

Minutes of the CLRPC Meeting of June 15, 2018

Pursuant to a notice filed with the Town Clerk, the Comprehensive Long Range Plan Committee (CLRPC) met at 8:00 a.m. on June 15, 2018 in the first floor meeting room, 141 Keyes Road, Concord, MA.

Members Present:

Elise Woodward, Co-Chair	Nick Pappas
Gary Kleiman, Co-Chair	Jim Bryant
Tory Lambert	Barbara Morse
Sharyn Lenhart	John Boynton
Peggy Briggs	

Marcia Rasmussen, DPLM Director
Elizabeth Hughes, Town Planner
Susan Silberberg, CivicMoxie, CLRP Consultant

The meeting was called to order by Ms. Woodward at 8:00 a.m., who stated that the meeting was being recorded.

Minutes from June 8th

Mr. Boynton moved to approve June 8th minutes. Mr. Lambert seconded with all voting in favor.

Correspondence

Ms. Woodward acknowledged receipt of an email from Lori Pazaris providing additional information on resilience. She further stated that she was informed by the Hugh Cargill Trust regarding an upcoming joint meeting with the Affordable Housing Funding Committee on June 19th.

Check in on Process and Schedule

Ms. Woodward commented on the most recent draft Plan. Mr. Bryant expressed frustration on the limited amount of time to review the draft Plan. Mr. Boynton agreed and thought it would be good if the Committee were given the opportunity to review the final draft from the consultant, even if this required the schedule to be pushed out a month. The Committee discussed the timing and review of the final draft Plan. The Committee agreed that they would review and discuss the Executive Summary at the June 22nd meeting and have a final meeting on June 29th to review and vote on the final draft before sending it to the consultant for final graphic and formatting.

Ms. Woodward noted that highlighted items on the June 15th Topics of Discussion were things that still need to be addressed by the Committee.

Mr. Boynton commented on the theme in the plan regarding the generation of population and development growth. He questioned whether the Committee agrees with this direction in the Plan. The Committee discussed this topic and some members did not think the Plan was specifically calling for growth, but for diversity and setting the framework to be able to handle growth if it should happen. The Committee agreed that this concept needs to be clear in the Executive Summary so that the reader does not think the Plan is calling for growth.

Full Draft Report Review & Discussion

Ms. Woodward reviewed item #7 Topic of Discussion (Confirm Section 1-Highlighted Demographic sections) and requested members who are interested in these sections to please provide input. She pointed out that she would be contacting Mr. Johnston regarding clarifying the growth scenario in the plan as it relates to schools.

Ms. Woodward reviewed item #10 (Ms. Zaunbrecher's comments on Section 4.2). Mr. Kleiman provided comments from Ms. Zaunbrecher regarding including business development support to local farmers to ensure they are successful and making sure farm worker housing is addressed in the Housing section. The Committee agreed this should be added. Mr. Kleiman also suggested there could be single text box that lists all of the recommendations for agriculture.

Mr. Kleiman noted that Ms. Zaunbrecher also thought this section does a very nice job of presenting a plan for the three visible Town Centers, but is completely silent on other business centers and developments in Concord, such as Concord Farm on Virginia Rd, Baker Avenue, Forest Ridge Rd (zoned for Light Industrial), and ORNAC commercial center. The Committee discussed the other commercial areas and whether Nine Acre Corner should be included as a village center. The Committee agreed that Nine Acre Corner should not be included as a village center.

The Committee discussed item #11 (Section 4.3, Goal 2, Action7) regarding identifying a strategy to rapidly adjust subsidized housing units should the Town fall below the required 10%. The Committee agreed to add this goal.

Mr. Kleiman stated that the issue in item #12 to include additional community examples in Section 4.4 have been addressed in the latest draft Plan.

Ms. Pappas gave an overview of item #13 regarding Section 4.5 Mobility/Transportation Goal 2. The Committee agreed that Goal 2 should be revised to be less prescriptive.

Mr. Pappas gave an overview of Section 4.5 Mobility/Transportation Goal 5 and thought a commitment to reduce the need for parking should be included. The Committee agreed.

Mr. Boynton questioned whether the Plan should include the option for parking garage. The Committee did not agree this should be added to the Plan since the consensus was to reduce the need for parking. Mr. Pappas will modify Goal 2 and Goal 5.

Mr. Pappas did not think it was appropriate to designate parking spaces for specific groups, such as carpool or van-pool. The Committee agreed that the Goal should state this option should be evaluated.

Mr. Kleiman suggested changes to Section 4.7 Goals 4 and 5 regarding refining the language for "net-zero" and "net-blue". The Committee agreed to the change.

Ms. Woodward discussed Section 4.6 and the request from the Natural Resources Commission to clarify the various terms that fall under "open space". Ms. Rasmussen suggested the Plan include definitions of the various terms.

Mr. Pappas thought this issue was very vague. Ms. Woodward will go back to OARS comments to see if there was more specificity.

Ms. Woodward discussed Section 4.8 Goal 1. Mr. Kleiman recommended that specific actions be included that require the development of some methodology to address fiscal planning.

Public comment

Ms. Woodward asked for public comment. There was none.

Ms. Rasmussen questioned whether the Plan should include an action item regarding leveraging of funds and resources with federal, state and private funds. The Committee agreed this should be included, along with seeking grant funds.

The Committee discussed the perception that some citizens will have that all of the action items in the Plan will come with a significant cost and agreed that the Executive Summary needs to make it clear that this Plan is aspirational and that the Plan has not attempted to figure out how to pay for everything in the Plan.

Ms. Silberberg suggested a tag line to would be under the Envision Concord Plan title that captures the spirit of the Plan, such as “Envision Concord-Bridge to 2030. Balancing Change with Tradition.”

The meeting adjourned at 9:40 am.

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

- Draft June 8th Meeting Minutes
- Discussion Topics and Plan Edits 6-15-18
- Draft Plan Track Changes June 13, 2018
- Draft Plan Clean June 13, 2018

Respectfully submitted,

John Boynton, Clerk