

Minutes of the Planning Board Meeting of January 22, 2019

Pursuant to a notice filed with the Town Clerk, the Planning Board met at 7:00 p.m. on January 22, 2019 in the First Floor meeting room at 141 Keyes Road, Concord, MA.

Present:

Robert Easton
Kristen Ferguson
Burton Flint
Gary Kleiman
Matt Johnson
Allen Sayegh

Elizabeth Hughes, Town Planner
Marcia Rasmussen, Director

Absent: Nathan Bosdet

The meeting commenced at 7:00 p.m. and was audio-recorded. Mr. Kleiman requested that anyone recording the meeting inform the Board.

Comprehensive Plan Smart Growth Analysis Presentation & Discussion

Mr. Kleiman gave an overview of the Board's goals and the items he thought the Board should consider in the context of the Smart Growth analysis. Sue Kim and Karl Seidman from Civic Moxie gave a PowerPoint presentation on the Envision Concord Comprehensive Plan Smart Growth analysis. They answered questions and brainstormed with the Board about next steps.

Approval Not Required Plan #19-1 754, 790, 806, 820 & 842 Monument Street

Town Planner Hughes presented the plan to the Board. She explained that the plan shows land of Hutchins Land Co LLC; Hutchins Realty Trust; Oak Tree Homestead LLC; 820 Monument Street Nominee Trust and John & Caroline Crocker and that the Applicants are Gordon and Eleanor Bemis. The properties are located on the east side of Monument Street, approximately 2,200 feet to 3,200 feet north of Carr Road, and is commonly known as Hutchins Farm and five adjacent residential lots. The properties are located in the Residence AA District, which requires 80,000 s.f. and 200 feet of frontage and the Plan shows the conveyance of various portions of all five lots to each other, including the conveyance of 16.18 feet of frontage from Lot A1 to 842 Monument Street which will increase the frontage for 842 Monument Street to 166.18 feet.

After discussion, Mr. Sayegh moved that the Planning Board authorize the Chair, Clerk, Town Planner, or DPLM Director to endorse the plan for Hutchins Land Co LLC; Hutchins Realty Trust; Oak Tree Homestead LLC; 820 Monument Street Nominee Trust and John & Caroline Crocker for Assessor Parcels 1365-1, 1365-1-2, 1365-1-4, 1365-2 & 1364 at 754, 790, 806, 820 & 842 Monument Street dated January 14, 2019, prepared by Perley Engineering LLC as

“Approval Under Subdivision Control Law Not Required” because the division of the tract of land shown on the plan is not a “subdivision” since four lots have at least 200 feet of frontage and 80,000 s.f. of area and the frontage for the fifth lot (842 Monument St) is increasing and has over 80,000 s.f. of area. Mr. Easton seconded. All voted in favor.

Draft Formula Business Bylaw Warrant Article Presentation

Mr. Johnson presented the draft warrant article presentation for the Formula Business Bylaw for the Board’s review. The Board made a few suggested modifications.

Planning Board Meeting Minutes

The Board reviewed three sets of draft meeting minutes. Mr. Flint moved, and Ms. Ferguson seconded, that the Board approve the 11/27/18 minutes as written, with all voting in favor. Mr. Flint moved, and Mr. Kleiman seconded, that the Board approve the 12/11/18 minutes as written, with all voting in favor. Mr. Sayegh moved, and Mr. Flint seconded, that the Board approve the 1/8/19 minutes as written, with all voting in favor.

Committee Liaison Reports and staff updates

Mr. Kleiman attended the Climate Action Advisory Board last week and reported on that meeting and some upcoming initiatives that the CAAB are considering.

Public Comment

None given.

The meeting adjourned at 8:45 p.m.

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

- Form A & ANR Plan #19-1
- Town Planner’s memorandum dated 1/18/19 to the Board re: agenda items
- Draft Formula Business Bylaw Warrant Article Presentation

Respectfully submitted,

Kristen Ferguson, Clerk

Minutes approved on: 3/13/19