

Minutes of the Planning Board Meeting of January 21, 2020

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on January 21, 2020 in the second floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Matt Johnson

Nathan Bosdet

Kristen Ferguson (arrived 7:45 p.m.)

Burton Flint

Kate McEneaney

Haley Orvedal (arrived 7:15 p.m.)

Absent: Allen Sayegh

Town staff present:

Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:00 p.m. and stated that the meeting was being audio and video recorded by Minuteman Media Network. He requested that anyone else recording the meeting inform the Board.

Site Plan Review: Nashoba Brooks School 200 Strawberry Hill Road (Parcel 1955)

The Chair reconvened the public hearing. The Board reviewed the draft decision. Mr. Johnson noted a correction to Site Plan criteria (h) and the School installing solar on the roof based on available funding.

Mr. Flint moved to grant Site Plan Approval to Nashoba Brooks School under Section 11.8 of the Zoning Bylaw to construct a new 5,900 s.f. two-story structure on an existing playing field, a connecting walkway and related site improvements to the parking lot and student drop-off area at 200 Strawberry Hill Road based on the decision with conditions of approval as amended. Mr. Bosdet seconded with all voting in favor.

Common Driveway Special Permit Public Hearing: Lemonais Development Company, Inc. 2160 Main Street (Parcel 2326-2-1)

The Chair reconvened the public hearing. The Board reviewed the draft decision. Mr. Johnson noted a correction under Section 5.3.18 (g).

Mr. Flint moved to grant the Common Driveway Special Permit to Lemonais Development Company, Inc. under Sections 5.3.18 and 11.6 of the Zoning Bylaw to allow the construction of a common driveway to serve up to two lots on land located at 2160 Main Street based on the decision with conditions of approval as amended. Ms. McEneaney seconded with all voting in favor.

Planning Board Meeting Minutes

The Board reviewed the November 26 and December 10 minutes. Mr. Flint moved to approve the minutes as written. Ms. McEneaney seconded with all voting in favor.

(Ms. Orvedal arrived)

59 Walden Street Visualization Study Presentation by Metropolitan Area Planning Council (MAPC)

The Chair gave an overview of how the Planning Board got to the point of requesting the visualization study by MAPC and the Board's attempt to find out what uses or development may be reasonable at this location. Mr. Flint added information about the Board's previous discussions on expanding potential uses and the issues and concerns raised by the neighborhood. Mr. Bosdet noted the Board had also previously discussed the option of rezoning this parcel, which is the only lot in the Limited Business #2 District, to Concord Center Business District.

Josh Fiala, Principal Planner with the Metropolitan Area Planning Council, went through his presentation on the visual and site analysis with changes to the allowed height, required number of parking spaces and required area of open spaces if residential use was added in a second or third floor to the existing building.

The Board discussed the various analysis scenarios. Mr. Fiala presented, the alternative uses previously discussed by the Board, the concerns raised by the neighbors given this site is considered to be a transitional property between the Concord Center Business District and the residential neighborhood and the 2016 Zoning Bylaw amendment that increase the allowed height limit from 25 feet to 27.5 feet. Mr. Johnson thought that the 27.5-foot height appeared to be in scale with the neighborhood.

The Town Planner stated she would pull together all of the information from the Board's previous discussions and comments from the past two years and send that to the Board.

(Ms. Ferguson arrived)

Ms. McEneaney questioned whether the study looked at tearing the existing building down and building a new building elsewhere on the lot. Mr. Fiala noted that utilizing the existing building footprint actually maximized the parking layout and the number of spaces you could fit on the lot.

The Chair opened the discussion up for public comment.

Travis Snell, representing the property owners of 59 Walden Street, questioned whether the height shown for the adjacent performing arts building was accurate. He spoke about the various prospective tenants that were turned away because the use was not allowed (even though he felt the use would be compatible with the neighborhood) and the challenges with developing the site

due to the height limitation, the required parking and open space, and the needed approval from the Historic Districts Commission.

Ms. Orvedal thought the 27.5-foot height appears to be a viable option and asked Mr. Snell what he thought would work on the site.

Mr. Snell replied that the H1A analysis depiction would be challenging to develop for a number of reasons.

Lola Chaisson, 77 Walden Street, thought further development of the site was impacted by the floodplain and wondered was that considered in the analysis. The Town Planner brought up the Town's GIS, which showed the extent of the floodplain at the rear of the site.

Peter Lee, 140 Walden Street, thought that the scale of the 2-story building at 27.5 feet was not in keeping with the neighborhood.

Charlie Parker, 105 Chestnut Street, thought there was a disconnect between the analysis scenarios provided by MAPC and what the Board is discussing and what Mr. Snell intends. Mr. Parker said that it seems that housing is not being considered as much as it was originally.

Nancy Fresella-Lee, 140 Walden Street, gave an overview of issues and concerns that were previously raised by the neighborhood and her opposition to projects in historic areas of Concord getting bigger because of economics.

With no further public comment, the Chair asked if the Board had any further questions. Mr. Flint clarified that if a second floor were used for office space, then more parking spaces would need to be added to the site, which was not feasible. Mr. Fiala stated that was true.

The Town Planner advised the Board that they might want to continue this discussion to a future meeting so they could review the presentation along with the discussion information from the past two years she will be sending. The Board agreed and thanked Mr. Fiala for all of his work and presentation.

Approval Not Required Plan #20-1, 790 Barrett's Mill Road, Parcel 1993-2

The Town Planner presented the ANR Plan and noted the property location. She explained that the front portion of the property is in the Residence A Zoning District, which requires 40,000 sf. of area and 150 feet of frontage, and the rear portion of the lot is in the Residence AA District, which requires 80,000 s.f. of area and 200 feet of frontage. The Plan shows the creation of an additional buildable lot (Lot 2). Lot 1 and Lot 2 will have over 80,000 s.f., but each Lot will have only 151.07 feet of frontage so that both Lots will only meet the requirements of the Residence A Zoning District. Ms. Hughes noted that this will require the development of a single family residence to be located only within the portion of the Lots within the Residence A District and recommended that a note be included on the Plan stating: "The development of a single family dwelling on Lot 1 or Lot 2 shall be restricted to the portion of the Lot located within the Residence A Zoning District."

Mr. Bosdet moved to endorse the Plan for Geoffrey D. Cronin, Trustee of Barrett's Mill Road Realty Trust dated December 10, 2019 as Approval Not Required because the division of the tract of land shown on the plan is not a "subdivision" because Lot 1 and Lot 2 have the required area and frontage for the Residence A Zoning District as required by the Concord Zoning Bylaw and conditioned upon the inclusion of a note to the Plan stating: "The development of a single family dwelling on Lot 1 or Lot 2 shall be restricted to the portion of the Lot located within the Residence A Zoning District" and to authorize the Chair, Clerk or Town Planner to endorse the Plan. Mr. Flint seconded with all voting in favor.

2020 Annual Town Meeting Zoning Bylaw Amendment Warrant Article Public Hearing Presentations

The Board discussed the options for reviewing the draft presentations, gathering feedback before the public hearing, and the process between the public hearing and Town Meeting. The Board decided that members would review the draft presentations, make edits and changes and send them back to the Chair and the Town Planner by February 4.

The Board determined presentations would be made as follows:

- Mr. Johnson – PRD
- Mr. Bosdet – Two-family Dwelling Units
- Ms. Orvedal – Fairs
- Ms. McEneaney – Hammerhead Lots
- Mr. Flint – Accessory Dwelling Units
- Ms. Ferguson – Thoreau Depot Map & Relief from parking
- Mr. Sayegh – Prohibited Uses

The Board discussed the logistical order of the articles for the warrant and would request the following: 1) Accessory Dwelling Units; 2) Two-family Dwelling Units; 3) PRD; 4) Hammerhead Lots; 5) Relief from parking; 6) Thoreau Depot Map; 7) Fairs, and; 8) Prohibited Uses.

Mr. Flint suggested that adding a picture of a hammerhead lot in the presentation would help.

The Board discussed various revisions to the PRD Bylaw, including some of the graphics and charts regarding open space. Mr. Johnson would work on those charts further based on the discussion. Ms. McEneaney stated that she would provide Mr. Johnson some suggested edits to make the PRD presentation shorter.

Capital Planning Task Force January 10th Memo

The Board discussed the memo and noted that, while the Board generally does not initiate capital projects, for the past few years they have been working towards advancing the Assabet River Pedestrian Bridge, which will be a future capital construction project. The Town Planner will draft a response memo for review by the Chair.

February 11th Thoreau Depot Business District Redevelopment Forum Logistics Discussion

Ms. Hughes gave an overview of the format for the forum that MAPC discussed with her and informed the Board that Board members would assist MAPC staff in facilitating the forum topic table discussions; Visual Preference, Transportation and Permitted Uses. The Board asked that Ms. Hughes get from MAPC a list of talking points for each of the topics so they can be better prepared.

Committee Liaison Reports and staff updates

There were no updates.

Public Comment

Select Board member Linda Escobedo informed the Board that she would convey to the Select Board the Planning Board's preferred order for the warrant articles. She also informed the Board that at the next HATs meeting in Lincoln, Liz Rust, of the Regional Housing Services Office, will speak about housing trends, strategies, and approaches used by Bedford and Lexington to get an accessory dwelling unit bylaw passed.

The meeting adjourned at 9:30 p.m.

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

- Town Planner's agenda memorandum dated 1/15/20
- MAPC 59 Walden Street Visualization Study Presentation dated 1/21/20
- Approval Not Required Plan #20-1 and Form A application
- Draft meeting minutes 11/26/19 & 12/10/19
- Concord Capital Planning letter to Committees dated 1/10/20
- Draft 2160 Main Street Common Driveway Special Permit Decision
- Draft Site Plan Decision, Nashoba Brooks School
- Thoreau Depot Business District Flyer for 2/11/20

Respectfully submitted,

Burton Flint, Clerk, Planning Board

Minutes approved on: 3/10/2020