commented on the challenge TAPE

Mr. Bryant asked if anyone has examined what Lexington is doing with transit service. Ms. Rasmussen gave an overview of the Town's involvement in CrossTown Connect Transportation Management Association and the opportunities being explored.

Mr. Rubinstein suggested that the concept of Complete Streets be included. Mr. Pappas highlighted where this was included in the Section.

Open Space-Recreation

Ms. Zaunbrecher gave an overview of how she and Mr. Hunter began putting together this Section and the opportunities that have begun emerging. Mr. Hunter highlighted some of the common comments that have been submitted.

Mr. Kleiman noted how he will be trying to show some distinction between open space and his section on Land Use.

Fiscal Impacts

Ms. Woodward gave an overview of how she has begun to develop this section from comments that have been submitted and some of emerging goals. She noted that some analysis and sorting was still needed. Ms. Woodward highlighted some of the policies from the Fin Com.

Ms. Briggs asked how the Committee will begin filtering out ideas. Mr. Pappas believes that there is often an element of common sense. Ms. Morse thought some comments are made out of frustration and it was the Committee's job to rephrase them. Ms. Woodward believes that some of the comments are just complaints, but all of the comments have value. However, some may not be implementable and will not be included in the action items.

Ms. Woodward requested members complete their lists by the next meeting and for the members that have finished, they could start to look at possible goals and policies.

Mr. Kleiman suggested that these four sections should go to CivicMoxie to begin creating narrative text. The Committee agreed.

Review & Discussion Draft Plan Section 3: Opportunity Scenarios

Mr. Kleiman informed the Committee about the Planning Board's conversation regarding the use of the word scenarios and how that implies mutual exclusive situations.

Ms. Silberberg gave an overview of how CivicMoxie has begun developing the systems approach for the different opportunities and the scenarios.

Mr. Bryant questioned the need for chapter 3 and chapter 4. Mr. Pappas felt that when he was doing his section, he was not thinking about how transportation connected with all the other items. The Committee discussed how chapter 3 and chapter 4 were being developed and how they were connected and the work of the consultant, the integration of the items in each Plan section into chapter 3.

Ms. Woodward felt there was room to adjust the opportunity scenarios as work on each Plan section in Chapter 4 is being developed.

Ms. Woodward noted receipt of an email from Tanya Gailus requesting inclusion of trees and the value of trees and the deletion of a reference to half acre lots. Ms. Woodward felt a value statement about trees as part of Town Charter should be included.

Ms. Briggs asked for clarification on the recommended actions and zoning changes. Ms. Silberberg explained how the comment was incorporated into the plan. Ms. Briggs felt strongly that the item regarding housing should not include some of the specific examples. Mr. Kleiman noted he would be identifying zoning goals in the land use section. The Committee agreed that it is the role of the Planning Board is to vet zoning bylaws, but that the Plan could identify options that can be further investigated.

Mr. Lambert liked the general organization. Mr. Pappas felt there is an integration step that needs to begin happening because of how various items will affect other items.

Ms. Woodward informed the Committee that she and Mr. Kleiman would not be at the March 23 meeting. The Committee agreed to move the meeting to March 30th. Town Planner will send out a poll to ensure there is a quorum.

Public Comment

Jim Pazaris, 1376 Old Marlboro Road, hopes the Committee is able to keep on track in moving the Plan forward to completion.

India Hoeschen-Stein, 167 Elsinore Street, was present at the public comment meeting and expressed concern with the increase in wireless technology, the impact on the health of citizens and requested these concerns be taken into consideration in the develop of the Plan.

Melissa McBride, 57 Everett Street thanked the committee on their work and commented on educating the public on the health concerns with wireless technology

Peter Herrup, 1024 Main Street asked the Committee to consider expanding the formula business bylaw to Concord Center and possibly the other village centers.

Lori Gill Pazaris, 1376 Old Marlboro Road, thanked the Committee and questioned when documents are posted on the web site. She was disappointed with the opportunity section and the either/or option between housing and open space. Ms. Pazaris commented on maintain a base of people that can afford to live in this time and where do individual rights versus the goal of the community come into play.

Tanya Gailus, 62 Prescott Road, commented on community support to businesses because they are taxed at residential rate and that perhaps people who rent to formula businesses should be taxed higher. She pointed out in the CLRPC/CivicMoxie survey changing zoning was the least preferred option of citizens to creating more affordable housing.

Mark Gailus, 62 Prescott Road, thinks open space element is important and suggested looking at nature resources as a system that extends across everything. He believes that the term open space for people needs to be defined differently than natural eco-systems. Mr. Gailus agrees with a plan that has a cleaner part and a messy part that collects all the items that do not fit perfectly, but still need to be included.

Ms. Woodward announced the ConcordCAN meeting on Tuesday, January 16th at 7:30 am at the Harvey Wheeler Community Center.

The meeting was adjourned at 9:35 am.

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

- Draft 12-22-17 minutes
- Draft Opportunity Scenarios 1-10-18
- Draft Section 4 Fiscal Planning 1-10-18
- Draft Section 4 Land Use 1-8-18
- Draft Section 4 Economic Vitality 1-10-18

Respectfully submitted,

John Boynton, Clerk