Pursuant to notice duly filed with the Town Clerk, a meeting of the West Concord Advisory Committee (WCAC) was held at 7:00 p.m. in the Clock Tower Room at the Harvey Wheeler Community Center.

Members present:
John Cooley
Amy Kaiser, Chair
Alan Koder
Susan Mlodozeniec
Geoff Walton

Guests
Marcia Rasmussen, Director of Planning and Land Management Concord
Amy Robinson – Potential member, WCAC
Ann Sussman – West Concord Junction Cultural District Committee (WCJCDC) member
Jen McGonigle – Potential member, WCAC
Sue Felshin

Amy Kaiser called the meeting to order at 7:02 p.m.

1) Minutes:
Minutes for February were not available for review.

2) Nomination to recommend Amy Robinson for WCAC membership and New Member Interest

Amy Robison – Is a lawyer who relocated with her family to Concord several years ago and is looking to become involved in community affairs. The Committee unanimously supported her nomination and forwarded your recommendations to Planning Committee for their March 23rd meeting.

Ann Sussman - is an architect living in Concord and is finishing her term on West Concord Junction Cultural District Committee and has requested to join the West Concord Advisory Committee. Her interest will be taken up in our April meeting.

3) West Concord Design Guideline – Review / Discuss Draft Preamble

Susan Mlodozeniec and Ann Sussman led a discussion regarding the Preamble to the West Concord Design Guidelines. This joint project between WCAC and the WCJCDC to provide a clear summary of the goals of the Committees to communicate to developers as they are beginning the process of seeking approval for new development in West Concord. While this guidance is non-binding, it is intended to provide developers with a framework and overall goals the Committees have for the look and feel of new development in the community so that it is in keeping with the historical design and spirit of the current buildings.
Susan led the Committee through the draft document to be added as a preamble to the West Concord Design Guidelines. Several changes are noted in the attached draft. One in particular is to find a better map of the business district to be utilized.

The document will be revised based on the Committee’s input and redistributed for review. The document with comments and changes from the meeting is attached for reference. Once approved by the Committee, it will be sent to the Planning Board. The Committee thanked Susan and Ann for creating the draft and leading the effort.

4) Liaison Reports –
Geoff mentioned that the Trails Committee is looking for trail stewards for some sections of the Bruce Freeman Trail. John Cooley will be taking over as Trails Liaison for future meetings.

5) Town Updates –
Marcia shared some samples of the brick façade for the new Chase Bank at 1134 Main Street. Susan M. noted that brick is not a sustainable building material. It was clarified that the brick would be limited in use to a couple of sections of the building.

Marcia also noted that the Town had received a grant for benches, bike parking and a designated “dismount” area entering Junction Park. She also noted that the town was conduction a user count study of the area due to the concern regarding “Wheels” in Junction Park..

6) Public Comment – Amy noted that Dorrie Kehoe had asked that groups (including WCAC) who sent letters in support of their concerns regarding congestion and bikes in Junction Park join the "Wheels in Junction Park by the Transportation Advisory Committee on March 10th and at Monday the March 15th 4pm Select Board meeting.

ADJOURNMENT: The meeting was adjourned at 8:40 p.m.

NEXT MEETING: The next meeting will be held April 7th, 2021.

Respectfully submitted,
Geoff Walton
WEST CONCORD JUNCTION VISION STATEMENT

As we envision a vibrant future for West Concord’s village center, also called West Concord Junction, we request that new open space, new development and renovation should:

- Use evidence-based design, which is established from observations of people’s interactions with the space.
- Prioritize pedestrians over automobiles and parking lots.
- Reinforce the Junction’s coherent sense of place.
- Support the community’s unique narrative.
- Incorporate local time-tested architectural traditions (see photos).

Be welcoming to all peoples

For the purposes of this document, West Concord Junction is the land zoned for commercial and industrial uses as defined in the Concord Zoning Bylaw as the