

Minutes of the Planning Board Meeting of June 23, 2020

Pursuant to a notice and agenda filed with the Town Clerk, the Planning Board met at 7:00 p.m. on June 23, 2020 and held a virtual online public meeting via <https://zoom.us>

Chair Ferguson opened the meeting and said the meeting was being recorded.

Ms. Ferguson asked for a roll-call of the Planning Board members. Present were: Ms. Orvedal, Mr. Bosdet, Mr. Johnson, Mr. Flint, Mr. Sayegh, and Ms. Ferguson. Absent was Ms. McEneaney.

Town Planner Elizabeth Hughes was present.

Chair Ferguson explained the conduct of the virtual meeting and acknowledged that the Board was in receipt of public comment in the form of an email from Janet Rothrock regarding the Board's goals and Conservation Districts.

Ms. Ferguson read a statement concerning the NMI Starmet Reuse Planning Committee. That Committee is seeking community input on six key questions to identify ways to reuse/repurpose the property at 2229 Main Street for maximum public benefit. She explained that the public outreach document with questions is available on the Town's NMI-Starmet webpage along with the final report prepared by Skeo, which goes into more detail about the specific process and work to date. The Board and the community can complete the questionnaire and also send comments to NMIStarmetReuse@concordma.gov

Thoreau Depot Redevelopment Forum – Part 2 - Presentation by MAPC

The Board held a second planning forum to help develop a vision and zoning for the Thoreau Depot area. (The first forum was held February 11, 2020.) Metropolitan Area Planning Council Senior Regional Planners Chris Kuschel and Ella Wise attended to present of a synthesis of community feedback from the February 11, 2020 public forum, a draft vision, and draft recommendations for zoning and other elements. Mr. Kuschel is seeking feedback from the Board and the public so that the vision and recommendations can be refined and a first draft of a zoning bylaw developed. The presentation will be posted on the Planning Board's Goals and Projects page. Feedback will be collected for the next few weeks before the full MAPC report is finalized.

The Board took public comment.

Diane Proctor, 57 Sudbury Road, commented about parking.

Joe Stein, Thoreau Street, commented that the presentation shows conceptual buildings at an inappropriate height. Ms. Wise explained that they used the existing allowed heights under current zoning which is 35' maximum for that zoning district.

Candace Root, 139 Belknap Street, commented that outreach about this meeting was not broad enough. Town Planner Hughes explained the robust outreach efforts. She suggested that residents should sign up for the "Notify Me" section on the Town's website to receive email notifications about the Board's agendas. <https://concordma.gov/list.aspx>

Sue Felshin, 19 Sunnyside Lane, gave suggestions and asked what the purpose of the vision is.

Rich Napolitano, Main Street, commented about the need for mixed use and empty-nesters housing in the Center.

Suzanne Rutstein, Cambridge Turnpike and owner of Thoreau Street business, asked if it is proposed to regulate interior spaces. Town Planner Hughes explained that the Zoning Bylaw applies only to exterior modifications to properties. She explained types of development that could trigger the Site Plan Approval requirement.

Bonnie Albright, 307 Main St., commented about the commuter rail and parking. She would like to see a low-level parking garage in the Depot area.

Zur Attais, 48 Thoreau St., spoke in favor of the creation of a vibrant commercial section with housing above retail and a “Main St.” feel.

Residents’ comments should be submitted by July 10, 2020 to ckuschel@mapc.org

Approval Not Required Plan #20-9, 196 & 210 Park Lane

Town Planner Hughes presented the plan to the Board. She explained that the plan shows two properties located on the east side of Park Lane, approximately 2,000 ft. from the intersection with Elm Street. The properties are located in the Residence A Zoning District, which requires 40,000 sf. of area, 150 feet of frontage. The Plan shows the conveyance of 26,452 s.f. from Lot 16A (210 Park Ln.) to Lot 17 (196 Park Ln.) and each Lot will have 150 feet of frontage and over 40,000 s.f. of area

Mr. Bosdet moved, and Mr. Flint seconded, that the Board authorize the Chair, Clerk, or Town Planner to endorse the plan of James & Elizabeth Athanasoulas and 210 Park Lane LLC for 196 & 210 Park Lane dated June 8, 2020 prepared by Snelling & Hamel Inc. as Approval Under Subdivision Control Law 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. All voted in favor. The roll call vote was: Mr. Sayegh, yes; Ms. Orvedal, yes; Mr. Bosdet, yes; Mr. Flint, yes; Mr. Johnson, yes; and Ms. Ferguson, yes.

Minutes

The Board reviewed the draft minutes of the June 9 meeting. Mr. Johnson moved, and Mr. Bosdet seconded, that the Board approve the minutes as written. All voted in favor. The roll call vote was Mr. Sayegh, yes; Ms. Orvedal, yes; Mr. Bosdet, yes; Mr. Flint, yes; Mr. Johnson, yes; and Ms. Ferguson, yes.

Ms. Ferguson noted that, at the last meeting, an incorrect motion was made in the vote to correct the November 26, 2019 minutes, so the Board will vote again tonight. Mr. Johnson moved that the Board amend the November 26, 2019 minutes to reflect that the attendees did not include Mr. Sayegh and that Mr. Flint was present. (Ms. Orvedal was already correctly listed as absent.) Present at that meeting was Mr. Johnson, Mr. Flint, Ms. McEneaney, Ms. Ferguson, and Mr. Bosdet. All voted in favor. The roll call vote was: Mr. Sayegh yes; Ms. Orvedal, yes; Mr. Bosdet yes; Mr. Flint yes; Mr. Johnson, yes; and Ms. Ferguson, yes.

Recommendation to the Zoning Board of Appeals, Special Permit, Planned Residential Development, 1651, 1657, and 165X Main Street

Mr. Flint recused himself from this discussion.

The Board considered the draft affirmative recommendation letter dated 6/24/20 in order to vote on their recommendation to the Zoning Board of Appeals on the application of Now Communities LLC for a Special Permit under Sections 10 and 11.6 of the Zoning Bylaw for a 14-unit Planned Residential Development at 1651, 1657, and 165X Main Street, (Parcels 2685, 2686, & 2687).

Attendees for the Applicant were Daniel Gainsboro, of NOW Communities LLC, and Daniel Carr, P.E., of Stamski & McNary, Inc.

Mr. Johnson moved and Mr. Bosdet seconded that the Planning Board recommend that the Zoning Board of Appeals grant a Special Permit under Sections 10 and 11.6 of the Zoning Bylaw, to Now Communities LLC, for a 14-unit Planned Residential Development at 1651, 1657, and 165X Main Street subject to the conditions contained in the recommendation letter as amended by discussion this evening, which were to add a word “requiring” to the second sentence of Section 10.2.7 and to update the PRD name from Waterside Commons to Millrun Commons. All voted in favor. The roll call vote was: Mr. Sayegh, yes; Mr. Bosdet, yes; Mr. Johnson, yes; Ms. Orvedal, yes; Ms. Ferguson, yes.

At 8:38 p.m., Mr. Flint returned to the meeting.

Planning Board FY 2021 Goals & Projects

The Board resumed their process of updating their goals for 2020 – 2021 by reviewing the Town Planner’s memorandum on the status of last year’s goals and potential goals as was discussed by the Board at the last meeting.

Town Planner Hughes noted that an email was received 6/23/20 and forwarded to the Board from Janet Rothrock who asks that the Board consider whether Conservation Districts are appropriate for Concord.

The Board discussed the topic of neighborhood conservation districts and decided to have more consideration and discussion of this topic at the next meeting. Town Planner Hughes encouraged the Board to send her questions, which she will include in a revised goals memo. Mr. Johnson offered to share information he prepared on the topic.

Ms. Orvedal volunteered to be the Board’s liaison to the West Concord Advisory Committee, replacing Mr. Johnson in that capacity. She will attend the upcoming virtual WCAC meeting on July 1. The Board will review and update the liaison assignments at their next meeting.

Mr. Johnson offered to prepare a formalized letter regarding Article 37 and the consent calendar.

General Public Comment

No additional public comment was received.

The meeting adjourned at 9:12 p.m.

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

- Town Planner's Agenda Memo
- Draft recommendation letter to Zoning Board of Appeals – Waterside Commons Planned Residential Development
- Planning Board Goals 2019 - 2020
- Draft minutes 6/9/20 and approved minutes 11/26/19
- Email Rothrock sent 6/23/20

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved on: 7/21/20