

## **Minutes of the CLRPC Meeting of January 26, 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 26, 2018 in the first floor meeting room, 141 Keyes Road, Concord, MA.

### **Members Present:**

Gary Kleiman, Co-Chair  
Elise Woodward, Co-Chair  
Peggy Briggs  
Judy Zaunbrecher  
John Boynton

Peter Hunter  
Nick Pappas  
Tory Lambert  
Sharyn Lenhart  
Barbara Morse

Marcia Rasmussen, DPLM Director  
Elizabeth Hughes, Town Planner

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

### **January 12<sup>th</sup> Meeting Minutes**

Mr. Kleiman noted the minutes were not available for review.

### **Process Overview & Schedule**

Mr. Kleiman reviewed the revised process overview chart and schedule. The Committee discussed how the narratives would be reviewed with the filters and how the goals would be supported by the filters.

Ms. Lenhart asked Mr. Kleiman to clarify the process from Section 3. Mr. Kleiman clarified.

Ms. Morse suggested that each opportunity have a name. The Committee discussed whether it was possible to have a brief name and determined that it was not possible given the complexity of each opportunity scenario.

Mr. Pappas noted that the 2005 Plan had a data and analysis for each section and that was very helpful. He finds the lack of data analysis very difficult in trying to develop goals. Mr. Pappas finds the narrative sections helpful, but it is confusing to be doing that in parallel with goals and element sections. Mr. Kleiman questioned whether having a description of Section 5 is helpful. Mr. Pappas suggested the elements be developed a little further before developing the opportunity scenarios.

Mr. Boynton suggested that the Big Opportunities should reflect the biggest priorities. He also thought that there may be some initiatives that do not touch on all of the filters, but that they are still worthwhile and should be on the list. Ms. Woodward agreed, but believes that if the action item is in conflict with one of the filters, it should not be included.

Mr. Lambert noted that there will be a lot of data in regards to economic trends and some sections needed more data to help frame things. The Committee discussed getting more data presented in the plan elements.

Mr. Pappas expressed frustration with the process and the repetitive editing of sections back and forth with the consultant.

Ms. Woodward acknowledged that the Committee is trying to develop the components and the integrated opportunities across all of the elements. She felt that the Committee should be able to say the Big Opportunities are the Town's priorities.

Mr. Lambert noted he was not making any qualitative decision on the list of bullets in the economic section and asked when this will happen. Mr. Kleiman thought it was during Section 5 and Section 6, noting that Mr. Lambert and Mr. Bryant had already begun to look at the Big Opportunities and the economic vitality list to align these items in the narrative.

The Committee agreed that putting all of the data, ideas and comments into words will be challenging and the final editing will help bring the document into one voice.

Mr. Kleiman reviewed the schedule between now and March 14<sup>th</sup> and the Committee members' homework. The Committee discussed the editing process and the timeframe of receiving revised documents and being prepared to discuss at the meeting.

#### **Review Section 4 Elements**

Mr. Boynton gave an overview of the Culture and Historic Resources section, the data points and the comments received. Ms. Woodward added the other elements that will be included will be historic landscape protection and preservation of the agricultural landscape as a goal. Mr. Pappas thought the statement regarding the economy that defines the land's highest and best use as being development for human habitation hits the problem on the head. Mr. Kleiman thought the statement regarding active reuse of historic structures needs to be more strongly highlighted in other sections.

Ms. Morse reviewed the Housing section, the data and the comments received. She thought that one of the most important goals to recognize is meeting the housing needs of the people who work in Town. The Committee would like CivicMoxie to include the data in the narrative.

Mr. Boynton believes the Town needs to develop market-based solutions to address housing through incentives since the Town funding everything is not feasible. Ms. Morse believes item 4 of the goals was to that point. Mr. Pappas suggested some visual examples of affordable housing options is important in the educational process and sometimes better than words on what a project looks like.

Mr. Hunter questioned if the Town's goal was just to meet the 10%. Ms. Morse did not believe that was the only goal because of the housing needs for all income levels, such as workforce housing. Mr. Hunter suggested the need to set higher goals for housing for all income levels.

Ms. Lenhart noted that seniors favor keeping the appearance of the Town but the sense is the regulations do not allow opportunities to be creative in housing options. Mr. Pappas commented that the farm worker housing is seasonal and a different issue.

The Committee discussed the difference in a housing number goal versus the need to look at increasing the kinds of choices of housing and preserving the diversity of the housing stock.

Mr. Kleiman reviewed the Land Use section, the goals and the opportunities. He noted that he also struggled with choosing the right term to convey the opportunities.

Mr. Pappas believes Goal 2 is very important and has system wide impact on all the other plan sections. Ms. Zaunbrecher thought it could also be a benefit to local businesses.

The Committee discussed various land use options that could be included in the plan to address the housing issues

The Committee agreed that call-out boxes could be used in the plan to highlight key terms. Mr. Kleiman asked members to begin sending him any terms with a definition that should be included in the glossary, which will be discussed Feb 9<sup>th</sup>.

Mr. Kleiman gave an overview of how all of the information would be turned into narratives and aligning them with Section 3 and the filters.

Ms. Briggs suggested a land use goal to reduce or prevent further development in the outlying areas and to preserve the broader open space landscapes. She also believes the term “village centers” should be changed to “transportation hubs” since she was not sure higher density in Concord Center was appropriate. The Committee discussed how the goal of increasing the various types of density would need to be gone through the various filters, the impact on infrastructure and Town character.

Ms. Briggs gave an overview of the comments received regarding public facilities and infrastructure, the Energy Futures Task Force report and the elements of the Light Board’s strategic plan.

Mr. Pappas questioned the comment regarding a wind farm and that the goal of a solar field over the filter beds was already found financially unfeasible. The Committee agreed that these types of items would be filtered out as things move forward. Ms. Briggs reviewed some of the comments that have surfaced to the top.

Ms. Zaunbrecher questioned whether any consideration on excess capacity of parking in the evening could be taken into consideration with business development. The Committee agreed this concept needs to be aligned with the other sections of the plan.

### **Review Revised Draft Section 3 Narrative**

Mr. Kleiman informed the members that they are to take this section, review it and mark it up.

### **Review Draft Section 4 Narratives**

Mr. Pappas notes that there are some contradictory statements in the mobility-transportation section and there was no section on private vehicles. Mr. Kleiman asked him to further edit this section and put forth those issues and questions for the consultant to address.

Ms. Briggs thinks the mobility-transportation section needs to better acknowledge the future changes in transportation options, such as Uber. Mr. Boynton disagrees with some of the assertions that Uber causes more vehicle miles to be driven. Mr. Kleiman thought this was one of the items that needs further study of the data. Ms. Woodward thought this was one of the topics to which responsible regionalism needs to be applied.

### **Public Comment**

Lori Gill Pazaris, 1376 Old Marlboro Road thinks things are coming together nicely. She commented that resilience for tree survival in the face of climate change needs to be included. She will send the Committee her comments.

Tom Tarpey, 59 Westvale Drive, noticed there has been no discussion of the State's initiative to decarbonize heating and cooling in relation to housing. Ms. Briggs commented on the Light Plants expedited progress towards decarbonizing. Mr. Kleiman noted the added goals and opportunities in the Land Use section regarding sustainability. Ms. Woodward commented on the Energy Futures Task Force comments included in the plan.

Mr. Kleiman reviewed the next steps for the members.

Ms. Lenhart commented on the Town of Corning New York and what they have done to facilitate the movement of tourist on a shuttle.

The Committee adjourned at 9:30 am

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

- Affordable Housing Owner Profiles
- Concord Housing Profile
- CLRPC future meeting dates and agenda items
- Envision Concord Outline Diagram
- Draft Section 3 1-23-18
- Draft Section 4 Infrastructure comments 1-23-18
- Draft Section 4 Economic Vitality 1-23-18
- Draft Section 4 Land Use 1-22-18
- Draft Section 4 Historic 1-24-18
- Draft Section 4 Housing 1-19-18
- Draft Section 4 Mobility Transportation 1-25-18
- Draft Section 4 Open Space 1-25-18

Respectfully submitted,

John Boynton, Clerk