West Concord Advisory Committee  
a subcommittee of the Planning Board  
April 3, 2019

MEETING MINUTES

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:

   Peter DeRosa, Chair  
   Tim Alexander  
   Karen Currie  
   Jeff Collins  
   Steve Irza  
   Amy Kaiser  
   Susan Mlodozeniec

Members not in Attendance:

   None

Other Town Officials/Committee Members:

   Marcia Rasmussen

Chair called the meeting to order at 7:03 p.m.

Item No. 1: WCAC Membership

   ● Amy Kaiser and Susan Mlodozeniec need to be officially promoted to full members. The Planning Board will recommend at an upcoming meeting and Select Board will need to approve.

   ● Karl Seidman has submitted a green card and interested in joining WCAC. Mr. Seidman introduced himself to the committee. He is new to town and has experience in community economic development, has worked in local government, is a lecturer in the MIT Department of Urban Studies and Planning, and served on the consultant team for the Concord Comprehensive Long Range Plan process. Committee members thanked Mr. Seidman for his interest.

Item No. 2: Potential future uses of 30 and 40 Beharrel Street.

   ● These two buildings opposite the West Concord Post Office have been purchased by John Boyton, Jr. Mr. Boyton has previously redeveloped the Bradford Mill buildings. Prior to this meeting, Mr Boyton expressed to two committee members his sense that the current buildings are not adequate for envisioned future use and
would likely be demolished and replaced. In attracting tenants, Mr. Boynton will aim to be responsive to expressed community desires.

**Item No. 3: 1440 Main Street Development**
- J. Collins recused himself (minutes kept by S. Irza).
- Symes Corp has submitted a new concept to the Planning Board including architecture by Elise Stone, a single driveway onto Main Street, more park space on Main Street, and fewer two-car garages.
- Symes will complete full engineering studies and return to PB and other boards.
- PB member Matt Johnson commented that board would like to see further improvements but feels constrained by the Planned Residential Development bylaw.

**Item No. 4: Approve Minutes**
- The committee voted unanimously to approve minutes of our March 6, 2019 meeting.

**Item No. 5: Town Meeting Warrant Articles**
- The committee discussed whether to express support for Town Meeting Article 27 to support affordable housing use at the Gerow property on Warner’s Pond.
  - VOTE: WCAC votes unanimously to recommend affirmative action on Article 27.
- S. Irza will write a letter to Moderator and be prepared to speak in favor.

**Item No. 6: WCAC Open House**
- Committee members discussed plans for hosting the annual open house on May 8th.

**Adjournment:**
On a motion duly made and seconded, it was UNANIMOUSLY VOTED to adjourn, at 9:10 pm, the Open Session and to conclude business for the evening.

**Next Meeting:**
Next Regular Meeting: Wednesday, May 8th, 6:00 p.m.

Respectively submitted by Jeff Collins and Steve Irza

Minutes unanimously approved on: June 5th