

Minutes of the Planning Board Meeting of April 13, 2021

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on April 13, 2021 and held a virtual online public meeting via <https://zoom.us>. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:02 p.m., Ms. Ferguson asked for a roll call of the Planning Board. Present were Ms. Miller, Mr. Sayegh, Mr. Bosdet, and Ms. Ferguson. Ms. Orvedal, Ms. McEneaney, and Mr. Flint were absent.

Town Planner Elizabeth Hughes was present.

MAPC Thoreau Depot Redevelopment Project Zoning & Parking Requirements Presentation & Discussion

Chris Kuschel, Senior Regional Planner, from the Metropolitan Area Planning Council (MAPC), gave a presentation on the Thoreau Depot Zoning and Parking Requirements.

The Board had a lengthy discussion regarding the affordability requirements for a combined business/residential use and the required percentage of affordable units in a development. The consensus was for a 15% affordable housing requirement in buildings with six or more residential units.

The Board also discussed the creations of appropriate parking requirements.

Ms. Miller suggested that there be incentives for developers who include electric car charging stations or solar panels in parking areas.

Chair Ferguson asked for public comment.

Pamela Dritt, 1304 Concord Greene, encouraged the Board to include and encourage electric car charging stations and all-electric buildings.

A public forum will be held in June with the goal of possible Zoning Bylaw amendments on the Warrant for the Fall if there is a Special Town Meeting scheduled.

Approval Not Required Plan #, 21-1, Old Stow Road and Hillside Avenue

Town Planner Hughes presented the plan to the Board which shows properties located in the Residence B Zoning District, 130 Old Stow Road (Parcel 2315) and 6 Hillside Ave. (Parcel 2314). Owners of 130 Old Stow Road are Chester and Marcia Sadow, and the owners of 6 Hillside Avenue are Andrew Blackett and Kayla Scire.

A note on the plan states that the purpose of the plan is to create Parcel A from Lot #1 (Parcel 2315) and combined it with Lot #2 (6 Hillside Avenue). Parcel A shall not be used as a separate

building lot but only used together with the adjacent Lot #2. Lot #1 (the remainder of 130 Old Stow Road) has the area and frontage required by the Concord Zoning Bylaw.

Town Planner Hughes explained that the Residence B Zoning District requires at least 20,000 s.f. of area and 125 ft. of frontage. She explained that 6 Hillside Avenue is currently a legal non-conforming lot with approximately 5,524 s.f. and 50 ft. of frontage and that 130 Old Stow Road is and will remain a conforming lot with over 20,000 and 125 ft. of frontage. She further explained that the conveyance of Parcel A to 6 Hillside Avenue will increase the area to approximately 8,000 s.f. and increase the frontage to 130 ft. thus making it a less non-conforming lot.

Ms. Ferguson moved that the Board authorize the Chair, Vice-Chair, or Town Planner to endorse the plan of land of for 130 Old Stow Road and 6 Hillside Avenue, dated 8/4/20, prepared by Bruce Saluk and Associates, Inc. of Marlborough, MA, as Approval under Subdivision Control Law Not Required because every lot shown on the plan has at least 125 ft. of frontage as required by the Concord Zoning Bylaw on an adequate public way. Ms. Miller seconded. All voted in favor. The roll call vote was Mr. Sayegh, yes; Ms. Miller, yes; Mr. Bosdet, yes; and Ms. Ferguson, yes.

Recommendation to the Select Board, M.G.L. 61A Notice of Intent to sell Parcel 1371-4, Monument Street

Town Planner Hughes explained that the Board was provided a copy of a letter dated 3/11/21 prepared by Attorney Thomas Wray Falwell of Comins and Newbury LLP addressed to the Concord Select Board. The letter gives notice to the Town, in accordance with the provisions of M.G.L. Ch. 61A, Section 14, that the owner of Parcel 1371-4 located on Monument Street intends to sell and convert a portion of the land for residential use from its current classification and use under M.G.L. Ch. 61A. Ms. Hughes explained the Planning Board's role is to make a recommendation to the Select Board in this matter.

After consideration by the Board, Ms. Miller moved that the Planning Board recommend that the Select Board not exercise or transfer the Town's right of first refusal on Parcel # 1371-4 on Monument Street because the property is not adjacent to any other permanently protected open space or trail connections, the remoteness of the property from the village center does not make it ideal for affordable housing, and the purchase price is too high. Ms. Ferguson seconded. All voted in favor. The roll call vote was Mr. Sayegh, yes; Ms. Miller, yes; Mr. Bosdet, yes; and Ms. Ferguson, yes.

Draft 2021 ATM Zoning Bylaw Amendment Warrant Article Presentations

The Town Planner reviewed with the Board draft presentations for four of the Zoning Bylaw warrant articles; Tree Bylaw, Restaurant Outdoor Seating Parking, Two-family dwellings and Floodplain. The Board assigned articles to Board members for presentation at the May 13th Public Hearing. Town Planner Hughes reviewed the calendar and said there will be one more opportunity at the May 4th meeting to finalize the presentations before the May 10th submittal deadline. Ms. Hughes will send the presentations to the Board members for review.

Minutes

The Board reviewed the draft minutes of the March 23rd meeting. Ms. Ferguson moved that the Board approve the minutes as written. Ms. Miller seconded. All voted in favor. The vote was Mr. Sayegh, yes; Ms. Miller, yes; Mr. Bosdet, yes; and Ms. Ferguson, yes.

Planning Board Liaison/Town Planner Updates

There were no liaison updates given. Town Planner Hughes said that she had no staff updates either. She did make the Board aware of items that will be on the May 4th meeting agenda.

General Public Comment

Chair Ferguson asked for public comment.

Claire Gordon, 100 Newbury Court, suggested that it would be helpful to including a map of the Residence C Zoning District in the presentation of the two-family warrant article at the May Public Hearing and Town Meeting.

The meeting adjourned at 8:46 p.m.

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

- Town Planner's agenda memorandum for 4/13/21 meeting
- Concord Thoreau Depot MAPC presentation
- 2021 ATM Zoning Bylaw Amendment articles
- Draft minutes 3/23/21

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on: 5/25/21