

Minutes of the Planning Board Meeting of January 26, 2021

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on January 26, 2021 and held a virtual online public meeting via <https://zoom.us>

Chair Ferguson began by explaining the conduct of the meeting, the items on the agenda, and the methods for public comment. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:01 p.m., Ms. Ferguson asked for a roll call of the Planning Board. Members present were Ms. Orvedal, Mr. Bosdet, Ms. Miller, Mr. Flint, Mr. Sayegh, and Ms. Ferguson. Ms. McEneaney joined a few minutes later. Mr. Sayegh was absent.

Town Planner Elizabeth Hughes was present.

Affordable Housing Discussion

The Board met with some members from the Concord Housing Foundation, the Concord Housing Development Corporation, the Concord Housing Authority, and the Regional Housing Services Office to hear an update on housing initiatives and to discuss thoughts and ideas where the Board may provide assistance in furthering the Town's affordable housing goals.

The Board took public comment.

Adam Emfield, 116 Conant Street, asked what measures the Town plans to take to address those whose income level is too high to meet eligibility guidelines for affordable units in new developments but whose income is too low to afford market rate units in Town.

Pamela Dritt, 1304 Concord Greene, encouraged all electric net zero building for any new affordable housing units.

Matthew Johnson, 21 Winthrop Street, a Select Board member who spoke on his own behalf, suggested that if the Board were to go forward with allowing two-family dwellings, it would also be an opportune time to amend the Inclusion Housing Bylaw.

Stephan Bader, 7 River Street, wondered about the proposed Thoreau Depot redevelopment and the creation and incentives for affordable units in that area.

After the discussion, it was determined that two ideas for potential further study are:

- 1) Review the affordability levels in the Planned Residential Development to see if they are still appropriate given the increase in the Area Medium Income every year, and;
- 2) Amend the Inclusionary Housing Bylaw and the Subdivision Rules & Regulations to allow duplex units on 10,000 s.f. lots if the 2021 Annual Town Meeting passes the Two-Family Dwelling in Residence C Zoning Bylaw Amendment.

2021 ATM Zoning Bylaw Amendment Discussion

The Board considered discussion points on the Earth Removal Bylaw amendments put together by Ms. Orvedal who researched bylaws of area towns.

Ms. McEneaney provided an update on the Floor Area Ratio (FAR) research.

The Town Planner's memorandum to the Board provided helpful web links that Ms. Ferguson found about the purpose behind an FAR limit and its effectiveness.

Town Planner Hughes provided an update on the other potential warrant articles, including amendments to the Tree Preservation Bylaw, and the timeline for Town Meeting. She reported that there is now a draft of the floodplain conservancy district bylaw. She will be in contact with the State Floodplain Coordinator, who offered to review the draft.

Matt Johnson, 21 Winthrop Street, a Select Board member, who spoke on his own behalf, opined on the analysis and the impact of teardowns. The Board appreciated Mr. Johnson's historical perspective since he was on the Planning Board at the inception of the FAR bylaw.

Minutes

The Board reviewed the draft minutes of the 12/14/20, 1/7/21 & 1/12/21 meetings. Town Planner Hughes explained that the 12/14/20 minutes require a re-approval by the Board because the Zoning Board of Appeals made a few, small edits before approving the minutes on 1/14/21.

Mr. Flint moved that the Board approve the amended minutes of 12/14/20 and the minutes of 1/7/21 and 1/12/21 as written. Mr. Bosdet seconded. All voted in favor. The roll call vote was Mr. McEneaney, yes; Mr. Bosdet, yes; Mr. Flint, yes; Ms. Miller, yes; and Ms. Ferguson, yes.

Planning Board Liaison/Town Planner Updates

Mr. Flint reported that, at its recent meeting, the Community Preservation Committee finished its deliberations and voted to approve a list of projects to fund. Town Planner Hughes said that the list will be posted to the CPC's page on the Town's website.

General Public Comment

There was no additional public comment.

The meeting adjourned at 9:08 p.m.

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

- Town Planner's agenda memorandum dated 1/8/21
- Draft minutes 12/14/20, 1/7/21, 1/12/21
- Earth Removal discussion sheet prepared by Ms. Orvedal

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on 2/9/21