

Minutes of the Planning Board Meeting of February 15, 2022

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on 2/15/22, virtually via <https://zoom.us>. The meeting was recorded and will be available on the Minuteman Media Network.

Mr. Bosdet served as Acting Chair in Mr. Flint's absence. At 7:00 p.m., Mr. Bosdet opened the meeting and asked for a roll call of the Board members. Present virtually were Ms. Miller, Mr. Boardman, Ms. McEneaney, Ms. Ferguson, and Mr. Bosdet. Ms. Orvedal and Mr. Flint were absent.

Town Planner Hughes was present virtually.

Recommendation to the Select Board

M.G.L. Ch. 61A, Notice of Intent to Transfer Real Property, 754 Monument Street

The Board reviewed and discussed the documents dated 1/31/22 submitted by Gordon Bemis, of Hutchins Land Co. LLC in order to make a recommendation to the Select Board on the matter. Town Planner Hughes brought up the map of the parcel and explained that the land is currently under Chapter 61 A and the Select Board must waive the Town's right of first refusal to acquire the parcel. She explained the small, proposed land swap described in the documents is solely to correct a prior boundary mistake that included a residential shed.

Ms. Ferguson moved that the Planning Board recommend to the Select Board that the Town not exercise the right of first refusal for the Hutchins Farm parcel. Mr. Boardman seconded, and all voted in favor. The roll call vote was Ms. Ferguson, yes; Ms. Miller, yes; Mr. Boardman, yes; Ms. McEneaney, yes; and Mr. Bosdet, yes.

2022 ATM Warrant Articles – Preparation for March 8 Public Hearing

The Board reviewed the prepared Article presentations for March 8th Public Hearing.

Thoreau Depot Business District Warrant Article 33 FAQ Update

The Board reviewed an updated FAQ and made additional changes. Sue Felshin, 19 Sunnyside Lane, offered a suggested edit.

Minutes

The draft minutes of the 2/8/22 meeting will be reviewed at an upcoming meeting.

Planning Board Liaison/Town Planner Updates

Town Planner Hughes reminded the Board that the Site Plan Rules and Regulations update discussion will resume at the 3/22/22 meeting. She will email the assigned topics to the Board.

Ms. Ferguson reminded the Board that the terms for both she and Mr. Flint are up in May of this year. She suggested that interested persons submit green cards for consideration. Town Planner will follow up on cards received recently.

General Public Comment

Carol Savoy, 61 Belknap Street, asked about the March 8 Public Hearing. Town Planner Hughes explained the process and conduct of the Hearing.

Meeting adjourned at 8:07 p.m.

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

- Hutchins Farm Land Co. LLC letter dated 1/31/22 re: 754 Monument Street
- Thoreau Depot Business District Warrant Article FAQ sheet

Respectfully submitted,

Kate McEneaney, Clerk

Minutes approved on: 3/22/22