

WEST CONCORD TASK FORCE
MINUTES
MARCH 31, 2011

Pursuant to notice duly filed with the Town Clerk, a meeting of the West Concord Task Force was held at 7:30p.m. at Concord Park.

Present were Phil Adams, Chair; Nancy Carey, Clerk; Bobbie Brennan, Sue Felshin, Don Hawley, and Jimi Two Feathers. Also present were Finance Committee liaison Pat Nelson, and member of the community Ray Hanselman.

Absent: Gary Clayton, David Holdorf, Gary Kleiman, Chris Sgarzi

The Meeting was called to order by Phil Adams at 7:30PM.

MINUTES

Nancy Carey moved to approve the minutes of 17 March 2011, as amended. Bobbie Brennan seconded. All **VOTED** in favor.

TOWN MEETING FAQ SHEET

Sue Felshin was tasked with adding vote counts to the Task Force's "frequently asked questions" sheet on town meeting articles, and circulating the updated version.

SPECIAL TOWN MEETING UPDATE

Chair Phil Adams relayed Chris Sgarzi's report: The development agreement for the 50 Beharrell St. project is moving forward and that a traffic study, land survey, fiscal impact report, etc., are in progress; Planning Board member Mark Bobrowski is drafting the agreement; the Planning Board will take a position in their meeting on April 12th. Discussion included: the development agreement doesn't have to include land acquisition, but it is unlikely to be moved, or passed, if it does not.

Citizen comment: Mr. Ray Hanselman asked whether the development agreement will say how it can be amended. He was answered that this is not yet known.

PUBLIC FORUM / WORKPLAN

Members of the Task Force reported progress in preparing for the forum. The Planning Department will produce handouts for the forum consisting of copies of the Task Force FAQ on warrant articles, a map of West Concord center showing both the boundaries of the Village District as defined by Article 51 and of the West Concord Mixed-Use Overlay District (WCMUOD) as defined by STM Article 5, and will provide a large map of West Concord center for wall display. It was decided to add a short survey asking attendees their opinions on articles (yes, no, not sure), asking whether they understood the presentations, and requesting comments.

The Task Force discussed the presentation to be given at the forum. Discussion included: since the Planning Board proposed Articles 54 and 55 rather than the Task Force, does it make sense to have two Task Force members each present a position, one for each article?; the main presenter should present both sides; we should split the presentation into two sections, for the business and industrial districts, with questions and comments taken after each section, and perhaps formula business articles as another section; we should lump formula business articles in with other business district articles because it's the same district; for clarity, we should present citizen's petition STM Article 6 adjacent to Article 51, since they both define the West Concord Village District.

Call to Order

Minutes

TM FAQ

STM Update

Workplan

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Citizen comment: Finance Committee liaison Pat Nelson asked what the relationship is between Article 36 and STM Article 2. She was answered that \$450,000 was originally an amount that the Town Manager had allocated to be borrowed for redoing Kenneth Dunn Square, which was repurposed for streetscape improvements in West Concord as Article 36 and subsequently repurposed at the advice of the West Concord Task Force for land acquisition as STM Article 2. Task Force discussion included: If STM Article 5 (WCMUOD) is not moved, STM Article 2 won't be moved either; on the contrary, the Town should acquire the Acadian property for a common and to reroute train access regardless of what happens with 50 Beharrell St, and use CPA monies for the portion that would be a common.

The petitioners of STM Article 6 contacted the Task Force to request a table at the Task Force forum with space for materials regarding their article. The Task Force consensus was to make tables available at the back of the room for petitioners/proponents of both STM Article 5 and STM Article 6.

MISCELLANEOUS

Communications with other committees: It was suggested to deliver a written report to the Board of Selectmen on Task Force activities. Ms. Felshin was tasked with sending the Task Force FAQ by way of a report. Ms. Felshin reported that she had been asked by ConcordCAN, after the Task Force's last meeting, to give a presentation on Task Force related articles. After consulting with the Chair, she gave a short presentation to CCAN, who say that they will consider whether or not to endorse any of these articles. Ms. Nelson asked for and received a copy of the FAQ for the Finance Committee.

The Chair reported that David Holdorf noted his intention to write an article for the Concord Journal regarding his opposition to formula business bylaws.

NEXT MEETING

The next meeting is scheduled for April 21st, at 7:30 p.m., location TBD.

ADJOURNMENT

On a motion duly made and seconded, it was UNANIMOUSLY

VOTED: To adjourn the Open Session and to conclude business for the evening.

Respectfully submitted,

Sue Felshin
Approved: 21 April 2011

Miscellaneous

Next meeting

Adjourn