

Minutes of the Planning Board Meeting of April 19, 2022

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on April 19, 2022, virtually via <https://zoom.us>. The meeting was recorded and will be available on the Minuteman Media Network.

At 7:00 p.m. Chairman Flint, opened the meeting and asked for a roll call of the Board members. Present in person were Mr. Flint, Mr. Bosdet, Ms. Miller, Ms. Orvedal, and Ms. McEneaney. Ms. Ferguson joined at 7:14 p.m. Mr. Boardman was absent. Town Planner Hughes was present.

The Town Planer's agenda memorandum dated April 18, 2022 was part of the Board's packet.

Discussion whether to have PB position on ATM Articles 24 & 25

Mr. Flint provided background information on the Affordable Housing Trust. The Board discussed whether to take a position on Warrant Article 24.

Ms. Miller moved that the Planning Board recommend that Town Meeting take affirmative action on Article 24. Mr. Flint seconded the motion with all voting in favor. The roll call vote was Ms. Orvedal, yes; Ms. Miller, yes; Ms. Ferguson, yes; Mr. Bosdet, yes; Ms. McEneaney, yes, and Mr. Flint, yes. The Town Planner will inform the Town Moderator of the Board's position to read at Town Meeting.

Mr. Flint provided background information on the Assabet River Bluffs project as it was discussed by the Community Preservation Committee, which has recommended funding for the project. The Board discussed whether to take a position on Warrant Article 25.

Ms. Hughes noted that this project represents a true partnership between open space and affordable housing, and everybody is in support of this project in some manner.

The Board was in support of the project given its proximity to West Concord Village, and the Bruce Freeman Rail Trail, as well as the preservation of open space along the Assabet River, which in this location is a designated Wild & Scenic River.

The Board acknowledged and thanked the DiGiovanni family and the real estate broker Zur Attias for working with the community.

Ms. Miller was pleased that the Town was not having to deal with another standard subdivision, this project represented a major win for everyone, and offers balance in terms of what the community is looking for in terms of open space resources and affordable housing.

Mr. Flint moved that the Planning Board recommend that Town Meeting take affirmative action on Article 25. M. Ferguson seconded the motion with all voting in favor. The roll call vote was Ms. Orvedal, yes; Ms. Miller, yes; Ms. Ferguson, yes; Mr. Bosdet, yes; Ms. McEneaney, yes, and Mr. Flint, yes.

Draft Site Plan Rules & Regulations

Included in the Board's packet was a rough draft of Site Plan Rules & Regulations. Ms. Hughes presented the draft on her screen and gave an update on the sections that were being updated. She then introduced Ms. Anne Herbst with the Metropolitan Area Planning Council. Ms. Herbst

reviewed the format of the draft, noting the Watertown and Lexington example. She also discussed with the Board a memo from the Citizens Planner Training Collaborative regarding the differences between site plan review and a special permit where the Board has absolute ability to deny an application.

The Board discussed the differences between site plan review and a special permit, when to use the word shall or should throughout the Regulations, waiver provisions and how to move forward with developing rules & regulations that had some teeth.

The Town Planner will further develop the Regulations and try to bring back another draft for discussion at the May 24th meeting.

Discuss Potential Architectural Review Board

The Chair gave an overview of discussion he and Mr. Bosdet had with some members of the Historic Districts Commission (HDC) on the creation of an Architectural Review Board (ARB) as an advisory board to the Planning Board to review larger development projects. He thought that the individuals on this board would have the expertise on the matter of architecture and make advisory recommendations to the Planning Board, possibly during the Site Plan Review process. Mr. Flint noted that during the development of the Thoreau Depot Zoning, some citizens commented on the creation of an Architectural Review Board.

Mr. Bosdet added that he thought there was a lot of aspects that could be valuable to the Board and their deliberations, and in a way to the Town overall. He was not in favor of adding complexity and duplicative components that some other boards may already cover or have say on so that is one aspect that needs better clarification on just as a mechanics of that board, but he thought it was an interesting proposal.

The Board discussed the positive aspects that an ARB could provide, the issues with the creation of another board, the impact on Town staff, and the application process. Ms. Miller questioned whether the Board could employ the use of an outside architectural consultant to assist in the review of larger projects. The Town Planner replied that she thought the Board could utilize an outside consultant under MGL Ch. 44, Sec. 53G, but would verify that for the Board.

Mr. Bosdet had concerns with creating such a specific board for just one aspect of a project when the Board reviews and makes a judgement on many different things.

Ms. Orvedal suggested looking at other communities that had and ARB to see what the impact was on staff and the type of projects that get reviewed.

Ms. Ferguson raised a concern with multiple committees and who has the authority and decision-making power and the Board losing the ability to have uniqueness, within the bounds of the design guidelines and that every project would come out looking the same. Mr. Flint clarified that the ARB would only provide a letter of recommendation for projects or provide guidance to a particular developer.

Ms. Miller noted the difficulty in attracting an architect who is very active in Concord to be on this committee or on the Planning Board because of perceived conflicts of interest.

The Chair asked if there was any public comment.

Sue Felshin, 19 Sunnyside Lane commented on the subjectiveness of architecture to individuals and one person's brilliant architecture is the next person's horrifying monstrosity and styles can change based on who volunteered.

Mr. Flint stated that there were others in the community looking into this and would likely be coming to the Board in the future.

Approval Not Required Plan, #22-1; 1266 Monument Street, Parcels 1377

The Town Planner gave an overview of the proposed ANR plan that would create an additional lot off Balls Hill Rd. Both Lots are conforming as to area and have over 200 ft. of frontage on an improved public way.

Mr. Flint moved that the Board endorse the Plan by Stamski & McNary, Inc. titled "Plan of Land Concord Massachusetts for Canty" dated April 4, 2022 as Approval Not Required because the plan is not a "subdivision" because it shows the division of land so that every lot shown has the required frontage as required by the Concord Zoning Bylaw on an adequate public way and authorize the Chair, Clerk, or Town Planner to endorse the Plan. Mr. Bosdet seconded the motion. The roll call vote was Ms. Orvedal, yes; Ms. Miller, yes; Ms. Ferguson, yes; Mr. Bosdet, yes; Ms. McEneaney, yes, and Mr. Flint, yes.

Approval Not Required Plan, #22-2; 1702 & 1710 Lowell Road, Parcels 1534 & 1535

The Town Planner gave an overview of the proposed ANR plan that shows the equal conveyance of 998 s.f. of area from Lot B-1-2 (1702 Lowell Rd.) to Lot A-1-2 (1710 Lowell Rd.) and from Lot A-1-2 to Lot B-1-2. Both Lots are conforming as to area and frontage.

Mr. Flint moved that the Board endorse the Plan by Stamski & McNary, Inc. titled "Plan of Land Concord Massachusetts for Kown" dated April 4, 2022 as Approval Not Required because the plan is not a "subdivision" because it shows a proposed conveyance which changes the size and shape of the lots in such a manner that frontage is not affected and authorize the Chair, Clerk or Town Planner to endorse the Plan. Ms. Ferguson seconded the motion. The roll call vote was Ms. Orvedal, yes; Ms. Miller, yes; Ms. Ferguson, yes; Mr. Bosdet, yes; Ms. McEneaney, yes, and Mr. Flint, yes.

Planning Board Liaison/Town Planner Updates

The Town Planner informed the Board that she was looking into a State grant to assist with hiring a transportation planning consultant to do a parking zoning analysis and propose amendments to the Zoning Bylaw. She also noted that the Town was going to receive additional grant funds for the Assabet River Bridge and Trail project that will be used to complete the survey work on the design of the approaches to the bridge, do an assessment of the sewer main that the bridge will go over and prepare 3D modeling of the bridge for a public forum on June 16th.

General Public Comment

Linda Escobedo, Select Board, thanked the Board for taking a position on Articles 24 and 25 and appreciated the viewpoint in terms of the Planning Board trying to address the balance between open space and the Town's housing goals.

The Board discussed when Town Meeting would start on Sunday May 1st and the subsequent Monday night if it did not finish on Sunday.

With no further business, the Chair adjourned the meeting at 8:50 p.m.

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

- Town Planner's Agenda Memo May 23, 2022
- Draft Scenic Roads Bylaw Rules & Regulations May 17, 2022
- Draft Minutes April 19, 2022

Approved by the Board: May 24, 2022