

Minutes of the Planning Board Meeting of May 10, 2022

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on May 10, 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 were Mr. Bosdet, Ms. Ferguson, Mr. Flint, Ms. Miller, and Ms. McEaney. Mr. Boardman and Ms. Orvedal were absent. Town Planner Hughes was also present.

Public Hearing Definitive Subdivision Plan Sunnyside Lane, Parcels 2088, 2089, 2092, 2092-1, 2093

The Chair opened the public hearing. The Applicant Mark White with AWMW, LLC gave an update on the project. The Applicant is working with the Town and homeowners on Sunnyside Lane to sign agreements that would require the property owners to keep the road well maintained. Revised plans will be submitted that include drainage calculations that take into consideration an additional two feet of gravel shoulder on either side of the road as requested by Engineering and a catch basin at the low point in the road.

The Board discussed the intersection of Laws Brook Road and Sunnyside Lane and it was determined by the Community Safety Officer that a street light was not needed there. The Board discussed sight lines around a mature public shade tree on the eastern corner of the intersection and the appropriate options for a stop sign and stop line. Town Planner Hughes noted that the Community Safety Officer did not bring up any concerns with this intersection and explained that the Applicant could request a waiver that would include the sight lines, stop sign, and stop line. The Town Planner will follow up with the Community Safety Officer to confirm there are no issues with this intersection. The Board discussed pedestrian easements for public walking trails and whether they could have CMLP electric service moved underground.

Scott Richardson of 260 Elsinore Street spoke in favor of keeping the tree at the intersection of Laws Brook Road and Sunnyside Lane.

Ms. McEaney asked whether the Board could waive a safety issue. Town Planner Hughes explained that this intersection is considered an existing condition, and the question is whether four additional homes will create an increased issue with safety. Ms. Miller questioned the increased traffic during construction. Town Planner Hughes explained that Town Staff has developed a standard condition for projects that prior to any earth work the applicant is required to submit a construction sequencing and safety plan that is reviewed by the Town Planner, Town Engineer, Concord Fire Department, and the Community Safety Officer.

Chair Flint moved to continue the Public Hearing of the Definitive Subdivision Plan application of AWMW, LLC for the improvement of Sunnyside Lane and the creation of four new lots, parcels, 2088, 2089, 2092, 2092-1, 2093 to the meeting on May 24, 2022, at 7:00 pm. Mr. Bosdet seconded the motion and the motion passed (5-0) by roll call vote with all voting in favor.

Post Town Meeting Discussion – Article 33 Thoreau Depot Business District

The Board discussed expectations from Board Members during Town Meeting. Ms. Ferguson noted that she had received feedback from senior members of the community stating they had a hard time following the information provided. She made a general comment that if the Board is going to take on substantial changes to zoning, that they need to create goals and proposals for meeting those goals and that the Board needs to put aside personal issues in favor of seeing the bigger picture and to help residents of Concord do the same.

Mr. Bosdet suggested that the Board break the article into two parts and make some changes based upon feedback received. He commented that the support they received from other groups was lost in the misinformation that was perpetuated through the town.

Ms. Miller stated that there were community members in favor and questioned whether a site plan review document would have helped in answering their questions on the process.

The Board discussed grant funding received from the Metropolitan Area Planning Committee, their proposed plan, and how the MAPC supports their member communities.

Don Kupka of 39 Devens Street, Member of the Finance Committee but speaking as a resident, noted that the opposition to Article 33 isn't as great as it appears and that a lot of residents would like to see affordable housing. He also discussed exclusivity clauses in leases as it related to Article 33 and wondered if there is a mechanism through zoning to eliminate these clauses.

Sue Richardson of 260 Elsinore Street commented that from a process perspective, information is important.

Chair Flint commented that the conflict seems to be a clash between what is perceived as the town-wide goals versus the interests of the local neighborhood and that it is easier to motivate people that are directly impacted.

Ms. McEneaney asked whether they could assign a specific amount of affordable housing units as a goal and the Board discussed how they could apply numbers to a speculative project.

Sue Felshin of 19 Sunnyside Lane commented that there was a huge misunderstanding as to whether MAPC was driving the process vs. providing requested assistance to a Town-led process.

The Board discussed the process for an article being put forth at Town Meeting again after it had been previously struck down, finding that the Board can put forth its own failed article unchanged and without delay even though there are certain requirements that constrain petition articles.

Planning Board Liaison/Town Planner Updates

Linda Escobedo, Select Board liaison, spoke in appreciation of the Board's efforts.

General Public Comment

Stephan Bader of 7 River Street spoke in appreciation of the Board's efforts.

With no further business, the Chair adjourned the meeting 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 Memo May 10, 2022
- Definitive Subdivision Plan for Sunnyside Lane, rev. April 12, 2022

Approved by the Board: 9/13/22