

## **Minutes of the Planning Board Meeting of January 24, 2023**

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on January 24, 2023, virtually via <https://zoom.us>. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:00 p.m. Ms. Orvedal opened the meeting and asked for a roll call of the Board members. Present were Mr. Giddings, Ms. Felshin, Ms. Miller, and Ms. Orvedal. Absent were Mr. Boardman and Mr. Bosdet. Town Planner Hughes was also present.

### **Public Hearing: 48Y Fitchburg Turnpike; Assessor Parcel #3419**

Ms. Orvedal opened the public hearing. Mr. Giddings moved to continue the Public Hearing without discussion on the Definitive Subdivision application of Quarry North Road LLC to create a one-lot subdivision with access from the Town of Sudbury for the Concord portion of the tract at 48Y Fitchburg Turnpike to the February 21, 2023, meeting at 7:00 pm and accept the grant of a time extension to March 22, 2023, for the Planning Board to file its decision with the Town Clerk. Ms. Felshin seconded the motion. The Motion passed (4-0) by roll call vote with all voting in favor.

Documents Presented: n/a

### **ZBA Recommendation: 37 Lexington Road; Assessor Parcel #0015**

Town Planner Hughes stated that the applicant is working to address concerns and comments raised by Town Staff and therefore has requested a continuance without discussion.

Mr. Giddings moved to continue the discussion on 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. non-conforming structure and relief from parking at 37 Lexington Road, Parcel # 0015 to the February 21, 2023 meeting at 7:05 pm. Ms. Felshin seconded the motion. The Motion passed (4-0) by roll call vote with all voting in favor.

Documents Presented: n/a

### **Planning Board Draft Meeting Minutes**

Ms. Felshin moved to approve the meeting minutes of November 8<sup>th</sup>, November 22<sup>nd</sup>, January 3<sup>rd</sup>, and January 10<sup>th</sup> as submitted. Ms. Miller seconded the motion. The Motion passed (4-0) by roll call vote with all voting in favor.

### **2023 ATM Zoning Bylaw Amendments – Final Warrant Articles**

Town Planner Hughes presented draft warrant article presentations for Article 33 – Fast-food Restaurants, Article 34 - Mobile Food Establishments, and Article 35 - Combined Business/Residence. She commented that she would be working with the Board Member presenting each article at the Public Hearing to refine the content.

Sven Weber of 50 Belknap Street suggested using yellow highlight rather than green for the sake of those that are color blind.

The Board discussed how to present the articles at the Public Hearing and whether an introduction would be necessary to clarify that they are independent of each other. They also discussed posting information in the Concord Bridge in the form of a letter, editorial, or new article.

Sven Weber of 50 Belknap Street and a member of the Public Works Commission commented that the CPW staff would like to meet in person with Planning Division staff to work out final details of the new Scenic Road Bylaw Rules and Regulations. Town Planner Hughes stated that she would reach out to set up a meeting.

Stephan Bader of 7 River Street asked whether the Mobile Food Establishment Bylaw was for the duration of the 250<sup>th</sup> celebration or whether it would be a permanent change. Town Planner Hughes stated that it would be a permanent change through a bylaw amendment.

Documents Presented: Art 33 Fast-Food Restaurant Public Hearing Draft 1-24-23, Art 34 Mobile Food Establishments Public Hearing Draft 1-24-23, Art 35 Combined Business Residence Public Hearing Draft 1-19-23

With no further business, Ms. Orvedal adjourned the meeting at 7:43 p.m.

Approved by the Board: 3/21/23