

## **Minutes of the CLRPC Meeting of May 11, 2018**

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on May 11, 2018 in the first floor meeting room, 141 Keyes Road, Concord, MA.

### **Members Present:**

Elise Woodward, Co-Chair	Wade Rubinstein
Nick Pappas	Sharyn Lenhart
Judy Zaunbrecher	Peggy Briggs
Peter Hunter	
Barbara Morse	

Marcia Rasmussen, DPLM Director  
Elizabeth Hughes, Town Planner

The meeting was called to order by Ms. Woodward at 8:10 a.m., who stated that the meeting was being recorded and informed everyone that Co-Chair Gary Kleiman was participating remotely by phone.

### **Minutes from April 6<sup>th</sup>, April 13<sup>th</sup> & April 27<sup>th</sup>**

The April 6, 2018 minutes were discussed. Ms. Woodward noted a correction under the Public Comments regarding Katie Winchell working in Concord and living in Lincoln. Corrections were made to the members attending the meeting. Ms. Morse moved to approve the minutes as corrected; Ms. Zaunbrecher seconded. All voted to approve.

The April 13, 2018 minutes were revised to add committee members Judy Zaunbrecher and Barbara Morse as being in attendance. Mr. Rubenstein moved to approve the minutes as revised; Mr. Pappas seconded. All voted to approve.

The minutes of April 25 were reviewed. Wade Rubenstein was added to the list of members attending the meeting. Ms. Briggs moved to approve the minutes as amended; Ms. Zaunbrecher seconded. All voted to approve.

### **Correspondence**

Ms. Woodward acknowledged receipt of comments from many citizens through the Envision Concord website. She also noted correspondence from two Concord groups – OARS and the Concord Business Partnership.

Mr. Pappas commented that he thinks the more specific comments in the OARS letter are not appropriate to include in the Plan; that they belong elsewhere. Ms. Woodward concurred, commenting that the comments were of excellent merit but too specific for the plan.

### **Determine process to align correspondence and comments to report sections**

Ms. Woodward observed that there needs to be agreement on a process to align all of the correspondence since it is an important component of the plan. She stated that she and Mr. Kleiman have collated all of the Board and Committee comments except for recently submitted comments from

the Natural Resources Commission which they will continue to do. She suggested that a good approach may be for those individual committee members who are most familiar with sections of the report (from reviewing prior drafts) to read the latest document to confirm that comments have been addressed.

The Committee discussed how to address conflicting comments, noting that not all comments can be incorporated but to acknowledge the comment was received. It was suggested that if something hasn't been included, that it may be brought back to the committee to present the rationale for why it wasn't included. Ms. Woodward suggested that when there are comments that are determined to be too specific that the reviewer ask if the comment might fit within a larger picture or higher framework.

### **Section 5 Review & Discussion**

Ms. Woodward noted that the Committee was not really prepared to discuss this section today; but this section does need to be completed in May. Mr. Kleinman/Kleiman commented that he liked the format, but felt the need to define a process for incorporating a summary of actions and how they support the goals in other sections. He felt that the Committee needs to complete the chart. Ms. Woodward suggested that while committee members are reviewing comments to consider action items that should be included in Section 5 (document that was distributed on May 10<sup>th</sup>).

### **Revised Draft Plan**

The Committee agreed they would start reviewing the revised draft plan and use track changes for comments, which would then be submitted to Town staff.

### **Substantial Topics for Discussion**

The Committee referred to the list of Discussion Topics and Plan Edits dated May 11, 2018 – Things to Discuss.

Ms. Woodward noted comments received from the 2229 Main Street committee, noting that the comments were very specific about potential re-development. The Committee discussed how best to address the comments and whether to incorporate them into the plan. Ms. Zaunbrecher provided an overview for the 2229 Main Street comments, because she regularly attends the meetings. Ms. Rasmussen suggested that, since there was Town Meeting action to fund a planning study of the site, the Plan could include higher level concepts (such as re-use), and should consider benefits to the community, resiliency, sustainability, etc. to provide direction for the Study committee to consider as it looks at more specific options for re-use.

The Committee agreed to incorporate these higher level concept statements for the 2229 Main Street property, then proceeded to consider including these higher level concepts regarding future re-use of large properties that are federal or state owned, which may be declared surplus in the future.

The Committee considered comments from CSEC and the Planning Board regarding reducing the "footprint" of the building environment and the difficulty of incorporating more specific comments. Mr. Kleiman suggested that there may be ways to lay the groundwork for these committees to consider future action, suggesting that an action item may be to improve groundwater recharge efforts, while taking into consideration financial implications or community character. He offered an example for the Planning Board: Over the next 5 years, the Board develops zoning that aligns new development or redevelopment with resiliency and sustainability goals. He noted that this would put some qualifications on a goal that may be useful. The Committee agreed. Ms. Zaunbrecher offered another example:

Improve groundwater recharge taking into consideration physical characteristics of a site. Ms. Briggs commented that the goal needs to be broad, to allow for future input and response to changes in the Town; she added that a goal should not be so specific to place an exact timeframe on it.

The Committee discussed action around education/school parking initiative to reduce student parking demands. Ms. Rasmussen suggested adding this as an item under mobility/transportation; it speaks to the tension between adding more impervious lot coverage/using single-occupancy vehicles and the need to create desirable transportation alternatives. The Committee agreed to add this at a conceptual level in transportation and mobility. Mr. Kleiman suggested that the topic should be discussed in alignment with sustainability and resilience goals to develop actions that spur education at the school.

The Committee discussed action around additional utility scale solar being included in the plan. Ms. Briggs thought the plan should not be silent on renewable energy and continuing on a path to build utility scale solar at appropriate locations. The Committee agreed, noting utility scale solar needs to be balanced with other competing municipal uses and the natural environment.

The Committee discussed the role of technology and how it should be addressed in the plan. There was agreement that the Town should use technology where appropriate, but give priority to using technology that is most effective across the whole population.

The Committee discussed actions around increased in-home services and transportation for seniors. Mr. Pappas said he will make sure there is sufficient emphasis on transportation for seniors in the mobility transportation section. Ms. Lenhart noted that there were other in-home services that are needed in addition to transportation and the specific reasons they need to be incorporated into the plan. It was noted that with a growing and increasingly older population of people over 65, there was a need to help people in transition. Ms. Lenhart also commented that the community support services were needed for both seniors and disability population. It was suggested to add a discussion about the regional AARP age-friendly communities' initiatives underway in Section 1 of the Plan.

*(Ms. Morse left the meeting at 9:10 a.m.)*

### **Public Comment**

Concord Public Works Director, Rich Reine expressed his support of Mr. Pappas' comment on the OARS letter.

Ms. Zaunbrecher offered her observation that the commute time from West Concord to Keyes Rd. is vastly increased. Ms. Lenhart added that there is constantly traffic throughout the day, that it is no longer just the morning or evening commute. Mr. Reine noted that traffic wayfinding apps on social media appear to be contributing to this and having a major effect in adding to the "cut-through" traffic. He observed that it is a regional issue.

CPW Water and Sewer Superintendent Alan Cathcart suggested that the "character of Concord" needed to be better defined because he felt there was a "disconnect" between the environment and private property rights when addressing water resources. He asked what "character" was he expected to support in managing the town's water resources.

Mr. Pappas suggested that the Town might provide assistance to help property owners in viewing their yards as natural resources instead of thinking that they needed a lawn. Ms. Zaunbrecher pointed out the importance of educating landowners about the delineation between private property and public lands, as well as the community benefits provided by wetlands.

Ms. Lenhart suggested that landscape designers often don't consider sustainability and resiliency efforts and wondered whether there was a way to highlight or recognize those that do. Ms. Woodward added that the plan should identify past successes and express support for continued efforts.

CPW Director Rich Reine commented on items that Public Works is currently doing to promote protection and preservation of water resources and NetBlue initiatives. Challenge for the plan to address the comments, yet the plan should articulate the programs and success that are in place.

He noted the PWC comments on the draft and how those concepts are articulated will be important.

Mr. Reine also commented on the discussion topic regarding the Walden Street landfill and emphasized how important the facility is to the Town operations. He stated that it is a vital asset for use by the community that causes minimal impact to the community. He felt the plan needed to clearly document this resource and that it should not be compromised in any way.

There being no further public comment, the meeting adjourned at 9:27 a.m.

Respectfully submitted,

John Boynton, Clerk