

Minutes of the Planning Board Meeting of July 7, 2020

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

Chair Ferguson opened the virtual 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, Ms. McEaney, Mr. Sayegh, and Ms. Ferguson. Absent was Mr. Flint.

Town Planner Elizabeth Hughes was present.

Chair Ferguson explained the conduct of the virtual meeting.

Ms. Ferguson announced that there is still time for the Board and community members to complete the NMI Starmet Reuse Planning Committee questionnaire regarding 2229 Main Street online at NMISTarmetReuse@concordma.gov.

Site Plan Review Public Hearing, Minute Man ARC for Human Services, Inc. 35 Forest Ridge Road

Application of Minute Man ARC for Human Services Inc., under Section 11.8 of the Zoning Bylaw, for the expansion and reconfiguration of parking lot, addition of sports court, and internal sidewalk at 35 Forest Ridge Road (Parcel 2971-1).

Present for the Applicant were Jeffrey Brem, of Meisner Brem Corp.; Jean Goldsberry, Executive Director, and Eric Boroush, Director of Operations, both of Minute Man Arc.

Mr. Brem presented the Site Plan sheet and gave an overview of the proposed project. He pointed out where the parking lot expansion is proposed and showed the open space and paved areas. He went over some of the drainage report and pointed out areas on the Site Detail Sheet.

The Board considered the Planner's Report dated 7/2/20 and had several questions.

Mr. Johnson asked about the proposed location of the sports court. He wondered why it is not proposed at the other end of the parking lot. He commented on the proposed ramping and raised court space. He wondered about the amount of impervious surface being added to the site. He asked for clarification on the amount of required parking.

Mr. Brem explained that there are 71 existing parking spaces and 22 new spaces proposed for a total of 93 spaces on site. He acknowledged that the Planner's Report calls attention to items that the Town Engineer would like to see the Applicant address. He said that the Applicant intends to address those questions. Mr. Brem explained the rationale for the new sports court location, pointing out the property lines and explaining the topography.

Ms. Goldsberry explained that the area for the sports court was chosen for several reasons, including the desire to be further away from the dumpster areas and to have a larger,

recreational space with two accessible entrances. She explained that the request for additional parking spaces is due to growth in the number of clients served and staff to serve the clients and the fact that the population that Minute Man Arc serves cannot access public transportation to reach the site. She explained that there is a need to park 24 vans and that the vans are used to pick up and transport clients to and from the site and to and from their work program sites.

Town Planner Hughes asked about the lack of an existing sidewalk in front of the building and wondered what would be the pedestrian route to the sports court ramp. Ms. Goldsberry explained that the ramp would be used by escorts transporting clients in wheelchairs, in addition to those walking to that area. Ms. Hughes expressed concern about safety of those crossing the parking lot to get to the sports court. She wondered why a sidewalk could not be installed across the front of the building to the greenhouse, which would allow for a safer route.

Ms. Hughes questioned a note in the application that there were 83 vehicles parked on site. Mr. Brem stated that note was incorrect and there were only 24 vans parked at the site.

Mr. Johnson suggested that the Applicant consider a redesign and alternatives that would allow for greater safety for those crossing the parking lot to the sports court. Ms. Goldsberry explained why the Applicant feels that the proposed design will work well.

Ms. Ferguson asked the Applicant to explain the location of the islands in the parking lot and the request to remove some of them. Mr. Brem explained the operational aspects of the facility and its clients and the issues with the islands and plantings.

Mr. Bosdet commented that it appears that the walkway ends in the middle of parking spaces in the lot. Ms. Goldsberry explained that the main purpose of that walkway is to access the handicapped parking spaces there but said that they would look closer at that.

Mr. Bosdet suggested relocating or removing the existing light poles. Mr. Brem explained the constraints and issues with relocating the light poles and explained the reasons to keep the poles in the same location. Those reasons include the location of the existing on-site septic system.

Ms. Ferguson noted that the Planner's Report contains five concerns about the stormwater management plans. Mr. Brem replied that an operation and maintenance plan will be created and submitted.

Ms. Ferguson asked took public comment.

Zori Babroudi, 78 Forest Ridge Road, #301, said that his home's balcony overlooks the Minute Man Arc building. He expressed concerns about potential tree removal between the street and parking lot and additional lighting at the sports court. Mr. Brem explained that it is not proposed to remove trees in that area or to install lighting in the sports court. Ms. Goldsberry confirmed that and explained that lighting is not necessary at the court area because all the programs and activities will take place during the day.

The Board decided that it would be beneficial to hold an outdoor site visit on July 14 at 9:30 a.m., adhering to appropriate social distancing measures.

Mr. Johnson moved and Mr. Bosdet seconded to continue the public hearing to July 21 at 7:00 (later amended to 7:30 p.m. due to conflict with another application that meeting). All voted in favor. The roll call was Mr. Sayegh, yes; Mr. Bosdet, yes; Mr. Johnson, yes; Ms. McEneaney, yes; Ms. Orvedal, yes; and Ms. Ferguson, yes.

**Recommendation to the Zoning Board of Appeals, Special Permit and Site Plan Review
1134 Main Street**

Application of J.P. Chase Morgan Bank for a Special Permit and Site Plan Approval under Sections 7.2, 11.6 and 11.8 of the Zoning Bylaw to demolish the existing bank building, construct a new bank building, and perform related site improvements including parking reconfiguration, drive-thru ATM and stormwater management updates in the Floodplain Conservancy District at 1134 Main Street (Parcel 3790-1). The Planning Board role is to make a recommendation to the Zoning Board of Appeals, which is the permit granting authority in this matter.

Present for the Applicant were: Alan Roscoe, of Core States Group, consultants to Chase Bank and Joseph Tomaino, of property owner, Nikoel LLC.

Ms. Ferguson acknowledged that the Board was in receipt of a letter dated 7/2/20 from resident, Edward Sinni, of Concord Greene, and a recommendation letter dated 7/6/20 from the West Concord Advisory Committee.

Mr. Roscoe made a presentation of the plans and gave an overview of the proposed redevelopment of the site from Citizen Bank to a Chase Bank. He explained that most of the site sits in the floodplain. He stated that there is no increase to impervious pavement proposed and that the Applicant intends to maintain the existing tree line. Mr. Roscoe explained the proposed landscaping plan and stated that any areas not paved or as sidewalk will have grassed or landscape plantings.

The Board considered the Planner's Report dated 7/6/20.

Mr. Johnson commented that he is concerned about the look of the proposed south elevation of the building, that the side of the building is proposed to face Main St. He also asked the Applicant to consider additional sustainability features in the design.

Ms. Ferguson also asked the Applicant to consider incorporating energy efficiencies and sustainability components to their design. She asked if it proposed that the building will be all electric.

Mr. Roscoe said that the Applicant would take those comments under advisement and would consider solar roof panels on the southern exposure. He said that natural gas is proposed and that the Applicant could consider other options.

Mr. Sayegh commented on the setback from Main Street as compared to the existing TD Bank on the corner opposite the site. Mr. Roscoe explained that the proposed setback is 5 ft. Town Planner Hughes clarified that the TD Bank is an existing non-conforming property located in the Residential C Zoning District and was allowed by a special permit from the Zoning Board of Appeals, and that 1134 Main Street is located in the West Concord Business Zoning District which does not require a setback.

Mr. Johnson asked the Applicant to clarify the allowance of two parking spots at the proposed ATM drive up being included in the parking space counts. Town Planner Hughes will check with the Building Commissioner.

Referring to Mr. Sinni's letter, Town Planner Hughes clarified that some of the concerns fall under the purview of the Natural Resources Commission.

Mr. Roscoe responded that the concerns of the letter and the Board's concerns raised about items tonight will be responded to as a package.

Mr. Tomaino stated that there was no impact to the 1134 Main Street property when the former Mobil Gas station site at 1112 Main St. (now the TD Bank) was redeveloped. He recalled, as part of that process, the developer of 1112 Main St was required to install monitoring wells on the 1134 Main St site to learn if the plume reached this property, and that they were ensured that remediation was not required.

Mr. Tomaino also referred to the suggestion in Mr. Sinni's letter that a park would be appropriate at 1134 Main St. Mr. Tomaino pointed out that the property owners previously gave land to the Town of Concord for use along the back of the property, now part of Town parcel 3792.

Mr. Bosdet opined that the architectural renderings of the proposed facades of the bank building are too similar to the existing adjacent TD Bank building.

Chair Ferguson went to public comment.

Ann Sussman, 534 Old Marlboro Road, identified herself as a member of the West Concord Junction Cultural District Committee. She agreed with Mr. Bosdet's comments about the architectural style of the building's facades. She also asked the Applicant to consider a canopy for the south façade.

Discussion of this application will resume at the August 11, 2020 Planning Board meeting.

After the Applicant's team left the Zoom meeting, it was noticed that there was a caller was attempting to make public comment. Edward Sinni, 21 Concord Greene, commented on Mr. Tomaino's comments; expressed concern about negative environment impacts from adjacent parcel's development, and asked that a "21E" environmental report be requested for this site. Town Planner Hughes explained that a "21E" report is not required for the redevelopment of this site. She explained that when the adjacent parcel was redeveloped from a grandfathered gas station to a TD Bank that part of the environmental review process was to place monitoring wells on the 1134 Main Street property. She suggested that his concerns about pollutants could

be answered by checking with the Massachusetts Department of Environmental Protection, whose has jurisdiction in these matters. Mr. Sinni commented on the proposed architecture of the Chase Bank building and opined that it is similar to the adjacent TD Bank branch on the opposite corner from the site. He opined that this type of logo recognition architecture is not appropriate.

Town Planner Hughes stated that she will make the Applicant aware of the recording of this meeting so that they can learn of Mr. Sinni's comments.

Planning Board Meeting Minutes

Mr. Johnson suggested an edit to the section on the Planned Residential Development application recommendation motion. He thought that the minutes should reflect the changes mentioned "as amended by discussion". The Board decided to recollect and review the June 23 draft meeting minutes again at their next meeting.

Finalize Planning Board Goals & Projects Memo for FY21

The Board resumed their process of updating their goals for 2020 – 2021. Included in the Board's packet was the sheet that Board member Matt Johnson shared at the last meeting, which introduces Neighborhood Conservation Districts which he adapted from a FAQ published on the Lexington town website, and the Envision Concord Action Item matrix.

The Board reviewed the Envision Concord Action Item matrix list and prioritized the list.

The Town Planner will update the memorandum to reflect the discussion and priorities discussed.

Assignment of Board Liaisons

Mr. Flint will continue as the Board's liaison to the Community Preservation Committee until his term on the Planning Board ends in Ms. McEneaney will continue as the Board's liaison to the Hanscom Area Towns (HATs) Committee. Mr. Bosdet will remain as the Board's liaison to the Climate Action Committee. Town Planner Hughes will remain as the Board's liaison to the Metropolitan Area Group on Interlocal Coordination (MAGIC). Ms. Orvedal will be the Board's liaison to the West Concord Advisory Committee and Mr. Sayegh will be the Board's liaison to the Concord Sustainable Energy Committee (CSEC).

Updated Signature Pages

Mr. Johnson moved, and Ms. Ferguson seconded, that the Board authorize the Chair, Vice-Chair, Clerk, DPLM Director, and Town Planner to execute, certify, and endorse approval of plans presented to the Board pursuant to Chapter 41 and related certificates, releases and other instruments and any of said persons are authorized to act alone under this authority. All voted in favor. The roll call was Mr. Sayegh, yes; Mr. Bosdet, yes; Mr. Johnson, yes; Ms. McEneaney, yes; Ms. Orvedal, yes; and Ms. Ferguson, yes.

The Board will be sent instructions for how and where to sign the updated signature pages before submittal to the Registry of Deeds and Land Court.

General Public Comment

Town Planner Hughes acknowledged that the Board was forwarded an email sent 7/6/20 from a resident of Main Street, Mr. Schulman, regarding climate change and the Planning Board.

The meeting adjourned at 9:32 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
- Planner's Report dated 7/2/20 for 35 Forest Ridge Rd.
- Planner's Report dated 7/6/20 for 1134 Main Street
- West Concord Advisory Committee letter dated 7/6/20 for 1134 Main Street
- Sinni letter dated 7/2/20 re: 1134 Main St. application
- Revised Draft Planning Board Goals 2020 - 2021
- Draft minutes 6/23/20
- Email Schulman sent 7/6/20, re: climate change

Respectfully submitted,

Nathan Bosdet, Clerk

Minutes approved: 8/11/20