

Minutes of the CLRPC Meeting of April 13, 2018

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on April 13, 2018 in the first floor meeting room, 141 Keyes Road, Concord, MA.

Members Present:

Gary Kleiman, Co-Chair
Tory Lambert
Jim Bryant
Wade Rubinstein
Judy Zaunbrecher

Nick Pappas
John Boynton
Wally Johnston
Sharyn Lenhart
Barbara Morse

Marcia Rasmussen, DPLM Director
Elizabeth Hughes, Town Planner

The meeting was called to order by Mr. Kleiman at 8:04 a.m., who stated that the meeting was being recorded.

Minutes from March 30th

Mr. Kleiman stated that the minutes were not available.

Correspondence

Mr. Kleiman commented that the new Draft Plan comment page has been posted to the EnvisionConcord web page and some comments have started coming in.

Mr. Lambert suggested the need of having a way to keep track of the correspondence. Mr. Kleiman noted that citizen comments would be tracked on the web page and the consultant will be providing a spreadsheet of all the comments. Mr. Kleiman and Ms. Woodward will be tracking comments from Boards and Committees.

Check in on Process and Schedule

Mr. Kleiman noted that he and Ms. Woodward would put together a short presentation. The Committee discussed elements of the draft Plan, taking public comment at the public hearing, the process for taking public comment when the final draft is done and when comments will no longer be taken. The Committee agreed that they will be reviewing all comments, but there needs to be a final deadline and at that time the Envision Concord comments page would be locked.

Mr. Kleiman will send the draft presentation and members will be send back comments to one of the Co-Chairs.

Mr. Kleiman informed everyone that he and Ms. Woodward will be establishing a final timeline that will be sent to the Committee.

Section 4 Goals Review and Discussion

Mr. Kleiman reviewed that next steps for finalizing the Goals in April and then in May working on the action items.

Mr. Boynton asked what the consultant is currently doing. Mr. Kleiman stated that the consultant is currently working on refining the current draft with text boxes, graphic, charts, and photos and developing Chapter 5.

The Committee discussed how the Plan will draw the connections between goals and action items in support of the Big Ideas. The Committee discussed how the Big Ideas work in support of the Plan and the structure of the Plan. The Committee agreed that they will revisit the structure of the Plan following the public hearing.

The Committee discussed whether there were ways to put together a graphic way of showing the integration of the Big Ideas and the Plan elements.

Mr. Kleiman mentioned that the Planning Board was working on comments and would be suggesting the Plan include evidence from other communities on the success of action items. He gave an example from Colorado and suggested the Plan should note features of successful programs from other communities.

Ms. Zaunbrecher questioned whether there was an opportunity to utilize the Senior Means Tax Break in a manner similar to Chapter 61 program where the Town would have the first right of refusal to purchase the property or that back taxes are paid upon the sale that could be used in support of affordable housing.

Mr. Pappas believes that the Plan needs to have a target on the number of various types of affordable housing. The Committee discussed which Housing Goal could state that targets need to be set for the various types of affordable housing.

Ms. Lenhart noted that the Plan does not do enough to address options for seniors who want to stay in their home. Mr. Rubenstein questioned whether there was data on the number of seniors who want to stay in their home or want to downsize. Ms. Morse stated that nationally, 85% of seniors want to stay in their home. The Committee discussed how the Plan can better support this concept and what is the role for the Town and agreed that it should include support for transportation and mobility, and outreach/social services.

Mr. Boynton briefly reviewed his memo regarding preserving affordable housing.

The Committee discussed whether the Town had a role in easing the transition for senior going from their home to assisted living and if the Town should be looking at a funding mechanisms to assist with services for seniors. The Committee discussed Housing Goal #5 and how the goal could be more specific regarding redevelopment of existing homes.

The Committee discussed Goal #1 under Open Space/Natural Resources and the need to separate out recreation and open space from natural resources. Ms. Zaunbrecher suggested alternative wording for Goal #1 under the Open Space/Natural Resources and would forward that wording to Mr. Kleiman. The Committee discussed the alternative wording and agreed to this concept.

The Committee discussed the differences in Goal #3 and Goal #5 and what was meant by programming of open space, public spaces and trails. The Committee discussed deleting Goal #5 or amending it to address the long-term management of open spaces, public spaces and trails.

The Committee discussed whether the Plan incorporated enough connections between natural resources and farming.

Mr. Boynton expressed concern with all of the items in the Plan and the cost associated with them. He thought the Plan should include some idea of the magnitude of the costs. Mr. Kleiman noted that this would be included in the implementation section.

Mr. Kleiman stated that the Committee would be finishing up with the remaining goals at the next meeting, but questioned whether the Plan needs to include more discussion regarding governance since the Plan was suggesting additional committees. The Committee discussed including in the Plan a review of all of the Committee charges to reduce the burden on the need for citizen volunteers.

Public Comment

Tanya Gailus, 62 Prescott Road, suggested adding the word “any” before development in Section 4.4 Goal 5. She commented on the topic of natural preservation and resilience. Ms. Gailus provided her perspective of providing tax benefits or her opinion that the concept of individual benefits and community benefits should be looked into further.

Mark Gailus, 62 Prescott Road, commented on how one way to affect change would be to have pilot or example projects that focus on items in the plan, such as senior housing, resilience, stormwater management that would attract people who want to live there and that these projects would have a great deal of power and be complementary to regulatory approaches.

Mr. Kleiman asked whether Mr. Tarpey, a member of the Finance Committee, knew if there was a meeting date some of the Committee members could come speak to the Finance Committee. Mr. Tarpey asked him to send an email that could be circulated to the Finance Committee and thought the May 17th meeting would work.

The meeting adjourned at 9:34 am

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

- Discussion Question 4-13-18
- Section 4 – All Section Goals List 4-13-18

Respectfully submitted,

John Boynton, Clerk